

DEVELOPMENT SERVICES DEPARTMENT

COUNTY OF EL DORADO

<http://www.edcgov.us/devservices>



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AGENDA

COUNTY OF EL DORADO ZONING ADMINISTRATOR

Wednesday, June 20, 2012 - 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. **SPECIAL USE PERMIT**

- a. **S06-0017-R-2/Bella Vista Bed & Breakfast Special Use Permit Revision** submitted by ROBERT and KATHLEEN ASH to expand a bed and breakfast inn from three guest rooms to five. The events previously allowed will not change. The property, identified by Assessor's Parcel Number 006-480-31, consisting of 5.0 acres, is located on the southeast corner of the intersection of Kane Hill Road and Cold Springs Road, **in the Gold Hill/Coloma area**, Supervisorial District 4. *[Project Planner: Tom Dougherty]* (Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines)*

STAFF RECOMMENDATION:

Conditional Approval

ACTION:

5. **TENTATIVE PARCEL MAP**

- a. **P11-0006/Massolo Tentative Parcel Map** submitted by DAVID SHELTON, P.E. to create two parcels of 7,197 square feet and 14,616 square feet in size. Both parcels would be served by public sewer and public metered water facilities. The property, identified by Assessor's Parcel Number 016-211-14, consisting of 21,813 square feet, on the east side of Rubicon Drive, approximately 0.5 mile east of the intersection with State Route 89, **in the Tahoma area**, Supervisorial District 5. *[Project Planner: Tom Purciel]* (Negative declaration prepared)**
[Continued from the May 16, 2012 meeting]

STAFF RECOMMENDATION:

Conditional Approval

ACTION:

6. **ADJOURNMENT**

Respectfully submitted,
ROGER TROUT, Development Services Director

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.

**This is a notice of intent to adopt the negative declaration or mitigated negative declaration that has been prepared for this project and which may be reviewed and/or obtained in the County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at <http://edcapps.edcgov.us/Planning/ProjectInquiry.asp>. A negative declaration or mitigated negative declaration is a document filed 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 exempt from the California Environmental Quality Act (CEQA) pursuant to the above-referenced section, and it is not subject to any further environmental review.