



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 Conditional Use Permit Revision CUP-R22-0038 for the Sinclair Fueling Station Rebrand in the Cameron Park, CA area submitted by Calcraft Corporation c/o John Sevo.

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 Conditional Use Permit Revision CUP-R22-0038 to allow the rebrand of an existing fueling station to include nine (9) rebranded signs totaling 297.65 square feet of sign area.

The 0.91-acre property is located on the northeast corner of the intersection between Cameron Park Drive and Coach Lane, in the Cameron Park Community Region, and is identified by Assessor's Parcel Number (APN) 109-211-001, has a Zoning Designation of Community Commercial – Community Design Review (CC-DR), and a General Plan Land Use Designation of Commercial (C).

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: (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences." Approval of the Conditional Use Permit Revision would allow for rebranded signage which is appurtenant to the fueling station use. Therefore, the project qualifies for this exemption.

The Staff Report, project materials, and proposed Director Determination for Conditional Use Permit Revision CUP-R22-0038 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 May 24, 2023 ending at 5pm on June 7, 2023. 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
Karen L. Garner, Director
Planning and Building Department
May 24, 2023