

Notice of Exemption

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: El Dorado

330 Fair Lane

Placerville, CA 95667

From: (Public Agency) El Dorado County Planning Division
2850 Fairlane Court, Building C
Placerville, CA 95667

Project Title: PD21-0002/Latrobe Commercial Condominiums

Project Applicant: Karina Guerrieri karina.guerrieri@pm.me

Project Location - Specific:

East side of Robert J. Mathews Parkway, adjacent to the west side of Latrobe Road, approximately 400 feet northwest from the intersection of Latrobe Road and Investment Boulevard

Project Location: El Dorado Hills Area

Project Location - County: El Dorado County

Description of Nature, Purpose and Beneficiaries of Project:

The proposed project includes a request for a Planned Development (PD) Permit to allow the construction and operation of a gated business park, known as the Latrobe Commercial Condominiums, consisting of micro-flex office space designed for small to medium sized businesses. Phase 1 would include 58 tenant spaces/units across four (4) buildings totaling 76,243 square feet of micro-flex office space intended to provide incubator spaces that are adaptable, multi-functional, and customizable, blending office, light industrial, and operational uses on approximately five (5) acres. The future Phase 2 would include four (4) additional buildings totaling 109,607 square feet on approximately seven (7) acres. The number of tenant spaces for the future Phase 2 has not yet been determined and would require additional County review as part of a separate Planned Development Permit process. These micro-flex office tenant spaces would allow each unit to have uses permitted by right in the Research & Development (R&D) zone. Further review would occur at time of submittal of Building Permits for tenant improvements to ensure future uses are consistent with the R&D zone.

Name of Public Agency Approving Project: El Dorado County

Name of Person or Agency Carrying Out Project: El Dorado County Planning and Building Department

Exempt Status: (check one):

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☐ Categorical Exemption. State type and section number: _____

* Other: Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183

Reasons why project is exempt:

The proposed project includes the request for a Planned Development Permit to allow the construction and operation of a gated business park. Section 15183 consists of projects consistent with a community plan, general plan, or zoning. The project site is zoned R&D-PD and has a General Plan land use designation of R&D. The proposed project would be allowed under the scope of a Planned Development Permit as stated in Title 130.52.040 of the Zoning Ordinance. The proposed project site is located within the El Dorado Hills Business Park and has been designated for development. Therefore, the proposed project is exempt under Public Resources Code Section 21083.3 and CEQA Section 15183 (Projects Consistent with a Community Plan, General Plan or Zoning).

Lead Agency

Contact Person: Ande Flower, Planning Manager
Ande.Flower@edcgov.us

Area Code/Telephone/Extension: (530) 621-5980

FILED

OCT 31 2025

JANELLE K. HORNE, Recorder-Clerk

By: Humbly Ruston

If filed by applicant:

1. Attach certified document of exemption finding.

2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: [Signature] Date: 10/31/25 Title: PLANNING MANAGER

☒ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

EL DORADO CO. RECORDER-CLERK
DATE POSTED: 10/31/25
DATE REMOVED: 12/01/25
DATE RETURNED: 12/01/25



State of California - Department of Fish and Wildlife
**2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT**
DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER:
09-10312025-093

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY EL DORADO CO BUILDING DEPT	LEAD AGENCY EMAIL karina.guerrieri@pm.me	DATE 10/31/2025
COUNTY/STATE AGENCY OF FILING EL DORADO	DOCUMENT NUMBER FW2025-0093	
PROJECT TITLE		

PD21-0002 LATROVE COMMERCIAL CONDOMINIUMS

PROJECT APPLICANT NAME EL DORADO CO BUILDING DEPT	PROJECT APPLICANT EMAIL karina.guerrieri@pm.me	PHONE NUMBER (530) 621-5980
PROJECT APPLICANT ADDRESS 2850 FAIRLANE COURT BLDG C	CITY PLACERVILLE	STATE CA
	ZIP CODE 95667	

PROJECT APPLICANT (Check appropriate box)

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,123.50	\$	
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$	
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$	

☒ Exempt from fee

☒ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	
<input checked="" type="checkbox"/> County documentary handling fee		\$	\$50.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other

TOTAL RECEIVED \$ \$50.00

SIGNATURE

X *Kimberly Preston*

AGENCY OF FILING PRINTED NAME AND TITLE

Janelle K. Horne Recorder-Clerk, by Kimberly Preston, Dpty

El Dorado County

Janelle K. Horne, Recorder-Clerk
360 Fair Lane
Placerville, CA 95667
(530) 621-5490

Receipt: 25-31771

Product Name	Extended
FISH FISH AND WILDLIFE	\$50.00
FILING	
# Pages	2
Document #	09--10312025-093
Document Info: EL DORADO CO BUILDING DEPT	
Filing Type	NOE
Total	\$50.00
Tender (Check)	\$50.00
Paid By	VARGO EXCAVATION
Check Number	3131
Paid By	VARGO EXCAVATION

Thank You for Your Business

10/31/25 12:48 PM PST KP
PLACERVILLE