

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 #

Project Title: P23-0008 / Deer Valley & Ridge Road Parcel Split

Lead Agency: El Dorado County Planning Division

Contact Person: Steven C. Osborn, Associate Planner

Mailing Address: 2850 Fairlane Court

Phone: (530) 621-5697

City: Placerville

Zip: 95667

County: El Dorado

Project Location: County: El Dorado City/Nearest Community: Rescue

Cross Streets: Deer Valley Road and Ridgewood Dr.

Zip Code: 95672

Longitude/Latitude (degrees, minutes and seconds): 38 ° 44 ' 7.94 " N / 120 ° 59 ' 44.65 " W Total Acres: 108.66 Acres

Assessor's Parcel No.: 102-060-063

Section: 9 Twp.: 10 Range: 9 Base: MDM

Within 2 Miles: State Hwy #: _____

Waterways: Pinchem Creek, Webber Creek, South Fork of American River

Airports: _____

Railways: _____

Schools: _____

Document Type:

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

Local Action Type:

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

Development Type:

Residential: Units 4 Acres 108.66
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW
 Educational: _____ Waste Treatment: Type _____ MGD
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD 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: TCR, GHG

Present Land Use/Zoning/General Plan Designation:

Residential / Rural Lands, 10 Acre (RL-10) / Rural Residential (RR)

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

A Tentative Parcel Map dividing an approximately 108.66-acre property into four (4) parcels that are respectively 11.56, 41.40, 10.24 acres, and 45.47 (Parcels A, B, C, and D). The proposed project does not consist of any physical construction on the existing project site, and thus this Initial Study is not required to evaluate the physical environmental effects of construction of new facilities. Rather, this Initial Study evaluates the reasonably foreseeable consequences of the parcel map, in particular, any uses that would be allowed "by-right" without further environmental review. These net new by-right uses could consist of residential units and agricultural structures, such as barns. The project site would be served by private on-site wells and septic systems. Electric service would be provided through Pacific Gas & Electric facilities.

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".

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| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>3</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>5</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>2</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date May 22, 2025 Ending Date June 20, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Ascent, Inc.</u>	Applicant: <u>Thomas Vassey</u>
Address: <u>455 Capitol Mall, Suite 300</u>	Address: <u>3600 Deer Valley Rd</u>
City/State/Zip: <u>Sacramento, CA, 95814</u>	City/State/Zip: <u>Rescue, CA, 95672</u>
Contact: <u>Sean Bechta</u>	Phone: <u>916-425-5018</u>
Phone: <u>916-444-7301</u>	

Signature of Lead Agency Representative: Steven C. Osborn  Digitally signed by Steven C. Osborn
Date: 2025.05.08 08:46:19 -0700 Date: May 16, 2025

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