

DEVELOPMENT SERVICES DEPARTMENT

County of
EL DORADO

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

PLANNING
SERVICES



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EL DORADO HILLS OFFICE:

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AGENDA

EL DORADO COUNTY ZONING ADMINISTRATOR

Wednesday, June 4, 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. **VARIANCES** (Public Hearing)

- a. **V07-0004** submitted by Mark and Nancy Johnson (Agent: Brian Shinault) to reduce the front setback from 20 feet to zero feet for an existing 404 square foot garage and reduction in the side setback from five feet to zero feet for a walkway and stairs. The property, identified by Assessor's Parcel Number 033-678-06, consisting of 15,333 square feet, is located on the east side of Semat Court, approximately .25 miles west of the intersection with Pioneer Trail, in the **Tahoe Paradise area**. Supervisorial District V. (Categorically Exempt pursuant to Section 15303(e) and 15305(a) of the CEQA Guidelines)*

STAFF: Aaron Mount RECOMMENDATION: Conditional Approval
ACTION:

5. **PARCEL MAPS** (Public Hearing)

- a. **P07-0029** submitted by Jong and Renee Yi (Agent: Jeff Crovitz PE) to create four parcels ranging in size from 5.01 to 6.26 acres. A design waiver has been requested to allow close proximity of the roadway serving lots 2 and 3 and the existing cul-de-sac encroachments, and to allow a driveway to access parcels 3 and 4. The property, identified by Assessor's Parcel Number 102-231-55, consisting of 21.3 acres, is located on the east side of Starbuck Road, approximately 1.7 miles north of the intersection with Green Valley Road, in the **Rescue area**. Supervisorial District IV. (Mitigated Negative Declaration prepared)**

STAFF: Tom Dougherty RECOMMENDATION: Conditional Approval
ACTION:

- b. **P07-0051** submitted by Jerry and Bette O'Haver (Agent: Gene E. Thorne & Associates) to create two 10.06 acre parcels. The property, identified by Assessor's Parcel Number 079-270-06, consisting of 20.12 acres, is located on the east side of Mt. Aukum Road, 1,700 feet southwest of the intersection of Vogelsang Lane and Sly Park Road, in the **Pleasant Valley area**. Supervisorial District II. (Negative Declaration prepared)**

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. 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 El Dorado County 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.

Meetings for the Month of July

July 2, 2008
July 16, 2008