

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:** 201 New Morning Court – Housing Opportunity Overlay

Lead Agency: City of Placerville

Contact Person: Carole Kendrick, Development Services Director

Mailing Address: 3101 Center Street

Phone: (530) 642-5569

City: Placerville

Zip: 95667

County: El Dorado

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

Cross Streets: Ray Lawyer Drive (southern boundary) Zip Code: 95667

Longitude/Latitude (degrees, minutes and seconds): 38 ° 43 ' 42.3 " N / 120 ° 50 ' 05.3 " W Total Acres: 2.36

Assessor's Parcel No.: 325-240-016

Section: Twp.: Range: Base:

Within 2 Miles: State Hwy #: 50

Waterways: Hangtown Creek

Airports: N/A

Railways: N/A Schools: Edwin Markham Middle School, El Dorado High

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 Acres ☐ Transportation: Type
☐ Office: Sq.ft. Acres Employees ☐ Mining: Mineral
☐ Commercial: Sq.ft. Acres Employees ☐ Power: Type MW
☐ Industrial: Sq.ft. Acres Employees ☐ Waste Treatment: Type MGD
☐ Educational: ☐ Hazardous Waste: Type
☐ Recreational: ☒ Other: Commercial with residential overlay
☐ Water Facilities: Type MGD

Project Issues Discussed in Document:

☐ Aesthetic/Visual ☐ Fiscal ☒ Mandatory Findings of Significance ☐ Vegetation
☐ Agricultural Land ☐ Flood Plain/Flooding ☐ Schools/Universities ☒ Hydrology/Water Quality
☐ Air Quality ☐ Forest Land/Fire Hazard ☐ Septic Systems ☐ Water Supply/Groundwater
☒ Cultural Resources ☒ Geology/Soils ☐ Sewer Capacity ☒ Wildfire
☒ Biological Resources ☐ Minerals ☐ Soil Erosion/Compaction/Grading ☐ Growth Inducement
☐ Coastal Zone ☒ Noise ☐ Solid Waste ☐ Land Use
☐ Drainage/Absorption ☐ Population/Housing Balance ☒ Tribal Cultural Resources ☐ Cumulative Effects
☐ Economic/Jobs ☒ Utilities/Service Systems ☐ Traffic/Circulation ☐ Other:

Present Land Use/Zoning/General Plan Designation:

Undeveloped/vacant parcel; Zoning: Commercial (C); General Plan: Commercial (C)

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

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.

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 an "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
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☐ Caltrans District # _____	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☐ Regional WQCB # _____
☐ 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
☐ Fish & Game Region # _____	☐ Tahoe Regional Planning Agency
☐ 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: _____
☐ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead

agency) Starting Date February 03, 2026 Ending Date March 03, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Acorn Environmental</u>	Applicant: <u>City of Placerville Development Services Department</u>
Address: <u>5170 Golden Foothill Parkway</u>	Address: <u>3101 Center Street</u>
City/State/Zip: <u>El Dorado Hills, CA 95762</u>	City/State/Zip: <u>Placerville, CA</u>
Contact: <u>Jen Wade</u>	Phone: <u>(530) 642-5569</u>
Phone: <u>916-235-8224</u>	

Signature of Lead Agency Representative: Carole Hendrick Date: January 21, 2026

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