

Notice of Determination

Form C

To: County Clerk
County of El Dorado
360 Fair Lane
Placerville, CA 95667

From: County of El Dorado Community Development
Agency – Development Services Division
2850 Fairlane Court
Placerville, CA 95667

Subject: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code.

Rezone Z14-0007/Planned Development PD14-0006/Tentative Map TM14-1520/
Development Agreement DA15-0001/Saratoga Estates

Renasci Development, LLC

Project Title	Project Applicant
2015032058	Jennifer Franich
State Clearinghouse Number (if submitted to Clearinghouse)	(530) 621-6591
	Area Code/Telephone Extension
	Lead Agency Contact Person

Assessor's Parcel Number 120-070-02, consisting of 121.28 acres, and located north of Highway 50 at the terminus of Saratoga Way and Wilson Boulevard in the El Dorado Hills area.

Project Location: (El Dorado County)

Project Description: The project requests the following: 1) Certification of Environmental Impact Report for the Saratoga Estates Residential Project; 2) Adoption of the Mitigation Monitoring and Reporting Program; 3) Zone Amendments amending the existing zones from One-Family Residential (R1) and Open Space (OS) to an overall Planned Development Zone District (-PD) combined with two base zone districts as follows: (a) One-Family Residential (R1-PD)-79.17 acres; and (b) Open Space (OS-PD)-42.11 acres; 4) Development Plan to allow efficient use of the land and flexibility of development under the proposed tentative subdivision map, subject to revised development standards, e.g.: lot size, height limits, and setbacks, for the proposed zones, and to include gated private roads to serve the development; 5) Tentative Subdivision Map on the 121.28 acre property creating a total of 317 single family residential lots ranging in size from 5,972 square feet to 23,516 square feet; three park lots, three open space lots, six landscape lots, four road lots, and one park/public utility lot; 6) Design waivers are requested to allow the following: (a) Modify Standard Plan 101B to reduce Right of Way and roadway width for internal subdivision streets from 50 feet to 40 feet Right of Way and from 36 feet to 29 feet curb face to curb face, respectively; (b) Modify Standard Plan 103A-1 to allow driveways to be within 25 feet from a radius return, allow driveway widths to be reduced from 16 feet to 10 feet for single car garage and 16 feet wide driveway for two-car garage, and omit 4-foot taper to back of curb; (c) Modify Standard Plan 101B to reduce sidewalk widths from 6 feet with 0.5-foot from face of curb to 4.5 feet from face of curb to back of sidewalk along interior roads (from FC to BW); (d) Modify Standard Plan 101B to allow sidewalks on one side of the roadway only for streets without residential frontage (M, N, I, G, and D Streets, C Court, and a portion of A and B Streets); and (e) Allow tangents shorter than 100 feet between reversed curves on local streets; and 7) Approval of the Saratoga Estates Development Agreement.

This is to advise that the Board of Supervisors has approved the above described project on September 13, 2016
 Lead Agency Responsible Agency (date)

and has made the following determinations regarding the above described project:

- The project will will not have a significant effect on the environment.
- An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- Mitigation Measures were were not made a condition of the approval of this project.
- A Statement of Overriding Considerations was was not adopted for this project.
- Findings were were not made pursuant to the provisions of CEQA.

Fish and Game Fees/Recording Fees

- Negative Declaration prepared; \$2,210.25 Fish and Game fee required for Notice of Determination
- EIR filed; \$3,070 fee required for Notice of Determination
- Recording fee of \$50 required

This is to certify that the final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to the General Public at the County of El Dorado Community Development Agency/Development Services, 2850 Fairlane Court, Placerville, CA 95667.

Signature (Public Agency)

09/13/16
Date

Principal Planner
Title

FILED
SEP 13 2016
WILLIAM SCHULTZ, Registrar-Clerk
By Michelle Dupont

EL DORADO CO. RECORDER/CLERK

DATE POSTED: 9-13-14

DATE REMOVED: 10-17-14.

DATE RETURNED: 10-18-14