



County of El Dorado

Minutes - Final Zoning Administrator

Planning and Building
Department
2850 Fairlane Court
Placerville, CA 95667
www.edcgov.us
phone:530-621-5355
fax:530-642-0508

Wednesday, December 4, 2024

3:00 PM

<https://edcgov-us.zoom.us/j/84386658425>

**2850 Fairlane Court, Building C Hearing Room, Placerville CA
OR
Live Streamed**

PUBLIC PARTICIPATION INSTRUCTIONS: In accordance with new guidance from the California Department of Public Health, the meeting will be open to the public. The meeting will continue to be live-streamed via Zoom. By participating in this meeting, you acknowledge that you are being recorded.

Members of the public may address the Zoning Administrator in-person or via Zoom to make a public comment. Seating is limited and available on a first-come, first-served basis. The public should call into 530-621-7603 or 530-621-7610. The Meeting ID is 843 8665 8425. Please note you will not be able to join the live-stream until the posted meeting start time.

To observe the live stream of the Zoning Administrator meeting go to <https://edcgov-us.zoom.us/j/84386658425>.

PUBLIC COMMENT PARTICIPATION: If you are joining the meeting via Zoom and wish to make a comment on an item, press the "raise a hand" button. If you are joining the meeting by phone, press *9 to indicate a desire to make a comment. Speakers will be limited to 3 minutes.

Although the County strives to offer remote participation, be advised that remote Zoom participation is provided for convenience only. In the event of a technological malfunction, the only assurance of live comments being received by the Zoning Administrator is to attend in person. Except for a noticed teleconference meeting, the Zoning Administrator reserves the right to conduct the meeting without remote access if there is a malfunction.

If you choose not to observe the Zoning Administrator meeting but wish to make a comment on a specific agenda item, please submit your comments to the Zoning Administrator at planning@edcgov.us. Planning Services cannot guarantee that any public comment received the day of the Zoning Administrator meeting will be delivered to the Zoning Administrator prior to any action.

The Zoning Administrator and Planning staff is here to assist you, please call 530-621-5355 if you need any assistance with the above directions to access the meeting.

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 3:00 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: <https://eldorado.legistar.com/Calendar.aspx>

All Zoning Administrator hearings are recorded. An audio recording of this meeting will be published on the internet.

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

3:00 P.M.

CALL TO ORDER

Meeting was called to order at 3:00 P.M. by Zoning Administrator Evan Mattes.

ADOPTION OF THE AGENDA

Agenda was adopted by Zoning Administrator Evan Mattes.

PUBLIC FORUM/PUBLIC COMMENT

There was no public comment.

AGENDA ITEMS

1. [24-2059](#) Hearing to consider Meadow Oak Homes Project (Tentative Parcel Map Time Extension P-E24-0001) request to allow six (6) one-year time extensions, to be processed concurrently, to the approved Tentative Parcel Map P19-0006 resulting in a new expiration date of February 3, 2030 on property, identified by Assessor's Parcel Number 082-391-009, consisting of 0.60 ± acre, is located on the north side of Meadow Lane, approximately 200 feet west of the intersection with Greenwood Lane, in the Cameron Park area, submitted by Robert Mathewson; staff recommends the Zoning Administrator take the following actions:
 - 1) Find that Tentative Parcel Map Time Extension P-E24-0001 is exempt under Section 15315 of the CEQA Guidelines; and
 - 2) Approve Tentative Parcel Map Time Extension P-E24-0001 extending the expiration of the approved Meadow Oaks Townhomes P19-0006 to February 3, 2030, based on the Findings and subject to the Conditions of Approval as presented.(Supervisory District 2)

Approved

This item was approved by Zoning Administrator Evan Mattes.

2. [24-2060](#)

Hearing to consider Hoekstra Project (Tentative Parcel Map Time Extension P-E24-0002) request for six (6), one-year time extensions to approved Tentative Parcel Map P19-0010 creating four (4) parcels, resulting in a new expiration date of April 21, 2030, on property identified by Assessor's Parcel Number 087-030-036, consisting of 160.25 acres, is located on the south side of Coulter Lane, approximately 2,435 feet south of the intersection with South Shingle Road, in the Latrobe area, submitted by Eric and Trudy Hoekstra; staff recommends the Zoning Administrator take the following actions:

1) Determine, pursuant to the California Environmental Quality Act (CEQA) Guidelines Sections 15162, 15163, and 15164, that there is no substantial evidence requiring the preparation of a Subsequent Mitigated Negative Declaration, a Supplement, or an Addendum to the existing Mitigated Negative Declaration adopted by the Zoning Administrator on April 21, 2021; and

2) Approve Tentative Parcel Map Time Extension P-E24-0002, extending the expiration date of the approved Tentative Parcel Map by six (6) one-year periods, to April 21, 2030, based on the Findings and subject to the original Conditions of Approval as presented.

(Supervisory District 2)

Approved

This item was approved by Zoning Administrator Evan Mattes to include the Staff Memo dated December 4, 2024 presented by staff, correcting the Timeline and Expiration Dates for Exhibit G.

3. [24-2061](#) Hearing to consider Crapo and Gasca Project (Tentative Parcel Map P22-0008) request to divide an 18.84-acre property into three (3) parcels as follows: 5.01 acres (Parcel 1), 5.49 acres (Parcel 2), and 8.34 acres (Parcel 3) on property, identified by Assessor's Parcel Number 042-680-032, consisting of 18.84 acres, is located on the east and west sides of Arundel Road, approximately 1,350 feet south of the intersection with Starkes Grade Road, in the Pollock Pines Rural Center, submitted by Dennis Crapo; staff recommends the Zoning Administrator take the following actions:
- 1) Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff;
 - 2) Adopt the Mitigation Monitoring Reporting Program (MMRP) in accordance with the CEQA Guidelines Section 15074(d), based on the Mitigation Measures contained in the Mitigated Negative declaration and Initial Study; and
 - 3) Approve Tentative Parcel Map P22-0008, based on the Findings and subject to the Conditions of Approval as presented.
(Supervisory District 5)

Approved

This item was approved by Zoning Administrator Evan Mattes to include the Staff Memo dated December 4, 2024 adding "Exhibit I - Wildland Fire Safe Plan" and additional Conditions of Approval listed in the Wildland Fire Safe Plan as "Wildfire Mitigation Measures", "Mitigation Measures", and "Other Fire Safe Requirements."

ADJOURNMENT

Meeting was adjourned at 3:25 P.M. by Zoning Administrator Evan Mattes.

Respectfully submitted,
KAREN L. GARNER, 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.

*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.