

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 – 2752 Coloma Street

Project Location: The project site consists of one parcel (Assessor's Parcel Number 001-092-027) totaling 3.77 acres within the City of Placerville, California. The site is located on Coloma Street (Highway 49) across from Holly Way. 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).

Project Proponent: City of Placerville (initiating the amendment and rezone; future development would be by a private proponent consistent with the HO Overlay).

Project Description: The proposed project involves amending the City of Placerville General Plan and rezoning the project site to add the Housing Opportunity (HO) Overlay. The existing General Plan designation is High Density Residential (HDR), and the proposed designation is HDR-HO. The existing zoning is Low Density Multi-Family Residential (R-2), and the proposed zoning is R-2-HO. This would allow for the development of up to 67 multi-family dwelling units at a minimum density of 20 units per acre and a maximum density of 24 units per acre. The HO Overlay includes affordability provisions requiring that a minimum of 50% of all housing on the site must be affordable to very low- and low-income households (with at least 30% for very low-income and 20% for low-income households). The project site is currently undeveloped except for a small storage outbuilding, which is assumed to be demolished. The project is intended to increase the City's inventory of parcels suitable for high-density residential development to accommodate housing affordable for low-income households, as identified in the City's 2021-2029 Housing Element (Program A-3). The site is not necessary to meet the Regional Housing Needs Allocation for the 2021-2029 planning period but provides additional inventory. Surrounding land uses include single-family residential to the north, east, and west, and multi-family residential to the south. The site is bounded on the east by Coloma Street (CA Highway 49).

The City of Placerville has prepared an Initial Study and proposes to adopt a Mitigated Negative Declaration (MND) for the above-referenced project, finding that the project can be mitigated to less than significant levels and will not have a significant effect on the environment.

Public Review Period: May 8, 2026 – June 8, 2026 (+30 days)

Public Hearing: Public Hearings:

- **Placerville Planning Commission:** June 16, 2026, at 6:00 PM
- **Placerville City Council:** July 14, 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 June 8, 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: May 8, 2026

Carole Kendrick Development Services Director City of Placerville