

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 #2020110052

Project Title: Creekside Village Specific Plan

Lead Agency: County of El Dorado
Mailing Address: 2850 Fairlane Court
City: Placerville

Contact Person (Name and Title): Cameron Welch, Senior Planner
Phone and Email: (530) 621-5816 cameron.welch@edcgov.us
Zip: 95667 County: El Dorado

Project Location: County: El Dorado

City/Nearest Community: El Dorado Hills

Cross Streets: Latrobe Road/Investment Boulevard

Zip Code: 95762

Longitude/Latitude (degrees, minutes and seconds): 38 ° 36 '46.54" N / 121 ° 2 '59.83" W Total Acres: 208

Assessor's Parcel No.: 117-010-032 and a portion of 117-720-012

Section:

Twp.:

Range:

Base:

Within 2 Miles: State Hwy #: 50

Waterways:

Airports:

Railways:

Schools: John Adams Charter 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: FONSI

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:

Development Type:

Residential: Units* 918 Acres* 136.6
 Office: Sq.ft.* Acres* Employees* Transportation: Type*
 Commercial: Sq.ft.* Acres* Employees* Mining: Mineral*
 Industrial: Sq.ft.* Acres* Employees* Power: Type* MW*
 Educational: Waste Treatment: Type* MGD*
 Recreational: 13.6 acres of parks, 44.8 acres of open space Hazardous Waste: Type*
 Water Facilities: Type* MGD* Other: Option for 1.8 acres of commercial (converted to park uses).

* Required field based on Development Type selected

Project Issues Discussed in Document:

Aesthetics Energy Mandatory Findings of Significance Solid Waste
 Agriculture and Forestry Fiscal Impacts Mineral Resources Transportation
 Air Quality Flood Plain/Flooding Noise Tribal Cultural Resources
 Biological Resources Geology/Soils Population/Housing Utilities/Service Systems
 Coastal Zone Greenhouse Gas Emissions Public Services Vegetation
 Cultural Resources Growth Inducement Recreation Wetland/Riparian
 Cumulative Effects Hazards/Hazardous Materials Schools/Universities Wildfire
 Drainage/Absorption Hydrology/Water Quality Septic System Other:
 Economic/Jobs Land Use/Planning Sewer Capacity

Present Land Use/Zoning/General Plan Designation:

GP: Research & Development; Zoning: Research & Development including a Design Review overlay

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

The proposed project consists of a Specific Plan to develop approximately 208 acres of land with a mix of residential, parks, neighborhood commercial, and open space land uses in the community of El Dorado Hills. The project provides up to 918 dwelling units (with an age-restricted 55+ "Active Adult" option), 1.8 acres of neighborhood commercial, 13.6 acres of parks, and 44.8 acres of open space. There would also be an option for converting the 1.8 acres of neighborhood commercial to park uses. The project would include a coordinated circulation system that provides for vehicular travel, bikeways, pedestrian pathways, and sufficient space for emergency access and evacuation. Off-site infrastructure improvements include a connection to dry utilities, water connections, construction of a new force sewer main, and roadway improvements.

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 checked="" 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 checked="" 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 checked="" type="checkbox"/> Regional WQCB # <u>5</u>
<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 type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>2</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input 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 June 20, 2025

Ending Date August 19, 2025

Lead Agency (Complete if applicable):

Consulting Firm: Dudek
Address: 1810 13th Street, Suite 110
City/State/Zip: Sacramento, CA 95811
Contact (Name and Title): Angelica Chiu, Environmental Planner
Phone: 916-584-7819
Email: achiu@dudek.com

Applicant (Name and Title): Tony Gon, Winn Communities
Address: 555 University Avenue, Suite 180
City/State/Zip: Sacramento, CA 95825
Phone: (916) 930-0925
Email: Tony@winncommunities.com

Signature of Lead Agency Representative: _____

Date: 6/17/2025

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