



PLANNING AND BUILDING DEPARTMENT

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NOTICE OF DECISION

The County of El Dorado Planning and Building Department is considering taking action on the following project request:

Saratoga Retail Project Final Site Plan: DR19-0003 submitted by Peter L. Navarra for a design review application modifying the approved site plan and related exhibits associated with the Saratoga Retail Phase 2 Design Review (DR-R18-0001) approved on October 9, 2018 by the Board of Supervisors. This design review seeks the approval of the Planning Director for proposed minor changes and making a determination of substantial conformance with the approved project referenced above and Conditions of Approval, in accordance with the County of El Dorado Zoning Ordinance Title 130, Article 5, Section 130.54.070 (*Revision to an Approved Permit or Authorization*). The property, identified by Assessor's Parcel Numbers 120-690-007 and 120-690-008, are zoned Commercial, Community - Design Review Community Combining Zone District (CC-DC), consisting of 1.71 acres, and is located on the west side of El Dorado Hills Boulevard, south of the intersection with Saratoga Way in the El Dorado Hills area. Supervisorial District 1 (County Planner: Efren Sanchez) (Mitigated Negative Declaration previously adopted) **

**This is a notice of intent to determine that an additional negative declaration or mitigated negative declaration is not required for DR19-0003, because it is within the scope of the Mitigated Negative Declaration (MND) adopted by the Board of Supervisors on October 9, 2018. Planning staff analyzed the proposed changes and made the determination that pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15168, there is no substantial evidence requiring the preparation of a subsequent Mitigated Negative Declaration (MND) or further documentation under CEQA. The primary difference between this site plan and the approved site plan is the reconfiguration of Building 3 to make it more amenable to a multi-tenant building and the reduction of the drive-through facility to a one-lane configuration for a drive-through coffee shop. The proposed revisions are consistent with the adopted MND for the approved Saratoga Retail Phase 2 Design Review Revision Permit DR-R18-0001, which concluded that the identified environmental effects resulting from the project can be mitigated or reduced to insignificant levels.

Additional project information and determination made for DR19-0003: Saratoga Retail Project Final Site Plan may be reviewed and/or obtained in the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at:

<https://edcgov.trakit.net/eTRAKiT/Search/project.aspx> by typing the first word of the project name in the search box.

The approved Saratoga Retail Phase 2 Design Review Revision Permit (DR-R18-0001) and adopted MND project may also be reviewed and/or accessed in the County of El Dorado Planning and Building Department office or by visiting the following hyperlink:

https://eldorado.legistar.com/LegislationDetail.aspx?ID=3693199&GUID=B1C_D161B-A1C0-4D39-8860-25FDECD72A06.

The DR19-0003 application is being processed in accordance with Title 130, Article 5, Section 130.50.040 (*General Review Procedure*), as a staff-level review with public notice. The decision to approve this project may be appealed to the Planning Commission by formally filing an appeal along with payment of applicable fees to the County of El Dorado Planning and Building Department within the appeal period. The appeal period is 10 working days starting on Monday, July 8, 2019 and ending at 5:00 pm on Friday, July 19, 2019 (end of business day). Information on the appeal and fee can be accessed via the following hyperlink:

<https://www.edcgov.us/Government/Planning>

Any questions regarding the project may be directed to the County Planner, Efren Sanchez, at (530) 621-6591. The project file is located at the County of El Dorado, Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667 and may be viewed during normal business hours.

COUNTY OF EL DORADO PLANNING SERVICES
TIFFANY SCHMID, Director, Planning and Building Department
July 5, 2019