

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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

Contact Person: Carole Kendrick, Development Services Director (530) 642-5252
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Project Title: City of Placerville General Plan Land Use Designation and Zoning Map
Amendment – Housing Opportunity (HO) Overlay - 7460 and 7444 Green Valley Road

Project Location: The project site consists of two abutting parcels (Assessor’s Parcel Numbers 323-120-030 and 325-160-008) totaling 3.27 acres within the City of Placerville, California. The site is located on Green Valley Road, with access from Green Valley Road (adjacent to the western/northwestern boundary) and Winter Lane (adjacent to the eastern boundary). A vicinity map is included in Figure 1 and an aerial map is included in Figure 2 of the Initial Study/Mitigated Negative Declaration (IS/MND). The project site is not included on any of the lists enumerated under Section 65962.5 of the Government Code (hazardous waste sites).

Project Description: The proposed project is a General Plan Amendment and Rezone to apply the Housing Opportunity (HO) Overlay to two parcels totaling 3.27 acres (APNs 323-120-030 and 325-160-008) at 7460 and 7444 Green Valley Road in Placerville, California. The overlay would change the General Plan designation from High Density Residential (HDR) to HDR-HO and the zoning from Commercial (C) to C-HO. This would allow development of up to 60 multi-family dwelling units at a density of 20–24 units per acre, with at least 50% of units affordable to very low- and low-income households (minimum 30% very low-income and 20% low-income). The project supports the City’s 2021-2029 Housing Element by increasing inventory for high-density affordable housing.

The City of Placerville has prepared an Initial Study and proposes adopting a Mitigated Negative Declaration (MND). The project has the potential to result in significant environmental effects related to Biological Resources, Cultural Resources, Geology and Soils, Hydrology and Water Quality, Noise, and Wildfire; however, mitigation measures have been incorporated to reduce these impacts to less than significant levels.

Public Review Period: April 3, 2026 – May 3, 2026 (+30 days)

Public Hearing: Public Hearings:

- **Placerville Planning Commission:** May 5, 2026, at 6:00 PM

- **Placerville City Council:** May 26, 2026, at 5:00 PM
- **Location:** Town Hall Council Chambers, 549 Main Street, Placerville, CA 95667
- *(Virtual options may be available; check the City website at www.cityofplacerville.org for details.)*

Document Availability:

- Development Services Department, 3101 Center Street, Placerville, CA 95667 (Monday–Thursday, 8:00 AM–5:00 PM)
- City website: www.cityofplacerville.org (under “Development Services” or “Public Notices”)

This document has been submitted to the State Clearinghouse for review by state agencies (SCH # pending).

Comments Due: By 5:00 PM on May 3, 2026, to: Carole Kendrick, Development Services Director City of Placerville Development Services Department 3101 Center Street Placerville, CA 95667 Email: ckendrick@cityofplacerville.org

Comments should specify the basis for any concerns regarding potential environmental impacts. All comments received during the public review period will be considered and responded to prior to any action on the project.

Dated: April 1, 2026

Carole Kendrick Development Services Director City of Placerville