



# PLANNING AND BUILDING DEPARTMENT

## PLANNING DIVISION

<https://www.edcgov.us/Government/Planning>

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## AGENDA

### COUNTY OF EL DORADO ZONING ADMINISTRATOR

Wednesday, December 16, 2020 - 2:00 P.M.

#### VIRTUALLY-See Agenda for Details to Participate

County of El Dorado Public Meeting Protocol In Response to Coronavirus COVID-19:

To comply with social distancing requirements and the stay at home order from Governor Gavin Newsom, the Meeting Room will be closed to members of the public and all public participation will be handled remotely.

**PUBLIC PARTICIPATION INSTRUCTIONS: PHONE IN:** 1-530-621-7603 or 1-530-621-7610, Meeting ID 947 9602 9487

**PUBLIC COMMENT PARTICIPATION:** By participating in this meeting you acknowledge that you are being recorded. While speaking, please reduce any background noise to ensure that your comments can be heard. When you hear the item called that you wish to comment on, please wait for the Zoning Administrator to open the item for public comment. At that point, please voluntarily state your name for the record and provide your public comment.

If you choose not to participate in the Zoning Administrator meeting but wish to make a comment on a specific agenda item, please submit your comment via email prior to the Zoning Administrator meeting. Please submit your comments at [planning@edcgov.us](mailto:planning@edcgov.us).

**Public testimony** will be received on each agenda item as it is called. The applicant (where applicable) is allocated ten minutes to speak; individual comments are limited to three minutes; and individuals representing a group are allocated five minutes. The Zoning Administrator reserves the right to waive time limitations.

**Public Forum/Public Comment:** The general public may address items not on the agenda during Public Forum/Public Comment. Comments are limited to five minutes per person. The Zoning Administrator reserves the right to waive time limitations. Please note that Public Forum/Public Comment is for comment only. No action will be taken on these items unless they are scheduled on a future agenda.

**Written Information from the Public:** To ensure delivery to the Zoning Administrator prior to the hearing, any written information from the public must be received by Planning Services by Friday the week prior to the meeting. Planning Services cannot guarantee that any FAX or mail received the day of the hearing will be delivered to the Zoning Administrator prior to any action.

**Project Applicants:** It is important that the applicant or applicant's representative attend the hearing no later than 2:00 P.M., as agenda items may be heard out of order and hearings often proceed quickly. If attendance is not possible, the project planner should be contacted prior to the hearing.

Zoning Administrator Agendas, Staff Reports and Supplemental Materials are available on the internet at: [http://www.edcgov.us/Government/planning/Pages/zoning\\_administrator.aspx](http://www.edcgov.us/Government/planning/Pages/zoning_administrator.aspx)

All Zoning Administrator hearings are recorded. To obtain a copy of a recording, contact Planning Services after action has been taken.

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**HEARING ASSISTANCE DEVICES ARE AVAILABLE FOR PUBLIC USE INQUIRE  
WITHIN THE PLANNING SERVICES OFFICE**

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1. **CALL TO ORDER**
2. **ADOPTION OF AGENDA**
3. **PUBLIC FORUM/PUBLIC COMMENT**
4. **DESIGN REVIEW REVISION** (Public Hearing)

- a. **Design Review Revision DR-R19-0004/Air Park Self Storage (Original Permit DR14-0004-S/Landing Storage)** submitted by SUPERIOR STORAGE GROUP (Agent: Dave Kindelt) to allow the construction and operation of a new self-storage facility with five buildings and an office totaling 72,657 square feet. The project includes associated improvements to parking, utilities, signage, and landscaping. The property, identified by Assessor's Parcel Numbers 083-182-004, 083-182-005, and 083-182-006, consisting of 3.44 acres, is located on the west side of Cameron Park Drive, approximately 300 feet south of the intersection with Mira Loma Drive, in the Cameron Park area, Supervisorial District 2. (County Planner: Bianca Dinkler, 530-621-5875) (Negative Declaration prepared)\*\* (cont. 11/04/20, Item 4.a.)

STAFF RECOMMENDATION:

Conditional Approval

5. **TENTATIVE PARCEL MAP** (Public Hearing)

- a. **Tentative Parcel Map P20-0001/Sunshine Ranch** submitted by CTA ENGINEERING & SURVEYING (Agent: Brian Allen) to subdivide a 166.83 acre parcel into two parcels of 59.90 acres (Parcel 1) and 106.93 acres (Parcel 2). The property, identified by Assessor's Parcel Number 046-071-040, consisting of 166.83 acres, is located on north and the south side of Bailey Way, at the intersection with D'Agostini Drive, in the Mount Aukum area, Supervisorial District 2. (County Planner: Bianca Dinkler, 530-621-5875) (Mitigated Negative Declaration prepared)\*\* (cont. 11/18/20, Item 5.a.)

STAFF RECOMMENDATION:

Conditional Approval

6. **PARCEL MAP AMENDMENT** (Public Hearing)

- a. **Parcel Map Amendment P-C20-0005/Pullin** submitted by MIKE FOWLER AND TONI PULLIN request for an amendment to Parcel Map 25-63, removing an existing 50-foot wide non-exclusive road and public utilities easement to allow for development of an accessory dwelling unit (ADU) and residential accessory structures. The property, identified by Assessor's Parcel Number 325-100-027, consisting of 10.01 acres, is located on the north side of Furlong Lane, approximately 0.25 mile north of the intersection with Green Valley Road, in the Placerville area, Supervisorial District 3. (County Planner: Tom Purciel, 530-621-5903) (Categorical Exemption pursuant to Section 15305 of the CEQA Guidelines)\*

STAFF RECOMMENDATION:

Conditional Approval

7. **TENTATIVE PARCEL MAP** (Public Hearing)

- a. **Tentative Parcel Map P19-0007/Devlin** submitted by MICHAEL AND SHASTA DEVLIN TRUSTEE request to divide a 39.5 acre property into three parcels ranging in size from 7.3 acres to 22.2 acres. The property, identified by Assessor's Parcel Number 319-190-036, consisting of 39.5 acres, is located on the west side of Farish Road, approximately a half mile east of the intersection with Greenstone Road, in the El Dorado area, Supervisorial District 3. (County Planner: Matthew Aselage, 530-621-5977) (Mitigated Negative Declaration prepared)\*\*

STAFF RECOMMENDATION:

Conditional Approval

8. **SPECIAL USE PERMIT REVISION** (Public Hearing)

- a. **Special Use Permit Revision CUP-R19-0005/Diamond Springs Mobile Home Park** submitted by J&H ASSET PROPERTY MANAGEMENT, INC., request for a revision to a special use permit expanding an existing mobile home park by adding 14 rental spaces and converting a garage to an additional rental space for a total of 162 mobile homes. The property, identified by Assessor's Parcel Numbers 054-321-046, 054-321-047, 054-321-048, 054-321-050, 054-321-051, 054-361-005 and 054-371-009, consisting of 23.93 acres, is located on the east side of Missouri Flat Road, approximately 675 feet south of the intersection with China Garden Road, in the Diamond Springs area, Supervisorial District 3. (County Planner: Matthew Aselage, 530-621-5977) (Previously Adopted Negative Declaration)

STAFF RECOMMENDATION:

Conditional Approval

9. **VARIANCE** (Public Hearing)

- a. **Variance V19-0002/Ciaponni** submitted by WYATT OGILVY/OGILVY CONSULTING to reduce the front setback from 20 feet to 0 feet for the construction of a two-car garage with storage space above and residence below. Code Enforcement case CE18-0081 shall be closed prior to issuing the certificate of occupancy for the proposed residence and garage. The property, identified by Assessor's Parcel Number 016-081-040, consisting of 7,727 square feet, is located on the east side of Meeks Bay Avenue, approximately a third of a mile south of the intersection with Highway 89, in the Rubicon area, Supervisorial District 5. (County Planner: Melanie Shasha, 530-573-7904) (Categorical Exemption pursuant to Section 15303(a) of the CEQA Guidelines)\*

STAFF RECOMMENDATION:

Conditional Approval

10. **TENTATIVE PARCEL MAP** (Public Hearing)

- a. **Tentative Parcel Map P19-0015/Carson Creek Corporate Center** submitted by PACIFIC REALTY ASSOCIATES, LP, request to create four new parcels. The property, identified by Assessor's Parcel Numbers 117-210-052, and minor portions of 117-210-053, and 117-210-047, consisting of 40.86 acres, is located on the northwest corner of the intersection of Golden Foothill Parkway and Latrobe Road, within the El Dorado Hills Business Park, in the El Dorado Hills area, Supervisorial District 1. (County Planner: Bret Sampson, 530-621-5301) (Categorical Exemption pursuant to Section 15315 of the CEQA Guidelines)\*

STAFF RECOMMENDATION:

Conditional Approval

11. **CONDITIONAL USE PERMIT** (Public Hearing)

- a. **Conditional Use Permit CUP20-0009/Tractor Supply** submitted by PACTRUST to develop a Permanent Outdoor Sales Area to support a Tractor Supply store. The property, identified by Assessor's Parcel Number 117-210-052, consisting of 3.13 acres, is located on the west side of Latrobe Road, approximately 300 feet north of the intersection with Golden Foothill Parkway, in the El Dorado Hills Business Park, Supervisorial District 1. (County Planner: Bret Sampson, 530-621-5301) (Categorical Exemption pursuant to Sections 15303(e) and 15304(a) of the CEQA Guidelines)\*

STAFF RECOMMENDATION:

Conditional Approval

12. **CONDITIONAL USE PERMIT** (Public Hearing)

- a. **Conditional Use Permit CUP19-0014/Georgetown Distillery** submitted by STEVE ROBELLO to allow operation of a craft distillery in an existing commercial building located in the rural center of Georgetown, CA. The property, identified by Assessor's Parcel Number 061-511-046, consisting of 2.00 acres, is located at 6101 State Highway 193 Georgetown, CA, approximately .5 mile northwest from the intersection of State Highway 193 and Main Street, in the Georgetown area, Supervisorial District 4. (County Planner: Bret Sampson, 530-621-5301) (Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines)\*

STAFF RECOMMENDATION:

Conditional Approval

13. **ADJOURNMENT**

Respectfully submitted,  
TIFFANY SCHMID, Planning and Building Department Director

All persons interested are invited to participate remotely (following instructions listed under the Public Participation Instructions in this agenda) and be heard or to write their comments to the Zoning Administrator. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in

written correspondence delivered to the Zoning Administrator at, or prior to, the public hearing. Any written correspondence should be directed to Planning Services; 2850 Fairlane Court; Placerville, CA 95667 or via e-mail: [planning@edcgov.us](mailto:planning@edcgov.us).

\*\*This is a notice of intent to adopt the negative declaration or mitigated negative declaration that has been prepared for this project and which may be reviewed and/or obtained in the County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at <https://edc-trk.aspgov.com/etrakit/Search/project.aspx>. A negative declaration or mitigated negative declaration is a document filed to satisfy CEQA (California Environmental Quality Act). This document states that there are no significant environmental effects resulting from the project, or that conditions have been proposed which would mitigate or reduce potential negative effects to an insignificant level.

\*This project is exempt from the California Environmental Quality Act (CEQA) pursuant to the above-referenced section, and it is not subject to any further environmental review.