# Notice of Completion & Environmental Document Transmittal

*Mail to:* State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
*For Hand Delivery/Street Address:* 1400 Tenth Street, Sacramento, CA 95814

**SCH # 2022040311**

**Project Title:** Greilich Ranch

Lead Agency: City of Plymouth | Contact Person: Erica Fraser
Mailing Address: P.O. Box 429 | Phone: (209) 245-6941
City: Plymouth | Zip: 95669 | County: Amador

**Project Location:** County: Amador | City/Nearest Community: Plymouth
Cross Streets: SR 49 and Zinfandel Parkway | Zip Code: 95669
Longitude/Latitude (degrees, minutes and seconds): 38 ° 28 ′ 20.4 ″ N / 120 ° 51 ′ 18.3 ″ W Total Acres: 167.1
Assessor's Parcel No.: 008060044000 | Section: | Twp.: | Range: | Base:
Within 2 Miles: State Hwy #: SR 49 | Waterways: NA
Airports: NA | Railways: NA | Schools:

**Document Type:**

CEQA: ■ NOP ☐ Early Cons ☐ Neg Dec ☐ Mit Neg Dec ☐ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ☐ Other:
NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI
Other: ☐ Joint Document ☐ Final Document ☐ Other:

**Local Action Type:**

☐ General Plan Update ■ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☐ Specific Plan ☐ Master Plan ■ Planned Unit Development ☐ Site Plan
■ Rezone ☐ Prezone ☐ Use Permit ■ Land Division (Subdivision, etc.)
☐ Annexation ☐ Redevelopment ☐ Coastal Permit ■ Other: Development Agreement

**Development Type:**

■ Residential: Units 332 Acres
☐ Office: Sq.ft. Acres Employees
☐ Commercial: Sq.ft. Acres Employees
☐ Industrial: Sq.ft. Acres Employees
☐ Educational:
■ Recreational: Park and Open Space
☐ Water Facilities: Type MGD
☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type MW
☐ Waste Treatment: Type MGD
☐ Hazardous Waste: Type
☐ Other:

**Project Issues Discussed in Document:**

| | | | |
|---|---|---|---|
| ☐ Aesthetic/Visual | ☐ Fiscal | ■ Recreation/Parks | ■ Vegetation |
| ■ Agricultural Land | ■ Flood Plain/Flooding | ■ Schools/Universities | ■ Water Quality |
| ■ Air Quality | ■ Forest Land/Fire Hazard | ☐ Septic Systems | ■ Water Supply/Groundwater |
| ■ Archeological/Historical | ■ Geologic/Seismic | ■ Sewer Capacity | ■ Wetland/Riparian |
| ■ Biological Resources | ■ Minerals | ■ Soil Erosion/Compaction/Grading | ■ Growth Inducement |
| ☐ Coastal Zone | ■ Noise | ■ Solid Waste | ■ Land Use |
| ■ Drainage/Absorption | ■ Population/Housing Balance | ■ Toxic/Hazardous | ■ Cumulative Effects |
| ☐ Economic/Jobs | ■ Public Services/Facilities | ■ Traffic/Circulation | ☐ Other: |

**Present Land Use/Zoning/General Plan Designation:**

Vacant. Suburban Residential, Suburban Commercial and Auto Urban Residenital (GP) Standard Resdiential, Rural Residential and Suburban COmmercial (Zoning)

**Project Description:** *(please use a separate page if necessary)*

The Project seeks amendments to the City's General Plan and Zoning Maps, PLanned Development and approval of a Tentative Subdivision Map and a Development Agreement, which would allow the Project Applicant to subdivide and develop a 161.7 acre parcel. The proposed Greilich Ranch Subdivision site consists of a mix of residential and public land uses and open space. The project includes a residential subdivision with 332 dwelling units, a park, open space, storm water retention basins and landscaped corridor, greenways, and common areas. Temporry emergency access through the Amador County Fairgrounds is proposed as a part of the project.

*Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.*

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

| | | | |
|---|---|---|---|
| ____ | Air Resources Board | ____ | Office of Historic Preservation |
| ____ | Boating & Waterways, Department of | ____ | Office of Public School Construction |
| ____ | California Emergency Management Agency | ____ | Parks & Recreation, Department of |
| X | California Highway Patrol | ____ | Pesticide Regulation, Department of |
| X | Caltrans District # 10 | ____ | Public Utilities Commission |
| ____ | Caltrans Division of Aeronautics | X | Regional WQCB # 5 |
| ____ | Caltrans Planning | ____ | Resources Agency |
| ____ | Central Valley Flood Protection Board | ____ | Resources Recycling and Recovery, Department of |
| ____ | Coachella Valley Mtns. Conservancy | ____ | S.F. Bay Conservation & Development Comm. |
| ____ | Coastal Commission | ____ | San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| ____ | Colorado River Board | ____ | San Joaquin River Conservancy |
| ____ | Conservation, Department of | ____ | Santa Monica Mtns. Conservancy |
| ____ | Corrections, Department of | ____ | State Lands Commission |
| ____ | Delta Protection Commission | ____ | SWRCB: Clean Water Grants |
| ____ | Education, Department of | ____ | SWRCB: Water Quality |
| ____ | Energy Commission | ____ | SWRCB: Water Rights |
| X | Fish & Game Region # 2 | ____ | Tahoe Regional Planning Agency |
| X | Food & Agriculture, Department of | ____ | Toxic Substances Control, Department of |
| ____ | Forestry and Fire Protection, Department of | ____ | Water Resources, Department of |
| ____ | General Services, Department of | | |
| ____ | Health Services, Department of | ____ | Other: |
| ____ | Housing & Community Development | ____ | Other: |
| X | Native American Heritage Commission | | |

**Local Public Review Period (to be filled in by lead agency)**

Starting Date November 13, 2026 Ending Date December 15, 2026

**Lead Agency (Complete if applicable):**

Consulting Firm: Ascent Environmental
Address: 455 Capitol Mall Suite 300
City/State/Zip: Sacramento,CA95814
Contact: Patrick Angell
Phone: 916-444-7301

Applicant: Jeffrey Pemstein
Address: 6991 Wise Court
City/State/Zip: Carmichael, CA 95608
Phone: (916) 832-8228

**Signature of Lead Agency Representative:** Erica Fraser Digitally signed by Erica Fraser Date: 2026.11.10 14:22:13 -08'00' **Date:** 11/10/2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.