



**EL DORADO COUNTY
PLANNING & BUILDING DEPARTMENT
PLANNING DIVISION**

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

NOTICE OF PUBLIC HEARING

The **County of El Dorado Board of Supervisors** will hold a public hearing in the **Supervisors Meeting Room, 330 Fair Lane, Placerville, CA 95667** on **July 21, 2026, no earlier than 1:00 p.m.**, to consider a recommendation from the Planning Commission to approve the **Ranney Condo Conversion project (Z25-0005/PD25-0004/P25-0009)** 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 Planned Development to allow flexibility for setbacks and minimum lot size; and 3) a Tentative Parcel Map to create three (3) airspace condominium units with common areas, based on the Findings and Conditions of Approval on file with the Planning Division of the Planning and Building Department.

An ordinance is proposed as part of the project. The ordinance proposes to amend the Official Zoning Map to rezone the property identified by Assessor's Parcel Number 101-284-009, consisting of 0.21 acres, 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, Supervisor District 4, from RM-DC to RM-PD-DC.

The Board of Supervisors will also consider an exemption determination under the California Environmental Quality Act (CEQA) Guidelines Sections 15301, Existing Facilities and 15305, Minor Land Divisions.

Agenda and Staff Reports are available no less than 72 hours before the meeting at <https://eldorado.legistar.com/Calendar.aspx>

All persons interested are invited to attend and be heard or to write their comments to the Board of Supervisors at 330 Fair Lane, Placerville, CA 95667 or via e-mail: EDC.COB@EDCGOV.US. 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 Board at, or prior to, the public hearing.

COUNTY OF EL DORADO PLANNING COMMISSION
KAREN L. GARNER, Executive Secretary
July 1, 2026