

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) 642-5569
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Project Title: 201 New Morning Court – Housing Opportunity Overlay

Project Location: The project site consists of one parcel (Assessor's Parcel Number 325-240-016) totaling 2.36 acres within the City of Placerville, California. The site is located at 201 New Morning Court, intersecting with Ray Lawyer Drive along the southern 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).

Proposed Project Description: The proposed project is a General Plan Amendment (GPA 26-01) and Zone Change (ZC 26-01) to apply the Housing Opportunity (HO) Overlay to a 2.36-acre undeveloped parcel (APN 325-240-016) at 201 New Morning Court in Placerville, California. The overlay would change the General Plan designation from Commercial (C) to C-HO and the zoning from Commercial (C) to C-HO with corresponding land use diagram and zoning map amendments. This would allow development of up to 56 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 to adopt a Mitigated Negative Declaration (MND), finding that potentially significant impacts can be mitigated to less than significant levels.

Public Review Period: January 27, 2026 – February 27, 2026 (30 days)

Public Hearing: Placerville Planning Commission March 3, 2026, 6:00 PM Town Hall Council Chambers, 549 Main Street, Placerville, CA 95667 (Virtual options may be available; check City website)

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 <https://www.cityofplacerville.org/environmental-documents>)

State Clearinghouse website: <https://ceganet.lci.ca.gov/Search/Recent>

Comments Due: By 5:00 PM on February 27, 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: January 21, 2026

Carole Kendrick Development Services Director City of Placerville