
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

TO: Office of Planning and Research
1400 Tenth Street
Sacramento, California 95814

El Dorado County Clerk
360 Fair Lane, Placerville,
CA 95667

FROM: Department of General Services
707 Third Street, 4th Floor
West Sacramento, CA 95605

PROJECT: 212 Armory Drive Project, Placerville, El Dorado County

NOTICE IS HEREBY GIVEN that the Department of General Services (DGS) in cooperation with Jamboree Housing Corporation has prepared an environmental evaluation document (Initial Study) in accordance with the California Environmental Quality Act (CEQA) and intends to adopt a Mitigated Negative Declaration (MND) based on the finding that there is no substantial evidence that the proposed action, as mitigated, will have a significant effect on the environment. The reasons supporting this finding are documented in the Initial Study.

PROJECT LOCATION

The project is located in the City of Placerville, El Dorado County, California (Assessor's Parcel Numbers: 325-280-0003 and 325-240-011). The project site is located on a partially developed, 3.04-acre site located at 212 Armory Drive at the southwest corner of Armory Drive and Ray Lawyer Drive. The Placerville Speedway is located approximately 300 feet to the southeast.

BACKGROUND

The southern portion of the site is owned by the State and managed by DGS. The northeast portion of the site is owned by the County. The southern portion of the site was formerly a U.S. Army facility, and currently contains an armory and other accessory buildings. The buildings were most recently used as recruiting offices for the Army National Guard. Jamboree Housing Corporation submitted a request for proposals for the design and development of the site to construct affordable housing on the state-owned land. The project would comply with the goals expressed by the California Executive Order N-06-19, which ordered DGS and the Department of Housing and Community Development to identify excess State-owned property for conversion to affordable, sustainable, and innovative housing project. The northeast portion of the owned by the County is currently vacant.

PROPOSED PROJECT DESCRIPTION

The proposed project would provide a total of 83 new affordable housing units for low- and moderate-income individuals and families, including 34 one-bedroom units, 27 two-bedroom units, and 22 three-bedroom units. The units are organized in a four-story building on the eastern portion of the site. The U-shaped building has ground floor amenities, support spaces, and 12 tuck under covered vehicle parking spaces. The site has an additional 84 surface parking spaces for a total of 96 parking spaces. The amenities would include a multipurpose room with a kitchen, youth room, laundry room, property management and leasing offices.

Outdoor amenities would include a central courtyard, playground, and a nature trail. The upper courtyard would cover approximately 5,800 square feet and incorporate outdoor recreation and play areas for multiple age groups. The lower patio would cover 1,500 square feet and connect to a nature trail on the western side of the site through a wooded area. Landscaping would be designed to incorporate many of the existing trees.

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The basis for proposing a Mitigated Negative Declaration is the finding that although the proposed project could have a potentially significant effect on Biological Resources, Cultural Resources, Hazards and Hazardous Resources, Hydrology and Water Quality, Land Use and Planning, Recreation, Tribal Cultural Resources, and Utilities and Service Systems, DGS has agreed to implement each of the identified mitigation measures that would be adopted as part of the Mitigation Monitoring and Reporting Program, therefore the project as mitigated would have a less-than-significant impact.

PUBLIC REVIEW OF DOCUMENTS

A copy of the Initial Study/Mitigated Negative Declaration may be reviewed at the following locations:

- Jamboree Housing Corporation at 555 Capitol Mall, Suite 625, Sacramento, CA 95814 (Copies are available for a fee at this location.)
- Dropbox:
<https://www.dropbox.com/sh/zbw088f6qipd46x/AADxasyziv5gkXrBqGNO23L-a?dl=0>
- State Clearinghouse website: <https://ceqanet.opr.ca.gov/Search/Recent>

This Notice of Intent is being sent to applicable local public agencies as well as organizations and individuals of local interest. Written comments on this document may be submitted during the 30-day public review period which begins **May 11, 2022**, and must be received by DGS no later than **5:00 p.m. on June 10, 2022**. For questions regarding the project please contact Eden Powell at (916) 545-2448 or epowell@jamboreehousing.com.