

**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 #
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**Project Title:** P24-0001 / Dawson Tentative Parcel Map

Lead Agency: El Dorado County Planning Division

Contact Person: Steven C. Osborn, Associate Planner

Mailing Address: 2850 Fairlane Court

Phone: (530) 621-5697

City: Placerville

Zip: 95667

County: El Dorado

**Project Location:** County: El Dorado City/Nearest Community: Rescue

Cross Streets: Deer Valley and Green Valley road Zip Code: 95672

Longitude/Latitude (degrees, minutes and seconds): 38 ° 42 ' 43.72 " N / 120 ° 57 ' 17.98 " W Total Acres: 39.72

Assessor's Parcel No.: 069-150-023 Section: 23 Twp.: 10 Range: 9 Base: RR

Within 2 Miles: State Hwy #: Waterways: White Oak Creek, South Fork of American River

Airports: Railways: Schools: Rescue 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 \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational: \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD  Other: Tentative Parcel Map

**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: TCR, GHG

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

Residential / Rural Lands, 10 Acre (RL-10) / Rural Residential (RR)

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

a Tentative Parcel Map that would allow the subdivision of an approximately 39.72-acre parcel into four (4) parcels as follows: 10.1 acres (Parcel 1/ RL-10), 10.0 acres (Parcel 2/ RL-10), 10.1 acres (Parcel 3/ RL-10), and 9.06 acres (Parcel 4/ RL-10 & CC). The property is currently developed with an approximately 3,000 square foot house, swimming pool, barn, single wide mobile home, and shop, and the only development proposed is the construction of an access road for Parcel 3 and Parcel 4.

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 and "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 # <u>3</u>	<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 checked="" 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 checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	Other: _____
<input type="checkbox"/> Housing & Community Development	Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date April 9, 2026 Ending Date May 8, 2026

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### Lead Agency (Complete if applicable):

Consulting Firm: <u>Ascent, Inc.</u>	Applicant: <u>Scott and Kimberly Dawson</u>
Address: <u>455 Capitol Mall, Suite 300</u>	Address: <u>5210 Deer Valley Rd</u>
City/State/Zip: <u>Sacramento, CA, 95814</u>	City/State/Zip: <u>Rescue, CA, 95672</u>
Contact: <u>Sean Bechta</u>	Phone: <u>530-363-0584</u>
Phone: <u>916-444-7301</u>	

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Signature of Lead Agency Representative: Steven C. Osborn

Digitally signed by Steven C. Osborn  
Date: 2022.05.08 08:46:11 -0700

Date: April 2, 2026

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