

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION AND PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the City of Placerville is proposing to adopt a Mitigated Negative Declaration in accordance with the California Environmental Quality Act for the following project:

General Plan Amendment (GPA) 16-03, Zone Change (ZC) 16-04, and Environmental Assessment (EA) 16-01: City of Placerville General Plan Land Use and Zoning Map Amendment – Housing Element Program 3 Implementation – Housing Opportunity Overlay – Placerville Drive at Cold Springs Road:

The project is a City-initiated request that would change the General Plan land use designation on two parcels totaling 7.60 acres from Commercial (C) to Commercial – Housing Opportunity Overlay (C-HO), 20-24 du/acre), and change the zoning classification of the two parcels from Commercial (C) to Commercial – Housing Opportunity Overlay Zone (C-HO), 20-24 du/acre). Project location is bounded to the west by Cold Springs Road, to the north by Middletown Road and to the south by Placerville Drive within the City of Placerville. APN 323-570-01, 323-570-37.

The re-designation and re-classification would partially implement Program 3 of the 2013-2021 Housing Element by creating an inventory of land with a land use designation and zoning classification capable of developing high density residential zoning at 20-unit minimum per acre up to 24-unit maximum per acre to meet the City's unmet lower-income housing needs identified in the Housing Element. The Housing Opportunity Overlay would allow for a development option on the two parcels but not both: (1) to develop the site under the uses and regulations under the base Commercial zone; (2) to develop under the Housing Opportunity Overlay provisions.

No development plans to construct residential units have been submitted at this time for the Project Location. The City prepared an Initial Study to consider the potential environment effects of build-out of the Project Location that is considered for the land use classification and zone designation amendments as market conditions allow over the Housing Element's 2013-2021 planning period. Under state law and the City's Housing Opportunity Overlay Ordinance, a housing development project would be developable by-right and would not require further discretionary approval by the City. The Initial Study contains construction assumptions used to evaluate the maximum or theoretical residential development potential yield of 182 units on the project location at the 24-unit maximum per acre on the 7.60-acres. The theoretical or maximum yield approach used by the City in the Initial Study is a "worst case scenario" approach to evaluating the potential environmental impacts associated with future development of the project location. Actual yield is anticipated to be much less intensive than analyzed in the Initial Study as development constraints such as topography, frontage improvements and market conditions that could limit site development.

The Draft Mitigated Negative Declaration (DMND) concludes that the implementation of mitigation measures would reduce potential project related impacts to less than significant levels in accordance with the California Environmental Quality Act.

PUBLIC REVIEW PERIOD: The public review period for the DMND begins on November 30, 2016 and ends on December 30, 2016 at 5:00 p.m. All comments should be written and referenced with the project numbers and name. Comments may be mailed or submitted to the Development Services Department, City Hall – 2nd Floor, 3101 Center Street, Placerville, CA 95667; faxed to (530) 295-2510; by email to: pv.planning@gmail.com. The proposed DMND and all reference documents are available for

review at the Development Services Department, during City Hall open hours of 8:00 a.m. to 5:00 p.m., Monday through Friday. The DMND is also posted to the City's Current Development Projects webpage: <https://www.cityofplacerville.org/current-development-projects>.

NOTICE IS HEREBY FURTHER GIVEN that the Placerville Planning Commission will conduct a public hearing at Town Hall, 549 Main Street, Placerville, on January 3, 2017 at 6:00 p.m. or soon thereafter. The purpose of the hearing is for the Planning Commission to hear public comment with respect to the DMND, GPA 16-03 and ZC 16-04, and for the Commission to make a recommendation to City Council. Anyone interested in the above project may appear at the hearing and voice an opinion (either in person or by counsel, or both) or file a written statement with the Planning Commission. In order to be included in the Planning Commission's information packets, written communication should be filed at or before 12:00 p.m. on Monday, December 19 ~~10~~, 2016. A minimum of six (6) copies of any written information is requested to ensure distribution to the Commission. Direct written communication to: Development Services Department, Planning Division, 3101 Center Street, 2nd Floor, Placerville, CA 95667. Planning Commission information packets will be made available to the public at 5:00 p.m. on Tuesday, December 20, 2016. The packets may be viewed at the Development Services Department during regular business hours, or may be accessed online from the Planning Commission Agendas webpage.

DATE RECEIVED FOR FILING

Prepared by: Andrew Painter, City Planner