



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

<http://www.edcgov.us/Government/Planning>

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

(530) 621-5315 / (530) 622-1708 Fax

bldgdept@edcgov.us

PLANNING

(530) 621-5355 / (530) 642-0508 Fax

planning@edcgov.us

LAKE TAHOE OFFICE:

924 B Emerald Bay Rd #B

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

tahoebuild@edcgov.us

NOTICE OF DECISION

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

Request for revised approval of a Staff Level Design Review Permit, DR22-0005, La Crescenta Six-Plex, submitted by Aqeel Mohammad on behalf of Saturn Real Estate Investment, LLC.

In accordance with the County of El Dorado Zoning Ordinance Title 130, Article 5, Section 130.52.030 (Design Review Permit), the applicant gained approval by the Planning and Building Department Director for a Design Review Permit Revision, DR22-0005, for construction and operation of an 8,499 square foot six-plex apartment, which will include two- and three-bedroom apartment units and garages. The project includes associated improvements for landscaping, lighting, parking, signage, and utilities. Staff has integrated targeted revisions to the approval documentation for this project, with applicant consent. Revisions are represented with underline/strikethrough among the project approval materials, including the staff report, findings, and conditions of approval.

The project is located approximately 0.4 miles to the south of Green Valley Road and the intersection of La Crescenta Drive in the Cameron Park area, Supervisorial District 2, and is identified by Assessor's Parcel Number (APN) 083-052-005, has a Zoning Designation of Multi-Family Residential within Design Review Community Combining Zone (RM-DC), and a General Plan land use designation of Multi-Family Residential (RM).

California Environmental Quality Act (CEQA) Determination: In accordance with CEQA, staff has prepared an Initial Study analyzing the potential environmental effects resulting from the implementation of the project. Based on the Initial Study, a Negative Declaration has been prepared.

The Staff Report, project materials, and proposed Director Determination for Design Review Permit, DR22-0005, 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 December 22, 2025, ending at 5:00 PM on January 7, 2026. Any questions regarding the project may be directed to County Planner, Spencer McKenna, at (530) 621-5821 or spencer.mckenna@edcgov.us.

COUNTY OF EL DORADO
KAREN L. GARNER, Director
Planning and Building Department
December 10, 2025