



# PLANNING AND BUILDING DEPARTMENT

## PLANNING DIVISION

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

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## AGENDA

### COUNTY OF EL DORADO ZONING ADMINISTRATOR

Wednesday, September 2, 2020 - 3:00 P.M.

#### VIRTUALLY-See Agenda for Details to Participate

County of El Dorado Public Meeting Protocol In Response to Coronavirus COVID-19:

To comply with social distancing requirements and the stay at home order from Governor Gavin Newsom, the Meeting Room will be closed to members of the public and all public participation will be handled remotely.

**PUBLIC PARTICIPATION INSTRUCTIONS: PHONE IN:** 1-530-621-7603 or 1-530-621-7610, Meeting ID 931 2455 6894

**PUBLIC COMMENT PARTICIPATION:** By participating in this meeting you acknowledge that you are being recorded. While speaking, please reduce any background noise to ensure that your comments can be heard. When you hear the item called that you wish to comment on, please wait for the Zoning Administrator to open the item for public comment. At that point, please voluntarily state your name for the record and provide your public comment.

If you choose not to participate in the Zoning Administrator meeting but wish to make a comment on a specific agenda item, please submit your comment via email prior to the Zoning Administrator meeting. Please submit your comments at [planning@edcgov.us](mailto:planning@edcgov.us).

**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: [http://www.edcgov.us/Government/planning/Pages/zoning\\_administrator.aspx](http://www.edcgov.us/Government/planning/Pages/zoning_administrator.aspx)

All Zoning Administrator hearings are recorded. To obtain a copy of a recording, contact Planning Services after action has been taken.

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**HEARING ASSISTANCE DEVICES ARE AVAILABLE FOR PUBLIC USE INQUIRE  
WITHIN THE PLANNING SERVICES OFFICE**

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1. **CALL TO ORDER**
2. **ADOPTION OF AGENDA**
3. **PUBLIC FORUM/PUBLIC COMMENT**
4. **VARIANCE** (Public Hearing)

- a. **Variance V20-0001/O’Daly** submitted by LISA O’DALY to allow a reduction of the front setback from 20 feet to 0 feet to allow for the construction of a two-car carport. The property, identified by Assessor’s Parcel Number 033-424-006, consisting of 0.25 acre, is located on the east side of Delaware Street, approximately 2,640 feet north of the intersection with North Upper Truckee, in the South Lake Tahoe area, Supervisorial District 5. (County Planner: Melanie Shasha, 530-573-7904) (Categorical Exemption pursuant to Section 15305(a) of the CEQA Guidelines)\*

STAFF RECOMMENDATION: Conditional Approval

5. **CERTIFICATE OF COMPLIANCE** (Public Hearing)

- a. **COC19-0003/Curtis** submitted by DEBBIE DE RYK, LYON REAL ESTATE for a 5.0 acre parcel created as a result of a gift deed parcel split that exceeded the allowable number of parcels to be created from one parent parcel with a grant deed recorded 5/11/1983 (#2169-567). A grant deed was recorded 8/28/2019 from Airpoint Global Inc., to the current property owners, Jeremiah J. Curtis and Lea B. Curtis. An access easement was created by a grant deed recorded 8/28/2019. The property, identified by Assessor’s Parcel Number 109-240-009, consisting of 5.0 acres, is located on the west side of Business Drive, approximately 375 feet southwest of the intersection with Durock Road, in the Shingle Springs area, Supervisorial District 2. (County Planner: Bianca Dinkler, 530-621-5875) (Statutory Exemption pursuant to Section 15268 of the CEQA Guidelines)\*

STAFF RECOMMENDATION: Conditional Approval

6. **TENTATIVE PARCEL MAP** (Public Hearing)

- a. **P19-0003/Treanor** submitted by ROBERT AND KAREN TREANOR to subdivide a 10.01 acre parcel into two parcels of 5.005± acres (Parcel 1) and 5.005± acres (Parcel 2). The property, identified by Assessor’s Parcel Number 069-220-023, consisting of 10.01 acres, is located on the east side of Ponderosa Road, approximately 0.5 mile south of the intersection with Green Valley Road, in the Shingle Springs area, Supervisorial District 4. (County Planner: Bianca Dinkler, 530-621-5875) (Mitigated Negative Declaration prepared)\*\*

STAFF RECOMMENDATION: Conditional Approval

- b. **P19-0011/Lariat** submitted by CHAD DOWNEY to subdivide an undeveloped 20.7 acre parcel into four parcels ranging in size from 5.21 acres (Parcel A), 5.07 acres (Parcel B), 5.21 acres (Parcel C), and 5.11 acres (Parcel D). The property, identified by Assessor's Parcel Number 109-250-016, consisting of 20.7 acres, is located on the south side of Lariat Drive, approximately 1,750 feet east of the intersection with Strolling Hills Road, in the Cameron Park area, Supervisorial District 2. (County Planner: Bianca Dinkler, 530-621-5875) (Mitigated Negative Declaration prepared)\*\*

STAFF RECOMMENDATION:

Conditional Approval

7. **ADJOURNMENT**

Respectfully submitted,  
TIFFANY SCHMID, 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](mailto:planning@edcgov.us).

\*\*This is a notice of intent to adopt the negative declaration or mitigated negative declaration that has been prepared for this project and which may be reviewed and/or obtained in the County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at <https://edc-trk.aspgov.com/etrakit/Search/project.aspx>. A negative declaration or mitigated negative declaration is a document filed to satisfy CEQA (California Environmental Quality Act). This document states that there are no significant environmental effects resulting from the project, or that conditions have been proposed which would mitigate or reduce potential negative effects to an insignificant level.

\*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.