

# 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:

2/28

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 28th day of FEBRUARY, 2025

*Allison Rains*

Signature

Allison Rains  
Legals Clerk

## 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 Building C Hearing Room, 2850 Fairlane Court, Placerville, CA 95667 on March 13, 2025, at 8:30 a.m., to consider the following: PD23-0001/EDH Hobby Condos submitted by Sundance Development Group for a Planned Development to allow the construction and operation of a single structure 43-unit flex storage/condominium and leasing office. The property, identified by Assessor's Parcel Number 121-280-021, consisting of 5.55 acres, is located on the east side of Rossmore Lane, approximately 300 feet northeast of the intersection with Vine Street, in the El Dorado Hills area, Supervisorial District 1. (County Planner: Lela Shelley, 530-621-5859) (Addendum to the Adopted Mitigated Negative Declaration for PD18-0001 pursuant to Section 15162 and 15164 of the California Environmental Quality Act (CEQA) Guidelines.) Agenda and Staff Reports are available approximately two weeks prior at <https://eldorado.legistar.com/Calendar.aspx> Project Information is available online at <https://edc-trk.asp.gov.com/etrakit/>. To view attachments, please login or create an E-Trakit account and search the project name or application file number in the search box.

All persons interested are invited to attend and be heard or to write their comments to the Planning Commission. For the current remote options, including whether in-person attendance is allowed, 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](mailto:planning@edcgov.us).

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  
KAREN L. GARNER, Executive Secretary  
February 28, 2025  
2/28

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