



**NOTICE OF PUBLIC HEARING  
PLACERVILLE CITY COUNCIL**

**260 WILTSE ROAD - GENERAL PLAN AMENDMENT (GPA) 17-01,  
ZONE CHANGE (ZC) 17-03, AND ENVIRONMENTAL ASSESSMENT (EA) 17-01**

On **Tuesday, February 13, 2018 at 6:00 p.m. at Town Hall, 549 Main Street, Placerville, CA**, City Council will consider the Placerville Planning Commission's recommendation to approve the following project, a request by property owner Placer 128 Investors, LLC:

260 WILTSE ROAD - GPA17-01, ZC17-03, AND EA17-01:

- 1) GPA17-01: Change the Placerville General Plan Land Use Diagram designation on a 128-acre site (APN 049-280-08) from Low Density Residential (LDR) and High Density Residential (HDR) to Rural Residential (RR); and,
- 2) ZC17-03: Change the Placerville Zoning Map classification on the same 128-acre site (APN 049-280-08) from Medium Density Multi-Family Residential - Airport Overlay (R-3 - AO) and R1-20,000 Single-Family Residential Zone – Airport Overlay (R1-20-AO) to Estate Residential Zone – Airport Overlay (RE-AO).

No physical change to the natural or built environment is proposed.

At this hearing, members of the public will have an opportunity to comment on the proposed amendments to the General Plan Map and Zoning Map, and recommendation regarding the adoption of the California Environmental Quality Act (CEQA) findings and acceptance of the Negative Declaration prepared for the project.

The Project is located within eastern Placerville at the southern end of Wiltse Road, south of Broadway, north of Barrett Drive, northwest of the Placerville Airport, and adjacent to the City's Lumsden Park. Assessor's Parcel Number is 049-280-08.

Based on the analysis within the Initial Study (EA17-01) prepared for the project request, the project would not result in impacts to the environment. A Negative Declaration in accordance with CEQA was prepared, circulated and noticed for the project.

This request may be viewed at the Development Services Department located at City Hall, 3101 Center Street, 2nd Floor, Placerville, CA 95667, during regular business hours, Monday through Friday between 8:00 a.m. and 5:00 p.m. A copy for viewing is also available on the City's Current Development Projects webpage:

<https://www.cityofplacerville.org/current-development-projects>

Written comments to City Council about this project is encouraged. In order to be included in the City Council's information packets, written communications should be filed at or before 5:00 p.m. on Friday, February 2, 2018. A minimum of six (6) copies of any written information is requested to ensure distribution to City Council. Direct comments to: Development Services Department, Planning Division, 3101 Center Street, 2nd Floor, Placerville, CA 95667. Fax (530) 295-2510.

Andrew Painter, City Planner

Project Location – 260 Wiltse Road – APN 049-280-08



 Project Boundary

