

### 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 # 2019071041

Project Title: Dorado Oaks Tentative Subdivision Map (County File No. Z19-0005/TM18-1538/PD19-0005)  
Lead Agency: County of El Dorado Contact Person: Tom Purciel  
Mailing Address: 2850 Fairlane Court Phone: 530-621-5355  
City: Placerville Zip: 95667 County: El Dorado

Project Location: County: El Dorado City/Nearest Community: Diamond Springs  
Cross Streets: Pleasant Valley Road (SR-49) and Faith Lane Zip Code: 95619  
Longitude/Latitude (degrees, minutes and seconds): 38 ° 41 ' 28.43" N / 120 ° 49 ' 05.06" W Total Acres: 143  
Assessor's Parcel No.: 054-402-18, 329-301-15, 329-301-20, 329-310-10, 329-310-11, 329-310-12 Section: 25 & 36 Twp.: 10N Range: 10E Base: MD  
Within 2 Miles: State Hwy #: SR-49, US-50 Waterways: None  
Airports: None Railways: None Schools: Independence High School, Herbert Green Middle School

#### Document Type:

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.)  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_

Governor's Office of Planning & Research

JUL 29 2019

#### 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: Planned Development

STATE CLEARINGHOUSE

#### Development Type:

Residential: Units 381 Acres \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Educational: \_\_\_\_\_  
 Recreational: 3.13-acre public park site  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Transportation: Type Off-site SR-49 intersection improvements  
 Mining: Mineral \_\_\_\_\_  
 Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Hazardous Waste: Type \_\_\_\_\_  
 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:

Land Use: HDR, MFR, RR. Zoning: R-1, RM, RL-10

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

1. A Rezone of an 8.94-acre portion of the 142.3-acre project site from Residential, Multi-Unit (RM) to Residential, Multi-Unit - Planned Development (RM-PD);
2. A Phased Tentative Subdivision Map, consisting of 14 Large Lots, to subdivide the 142-acre property into 156 single-family lots ranging in size from 6,000 square feet to approximately 24,000 square feet, 225 multi-family lots ranging in size from approximately 2,800 square feet to 8,800 square feet and 20 open space/landscape lots; and
3. A Planned Development Permit to establish an official Development Plan for Dorado Oaks Subdivision that includes modification to specific development standards in the RM zone district for 91 of the proposed multi-family lots on an 8.94-acre portion of the project site.

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".

- |   |  |
|---|--|
| <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 # <u>3</u>                | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics                       | <input type="checkbox"/> Regional WQCB # <u>5</u>                            |
| <input checked="" 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 type="checkbox"/> SWRCB: Water Rights                                 |
| <input type="checkbox"/> Fish & Game Region # _____                             | <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 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 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 July 29, 2019 Ending Date August 28, 2019

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>Environmental Science Associates</u>	Applicant: <u>Stonehenge Springs LLC</u>
Address: <u>2600 Capitol Avenue, Suite 200</u>	Address: <u>2700 South Azusa Avenue</u>
City/State/Zip: <u>Sacramento, CA 95816</u>	City/State/Zip: <u>West Covina, CA 91792</u>
Contact: <u>Luke Evans</u>	Phone: _____
Phone: <u>909-809-0508</u>	

Signature of Lead Agency Representative: Tom Purciel Date: 7-29-2019

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

**NOP Distribution List**

County: *El Dorado*

SCH#

2019071041

Resources Agency

- Resources Agency**  
Nadell Gayou
- Dept. of Boating & Waterways**  
Denise Peterson
- California Coastal Commission**  
Allyson Hitt
- Colorado River Board**  
Elsa Contreras
- Dept. of Conservation**  
Crina Chan
- Cal Fire**  
Dan Foster
- Central Valley Flood Protection Board**  
James Herota
- Office of Historic Preservation**  
Ron Parsons
- Dept of Parks & Recreation**  
Environmental Stewardship Section
- S.F. Bay Conservation & Dev't. Comm.**  
Steve Goldbeck
- Dept. of Water Resources**  
Resources Agency  
Nadell Gayou

Fish and Wildlife

- Depart. of Fish & Wildlife**  
Scott Flint  
Environmental Services Division
- Fish & Wildlife Region 1**  
Curt Babcock
- Fish & Wildlife Region 1E**  
Laurie Harnsberger
- Fish & Wildlife Region 2**  
Jeff Drongesen
- Fish & Wildlife Region 3**  
Craig Weightman

- Fish & Wildlife Region 4**  
Julie Vance
- Fish & Wildlife Region 5**  
Leslie Newton-Reed  
Habitat Conservation Program
- Fish & Wildlife Region 6**  
Tiffany Ellis  
Habitat Conservation Program
- Fish & Wildlife Region 6 I/M**  
Heidi Calvert  
Inyo/Mono, Habitat Conservation Program
- Dept. of Fish & Wildlife M**  
William Paznokas  
Marine Region

Other Departments

- California Department of Education**  
Lesley Taylor
- OES (Office of Emergency Services)**  
Monique Wilber
- Food & Agriculture**  
Sandra Schubert  
Dept. of Food and Agriculture
- Dept. of General Services**  
Cathy Buck  
Environmental Services Section
- Housing & Comm. Dev.**  
CEQA Coordinator  
Housing Policy Division

Independent Commissions, Boards

- Delta Protection Commission**  
Erik Vink
- Delta Stewardship Council**  
Anthony Navasero
- California Energy Commission**  
Eric Knight

- Native American Heritage Comm.**  
Debbie Treadway
- Public Utilities Commission**  
Supervisor
- Santa Monica Bay Restoration**  
Guangyu Wang
- State Lands Commission**  
Jennifer Deleong
- Tahoe Regional Planning Agency (TRPA)**  
Cherry Jacques

Cal State Transportation Agency CalSTA

- Caltrans - Division of Aeronautics**  
Philip Crimmins
- Caltrans - Planning HQ LD-IGR**  
Christian Bushong
- California Highway Patrol**  
Suzann Ikeuchi  
Office of Special Projects

Dept. of Transportation

- Caltrans, District 1**  
Rex Jackman
- Caltrans, District 2**  
Marcelino Gonzalez
- Caltrans, District 3**  
Susan Zanchi
- Caltrans, District 4**  
Patricia Maurice
- Caltrans, District 5**  
Larry Newland
- Caltrans, District 6**  
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- Caltrans, District 7**  
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- Caltrans, District 8**  
Mark Roberts

- Caltrans, District 9**  
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- Caltrans, District 10**  
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- Caltrans, District 11**  
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- Caltrans, District 12**  
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Cal EPA

**Air Resources Board**

- Airport & Freight**  
Jack Wursten
- Transportation Projects**  
Nesamani Kalandiyur
- Industrial/Energy Projects**  
Mike Tollstrup
- California Department of Resources, Recycling & Recovery**  
Kevin Taylor/Jeff Esquivel
- State Water Resources Control Board**  
Regional Programs Unit  
Division of Financial Assistance
- State Water Resources Control Board**  
Cindy Forbes - Asst Deputy  
Division of Drinking Water
- State Water Resources Control Board**  
Div. Drinking Water # 9
- State Water Resources Control Board**  
Student Intern, 401 Water Quality Certification Unit  
Division of Water Quality
- State Water Resources Control Board**  
Phil Crader  
Division of Water Rights
- Dept. of Toxic Substances Control Reg. #** \_\_\_\_\_  
CEQA Tracking Center
- Department of Pesticide Regulation**  
CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

- RWQCB 1**  
Cathleen Hudson  
North Coast Region (1)
- RWQCB 2**  
Environmental Document Coordinator  
San Francisco Bay Region (2)
- RWQCB 3**  
Central Coast Region (3)
- RWQCB 4**  
Teresa Rodgers  
Los Angeles Region (4)
- RWQCB 5S**  
Central Valley Region (5)
- RWQCB 5F**  
Central Valley Region (5)  
Fresno Branch Office
- RWQCB 5R**  
Central Valley Region (5)  
Redding Branch Office
- RWQCB 6**  
Lahontan Region (6)
- RWQCB 6V**  
Lahontan Region (6)  
Victorville Branch Office
- RWQCB 7**  
Colorado River Basin Region (7)
- RWQCB 8**  
Santa Ana Region (8)
- RWQCB 9**  
San Diego Region (9)
- Other** \_\_\_\_\_  
\_\_\_\_\_
- \_\_\_\_\_  
Conservancy