

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:

4/29

ALL IN THE YEAR 2026

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

Dated at Placerville, California, this 29th day of
APRIL, 2026

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 City Council will conduct a public hearing on May 19, 2026, at 6:00 p.m. at Town Hall (549 Main Street) on the following agenda items:

Consideration of a recommendation to City Council for : (1) Zoning Ordinance Amendment ZOA 26-03 to Amend Title 10 (Zoning) of the Placerville Municipal Code to Establish Minimum Densities and Modify Development Regulations for Multi-Family Residential Zones (R-2, R-3, and R-4) in Compliance with the Housing Element (Program A-5), (2) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to California Code of Regulations, Title 14, Chapter 3, Section 15061(B)(3), SB330 compliance, Section 15268 (Ministerial Projects) and HHA compliance.

Consideration of a recommendation to City Council for : (1) Zoning Ordinance Amendment ZOA 26-02 to Amend Title 10 (Zoning) of the Placerville Municipal Code to Establish Regulations and Permitted Uses for Low-Barrier Navigation Centers in Compliance with State Law (AB 101), (2) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to California Code of Regulations, Section 15268 (Ministerial) and Statutorily Exempt under Government Code Section 62661(b).

Consideration of a recommendation to City Council for: (1) General Plan Amendment GPA 26-04 from High Density Residential (HDR) to Highway Commercial (HWC), (2) Zoning Change ZC 26-04 from Medium Density Multi-Family

Residential (R-3) to Highway Commercial (HWC), (3) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to California Code of Regulations, Section 15301 (Existing Facilities) and subject to SB330 for the property located at 2689 Coloma Street and more specifically Parcels A and B of Lot Line Adjustment LLA 25-02 (001-012-036).

For further information regarding the item, 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.

Any person interested in this matter is invited to attend and present testimony on the proposed item. 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, May 11, 2026, 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 a request to the City Clerk (530) 642-5531 at least 72 hours prior to the meeting.

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