

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: 7460 and 7444 Green Valley Road Housing Opportunity (HO) Overlay - General Plan and Zoning Amend.

Lead Agency: City of Placerville

Contact Name: Carole Kendrick, Development Services Director

Email: ckendrick@cityofplacerville.org Phone Number: (530) 642-5569

Project Location: City of Placerville County of El Dorado
City *County*

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

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.

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

- Biological Resources: Pre-construction nesting surveys (Feb 1–Aug 31) required 3 days prior to work. Implementation of avoidance buffers if active nests are found.
- Cultural & Tribal Resources: Halt work within 100 feet of discovered resources or remains. Professional archaeologist assessment and treatment required. Notify Coroner and NAHC for human remains.
- Geology (Paleontology): Halt work upon discovery of materials. Notify City and consult qualified paleontologist for proper treatment.
- Hydrology & Utilities: Drainage Report required for City Engineer approval. Post-development runoff must remain at or below pre-development levels.
- Noise: Construction limited to 7:00 a.m.–7:00 p.m. (Mon–Fri) and 8:00 a.m.–5:00 p.m. (Sat) . Requires engine mufflers and a designated noise coordinator.
- Wildfire: Equipment must have spark arrestors. Clear dried vegetation from staging/welding areas. Maintain daily site cleaning of debris.

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.

State Agencies:

California Department of Forestry and Fire Protection (CAL FIRE): Timberland conversion exemption (Less Than 3-Acre).

Central Valley Regional Water Quality Control Board (RWQCB): NPDES Construction General Permit and SWPPP review.

California Department of Fish and Wildlife (CDFW): Trustee for biological resources and nesting bird protection.

Native American Heritage Commission (NAHC): Trustee for tribal cultural resources and human remains.

Local Agencies:

El Dorado County Air Quality Management District (AQMD): Approval of Fugitive Dust Plan.

El Dorado County Fire Protection District: Review and approval of final site plans and emergency access.

El Dorado Irrigation District (EID): Water supply capacity.