



Notice of Public Scoping Meeting and Preparation of a Draft Environmental Impact Report

Date: January 9, 2026

Subject: Notice of Scoping Meeting and Preparation of a Draft Environmental Impact Report for the Gateway El Dorado Specific Plan Project (SP25-0001/GPA25-0001/Z25-0004)

To: State Clearinghouse
State Responsible Agencies and Trustee Agencies
Other Public Agencies, Organizations, and Interested Persons

Lead Agency: El Dorado County
Planning and Building Department
2850 Fairlane Court, Building C
Placerville, CA 95667
Phone: (530) 621-5355
Contact: Bianca Dinkler, Senior Planner
Email: Bianca.Dinkler@edcgov.us

NOTICE OF PREPARATION (NOP): Public agencies and the general public are hereby notified that the County of El Dorado, as the Lead Agency, will prepare an EIR for the Gateway El Dorado Specific Plan Project (proposed project). The County is interested in the input and/or comments of public agencies and the general public as to the scope and content of the environmental information that is germane to the agencies' statutory responsibilities in connection with the proposed project, and public input.

Project Title: Gateway El Dorado Specific Plan Project

Project Location: El Dorado Hills Business Park, El Dorado County, California

COMMENT PERIOD: CONSISTENT WITH THE TIME LIMITS MANDATED BY STATE LAW, YOUR INPUT, COMMENTS OR RESPONSES MUST BE RECEIVED IN WRITING AND SENT AT THE EARLIEST POSSIBLE DATE, BUT NOT LATER THAN 5:00 PM, ON FEBRUARY 10, 2026. PLEASE SEND ALL WRITTEN COMMENTS TO:

Bianca Dinkler, Senior Planner
County of El Dorado Planning and Building Department
2850 Fairlane Court, Building C, Placerville, CA 95667
gatewayeldoradospecificplan@edcgov.us

SCOPING MEETING: An in-person EIR scoping meeting will be held:

Date: Thursday, January 29, 2026

Time: 6:00 PM

Location: El Dorado Hills Community Services District Office, 1021 Harvard Way, El Dorado Hills, CA 95762

This meeting will be an open house format and interested parties may drop in to review the proposed project exhibits and submit written comments. Representatives from the County of El Dorado, the EIR consultant, and the Applicant will be available to address questions regarding the EIR process. Members of the public may provide written comments throughout the meeting. If you have any questions regarding this scoping meeting, contact Bianca Dinkler at the contact information provided in this notice.

This NOP and all future CEQA related information will be available at the Planning Department's public desk, and is posted at the following County web address:

<https://www.eldoradocounty.ca.gov/Land-Use/Planning-and-Building/Planning-Division/Environmental-Impact-Reports/Pending-Environmental-Impact-Reports>

PROJECT LOCATION AND EXISTING USES: The proposed Gateway El Dorado (GED) Specific Plan project site consists of approximately 97.74 acres in El Dorado County, located within the El Dorado Hills Business Park approximately 1.3 miles south of U.S. Highway 50, west of Latrobe Road and north of Golden Foothill Parkway (Assessor's Parcel Numbers (APNs) 117-210-019, -021, -023, -039, -044, -045, -048, -049, -050, -054, -059, -060, -061, -069, -070, and -071). The General Plan land use designation for the project site is Research & Development (R&D) and the site is zoned Research and Development–Design Review Community (R&D-DC).

PROPOSED PROJECT: The GED Specific Plan proposes a mixed-use development spanning approximately 97.74 acres within the El Dorado Hills Business Park. The plan includes the retention of a Research & Development (R&D) core, where existing and future R&D buildings—ranging from one to four stories with a maximum floor area ratio (FAR) of 0.5 will be maintained for uses such as light manufacturing, offices, laboratories, and related activities. New commercial zoning along Latrobe Road will introduce one- to four-story commercial buildings with a maximum FAR of 0.5, providing space for retail and service-oriented businesses. Some commercial parcels are designated to buffer residential neighborhoods from the R&D core, with more intensive uses (such as auto-related services) limited to certain northern parcels.

Residential development will consist of multifamily units, with densities generally between 15 and 24 dwelling units per acre. These will be constructed as townhomes, apartments, or condominiums—typically in two- to four-story buildings organized with shared amenities and common areas. Select parcels are designated as Multifamily Residential/Commercial Flex (MFR/C), allowing these lots to be developed entirely as residential, commercial, or a mix of both, depending on market and project-specific factors. The plan provides for the construction of between 140 and 493 new dwelling units, and the development of between 563,220 and 723,956 square feet of non-residential building space, including existing structures.

Approximately 1.77 acres is set aside for community parks, located adjacent to Carson Creek and designed for passive recreation, seating, and interpretive areas. An additional 24.34 acres is designated as open space, primarily encompassing Carson Creek and its tributaries, to serve as an open space preserve for habitat and scenic amenities. Infrastructure improvements associated with the plan include new and upgraded utility connections, storm drainage with bioretention basins, and a circulation network of internal roads, sidewalks, and bicycle facilities. All park and open space parcels will be privately owned and maintained but accessible to the public. Utilities—including water, sewer, storm drainage, electricity, natural gas, and communications—will be extended or completed as required to serve the new development. Public transportation service may be extended to the site as demand warrants and funding allows.

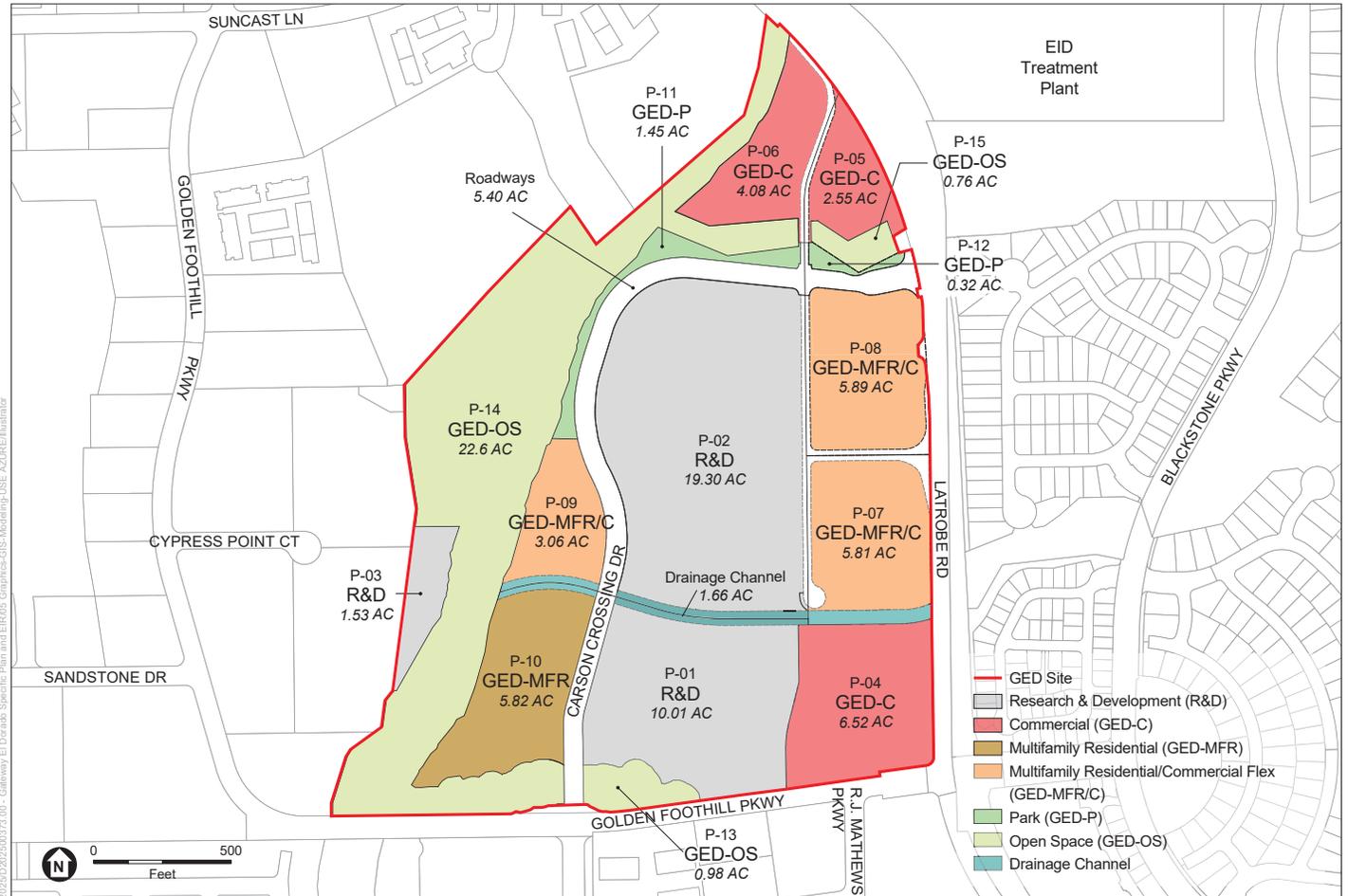
The project applicant is requesting the following entitlements for the proposed project:

- Certification of the Gateway El Dorado Specific Plan EIR and adoption of a Mitigation Monitoring and Reporting Program;
- Approval of General Plan Amendment and Rezone;
- Adoption Gateway El Dorado Specific Plan;
- County approval of a potential Development Agreement;
- Subsequent Approval by the El Dorado Local Agency Formation Commission for annexation of the project area into the El Dorado Hills Community Services District

INITIAL STUDY: An Initial Study has not been prepared for this project. The EIR prepared for the proposed project will analyze the project-specific and cumulative impacts pertaining to all resource areas identified in Appendix G of the CEQA Guidelines except for agricultural and forestry resources, mineral resources, and wildfire as the project and project site will not result in impacts with respect to these resource areas. The EIR will address aesthetics, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, recreation, transportation, tribal cultural resources, utilities and service systems, other required sections of CEQA, and alternatives.

Figure 1, Regional Access





SOURCE: ESA, 2025

Gateway El Dorado Specific Plan and EIR



Figure 2
Proposed Specific Plan Land Use