

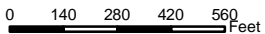
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

January 12, 2026

Ranney Condo Conversion PC 02-26-26 (1,000 Feet)

- Search Results: Parcels**
- Override 1
 - County Outline
 - Highway Labels
- Major Roads**
- Highways
 - Major Roads
 - Minor Roads

Disclaimer: Parcel boundaries in this map are illustrative only and not considered the legal boundary.



County of El Dorado
Planning and Building Department (Planning)
2850 Fairlane Court, Building C
Placerville, CA 95667

NOTICE OF PUBLIC HEARING



County of El Dorado
Planning Commission

Building C Hearing Room
2850 Fairlane Court,
Placerville, CA 95667

101210013



CORRECTION
February 26, 2026 at 8:30 AM

Send Comments to:
PLANNING@EDCGOV.US

Meeting Agenda and Staff Reports Available:
<https://eldorado.legistar.com/calendar.aspx>

Project Information Available:
<https://edc-trk.aspgov.com/etrakit/>
Login or create an E-Trakit account

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Postcard mailed 02-04-26 with wrong hearing date

NOTICE OF PUBLIC HEARING

PROJECT: Rezone, Development Plan and Tentative Parcel Map: P25-0009, PD25-0004, Z25-0005, Ranney Condo Conversion submitted by Sean Ranney.

REQUEST: Request to: 1. Rezone from Multi-Unit Residential – Design Control (RM-DC) to Multi-Unit Residential – Planned Development—Design Control (RM-PD-DC); 2. A development plan to convert an existing three (3) unit rental apartment complex into three airspace condominium units with common areas under management of a homeowners' association (HOA); 3. A parcel map creating three airspace condominium units on one parcel consisting of approximately 0.21 acres. [Categorical or Statutory Exemption pursuant to Sections 15301 and 15305 of the CEQA Guidelines]

LOCATION: The property, identified by Assessor's Parcel Number 101-284-009-000, consisting of 0.21 acre, is located on the south side of Spruce Avenue, approximately 270 feet south of the intersection with Pony Express Trail, in the Pollock Pines Rural Center, Supervisorial District 4.

COUNTY PLANNER: Evan Mattes, email: Evan.Mattes@edcgov.us

COUNTY OF EL DORADO PLANNING COMMISSION
KAREN L. GARNER, Executive Secretary
February 4, 2026

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EL DORADO COUNTY PLANNING DIVISION

<https://www.eldoradocounty.ca.gov/Land-Use/Planning-and-Building/Planning-Division>

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 **February 26, 2026**, at **8:30 a.m.**, to consider the following: **Rezone, Development Plan and Tentative Parcel Map: P25-0009, PD25-0004, Z25-0005**, Ranney Condo Conversion submitted by Sean Ranney to: 1. Rezone from Multi-Unit Residential – Design Control (RM-DC) to Multi-Unit Residential – Planned Development – Design Control (RM-PD-DC); 2. A development plan to convert an existing three (3) unit rental apartment complex into three airspace condominium units with common areas under management of a homeowners’ association (HOA); 3. A parcel map creating three airspace condominium units on one parcel consisting of approximately 0.21 acre. The property, identified by Assessor’s Parcel Number 101-284-009-000, consisting of 0.21 acre, is located on the south side of Spruce Avenue, approximately 270 feet south of the intersection with Pony Express Trail, in the Pollock Pines Rural Center, Supervisorial District 4. (County Planner: Evan Mattes, email: Evan.Mattes @edcgov.us) (Categorical or Statutory Exemption pursuant to Sections 15301 and 15305 of the CEQA Guidelines)**

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**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.

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COUNTY OF EL DORADO PLANNING COMMISSION
KAREN L. GARNER, Executive Secretary
February 4, 2026

Mountain Democrat

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

Proof of Publication NOTICE OF PUBLIC HEARING

STATE OF CALIFORNIA
County of El Dorado

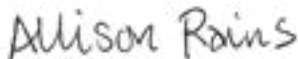
I am a citizen of the United States and a resident of the County aforesaid; I'm over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am principal clerk of the printer at the Mountain Democrat, 2889 Ray Lawyer Drive, a newspaper of general circulation, printed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

2/4

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 4th day of FEBRUARY, 2026



Signature

Allison Rains
Legals Clerk

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COUNTY OF EL DORADO
PLANNING COMMISSION
KAREN L. GARNER, Executive Secretary
February 4, 2026
2/4

15672

County of El Dorado
Planning and Building Department (Planning)
2850 Fairlane Court, Building C
Placerville, CA 95667

NOTICE OF PUBLIC HEARING



County of El Dorado
Planning Commission

Building C Hearing Room 101490002
2850 Fairlane Court,
Placerville, CA 95667

**February 12, 2026 at
8:30 AM**

Send Comments to:
PLANNING@EDCGOV.US

Meeting Agenda and Staff Reports Available:
<https://eldorado.legistar.com/calendar.aspx>

Project Information Available:
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NOTICE OF PUBLIC HEARING

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COUNTY PLANNER: Evan Mattes, email: Evan.Mattes@edcgov.us

COUNTY OF EL DORADO PLANNING COMMISSION
KAREN L. GARNER, Executive Secretary
February 12, 2026

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EL DORADO COUNTY PLANNING DIVISION

<https://www.eldoradocounty.ca.gov/Land-Use/Planning-and-Building/Planning-Division>

NOTICE OF PUBLIC HEARING - UPDATED

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 **February 12, 2026**, at **8:30 a.m.**, **To be rescheduled at future date** to consider the following: **Rezone, Development Plan and Tentative Parcel Map: P25-0009, PD25-0004, Z25-0005**, Ranney Condo Conversion submitted by Sean Ranney to: 1. Rezone from Multi-Unit Residential – Design Control (RM-DC) to Multi-Unit Residential – Planned Development – Design Control (RM-PD-DC); 2. A development plan to convert an existing three (3) unit rental apartment complex into three airspace condominium units with common areas under management of a homeowners' association (HOA); 3. A parcel map creating three airspace condominium units on one parcel consisting of approximately 0.21 acres. The property, identified by Assessor's Parcel Number 101-284-009-000, consisting of 0.21 acre, is located on the south side of Spruce Avenue, approximately 270 feet south of the intersection with Pony Express Trail, in the Pollock Pines Rural Center, Supervisorial District 4. (County Planner: Evan Mattes, email: Evan.Mattes @edcgov.us) (Categorical or Statutory Exemption pursuant to Sections 15301 and 15305 of the CEQA Guidelines)**

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COUNTY OF EL DORADO PLANNING COMMISSION
KAREN L. GARNER, Executive Secretary
January 16, 2026



EL DORADO COUNTY PLANNING DIVISION

<https://www.eldoradocounty.ca.gov/Land-Use/Planning-and-Building/Planning-Division>

NOTICE OF PUBLIC HEARING

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COUNTY OF EL DORADO PLANNING COMMISSION
KAREN L. GARNER, Executive Secretary
January 16, 2026

Mountain Democrat

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

STATE OF CALIFORNIA
County of El Dorado

Proof of Publication NOTICE OF PUBLIC HEARING

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:

1/16

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 16th day of JANUARY, 2026

Allison Rains

Signature

Allison Rains
Legals Clerk

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COUNTY OF EL DORADO
PLANNING COMMISSION
KAREN L. GARNER, Executive Secretary
January 16, 2026
1/16

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