



# PLANNING AND BUILDING DEPARTMENT

## PLANNING DIVISION

[www.edcgov.us/Government/Planning](http://www.edcgov.us/Government/Planning)

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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, DR20-0006, for an Eco-Motel, submitted by Jorge Caamano.**

In accordance with the County of El Dorado Zoning Ordinance Title 130, Article 5, Section 130.52.030 (Design Review Permit), the applicant is seeking approval by the Planning and Building Department Director for a Design Review, DR20-0006, to allow the construction and operation of a (6) unit eco-friendly motel.

Approval of this Design Review Permit would allow for the operation of a six (6) unit eco-friendly motel in Pilot Hill, CA. This project would be conducted in two phases; phase one (1) includes the development of an approximately 1,000 square foot unit and 600 square foot unit. One of these first units would be utilized by the onsite manager and the second unit would be the first motel unit. Phase two (2) would include four (4) additional motel units approximately 400 square feet each. The site is zoned Community Commercial/ Design Review Community (CC-DC) and the project would be consistent with this zoning designation with approval of a Design Review Permit. The property identified by Assessor's Parcel Number 104-250-083, consists of 2.01 acres, and is located on the west side of Salmon Falls Road, approximately 500 feet south of the intersection with Salmon Falls Cut Off, in the Pilot Hill area.

The exterior material palette will make use of earth tone paints to match the surrounding neighborhood. Utilities will connect into the existing water and electric grid, or onsite solar panels, and will need to develop an on-site septic system. New landscaping will utilize drought tolerant plants and will not result in the removal of any native oak trees on site. This project, as proposed, is consistent with all applicable development standards and General Plan policies.

California Environmental Quality Act (CEQA) Determination: The project is Categorically Exempt from the CEQA Guidelines pursuant to Section 15303, New Construction or Conversion of Small Structures, of the California Environmental Quality Act (CEQA) Guidelines.

The Staff Report, project materials, and proposed Director Determination for Design Review DR20-0006 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: <http://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 130.52.030 (Design Review Permit), 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 March 11, 2022 ending at 5pm on March 24, 2022. Any questions regarding the project may be directed to Project Planner, Bret Sampson, at [bret.sampson@edcgov.us](mailto:bret.sampson@edcgov.us).

COUNTY OF EL DORADO  
Karen L. Garner, Director  
Planning and Building Department  
March 11, 2022