



# COMMUNITY DEVELOPMENT AGENCY

## DEVELOPMENT SERVICES DIVISION

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

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**PLACERVILLE OFFICE:**

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**BUILDING**

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## AGENDA

### COUNTY OF EL DORADO ZONING ADMINISTRATOR

Wednesday, February 15, 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](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.

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**HEARING ASSISTANCE DEVICES ARE AVAILABLE FOR PUBLIC USE INQUIRE  
WITHIN THE PLANNING SERVICES OFFICE**

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1. **CALL TO ORDER**
2. **ADOPTION OF AGENDA**
3. **PUBLIC FORUM/PUBLIC COMMENT**
4. **PARCEL MAP** (Public Hearing)

- a. **Parcel Map P16-0006/Brooks Parcel Map** submitted by GARY A. AND CYNTHIA L. BROOKS to create a subdivision of four single family residential lots measuring 15,044 to 17,201 square feet. The property, identified by Assessor's Parcel Number 116-030-19, consisting of 1.84 acres, is located on the north side of Woodleigh Lane approximately 100 feet east of the intersection with Woodleigh Court, in the Cameron Park Area, Supervisorial District 2 [County Planner: Evan Mattes] (Negative Declaration prepared)\*\*

STAFF RECOMMENDATION: Conditional Approval  
ACTION:

5. **SPECIAL USE PERMIT** (Public Hearing)

- a. **Special Use Permit S16-0010/Smog King** submitted by TOM PETRONE for a conditional use permit to allow operation of a smog inspection service in an existing 828-square foot commercial building. The property, identified by Assessor's Parcel Number 121-170-01, consisting of 0.339 acre, is located on the north side of Park Drive approximately 500 feet north of the intersection, with El Dorado Hills Boulevard, in the El Dorado Hills area, Supervisorial District 1. [County Planner: Evan Mattes] (Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines)\*

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](mailto: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.