

June 4, 2026

CITY OF PLACERVILLE

Attn: Carol Kendrick, Development Services Director & City of Placerville City Council Member
 3101 Center Street
 Placerville CA 95667

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CITY OF PLACERVILLE
DEVELOPMENT SERVICES DEPT.

RE: May 8, 2026 Notice Of Intent To Adopt A Mitigated Negative Declaration

We are responding to the proposed Project Title; City of Placerville General Plan Land Use Designation and Zoning Map Amendment - Housing Opportunity (HO) Overlay - 2752 Coloma Street.

We live in the quaint neighborhood of Holly Way, Holly Court, and Holly Woods Court which consists of 25 homes on a "No Outlet" Street whose only access is via Coloma Street (CA Highway 49) adjacent from the above-mentioned property.

Coloma Street (CA Highway 49) is a very busy major two lane thoroughfare providing access not only to those neighborhoods like Holly Way and Hillcrest Street but also to those who live beyond the city limits and to those who use this major thoroughfare as access to recreational activities. The Holly Way neighborhood's access is difficult at best due to its location along Coloma Street (CA Highway 49) which is a convexed corner making visibility more difficult when accessing Coloma Street (CA Highway 49).

Therefore, adding additional traffic (from your configuration 67 units with an average of 2 cars per unit: 134 cars) trying to access Coloma Street (CA Highway 49) directly across from Holly Way will only exacerbate an already hazardous situation.

We would also like to point out that children who would attend either Edwin Markham Middle School and/or El Dorado High School who would reside at this proposed site would not have safe passage to school as there is no bus service for either school from this location. Which leaves either a parent/guardian driving them or to walk. If walking they must cross Coloma Street (CA Highway 49) not once but twice as there is no bike/walking lane on the west side of Coloma Street (CA Highway 49). Once they have crossed the very busy and perilous thoroughfare, their choice is either a deteriorating dirt path with a very dangerous narrow curve, in which a home (2715 Coloma St) obstructs the path, then continue onto Oak Terrace Road where there is room to wait for a safe time to cross Coloma Street (CA Highway 49) or walk towards town on a very hazardous crumbling intermittent sidewalk, then cross Coloma Street (CA Highway 49) at a blind corner onto Bee Street.

In the event of a fire, which our fire insurance coverage is already problematic; this proposed project would add additional safety hazards to those of us trying to exit Holly Way. As we write this letter there have been multiple days of emergency vehicles responding to incidents; if we were to be evacuated that additional traffic would only make our evacuation even more treacherous.

We invite all those who are reviewing this proposed change of zoning to come visit Holly Way; walk the routes in which children would have to walk to school and exit Holly Way turning left by car to see how hazardous this section of Coloma Street (CA Highway 49) truly is.

Sincerely,

Glen & Kathi Coppedge

843 Holly Way, Placerville CA 95667

me2bfree@live.com