



Public Comment: Intent to Adopt Mitigated Negative Declaration - 2752 Coloma St (Environmental Assessment 2024-03)

2 messages

Ron G <roostir@me.com>
To: ckendrick@cityofplacerville.org
Cc: ngotberg@cityofplacerville.org

Sun, May 10, 2026 at 10:07 AM

Dear Ms. Kendrick,

I am writing as the owner of a neighboring property located two parcels away from the proposed project site at 2752 Coloma Street. While I understand the City's objectives regarding the Housing Opportunity (HO) Overlay, I am formally submitting my concerns regarding the **Notice of Intent to Adopt a Mitigated Negative Declaration (MND)**.

Based on my direct experience as a long-term resident of this specific corridor, I believe the Initial Study does not sufficiently address or mitigate the following impacts:

1. Hydrology and Downstream Drainage (Seasonal Creek) A seasonal creek traverses the project site at 2752 Coloma St and flows directly onto and through my property. During heavy winter rains, this creek already experiences significant volume and high-velocity flow. Replacing 3.77 acres of permeable land with high-density housing will drastically increase peak runoff and introduce urban pollutants (oil, heavy metals) from parking areas into this waterway.

- **Request:** I request that the City require a comprehensive, site-specific Hydrology Study that accounts for downstream impact on neighboring parcels and mandates the use of advanced bio-retention basins to prevent erosion and pollution on my property.

2. Pedestrian Safety and Lack of Infrastructure The MND classifies transportation impacts as "less than significant," yet this stretch of Highway 49 is a two-lane road with no existing sidewalks or lighting. Adding up to 67 multi-family units will inevitably increase pedestrian traffic. Without dedicated frontage improvements, residents will be forced to walk on the shoulder of a high-speed highway.

- **Request:** I believe a "Negative Declaration" is inappropriate unless the project is conditioned upon the construction of full frontage improvements (curb, gutter, and sidewalks) that connect this site to the existing city infrastructure, ensuring the safety of both new and current residents.

3. Cumulative Traffic Impact on Highway 49 The addition of up to 67 households will create a significant increase in daily vehicle trips at a point on Highway 49 that already experiences congestion. I am concerned about the safety of ingress and egress for this density of housing so close to existing residential access points.

As a steward of a historic Placerville Victorian home in this neighborhood, I ask that the Planning Commission and City Council carefully consider these environmental and safety factors before fast-tracking a project of this scale. I look forward to your response and to attending the public hearing on June 16th.

Sincerely,

Ron Gutzman

530-903-9178

Carole Kendrick <ckendrick@cityofplacerville.org>
To: Ron G <roostir@me.com>

Mon, May 11, 2026 at 8:56 AM

Dear Mr. Gutzman,

Thank you for providing your comments regarding 2752 Coloma Street.

I have added your correspondence to the public record, and your concerns will be included in the staff reports provided to the Planning Commission and City Council for their consideration.

Please note that this action does not constitute a specific project proposal at this time; rather, it involves establishing a Housing Opportunity (HO) Overlay on the property.

Best regards,

Carole Kendrick

[Quoted text hidden]

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Carole Kendrick

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Please note that effective July 1, 2025, the Development Services counter will be closed between 12:00 and 1:00 p.m.

