

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: 201 New Morning Court – Housing Opportunity Overlay

Lead Agency: City of Placerville

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Project Location: City of Placerville
City

County of El Dorado
County

Project Description (Proposed actions, location, and/or consequences).

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Project IS/MND evaluates 21 environmental factors, including aesthetics, air quality, biological resources, cultural resources, energy, geology, greenhouse gas emissions, hazards, hydrology, land use, noise, and utilities. Most impacts are deemed less than significant or no impact due to the site's urban context, compliance with existing regulations (e.g., California Building Standards Code, Water Efficient Landscape Regulations), and project commitments like energy-efficient appliances, low-flow fixtures, and recycling facilities. Mitigation measures address potential concerns, such as halting construction if human remains or cultural resources are discovered and conducting pre-construction surveys for nesting birds.

The project will not conflict with air quality plans, significantly impact groundwater, or disrupt emergency response plans. It complies with local policies, including water conservation and waste management, and is expected to reduce vehicle miles traveled (VMT) due to its infill location and affordable housing focus, per CEQA Guidelines and SB 743. Cumulative impacts are less than significant with mitigation

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None known to the Lead Agency at this time.

Provide a list of the responsible or trustee agencies for the project.

None.