
NOTICE OF DETERMINATION

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

State Clearinghouse Number: 2022050229
Contact Person: Terry Ash
Telephone Number: 916-201-0085

PROJECT APPROVAL: Department of General Services (DGS) approved the 212 Armory Drive Project on July 1, 2022.

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.

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 4-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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Department of General Services, as the Lead Agency, has approved the above-described project and has made the following determinations:

1. There is no substantial evidence that the Proposed Project will have a significant effect on the environment.
2. In accordance with CEQA, a Mitigated Negative Declaration for the Proposed Project was prepared. The Mitigated Negative Declaration has been approved by DGS, which is the Lead Agency for the Proposed Project. The Mitigated Negative Declaration and record of project approval may be examined at Jamboree Housing Cooperation building, 555 Capitol Mall, Suite 625, Sacramento, CA 95814. The Mitigated Negative Declaration reflects the independent judgement and analysis of DGS.
3. A statement of Overriding Considerations was not required to be adopted for the Proposed Project.
4. A Mitigation Monitoring and Reporting Plan was adopted for the Proposed Project.
5. This is to verify that the Final Initial Study/Mitigated Negative Declaration, including comments and responses, Public Review Draft IS/MND, mitigation monitoring and reporting plan, and record of the project approval is available for the general public at: Jamboree Housing Cooperation building, 555 Capitol Mall, Suite 625, Sacramento, CA 95814



Jim Martone
Chief, RESD-AMB
CA Department of General Services

7/1/2022

Date