



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

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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: Bianca Dinkler, 530-621-5875

PROJECT: DR22-0009/Granade Business Properties, LLC (8) Office/Warehouse Buildings

PROJECT LOCATION: The property, identified by Assessor's Parcel Number 109-240-032, consists of a 7.31-acre parcel, located on the west side of Business Drive, approximately 0.25-miles north of the intersection with Dividend Drive and Business Drive, in the Barnett Business Park, in the Shingle Springs area, Supervisorial District 4.

PROJECT DESCRIPTION: A Staff Level Design Review Permit, DR22-0009, for eight (8) new office/warehouse buildings. Each building would be approximately 8,959 square feet and would accommodate one (1) to two (2) tenants for a total of sixteen (16) tenants possible. Each half of each building would feature three (3) office suites with a small lobby, bathroom, and an open warehouse area. The project includes associated improvements including security fencing with vinyl slats, 12-foot wide vehicular gates to match fencing, gates between the buildings with Knox box lock and key, concrete sidewalk, a gravel building yard, truck loading area, AC paved entry and paved on-site circulation isles, a hammerhead turnaround for the fire department located between Building 1 and Building 5, masonry trash enclosures with steel gates, building and perimeter lighting, entrance signage, landscaping designed to be compliant with the Model Water Efficient Landscape Ordinance (MWELO), and 64 parking spaces (56 standard and eight (8) compliant with ADA). Access to the project site would be from Business Drive. The project would be served by connecting to existing public water and sewer services. Improvements for a water line and sewer line extension are required by El Dorado Irrigation District (EID). Electric service would be provided by connecting to existing PG&E infrastructure.

PUBLIC REVIEW PERIOD: The public review period for the Draft MND set forth in CEQA for this project is **30** days, beginning **September 23, 2024**, and ending **October 22, 2024**. 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: Bianca Dinkler, 2850 Fairlane Court, Placerville, CA 95667 or EMAIL: planning@edcgov.us

PUBLIC HEARING: This Staff Level Design Review Permit is subject to a Planning Director approval and no public hearing is required.

COUNTY OF EL DORADO
PLANNING AND BUILDING DEPARTMENT
KAREN L. GARNER, Director
September 20, 2024