

# DEVELOPMENT SERVICES DEPARTMENT

County of  
EL DORADO

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

PLANNING  
SERVICES



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**EL DORADO HILLS OFFICE:**

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## CONFORMED AGENDA

### EL DORADO COUNTY ZONING ADMINISTRATOR

Wednesday, March 7, 2007 - 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.

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.

NONE

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

- a. **COC 06-0054 – THOMAS AND KAMILLA MANT:** A certificate of compliance for a 1.9 acre parcel identified by Assessor's Parcel Number 317-040-01, zoned (Estate Residential Five-acre (RE-5), located on the west side of Gold Strike Drive, approximately one mile south of the intersection with Gold Hill Road in the Gold Hill Area (Board of Supervisors District IV). (Negative declaration prepared)\*

STAFF: Jonathan Fong RECOMMENDATION: Conditional Approval  
ACTION: At request of applicant, Zoning Administrator continued COC06-54 to April 18, 2007 hearing.

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

- a. **V06-0008 – ROBERT AND DEBORAH HANSON (Natural Pools, J. Sipiora):** A variance to allow a reduction in the front yard setback: from 30 feet to 20 feet for a swimming pool, from 30 feet to 19 feet for pool equipment and from 30 feet to 15 feet for a solid redwood fence, 6 feet tall as measured from the edge of the Old Ditch Road easement. The property, identified by Assessor's Parcel Number **096-180-11**, consisting of 7.16 acres, is located on the west side of Old Ditch Road, approximately 650 feet south of the intersection with Newtown in the Placerville Periphery area (Board of Supervisor District III). (Categorically exempt pursuant to Section 15303(e) and 15305(a) of the CEQA Guidelines)\*\*

STAFF: Roman Anissi RECOMMENDATION: Conditional Approval  
ACTION: The Zoning Administrator approved V06-0008 based on the findings and conditions contained in the staff report.

7. **ADJOURNMENT**

Respectfully submitted,

Roger Trout  
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 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.