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-with:

10/28

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 28th day of OCTOBER, 2026

Allison Rains

Signature

Allison Rains
Legals Clerk

Proof of Publication
NOTICE OF PUBLIC HEARING

PUBLIC NOTICE
CITY OF PLACERVILLE SPECIAL PLANNING COMMISSION PUBLIC HEARING

The Placerville Planning Commission will conduct a special public hearing on Tuesday, November 17, 2026, at 6:00 p.m. at Town Hall (549 Main Street) on the following agenda items:

Zoning Ordinance Amendment (ZOA) 26-08 – Side Yard Setbacks Conduct a public hearing and consider a recommendation to the City Council to amend Title 10 of the City of Placerville Municipal Code to reduce the minimum side yard setbacks to 5 feet within the Single-Family Residential (R1-6) and Single-Family Residential (R1-10) zoning districts.

Zoning Ordinance Amendment (ZOA) 26-09 – AB1738 Conduct a public hearing and consider a recommendation to the City Council to amend Title 10 of the City of Placerville Municipal Code to incorporate procedures, standards, and updates in compliance with California Assembly Bill 1738 (AB 1738).

Zoning Ordinance Amendment (ZOA) 26-10 – AB1572 Conduct a public hearing and consider a recommendation to the City Council to amend Title 10 of the City of Placerville Municipal Code to incorporate procedures, standards, and updates in compliance with California Assembly Bill 1572 (AB 1572).

Zoning Ordinance Amendment (ZOA) 26-11 – Building Permit Exemptions Conduct a public hearing and consider a recommendation to the City Council to modify Section 10-4-3 of the City of Placerville Municipal Code to explicitly exempt structures that do not require a building permit from certain zoning and setback requirements.

Environmental Review: Pursuant to the California Environmental Quality Act (CEQA), the City is evaluating environmental determinations for each proposed ordinance amendment. It is anticipated that these administrative and municipal code modifications will qualify for exemptions under CEQA Guidelines, including Section 15061(b)(3) (Common Sense Exemption), as they do not result in a reasonably foreseeable physical change to the environment.

Site Plan Review (SPR) 25-05 – Woodridge Apartments Parking Expansion Conduct a public hearing to consider a proposed on-site tenant parking lot expansion for the Woodridge Apartments residential complex located at 2811 Cold Springs Road (APN 323-440-022). The project involves expanding the existing vehicle parking facilities to provide 45 additional parking spaces for residents, including associated grading, paving, lighting, landscaping updates, and stormwater management adjustments. Pursuant to the California Environmental Quality Act (CEQA), the Planning Commission will consider a recommendation to adopt a finding that the project is exempt from environmental review under CEQA Guidelines Section 15301 (Existing Facilities), as it consists of a minor alteration to an existing multi-family residential facility with no expansion of the underlying residential use.

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, November 10, 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.

10/28 **16871**