



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

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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 Design Review Permit, DR24-0005, Pilot Hill Eco Motel, submitted by Jorge Caamano.

In accordance with the County of El Dorado Zoning Ordinance Title 130, Article 5, Section 130.52.030 (Design Review Permit), the applicant is seeking approval by the Planning and Building Department Director for a Design Review Permit, DR24-0005, to allow for the construction and operation of a six-unit eco-friendly motel. This project would be conducted in two (2) phases; Phase 1 includes an approximately 1,000-square-foot unit and a 600-square-foot unit. Phase 2 would include four (4) additional units approximately 400 square feet each located in a single building.

The 4.33-acre property is located on the west side of Salmon Falls Road, approximately 500 feet south of the intersection with Salmon Falls Cut Off, in the Pilot Hill area, Supervisorial District 4, and is identified by Assessor's Parcel Number (APN) 104-250-091, has a Zoning Designation of Community Commercial within Design Review Community Combining Zone (CC-DC), and a General Plan land use designation of Commercial (C).

California Environmental Quality Act (CEQA) Determination: This project has been found to be Categorically Exempt pursuant to Section 15303, New Construction or Conversion of Small Structures, of the California Environmental Quality Act (CEQA) Guidelines which was approved by the Planning Director on September 2, 2025.

The Staff Report, project materials, and proposed Director Determination for Design Review Permit, DR24-0005, 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 130.52.030 (Design Review Permit), and review of the above referenced project has been completed and tentatively approved by Planning Services, 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 September 2, 2025, ending at 5pm on September 15, 2025. Any questions regarding the project may be directed to County Planner, Craig Osborn, at (530) 621-5697 Craig.Osborn@edcgov.us.

COUNTY OF EL DORADO
KAREN L. GARNER, Director
Planning and Building Department
August 22, 2025