

## 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 Negative Declaration in accordance with the California Environmental Quality Act for the following project:

**260 Wiltse Road - General Plan Amendment (GPA) 17-01, Zone Change (ZC) 17-03, and Environmental Assessment (EA) 17-01:** The Project is a request by property owner Placer 128 Investors, LLC, to: 1) Change the Placerville General Plan Land Use Diagram designation on a 128-acre site from Low Density Residential (LD) and High Density Residential (HD) to Rural Residential (RR); 2) Change the Placerville Zoning Map classification on the same 128-acre site 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.

The Project is located within eastern Placerville at the southern end of Wiltse Road, south of Broadway, north of Barrett Drive, and adjacent to the City's Lumsden Park. Assessor's Parcel Number is 049-280-08. The Placerville Airport is located approximately 1,200 feet southeast of the site.

Based on the analysis within the Initial Study prepared for the project request, the project would not result in impacts to the environment. The project would therefore be eligible for a Negative Declaration (ND) in accordance with the California Environmental Quality Act.

**PUBLIC REVIEW PERIOD:** The public review period for the [Draft ND](#) begins on Wednesday, October 4, 2017 and ends on Monday, October 23, 2017, at 5:00 p.m. All comments should be written and referenced with the project number and name. Comments may be sent to the Development Services Department at the City Hall address listed below, faxed (530-295-2510), or sent by email to: [pv.planning@gmail.com](mailto:pv.planning@gmail.com). The proposed [Draft ND](#) and all reference documents are available for review at the Development Services Department, City Hall – 2nd Floor, 3101 Center Street, Placerville, CA 95667 (8:00 a.m. to 5:00 p.m., Monday through Friday); or, the City's *Current Development Projects* webpage under "Residential": <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 November 7, 2017 at 7:00 p.m. or soon thereafter.

The purpose of the hearing is for the Planning Commission to hear comments from the public with respect to the [Draft ND](#) (EA17-01), GPA17-01 and ZC17-03; and for the Commission to make its 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. Written comments to the Commission about this project is encouraged. In order to be included in the Planning Commission's information packets, written communications should be filed at or before 5:00 p.m. on Monday, October 23, 2017. A minimum of six (6) copies of any written information is requested to ensure distribution to the Commission. Direct comments to: Development Services Department, Planning Division, 3101 Center Street, 2nd Floor, Placerville, CA 95667. Planning Commission information packets for the November 7, 2017 meeting will be made available to the public at 5:00 p.m. on Tuesday, October 24, 2017. The packets may be viewed at the Development Services Department during regular business hours, or alternatively can be accessed online at the Planning Commission Meetings webpage: <https://www.cityofplacerville.org/pc-meetings>

### **DATE RECEIVED FOR FILING**

Prepared By:

Andrew Painter, City Planner

Date:

October 4, 2017

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



 Project Boundary

