



# EL DORADO COUNTY PLANNING SERVICES

2850 Fairlane Court  
Placerville, CA 95667

<http://www.co.el-dorado.ca.us/planning>

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## **CONFORMED AGENDA**

**El Dorado County Zoning Administrator**  
**December 7, 2005, 10:00 A.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 10:00 A.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 tape recorded. Anyone wishing to purchase a recorded tape for \$5.00 may do so by contacting 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. **CONTINUED PROJECTS** (Public Hearing) If applicable, a revised agenda identifying specific continued projects will be posted prior to hearing.

a. NONE

5. **NEGATIVE DECLARATION PROJECTS** (Public Hearing)

a. **COC 02-0317 (formerly COC 00-0043) - THOMAS VAN NOORD AND TERRY STIGALL**: Request for a certificate of compliance for two parcels identified as Assessor's Parcel Number 089-010-47 and Assessor's Parcel Number 089-010-27, zoned Exclusive Agricultural (AE), located on the north and south side of Thompson Hill Road approximately 1 mile east of the intersection with Lotus Road in the Gold Hill area. (Mitigated Negative Declaration prepared)\*

STAFF: Pierre Rivas

Recommendation: Approval of Conditional COC

**ACTION:**

Conditionally Approved

6. **CATEGORICALLY EXEMPT PROJECTS** (Public Hearing) If applicable, a revised agenda identifying specific Categorically Exempt projects will be posted prior to hearing.

a. **P77-0186C (Correction to Recorded Parcel Map) - ROD AND SHIRLEY BROWN**: A parcel map correction to relocate a circular cul-de-sac easement and change the design to a hammerhead type of cul-de-sac easement as shown on Parcel D of Parcel Map 16-13. The property identified by Assessor's Parcel Number 105-230-25 consists of 5.0 acres, is zoned Estate Residential Five-Acre (RE-5) and located on the southeast side of Tree Top Court, approximately 300 feet of the intersection with Old Rock Bridge Road in the Lotus area. (Categorically Exempt pursuant to Section 15268(b3) of the CEQA Guidelines)\*\*

STAFF: Aaron Mount

Recommendation: Conditional Approval

**ACTION:**

Conditionally Approved

b. **COC 01-160 (Certificate of Compliance) - STACY REESE, LARRY AND KAREN NIEGEL, LISA B. NIEGEL, GREG NIEGEL AND COLLEEN HARRIS**: A request for a certificate of compliance for properties identified by Assessor's Parcel Numbers: 071-100-08, 071-100-11 and 071-100-12 which were created by exception, and 071-100-10, 071-100-13 and 071-100-14 which were created by gift deed. The properties are zoned Single-Family Two-Acre Residential (R2A) and Estate Residential Five-Acre (RE-5), located on the southeast side of Triple Seven Road, approximately 820 feet southeast of the intersection with State Route 193, within the Cool area. (Categorically Exempt pursuant to Section 15303(a) of the CEQA Guidelines)\*\*

STAFF: Aaron Mount

Recommendation: Approval of Conditional COC

**ACTION:**

Conditionally Approved

- c. **S05-0033 (Special Use Permit) - NATHAN PROVENCAL:** Expansion of a non-conforming single-family residential structure, to encroach 10 feet into the second front yard setback on a corner parcel. The property identified by Assessor's Parcel Number 331-221-16 consists of 0.225 acre, is zoned One-Family Residential (R1) and located on the south side of Pleasant Valley Road, approximately at the northwest corner of the intersection with El Dorado Street in the El Dorado area. (Categorically Exempt pursuant to Section 15305 (a) of the CEQA Guidelines)\*\*

STAFF: Tom Dougherty      Recommendation: Conditional Approval  
ACTION:                              Conditionally Approved

- d. **P78-0200C - JAMES S. DAMGAARD:** A request to amend recorded Parcel Map 28-61 to relocate the 50 foot wide, non-exclusive road and public utility easement on Parcel 4. The property identified by Assessor's Parcel Number 095-280-17 consists of 5.00 acres, is zoned Residential-Agricultural 20 Acre (RA-20) and located on the north side of Kirk Lane, approximately 1/2 mile west of the intersection with Slug Gulch Road in the Fairplay area. (Categorically Exempt pursuant to Section 15268 of the CEQA Guidelines)\*\*

STAFF: Lillian MacLeod      Recommendation: Conditional Approval  
ACTION:                              Conditionally Approved

## 7. **ADJOURNMENT**

Respectfully submitted,

Steven D. Hust  
Zoning Administrator

All persons interested are invited to attend 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, or prior to, the public hearing. Any written correspondence should be directed to the Zoning Administrator, Planning Services, 2850 Fairlane Court, Placerville, CA 95667.

\*A Mitigated Negative Declaration has been prepared for this project and may be reviewed and/or obtained in Planning Services at 2850 Fairlane Court, Placerville, CA 95667, during normal business hours. A "Negative Declaration" is a document prepared 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 Categorically Exempt from CEQA (California Environmental Quality Act) pursuant to the above-referenced section, and it is not subject to any further environmental review.