

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: Mohadress Parcel Map/P24-0004

Lead Agency: El Dorado County Planning Department

Contact Person: Cerissa Deitchman, Assistant Planner

Mailing Address: 2850 Fairlane Court

Phone: (530) 621-5355

City: Placerville

Zip: 95667

County: El Dorado

Project Location: County: El Dorado

City/Nearest Community: Shingle Springs/Cameron Park

Cross Streets: North side of Meder Road, approximately .07 miles west of intersection with Sierrama Drive

Zip Code: 95682

Longitude/Latitude (degrees, minutes and seconds): 38 ° 40 ' 49 " N / 120 ° 57 ' 45 " W Total Acres: 29.39 Acres

Assessor's Parcel No.: 070-180-031

Section: 35

Twp.: 10

Range: 9

Base: MDM

Within 2 Miles: State Hwy #: State Highway 50

Waterways:

Airports: Cameron Park Airpark Airport

Railways:

Schools: Ponderosa High School

Document Type:

CEQA: NOP Draft EIR Supplement/Subsequent EIR Neg Dec (Prior SCH No.) Mit Neg Dec

NEPA: NOI EA Draft EIS FONSI

Other: Joint Document Final Document Other:

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 4 Parcels Acres 5+ Acres

Office: Sq.ft. Acres Employees

Commercial: Sq.ft. Acres Employees

Industrial: Sq.ft. Acres Employees

Educational:

Recreational:

Water Facilities: Type MGD

Transportation: Type

Mining: Mineral

Power: Type MW

Waste Treatment: Type MGD

Hazardous Waste: Type

Other:

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:

Present Land Use/Zoning/General Plan Designation:

Undeveloped land/Residential Estate, Five-acre (RE-5)/Medium Density Residential (MDR)

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

A Tentative Parcel Map, P24-0004, to subdivide an undeveloped 29.39-acre parcel into four (4) parcels of 5.00 acres (Parcel 1), 5.20 acres (Parcel 2), 5.03 acres (Parcel 3), and 13.61 acres (Parcel 4). All four of the parcels would be accessed via a single new 50-foot-wide private road connecting to Meder Road. Proposed parcels will be served by new, individual on-site private septic sanitation systems and required to connect to new public water service for both potable and emergency services. Electric/utilities would be provided by connecting to existing PG&E infrastructure in the project vicinity.

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".

- | | |
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| <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 # <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 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 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"/> Other: _____ |
| <input type="checkbox"/> Health 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 21, 2026 Ending Date June 19, 2026

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative: 

Date: 5/19/2026

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