

Zoning Administrator Hearing

CUP25-0017 Pollock Pines Sidewalk Sale



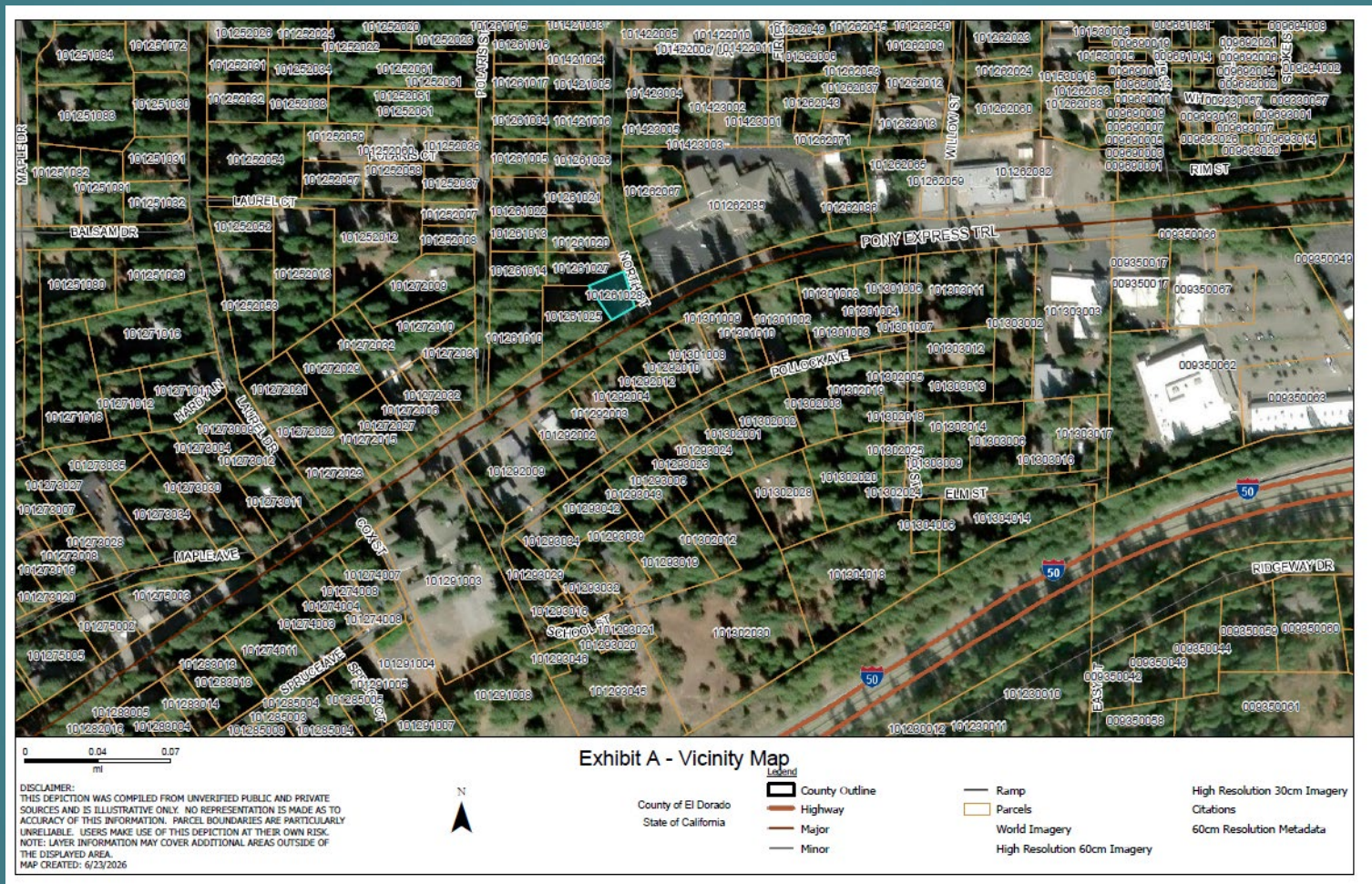
AUGUST 19, 2026

PLANNING AND BUILDING DEPARTMENT - PLANNING DIVISION

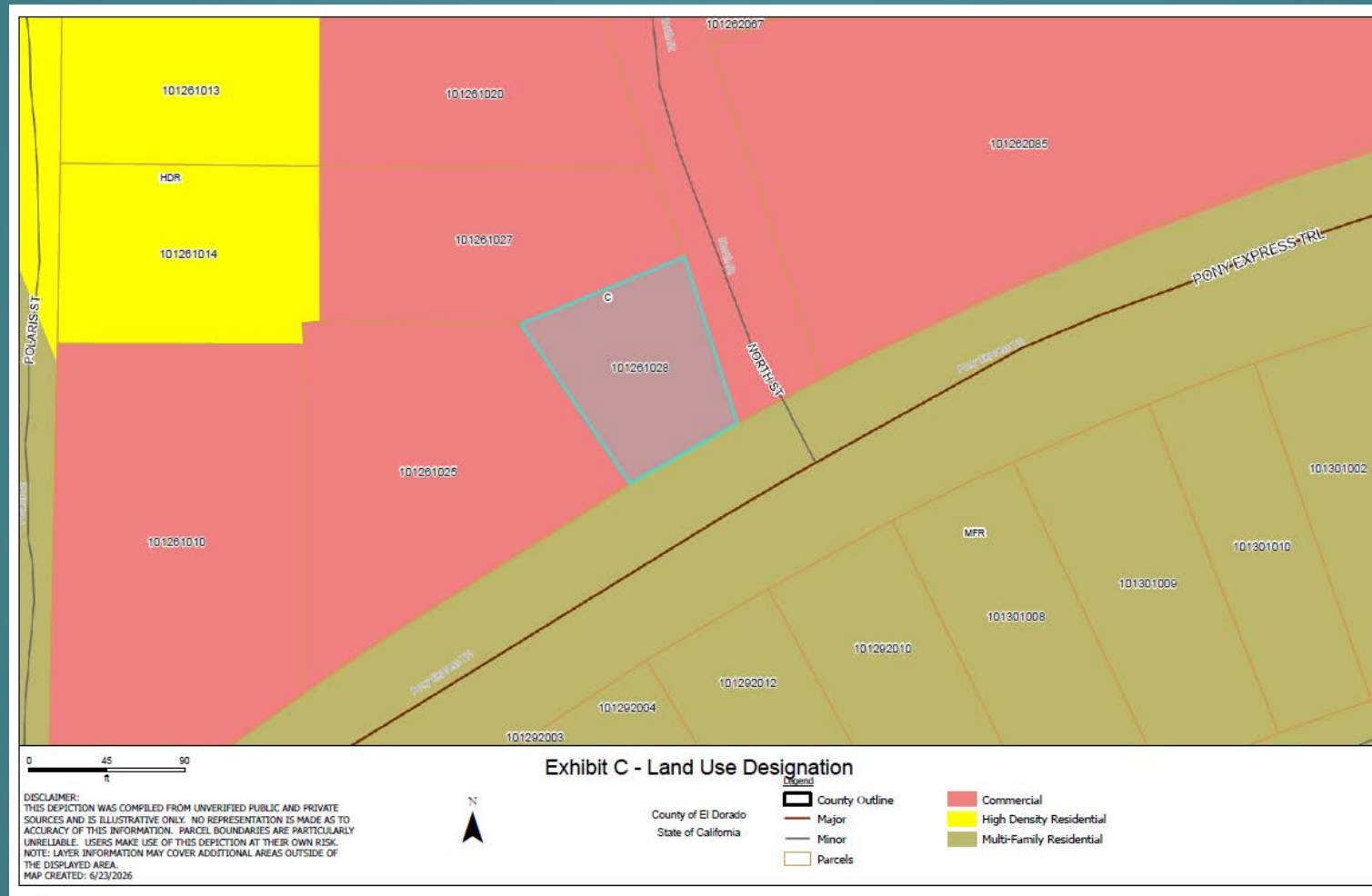
Project Description

A Conditional Use request for continuation of the daily operation of outdoor retail sales within the existing front paved area to include temporary folding tables and portable planters that are moved to an indoor location each evening.

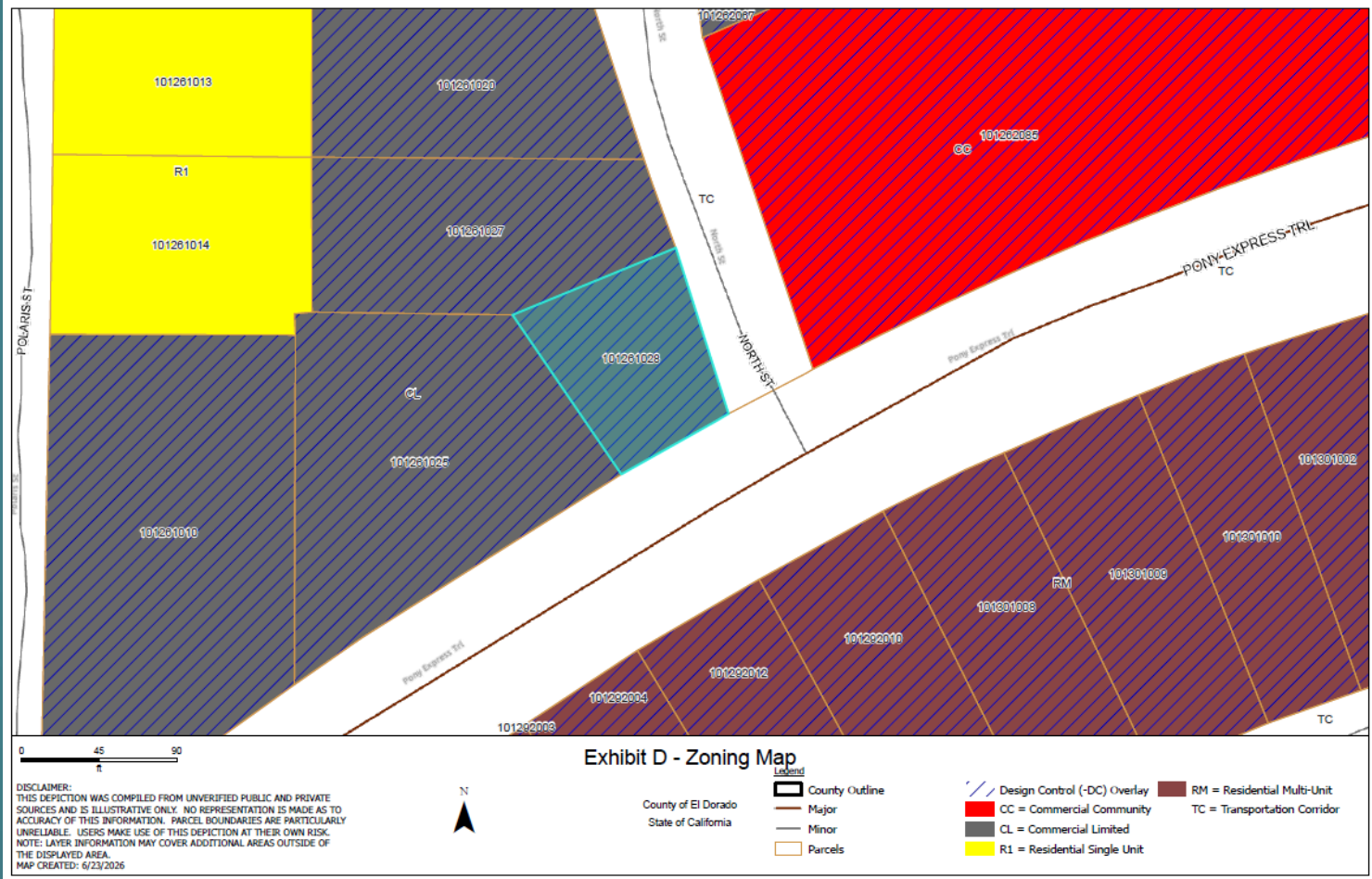
Project Vicinity Map



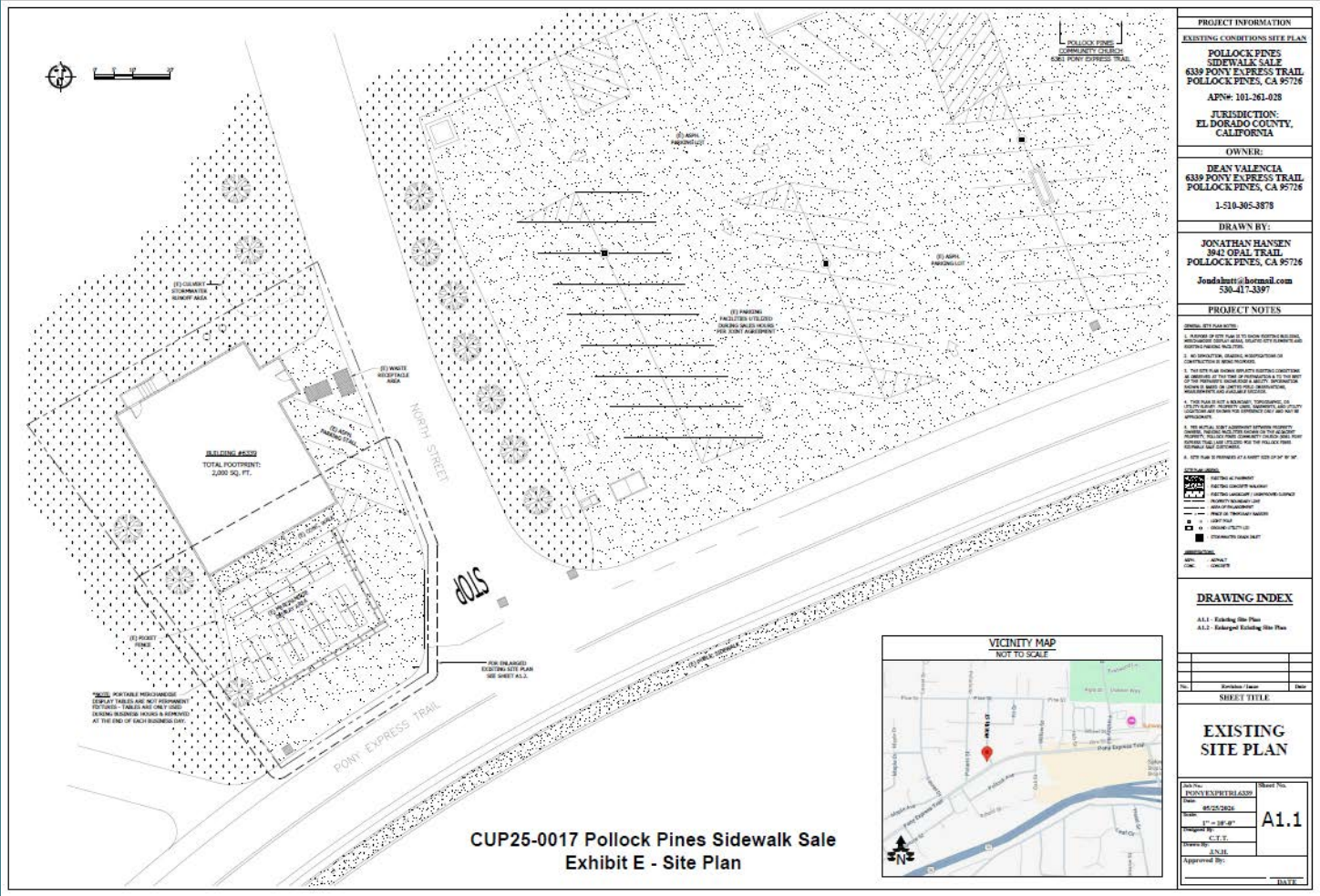
General Plan Land Use Map



Zoning Map

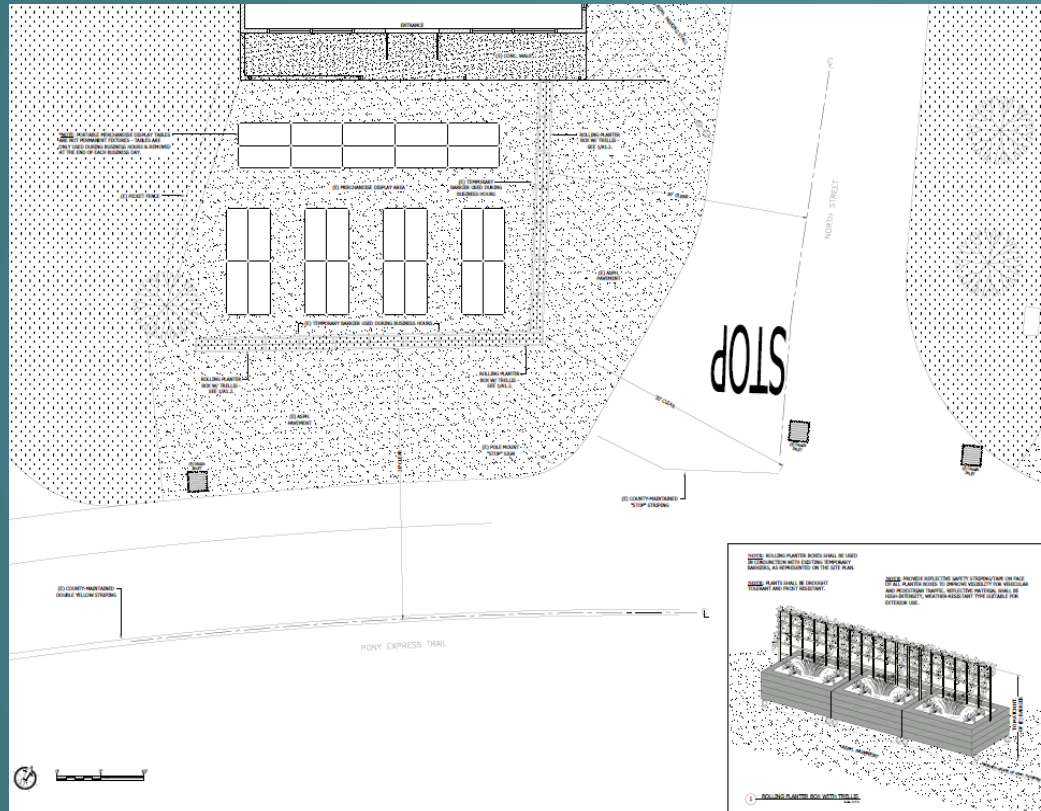


Project Plans



PROJECT INFORMATION	
EXISTING CONDITIONS SITE PLAN	
POLLOCK PINES SIDEWALK SALE	
6139 PONY EXPRESS TRAIL POLLOCK PINES, CA 95716	
APN# 101-261-028	
JURISDICTION: EL DORADO COUNTY, CALIFORNIA	
OWNER:	
DEAN VALENCIA 6139 PONY EXPRESS TRAIL POLLOCK PINES, CA 95716	
1-510-305-3878	
DRAWN BY:	
JONATHAN HANSEN 3942 OPAL TRAIL POLLOCK PINES, CA 95716	
Jonathan.hansen@gmail.com 530-417-4397	
PROJECT NOTES	
1. ALL NOTES ON THIS PLAN ARE TO BE READ IN CONJUNCTION WITH THE EXISTING CONDITIONS SITE PLAN AND THE EXISTING CONDITIONS MAP.	
2. ALL DIMENSIONS, UNLESS OTHERWISE SPECIFIED, ARE IN FEET AND INCHES.	
3. THE SITE PLAN SHOWS THE EXISTING CONDITIONS OF THE SITE AS OF THE DATE OF THE EXISTING CONDITIONS MAP. THE EXISTING CONDITIONS MAP IS THE MOST CURRENT AND ACCURATE REPRESENTATION OF THE SITE AS OF THE DATE OF THE EXISTING CONDITIONS MAP. THE EXISTING CONDITIONS MAP IS THE MOST CURRENT AND ACCURATE REPRESENTATION OF THE SITE AS OF THE DATE OF THE EXISTING CONDITIONS MAP.	
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134. THE SITE PLAN IS NOT A SUBSTITUTE	

Enlarged Site Plan and Previous sale photo



Environmental Review

This project is Categorically Exempt from the requirements of CEQA pursuant to Section 15301 (Existing Facilities, Class 1). This Class 1 exemption consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing of former use. No further environmental analysis is necessary. The proposed operation of outdoor retail sales will be carried out within an existing paved parking lot. No exterior alterations or additions are proposed with this Conditional Use Permit.

Staff Recommendation

RECOMMENDATION: Staff recommends the Zoning Administrator to take the following actions:

1. Determine that pursuant to CEQA Guidelines, find the project to be exempt pursuant to Section 15301; and
2. Approve Conditional Use Permit CUP25-0017, based on the Findings and subject to the Conditions of Approval as presented.