



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, DR22-0002, for Tumble Time II, submitted by DG Granade, Inc. on behalf of the property owners, Joseph Nielsen and Dave Ochoa.

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 DR22-0002 to allow the construction and operation of a 15,000-square foot commercial building including 12,400-square feet of gym floor, and an 800-square foot Dance studio, for the purpose of leasing the building to an existing gymnastics instruction facility, on an adjoining parcel, as an expansion of the existing business. The project includes associated improvements for landscaping, lighting, parking, and utilities.

The 1.05-acre property is located on the west side of Greenwood Lane, approximately 500-feet north of the intersection with Knollwood Drive, in the Cameron Park area and is identified by Assessor's Parcel Number (APN) 082-411-003. The subject parcel has a Zoning Designation of Community Commercial within Design Review Community Combining Zone (CC-DC), and a General Plan land use designation of Commercial (C).

California Environmental Quality Act (CEQA) Determination: Staff has prepared an Initial Study analyzing the potential environmental effects resulting from the implementation of the project. Based on the Initial Study, a Negative Declaration has been prepared.

The Staff Report, project materials, and proposed Director Determination for Design Review DR22-0002 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: <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 February 22, 2023 ending at 5pm on March 7, 2023. Any questions regarding the project may be directed to Project Planner, Tim Pitt, at (530) 621-6565/Timothy.Pitt@edcgov.us.

COUNTY OF EL DORADO
KAREN L. GARNER, Director
Planning and Building Department
February 22, 2023