

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Cameron Meadows (TM23-0003)

Lead Agency: El Dorado County

Contact Name: Bianca Dinkler, Senior Planner

Email: Bianca.Dinkler@edcgov.us

Phone Number: (530) 621-5875

Project Location: Cameron Park
City

El Dorado
County

Project Description (Proposed actions, location, and/or consequences).

A Tentative Subdivision Map to subdivide the 104.04-acre site into a 161-residential lot subdivision. The proposed Project qualifies for protection under the state Density Bonus Law (DBL) (Cal. Gov. Code secs. 65915 – 65918, as amended by AB 2334). Under the DBL, the Project is allowed limited waivers to development standards that would physically prevent the proposed Project from being built at the permitted density. The state Department of Housing and Community Development (HCD) confirmed for the County that the proposed Project's base density under the DBL is "five dwelling units per acre because that is the highest available density." Therefore, re-zoning the Project site is neither proposed nor necessary for the proposed Project to achieve the proposed density of 1.55 units per acre. Proposed residential lot sizes would range from approximately 6,300 square feet to 16,686 square feet and the proposed single-family homes would range from approximately 2,600 square feet to 3,587 square feet. The Project would provide 16 attached accessory dwelling units that would be deed-restricted at a rate affordable to low-income households (based on El Dorado County median incomes set at the time of application), and range from approximately 697 to 772 square feet. The Project contemplates use and recordation of phased final maps.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

A Draft Environmental Impact Report (DEIR) is being prepared for the project. Please see attached copy of Initial Consultation Notice with Project Description, and Notice of Preparation of Draft Environmental Impact Report (DEIR) and Public Scoping Meeting Notice.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Provide a list of the responsible or trustee agencies for the project.

California Department of Fish and Wildlife, Central Valley Regional Water Quality Control Board, El Dorado County Air Quality Management District, El Dorado Local Agency Formation Commission, El Dorado County Fire Protection District, Cameron Park Community Services District, El Dorado Irrigation District.