



COMMUNITY DEVELOPMENT AGENCY

DEVELOPMENT SERVICES DIVISION

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NOTICE OF PUBLIC HEARING

The **County of El Dorado Zoning Administrator** will hold a public hearing in the **Building C Hearing Room**, 2850 Fairlane Court, Placerville, CA 95667 on **August 3, 2016 at 3:00 p.m.**, to consider the following: **Variance V16-0004/Bates Residential Structure Expansion** submitted by BRUCE BATES to allow reductions in the following required setbacks in the Zoning Ordinance to allow for the expansion of an existing primary residential structure; 1) The 100-foot setback from the South Fork of the American River required under Section 130.30.030.G.7 to 26 feet; and 2) The 200-foot Forest Resources Zone setback required under Section 130.30.030.E.2.a from the south and east property lines to 47 feet 7 inches, and 110 feet 9 inches, respectively. The property, identified by Assessor's Parcel Number 038-061-02, consisting of 0.87 acres, is located on the south side of Tamarack Pines Road, approximately 1,500 feet east of the intersection with U.S. Highway 50, **in the Mount Ralston area**, Supervisorial District 5. [County Planner: Mark Millard] (Categorical Exemption pursuant to Section 15305(a) of the CEQA Guidelines)*

Staff Reports are available two weeks prior at
http://edcgov.us/Government/Planning/Zoning_Administrator.aspx

All persons interested are invited to attend and be heard or to write their comments. 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 submitted at, or prior to, the public hearing. Any written correspondence should be directed to County of El Dorado Community Development Agency, Development Services Division-Planning Services, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: planning@edcgov.us.

*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.

To ensure delivery prior to the hearing, written information from the public is encouraged to be submitted to Planning Services by Friday the week prior to the meeting. Planning Services cannot guarantee that any FAX or mail received the day of the meeting will be delivered to the Zoning Administrator prior to any action.

COUNTY OF EL DORADO ZONING ADMINISTRATOR
ROGER TROUT, Development Services Division Director
July 13, 2016