

30 May 2026

City of Placerville Development Services Department
3101 Center Street
Placerville, CA 95667

Attention: Carole Kendrick

Last week I received a copy from a neighbor of a Notice of Intent to Adopt a Mitigated Negative Declaration for the development of a 3.77 acre parcel on Highway 49.

Unfortunately, I will be unable to attend either of the two public hearings that are noticed in the NOI (Planning Commission and City Council) as I will be out of town during that time. Nonetheless, I would like to share some concerns in this communication, as follows:

This particular parcel is directly across the Highway from my Street (Holly Way) and I know and love it well. It provides a beautiful respite for the eyes with shady green coolness, as well as an enchanting place to listen to the chorus of frogs every afternoon/evening.

The wetland nature of the parcel is clearly every bit as enticing to frogs and other aquatic life as it is to me. It is disingenuous for the City to declare there will be no significant impact to scenic resources simply because the parcel has not been designated as a scenic parcel or given some other administrative label. It is, in fact, quite scenic and lovely. The aquatic life has found it to be so as well, as the stream that runs east to west on the property is home to enough frogs that we benefit from their mating songs every afternoon and evening. I have even seen an egret stalking through the wet area and have heard owls communicating through the night. A housing development such as the one you are considering would destroy all of that.

I do appreciate your time on the phone with me, conversing about this parcel and I am grateful that you believe the project will never materialize. On the chance that it might, though, I would like to register with you some serious concerns. The concerns include the lack of the following:

- A streambed alteration agreement from CDFW
- Any discussion about the wildlife habitat that does exist there, including frogs and other amphibians as well as an occasional egret, and also:
- Any discussion of what the project will do to worsen an already chronic hazardous traffic zone and how it might be mitigated. Currently, if one drives out of Holly way, the 49 curves backwards slightly to the right and to the left which makes it hard to see oncoming traffic and it is often risky pulling out. This is particularly true since the state chose to increase the speed limit along that highway.

Please include me in future communications about this project, even though my house is apparently beyond the 300' which would require you to notice me. With appreciation,

Margie Lopez Read
Retired Registered Environmental Assessor
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