

Comments to “Notice of Intent to Adopt a Mitigated Negative Declaration” to “City of Placerville General Plan Land Use Designation and Zoning Map Amendment Housing Opportunity (HO) Overlay – 2752 Coloma Street”

We all agree to the need to increase availability of affordable housing in California, and especially Placerville. However, the development at 2752 Coloma Street is superfluous as a) development on Mallard Lane and Middletown Road meet the Regional Housing Needs Allocation for the 2021-2029 planning period, and b) Sites 2 and 3 on New Morning Court and Green Valley Rd as identified in Housing Element A-3 do not potentially, significantly, and unavoidably impact the environment as the Initial Study for 2752 Coloma Street failed to address below:

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Note, “Coloma Street” and “HWY 49” are used interchangeably throughout the comments.

§ 3.1 - Aesthetics not checked with Determination. See § 4.1.2.b comments below.

§ 4.1.2(b) - Highway 49 is designated as an Eligible Scenic Highway however not officially designated. This appears to circumvent the aesthetic attributes of woodlands, Victorian and Craftsman “charm”, and the adjacent Historic District the highway navigates for the benefit of developers and City revenue. The studied parcel includes numerous trees over 20-ft; including a permanent spring and stream; is 450-yds north of Placerville’s Historic District; borders 2/4 sides of the Koletzke House originally built in 1885, see Attachment 1 (Koletzke House Request for Historic Status); is 47-yds north of the Nick Fox House built in 1895; and is across the street from the Hill Crest Development built in the 1980s and designed to retain the Craftsman and Victorian architecture of the Koletzke and Nick Fox houses, respectively. It is in the City’s long-term interest to preserve the historic and woodland aesthetic and “charm” of Coloma Street as tourists navigate the highway towards Marshall Discovery State Park and other historic Gold Rush sites.

The study neglects to include digital renderings of the planned apartment complex. The renderings shall include existing and adjacent structures. The illustrations will be used for comparison to existing structures for transparent and complete understanding. These graphics shall be included in the study and public notice. The lack of digital renderings circumvents understanding the scope and scale of the proposed Project.

§ 4.1.2.(c) fails to address historic homes in the vicinity and any attempt of new construction to retain in-kind aesthetics of the historic architecture. See response to § 4.1.2.b for further explanation.

§ 4.4.1 and Figure 6 fail to identify a permanent spring on the studied parcel directly downhill and east of the existing storage building. The spring is currently surrounded by blackberries. The initial study also failed to identify the Main Channel as a permanent creek as another permanent spring located on 2744 Coloma Street constantly discharges to 2752 Coloma Street after passing through the driveway culvert. Both springs create a verdant riparian zone beneficial to countless wildlife seldom found elsewhere in the City. Development will potentially have a significant and unavoidable impact to the riparian zone, streambed, ephemeral wetland, and groundwater quality given the presence of permanent springs.

§ 4.4.2.(a) failed to identify the presence of red-shouldered hawks (*Buteo lineatus*), a federally protected raptor species on the studied parcel. The hawks use the studied parcel for both hunting and breeding. See photos in Attachment 2.

§ 4.4.2.(b) - See details of permanent springs discussed in § 4.4.1. § 4.4.2(b) pre-emptively concludes “minor impacts to streambeds/banks” and “less-than-significant impact with mitigation” without verification from the United States Army Core of Engineers (USACE) and Central Valley Regional Water Control Board (CVRWCB). Additionally, conclusions are reached prior to submitting a Streambed Alteration Agreement. The importance of the springs, stream, riparian zone, and wetland in winter months has currently been overlooked with the Initial Study.

§ 4.4.2(c) - See comments to § 4.4.1 and § 4.4.2(b). § 4.4.2(c) addresses mitigation during construction but does not address long-term impacts to above ground and below ground water quality following construction. Permanent design details to mitigate impacts to the permanent spring, creek, riparian zone, ephemeral wetland, and associated groundwater shall be addressed prior to a mitigated negative declaration.

§ 4.6.2(a) fails to consider the extensive resources required for the proposed streambed crossings, channels, and diversions necessary to protect and navigate the spring, stream, riparian zone, and ephemeral wetland.

§ 4.8.2(a) - CalEEMod used to model Green House Gas (GHG) emissions as discussed in the above section and Appendix A do not include required frontage, streambed, spring, and riparian zone improvements. Verification of required improvements by Caltrans, USACE, and CVRWCB is necessary to accurately model expected GHG emissions. The calculation shall also consider GHG emissions produced from estimated concrete use.

§ 4.8.2(b) indicates temporary emissions during construction but the model does not quantify, and the section does not discuss the current GHG sink due to the verdant habitat, and the likely loss of that habitat. This is a quantifiable valuable that should be transparent to the public and consulted by El Dorado County Air Quality Management District (EDC AQMD).

§ 4.9.2(f) references the City of Placerville's Emergency Response Plan and indicates the Project will not impair or interfere with said plan and would have a "less than significant impact". However, the study does not reference, provide a link, nor is a response plan found on the City website. The City website does include an "Emergency Route Awareness Map" which indicates HWY 49 is an evacuation route for Zone 1 and Zone 3. The impact of evacuating these identified zones is not evaluated in the study. Given the area is within a Very High Fire Hazard Severity Zone, the impact to evacuation routes for not only Zone 1 and Zone 3 within the City, but also the communities from Coloma along HWY 49 and Georgetown via HWY 193 shall be evaluated by the City, County, and Fire District. The evaluation shall include impacts to evacuation routes, and emergency response routes to rural communities during and after construction.

§ 4.10.2(a) discusses Best Management Practices (BMPs) during construction but not the long-term impacts to water quality following degradation of a riparian zone and ephemeral wetland. The long-term impact to Hangtown Creek, point of final discharge, shall be evaluated.

§ 4.10.2(c)(i) indicates results discussed in § 4.7.2(b) and § 4.10.2(a) would reduce impacts from stormwater runoff to a "less-than-significant level". The results do not mention removing surfaces used for infiltration and an expected increase in runoff volume.

§ 4.10.2(c)(ii) discusses runoff flows to HWY 49 but neglects to include substantial runoff currently discharging to the western border of 2744 Coloma Street. The study shall include design details necessary to mitigate damage to adjacent parcels.

§ 4.10.2(c)(ii) fails to address existing flooding at the southern end of the property during heavy rainfall. As noted in the study, stormwater flows are expected to increase due to a loss of infiltration and increase in impervious surfaces.

§ 4.10.2(e) references the need for a Storm Water Pollution Prevention Plan (SWPPP), but the plan only encompasses mitigation during construction. Long-term impacts to Hangtown Creek shall be evaluated.

§ 4.13.2 fails to mention the impact of construction noise to El Dorado High School as permitted construction hours coincide with school hours. Further sensors shall be placed on the hill to evaluate expected impact to classroom studies, and the School District shall be consulted for potential impacts.

The noise study also fails to evaluate the impact following construction of 40-ft tall structures as proposed in the project. Acoustics along HWY 49 are exacerbated due to the valley topography and towering structures will only enhance highway noise pollution. Traffic noise pollution impacts to the high school, churches, recovery house, and residential neighborhoods shall be evaluated with the modeled apartment structures included.

§ 4.14.2 indicates the Project will not displace existing people. The study fails to consider the extensive impact to the neighborhood character, aesthetic, and “charm” which will decrease existing property values and motivate long-term residents to leave. Existing residents motivated to leave upon project commencement include middle to upper-middle class families. The City’s willingness to circumvent unavoidable impacts, dangers, and destroy the current aesthetic indicates a lack of a good faith effort to preserve the community. This loss of trust from the City’s deficient good faith effort will inspire existing residents to move outside City limits.

§ 4.15.1 indicates there are various walking trails in the vicinity of the project, however, none are identified. Low income high density housing requires recreation for children and transport routes for citizens without vehicles. However, the primitive walking path to the east of the project site is dangerous due to an uneven and unpaved slope with various obstacles and a 45-degree pitch dropping to the highway. There are no connecting

sidewalks in the vicinity. Frontage improvements to the project will stop at a utility pole dropping to a ditch south of the property where the highway meets end-of-pavement, and to the north at 2716 Coloma Street where end-of-pavement borders a culvert and ditch. This section of highway is narrow, lacking a fogline, let alone a shoulder. Caltrans Route Concept Report of 2000 acknowledges HWY 49 cannot be widened due to “historic and topographic constraints”. The site selection is erroneous given that it will make personal vehicle transport required for low-income individuals. The nearest bus stop is at Coloma Court, requiring pedestrians to enter the southbound lane of the highway at the above mentioned culvert and ditch to reach it. The required frontage improvements for the project will not be connected to any adjoining sidewalks. There is not a safe crosswalk to connect the property to the primitive path to the east. Caltrans has determined the section of road is safe as-is and will not commit to pedestrian improvements. See study conducted April 28th, 2026 (Attachment 3).

§ 4.15.2(iv) indicates the project will increase patronage to City recreational facilities, however, there is not a safe way to access any facilities without a vehicle. See § 4.15.1 comments above.

§ 4.16.2 - As noted in § 4.15.1, pedestrian access to recreational facilities is impeded, thus requiring vehicular transport.

§ 4.17.1 notes the “unique nature of the roadway” and “minimal” shoulders but does elaborate. Shoulders are absent adjacent, north, and south of the project area. The roadway is a dangerous section of highway with blind corners at the intersection of Bee Street and oncoming vehicles from Green Street. Properties to the southeast of the highway do not have onsite parking and instead park on the west side yet live on the east. Vehicles must commonly slam on their brakes to avoid pedestrian collisions of people carrying their mail or groceries. The current speed limit is 35 mph in front of the project area, but given the road is a straightaway separating mile of curves and serves thousands of commuters per day, vehicles typically exceed the 35 mph speed limit. The property at 2701 Coloma Street has had countless collisions of vehicles into their property failing to make the sharp left turn after the straightaway. The project is proposed in an already dangerous section of highway and will only add to the roadway pressure. We hope the City will reconsider the safety of pedestrians and our youth. See Attachment 4 for representative accidents along the highway.

The project is in deviation with the City’s General Plan Transportation Element Policy A-2, A-3, B-4, C-1, C-2, E-2, E-3, and F-6 as the Project fails to address referenced policy goals.

The study does not address any intention of the City to widen streets, add bicycle lanes, add sidewalks beyond the Project frontage, remove traffic hazards, create alternate routes, separate bike/walkways from roadways, limit on-street bicycle routes, or add sidewalks on both sides of any street that is developed.

§ 4.17.2 references Project Commitment Traffic-2 that space shall be reserved along Coloma Street for a future planned sidewalk network. The study fails to address the feasibility of said sidewalk space, Caltrans permits, financing, or any expected schedule. Construction of high density housing without pedestrian routes in-place is hasty, irresponsible, and unjust to the community.

§ 4.17.2(c-d) indicates “less-than-significant” impacts to emergency access and the discussion is limited only to construction. The section fails to address long-term impacts to wildfire evacuation routes, wildfire response routes, and requires consultation with the Fire District to assess potential bottlenecks.

§ 4.18.1 indicates “no responses were received requesting formal consultation.” However, the language is vague and does not indicate if responses were received. Improve language. The absence of a response does not mean without concern. Additionally, “Very Low” sensitivity does not imply zero probability of encountering Native American resources.

§ 4.19.1 does not address mitigating stormwater impacts to 2744 Coloma Street at the northern end of the property.

§ 4.20.2 - See comments to above referenced section in § 4.9.2(f). The Project is likely to potentially, significantly, and unavoidably impact emergency evacuation and response. This is pertinent both during and after construction.

§ 4.21.2 - Refer to comments above. Many aspects of the project will potentially have significant and unavoidable impacts on the community. It is in the City’s long-term interest to reserve the parcel for a structure of similar aesthetic and size as the existing neighborhood.

(1)

RESIDENTS IN AGREEMENT WITH ABOVE COMMENTS

NAME	SIGNATURE	ADDRESS	PHONE NUMBER	EMAIL
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JESUS LOPEZ		912 Hillcrest	530 391 2769	
Fran Little		840 Hillcrest St	530 344-3737	
Jeff Little DDS		840 Hillcrest St	530 349-1563	
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Jill Gutzman		2780 Coloma St.	530-903-0179	gutzgrley@yahoo.com
DAN FREEMAN		2827 Goldcrest St	951 233 9416	freemwlocke.com
Jessica Freeman		2827 Goldcrest St.	951.233.9334	
Kathy Robinson		2736 Coloma St	530-305-2583	
Tyler Watkin		2726 Coloma	530 313 8656	
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THE KOLETZKE HOUSE



Prepared by

Marilyn Ferguson

1995

THE KOLETZKE HOUSE

Historical Profile:

The Koletzke house and property located at 2744 Coloma Street, Placerville, California, has been a landmark and point of reference in Placerville since the 1880's. On the original site of 6.22 acres, the subject property is located at the Northwest boundary of the Placerville Townsite in an area historically known as "The City Gardens".

The house is a rectangular, two story, "Carpenter Style" with a veranda porch at the East and South sides of the structure, a portion of which has been enclosed. Approximately 25' x 30', the building has wooden shiplap siding and a foundation of flat, undressed rhyolite slabs. The house is an excellent example of late nineteenth century architecture.

Additions and Remodeling

The evolution of the additions to the house follows the pattern of what was stylish between the 1880's and 1900's:

- The addition of a small room next to the kitchen used as a summer kitchen with its own cooking stove and facilities for canning and preserving foodstuffs.⁶
- A smaller room off the summer kitchen used to store food.⁵
- A portion of the veranda porch enclosed to gain more living space.⁴
- Outside Plumbing, as indoor running water systems became possible.

The only other building on the property is a large wooden structure with oversized doors which was originally used to store farm equipment, wagons, and carriages (currently used as a garage).^{7,8}

Between 1895 and 1900 there were a great many existing houses remodeled in the Placerville area. The Koletzke house reflects that sense of time and place by the manner in which the veranda porch was enclosed:

- Use of the porch posts to visually incorporate the porch into the house.⁴
- Addition of a large fireplace with an exterior chimney constructed of undressed, native quartz and rhyolite boulders.⁴
- The French window openings between the porch posts that, when open, would allow the free flow of air and convey the feeling of being outdoors.¹⁰
- The exterior shingle sheathing on the house and porch that visually incorporates the porch into the house.²

The last remodeling and repair was done in 1986 when Mr. Brian Wilkinson purchased the property from the grandchildren of August Koletzke. During the interior remodeling, important features of the house were maintained; the original staircase and banister; over half of the original windows⁹ and some original doors.⁷ Although Mr. Wilkinson was required to comply with the modern building codes, repairs to the front windows were done with faithful attention to the spirit of the architecture. The French window theme was followed and the visual impact has not been disturbed.⁴ The retaining walls at the front parking also carried over the theme of the original rock pillars in the front yard.^{3,10}

Access Ramp for Disabled Persons

Mr. Wilkinson also provided a disabled access on the South side of the house. Mrs. Doris McIntire was contacted to review the layout of this access ramp for disabled persons. Mrs. McIntire is a local resident and confined to a wheelchair. She has been active and successful in working with the City of Placerville to install disabled access ramps on city streets and in public buildings. She has viewed photographs of the property in question and has made the following suggestions:

- Install a sign on the retaining wall just above the parking area in front of the house directing traffic to the upper parking area between the garage and the house.³
- Blacktop the upper parking area.⁵
- Treat the deck from the access ramp to the building with a non-skid surface.⁶
- Enlarge the door to be used for disabled access to accommodate wheelchairs.⁶

Koletzke Family History

The history of the Koletzke family is a history of a long-time involvement and contribution to the growth of Placerville.

August Koletzke and Louisa Wagner were both born in Germany and came to America with their parents and settled in El Dorado County. They were married in Placerville at the Episcopal Church by Rev. C. C. Peirce on September 23, 1868. They had a large family of 10 children, two of whom died in infancy. August Sr. was a farmer.

In 1889, August purchased the Coloma Street property from Andrew Wagner and moved his growing family into the house that would be identified with the family for the next one hundred and six years. The property was known by the family as the "Home Ranch". August planted an orchard of fruit trees (three of which are still growing on the property) and a large vegetable garden. For many years he was one of the biggest suppliers of fresh fruit and vegetables in the area.

The eight children of August and Louisa grew up and lead their own lives; some married, some remained bachelors, but they all remained close to the "Home Ranch" and to each other. **William** married and was a butcher by trade; **Frank** married and was in the grocery business; **Albert** married and was a butcher by trade;

Emma married and her children were the last Koletzkes to own the property; **Arthur and August** were twins and never married. **Arthur** was elected Clerk/Auditor of El Dorado County in 1913 and served in that office until an automobile accident in 1948 ended his public service. He died in 1959. **August** was a grocer by trade and died on January 14, 1985, two months short of his 102nd birthday; **Alma** married and after she became a widow, moved back to the "Home Ranch" to care for her brother, Arthur. She was killed in a freak automobile accident in 1961; Archie, the youngest of the children, married and was also a grocer by trade.

Designation as Historic Site

This report is being respectfully submitted for review and with a request that the Koltezke House be declared a historic site, thereby granting it all the protections and privileges under the Historic Preservation laws, codes, and ordinances that may exist in the State of California.

CHAIN OF TITLE

Lot 2, Block 48	F. Wirtz	1872 Townsite Fieldnotes	
Book 8/142	Fredinand Wirtz to Andrew Wagner		7/20/1882
Book 36/379	Andrew Wagner to August Koletzke		4/3/1889
Book 74/002	City of Placerville to August Kolotzke		1/27/1908
Book 73/124	August Koletzke to Louise Koletzke		6/3/1909
Book 73/368	Louise Koletzke to August Koletzke		4/5/1910
Book 555/496	Estate of Arthur Koletzke		6/30/1961
Book 2482/644	August H. Koletzke to Elise Koletzke and Alvin Krieger		9/19/1985
Book 2657/760	Elise Koletzke and Alvin Arthur		11/13/1986
Book 2683/241	Krieger to Brian Wilkinson		12/15/1986

SURVEY SHEET

Historic Name (if known) The Koletzke House Yr. c. 1885 Builder Unkown

2. Common Name (if known) The Koletzke House

Street Address 2744 Coloma Street City Placerville State CA

Zip 95667

Legal Description APN: 1:09:204 Lot 2 Block 48

Threat to Structure: Neglect ☐ Development ☐ Public Works ☐ None ☒ X
Unknown ☐ Other ☐

3. Present Owner Brian Wilkinson Address 342 Diana Ct. City Placerville
State CA Zip 95667

Present Use Office Building Private ☒ X Public ☐ Commercial ☐ Other ☐

Unoccupied ☐

Original Use Private Residence Other Past Uses ☐

ARCHITECTURAL DESCRIPTION

4. Number of Stories: 1 ☐ 1 1/2 ☒ X 2 ☐ 2 1/2 ☐ Basement No (☐)

5. Foundation: Stone ☒ X Brick ☐ Slate ☐ Other ☐ Over Layer ☐

Original Siding

6. Exterior Walls: Wood ☐ Shiplap ☒ X Clapboard ☐ Board & Batten ☐ Other ☐

If Shingle ☐ Plain ☐ Fishscale ☐ Other ☐

Sheathing Shingles

Stone ☐ Brick ☐ (Pattern ☐) Fieldstone ☐ Slate ☐

Riverrock ☐ Placerite ☐ Other ☐

Design or Detail Carpenter Style

7. Roof Shape: Gable: High ☒ X Medium ☐ Low ☐ Center ☐ Offset ☐ Cross ☐

Hipped ☐ Bellcast ☐ Gable Ends ☐

Special Features ☐

Hip: High ☐ Medium ☐ Low ☐ Pyramid ☐ Truncated ☐ Saltbox ☐

False Front ☐ Bellcast ☐ Flat ☐ Steeple ☐

Other ☐ Special Features ☐

8. Roof Material: Wood ☐ (☐) Tile ☐ Metal ☐ Slate ☐ Composition ☒ X

Other ☐

Other _____

ATTACHMENT 1

9. Chimneys: 1 _____ More than 1 X (3) Terreacotta _____ Brick X (2 / Interior)
Stone 1 (Quartz &) Other _____
Rhyolite Boulders / Exterior _____

10. Features of Building: (Indicate by number or description)

Dormer Shape _____

Porch eaves are boxed cornice with fascia

Roof Eaves House eaves are projecting with exposed rafters and plain brackets

Roof Trim _____

Special Features _____

Ornamentation _____

11. Windows: Shape Flat
 Detail Plain Molding
 Side Structure Plain
 Sills Slipsill
 Division Two Sash/ Some windows with side panals
 Panes: Stained Leaded Beveled Other
 Special Features

12. Main Door: Shape Flat Not Original X
 Detail Molded Trim
 Side Structure Plain Panes
 Threshold Plain
 Glass Panes: Stained Leaded Beveled Other
 Special Features Trasom Panals with upright bars

13. Property Features: Trees Fruit Trees
 Fences
 Walls quartz & Rhyolite Boulders with wood framing
 Sidewalks
 Tunnels or Cellars
 Other Builings Garage and Storage Building
 Other Features

14. Main Porch Original veranda/Front and Porch Supports Square posts
wrap around on south side of house. Later a portion of the front
and the south side was enclosed.

15. Stair Shape Plain, Ground Floor, Straight.

16. Additional Building Features: Exterior Chimney X Turret Balcony
Additional Porch Other

17. Placement to Other Buildings
None Main Structure X

17. Placement to Other Buildings None Main Structure X

18. Plan 5

19. Additional Comments:



ATTACHMENT 1

HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

ATTACHMENT 1

IDENTIFICATION

1. Common name: The Koletzke House
2. Historic name: The Koletzke House
3. Street or rural address: 2744 Coloma Street,
City Placerville, CA Zip 95667 County El Dorado
4. Parcel number: APN: 1:09:204 (Lot 2, Block 48)
5. Present Owner: Brian Wilkinson Address: 342 Diana Ct.
City Placerville, CA Zip 95667 Ownership is: Public _____ Private X
6. Present Use: Office Building Original use: Pritave Residence

DESCRIPTION

- 7a. Architectural style: Carpenter
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

The Koletzke house has been a landmark and point of reference in Placerville since the 1880's. On the original site of 6.22 acres, the house is a rectangular, two story, carpenter style with a veranda porch, a portion of which was enclosed in the late 1890's to gain more living space. French windows were added between the porch posts. A summer kitchen, indoor plumbing and a large exterior fireplace of undressed quartz and rhyolite boulders were also added. Remodeling was done in 1986. Many of the interior features were retained and the French window theme was followed preserving the visual impact of the structure.



8. Construction date:
Estimated 1880 Factual _____
Additions- 1895
9. Architect Unknown
10. Builder Unkown
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage 6.22 acs.
12. Date(s) of enclosed photograph(s)
c. 1940

13. Condition: Excellent ____ Good X Fair ____ Deteriorated ____ No longer in existence ____
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings ____ Densely built-up ____
Residential X Industrial ____ Commercial ____ Other: _____
16. Threats to site: None known X Private development ____ Zoning ____ Vandalism ____
Public Works project ____ Other: _____
17. Is the structure: On its original site? X Moved? ____ Unknown? ____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The history of the Koletzke family is a history of longtime involvement and contribution to the growth of Placerville. The property known to the family as the Home Ranch would be indentified with the family for the next one hundred and six years. August and Louise Koletzke moved to the Home Ranch in 1889 and raised their eight children. August, Sr. was a farmer. He planted an orchard and vegetable garden on the acreage and became one of the biggest suppliers of fresh fruit and vegetable in the county. One of their sons, Arthur, was elected Clerk/Auditor of El Dorado County in 1913 and served in that office until an auto accident in 1948 ended his public service. The last of the Koletzke children, August, Jr., died Jan. 14, 1985, two months short of his 102nd birthday.

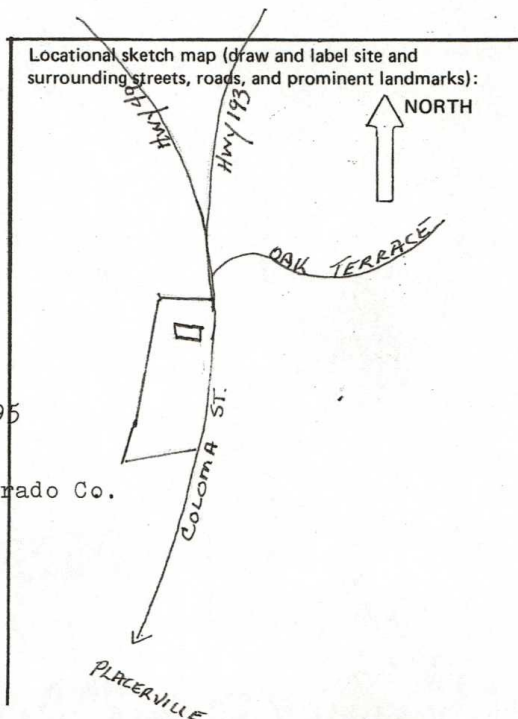
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure ____
Economic/Industrial 2 Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education 3

21. Sources (List books, documents, surveys, personal interviews and their dates).

Official records of El Dorado Co.
Placerville Townsite Fieldnotes & Map
Mountain Democrat Newspaper
Placerville Republican Newspaper
Interview with Brian Wilkinson 1/12/1995

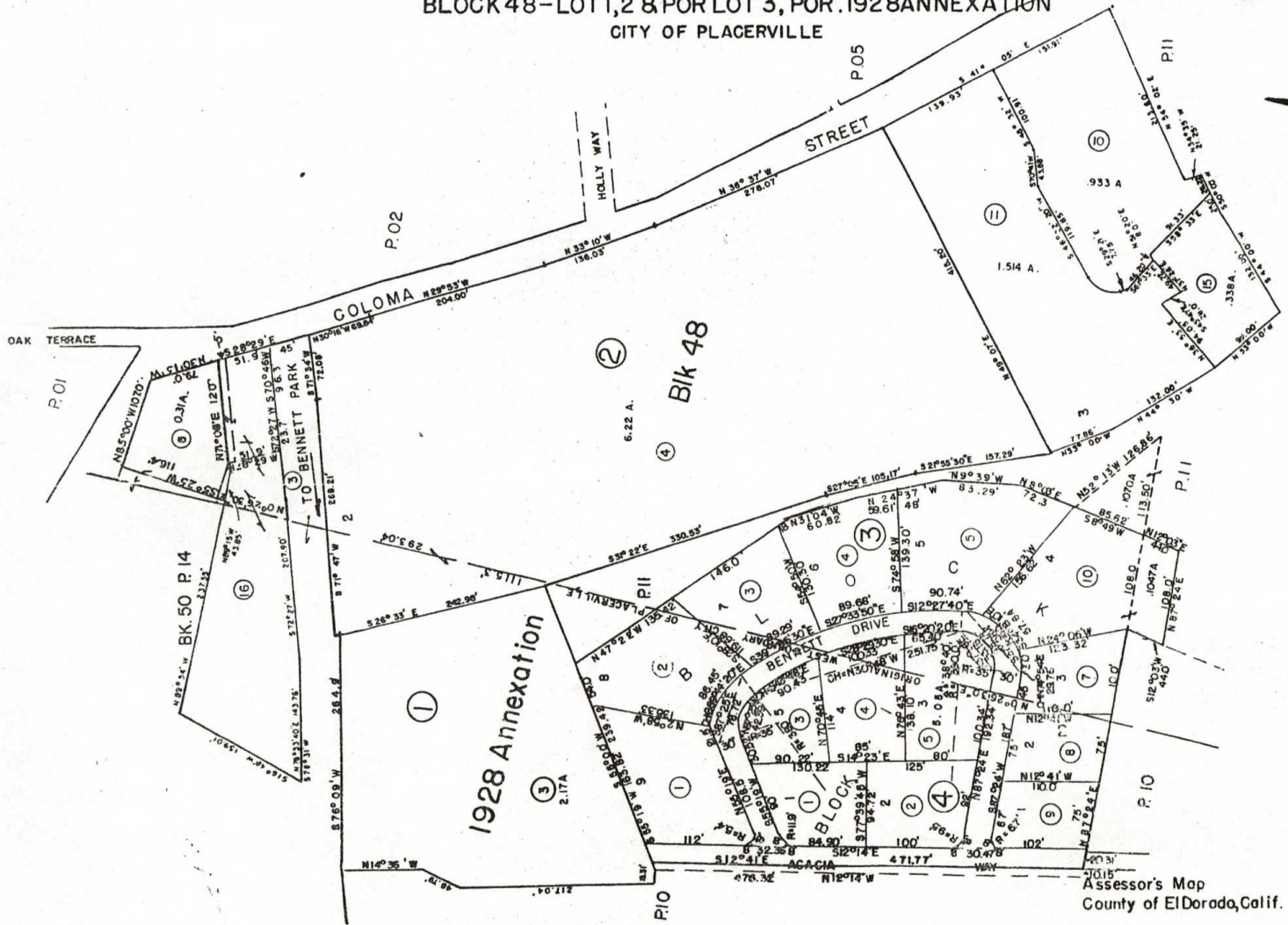
22. Date form prepared February 10, 1995

By (name) Marilyn Ferguson
Organization Heritage Assoc. of El Dorado Co.
Address: P.O. Box 62
City Placerville, CA Zip 95667
Phone: (916) 622-0712



BLOCK 48-Lot 1, 2 & Port Lot 3, Port. 1928 Annexation
CITY OF PLACERVILLE

1:09



Assessor's Map
County of El Dorado, Calif.

BIBLIOGRAPHY

Primary Sources of Information:

Official Records of El Dorado County
Recorder/Clerk's Office
Assessor's Office

Placerville Townsite Field Notes
Placerville Townsite Maps

Secondary Sources of Information:

El Dorado County Historical Museum Files
El Dorado County Historical Museum Photograph Collection
Marilyn Ferguson Historical Files
Placerville City Directories 1915, 1927, 1947
Mountain Democrat Newspaper Issues 1880-1990
Placerville Republican Newspaper

Interviews:

Interview with Mr. Brian Wilkinson - January 1, 1995
Interview with Mrs. Doris McIntire - February 11, 1995



1.



2.



3.



4.



5.



6.



7.



8.



9.



10.

3036

Picture circa 1940

Protected Specie – Red-Shouldered Hawk



Hawk hunting along parcel boundary



Hawks possibly mating on 2752 parcel property



Max Mizel <maxtmizel@gmail.com>

Customer Service Request - Ticket #: 1144242 - Closed

2 messages

Caltrans Customer Service Request <no-reply@dot.ca.gov>
To: maxtmizel@gmail.com

Tue, Apr 28, 2026 at 3:58 PM

Thank you again for submitting your Customer Service Request with Caltrans, your ticket has been closed. If you have any questions, please call the Public Information Office at (530) 741-4572.

Thank you for your concern for the California transportation system.

Caltrans

Caltrans Mission: Improving lives and communities through transportation..

**Message from Customer
Service Liaison:**

Hello Max, Thank you for contacting Caltrans. Please know that Highway Operations has completed an investigation into your inquiry. Following review and conducting counts, the team determined that there are no upgrades needed at this location. The roadway is currently appropriate as is. The team will continue to monitor.

CSR Ticket Number:

1144242

Date Submitted:

2026-01-14 10:22:48

Date Completed:

2026-04-28 00:00:00

California County:

El Dorado

State Highway Route:

49

Nearest Town or City:

Placerville

Nearest Cross Street:

Bee St/Coloma Ct/Combellaack

Mode of Transportation:

Walking

Direction of Travel:

Both

**Date & Time Situation
Noticed:**

2021-01-01 8 am - 9 am

Type of Situation:

Safety Concern

Description of Situation:

There is not a safe pedestrian crossing north of the Hwy 49 (Coloma)/Spring 4-way intersection. El Dorado High School is one block west of the highway and lots of students walk along the highway and attempt to cross where possible. I live on the highway, drive the speed limit, yet have had countless close calls hitting high school students. I hope CalTrans will invest in the safety of our youth.

**Geographic Location of
Situation:**

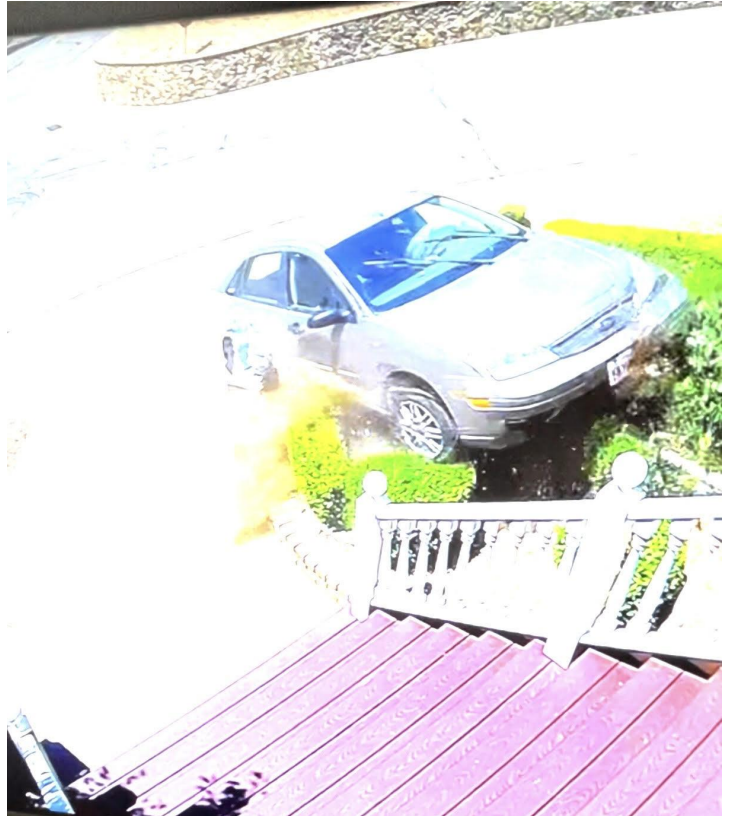
There is nowhere safe to cross Hwy 49 North of the Hwy 49 (Coloma)/Spring 4-way intersection. Heavy pedestrian and particularly high school use runs from Bee St to Combellaack Rd. north of Hwy 193.

Your Email Address:maxtmizel@gmail.com

Representative Traffic Accidents Along Coloma Street



Collision In front of 2736 Coloma Street



Collision into 840 Hill Crest Street, on Corner of Coloma Street

RESOLUTION NO. 5894

RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF PLACERVILLE DESIGNATING THE KOLETZKE HOUSE AT 2744 COLOMA ROAD
AS HAVING HISTORIC SIGNIFICANCE

BE IT RESOLVED that the City Council of the City of Placerville does hereby designate the KOLETZKE HOUSE located at 2744 Coloma Street as having historical significance.

The foregoing Resolution was introduced at a regular meeting of the City Council of the City of Placerville held on March 28, 1995, by Councilmember WASHBURN who moved its adoption.

The motion was seconded by Councilmember SAXTON.

And a poll vote was taken which stood as follows:

AYES: LISHMAN, NERWINSKI, SAXTON, WASHBURN, WASSERMAN

NAYS: NONE

ABSTAIN: NONE

ATTEST:

Bob Gilmore
CITY CLERK GILMORE

Barry Wasserman
MAYOR BARRY WASSERMAN