



**CITY OF PLACERVILLE PLANNING COMMISSION
STAFF REPORT
November 7, 2017 Regular Meeting**

ITEM 6.1

Application 260 Wiltse Road: General Plan Amendment (GPA)17-01 Zone Change (ZC)17-03 Environmental Assessment (EA) 17-01	Applicant / Property Owner Applicant: Mark Heckey, Touchstone Consultants, 7432 Hardy Street, Orangeville, CA 95662 Property Owner: Placer 128 Investors, LLC, 1 Northwood Drive, Suite #1, Orinda, CA 94563-0362
Property Address / Location 260 Wiltse Road, Placerville Assessor's Parcel Number (APN): 049-280-08 Property Size 128 acres	Request Proposal by property owner to: General Plan Amendment (GPA)17-01: Amend the Placerville General Plan Map, changing the 128-acre property, APN 049-280-08, from Low and High Density Residential to Rural Residential; and Zone Change (ZC)17-03: Amend to the Placerville Zoning Map affecting the same property, from R-1, 20,000 Single-Family Residential Zone – Airport Overlay (R1-20-AO) and R-3, Medium Density Multi-Family Residential Zone –Airport Overlay (R-3-AO) to Estate Residential – Airport Overlay (RE-AO).



MAP SOURCE: UGOTNET

Existing Land Use Parcel contains three addresses for residential purposes, 260 Wiltse Road, 265 Wiltse Road and 3172 Wiltse Road.	Surrounding Zoning & Land Use North: Lumsden Park, single family residential uses East: Single-family residential uses, Placerville Airport South: Single-family residential uses West: Eskaton senior residential development
Staff Recommendation Summary That the Planning Commission recommend to City Council to adopt the Negative Declaration and approve the requests.	

Attachments

A. Applicant Submittal Package
C. Public Comments Received

B. Initial Study / Draft Negative Declaration

Background

The southerly four-fifths of the site, approximately 106 acres, is designated in Part I. Land Use Diagram of the City's 1990 General Plan as Low Density Residential (LD), and has a zone classification of R-1, 20,000 Single-Family Residential Zone – Airport Overlay (R1-

20-AO) on the Placerville Zoning Map. The remaining approximately one-fifth of the site, or 22 acres, is designated High Density Residential (HD) in the Land Use Diagram, and has a zone classification of Medium Density Multi-Family Residential Zone – Airport Overlay (R-3-AO).

These existing Low Density Residential and High Density Residential designations were applied to the property under the General Plan adopted in 1990 (Res. No. 5133). The base zoning classifications for the site were applied to the property under the 1991 Zoning Ordinance (Ord. No. 1474). In 2013, the City amended the Zoning Map by creating the Airport Overlay (AO) Zone for lands within the Placerville Airport's Influence Area, concurrently with amending the General Plan by incorporating the policies of the Placerville Airport Land Use Compatibility Plan (ALUCP). The AO Zone and the ALUCP purpose are to protect land uses in the vicinity of the airport from potential hazards of airport operations; prohibit land uses that are determined to be detrimental to the general health, welfare and safety of people and to existing and future airport operations.

The purposes of the RR land use designation are to:

1. *Provide for single-family residential development at very low densities in rural area with limited services and facilities.*
2. *Provide for agricultural uses compatible with the residential character of the area.*
3. *Create conditions conducive to a desirable rural environment and protect it from encroachment by unrelated and incompatible uses.*
4. *Protect watershed lands and open space values.*
5. *Prevent incompatible development on steep slopes.*
6. *Minimize the need for the extension of urban-level utilities and facilities.*
7. *Preserve lands suited for eventual development until such time as they are needed and the economical provision of utilities, streets, schools, recreation facilities, and other facilities has been planned and scheduled.*

The purposes of the RE zone classification are to:

1. *Protect the watershed, preserve steep lands in their natural states and provide open spaces.*
2. *Preserve lands suited for eventual development, pending proper scheduling for the economical provision of utilities, streets, schools, recreation areas and other necessary facilities at the time demand warrants it.*
3. *Provide lands for outdoor recreational uses on all types of agricultural activities such as raising crops, fruits and animals, providing they do not constitute a nuisance to adjoining properties.*
4. *Provide for the development of single-family estates in areas served with limited utilities and facilities.*
5. *Create conditions conducive to a desirable rural environment, protect it from the encroachment of unrelated uses affecting the development of vacant land and detrimental to existing residences, and limit the continuance of such uses in existence in the area.*

Uses authorized under the RE zone classification are:

1. *Agricultural use such as raising and grazing of livestock, poultry or other animals; growing and harvesting of trees, fruits, vegetables, flowers, grains or other crops; storage, packing or processing of agricultural products produced on the property, without changing the nature of the products; provided, that such uses are carried on by a resident of the property, are incidental to the residential use thereof and are not a nuisance to the contiguous properties.*
2. *Domestic violence shelter.*
3. *Home occupations.*
4. *One-family dwelling, one guest house; renting of not more than one room.*
5. *Residential care facilities and residential service facilities for six (6) or fewer residents.*
6. *Accessory Dwelling Unit, subject to the requirements within City Code Section 10-4-12.*
7. *Small and medium family day care home.*
8. *Employee housing-small.*

Additional uses are also permitted with an approved conditional use permit. Examples include mobile home parks, and those uses in Zoning Code Section 10-3-4.

RE General Regulations:

1. *Maximum Density: .20 dwelling units per acre.*
2. *Minimum Parcel Area: Five (5) acres.*
3. *Maximum Building Coverage: Twenty percent (20%).*
4. *Minimum Parcel Width: One hundred fifty feet (150').*
5. *Minimum Yards:*
 - (a) *Dwelling, front, fifty feet (50'); sides, twenty feet (20'); rear, thirty feet (30').*
 - (b) *Agricultural structure: front, fifty feet (50'); sides, fifty feet (50'); rear, fifty feet (50').*
6. *Maximum Building Height: Thirty five feet (35').*
7. *Minimum Parcel Frontage: One hundred fifty feet (150'). (Ord. 1474, 8 Jan 1991)*

Uses authorized within the AO classification are all of the uses permitted in the underlying zone, provided the use is consistent with the land use compatibility policies and criteria with respect to airport-related noise, public safety, airspace protection, and aircraft overflight areas established in the Placerville Airport Land Use Compatibility Plan.

The site has been used for residential purposes for an unknown duration of time and contains three residential structures and several accessory structures. For many years the Lumsden family resided on the property.

During 2005, the 128 acre project location and an adjoining approximately 5 acre parcel comprised what was called the Lumsden Ranch project. Lumsden Ranch was a residential planned development project that included a phased tentative subdivision map into 366 single-family parcels and amenities including approximately 75 acres of open space with walking trails. A draft and final Environmental Impact Report (EIR) was prepared for Lumsden Ranch. The final EIR was not certified. The project was abandoned in 2009 before any action taken by the City on the planned development, subdivision or the environmental document.

Site Characteristics

Site elevations range from 2,000 to 2,400 feet above sea level along Texas Hill at Barrett Drive. Site slope ranges from 0% to 40% over the entire site. Site geologic features include slate and sandstone of the Calaveras Complex that underlays predominantly sandy silt or silty sand surface soils.

Predominant canopy vegetation onsite is a mixture of oak and pine species, including Black Oak, Blue Oak, Live Oak, Valley Oak, Foothill Pine, and Ponderosa Pine. Other tree species include Incense Cedar, Madrone, California Buckeye and Dogwood. Understory species include Manzanita, Toyon, several brush species and native and non-native grasses.

Surface drainage consists of numerous ephemeral streams, seeps, springs, a pond and an intermittent stream, with a generalized flow toward a pond in Lumsden Park located offsite and west of the project. The site does have existing residences and outbuildings. There is evidence of additional man-made disturbance to the site, including a segment of the El Dorado Canal system built between 1854 and 1876, as well as placer and hydraulic mining features.

Proposal & Analysis

The property owner and applicant propose to change the land use designation and zone classification on a 128-acre parcel (APN 049-280-08) located at 260 Wiltse Road containing existing residential uses. The applicant has indicated to the City in its application request that no physical development of the project site is proposed. Their intent with the lower density General Plan re-designation and rezoning would help preserve geographic features found on the site; lessen demands for services from the City or other agencies; lower density within the Placerville Airport Influence Area, and allow for the development of custom homes.

Proposal is as follows:

- (1) Amend the land use designation from Low Density Residential (LD), with its density range of 1.01 to 4.00 dwelling units per acre, and High Density Residential (HD) land use designation with its density range of 4.01 to 24.00 dwelling units per acre, to Rural Residential (RR) with its density range of 0.20 to 1.00 dwelling units per acre. The redistribution of land use types, acreages, and boundaries are provided in Table 1 and Figure 1, respectively.
- (2) Amend the zone classification from R-1, 20,000 Single-Family Residential Zone – Airport Overlay (R1-20-AO), with its maximum density of 2.18 dwelling units per acre, and R-3, Medium Density Multi-Family Residential Zone –Airport Overlay (R-3-AO), with its maximum density of 12.00 dwelling units per acre, to Estate Residential – Airport Overlay (RE-AO) with a maximum density of 0.20 dwelling units per acre. The redistribution of zoning, acreages, and boundaries are provided in Table 2 and Figure 2, respectively.

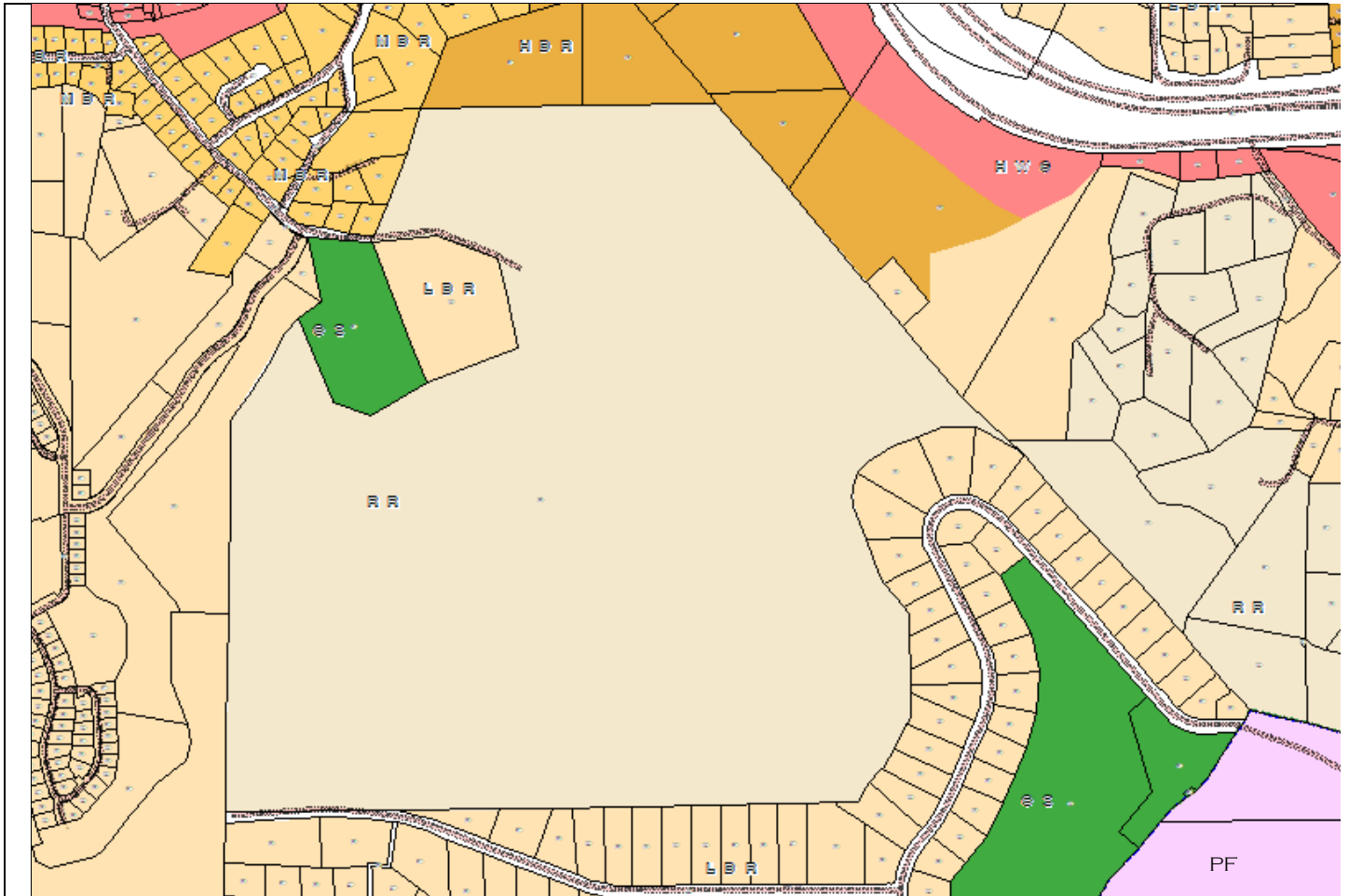
Table 1. General Plan Amendment Summary

General Plan Amendment	Existing	Proposed
Rural Residential (RR)	0 acres	128 acres
Low Density Residential (LD)	106 acres	0 acres
High Density Residential (HD)	22 acres	0 acres

Table 2. Zone Classification Amendment Summary

Zone Classification	Existing	Proposed
Estate Residential (RE)	0 acres	128 acres
Airport Overlay (AO)	128 acres	128 acres
Single-Family Residential (R1-20)	106 acres	0 acres
Medium Density Multi-Family Residential (R-3)	22 acres	0 acres

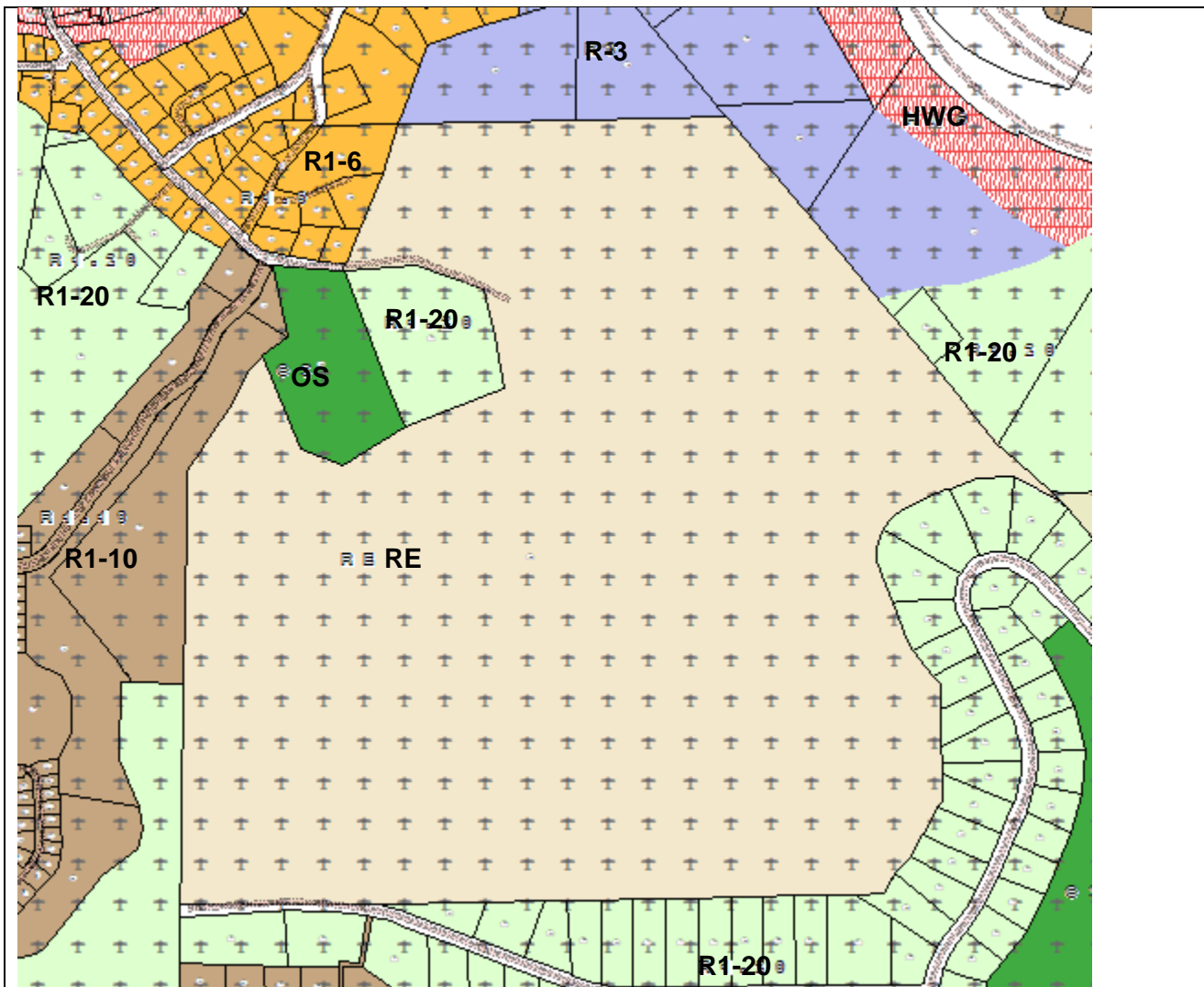
Figure 1. General Plan Amendment – Proposed



LEGEND

RR – Rural Residential
HDR – High Density Residential
LDR – Low Density Residential
MDR – Medium Density Residential
HWC – Highway Commercial
OS – Open Space
PF – Public Facility

Figure 2. Zone Classification Amendment - Proposed



LEGEND

- RE – Estate Residential
- R-3 – Medium Density Multi-Family Residential
- R1-20 – Single-Family Residential (20,000 square foot)
- R1-10 – Single-Family Residential (10,000 square foot)
- R1-6 – Single-Family Residential (6,000 square foot)
- OS – Open Space
- HWC – Highway Commercial
- T T - Airport Overlay Zone

Staff Analysis

Per Part I Land Use Diagrams and Standards of the General Plan, the proposed Estate Residential zone classification is a consistent zoning district with the Rural Residential General Plan land use designation.

The existing 1990 General Plan land use designations on the Project Location planned for and anticipated that the it would be redeveloped into single and multi-family residential use under the 1991 Zoning Ordinance zone classifications. As mentioned, no physical development of the site is proposed. The request would however decrease the allowable density of the project site parcel from the Low Density (2.2 units per acre) and High Density (12 units per acre) residential land uses to the Rural Residential land use and Estate Residential zone of 0.20 units per acre. Based on gross acreage of the 128-acre project site, the maximum dwelling unit yield under proposed land use designation and zone classification would be 25.6. Staff estimates that under existing land use and zoning regulations the site would have the potential to be redeveloped into approximately ± 350 dwelling units. This total was derived from a combination of a standard conventional map meeting the R1-20 development standards, roadway access standards, the Slope Ordinance, and also a multi-family apartment complex on the site's R-3 zoned portion.

The City of Placerville General Plan Environmental Impact Report (EIR) and General Plan were adopted on January 23, 1990. The build-out residential potential projected by the EIR for the General Plan is 9,005 dwelling units (General Plan EIR, 1990). The number of existing units in the City as of 2010 was 4,667 dwelling units (Department of Finance). Between 2011 and September 1, 2017, a total of ±151 dwelling units have been added to the City's housing inventory. This existing residential inventory of 4,818 dwelling units is approximately 53% (4,818 versus 9,005 dwelling units) of total build-out at the density level envisioned in the EIR and the General Plan (1990).

The project site with its existing land use designation and zone classification is not listed on the City's inventory of land necessary to meet its Regional Housing Needs Allocation (RHNA), as set under Government Code Section 65584.09 and the City's General Plan's 2013-2021 Housing Element. Placerville is responsible for accommodating the City's RHNA allocation of 372 additional housing units between 2013 and 2021. Of the 372 units, 39 of them are expected to be affordable to extremely-low-income households, 39 to very-low-income households, 55 to low-income households, 69 to moderate households, and 170 to above moderate households.

The 2013-2021 Housing Element (Chapter IV. A.2.), assumes a relationship between zoning and housing affordability. Affordability by income level of the requested RE zoning is assumed under the Housing Element as adequate to accommodate residential units affordable to either above-moderate-income or moderate-income households. As stated, no physical development is proposed with the request. Redevelopment of the site is therefore speculative. However, the site with its three dispersed single-family residential uses would be underutilized under the requested RR designation and RE classification density. Future redevelopment of the site if materialized would have the potential in assisting the City in meeting its RHNA share of above-moderate-income or moderate-income units.

Proposed amendment to the Estate Residential (RE) Zone would allow agricultural uses (raising and grazing of livestock animals; growing and harvesting of trees, fruits, vegetables, flowers, grains or other crops; storage, packing or processing of agricultural products produced on the property) provided they are carried on by site residents, are incidental to the residential uses and are not a nuisance to contiguous properties. Due to the existing 128-acre parcel area of the Project Location and site topography, agriculture uses if initiated in the future would be expected to be buffered sufficiently from neighboring residential uses.

Environmental Review

Per Section 15063 of the California Environmental Quality Act (CEQA) Guidelines, an Initial Study was prepared and a Notice of Intent to adopt a Negative Declaration was sent to applicable agencies, posted by the County Recorder-Clerk, and published on October 4, 2017 in the Mountain Democrat for a 20-day review period ending October 23, 2017. On the basis of the Initial Study, the request was determined by staff that it could not cause an environmental impact and that a Negative Declaration be prepared. The Initial Study and Negative Declaration are attached to this report (Attachment B).

Agency & Public Review

The request was subject to review by Native American Tribal organizations under SB 18 requirements due to the General Plan amendment. No consultation requests were received during the initial consultation request period.

Public Agency Review

Staff conducted outreach to other City departments and public agencies regarding the request. The El Dorado County Airport Land Use Commission (ALUC) returned comments. The project site is located approximately 1,200 feet northwest of the Placerville Airport. It is also located within the Influence Area of the 2012 Placerville Airport Land Use Compatibility Plan (ALUCP). The ALUC determined the proposed land use and zoning designation changes is consistent with the ALUCP. In addition, the ALUC further determined that additional review by the ALUC staff will be required should any proposed changes to the request amendments be made, or at such future time that a tentative map is filed for consideration by the City.

Public Notice

The request was advertised in the Mountain Democrat newspaper on October 4, 2017. To date, comments have been received from Robert and Jillienne Shanko, Noel Shanko, and Reginald D. Rice, Shirley J. Rice, Janine M. Jones and Evelyn Louise Hughes who support the request. Any written comments received subsequent to this report will be provided at the Planning Commission hearing.

Planning Commission Authority

The Planning Commission is authorized under City Code Section 10-3-1(D) and (G) to make recommendations to City Council regarding applications to amend zoning classifications and to amend General Plan land use designations. This consideration requires a public hearing per City Code Section 10-3-1(G) and Sections 65353 and 65853 of Government Code. Per Government Code Section 65854, the Commission's recommendation must be in writing.

Recommendation:

In light of the analysis above and the analysis provided in the Initial Study, Staff respectfully requests the Planning Commission:

- I. Adopt Staff's report, including all exhibits and figures as part of the public record;
- II. Make the following findings:
 - A. The Planning Commission conducted a duly-noticed public hearing on November 7, 2017 to receive and consider public input regarding GPA17-01, ZC17-03 and EA17-01;

- B. The Planning Commission considered the Negative Declaration (EA17-01) prepared and circulated for the project before making its recommendation to the City Council regarding GPA17-01, ZC17-03 and EA17-01; and,
- C. Find with respect to the EA17-01 prepared for the project:
 - 1. On the basis of the whole record, including Staff's report, application materials, public comment and the Initial Study prepared for the project, there is no substantial evidence that the project will have a significant effect on the environment.
 - 2. The Negative Declaration prepared for the project reflects the City's independent judgment and analysis.

III. Make the following recommendations to City Council:

- A. Adopt the Negative Declaration prepared for the project.
- B. Make the following findings with respect to GPA17-01 and ZC17-03:
 - 1. The GPA17-01 and ZC17-03 request were evaluated by the El Dorado County Airport Land Use Commission on September 7, 2017 and found to be consistent with the 2012 Placerville Airport Land Use Compatibility Plan
 - 2. Per Part I Land Use Diagrams and Standards of the General Plan, the proposed Estate Residential zone classification is a consistent zoning district with the proposed Rural Residential General Plan land use designation.
 - 3. The project site and its 128-acres is not listed on the City's inventory of land suitable necessary to meet its Regional Housing Needs Allocation (RHNA), as set under Government Code Section 65584.09 and the City's General Plan's 2013-2021 Housing Element.
 - 4. The Estate Residential (RE) zone classification is assumed under the 2013-2021 Housing Element (Chapter IV. A,2.) as adequate to accommodate residential units affordable to either above-moderate-income or moderate-income households.
 - 5. The request would have the potential in assisting the City in meeting its 2013-2021 Housing Element RHNA for future RHNA allocation shares of above-moderate-income or moderate-income units.
- D. Adopt a resolution approving General Plan Amendment 17-01 involving the request for a General Plan amendment to Part I Land Use Diagrams and Standards of the General Plan from Low Density Residential and High Density Residential to Rural Residential for APN 049-280-08.
- E. Adopt an ordinance approving Zone Change 17-03 involving the request to change the zone classification on the Placerville Zoning Map from R1-20 (Single-Family Residential Zone) and R-3 (Medium Density Multi-Family Residential), with Airport Overlay Zone (AO), to Estate Residential Zone – Airport Overlay (RE-AO) for APN 049-280-08.

ATTACHMENT A
APPLICANT SUBMITTAL PACKAGE



CITY OF PLACERVILLE
PLANNING APPLICATION

Date: 6/6/17
Zoning: _____ GP: _____
File No: GPA 17-01; ZC 17-03; EA 17-01
Filing Fee (PZ) \$5,375.00
Filing Fee (EN) _____
Receipt No: 22289

REQUEST FOR:

- | | | |
|--|--|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Boundary Line Adjustment | <input type="checkbox"/> Certificate of Compliance |
| <input type="checkbox"/> Conditional Use Permit | <input checked="" type="checkbox"/> Environmental Assessment | <input type="checkbox"/> Environmental Impact Report |
| <input type="checkbox"/> Final Subdivision Map | <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> General Plan Consistency |
| <input type="checkbox"/> Historic District Review | <input type="checkbox"/> Landscape Plan Review | <input type="checkbox"/> Minor Deviation |
| <input type="checkbox"/> Planned Development Overlay | <input type="checkbox"/> Preliminary Plan Review | <input type="checkbox"/> Sign Package Review / Amendment |
| <input type="checkbox"/> Site Plan Review | <input type="checkbox"/> Temporary Commercial Coach | <input type="checkbox"/> Temporary Use Permit |
| <input type="checkbox"/> Tentative Parcel Map | <input type="checkbox"/> Tentative Subdivision Map | <input type="checkbox"/> Variance <input checked="" type="checkbox"/> Zone Change |

DESCRIPTION: To change the General Plan land use designation from MDR and LDR to RR (Rural Residential) and the Zoning from R1-20 and R-3 to RE (Estate Residential) across the entire 128 (+/-) acre site. We request that the General Plan and Zoning take effect conditionally and immediately after the recording of a parcel map to create 4 parcels for custom home sites on the site.

City Ordinance #1577 established a Fee & Service Charge System. In some cases project review will require the services of specialists under contract to do work that City staff cannot perform. In these cases, the applicant shall pay the direct cost of these services plus fifteen percent (15%) for City Administration.

PROJECT APPLICANT

NAME Touchstone Consultants
MAILING ADDRESS 7432 Hardy St.,
Orangevale, CA 95662
PHONE: (707) 249-5748
EMAIL: mheckey@comcast.net

APPLICANT'S REPRESENTATIVE (if different)

NAME _____
MAILING ADDRESS _____
PHONE _____
EMAIL _____

PROPERTY OWNER(S)

NAME Placer 128 Investors, LLC PHONE 925-788-6067
MAILING ADDRESS 1 Northwood Dr., Suite #1, Orinda, CA 94563-0362
EMAIL ADDRESS JEK12345@COMCAST.NET

SURVEYOR, ENGINEER, ARCHITECT, OR OWNER'S REPRESENTATIVE (If applicable)

NAME _____ PHONE _____
MAILING ADDRESS _____
EMAIL ADDRESS _____

I have notified the mortgage holder, which is: _____

DESCRIPTION OF PROPERTY (Attach legal deed description)

STREET ADDRESS 260 Wiltse Road
ASSESSOR'S PARCEL NO.(S) 049-280-08-100
Above described property was acquired by owner on February 26, 2016
Month Day Year

List or attach any Covenants, Conditions or Restrictions, concerning use of property, of improvements contemplated; as well as yard setback and area or height requirements that were placed on the property by subdivision tract developers. Give date said restrictions expire.

No CC&Rs or requirements exist that would limit development.

I hereby certify that the statements and information contained in this application, including the attached drawings and the required findings of fact, are in all respects true and correct. I understand that all property lines must be shown on the drawings and be visible upon site inspection. In the event that the lines and monuments are not shown or their location found to be incorrect, the owner assumes full responsibility.

I further understand that if this request is subsequently contested, the burden will be on me to establish: that I produced sufficient factual evidence at the hearing to support this request; that the evidence adequately justifies the granting of the request; that the findings of fact furnished by me are adequate, and further that all structures or improvements are properly located on the ground. Failure in this regard may result in the request being set aside, and structures being built in reliance thereon being required to be removed at my expense.

PROPERTY OWNER agrees to and shall hold the CITY, its officers, agents, employees and representatives harmless from liability for damage or claims for damage for personal injury, including death, and claims for property damage which may arise from the direct or indirect operations of the PROPERTY OWNER or those of his contractor, subcontractor, agent, employee or other person acting on his behalf which relate to this project. PROPERTY OWNER agrees to and shall defend the CITY and its officers, agents, employees and representatives from actions for damages caused or alleged to have been caused by reason of the PROPERTY OWNER'S activities in connection with the project. This hold harmless agreement applies to all damages and claims for damages suffered or alleged to have been suffered by reason of the operations referred to in this paragraph, regardless of whether or not the CITY prepared, supplies or approved plans or specifications or both for the project.

PROPERTY OWNER further agrees to indemnify, hold harmless, pay all costs and provide a defense for CITY in any action challenging the validity of PROPERTY OWNER'S project.

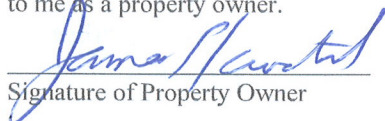


Mark Heckey

Printed Name of Applicant(s)

5-27-17
Date

As owner of the property involved in this request, I have read and understood the complete application and its consequences to me as a property owner.



James Kroetch, JDL

Printed Name of Property Owner

5-26-17
Date

Signature of Property Owner

Printed Name of Property Owner

Date

NOTICE: Section 10-3-9 of the Placerville Municipal Code prohibits the occupancy of a building or a release of utilities prior to the issuance of a Certificate of Occupancy by the Building Division AND the completion of all zoning requirements and conditions imposed by the Planning Commission or City Council UNLESS a satisfactory performance bond or other acceptable security has been posted to insure completion. VIOLATIONS may result in prosecution and/or disconnection of utilities.

A Notice of Public Hearing and Staff Report will be prepared for applications requiring public hearing(s). Two Wednesdays prior to the hearing date, the Notice of Public Hearing will be sent to the Applicant and Owner; on the Thursday prior to the hearing date, the Staff Report will be sent to the Applicant and Owner. Notices and Staff Reports will be sent via email if addresses have been provided; if not, the documents will be sent to the mailing addresses provided on this form. Please list below any alternate or additional recipients, along with their contact information, or any alternate instructions for sending these materials to the Applicant or Owner.

Michael Wixon, 1407 Vinmar Ct., Roseville, CA 95661 PH:916.521.4744; e-mail: mswixon@gmail.com

Change the General Plan Land Use Map Designation from **MDR (Medium Density Residential)** to Land Use Designation
Rural Residential

As shown on attached Exhibit Maps following the existing GP and Zone lines of the City's Official Maps

The property is situated at the southern end of Wiltse Road, south and east of Wiltse Rd and Broadway
 _____ Street and _____ Street.

Exact legal description of said property is: See attached deed and Record of Survey map

1. Does public necessity require the proposed change? Is there a real need in the community for more of the types of uses permitted by the Zone/General Plan Land Use Designation requested than can be accommodated in the areas already zoned/designated for such uses?
2. Is the property involved in the proposed reclassification more suitable for the purposes permitted in the proposed classification than for the purposes permitted in the present classification? (Answer completely; give all reasons for your answer.)
3. Would the uses permitted by the proposed Zone/General Plan Land Use Designation be detrimental in any way to surrounding property? (Explain reasons supporting your answer.)
4. What were the original deed restrictions, if any, concerning the type and class of uses permitted on the property involved? Give the expiration date of these restrictions. (You may attach a copy of these restrictions, after properly underscoring the portions that are in answer to this question.)

1. A. Does public necessity require the proposed change?

- I. Yes, it will create a land use and zoning density that is reflective of and helps preserve the geographic features found on-site. Also, the proposed densities would greatly lessen demands for services from the City and other agencies, including peak traffic demands at various intersections.

B. Is there a real need in the community for more of the types of uses permitted by the Zone/General Plan Land Use Designation requested than can be accommodated in the areas already zoned/designated for such uses?

- II. Yes, the requested land use and zoning would lower densities to better reflect the geography of the site and lessen demands for services from the City and other agencies. It would also create patterns of development that surrounding neighbors would likely wish to see instead of what would otherwise be permitted. Moreover, it would lower densities in an area of the City that is within the airport area of influence. Further, this would create a unique location for this type of land use and zoning designation in this area of the City that truly reflects the outcomes stated above.

2. Is the property involved in the proposed reclassification more suitable for the purposes permitted in the proposed classification than for the purposes permitted in the present classification? (Answer completely; give all reasons for your answer.)

Yes, the property involved best suits the purposes of the RE Zone, which are to:

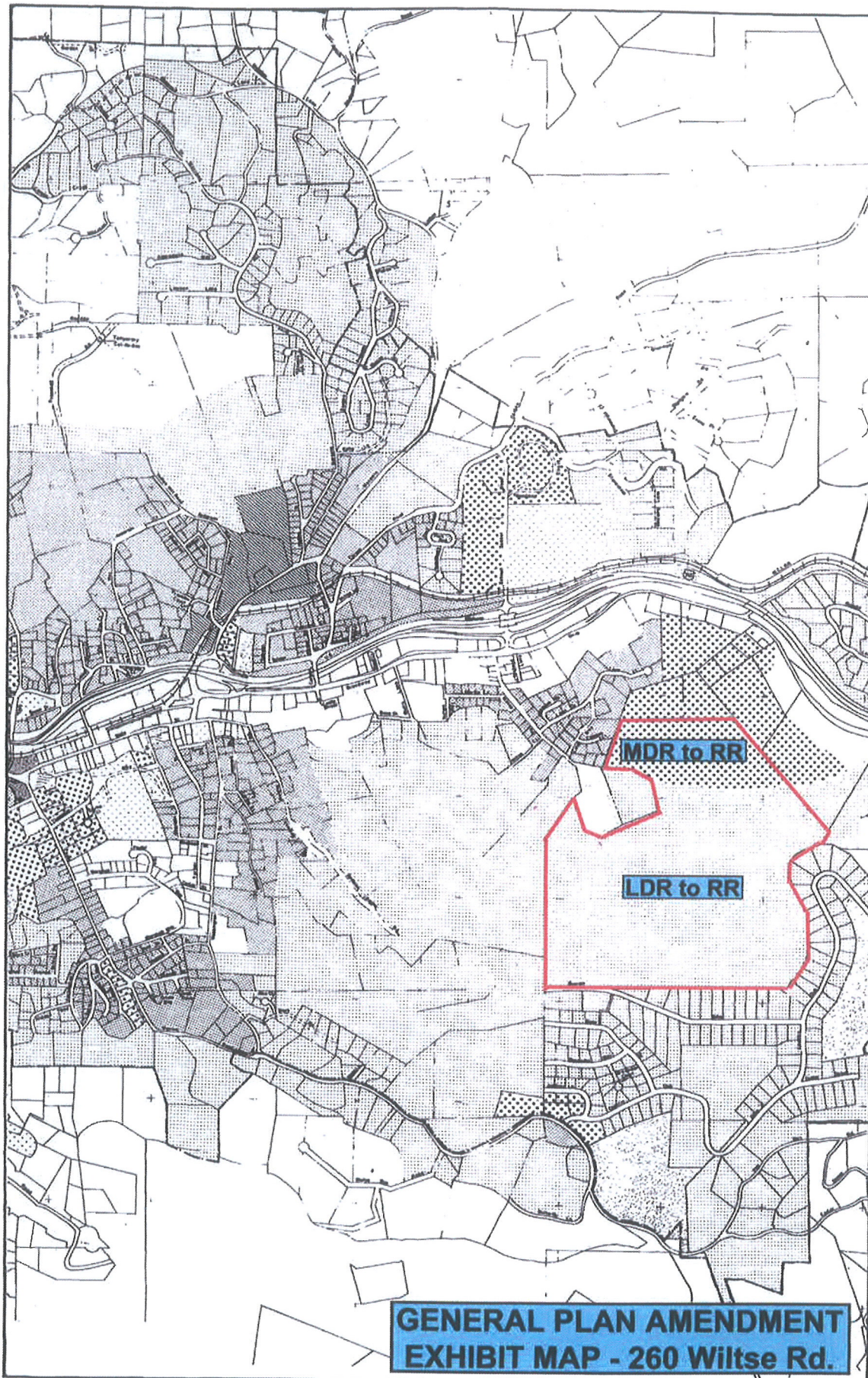
- I. Protect the watershed, preserve steep lands in their natural states and provide open spaces.
- II. Preserve lands suited for eventual development, pending proper scheduling for the economical provision of utilities, streets, schools, recreation areas and other necessary facilities at the time demand warrants it.
- III. Provide lands for outdoor recreational uses on all types of agricultural activities such as raising crops, fruits and animals, providing they do not constitute a nuisance to adjoining properties.
- IV. Provide for the development of single-family estates in areas served with limited utilities and facilities.
- V. Create conditions conducive to a desirable rural environment, protect it from the encroachment of unrelated uses affecting the development of vacant land and detrimental to existing residences, and limit the continuance of such uses in existence in the area.

3. Would the uses permitted by the proposed Zone/General Plan Land Use Designation be detrimental in any way to surrounding property? (Explain reasons supporting your answer.)

- I. Not in the least. In fact, it would better reflect the likely desires of surrounding property owners to have much lower densities to allow for the development of custom homes. It would also be a more desirable land use for the nearby airport operations.

4. What were the original deed restrictions, if any, concerning the type and class of uses permitted on the property involved? Give the expiration date of these restrictions. (You may attach a copy of these restrictions, after properly underscoring the portions that are in answer to this question.)

- I. No deed restrictions exist concerning the type and/or class of uses permitted on the property.



**GENERAL PLAN AMENDMENT
EXHIBIT MAP - 260 Wiltse Rd.**

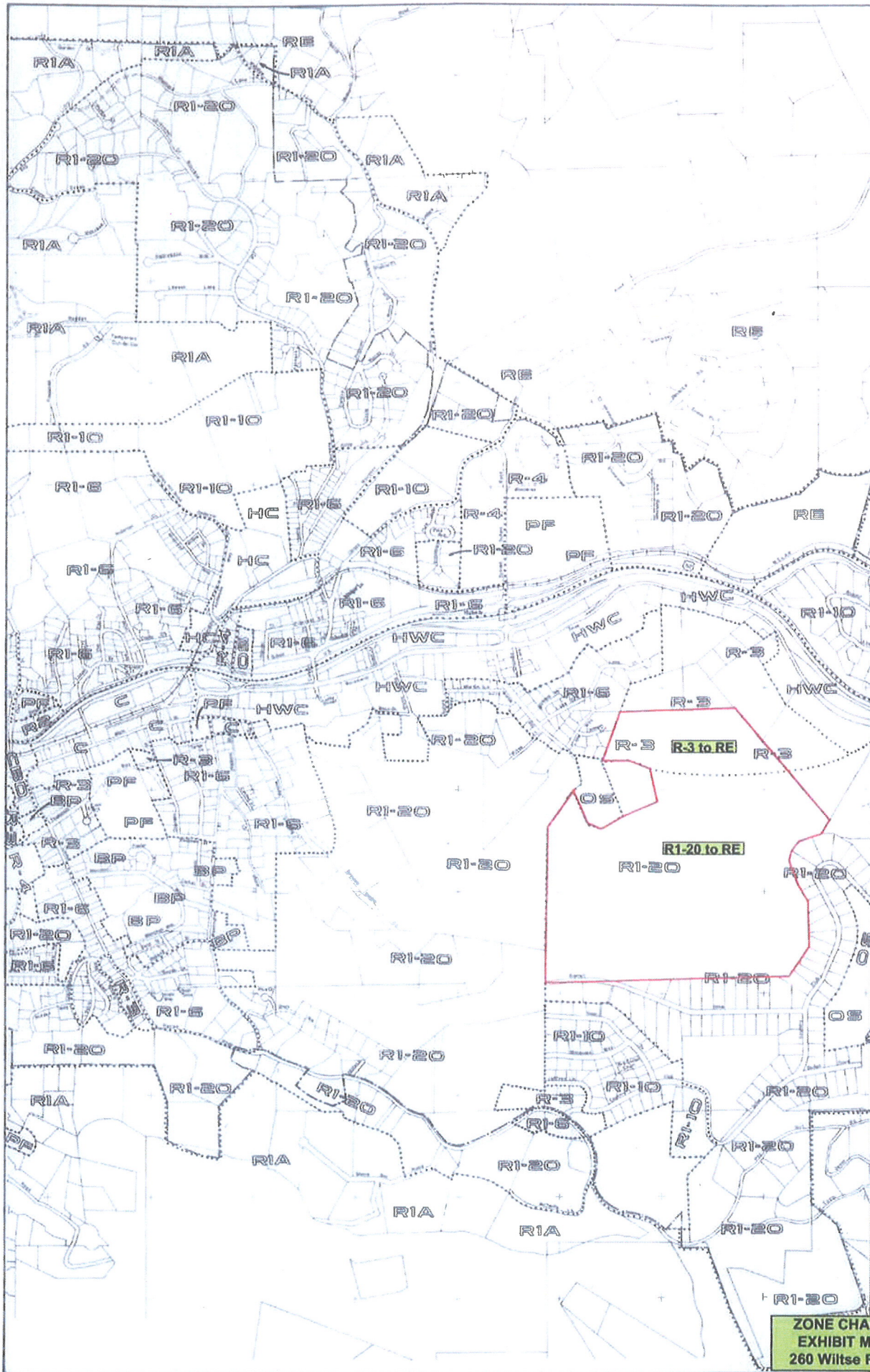
Sheet
3
of 5

CITY OF PLACERVILLE
COUNTY OF EL DORADO
STATE OF CALIFORNIA

LAND USE MAP

0 400' 800' 1200'
Scale in Feet

Revised Date



Scale in Feet
0 200 400 600 800

Revised Date

ZONING MAP

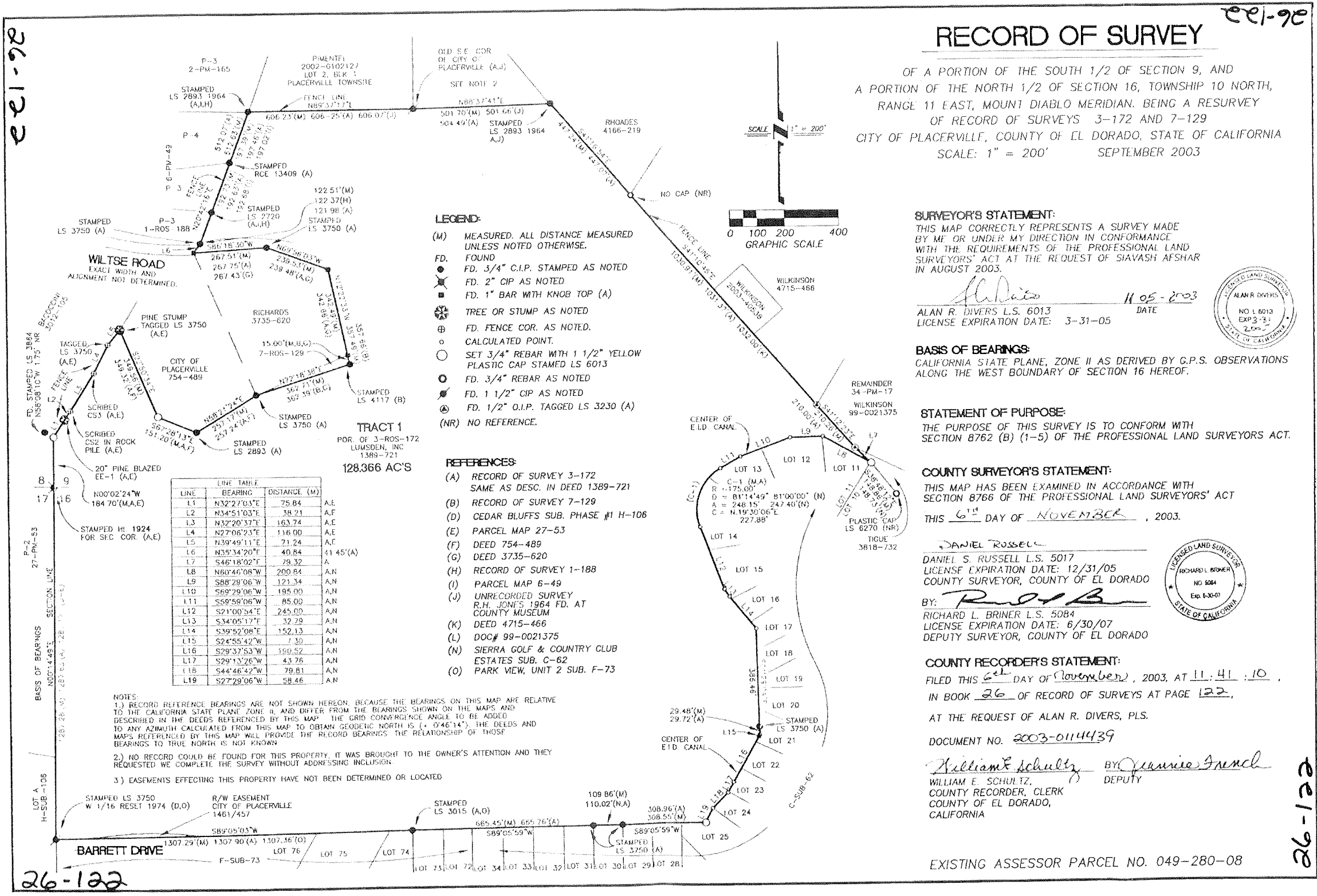
CITY OF PLACERVILLE
STATE OF CALIFORNIA

COUNTY OF EL DORADO

**ZONE CHANGE
EXHIBIT MAP**
260 Wiltse Road

ee1-98

26-122



26-122

File Number: _____

Date Filed: _____

CITY OF PLACERVILLE

ENVIRONMENTAL INFORMATION FORM

(To Be Completed By Applicant)

This form is required to be completed, returned and accepted as complete by the City prior to the application for the project is determined complete.

A. GENERAL INFORMATION

Project Title or

Name: 260 Wiltse Rd - General Plan Amendment and Downzoning

City: Placerville

Name of Owner: Placer 128 Investors, LLC

Telephone: 925.788.6067

Address: 1 Northwood Dr., Orinda, CA 94563-0362

Name of Architect, Engineer or Designer: Touchstone Consultants

Address: 7432 Hardy St, Orangevale, CA 95662

Telephone: 707.249.5748

Project Location: 260 Wiltse Rd

Assessor's Parcel Number(s): 049-280-08-100

General Plan Designation: Low Density Residential and Medium Density Residential

Zoning: R1-20 and R-3

Property size 128 acres +/-

Gross (sq. ft./acre): 128 acres +/-

Net (sq. ft./acre) (total minus areas of public streets and proposed dedications) 128 ac. +/-

Please answer all of the following questions as completely as possible.

B. PROJECT DESCRIPTION

1. Type of project and description: General Plan Amendment and Downzone(refer to application)
2. What is the number of units/parcels proposed? N.A.
3. What is the gross number of units per acre? N.A.
4. Site Size: 128.8 acres +/-
5. Square footage of each use: N.A.
6. Number of floors of construction: N.A.
7. Amount of off-street parking provided: N.A.
8. Attach plans showing streets, utilities, existing and proposed contours (grading), drainage, all existing large trees (24" in circumference), existing and proposed buildings surrounding uses and/or buildings, landscape areas, parking areas, driveways, pedestrian walkways, exterior lighting, trash collection area, sign locations.
9. Proposed scheduling: Undetermined
10. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected: N.A.
11. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities: N.A.

12. If industrial, indicate type, estimated employment per shift, and loading facilities
N.A.

13. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project: N.A.

14. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required: Rezone required per City Code.

15. Provide an analysis of traffic generated by the project and how it will impact existing traffic. Estimate maximum 230 ADT split 50/50 to Wiltse Rd and Barrett Rd. Peak AM and PM trips will not exceed 13 ADT. FEIR states 2007 LOS A at nearby intersections. No LOS impacts.

16. If the project is in a location of known mining activity, a complete geological analysis shall be submitted. No active mining activity on-site. A complete geological technical report for the old mine on-site is included in the Lumsden Ranch DEIR, §3.6 and Appendix 6.

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

	YES	NO
17. Change in existing features of any hills or substantial alteration of ground contours.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18. Change in scenic views or vistas from existing residential areas or public lands or roads.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19. Change in pattern, scale or character of general area of project.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
20. Significant amounts of solid waste or litter.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
21. Change in dust, ash, smoke, fumes or odors in vicinity.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
22. Change lake, stream or ground water quality or quantity, or alteration of existing drainage patters.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
23. Substantial change in existing noise or vibration levels in the vicinity.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
24. Site on filled land or on slope of 10 percent or more.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
25. Use of disposal of potentially hazardous materials, such as toxic substances, flammables or explosives.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
27. Substantially increase fossil fuel consumption (oil, natural gas, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
28. Is this project part of a larger project or series of projects.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL SETTING

29. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures.

Attach photographs of the site. Snapshots or Polaroid photos will be accepted. _____
Several SFD Units and accessory building are across the site on its lower portion. The topography, soils, soil stability, plants, animals, and cultural, scenic and historic resources are documented in the EIR for Lumsden Ranch submitted to the State Clearinghouse (SCH# 2007032130).

30. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity. Snapshots or Polaroid photos will be accepted. To the north are Lumsden Park and single family units on large parcels. To the east are SFD units on 20,000 s.f. lots, to the east are SFD units on 20,000 sf lots, and to the west is the PUD project consisting of mostly SFD units on smaller lots. Other cultural, biological and scenic views of the site are described in the Lumsden Ranch EIR (SCH# 2007032130).

GEOLOGY AND SOILS

31. Identify the percentage of land in the following slope categories: (The applicant may wish to submit a map showing slopes.) See Existing Conditions Map and Slope Analysis from the Lumsden Ranch DEIR (SCH#2007032130)
___ 0 to 10% ___ 11 to 15% ___ 16 to 20% ___ 21 to 29% ___ 30 to 35% ___ Over 35

32. Have you observed any building or soil settlement, landslides, rock falls mining or avalanches on this property or in the nearby surrounding area? No.

If yes, please explain: _____

33. Describe the amount of cut and fill necessary for the project: N.A.

DRAINAGE AND HYDROLOGY

34. Is the project located within a flood plain? If so, describe and show area subject to flooding on a map. No, please refer to Lumsden Ranch DEIR §3.5

35. What is the distance to the nearest body of water, stream or year round drainage channel? Name of the water body: < 1/16th mile to Lumsden Park Pond. Refer to DEIR §3.5.

36. Will the project result in the direct or indirect discharge of silt or any other particles in noticeable amounts into any streams? No.

37. Will the project result in the physical alteration of a natural body of water or drainage way? If so, in what way? No.

38. Does the project area contain any wet meadows, marshes or other perennially wet areas? Refer to DEIR. If so, delineate this area on Site Plan.

Drainage and Hydrology maps (including wetlands) can be found in the Lumsden Ranch DEIR §3.5 and Appendix C.

VEGETATION AND WILDLIFE

39. What is the predominant vegetative cover on the site (trees, brush, grass, etc.)? Estimate percentage of each: See attached Fig 3.7-2 and described in the DEIR §3.7.

40. How many trees of 7.5-inch diameter or 20 feet high will be removed when this project is implemented? N.A.

FIRE PROTECTION

41. What is the nearest emergency source of water for fire protection purposes? (Hydrant, pond, etc.):
Existing fire hydrants immediately adjacent to Barrett Road and along Wiltse Rd.
42. What is the distance to the nearest fire station? Station 25, 3035 Sacramento St.--1.5 miles.
43. Will the project create any dead-end roads greater than 300 feet in length? No.
44. Will the project involve the burning of any material, including brush, trees and construction materials? No burning is anticipated as part of this project.

NOISE

45. Is the project near a heavy commercial area, industrial area, freeway or major highway? If so, how far? No.
46. What types of noise would be created by the establishment of this land use, both during and after construction? Standard temporary construction noise and noises for SFD Units.

AIR QUALITY

47. Would any noticeable amounts of air pollution, such as smoke, dust or odors be produced by this project? Standard construction air pollution, dust and odors and SFD Units.

WATER QUALITY

48. What is the proposed water source: EID ☒ City of Placerville Well Other
49. What is the water use? (residential, agricultural, industrial or commercial): Residential

HAZARDS

50. Is the site listed on California Environmental Protection Agency's Hazardous Site List? No.
- If yes, what is the regulatory identification number: _____
- Date of list: _____

AESTHETICS

51. Will the project obstruct scenic views from existing residential areas, public lands, public bodies of water or roads? No.

ARCHAEOLOGY/HISTORY

52. Do you know of any archaeological or historical areas within the boundaries or adjacent to the project? (example: Indian burial grounds, gold mines, etc.): Yes.
Yes, these resources are documented in §3.8 of the Lumsden Ranch EIR.

SEWAGE

53. What is the proposed method of sewage disposal? N.A.
Septic System City Sewer Other: _____
54. Would the project require a change in sewage disposal methods from those currently used in the vicinity? No

TRANSPORTATION

55. Will the project create any traffic problems or change any existing roads, highways, or existing traffic patterns? No.
56. Will the project reduce or restrict access to public lands, parks or any public facilities? No.
57. Will the project change the L.O.S. on any existing roads? No.

GROWTH INDUCING IMPACTS

58. Will the project result in the introduction of activities not currently found within the community? No.
59. Could the project serve to encourage development of presently undeveloped areas, or increases in development intensity of already developed areas (examples: include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)? No.
60. Will the project require the extension of existing public utility lines? No. If So, identify and give distances: City water and sewer lines are available at the frontage of the site along both Barrett Rd. and Wiltse Road when and if needed.

GENERAL

61. Will the project involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances or radioactive material? No.
62. Will the proposed project result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, trees, minerals or top soil)? No.
63. Could the project create new, or aggravate existing health problems (including, but not limited to flies, mosquitoes, rodents and other disease vectors)? No.
64. Will the project displace any community residents? No.

Discuss any yes answers to the previous questions, use additional sheets if necessary.

MITIGATION MEASURES

Proposed mitigation measures for any of the above questions where there will be an adverse impact, use additional sheets if necessary: As determined by City.

CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

August 3, 2017

Date

Signature

CD-021-P

3/15

For Touchstone Consultants



Legend

- Project Area
- Culvert

Habitat Types

- Man-made Freshwater Pond (broad-leaved cattail)
- Seasonal Wetland
- Seep/Spring
- Riverine (intermittent/ephemeral stream)
- BO: Montane Hardwood (Black Oak)
- BO/FP: Black Oak-Foothill Pine
- U: Urban
- PP: Montane Hardwood-Conifer Forest (Ponderosa Pine-Black Oak)

Vicinity Map



Figure 3.7-1
Habitat and Wetland Map

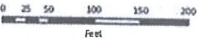
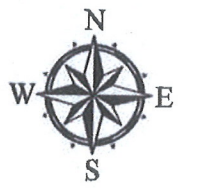
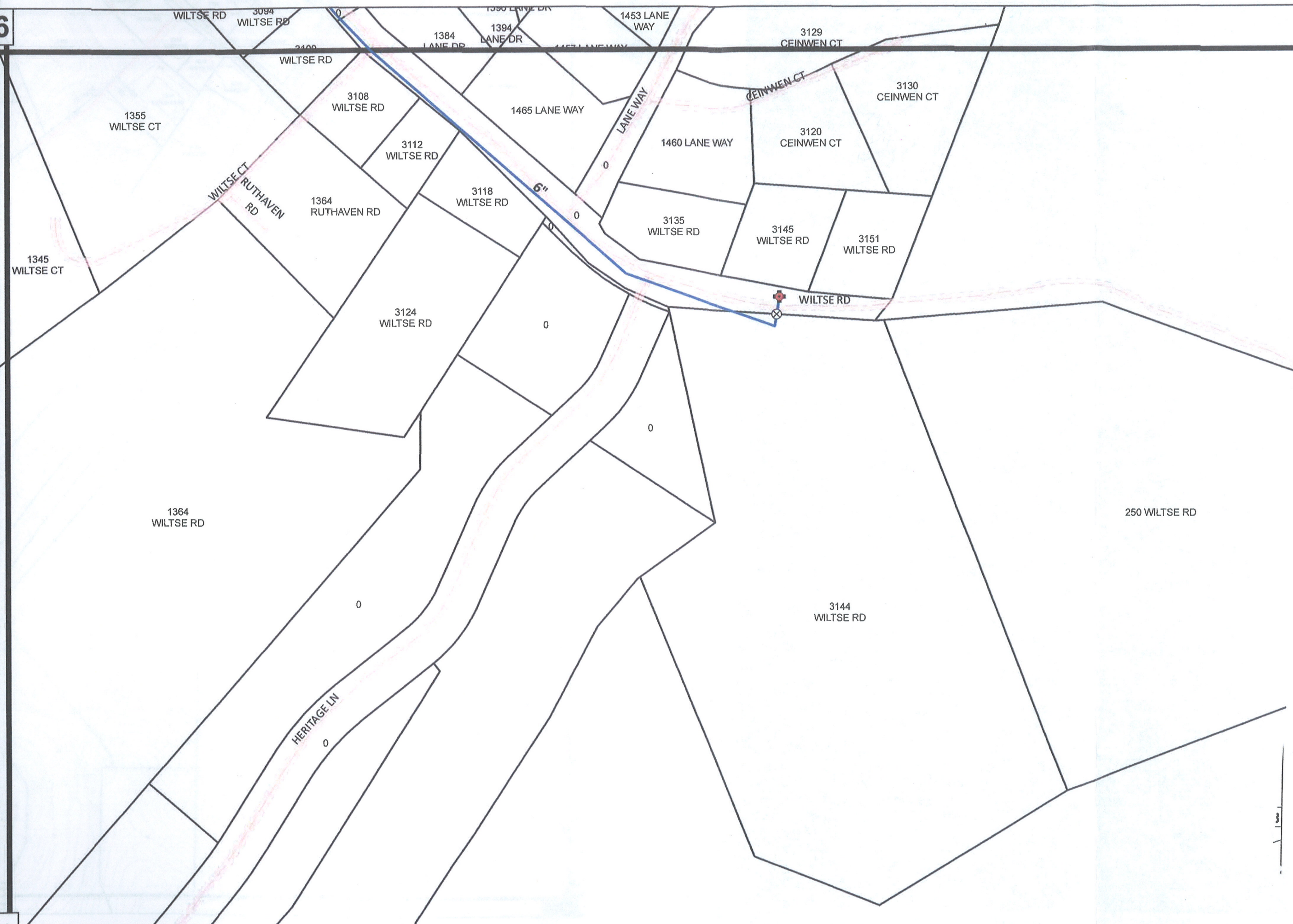
Lumsden Ranch EIR
City of Placerville

SWCA
ENVIRONMENTAL CONSULTANTS



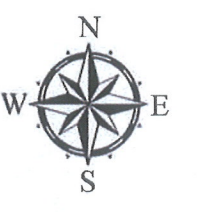
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Feet
1:4,800

Notes:
Digitized from aerial and field survey
Aerial Source: California Spatial Information
Library (CASIL), 2005



Placerville Water System Map

Legend	
	Valve
	Blow-Off
	Air Relief Valve
	Hydrant
	Bulk Water Meter
	Pressure Reducing Station
	Water Line
	Pump
	City Limit
	Water Service Boundary
	Parcels



0 25 50 100 150 200
Feet

Placerville Sewer System Map

Legend

- Pump Sta
- Cleanouts
- Manholes

Sewer Lines

PIPESIZE

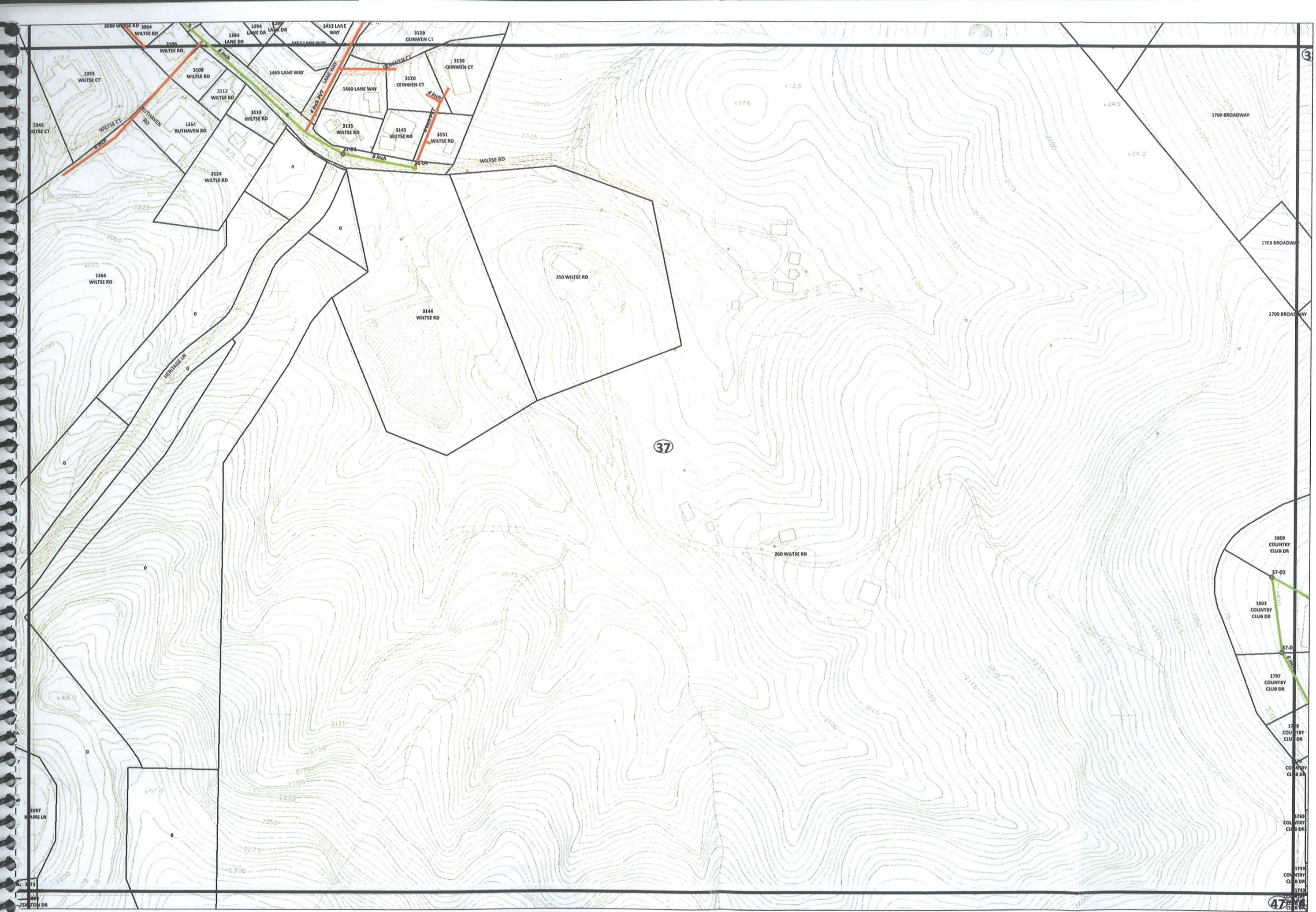
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- 10 inch
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- 16 inch
- 18 inch
- 20 inch
- 24 inch

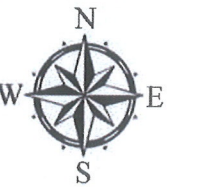
- PARCELS
- City

Updated:
January 13, 2016

Sheet No:

37





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Feet

Placerville Sewer System Map

Legend

- Pump Sta
- Cleanouts
- Manholes

Sewer Lines

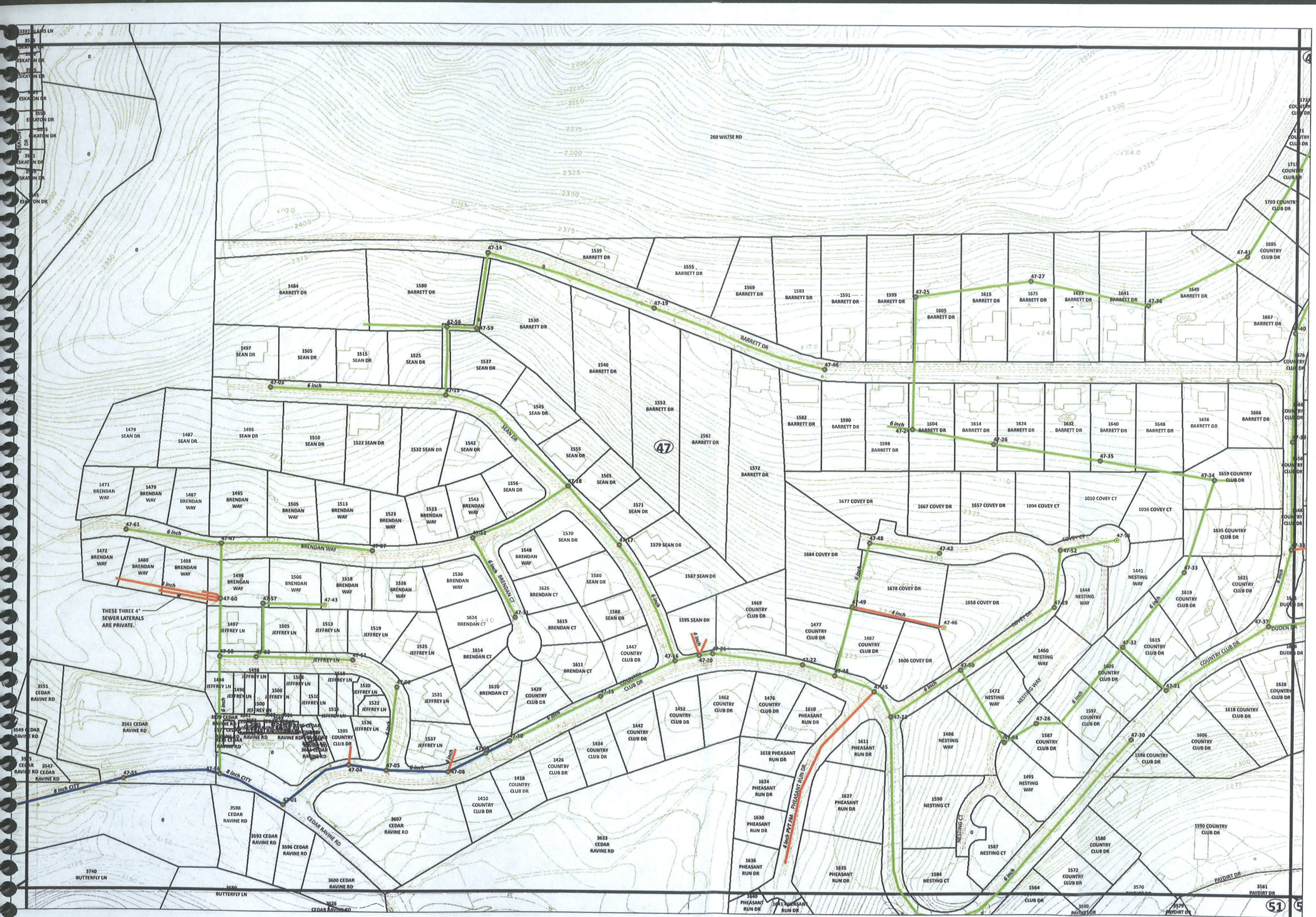
PIPESIZE

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- PARCELS
- City

Updated:
January 13, 2016

Sheet No:

47



ATTACHMENT B
INITIAL STUDY / DRAFT NEGATIVE DECLARATION

[Click Here to Access Document](#)

ATTACHMENT C
PUBLIC COMMENTS RECEIVED

- Robert and Jillienne Shanko email, dated October 8, 2017.
- Noel Shanko email, dated October 9, 2017.
- Reginald D. Rice, Shirley J. Rice, Janine M. Jones and Evelyn Louise Hughes



City of
Placerville

Andrew Painter <apainter@cityofplacerville.org>

Draft ND (EA17-01), GPA17-01, and ZC17-03

1 message

Robert Shanko <shanko@pacbell.net>

Sun, Oct 8, 2017 at 10:05 AM

Reply-To: Robert Shanko <shanko@pacbell.net>

To: "pv.planning@gmail.com" <pv.planning@gmail.com>

Dear Planning Committee,

As resident home owners of 3161 Wiltse Rd. for 17 years we wish to express our **complete support** of this project; GPA 17-01, ZC 17-03, and EA 17-01.

This is beautiful property with multiple elevations and various wooded areas with small ponds and streams. We have taken walks on this property for many years with our daughters and it should absolutely stay as intact as possible as Estate Residential Zone rather than High Density Residential properties. This amendment would have far less impact on the environment then the previous plan as Low Density Residential and High Density Residential.

Please feel free to call on us if support is needed in person or further documentation in writing. Thank you very much for considering this change and doing your part to maintain our town and country as intact and natural as possible while still encouraging families to move to our county and support our local business owners.

Sincerely,

Robert and Jillienne Shanko
3161 Wiltse Rd, Placerville
(C) 530-651-4210
(C) 530-957-4627

RECEIVED
OCT 09 2017
CITY OF PLACERVILLE
COMMUNITY DEVELOPMENT DEPT.



City of
Placerville

Andrew Painter <apainter@cityofplacerville.org>

Property

1 message

Noel Shanko <noelshanko@earthlink.net>
Reply-To: Noel Shanko <noelshanko@earthlink.net>
To: pv.planning@gmail.com
Cc: Robert Shanko <shanko@pacbell.net>

Mon, Oct 9, 2017 at 2:15 PM

Dear Planning Committee:

As a land owner with property adjacent to the proposed development under consideration, I give my complete support to the development that is being considered: GPA 17-01, ZC 17-03, and EA 17-01.

Noel H. Shanko
(407) 880-6642

RECEIVED
OCT 09 2017
CITY OF PLACERVILLE
COMMUNITY DEV. DEPT.



City of
Placerville

Lynne Hunter <lhunter@cityofplacerville.org>

Project GPA 17-01, ZC 17-03, and EA 17-01

1 message

Reg Rice <regdrice@gmail.com>

Tue, Oct 17, 2017 at 9:14 PM

To: pv.planning@gmail.com

Dear Planning Committee,

As adjacent property owners for 16 years I and my co-owner sisters wish to express our ***complete support*** of this project; GPA 17-01, ZC 17-03, and EA 17-01.

It is my opinion that your plan will make the beautiful property with multiple elevations and various wooded areas with small ponds and streams a very lovely setting for homes with Estate Residential Zoning.

This amendment is superior to the High Density Residential previous plan and have less negative impact on the environment!

Thank you very much for considering this change and doing your part to maintain Placerville as intact and natural as possible while still encouraging families to move to here and support our local businesses.

Sincerely,

Reginald D. Rice
Shirley J. Rice
Janine M. Jones
Evelyn Louise Hughes

RECEIVED

OCT 18 2017

CITY OF PLACERVILLE
COMMUNITY DEV. DEPT.

Adjacent property: AN 049-170-11 and APN 049-170-10