



October 4, 2024  
Placerville City Council  
3101 Center Street  
Placerville, CA 95667

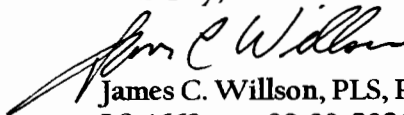
RE: City Council meeting Tuesday 10/8/2024, agenda item 10.2 (rezone APN 050-401-018).

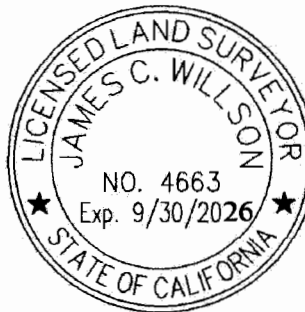
I have attached a copy of a map from the County GIS with the City of Placerville contours, for your reference. I have been working within the County and City of Placerville for 45 years doing Land Surveying and Engineering projects. I was hired by Ms. Martin to assist with the Certificate of Compliance and a boundary Survey of this property; I have walked this property several times in the process. Utilizing the attached map, the average slope of the property up the middle of the central ridge is approximately 20%. There are three mining gullies on the property: one on the west, one on the east and the third near the east boundary.

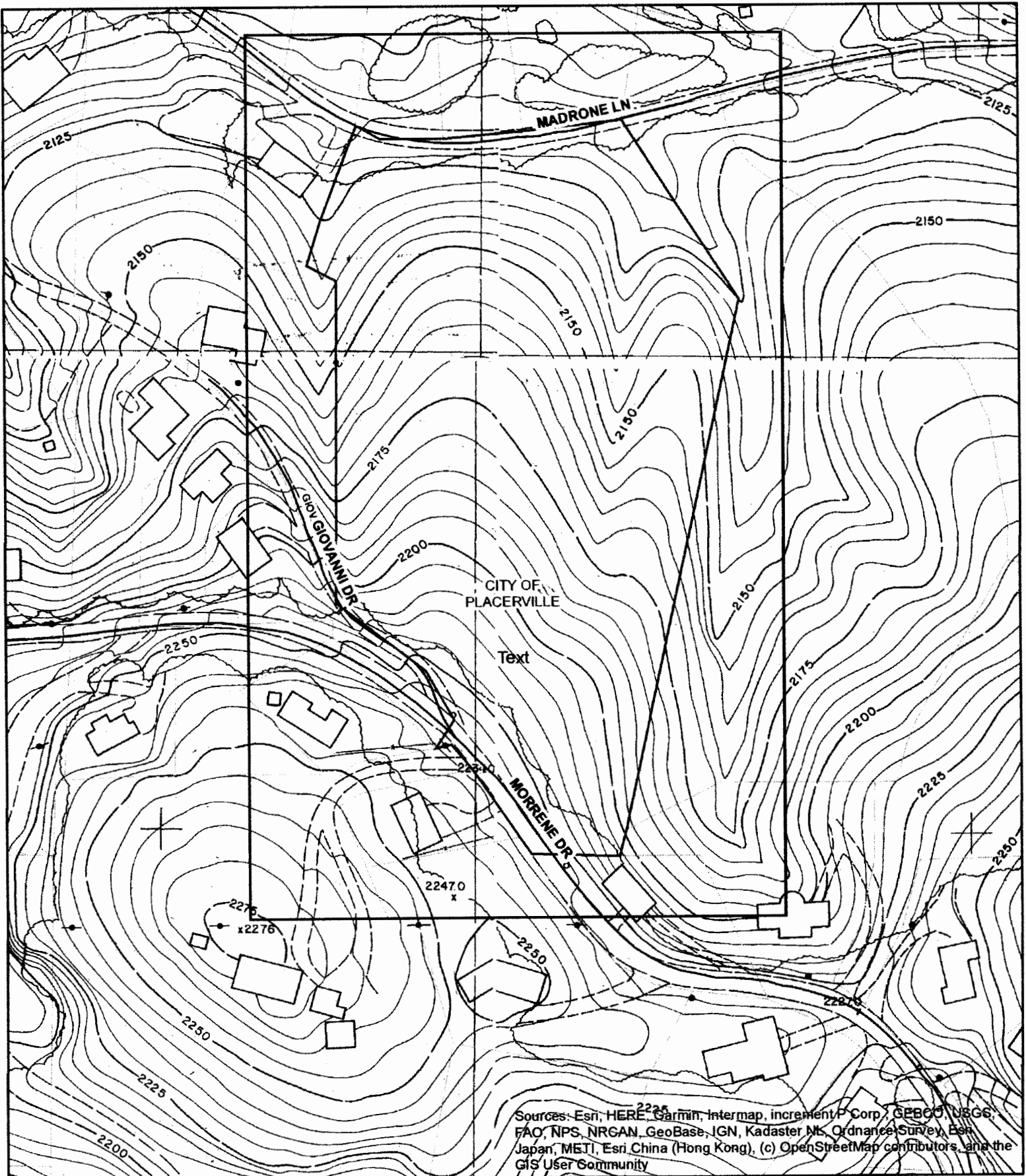
Based upon my experience, to develop this parcel to the current zoning would require extensive grading to create housing pads and access to each parcel. In addition, there most likely would not be a tree left on the site after development.

My recommendation is to grant the rezone and allow this to continue to be open space with one to two residences.

Sincerely,

  
James C. Willson, PLS, PE  
LS 4663 exp. 09-30-2026  
PE 38947 exp. 03-31-2025





Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRGAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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APN 050-401-018-000

Search Results: Parcels  
 Override 1  
 County Outline  
 Highway Labels

Highways  
 Major Roads  
 Major Roads

Disclaimer: Parcel boundaries in this map are illustrative only and not considered the legal boundary.

