



COMMUNITY DEVELOPMENT AGENCY

DEVELOPMENT SERVICES DIVISION

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

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

(530) 621-5315 / (530) 622-1708 Fax

bdgdept@edcgov.us

PLANNING

(530) 621-5355 / (530) 642-0508 Fax

planning@edcgov.us

LAKE TAHOE OFFICE:

3368 Lake Tahoe Blvd., Suite 302

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

tahoebuild@edcgov.us

AGENDA

COUNTY OF EL DORADO ZONING ADMINISTRATOR

Wednesday, December 16, 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.

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. **CERTIFICATE OF COMPLIANCE REVISION** (Public Hearing)

- a. **Certificate of Compliance Revision COC11-0007-R/Beam COC Revision** submitted by DENTON BEAM to request a Certificate of Compliance Revision to allow modification of Condition of Approval Number 9 requiring the applicant to show proof of access to a State or County Maintained Road. The property, identified by Assessor's Parcel Numbers 061-780-03, 061-780-05, 061-780-08, 061-780-09 and 061-780-10, consisting of 118.83 acres, is located on the northwest side of Cement Hill Road, approximately 0.6 miles from Bottle Hill Road, in the Georgetown area, Supervisorial District 4. [County Planner: Rob Peters] (Categorical or Statutory Exemption pursuant to Section 15268 of the CEQA Guidelines)*

STAFF RECOMMENDATION:

Conditional Approval

ACTION:

5. **TENTATIVE PARCEL MAP** (Public Hearing)

- a. **P15-0005/Maggie Lane Parcel Map** submitted by TM CAPITAL 1, LLC to request the following: 1) Tentative Parcel Map to create two single family residential lots measuring 5.01 (Parcel A) and 5.05 acres (Parcel B); and 2) Design Waivers of El Dorado County Design and Improvement Standards Manual (DISM) for the following: A) Minimum right-of-way requirement of 50 feet per Standard Plan 101C to be reduced to 30 feet for the on-site access roadway; and B) Roadway width minimum of 18 feet per Standard Plan 101C to be reduced to 14 feet for the portion of the roadway after the first home on Parcel A. The property, identified by Assessor's Parcel Number 319-240-10, consisting of 10.06 acres, is located on the south side of Maggie Lane, southwest of the intersection with Grandview Circle, in the Shingle Springs area Rural Region, Supervisorial District 4. [County Planner: Joe Prutch] (Mitigated negative declaration prepared)**

STAFF RECOMMENDATION:

Conditional Approval

ACTION:

6. 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.

*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.