

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: CUP25-0011 Suncastr Lane Self Storage**Lead Agency:** El Dorado County Planning Division**Contact Person:** Anna Quan, Senior Planner**Mailing Address:** 2850 Fairlane Court**Phone:** 530-621-5753**City:** Placerville**Zip:** 95667**County:** El Dorado**Project Location:** County: El Dorado

City/Nearest Community: El Dorado Hills area

Cross Streets: Latrobe Road and Suncastr Lane

Zip Code: 95762

Longitude/Latitude (degrees, minutes and seconds): 38 ° 38 ' 17 " N / 121 ° 3 ' 50.5 " W Total Acres: 12

Assessor's Parcel No.: 117-060-012

Section: 14

Twp.: 09N

Range: 08E

Base: MDM

Within 2 Miles: State Hwy #: US Highway 50

Waterways:

Airports:

Railways:

Schools: Gift of Kids Daycare and Preschool, Golden Hills School

Document Type:CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ 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

Acres

☐ Office: Sq.ft.

Acres

Employees

☐ Transportation: Type☒ Commercial: Sq.ft. 260,503 sf

Acres 12

Employees 1

☐ Mining: Mineral☐ Industrial: Sq.ft.

Acres

Employees

☐ Power: Type

MW

☐ Educational:☐ Waste Treatment: Type

MGD

☐ Recreational:☐ Hazardous Waste: Type☐ Water Facilities: Type

MGD

☐ 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: TCR, CR, GHG**Present Land Use/Zoning/General Plan Designation:**

Research and Development (R&D)/Research and Development with Design Review - Community combining zone (R&D-DC)

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

A Conditional Use Permit to establish self-storage, including fully enclosed boats and vehicles, on a parcel (Assessor's Parcel Number 117-060-012) that has the land use designation of Research and Development (R&D) and zoning designation of Research and Development with Design Review - Community combining zone (R&D-DC). The project comprises 260,503 gross square feet and 1,194 self-storage units. The project site consists of a three-story building (183,387 sf) to the south, and four (4) single-story buildings, comprising over-sized units, to the north.

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".

☐ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # 3	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☐ Regional WQCB # _____
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ 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	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # 2	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☒ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	☐ Other: _____
☐ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency) Ending Date July 24, 2026

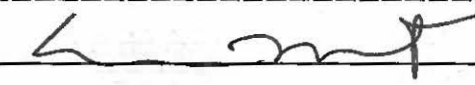
Starting Date June 25, 2026

Lead Agency (Complete if applicable):

Consulting Firm: _____
Address: _____
City/State/Zip: _____
Contact: _____
Phone: _____

Applicant: ~~(Director of Development)~~
Christen Bryant of El Dorado Hills Owner, LLC

Address: 950 Tower Lane, Suite 1900
City/State/Zip: Foster City, CA 94404
Phone: 412-360-9550

Signature of Lead Agency Representative: 

Date: 6/17/26

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