

Mountain Democrat

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

Proof of Publication NOTICE OF PUBLIC HEARING

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:

9/30

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 30th day of
SEPTEMBER, 2026

Allison Rains

Signature

Allison Rains
Legals Clerk

PUBLIC NOTICE CITY OF PLACERVILLE SPECIAL PLANNING COMMISSION PUBLIC HEARING

The Placerville Planning Commission will conduct a special public hearing on Wednesday, October 21, 2026, at 6:00 p.m. at Town Hall (549 Main Street) on the following agenda items:

Zoning Ordinance Amendment (ZOA) 26-05 – Allow Government Facilities in the Commercial Zone. Conduct a public hearing and consider a recommendation to the City Council to adopt the proposed notice of exemption (NOE) and amendments to Title 10 of the City of Placerville Municipal Code to allow government facilities as a permitted use within the Commercial (C) zoning district. The amendment modernizes the City's land-use framework by expanding siting opportunities for essential public services within established commercial corridors while maintaining compatibility with surrounding uses and consistency with the General Plan. Adoption of ZC26-05 is recommended to be exempt from the California Environmental Quality Act pursuant to CEQA Guidelines §15061(b)(3) (Common Sense Exemption), as the ordinance amendment will not result in a reasonably foreseeable physical change to the environment.

Zoning Ordinance Amendment (ZOA) 26-05 – (No Net Loss Program). Proposing to add Chapter 13 to Title 10 (Zoning) of the Placerville Municipal Code. The proposed ordinance would establish objective procedures and standards for monitoring residential capacity and ensuring compliance with Government Code §65863 (No Net Loss). Pursuant to the California Environmental Quality Act (CEQA), the City has determined that the proposed ordinance is exempt under CEQA Guidelines §15061(b)(3) (Common Sense Exemption), as the adoption of administrative procedures for monitoring residential capacity does not result in a physical change to the environment and has no potential to cause a significant environmental impact.

General Plan Amendment (GPA) 26-07 and Zoning Change (ZC) 26-05 – Redesignation and Rezoning from Residential to Highway Commercial. Conduct a public hearing and consider a recommendation to the City Council for: (1) General Plan Amendment GPA 26-04 to redesignate the property located at 2689 Coloma Street, specifically Parcels A and B of Lot Line Adjustment LLA 25-02 (APN 001-012-036), from High Density Residential (HDR) to Highway Commercial (HWC); (2) Zoning Change ZC 26-04 to rezone the same property from Medium

Density Multi-Family Residential (R-3) to Highway Commercial (HWC); and (3) adoption of a finding that the project is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and is subject to SB 330.

Zoning Ordinance Amendment (ZOA) 26-06 – Organic Waste Reduction/MWELO. Proposing to amend Ordinance 1706 of the Placerville Municipal Code to update internal citations in Section 7-1B-11 (and related cross-references) from the former Model Water Efficient Landscape Ordinance (MWELO) sections 492.6(a)(3)(B), (C), (D), and (G) to the renumbered sections 493.2(d)(2), (3), (4), and (7) of Title 24, California Code of Regulations, as required by Section 18989.2 effective May 4, 2026; no other substantive changes are proposed. Pursuant to the California Environmental Quality Act (CEQA), the City has determined that the proposed ordinance is exempt under CEQA Guidelines §15061(b)(3) (Common Sense Exemption), as the amendment consists solely of administrative updates to section citations and does not result in a physical change to the environment or have the potential to cause a significant environmental impact.

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.

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, October 14, 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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