



PLANNING AND BUILDING DEPARTMENT

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NOTICE OF DECISION

The County of El Dorado Planning and Building Department is considering taking action on the following project request:

Request for approval of Design Review DR19-0002 for the Sunahara Triplex Residences in Cameron Park, CA submitted by Bart and Rachel Sunahara.

In accordance with the County of El Dorado Zoning Ordinance Title 130, Article 5, Section 130.50.040 B (Staff-level Review with Public Notice), the applicant is seeking approval by the Planning and Building Department Director for Design Review DR19-0002 to allow the construction of a new 8,924 square foot residential triplex to include:

- a. Two one-car garages and one two-car garage located at street level.
- b. Three residential units and one two-car garage located above the street level garages.
- c. Low growth landscaping will be placed around the frontage of Estepa Drive from the location of the driveway extending east to Cambridge Road. Landscaping islands will be placed in front of units two and three. The landscaping island in front of unit three will host higher growing plants. Higher growth landscaping, including existing oak trees on site, will be dispersed throughout the rest of the property.
- d. Exterior lighting along the frontage of the site to include one exterior fixture in front of each garage door and two wall mounted light fixtures on the street-facing walls of each unit's front porch. The lighting fixtures are designed to prevent direct light from encroaching beyond the property lines.

The 0.49 acre property is located on the north side of Estepa Drive, approximately 20 feet west of the intersection with Cameron Park Drive in Cameron Park, and is identified by Assessor's Parcel Number (APN) 082-543-005, has a Zoning Designation of Multi-Family Residential within Design Review Community (MFR-DC), and a General Plan Land Use Designation of Multi-family Residential (MFR).

California Environmental Quality Act (CEQA) Determination: The project is Categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15303 (New Construction of Small Structures) stating that, “Class Three consists of construction and location of limited numbers of new, small facilities or structures including, but not limited to: (b) a duplex or similar multi-family residential structure totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes, and similar structures designed for no more than six dwelling units.” According to Zoning Code Section 130.52.030 B – Review Authority, Procedure, and CEQA, “The approval of a Design Review Permit is a ministerial project pursuant to CEQA, when in compliance with adopted Design Standards. The Design Review process shall be limited to consideration of compliance with established standards, provided that the use proposed for the project site is an allowed use within the zone.” However, the scope of this design review permit includes aspects not listed within established standards including driveway siting and slope concerns. Therefore, certain aspects of this project were reviewed on a discretionary basis and have been found to be categorically exempt from CEQA. Approval of the Design Review would allow the construction of a new residential triplex which is a multi-family structure totaling no more than four dwelling units, and therefore qualifies for the exemption.

The Staff Report, project materials, and proposed Director Determination for Design Review DR19-0002 may be viewed at 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/Search/project.aspx>

The project request is being processed in accordance with the authorizations of the El Dorado County Zoning Code Section 130.50.040 B (Staff-level Review with Public Notice), and review of the above referenced project has been completed and tentatively approved by Planning Services, subject to the standards found in Title 130, Article 5, Section 130.50.040 (General Review Procedure), as a Staff Level Review with Public Notice. The decision to approve this project may be appealed to the Planning Commission by filing an appeal application and applicable fees to the County of El Dorado Planning and Building Department within the 10-working-day appeal period; starting on date of approval October 9, 2020 ending at 5pm on October 22, 2020. Any questions regarding the project may be directed to Project Planner, Matthew Aselage, at (530) 621-5977/ matthew.aselage@edcgov.us

COUNTY OF EL DORADO
TIFFANY SCHMID, Director
Planning and Building Department
October 9, 2020