

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: El Dorado

From: (Public Agency): City of Placerville Development Services
3101 Center Street
Placerville, CA 95667

(Address)

Project Title: 201 New Morning Ct - Housing Opportunity Overlay/Multi-Family Affordable Housing GPA26-01 and ZC26-01

Project Applicant: City of Placerville

Project Location - Specific:

Specific: 201 New Morning Court (APN 325-240-016), Placerville, CA 95667 (2.36 acres)

Project Location - City: Placerville

Project Location - County: El Dorado

Description of Nature, Purpose and Beneficiaries of Project:

The project applies a Housing Opportunity (HO) Overlay via General Plan Amendment and Zone Change to an undeveloped 2.36-acre parcel, enabling development of up to 56 multi-family dwelling units at 20 - 24 units/acre, with at least 50% affordable to very low- and low-income households (min. 30% very low, 20% low). This implements the City's 2021-2029 Housing Element by adding high-density affordable housing inventory on an infill site. The project serves lower-income households and supports regional housing needs.

Name of Public Agency Approving Project: City of Placerville

Name of Person or Agency Carrying Out Project: Carole Kendrick

Exempt Status: **(check one):**

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: _____
- Statutory Exemptions. State code number: §§ 15192, 15194, SB35

Reasons why project is exempt:

It is a housing development project on a 5-acre infill site substantially surrounded by urban uses, consistent with the General Plan (post C-HO designation) and zoning (post C-HO).

It will not result in significant effects on traffic, noise, air quality, water quality, or other resources (per the prepared IS/MND findings of less-than-significant impacts with mitigation).

The site is served by existing utilities and public services.

[For affordable exemption:] A substantial portion (50%, with potential for more) of units will be affordable to lower-income households for at least 30 years.

No exceptions to the exemption apply (e.g., no unique or unusual circumstances, no cumulative impacts, no impacts on historical resources or sensitive habitats).

Cumulative impacts are less than significant with mitigation.

Lead Agency

Contact Person: Carole Kendrick

Area Code/Telephone/Extension: 530-642-5569

If filed by applicant:

1. Attach certified document of exemption finding.

2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: Carole Kendrick Date: 5/05/26 Title: Director of Development Services

Signed by Lead Agency

Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____