



NOTICE OF CONTINUED PUBLIC HEARING
Placerville Planning Commission

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

At the Regular Meeting of the Planning Commission of the City of Placerville held on November 7, 2017, the following public hearing was continued to allow time for staff to consult with the United Auburn Indian Community regarding cultural resources within the project site. This continued hearing will be held on **Tuesday, January 16, 2018 at 6:00 p.m. at Town Hall, 549 Main Street, Placerville, CA**, for the Planning Commission to consider and make recommendation to City Council:

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) GPA17-01: 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); and,
- 2) ZC17-03: 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.

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 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 prepared for the project request, the project would not result in impacts to the environment. A Negative Declaration (ND) in accordance with the California Environmental Quality Act was prepared 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.

PUBLIC COMMENT: 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 12:00 p.m. on Tuesday, January 2, 2018. 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. Fax (530) 295-2510.

Planning Commission information packets for the January 16, 2018 meeting will be made available to the public after 5:00 p.m. on Tuesday, January 2, 2018. The packets may be viewed at the Development Services Department during regular business hours, or alternatively can be accessed and viewed online at the Planning Commission Agendas webpage.

Andrew Painter, Executive Secretary
City of Placerville Planning Commission
December 18, 2017

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



 Project Boundary

