



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

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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 a Staff Level Design Review Permit, DR20-0007, for the Munoz Two-Unit Addition to Duplex, submitted by Sandra Booher.

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 DR20-0007 to allow the expansion of an existing 3,000-square-foot duplex adding two residential units of approximately 3,800-square-feet for a total of four residential units and 6,800-square-feet.

The 0.24-acre property is located on the south side of Garden Circle, approximately 200-feet south of the intersection with Country Club Drive, in the Cameron Park area, and is identified by Assessor's Parcel Number (APN) 082-442-003, has a Zoning Designation of Multi-Unit Residential within a Community Design Review Overlay (RM-DC), and a General Plan Land Use Designation of Multi-Family Residential (MFR).

California Environmental Quality Act (CEQA) Determination: The project is Statutorily Exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15268 (Ministerial Projects) stating that, "Ministerial projects are exempt from the requirements of CEQA. The determination of what is "ministerial" can most appropriately be made by the particular public agency involved based upon its analysis of its own laws, and each public agency should make such determination either as a part of its implementing regulations or on a case-by-case basis." 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." Approval of the Design Review would allow for the construction of two additional residential units to be attached to an existing duplex, and therefore qualifies for the exemption.

The Staff Report, project materials, and proposed Director Determination for Design Review DR20-0007 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.asp.gov.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 December 13, 2021 ending at 5pm on December 29, 2021. 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
CHRIS PERRY, Interim Director
Planning and Building Department
December 13, 2021