



# PLANNING AND BUILDING DEPARTMENT

## PLANNING DIVISION

Placerville Office: 2850 Fairlane Court, Placerville, CA 95667  
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**South Lake Tahoe Office:****All Services:****(530) 573-3330**

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### **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: Anna Quan, 530-621-5753

**PROJECT:** CUP25-0011/Suncast Lane Self Storage

**PROJECT LOCATION:** The property, identified by Assessor's Parcel Number 117-060-012, consisting of 12 acres, is located in the northwest corner of Latrobe Road and Suncast Lane, in the El Dorado Hills Community Region, and in Supervisorial District 2.

**PROJECT DESCRIPTION:** A Conditional Use Permit to establish self-storage, including fully enclosed boats and vehicles, on a parcel (Assessor's Parcel Number 117-060-012) that has the land use designation of Research and Development (R&D) and zoning designation of Research and Development - Design Review - Community combining zone (R&D-DC). The project comprises 260,503 gross square feet and 1,194 self-storage units. The project site consists of a three-story building (183,387 sf) to the south, and four (4) single-story buildings, comprising over-sized units, to the north.

**PUBLIC REVIEW PERIOD:** The public review period for the Draft MND set forth in CEQA for this project is **30** days, beginning **June 25, 2026**, and ending **July 24, 2026**. 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: Anna Quan, 2850 Fairlane Court, Placerville, CA 95667 or EMAIL: [planning@edcgov.us](mailto:planning@edcgov.us)

**PUBLIC HEARING:** A public hearing before the Planning Commission has not been scheduled. Once that date has been determined, a public notice will be issued.

COUNTY OF EL DORADO  
PLANNING AND BUILDING DEPARTMENT  
KAREN L. GARNER, Director  
June 24, 2026