



EL DORADO COUNTY PLANNING DEPARTMENT

2850 Fairlane Court
Placerville, CA 95667

<http://www.co.el-dorado.ca.us/planning>

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EL DORADO COUNTY ZONING ADMINISTRATOR

July 21, 2004, 10:00 A.M.
Building C, Hearing Room
2850 Fairlane Court, Placerville, CA 95667

CONFORMED AGENDA

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.

Items not on the agenda may be addressed by the general public during Public Forum/Public Comment, and comments are limited to five minutes per person. The Zoning Administrator reserves the right to waive time limitations.

To ensure delivery to the Zoning Administrator prior to the hearing, any written information from the public must be received by the Planning Department by **July 20, 2004**. The Planning Department cannot guarantee that any FAX or mail received the day of the hearing will be delivered to the Zoning Administrator prior to any action.

It is important that the applicant or applicant's representative attend the hearing no later than 10:00 A.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.

All Zoning Administrator hearings are tape recorded. Anyone wishing to purchase a recorded tape for \$5.00 may do so by contacting the Planning Department after action has been taken.

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

1. **CALL TO ORDER**
2. **ADOPTION OF AGENDA**
3. **PUBLIC FORUM/PUBLIC COMMENT:** Any person wishing to address the Zoning Administrator on any item that is not on the Agenda may do so at this time providing a request is presented to the Planning Department Office prior to 5:00 p.m., **July 20, 2004**.

4. **VEHICLE ABATEMENT APPEALS** (Public Hearing) If applicable, a revised agenda identifying specific vehicle abatement appeals will be posted prior to hearing.

5. **CONTINUED PROJECTS** (Public Hearing)

NONE SCHEDULED

6. **NEGATIVE DECLARATION PROJECTS** (Public Hearing)

- a. **P00-04E – CHRIS BOSIO:** One-year time extension for a tentative parcel map, creating three parcels, ranging in size from one to three acres on a five-acre site. The property, identified by Assessor's Parcel Number 070-280-13, is zoned Commercial and is located on the north side of Wild Chaparral Drive, approximately 600 feet west of the intersection with Ponderosa Road in the Shingle Springs area. (Negative Declaration previously prepared)*

STAFF: Lillian MacLeod RECOMMENDATION: Conditional Approval

ACTION: The Zoning Administrator continued P00-04 off-calendar.

7. **CATEGORICALLY EXEMPT PROJECTS** (Public Hearing)

- a. **S03-20 – GREEN SPRINGS RANCH GATE:** Special use permit to allow installation of an entry gate to the Green Springs Ranch Subdivision. The property is within the public right-of-way located across Deer Valley Road, approximately 425 feet southwest of the intersection with Green Valley Road in the Rescue area. (Categorically Exempt pursuant to Section 15301 and 15303 of the CEQA Guidelines)**

STAFF: Mark Millard RECOMMENDATION: Conditional Approval

ACTION: The Zoning Administrator approved S03-20 based on the findings and conditions contained in the staff report.

8. **ADJOURNMENT**

Respectfully submitted,

Steven D. Hust
Zoning Administrator

All persons interested are invited to attend 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, or prior to, the public hearing. Any written correspondence should be directed to the Zoning Administrator, Planning Department, 2850 Fairlane Court, Placerville, CA 95667.

*A Negative Declaration was previously prepared for this project and may be reviewed and/or obtained in the Planning Department at 2850 Fairlane Court, Placerville, CA 95667, during normal business hours. A "Negative Declaration" is a document prepared 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 Categorical Exempt from CEQA (California Environmental Quality Act) pursuant to the above-referenced section, and it is not subject to any further environmental review.