



COMMUNITY DEVELOPMENT AGENCY

DEVELOPMENT SERVICES DIVISION

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

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BUILDING

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AGENDA

COUNTY OF EL DORADO ZONING ADMINISTRATOR

Wednesday, August 3, 2016 - 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. **VARIANCE** (Public Hearing)
 - a. **V16-0004/Bates Residential Structure Expansion** submitted by BRUCE BATES to allow reductions in the following required setbacks in the Zoning Ordinance to allow for the expansion of an existing primary residential structure; 1) The 100-foot setback from the South Fork of the American River required under Section 130.30.030.G.7 to 26 feet; and 2) The 200-foot Forest Resources Zone setback required under Section 130.30.030.E.2.a from the south and east property lines to 47 feet 7 inches, and 110 feet 9 inches, respectively. The property, identified by Assessor's Parcel Number 038-061-02, consisting of 0.87 acres, is located on the south side of Tamarack Pines Road, approximately 1,500 feet east of the intersection with U.S. Highway 50, **in the Mount Ralston area**, Supervisorial District 5. [County Planner: Mark Millard] (Categorical Exemption pursuant to Section 15305(a) of the CEQA Guidelines)*

STAFF RECOMMENDATION:
ACTION: APPROVED

Conditional Approval

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 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.