



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

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

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

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

bdgdept@edcgov.us

PLANNING

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

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 INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that the County of El Dorado, as lead agency, has prepared a Mitigated Negative Declaration (MND) for the below referenced Project. The Draft MND analyzes the potential environmental effects associated with the proposed Project in accordance with the California Environmental Quality Act (CEQA). This Notice of Intent (NOI) is to provide responsible agencies and other interested parties with notice of the availability of the Draft MND and solicit comments and concerns regarding the environmental issues associated with the proposed Project.

LEAD AGENCY: County of El Dorado, 2850 Fairlane Court, Placerville, CA 95667

CONTACT: County Planner: Evan Mattes, 530-621-5994

PROJECT: CUP20-0005/Saratoga Lane Outdoor Auto Storage

PROJECT LOCATION: The property, identified by Assessor's Parcel Number 109-213-010, consisting of 1.33 acres, is located on the north side of Saratoga Lane approximately 0.2 mile southeast of the intersection with Robin Lane, in the Cameron Park area, Supervisorial District 2.

PROJECT DESCRIPTION: A Conditional Use Permit to allow the construction and operation of a new outdoor vehicle storage, rental and sales facility, Saratoga Lane Outdoor Storage. The facility would consist of 47 storage spaces and 9 sale/rental spaces with roads on-site made of crushed rock surface, trash enclosure, perimeter landscaping, a 216 square foot portable office, and a 180 square foot sanitary dump station with five asphalt spaces of associated parking. An existing 7-ft chain link fencing with tan plastic slat inserts and electronic gate secures the perimeter of the development area. Project signage would be one 3-ft x 6-ft monument sign. Landscaping is designed to utilize drought-tolerant species and would be consistent with the County's Model Water Efficiency Model (MWELo) program. Proposed lighting would be designed to be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation. Access to the project site is from Saratoga Lane, a non-County maintained road.. A Facilities Improvement Letter (FIL) from the El Dorado Irrigation District (EID) was included with requirements for improvements to connect to public water/sewer service. Electricity/utilities would be provided by connecting to PG&E. The project would have two part-time employees. Business hours would be Monday through Sunday from 6am to 10pm for renter/lessee vehicle storage and 7 am to 7 pm for vehicle rental/sales.

PUBLIC REVIEW PERIOD: The public review period for the Draft MND set forth in CEQA for this project is **20** days, beginning **December 10, 2021**, and ending **December 30, 2021**. Any written comments must be received within the public review period. Copies of the Draft MND for this project 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://edc-trk.aspgov.com/etrakit/>. In order to view attachments, please login or create an E-Trakit account and search the project name or application file number in the search box.

Please direct your comments to: County of El Dorado, Planning and Building Department, County Planner: Evan Mattes, 2850 Fairlane Court, Placerville, CA 95667 or EMAIL: planning@edcgov.us

PUBLIC HEARING: The public hearing for the MND is tentatively scheduled to be heard at the January 19, 2022 Zoning Administrator meeting. Please check the Zoning Administrator agenda at <https://eldorado.legistar.com/Calendar.aspx> for changes to this tentatively scheduled hearing date.

COUNTY OF EL DORADO
PLANNING AND BUILDING DEPARTMENT
CHRIS PERRY, Interim Director
December 10, 2021