

# Mountain Democrat

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

## Proof of Publication NOTICE OF PUBLIC HEARING

STATE OF CALIFORNIA  
County of El Dorado

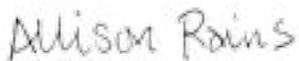
I am a citizen of the United States and a resident of the County aforesaid; I'm over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am principal clerk of the printer at the Mountain Democrat, 2889 Ray Lawyer Drive, a newspaper of general circulation, printed 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:

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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 1st day of AUGUST, 2025



Signature

Allison Rains  
Legals Clerk

### NOTICE OF PUBLIC HEARING

The County of El Dorado Planning Commission will hold a public hearing in the Planning Commission Hearing Room, 2850 Fairlane Court, Placerville, CA 95667 on August 14, 2025, at 8:30 a.m., to consider the following: Planned Development Permit PD21-0002/ Latrobe Commercial Condominiums submitted by Karina Guerrieri to request a permit for a gated commercial development consisting of office and ware-house space developed over two (2) phases: a) Phase 1 would include four (4) buildings totaling 76,243 square feet of office and warehouse space on approximately five (5) acres; b) Phase 2 would include four (4) buildings totaling 109,607 square feet of office and warehouse space on approximately seven (7) acres. The project includes associated improvements for parking, lighting, and landscaping. The property, identified by Assessor's Parcel Numbers 117-088-022 and 117-088-023, consisting of 11.84 acres, is located on the east side of Robert J. Mathews Parkway, adjacent to the west side of Latrobe Road, approximately 400 feet northwest from the inter-section of Latrobe Road and Investment Boulevard, in the El Dorado Hills Business Park, within the El Dorado Hills Community Region, in the El Dorado Hills area, Supervisorial District 2. (County Planner: Bianca Dinkler, email: Bianca.Dinkler@edcgov.us) (This project is determined to be exempt from additional environmental review pursuant to Public Resources Code Section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan or Zoning.) \*\*

Agenda and Staff Reports are available two weeks prior at <https://eldorado.legistar.com/Calendar.aspx>

Project Information is available online at <https://edc-trk.aspgov.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 write their comments to the Planning Commission in advance of the hearing. 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).

\*\*This project is exempt from the California Environmental Quality Act (CEQA) pursuant to the above-referenced section, and it is not subject to any further environmental review.

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

August 1, 2025

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