

DEVELOPMENT SERVICES DEPARTMENT

County of
EL DORADO

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

PLANNING
SERVICES



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CONFORMED AGENDA

EL DORADO COUNTY ZONING ADMINISTRATOR

Wednesday, October 3, 2007 - 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. **NEGATIVE DECLARATION PROJECTS** (Public Hearing)

- a. **P07-0011** Submitted by **GREGORY AND TAMMY GARRETT** a tentative parcel map creating two (2) parcels, ranging in size from 5.0 to 5.78 acres, with design waiver request to allow a driveway to access Parcel 2. The property, identified by Assessor's Parcel Number 102-231-66, consisting of 10.78 acres, is located on the east side of Starbuck Road, approximately 0.2 mile south of the intersection with Farview Drive in the Rescue area, Supervisorial District IV. (Mitigated negative declaration prepared)*

STAFF: Tom Dougherty RECOMMENDATION: Conditional Approval
ACTION: The Zoning Administrator approved P07-0011 based on the findings and conditions as modified this date.

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

- a. **S07-0014** Submitted by **BEN FAGEN AND TIM LEFEVER** to allow the expansion of an existing legal non-conforming garage located within a setback area. The expansion would add 484 square feet to the second story living space of garage. Also proposed is the enclosure of the existing entry and first floor deck of the primary residence. The property, identified by Assessor's Parcel Number 016-201-02 consisting of 0.36 acre, is located on the south side of Rubicon Drive, at the intersection with State Highway 89, in the South Lake Tahoe area, Supervisorial District V. (Categorically exempt pursuant to Section 15305(a) of the CEQA Guidelines)**

STAFF: Thomas Lloyd RECOMMENDATION: Conditional Approval
ACTION: The Zoning Administrator approved S07-0014 based on the findings and conditions as modified this date.

6. **CONTINUED PROJECTS** (Public Hearing) If applicable, a revised agenda identifying specific continued projects will be posted prior to hearing.

- a. **P06-0025 - CRYSTAL SING** Submitted by **ASSOCIATED LAND CONSULTANTS** a request for a tentative parcel map creating two (2) parcels ranging in size from 1.00 (Parcel 1) to 1.92 (Parcel 2) acres. The property, identified by Assessor's Parcel Number 109-071-28, consisting of 2.92 acres, is located on the south side of Lakeview Drive, approximately 0.8 mile west of the intersection with South Shingle Road in the Shingle Springs area, Supervisorial District II. (Negative Declaration prepared.)* *This item was continued from the September 19, 2007 Zoning Administrator Hearing.*

STAFF: Jonathan Fong RECOMMENDATION: Conditional Approval
ACTION: The Zoning Administrator continued P06-0025 to the hearing of November 21, 2007.

7. **ADJOURNMENT**

Respectfully submitted,

Roger 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.

*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.