



# COMMUNITY DEVELOPMENT SERVICES

## PLANNING AND BUILDING DEPARTMENT

<http://www.edcgov.us/DevServices/>

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### PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

#### BUILDING

(530) 621-5315 / (530) 622-1708 Fax

[bdgdept@edcgov.us](mailto:bdgdept@edcgov.us)

#### PLANNING

(530) 621-5355 / (530) 642-0508 Fax

[planning@edcgov.us](mailto:planning@edcgov.us)

### LAKE TAHOE OFFICE:

924 B Emerald Bay Rd

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

### NOTICE OF PUBLIC HEARING

The **County of El Dorado Planning Commission** will hold a public hearing in the Building C Hearing Room, 2850 Fairlane Court, Placerville, CA 95667 on **December 14, 2017, at 8:30 a.m.**, to consider **Design Review Revision DR08-0003-R/Saratoga Retail** submitted by PETER NAVARRA for a Design Review revision to add one building and reduce square footage by 6,907 square feet from Design Review DR08-0003/The Shops at El Dorado Hills, that was originally approved by the Planning Commission in 2009 with 3 buildings totaling 30,628 square feet. Phase 1 has been constructed as a Walgreens (13,263 square feet). Phase 2 is proposed to be 3 buildings totaling 10,458 square feet consisting of: one 2,800 square foot restaurant with a drive-thru lane; one 3,000 square foot retail commercial building; and one 4,658 square foot restaurant with a drive-thru lane. The property, identified by Assessor's Parcel Numbers 120-690-07 and 120-690-08, consisting of 1.71 acres, 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) (Negative Declaration prepared)\*

Staff Reports are available two weeks prior at <https://eldorado.legistar.com/Calendar.aspx>

All persons interested are invited to attend and be heard or to write their comments to the Planning Commission. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to, the public hearing. Any written correspondence should be directed to the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: [planning@edcgov.us](mailto:planning@edcgov.us).

\*This is a notice of intent to adopt the negative declaration or mitigated negative declaration that has been prepared for this project and which 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 <http://edcapps.edcgov.us/Planning/ProjectInquiry.asp>. A negative declaration or mitigated negative declaration is a document filed to satisfy CEQA (California Environmental Quality Act). This document states that there are no significant environmental effects resulting from the project, or that conditions have been proposed which would mitigate or reduce potential negative effects to an insignificant level. The public review period for the negative declaration or mitigated negative declaration set forth in CEQA for this project is thirty days, beginning November 14, 2017, and ending December 13, 2017.

**To ensure delivery to the Commission prior to the hearing, written information from the public is encouraged to be submitted by Thursday the week prior to the meeting. Planning Services cannot guarantee that any FAX or mail received the day of the Commission meeting will be delivered to the Commission prior to any action.**

COUNTY OF EL DORADO PLANNING COMMISSION

ROGER TROUT, Executive Secretary

November 13, 2017