

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 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:

6/25

ALL IN THE YEAR 2025

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

Dated at Placerville, California, this 25th day of JUNE, 2025

Allison Rains

Signature

Allison Rains
Legals Clerk

Proof of Publication NOTICE OF PUBLIC HEARING

PUBLIC NOTICE CITY OF PLACERVILLE PLANNING COMMISSION PUBLIC HEARING

The Placerville Planning Commission will conduct a public hearing on July 15, 2025, at 6:00 p.m. at Town Hall (549 Main Street) on the following agenda items:

General Plan Amendment (GPA) 25-01, Zone Change (ZC) 25-01 and Conditional Use Permit (CUP) 25-04: Thompson House. Consideration of request to: (1) Amend the Placerville General Plan Map, changing the 1.01 acre property from Business and Professional (BP) to High Density Residential (HDR), (2) Amend the Placerville Zoning from Business and Professional (BP) to Medium Density Multi-Family Residential (MDR), (3) A Conditional Use Permit to re-establish the residential use and find the project Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Section 15061(b)(3) and Section 15301. Location: 3062 Cedar Ravine Road, Placerville, CA. / APN: 003-241-067. Property Owner / Applicant: Sean Manwaring & Jacob Rigoli.

For further information regarding these applications, project files are available for review at the Development Services Department during regular business hours, Monday through Friday between 8:00-12:00 p.m. and 1:00 to 5:00 p.m. prior to the public hearing;

alternatively, the public may view filed documents via the Planning Division's, Current Development Projects webpage: <https://www.cityofplacerville.org/current-development-projects>.

The Planning Commission may propose modifications or other conditions deemed to be appropriate. Any person interested in this matter is invited to attend and present testimony on the proposed applications. If you challenge the action taken on these matters in court, the challenge may be limited to those issues raised at the public hearing described in this notice, or in written correspondence to the Development Services Department at, or prior to, the public hearing.

Written comments on these projects may be submitted at the hearing or prior to the hearing, by mailing, delivering them to the Development Services Department, Planning Division, 3101 Center Street, 2nd Floor, Placerville, CA 95667, or by email to pv.planning@gmail.com. For inclusion in the agenda packet, written comments of interested parties should be submitted to the Development Services Department prior to Monday, July 7, 2025, at 5:00 p.m.

Any person with a disability who requires modification or accommodation in order to participate in a meeting should direct such request to the City Clerk (530) 642-5531 at least 72 hours prior to the meeting.

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