



# 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 Design Review DR24-0001 for the DeRodeff Residential Accessory Structure in the Diamond Springs, CA area** submitted by Morgan DeRodeff.

In accordance with the County of El Dorado Zoning Ordinance Title 130, Article 5, Section 130.50.040 B (Staff-level Review with Public Notice), the applicant is seeking approval by the Planning and Building Department Director for Design Review DR24-0001 to allow the construction of an 1800-square-foot storage shed/garage/shop for personal use.

The 0.85-acre property is located on the east side of Missouri Street approximately 750 feet north of the intersection with Pleasant Valley Road in the El Dorado-Diamond Springs area, identified by Assessor's Parcel Number (APN) 331-141-003, has a Zoning Designation of Multi-Unit Residential within a Historic Design Review Overlay (RM-DH), and a General Plan Land Use Designation of Multi-Family Residential (MFR).

California Environmental Quality Act (CEQA) Determination: The project is Categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15303 (New Construction of Small Structures) stating that, "Class Three consists of construction and location of limited numbers of new, small facilities or structures including, but not limited to: (b) A duplex or similar multi-family residential structure totaling no more than four dwelling units." According to Zoning Code Section 130.52.030 B – Review Authority, Procedure, and CEQA, "The approval of a Design Review Permit is a ministerial project pursuant to CEQA, when in compliance with adopted Design Standards. The Design Review process shall be limited to consideration of compliance with established standards, provided that the use

proposed for the project site is an allowed use within the zone.” Approval of the Design Review would allow for the construction of an 1800-square-foot storage shed/garage/shop for personal use.

The Staff Report, project materials, and proposed Director Determination for Design Review DR24-0001 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: <https://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 130.50.040 B (Staff-level Review with Public Notice), 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 August 5, 2024 ending at 5pm on August 16, 2024. Any questions regarding the project may be directed to Project Planner, Benjamin Koff, at (530) 621-5697/ [benjamin.koff@edcgov.us](mailto:benjamin.koff@edcgov.us)

COUNTY OF EL DORADO  
Karen L. Garner, Director  
Planning and Building Department  
July 24, 2024