

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: 8:00 AM to 4:00 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: 8:00 AM to 4:00 PM
tahoebuild@co.el-dorado.ca.us

EL DORADO HILLS OFFICE:

4950 HILLSDALE CIRCLE, SUITE 100
EL DORADO HILLS, CA 95762
(916) 358-3600 and (530) 621-5582
(916) 941-0269 Fax
Counter Hours: 8:00 AM to 4:00 PM
planning@co.el-dorado.ca.us

AGENDA

EL DORADO COUNTY ZONING ADMINISTRATOR

Wednesday, March 5, 2008 - 3:00 P.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 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.

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. **PARCEL MAPS** (Public Hearing)

- a. **P07-0044** submitted by EL DORADO OAKS, LLC (Agent: Gene Thorne and Associates, Inc.) to create two parcels, ranging in size from 2.12 to 2.71 acres. The property, identified by Assessor's Parcel Number 117-060-15, consisting of 4.82 acres, is located on the east side of Winfield Drive, 0.10-miles south of the intersection with White Rock Road, in the **El Dorado Hills area**. Supervisorial District II. (Categorically Exempt pursuant to Section 15315 of the CEQA Guidelines)*

STAFF: Jonathan Fong RECOMMENDATION: Conditional Approval
ACTION:

5. **VARIANCES** (Public Hearing)

- a. **V07-0007** submitted by HARVARD A. and JOAN GASTALDI (Agent: Gene Thorne and Associates, Inc.) to allow a reduction in the front yard setback from 30 feet to 16 feet for the construction of a 600 square foot second residence. The property, identified by Assessor's Parcel 049-110-03, consisting of 2.35 acres, is located on the west side of Centennial Court, approximately 150 feet north of the intersection with Smith Flat Road, in the **Smith Flat area**. Supervisorial District III (Categorically exempt pursuant to Section 15305(a) of the CEQA Guidelines)*

STAFF: Thomas Lloyd RECOMMENDATION: Conditional Approval
ACTION:

6. **ADJOURNMENT**

Respectfully submitted,

Roger P. Trout, 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 Services, 2850 Fairlane Court, Placerville, CA 95667.

*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.

Meetings for the Month of April

April 2, 2008

April 16, 2008