



COMMUNITY DEVELOPMENT AGENCY

DEVELOPMENT SERVICES DIVISION

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AGENDA

COUNTY OF EL DORADO ZONING ADMINISTRATOR

Wednesday, February 18, 2015 - 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 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 P14-0001/Oak Trails Parcel Map** submitted by THE OLYMPUS GROUP, INC. to request the following: 1) Tentative Parcel Map to create a gated subdivision of four single family residential lots measuring 10.01, 10.27, 10.55, and 11.37 acres; and 2) Design Waivers of El Dorado County Design and Improvement Standards Manual (DISM) for the following: a) Maximum dead-end street length of 2,640 feet per Volume III, Section 3.12 to be modified to measure approximately 3,600 feet in length; b) Roadway width minimum of 18 feet per Standard Plan 101C to be reduced to twelve feet for the portion of the roadway traversing Lot 4 after the turn-around; and c) Minimum right-of-way requirement of 50 feet per Standard Plan 101C to be reduced to 30 feet for the portion of the roadway traversing Lot 4 after the turn-around.. The property, identified by Assessor's Parcel Number 102-200-56, consisting of 42.26 acres, is located on the east side of Deer Valley Road, approximately 2 miles north of the intersection with Green Valley Road, in the Rescue area, Supervisorial District 4. [Project Planner: Joe Prutch] (Mitigated negative declaration prepared)**

STAFF RECOMMENDATION:

Conditional Approval

ACTION:

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.