

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 #

Project Title: City of Placerville General Plan Land Use Designation and Zoning Map Amendment – Housing Opportunity (HO) Overlay - 2752 Coloma Street

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

Project Location: County: El Dorado City/Nearest Community: Placerville

Cross Streets: 2752 Coloma Street (Highway 49), across from Holly Way Zip Code: 95667

Longitude/Latitude (degrees, minutes and seconds): 38 ° 44 ' 7.45 " N / 120 ° 48 ' 32.21 " W Total Acres: 3.77

Assessor's Parcel No.: 001-092-027 Section: 07 Twp.: 10 North Range: 11 East Base: MDM

Within 2 Miles: State Hwy #: State Highway 49 / Coloma Street Waterways: Hangtown Creek

Airports: _____ Railways: _____ Schools: El Dorado High School

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 67 Acres 3.77
 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: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Hydrology/Water Quality
 Air Quality Forest Land/Wildfire Septic Systems Water Supply/Groundwater
 Cultural Resources Geology/Soils Sewer Capacity Wetland/Riparian
 Biological Resources Mandatory Findings Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Utilities Land Use
 Drainage/Absorption Population/Housing Hazards/ Hazardous Materials Cumulative Effects
 Economic/Jobs Public Services Transportation/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Undeveloped/vacant parcel; Zoning: Multi-family Residential (R-2); General Plan: (HDR) High Density Residential

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 3.77-acre site at 2752 Coloma Street (APN 001-092-027). The site is currently undeveloped except for a small storage outbuilding (to be demolished). Up to 67 multi-family dwelling units are assumed, consistent with the HO Overlay (minimum 50% affordable: 30% very low-income, 20% low-income). Existing General Plan: HDR; proposed: HDR-HO. Existing Zoning: R-2; proposed: R-2-HO. Implements Housing Element Program A-3. Full description, figures, and analysis are in the attached Initial Study/Mitigated Negative Declaration.

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 checked="" type="checkbox"/>	Caltrans District #3	<input type="checkbox"/>	Public Utilities Commission
<input type="checkbox"/>	Caltrans Division of Aeronautics	<input checked="" type="checkbox"/>	Regional WQCB # 5
<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 & Wildlife Region # 2	<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 Health	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Services, Department of	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Housing & Community Development		
<input checked="" type="checkbox"/>	Native American Heritage Commission		

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

Starting Date May 8, 2026 Ending Date June 8, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>ACORN ENVIRONMENTAL</u>	Applicant: <u>City of Placerville Development Services</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: 2026.05.05 10:41:29 -0700 Date: May 7, 2026

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