



COMMUNITY DEVELOPMENT AGENCY

DEVELOPMENT SERVICES DIVISION

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CONFORMED AGENDA

COUNTY OF EL DORADO ZONING ADMINISTRATOR

Wednesday, April 19, 2017 - 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.

Zoning Administrator Agendas, Staff Reports and Supplemental Materials are available on the internet at: http://www.edcgov.us/Government/Planning/Zoning_Administrator.aspx

All Zoning Administrator hearings are recorded. To obtain a copy of a recording, contact 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 MAP** (Public Hearing)

- a. **Parcel Map Time Extension P09-0002-E/Walrath (Kovach) Time Extension** submitted by CRAIG WALRATH for three one-year time extensions to the approved Kovach Tentative Subdivision Map P09-0002 creating two residential lots, resulting in a new expiration date of December 10, 2019. The property, identified by Assessor's Parcel Number 090-290-46, consisting of 2.00 acres, is located on the west side of French Creek Road approximately 1,300 feet south of the intersection with Mother Lode Drive, in the Shingle Springs area, Supervisor District 2. (County Planner: Evan Mattes) (Previously Adopted Mitigated Negative Declaration)

STAFF RECOMMENDATION: Conditional Approval
ACTION: APPROVED

- b. **Parcel Map P16-0007/Rossbach Parcel Map** submitted by GERALD ROSSBACH AND RANDAL READING to create a subdivision of two single family residential lots measuring 5.0 acres and 5.94 acres. The property, identified by Assessor's Parcel Number 069-220-30, consisting of 10.94 acres, is located west side of North Shingle Road approximately one mile south of the intersection with Green Valley Road, in the Shingle Springs area, Supervisorial District 4. (County Planner: Evan Mattes) (Mitigated Negative Declaration prepared)**

STAFF RECOMMENDATION: Conditional Approval
ACTION: APPROVED

5. **ADJOURNMENT**

Respectfully submitted,
ROGER TROUT, Development Services Division 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 County of El Dorado Community Development Agency, Development Services Division-Planning Services, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: planning@edcgov.us.

**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.