

**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 #
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**Project Title:** Cameron Meadows (TM23-0003)

Lead Agency: El Dorado County Planning Services

Contact Person: Bianca Dinkler, Senior 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: Cameron Park

Cross Streets: Cameron Park Drive/Carousel Lane/Almeria Drive

Zip Code: 95682

Longitude/Latitude (degrees, minutes and seconds): 38 ° 41 ' 25.56 " N / 120 ° 58 ' 27.17 " W Total Acres: 104.04-acres

Assessor's Parcel No.: 070-011-051

Section: 27

Twp.: T10N

Range: R09E

Base: MDM

Within 2 Miles: State Hwy #: N/A

Waterways: Rasmussen Pond

Airports: Cameron Park Airport

Railways: N/A

Schools: Rescue School District

**Document Type:**

CEQA:  NOP  
 Early Cons  
 Neg Dec  
 Mit Neg Dec

Draft EIR  
 Supplement/Subsequent EIR  
 (Prior SCH No.) \_\_\_\_\_  
 Other: \_\_\_\_\_

NEPA:  NOI  
 EA  
 Draft EIS  
 FONSI

Other:  Joint Document  
 Final Document  
 Other: \_\_\_\_\_

**Local Action Type:**

General Plan Update  
 General Plan Amendment  
 General Plan Element  
 Community Plan

Specific Plan  
 Master Plan  
 Planned Unit Development  
 Site Plan

Rezone  
 Prezone  
 Use Permit  
 Land Division (Subdivision, etc.)

Annexation  
 Redevelopment  
 Coastal Permit  
 Other: \_\_\_\_\_

**Development Type:** Residential: Units 161 Acres 104 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees 0 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ Educational: \_\_\_\_\_ Recreational: 62.64 acres open space and trails, and Rasmussen Pond 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  
 Agricultural Land  
 Air Quality  
 Archeological/Historical  
 Biological Resources  
 Coastal Zone  
 Drainage/Absorption  
 Economic/Jobs

Fiscal  
 Flood Plain/Flooding  
 Forest Land/Fire Hazard  
 Geologic/Seismic  
 Minerals  
 Noise  
 Population/Housing Balance  
 Public Services/Facilities

Recreation/Parks  
 Schools/Universities  
 Septic Systems  
 Sewer Capacity  
 Soil Erosion/Compaction/Grading  
 Solid Waste  
 Toxic/Hazardous  
 Traffic/Circulation

Vegetation  
 Water Quality  
 Water Supply/Groundwater  
 Wetland/Riparian  
 Growth Inducement  
 Land Use  
 Cumulative Effects  
 Other: Greenhouse Gases

**Present Land Use/Zoning/General Plan Designation:**

Undeveloped/Residential, One-Acre (R1A)/High Density Residential (HDR)

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

The Project proposes 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 proposed project contemplates use and recordation of phased final maps.

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 checked="" 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 # 3                       | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics                       | <input checked="" type="checkbox"/> Regional WQCB # 5                        |
| <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 checked="" type="checkbox"/> SWRCB: Water Quality                     |
| <input type="checkbox"/> Energy Commission                                      | <input checked="" type="checkbox"/> SWRCB: Water Rights                      |
| <input checked="" type="checkbox"/> Fish & Game Region # 2                      | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of                      | <input type="checkbox"/> Toxic Substances Control, Department of             |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" 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 checked="" 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 April 10, 2024 Ending Date May 10, 2024

### Lead Agency (Complete if applicable):

Consulting Firm: <u>Raney Planning &amp; Management</u>	Applicant: <u>TTLIC Cameron Park - Meadows, LLC / Aidan Barry</u>
Address: <u>1501 Sports Drive, Suite A</u>	Address: <u>110 Blue Ravine Road, Suite 103</u>
City/State/Zip: <u>Sacramento, CA 95834</u>	City/State/Zip: <u>Folsom, CA 95630</u>
Contact: <u>Kevin Valente, Senior Planner</u>	Phone: <u>(916) 945-9719</u>
Phone: <u>(916) 372-6100</u>	

Signature of Lead Agency Representative:  Date: 4/10/2024

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