



# PLANNING AND BUILDING DEPARTMENT

## PLANNING DIVISION

<https://www.edcgov.us/Government/Planning>

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## CONFORMED AGENDA

### COUNTY OF EL DORADO ZONING ADMINISTRATOR

Wednesday, January 20, 2021 - 3:00 P.M.

### VIRTUALLY-See Agenda for Details to Participate

County of El Dorado Public Meeting Protocol In Response to Coronavirus COVID-19:

To comply with social distancing requirements and the stay at home order from Governor Gavin Newsom, the Meeting Room will be closed to members of the public and all public participation will be handled remotely.

**PUBLIC PARTICIPATION INSTRUCTIONS: PHONE IN:** 1-530-621-7603 or 1-530-621-7610, Meeting ID 972 1387 9852

**PUBLIC COMMENT PARTICIPATION:** By participating in this meeting you acknowledge that you are being recorded. While speaking, please reduce any background noise to ensure that your comments can be heard. When you hear the item called that you wish to comment on, please wait for the Zoning Administrator to open the item for public comment. At that point, please voluntarily state your name for the record and provide your public comment.

If you choose not to participate in the Zoning Administrator meeting but wish to make a comment on a specific agenda item, please submit your comment via email prior to the Zoning Administrator meeting. Please submit your comments at [planning@edcgov.us](mailto:planning@edcgov.us).

**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/Pages/zoning\\_administrator.aspx](http://www.edcgov.us/Government/planning/Pages/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**

*Public Comment: C. Felton, J. Liggett, L. Geery*

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

- a. **Tentative Parcel Map P17-0008/Steward** submitted by JAMES STEWARD to subdivide a 50.0 acre parcel into two parcels of 30.0 acres (Parcel A) and 20.0 acres (Parcel B). The property, identified by Assessor's Parcel Number 060-430-075, consisting of 50.0 acres, is located on the west side of State Highway 193, approximately 0.4 mile north of the intersection with Black Oak Mine Road, in the Garden Valley area, Supervisorial District 4. (County Planner: Gina Hamilton, 530-621-5980) (Mitigated Negative Declaration prepared)\*\*

STAFF RECOMMENDATION:  
**ACTION: APPROVED**

Conditional Approval

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

- a. **Parcel Map Correction P-C20-0003/Dewater** submitted by ALAN CARLTON to Amend Parcel Map 11-87 to remove an existing 50-foot wide road and public utilities easement and replace with a 30-foot wide public utilities easement with the existing overhead lines forming the center line, providing additional area for development of residential accessory structures and landscaping. The property, identified by Assessor's Parcel Number 070-250-062, consisting of 1.48 acres, is located on the east side of Whispering Pines Lane, approximately a half-mile north of the intersection with Many Oaks and Wild Chaparral Road, in the Shingle Springs area, Supervisorial District 4. (County Planner: Matthew Aselage, 530-621-5977) (Categorical Exemption pursuant to Section 15305 of the CEQA Guidelines)\*

STAFF RECOMMENDATION:  
**ACTION: APPROVED**

Conditional Approval

6. **ADJOURNMENT**

Respectfully submitted,  
TIFFANY SCHMID, Planning and Building Department Director

All persons interested are invited to participate remotely (following instructions listed under the Public Participation Instructions in this agenda) and be heard or to write their comments to the Zoning Administrator. 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 delivered to the Zoning Administrator at, or prior to, the public hearing.

Any written correspondence should be directed to 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 <https://edc-trk.aspgov.com/etrakit/Search/project.aspx>. 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.