



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, July 15, 2026

3:00 PM

<https://edcgov-us.zoom.us/j/89570485733>

2850 Fairlane Court, Building C Hearing Room, Placerville CA 95667

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 895 7048 5733. 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/89570485733>.

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. and due to technical difficulties was called to order again at 3:10 P.M. by Zoning Administrator Rob Peters.

ADOPTION OF THE AGENDA

Agenda was adopted by Zoning Administrator Rob Peters.

PUBLIC FORUM/PUBLIC COMMENT

There was no public comment.

AGENDA ITEMS

1. [26-1098](#) Hearing to consider Dawson Project (Tentative Parcel Map P24-0001) to create four (4) new residential parcels ranging in size from 9.4 to 10.1 acres on property, identified by Assessor's Parcel Number 069-150-023, consisting of 39.25 acres, is located on the west side of Deer Valley Road between Green Valley Road and Duncan Hill Road, in the Rescue area, submitted by Lebeck Engineering, Inc.; 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 and Reporting Program (MMRP) (Exhibit H), 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 P24-0001, based on the Findings and subject to the Conditions of Approval as presented.
(Supervisory District 4)

Approved

This item was approved by Zoning Administrator Rob Peters.

2. [26-1099](#) Hearing to consider El Dorado Ranch Trailhead Project (Conditional Use Permit CUP24-0009) to allow the construction and ongoing operation of a new trailhead and parking lot to access El Dorado Ranch Wildlife Area on property, identified by Assessor's Parcel Number 092-040-067, consisting of 30 acres, is located on the west side of State Highway 49, approximately 1.5 miles south of the intersection with Sand Ridge Road, in the Nashville area, submitted by American River Conservancy; staff recommends the Zoning Administrator take the following actions:
- 1) Find Conditional Use Permit CUP24-0009 to be Categorically Exempt pursuant to Section 15303, New Construction or Conversion of Small Structures, of the CEQA Guidelines; and
 - 2) Approve Conditional Use Permit CUP24-0009, based on the Findings and subject to the Conditions of Approval as presented. (Supervisory District 2)

Approved

This item was approved by Zoning Administrator Rob Peters with the following revision as read into the record: Add a Condition of Approval "number 12" stating, "If for any reason a gate is proposed for restricting access to the trailhead parking lot, that an administrative permit is required in compliance with Zoning Ordinance section 130.52.010 and that it would need to comply with the Design Standards within section 130.30.090 (Gates) and should describe the hours of operation."

ADJOURNMENT

Meeting was adjourned at 3:30 P.M. by Zoning Administrator Rob Peters.

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.