



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

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June 6, 2018

TO ALL CONCERNED AGENCIES:

Please find enclosed the Initial Consultation information for your review and comment regarding the following application: **DR-R18-0001 – SARATOGA RETAIL PHASE 2 (Peter Navarra/TSD Engineering, Inc., Chris Schulze)**: A Design Review Revision request to reduce the square footage by 6,883 square feet, and revise building 3 to include a drive-thru aisle to DR08-0003/The Shops at El Dorado Hills, which was approved by the Planning Commission on January 22, 2009. Building 2A is proposed as a retail commercial building of 5,500 square feet and building 3 would decrease its square footage to 4,658 with the change from restaurant to a drive-thru restaurant. The property, identified by Assessor's Parcel Numbers 120-690-07 and 120-690-08, consists of 0.748 acre and 0.962 acre, and are located on the on the west side of El Dorado Hills Boulevard, south of the intersection with Saratoga Way, **in the El Dorado Hills area.**

Pursuant to Section 15063 of the State CEQA Guidelines, this Initial Consultation is being conducted to determine if the project may have a significant effect on the environment and determine whether an environmental impact report or a negative declaration will be prepared.

DRAFT project documentation is available for review online:

<https://edcgov.trakit.net/eTRAKIT/Search/project.aspx>

Review and comment by your agency is requested to identify your concerns to be considered by the County during our environmental review to mitigate impacts, develop conditions of approval, and/or modify the project. Your agency's written responses must be received by the Planning Services **no later than June 21, 2018.** If we do not receive written correspondence from your agency by that date, we will assume your agency has no comment and your agency's concerns may not be reflected in our recommendations.

The Technical Advisory Committee (TAC) will meet on June 25, 2018 to take one or more of the following actions; 1) Make an environmental determination, 2) Determine Final project conditions and/or, 3) Confirm the public hearing date. The meeting will be held in the ***El Dorado County Planning Commission Conference Room***, at 2850 Fairlane Court, Placerville, CA. **Please call this office one week prior to the meeting for the scheduled time.** Technical Advisory Committee meetings are for agency discussion with the applicant and/or agent only. Other interested individuals may obtain project information by contacting the project planner.

If you have questions or need additional information, please call Planning Services office at (530) 621-5355.

EL DORADO COUNTY PLANNING SERVICES

Efren Sanchez, Project Planner

EZS/dre

cc: Jon Vegna, Planning Commissioner District 1
Building Services
Environmental Management
El Dorado County Economic Development
El Dorado Hills Community Services District
El Dorado Hills Fire Protection District
El Dorado County Transit Authority
El Dorado Irrigation District

John Hidahl, Supervisor District 1
Transportation, Dave Spiegelberg
El Dorado Hills A.P.A.C.
El Dorado County Surveyor's Office
Air Quality Management District
Caltrans District #3
Pacific Gas & Electric