

Mountain Democrat

PROOF OF PUBLICATION
(2015.5 C.C.P.)

STATE OF CALIFORNIA
County of El Dorado

I am a citizen of the United States and a resident of the County aforesaid; I'm over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am principal clerk of the printer at the Mountain Democrat, 2889 Ray Lawyer Drive, a newspaper of general circulation, printed and published Monday, Wednesday, and Friday, in the City of Placerville, County of El Dorado, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court to the County of El Dorado, State of California, under the date of March 7, 1952, Case Number 7258; that the notice, of which the annexed is a printed copy (set in type no smaller than non-pareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

4/27

All in the year 2020

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Placerville, California, on this 27th day of APRIL, 2020

Allison Rainis

Signature

Proof of Publication NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING

The County of El Dorado Planning Commission will hold a public hearing in the Planning Commission Hearing Room, 2850 Fairlane Court, Placerville, CA 95667 on May 28, 2020, at 8:30 a.m., to consider

the following: Tentative Subdivision Map Time Extension TM-E20-0001/Silver Springs submitted by SILVER SPRINGS, LLC (Agent: Bill Scott, The Cambay Group) Request for two 1-year time extensions to the approved Silver Springs Subdivision Tentative Subdivision Map TM97-1330 resulting in a new expiration date of March 2, 2022. The property, identified by Assessor's Parcel Numbers 115-370-001, 115-370-002 and 115-370-003, consisting of 126.94 acres, is located on the east side of Silver Springs Parkway, approximately 1,400 feet south of the intersection with Green Valley Road, in the Bass Lake Area, Supervisorial District 1. (County Planner: Gina Hamilton, 530-621-5980) (Previously Adopted Environmental Impact Report)

Design Review DR19-0006/Cool General Retail submitted by WOODCREST REV, STEVE POWELL for the proposed construction and operation of a 9,100 square foot commercial retail building and associated driveway, parking lot, utilities, signage, and landscaping improvements. The property, identified by Assessor's Parcel Number 071-500-037, consisting of 1.69 acres, is located on the east side of California State Highway 49, south of the intersection with Northside Drive, in the Cool Rural Center, Supervisorial District 4. (County Planner: Evan Mattes, 530-621-5994) (Mitigated Negative Declaration prepared)*

The draft mitigated negative declaration for DR19-0006 addresses environmental issues including Aesthetic/Visual, Agricultural Land, Air Quality, Archeological/Historical, Biological Resources, Drainage/Absorption, Forest Land/Fire Hazard, Geologic/Seismic, Minerals, Noise, Population/Housing Balance, Public Services/Facilities, Recreation/Parks, Schools/Universities, Septic Systems, Sewer Capacity, Soil Erosion/Compaction/Grading, Solid Waste, Toxic/Hazardous, Traffic/Circulation, Vegetation, Water Quality, Water Supply/Groundwater, Wetland/Riparian, Growth Inducement, Land Use, Cumulative Effects, and Wildfire, Energy. No hazardous waste sites are located within the vicinity of the project. Mitigation has been identified which would reduce potentially significant impacts to a level of insignificance.

Agenda and Staff Reports are available prior at <https://eldorado.legistar.com/Calendar.aspx>

All persons interested are invited to write their comments to the Planning Commission in advance of the hearing. In light of COVID-19, all persons may be required to observe and participate in the hearing remotely as in-person attendance may be restricted depending on the current COVID-19 recommendations as the hearing date approaches. For the current remote options, including whether in-person attendance is allowed or a potential change in hearing location if in-person attendance resumes, please check the meeting Agenda no less than 72 hours before the meeting, which will be posted at <https://eldorado.legistar.com/Calendar.aspx>. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to, the public hearing. Any written correspondence should be directed to the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: planning@edcgov.us.

*This is a notice of intent to adopt the negative declaration or mitigated negative declaration that has been prepared for this project and which may be reviewed and/or obtained in the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at <https://edcgov.trakit.net/eTRAKIT/Search/project.aspx> by typing the first word of the project name in the search box. A negative declaration or mitigated negative declaration is a document filed to satisfy CEQA (California Environmental Quality Act). This document states that there are no significant environmental effects resulting from the project, or that conditions have been proposed which would mitigate or reduce potential negative effects to an insignificant level. The public review period for the negative declaration or mitigated negative declaration set forth in CEQA for this project is thirty days, beginning April 28, 2020, and ending May 27, 2020.

To ensure delivery to the Commission prior to the hearing, written information from the public is encouraged to be submitted by Thursday the week prior to the meeting. Planning Services cannot guarantee that any FAX or mail received the day of the Commission meeting will be delivered to the Commission prior to any action.
COUNTY OF EL DORADO PLANNING COMMISSION
TIFFANY SCHMID, Executive Secretary
April 27, 2020
4/27

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