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April 19, 2026

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

Via email only to: ckendrick@cityofplacerville.org

Re: 7460 and 7444 Green Valley Road, Placerville, CA [APNs 323-120-030 and 325-160-008]
("Site")

Dear City,

My husband and I moved to the Placerville area in 2002 and, in 2014, moved to our home on Placerville Drive. We needed to move closer to town to be near my husband's doctors. My husband is retired and I work from home as a paralegal and bankruptcy case administrator. For the past twelve years we have been restoring our home and property that sat abandoned for more than a year prior to our purchase.

We received the attached Notice of Intent to Adopt a Mitigated Negative Declaration Public Notice – detailing proposed construction of the Site into densely populated residential units. We are looking for help from the City. Please see attached aerial map – our property is on the northeast – the largest parcel on that side.

Those units will impact access to our property and be less than 100 yards from our little home that was built in 1951. We spent tens of thousands of dollars to rehabilitate this 1,000sf house. It was a shambles. I work remotely from home and I can see the property in question out of my office window. I can't even imagine the noise and disruption to our daily lives. We knew Placerville Drive would be noisy (the street itself, the races and fair and concerts) but this was our choice because the house was perfect for us. Now there could be hundreds of people and cars running behind our house all day and night?

As my husband and I continue to discuss this, I'm becoming more concerned. Besides the disruption and noise in our lives if there are hundreds of people living within the sanctuary of our 1951 California bungalow, I realized that the construction noise will be nearly unbearable and could go on for several months, maybe a year or more? The Boys & Girls Club was built on Green Valley/Mallard a few years ago. That project / location is more than 2 times as far away as the Site and proposed residential construction. As I mentioned earlier, I work from home – and have since 2002 - in our beautiful and peaceful Placerville. My husband and I decided we needed a quiet, simpler lifestyle. My employer, in SoCal, took a chance and allowed me to work remotely when "remote" work was barely thought about. Turns out, I am more productive working from my quiet, stress-free home. Now, my home is going to be invaded by construction equipment, jack hammers, hundreds of workers just 50 yards from my window, and the barrage of the "ding, ding, ding, ding, back up warnings" most of my days.

So, besides our dreams to live a calm, peaceful life in the "hometown" we chose, we are threatened with disruption and more people in this very small area.

As I mentioned to Carole, my husband and I will be out of town celebrating his 82nd birthday on 5/5/26.

I can be reached at 530-417-5305 or pam.kraus@yahoo.com. Your time and consideration will be much appreciated.

Very truly yours,

P. Kraus

Pamela Kraus

Encl.: City Notice

cc: EDC Ombudsman (via email only ombudsman@edcgov.us)

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
ckendrick@cityofplacerville.org

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

