



COMMUNITY DEVELOPMENT AGENCY

DEVELOPMENT SERVICES DIVISION

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-5355, Fax (530) 642-0508

**NOTICE OF AVAILABILITY
OF A DRAFT ENVIRONMENTAL IMPACT REPORT
FOR THE SARATOGA ESTATES PROJECT
(State Clearinghouse No. 2015032058)**

Date: March 23, 2016
To: Interested Agencies and Individuals
From: Community Development Agency, Planning Services

The Community Development Agency-Planning Services, as the Lead Agency, has prepared a Draft Environmental Impact Report (DEIR) for the proposed tentative subdivision map, rezone, and planned development identified as the Saratoga Estates Project (Saratoga). The DEIR has been prepared in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code [PRC] Sections 21000 et seq. and the CEQA Guidelines (14 California Code of Regulations [CCR] Sections 15000 et seq.).

DOCUMENT AVAILABILITY AND REVIEW PERIOD: The DEIR is available for public and agency review for a 45-day period **beginning March 24, 2016 and ending May 7, 2016**. The purpose of this comment period is to consider the content of the DEIR and the potential environmental impacts that may result from project implementation, not the positive or negative attributes of the Project itself. Comments pertaining to the impact analysis, criteria and thresholds, mitigation measures, and alternatives presented in the DEIR will be considered by the County during preparation of the Final EIR (FEIR). The FEIR will include copies of comments and the County's responses to comments pertaining to the environmental analysis provided in the DEIR.

The DEIR and supporting information may be reviewed and/or obtained at the following locations:

Community Development Agency 2850 Fairlane Court, Building C Placerville, CA 95667 (530) 621-5355	Online at: doiop.com/EDCsaratoga OR edcapps.edcgov.us/Planning/ProjectInquiryDisplay.asp?ProjectID=20149	
Cameron Park Library 2500 Country Club Drive (530) 621-5500	Placerville Main Library 345 Fair Lane (530) 621-5540	El Dorado Hills Library 7455 Silva Valley Pkwy. (916) 358-3500

All written public and agency comments on the DEIR must be received by 5:00 PM on **Saturday, May 7, 2016** and should be directed to: County of El Dorado Community Development Agency, Planning Services, Attention: Jennifer Franich, 2850 Fairlane Court, Placerville, CA 95667. Please include the name of the contact person of your agency, if applicable. Comments may be submitted via email to jennifer.franich@edcgov.us. Comments submitted via email must either be included in the body text of the message or as an attachment in Microsoft Word or Adobe PDF format. Comments may also be submitted via fax to (530) 642-0508.

Following the public review period, a FEIR will be prepared. The FEIR will include copies of comments and the County's responses to comments pertaining to the environmental analysis presented in the Draft EIR. Upon completion of the FEIR, the County will make a determination whether to certify the EIR and take action on the project.

PROJECT INFORMATION

**PROJECT TITLE/
APPLICATIONS:**

Z14-0007/PD14-0006/TM14-1520/Saratoga Estates

**PROJECT
APPLICANT:**

Renasci Development
28118 Agoura Road, Suite 105
Agoura Hills, CA 91301

**PROJECT
LOCATION:**

The Saratoga Estates Project is proposed on an approximately 121-acre undeveloped parcel of land (Assessor's Parcel Number 120-070-02) within the unincorporated community of El Dorado Hills in western El Dorado County. The property is immediately north of US Route 50, and is generally bounded on the north, east, and west by existing residential development. A designated open space area abuts the western boundary of the project site, separating it from the Empire Ranch development in the City of Folsom. Wilson Boulevard, Saratoga Way, and Iron Point Road currently terminate at the project site.

**PROJECT
DESCRIPTION:**

Renasci Development proposes to construct a 317 unit single family residential development. The detached residential units would be constructed on individual lots generally ranging between approximately 6,000 and 9,000 square feet, with the exception of several larger lots (up to 19,000 square feet) bordering the east project site boundary. The project would extend Wilson Boulevard to Saratoga Way and extend Saratoga Way to Iron Point Road in Folsom, thus completing the east-west road connection between El Dorado Hills Boulevard and East Bidwell Street. The project contains approximately 42 acres of open space, which includes public parks, a trail system, landscaping, and open space areas surrounding the creek corridor. The project would also include on-site and off-site infrastructure to serve the development. The El Dorado County General Plan land use designation for the project site is High Density Residential (HDR). The zoning for the project site is R1 (Single-unit Residential) and OS (open space). The project includes a proposal to change the zoning on the project site to R1-PD (Single-unit Residential, Planned Development) and OS-PD (Open Space, Planned Development).

**ENVIRONMENTAL
IMPACTS:**

This DEIR discusses the potential significant environmental impacts that may result from the Project, including but not limited to: Land Use Compatibility, Population, Employment and Housing, Aesthetics and Visual Resources, Air Quality, Climate Change, Biological Resources, Cultural Resources, Geology and Soils, Hazards, Hydrology and Water Quality, Noise, Public Services, Utility and Energy Conservation, and Transportation and Circulation. The DEIR concludes that the long-term traffic-related noise associated with the extension of Saratoga Way would create a significant and unavoidable impact. Project construction noise would also generate a short-term significant and unavoidable impact to existing sensitive receptors. The DEIR concludes that all other impacts are less than significant or can be mitigated to a less-than-significant level with implementation of mitigation measures.

COMMUNITY DEVELOPMENT AGENCY, DEVELOPMENT SERVICES DIVISION
ROGER TROUT, Division Director
March 23, 2016