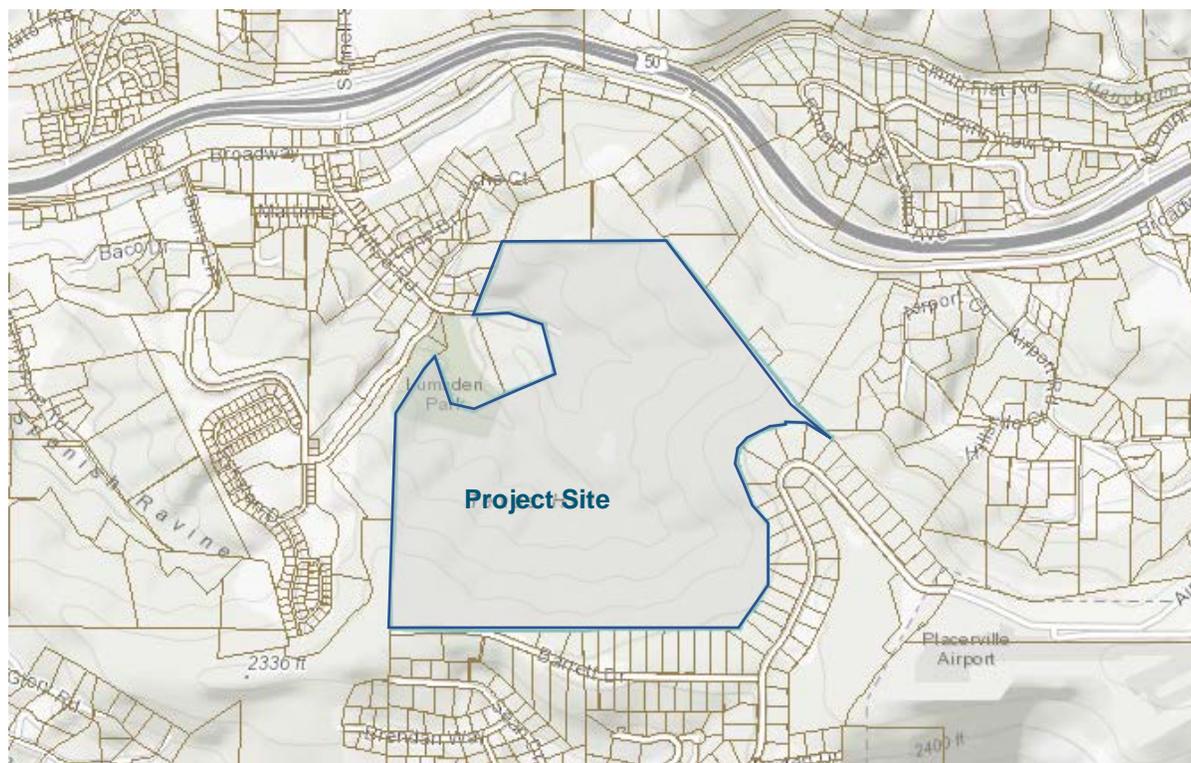




**CITY OF PLACERVILLE PLANNING COMMISSION
STAFF REPORT
January 16, 2018 Regular Meeting (continued from November 7, 2017)**

<p>Application 260 Wiltse Road - General Plan Amendment (GPA)17-01 Zone Change (ZC)17-03 Environmental Assessment (EA) 17-01</p>	<p>Applicant / Property Owner Applicant: Mark Heckey, Touchstone Consultants, Property Owner: Placer 128 Investors, LLC</p>
<p>Property Address / Location 260 Wiltse Road, Placerville Assessor's Parcel Number (APN): 049-280-08</p> <p>Property Size 128 acres</p>	<p>Request Proposal by property owner to:</p> <p>General Plan Amendment (GPA)17-01: Amend the Placerville General Plan Map, changing the 128-acre property, APN 049-280-08, from Low Density (LDR) and High Density Residential (HDR) to Rural Residential (RR).</p> <p>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).</p>



MAP SOURCE: UGOTNET

<p>Existing Land Use Parcel contains three addresses for residential purposes, 260 Wiltse Road, 265 Wiltse Road and 3172 Wiltse Road.</p>	<p>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</p>
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Staff Recommendation Summary

That the Planning Commission recommend to City Council to adopt the Negative Declaration and approve the General Plan Amendment and Zone Change requests.

Attachments

- A. Applicant Submittal Package B. Initial Study / Draft Negative Declaration
C. Comments Received

Site Characteristics

The project area consists of 128-acres of land area located on a single parcel (APN049-280-08). 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 the City's 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.

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 (LDR), and has a zone classification on the Placerville Zoning Map of R-1, 20,000 Single-Family Residential Zone – Airport Overlay (R1-20-AO). The remaining approximately one-fifth of the site, or 22 acres, is designated High Density Residential (HDR) 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 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 of 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. Lumsden Ranch was abandoned in 2009 before any action taken by the City on the planned development, subdivision or the environmental document.

Proposal & Analysis

The property owner and applicant propose to change the land use designation and zone classification on the 128-acre parcel (APN 049-280-08) located at 260 Wiltse Road. 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 (LDR), with its density range of 1.01 to 4.00 dwelling units per acre, and High Density Residential (HDR) 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.

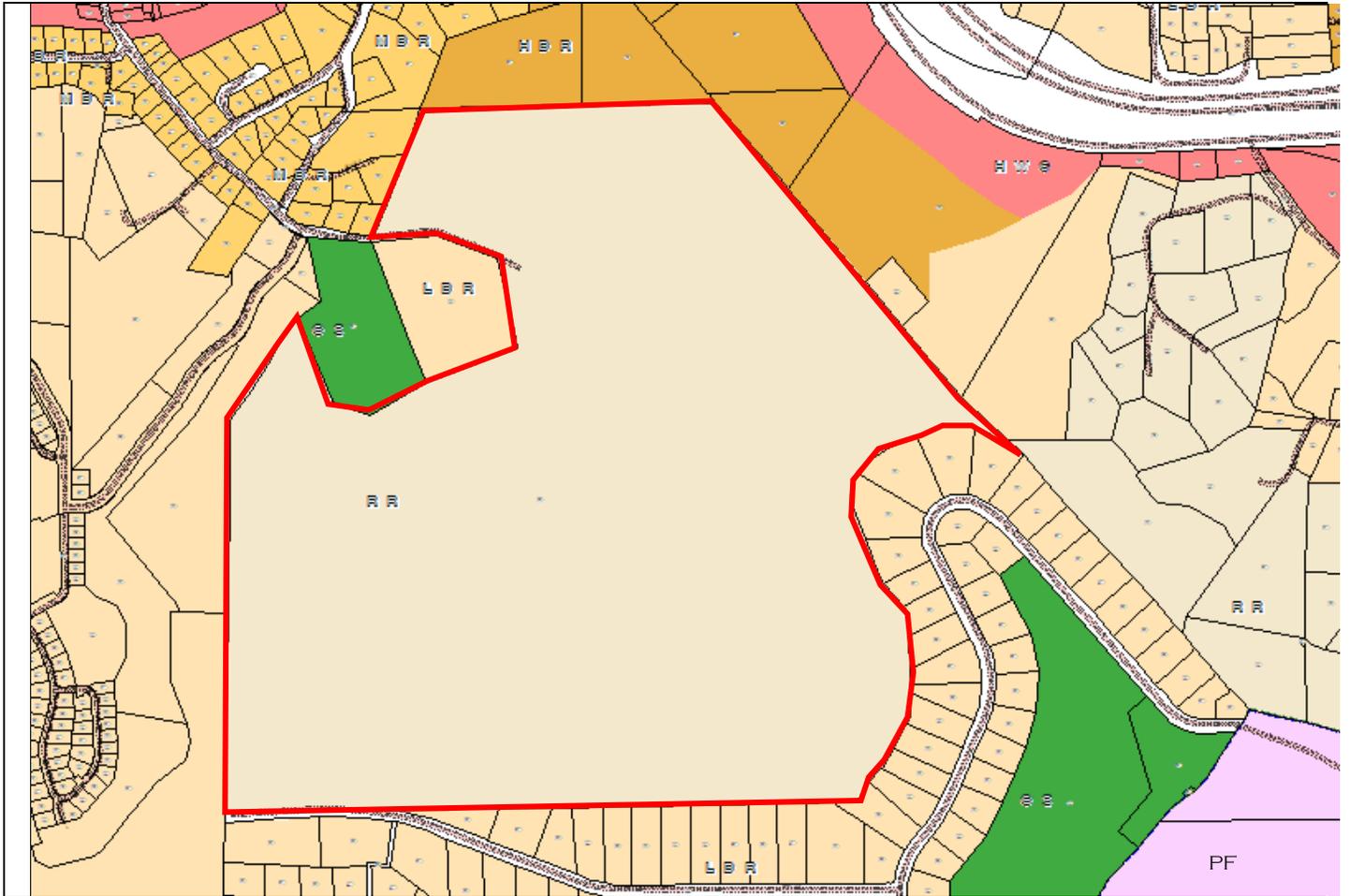
Table 1. General Plan Amendment Summary

General Plan Amendment	Existing	Proposed
Rural Residential (RR)	0 acres	128 acres
Low Density Residential (LDR)	106 acres	0 acres
High Density Residential (HDR)	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

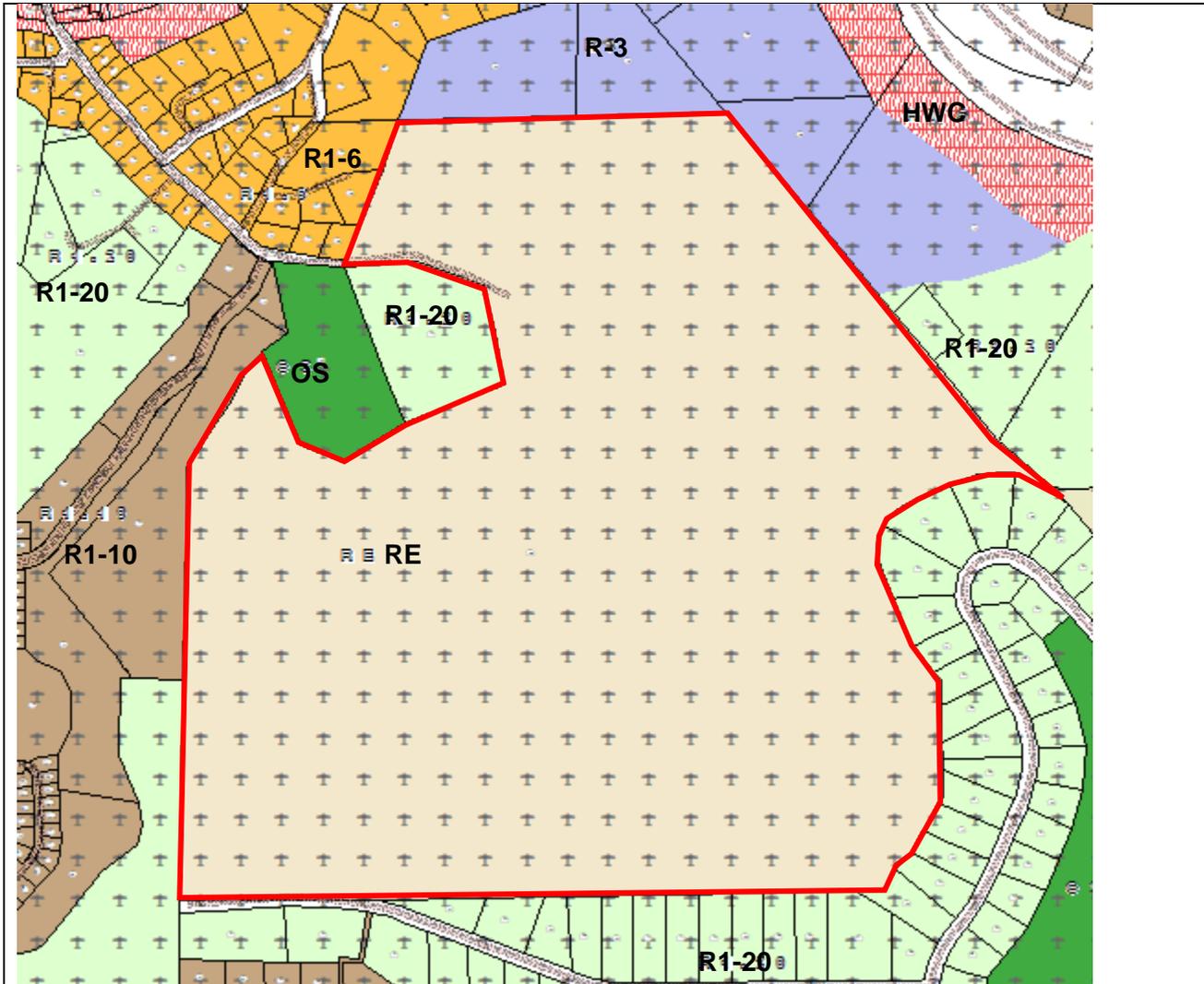


LEGEND

-  Project Boundary
- 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

 Project Boundary

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

  - Airport Overlay Zone



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: 0.20 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.

Staff Analysis

Per Part I Land Use Diagrams and Standards of the General Plan, the proposed Estate Residential zone classification is listed as 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 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 with the project request. 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 Draft Negative Declaration are attached to this report (Attachment B).

Note: Pursuant to California Fish and Game Code Section 711.4, all project applicants subject to the California Environmental Quality Act (CEQA) shall pay a filing fee for each project; therefore, the applicant will further be required to pay California Department of Fish and Wildlife and the Clerk Recorder filing fees.

Agency & Public Review

The request was subject to review by Native American Tribal organizations under SB 18 requirements due to the General Plan amendment, and AB 52 due to the preparation of the Initial Study / Negative Declaration. Consultation was requested by the United Auburn Indian Community of the Auburn Rancheria (UAIC), causing the continuance of the November 7, 2017 public hearing for this request. The UAIC and the City agreed to conclude consultation on December 14, 2017 (see Attachment C). Consultation did not result in changes to the conclusion in the Initial Study / Negative Declaration that the request would not result in adverse changes to cultural resources.

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 and Comment

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. In addition, correspondence from Gene Whitehouse, Chairman and Cherilyn Neider, Administrative Assistant, of the UAIC was also received. Comments are provided as Attachment C.

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

Staff respectfully requests the Planning Commission take the following action regarding the 260 Wiltse Road - GPA17-01, ZC17-03, EA17-01 project request:

- I. Adopt Staff's report, including all exhibits and figures as part of the public record;
- II. Make the following recommendations to City Council:
 - A. Adopt the Negative Declaration (EA17-01) pursuant to CEQA Guidelines Section 15074(b), by finding that on the basis of the whole record, including the Initial Study and any comments received, that there is no substantial evidence the project will have a significant effect on the environment and that the Negative Declaration reflects the City of Placerville's independent judgment and analysis.
 - 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.
- C. 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.
- D. 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.

Attachments

- A. [Applicant Submittal Package](#)
- B. [Initial Study / Draft Negative Declaration](#)
- C. [Comments Received](#)

ATTACHMENT A

[APPLICANT SUBMITTAL PACKAGE](#)

(Click title above to view document)

ATTACHMENT B

INITIAL STUDY / DRAFT NEGATIVE DECLARATION

(Click title above to view document)

ATTACHMENT C

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
- Gene Whitehouse, Chairman, United Auburn Indian Community of the Auburn Rancheria letter, dated October 17, 2017.
- Cherilyn Neider, Administrative Assistant, Tribal Historic Preservation, United Auburn Indian Community of the Auburn Rancheria letter, dated December 14, 2017.



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

1 message

Robert Shanko <shanko@pacbell.net>
Reply-To: Robert Shanko <shanko@pacbell.net>
To: "pv.planning@gmail.com" <pv.planning@gmail.com>

Sun, Oct 8, 2017 at 10:05 AM

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



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



MIWOK United Auburn Indian Community
 MAIDU of the Auburn Rancheria

Gene Whitehouse
 Chairman

John L. Williams
 Vice Chairman

Calvin Moman
 Secretary

Jason Camp
 Treasurer

Gabe Cayton
 Council Member

October 17, 2017

Andrew Painter
 City of Placerville
 3101 Center Street
 Placerville, CA 95667

RECEIVED

OCT 24 2017

CITY OF PLACERVILLE
 COMMUNITY DEV. DEPT.

Subject: Proposed Adoption of a Negative Declaration to for the Following: 260 Wiltse Road - General Plan Amendment 17-01, Zone Change 17-03 and Environmental Assessment 17-01

Dear Andrew Painter,

Thank you for requesting information regarding the above referenced project. The United Auburn Indian Community (UAIC) of the Auburn Rancheria is comprised of Miwok and Southern Maidu (Nisenan) people whose tribal lands are within Placer County and whose service area includes El Dorado, Nevada, Placer, Sacramento, Sutter, and Yuba counties. The UAIC is concerned about development within its aboriginal territory that has potential to impact the lifeways, cultural sites, and landscapes that may be of sacred or ceremonial significance. We appreciate the opportunity to comment on this and other projects. The UAIC would like to consult on this project.

In order to ascertain whether the project could affect cultural resources that may be of importance to the UAIC, we would like to receive copies of any archaeological reports that are completed for the project. We also request copies of environmental documents for the proposed project so that we have the opportunity to comment on appropriate identification, assessment and mitigation related to cultural resources. We recommend UAIC tribal representatives observe and participate in all cultural resource surveys. If you are interested, the UAIC's preservation department offers a mapping, records and literature search services program that has been shown to assist project proponents in complying with the necessary resource laws and choosing the appropriate mitigation measures or form of environmental documentation during the planning process.

The UAIC's preservation committee would like to set up a meeting or site visit, and begin consulting on the proposed project. Based on the preservation committee's identification of cultural resources in and around your project area, UAIC recommends that a tribal monitor be present during any ground disturbing activities. Thank you again for taking these matters into consideration, and for involving the UAIC early in the planning process. We look forward to reviewing the documents requested above and consulting on your project. Please contact Marcos Guerrero, Cultural Resources Manager, at (530) 883-2364 or by email at mguerrero@auburnrancheria.com if you have any questions.

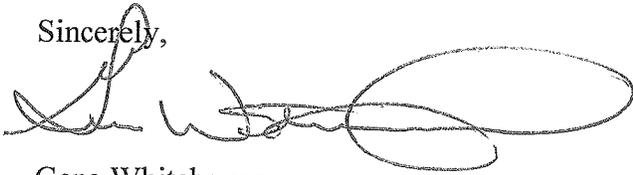
Sincerely,

Gene Whitehouse,
 Chairman

CC: Marcos Guerrero, CRM

Thank you for notifying UAIC of the proposed project. We look forward to working with you on other projects in the future.

Sincerely,

A handwritten signature in black ink, appearing to read "Gene Whitehouse". The signature is fluid and cursive, with a large loop at the end.

Gene Whitehouse
Chairman

CC: Matthew Moore, UAIC Tribal Historic Preservation Officer
Marcos Guerrero, UAIC Cultural Resources Manager



City of
Placerville

Andrew Painter <apainter@cityofplacerville.org>

**Letter to City of Placerville dated October 17, 2017 from Chairman Whitehouse
Requesting Consultation on the property owner initiated project, 260 Wiltse Road -
General Plan Amendment 17-01, Zone Change 17-03 and Environmental Assessment
17-01**

Cherilyn Neider <cneider@auburnrancheria.com>

Thu, Dec 14, 2017 at 3:51 PM

To: Andrew Painter <apainter@cityofplacerville.org>, Marcos Guerrero <mguerrero@auburnrancheria.com>

Cc: "privas@cityofplacerville.org" <privas@cityofplacerville.org>

Dear City Planner Andrew Painter,

Thank you for your follow-up on the 260 Wiltse Road General Plan Amendment and Zone Change. We have no additional questions or comments and agree to conclude the consultation process. Should the nature of your undertaking change, please notify us immediately.

We ask that you make this correspondence a part of your project record and thank you for involving UAIC in the planning process at an early stage.

Sincerely,

Cherilyn

Cherilyn Neider

Administrative Assistant

Tribal Historic Preservation

United Auburn Indian Community

530.883.2394

RECEIVED
DEC 14 2017
CITY OF PLACERVILLE
COMMUNITY DEV. DEPT.