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 #

Project Title: Gateway El Dorado Specific Plan Project

Lead Agency: County of El Dorado | Contact Person: Bianca Dinkler, Senior Planner
Mailing Address: 2850 Fairlane Court, Building C | Phone: (530) 621-5315
City: Placerville | Zip: 95667 | County: El Dorado

Project Location: County: El Dorado | City/Nearest Community: El Dorado Hills
Cross Streets: Latrobe Road at Golden Foothill Parkway (near Carson Crossing Drive) | Zip Code: 95762
Longitude/Latitude (degrees, minutes and seconds): 38 ° 37 ′ 50.1 ″ N / 121 ° 03 ′ 39.9 ″ W | Total Acres: 97.74 acres
Assessor's Parcel No.: 117-210-019, -021, -023, -039, -044, -045, -048, -049, -050, -054, -059, -060, -061, -0 | Section: 14 | Twp.: T9N | Range: R8E | Base: MDB&M
Within 2 Miles: State Hwy #: U.S. Route 50 (US 50) | Waterways: Carson Creek and associated tributary/ephemeral drainages
Airports: N/A | Railways: N/A | Schools: Oak Meadows, William Brooks, and Russell Ranch Eleme

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 140–493 Acres 5.82–20.58
☒ Office: Sq.ft. 563,220–723,956 Acres 30.84 Employees TBD
☒ Commercial: Sq.ft. 563,220–723,956 Acres 13.15–27.91 Employees TBD
☐ Industrial: Sq.ft. Acres Employees
☐ Educational:
☒ Recreational: Parks: 1.77 ac (GED-P: P-11 + P-12) / Open Space 24.34 ac (GED-OS: P-13, P-14, P-15)
☒ Water Facilities: Type El Dorado Irrigation District MGD TBD

☒ Transportation: Type Carson Crossing Drive improvements + internal roads, Class I multi-use path & Class
☐ Mining: Mineral
☒ Power: Type Pacific Gas & Electric MW TBD
☒ Waste Treatment: Type El Dorado Irrigation District MGD TBD
☐ 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:

Present Land Use: retail and R&D flex buildings; Zoning: R&D-DC (Research and Development–Design Review Community); General Plan Designation: Research & Development (R&D).

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

Gateway El Dorado Specific Plan project on approximately 97.74 acres in the El Dorado Hills Business Park (west of Latrobe Road, north of Golden Foothill Parkway) proposing a mixed-use program that retains a Research & Development core (FAR up to 0.5, one to four stories) and adds new commercial uses along Latrobe Road (FAR up to 0.5), multifamily residential and residential/commercial flex parcels (15 to 24 du/ac). The plan would allow approximately 140 to 493 multifamily units and 563,220 to 723,956 square feet of non-residential development (including existing buildings), along with completion of Carson Crossing Drive, internal circulation, bike and pedestrian facilities, utility extensions, and stormwater treatment via bioretention basins. The project includes approximately 1.77 acres of park and 24.34 acres of open space preserving the Carson Creek corridor; parks/open space would be privately maintained with public access.

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**".

X	Air Resources Board	X	Office of Historic Preservation
	Boating & Waterways, Department of		Office of Public School Construction
	California Emergency Management Agency		Parks & Recreation, Department of
X	California Highway Patrol		Pesticide Regulation, Department of
X	Caltrans District # 3	X	Public Utilities Commission
	Caltrans Division of Aeronautics	X	Regional WQCB # 5
X	Caltrans Planning		Resources Agency
	Central Valley Flood Protection Board	X	Resources Recycling and Recovery, Department of
	Coachella Valley Mtns. Conservancy		S.F. Bay Conservation & Development Comm.
	Coastal Commission		San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
	Colorado River Board		San Joaquin River Conservancy
	Conservation, Department of		Santa Monica Mtns. Conservancy
	Corrections, Department of		State Lands Commission
	Delta Protection Commission		SWRCB: Clean Water Grants
	Education, Department of	X	SWRCB: Water Quality
X	Energy Commission		SWRCB: Water Rights
X	Fish & Game Region # 2		Tahoe Regional Planning Agency
	Food & Agriculture, Department of	X	Toxic Substances Control, Department of
X	Forestry and Fire Protection, Department of	X	Water Resources, Department of
	General Services, Department of		
	Health Services, Department of	X	Other: El Dorado Irrigation District (EID) (water/wastewater)
	Housing & Community Development	X	Other: El Dorado Hills Community Services District (EDHCSD)
X	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date 1/8/2026 Ending Date 2/10/2026

Lead Agency (Complete if applicable):

Consulting Firm: Environmental Science Associates (ESA)
Address: 2600 Capitol Avenue, Suite 200
City/State/Zip: Sacramento, CA 95816
Contact: Paul Stephenson
Phone: (916) 564-4500

Applicant: Scott D. Hodson, Pac Trust Realty Inc.
Address: 15350 SW Sequoia Parkway, Suite 300
City/State/Zip: Portland, OR 97224
Phone: (503)624-6300

Signature of Lead Agency Representative: Digitally signed by Jonathan Teofilo Date: 2026.01.08 09:36:02 -08'00' **Date:** 1/8/2026

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