

## 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

<b>SCH #</b>
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**Project Title:** City of Placerville General Plan Land Use Designation and Zoning Map Amendment – Housing Opportunity (HO) Overlay - 7460 and 7444 Green Valley Road

Lead Agency: City of Placerville Contact Person: Carole Kendrick  
 Mailing Address: 3101 Center Street Phone: (530) 642-5252  
 City: Placerville, CA Zip: 95667 County: El Dorado

**Project Location:** County: El Dorado City/Nearest Community: Placerville  
 Cross Streets: Winter Lane Zip Code: 95667

Longitude/Latitude (degrees, minutes and seconds): 38 ° 43 ' 33 " N / 120 ° 50 ' 20 " W Total Acres: 3.27

Assessor's Parcel No.: 323-120-030, 325-160-008 Section: 17 Twp.: 11N Range: 11E Base: Mount Diablo

Within 2 Miles: State Hwy #: 50, El Dorado Fwy Waterways: Weber Creek  
 Airports: \_\_\_\_\_ Railways: \_\_\_\_\_ Schools: Indian Creek Elementary

**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  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: Mand Findings Significance

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

Undeveloped/vacant parcel; Zoning: Commercial (C); General Plan: High Density Residential. (HDR)

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

The proposed project is a General Plan Amendment and Rezone to add the Housing Opportunity (HO) Overlay to the 3.27-acre site at 7460 and 7444 Green Valley Road, Placerville, CA 95667 (APNs 323-120-030 and 325-160-008), located just north of the City limits with primary access from Green Valley Road (west/northwest boundary) and Winter Lane along the eastern boundary. The amendment changes the existing HDR and C designations/zoning to HDR-HO and C-HO, enabling development of up to 60 multi-family dwelling units at 20–24 units per acre, with a minimum of 50% affordable to very low- and low-income households (at least 30% very low-income and 20% low-income). The existing single-family residence on the southern portion of APN 325-160-008 is assumed to be demolished, and the project implements Program A-3 of the City's 2021-2029 Housing Element.

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".

<input 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 type="checkbox"/> Caltrans District # _____	<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 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 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 checked="" type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date April 3, 2026 Ending Date May 3, 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 Pkwy.</u>	Address: <u>3101 Center Street</u>
City/State/Zip: <u>El Dorado Hills, CA 95762</u>	City/State/Zip: <u>Placerville, CA 95667</u>
Contact: <u>Jennifer Wade, Project Manager</u>	Phone: <u>(530) 642-5252</u>
Phone: <u>(916) 235-8224</u>	

Signature of Lead Agency Representative: Carole Kendrick Digitally signed by Carole Kendrick  
Date: 2026.04.01 08:21:47 -0700' Date: 4/01/26

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