

DEVELOPMENT SERVICES DEPARTMENT

County of
EL DORADO

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

PLANNING
SERVICES



PLACERVILLE OFFICE:

2850 FAIRLANE COURT
PLACERVILLE, CA. 95667
(530) 621-5355
(530) 642-0508 Fax
Counter Hours: 7:30 AM to 4:30 PM
planning@co.el-dorado.ca.us

LAKE TAHOE OFFICE:

3368 LAKE TAHOE BLVD., SUITE 302
SOUTH LAKE TAHOE, CA 96150
(530) 573-3330
(530) 542-9082 Fax
Counter Hours: 8-12 PM and 1-4 PM
tahoebuild@co.el-dorado.ca.us

EL DORADO HILLS OFFICE:

4950 HILLSDALE CIRCLE, SUITE 100
EL DORADO HILLS, CA 95762
(916) 941-4967 and (530) 621-5582
(916) 941-0269 Fax
Counter Hours: 7:30 AM to 4:30 PM
planning@co.el-dorado.ca.us

CONFORMED AGENDA

EL DORADO COUNTY ZONING ADMINISTRATOR

AUGUST 2, 2006 - 10:00 A.M.

Building C, Hearing Room

2850 Fairlane Court, Placerville, CA

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 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 Planning Services after action has been taken.

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

1. **CALL TO ORDER**
2. **ADOPTION OF AGENDA**
3. **PUBLIC FORUM/PUBLIC COMMENT**

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

If applicable, a revised agenda identifying specific continued projects will be posted prior to hearing.

- a. **COC 06-0008 – VICTORIA TAGLE:** A request for a certificate of compliance for a 20.658 acres parcel identified by Assessor's Parcel Number 084-260-16, zoned Unclassified (U) Zone District, located on the southwest side of Gravel Court approximately 0.5 mile northeast of the intersection with Rock Creek Road in the Swansboro area. (Mitigated Negative Declaration previously prepared and advertised)*

STAFF: Aaron Mount RECOMMENDATION: Conditional Approval
ACTION: The Zoning Administrator approved COC 06-0008 based on the findings and conditions contained in the staff report.

5. **CATEGORICALLY EXEMPT PROJECTS** (Public Hearing) If applicable, a revised agenda identifying specific categorically exempt projects will be posted prior to hearing.

- a. **V06-0003 – GARY DAVIS GROUP:** A variance to allow a reduction in the front yard setback from 20 feet as required by Tahoe One-family Residential (TR1) Zone District to zero (0) feet. The property, identified by Assessor's Parcel Number 016-081-18, consists of 6,754 square feet and is located on the southeast side of Meeks Bay Avenue, approximately 0.25 mile southwest of the intersection with State Highway 89 in the Meeks Bay area. (Categorically exempt pursuant to Section 15305 of the CEQA Guidelines)**

STAFF: Michael C. Baron RECOMMENDATION: Conditional Approval
ACTION: The Zoning Administrator approved V06-0003 based on the findings and conditions contained in the staff report.

- b. **V06-0005 – SUSAN DANIELS/RICK AND DANA PAGE:** A variance to allow a reduction in the front yard setback from 20 feet, as required by Tahoe One-family Residential (TR1) Zone District to 12 feet. The property, identified by Assessor's Parcel Number 015-032-08, consists of 6,250 square feet and is located on the east side of Ninth Avenue, at the intersection with Spruce Street in the Tahoma area. (Categorically exempt pursuant to Section 15305 of the CEQA Guidelines)**

STAFF: Michael C. Baron RECOMMENDATION: Conditional Approval
ACTION: The Zoning Administrator approved V06-0005 based on the findings and conditions contained in the staff report.

6. **ADJOURNMENT**

Respectfully submitted,

Pierre Rivas / Steven Hust
Zoning Administrators

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 Services, 2850 Fairlane Court, Placerville, CA 95667.

*A negative declaration has been prepared for this project and may be reviewed and/or obtained in Planning Services 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 categorically exempt from CEQA (California Environmental Quality Act) pursuant to the above-referenced section, and it is not subject to any further environmental review.