



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:

Under Planned Development Permit Revision PD-R20-0005 application, a request for approval of a minor revision to the approved Development Plan (PD14-0005) for Saratoga Estates Tentative Subdivision Map (TM14-1520) for the installation of two subdivision monument signs for Saratoga Estates in El Dorado Hills, CA submitted by Elliott Homes. The proposed signs consist of the following:

- A. An entry way subdivision sign (“Sign A”) with a sign area of 56 square feet will be installed on a rockery wall behind the gated entry turnaround at the Saratoga Estates Drive entrance. This sign will be five and a half feet tall and will include one exterior light aimed at the sign, illuminating only the sign face.
- B. A subdivision sign (“Sign B”) with a sign area of 150 square feet will be installed along a hillside on the northwest side of the intersection between Saratoga Way and Wilson Way. This sign will be an average of 9 feet tall and will include exterior lighting aimed at the sign, illuminating only the sign face.

Proposed Sign A will be installed on a parcel zoned One-acre Residential (R1), identified as Assessor’s Parcel Number 120-730-011. Proposed Sign B will be installed on a parcel zoned Open Space (OS), identified as Assessor’s Parcel Number 120-730-014.

The request is in accordance with the County of El Dorado Zoning Ordinance Title 130, Article 5, Section 130.50.040 B (Staff-level Review with Public Notice) and in conformance with the executed Development Agreement (**DA15-0001**) for the approved Saratoga Estates Tentative Subdivision Map and Development Plan.

The approximately 122 acre Saratoga Estates Tentative Subdivision Map and Development Plan, which consists of 317 residential lots, is located within the El Dorado Hills area of the County adjacent to Highway 50 and the City of Folsom.

California Environmental Quality Act (CEQA) Determination: An Environmental Impact Report for the Saratoga Estates Subdivision which was certified by the Board of Supervisors on September 13, 2016 (State Clearinghouse #2015032058). Staff has prepared an addendum to the certified EIR pursuant to Section 15164 (Addendum to an EIR or Negative Declaration) as the installation of two subdivision signs is minor in nature and would not result in any new significant environmental impacts. The analysis contained within the addendum to the prior approved EIR, demonstrates that all of the impact issues previously examined in the approved EIR would remain unchanged with the proposed modifications.

The Staff Report, project materials, and proposed Director Determination for Planned Development Revision PD-R20-0005 may be viewed at the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at: <https://edc-trk.aspgov.com/etrakit/Search/project.aspx>

The project request is being processed in accordance with the authorizations of the El Dorado County Zoning Code Section 130.50.040 B (Staff-level Review with Public Notice), and review of the above referenced project has been completed and tentatively approved by Planning Services, subject to the standards found in 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 filing an appeal application and applicable fees to the County of El Dorado Planning and Building Department within the 10-working-day appeal period; starting on date of approval November 30, 2020 ending at 5pm on December 11, 2020. Any questions regarding the project may be directed to Project Planner, Matthew Aselage, at (530) 621-5977/ matthew.aselage@edcgov.us

COUNTY OF EL DORADO
TIFFANY SCHMID, Director
Planning and Building Department
November 30, 2020