



# PLANNING AND BUILDING DEPARTMENT

## PLANNING DIVISION

[www.edcgov.us/Government/Planning](http://www.edcgov.us/Government/Planning)

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## NOTICE OF DECISION

The County of El Dorado Planning and Building Department is considering taking action on the following project request:

**Request for approval of a Staff Level Conditional Use Permit Revision, CUP-R22-0048 Reverie Retreat Revision, submitted by Tamara Johnston and Ramon Fliek of Reverie Ventures, LLC.**

In accordance with the County of El Dorado Zoning Ordinance Title 130, Article 5, Section 130.52.021 (Conditional Use Permit), the applicant is seeking approval by the Planning and Building Department Director for a Conditional Use Permit Revision, CUP-R22-0048, to Special Use Permit, S15-0016 Reverie Retreat, to delineate and identify the Heath Resort & Retreat Center activities, structures, uses, and campground area. The revision includes a new phasing plan for the project, from Phase 1 and 2, to Phase 1A, Phase 1B, and Phase 2; revision to location of Health Resort & Retreat Center activities area, and redesign of the Health Resort & Retreat Center from 35 to 20 cabins, each cabin would include plumbing and decks; and a revision to the campground area from 10 campsites to 25 campsites with shared toilet and shower facility, and 33 on-site parking spaces.

The 32.01-acre property is located on the north side of Spanish Flat Road, approximately 0.8 miles east of the intersection with State Route 193, in the Kelsey area, and is identified by Assessor's Parcel Number (APN) 088-021-002, is zoned Rural Lands, Ten-acre (RL-10), and a General Plan land use designation of Rural Residential (RR).

California Environmental Quality Act (CEQA) Determination: Staff has determined that pursuant to the California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15164, that there is no substantial evidence requiring the preparation of a Subsequent MND or an Addendum to the adopted IS/MND, which was adopted by the Planning Commission on February 9, 2017.

The Staff Report, project materials, and proposed Director Determination for Conditional Use Permit Revision, CUP-R22-0048, may be viewed at the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at:

<http://edc-trk.aspgov.com/etrakit/Search/project.aspx>

The project request is being processed in accordance with the authorizations of the El Dorado County Zoning Code Section 130.52.021 (Conditional Use Permit), and review of the above referenced project has been completed and tentatively approved by the Planning Division, subject to the standards found in Title 130, Article 5, Section 130.50.040 (General Review Procedure), as a Staff Level Review with Public Notice. The decision to approve this project may be appealed to the Planning Commission by filing an appeal application and applicable fees to the County of El Dorado Planning and Building Department within the 10-working-day appeal period, starting on date of approval June 12, 2024 ending at 5pm on June 25, 2024. Any questions regarding the project may be directed to Project Planner, Bianca Dinkler, at (530) 621-5875, [Bianca.Dinkler@edcgov.us](mailto:Bianca.Dinkler@edcgov.us).

COUNTY OF EL DORADO  
KAREN L. GARNER, Director  
Planning and Building Department  
June 12, 2024