



# County of El Dorado

## Minutes - Final Zoning Administrator

Planning and Building  
Department  
2850 Fairlane Court  
Placerville, CA 95667  
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phone:530-621-5355  
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Wednesday, December 7, 2022

3:00 PM

<https://edcgov-us.zoom.us/j/84382951408>

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2850 Fairlane Court, Building C, Hearing Room

OR

Live Streamed - [Click here to view](#)

**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.

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 8295 1408. 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/84382951408>.

**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.

By participating in this meeting, you acknowledge that you are being recorded.

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](mailto: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. [22-2014](#) Hearing to consider Kukharets (Tentative Parcel Map P21-0010) request to divide a 2.86-acre parcel into four (4) parcels ranging in size from 24,595 square feet (Parcel 1), 21,122 square feet (Parcel 2), 43,208 square feet (Parcel 3), and 35,656 square feet (Parcel 4) on property identified by Assessor's Parcel Number 120-150-002, consisting of 2.86 acres, is located on the west side of El Dorado Hills Boulevard, approximately 0.83 mile west of the intersection with Serrano Parkway, in the El Dorado Hills area, submitted by Anatoliy Kukharets; 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 a Mitigation Monitoring Program in accordance with California Environmental Quality Act (CEQA) Guidelines 15074(d), based on the Mitigation Measures contained in the Mitigated Negative Declaration and Initial Study; and
  - 3) Approve Tentative Parcel Map, P21-0010, based on the Findings and subject to the Conditions of Approval as presented herein.(Supervisorial District 2 1) (cont. 11/16/22, Item #2)

*Public Comment: L. Patane*

### CONTINUED

This items was continued to the December 21, 2022 Zoning Administrator meeting per the applicant's request.

2. [22-2202](#) Hearing to consider H2O Alaro Microbrewery (Conditional Use Permit CUP22-0004) request to allow a microbrewery use with an initial output of 650 beer barrels a year to a maximum of 12,000 beer barrels a year within an existing structure for wholesale distribution. There will be no on-site tasting room. The property, identified by Assessor's Parcel Number 117-085-013, consisting of 3.01 acres, is located on the west side of Robert J Mathews Pkwy, approximately 1,200 feet south of the intersection with Golden Foothill Pkwy, in the El Dorado Hills area, submitted by Jay Cuccia/RJM Property Holdings CA LLC; staff recommends the Zoning Administrator take the following actions:
- 1) Find the project Exempt under Section 15301 of the CEQA Guidelines; and
  - 2) Approve Conditional Use Permit CUP22-0004, based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisory District 4 2)

**APPROVED**

This item was approved by Zoning Administrator Evan Mattes.

**ADJOURNMENT**

Meeting was adjourned at 3:15 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](mailto: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.