



## CITY COUNCIL NOTICE OF PUBLIC HEARING

Notice is hereby given that the City Council for Placerville will conduct a public hearing on Tuesday, December 10, 2024 at 5:00 P.M. at Town Hall, 549 Main Street, Placerville, CA, to consider the recommendation of the Planning Commission to approve the following requests:

Map Amendment (MA) 24-01: Modification of the Building Envelope for Lot 15 of the Recorded Quartz Mountain Subdivision Phase I. Consideration of a Map Amendment for Lot 15 of the recorded Quartz Mountain Subdivision to: (1) Modify the boundaries of the building envelope and open space boundary to accommodate the future construction of a single-family dwelling; and (2) Find the project categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15305. Location: 2706 Bedford Avenue, Placerville, CA / APN: 050-610-015. Property Owner / Application: Sal Clemente and Esme Escobedo. Representative: Victor Pierce, Alpine Design and Drafting.

Zone Change (ZC) 24-08: Establishment of Agricultural Commercial Zone District and Adding the Agricultural Commercial Zone to Section 10-5-1. Consideration of a request from the City of Placerville to: (1) Amend the Zoning Ordinance to add Section 10-5-26, creating the Agricultural Commercial Zone District to implement the Agriculture/Commercial General Plan Land Use Designation), (2) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to California Code of Regulations, Title 14, Chapter 3, Sections 15060(c)(2) and 15060(c)(3). Location: Not currently applicable to any property. Applicant: City-initiated.

For further information regarding these applications, you may review the files for these requests at the Development Services Department during regular business hours, Monday through Friday between 8:00 a.m. and 5:00 p.m. prior to the public hearing.

Any person interested in this matter is invited to attend and present testimony either for or against the proposed application. If you challenge the action taken on this matter in court, the challenge may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence to the Development Services Department at, or prior to, the public hearing.

Written comments on the projects may be submitted at the hearing or prior to the hearing, by mailing or delivering them to the Development Services Department, Planning Division, 3101 Center Street, 2<sup>nd</sup> Floor, Placerville, CA 95667, or by email: [pv.planning@gmail.com](mailto:pv.planning@gmail.com). For inclusion in the agenda packet to be distributed, written comments of interested parties should be submitted to the Development Services Department prior to Wednesday, December 4, 2024 at 5:00 p.m.

Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such a request to the City Clerk (530) 642-5531 at least 72 hours before the meeting, if possible.

Pierre Rivas, Development Services Director

