



NOTICE OF PUBLIC HEARING BEFORE CITY COUNCIL

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Placerville City Council, on October 25, 2016, at 6:00 p.m., at Town Hall, located at 549 Main Street, Placerville, California 95667, to consider the following project:

Project File No.: 2013-2021 Housing Element Implementation - General Plan Amendment 16-02, Zone Change 16-03 and Amendment to Planned Development Overlay 03-01 - The Ridge at Orchard Hill

Applicant: City of Placerville

Proposal: City Council to consider the recommendation of the Planning Commission to adopt the following that will partially implement Program 3. High-Density Development – Unmet Need of the 2013-2021 Housing Element:

1. Amendments to the City of Placerville General Plan Land Use Section and the Housing Element, establishing the Housing Opportunity (HO) Overlay land use designation, inserting description, and where applicable, references to the Housing Opportunity Overlay Zone (Zoning Ordinance Section 10-5-24); and, amendments to Housing Element Table 40 and Appendix E of the City of Placerville Potential Low Income Housing Land Inventory;
2. Application of a Housing Opportunity Overlay land use designation and zone district to two parcels, A.P.N. 323-220-06 and 323-220-08, totaling approximately six acres, generally located at southeast corner of the intersection of Mallard Lane and Macintosh Drive, within The Ridge at Orchard Hill Planned Development;
3. Amendment to the Official Development Plan for The Ridge at Orchard Hill Planned Development (Planned Development Overlay 03-01) project, authorizing the provisions of the Housing Opportunity Zone to two parcels, A.P.N. 323-220-06 and 323-220-08; and,
4. An Addendum to the Mitigated Negative Declaration for the approved The Ridge at Orchard Hill Planned Development project (Planned Development Overlay 03-01).

All persons interested are invited to attend and be heard or to write their comments to the City Council. Please direct written comments to the City Council to the Development Services Department, Planning Division, 3101 Center Street, 2nd Floor, Placerville, CA 95667. Email: pv.planning@gmail.com. Fax (530) 295-2510. To ensure delivery to the City Council prior to the hearing, written comments from the public must be submitted by Monday, October 17, 2016. A minimum of six (6) copies of any written information is requested to ensure distribution to the Council. Development Services cannot guarantee that any letter, Fax, or email received the day of the Council meeting will be delivered to the Council prior to any action.

Any interested person may examine the proposal information for this project 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; alternatively, the public may view the proposal information via the City's *Current Development Project* webpage.

Andrew Painter, City Planner
Development Services Department
September 30, 2016



Land Use Amendment

High Density Residential to High Density Residential – Housing Opportunity Overlay (HDR to HDR-HO)
 APN 323-220-06 and 323-220-08 – Mallard Ln at Macintosh Dr.



Zoning Map Amendment

R-3-PD (Medium Density Multi-Family Residential- Planned Development) to R-3-PD- HO (Medium Density Multi-Family Residential – Planned Development - Housing Opportunity Overlay Zone)
 APN 323-220-06 and 323-220-08 – Mallard Ln at Macintosh Dr.

