

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 # 2013022044

Project Title: Third Partial Recirculated Draft EIR Central El Dorado Hills Specific Plan

Lead Agency: County of El Dorado Contact Person: Rob Peters
 Mailing Address: 2850 Fairlane Court, Building C Phone: (530) 621-5355
 City: Placerville Zip: 95667 County: El Dorado

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

Cross Streets: El Dorado Hills Boulevard/Serrano Parkway and El Dorado Hills Boulevard/Wilson and Olson Way Zip Code: 95762

Longitude/Latitude (degrees, minutes and seconds): 38 ° 39 ' 59 " N / 121 ° 04 ' 27 " W Total Acres: 341

Assessor's Parcel No.: 121-100-05, 121-00-20; 121-040-029, 121-040-31, 121-120-24; 120-050-01, 120-050- Section: 1,2,3,11,14,34 Twp.: 9 & 10N Range: 8E Base: MDM

Within 2 Miles: State Hwy #: US 50 Waterways: Carson Creek

Airports: _____ Railways: _____ Schools: Rolling Hills Middle, Oak Meadow Elem, Silver Valley Elem

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) 2013022044 Draft EIS Other: _____
 Mit Neg Dec Other: Third Partial Recirculated DEIR 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 1,000 Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. 50,000 Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: 100 acres parks and open space 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 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:

Present Zoning: RF, R1-PD, OS, R1, R2-DC, PD, DC. Present GPLU: OS, C, AP, HDR, MFR

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

The CEDHSP DEIR (State Clearinghouse #2013022044) has been partially revised to address adoption of the statewide 2045 GHG-reduction goal per Assembly Bill 1279, release of the California Air Resources Board's 2022 Scoping Plan, and project-level implications of California Association of Restaurants vs. City of Berkeley. Therefore, the changes to the DEIR contained in this Third Partial Recirculated DEIR are focused on updating the Air Quality and GHG sections, remodeling emissions (using an updated version of CalEEMOD), and 2022 Scoping Plan consistency analysis. There are no changes to the CEDHSP project itself.

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".

- Air Resources Board
- Boating & Waterways, Department of
- California Emergency Management Agency
- California Highway Patrol
- Caltrans District # 3
- Caltrans Division of Aeronautics
- Caltrans Planning
- Central Valley Flood Protection Board
- Coachella Valley Mtns. Conservancy
- Coastal Commission
- Colorado River Board
- Conservation, Department of
- Corrections, Department of
- Delta Protection Commission
- Education, Department of
- Energy Commission
- Fish & Game Region # 2
- Food & Agriculture, Department of
- Forestry and Fire Protection, Department of
- General Services, Department of
- Health Services, Department of
- Housing & Community Development
- Native American Heritage Commission

- Office of Historic Preservation
- Office of Public School Construction
- Parks & Recreation, Department of
- Pesticide Regulation, Department of
- Public Utilities Commission
- Regional WQCB # 5
- Resources Agency
- Resources Recycling and Recovery, Department of
- S.F. Bay Conservation & Development Comm.
- San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
- San Joaquin River Conservancy
- Santa Monica Mtns. Conservancy
- State Lands Commission
- SWRCB: Clean Water Grants
- SWRCB: Water Quality
- SWRCB: Water Rights
- Tahoe Regional Planning Agency
- Toxic Substances Control, Department of
- Water Resources, Department of
- Other: _____
- Other: _____

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

Starting Date November 28, 2023 Ending Date January 26, 2024

Lead Agency (Complete if applicable):

Consulting Firm: ICF
 Address: 980 9th Street, Suite 1200
 City/State/Zip: Sacramento, CA 95814
 Contact: Shahira Ashkar
 Phone: (916) 737-3000

Applicant: Parker Development Company
 Address: 4525 Serrano Parkway
 City/State/Zip: El Dorado Hills, CA 95672
 Phone: (916) 939-4060

Signature of Lead Agency Representative:  Date: 11/20/23

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