

# 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, May 16, 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. **P06-0040 - ROGER MILLER (Carlton Engineering):** A tentative parcel map creating two (2) parcels ranging in size from 10.00 to 10.18 acres. In addition, a design waiver has been requested to allow a reduction in the required off-site and a portion of the on-site road width improvements from 24 feet to 18 feet to Standard Plan 101C. The property, identified by Assessor's Parcel Number 104-500-11, consisting of 20.18 acres, is located on the east side of Miners Valley, approximately 0.25 mile east of the intersection with Salmon Falls Road, in the Salmon Falls area, Supervisorial District IV. (Negative declaration prepared).\*

STAFF: Roman Anissi RECOMMENDATION: Conditional Approval  
ACTION: **The Zoning Administrator approved P06-0040 based on the findings and conditions as modified this date.**

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

- a. **P04-0010 - DANIEL AND LYNN WOJCIK (Agent/Engineer: Gene E. Thorne and Associates, Inc.):** A tentative parcel map creating two parcels, 10-acres in size on a 20-acre site. In addition, a design waiver has been requested to allow the creation of two 10-acre parcels with access from Beaver Pond Road, which is a dead-end road exceeding 2,640 feet, and serving more than 24 parcels. The property, identified by Assessor's Parcel Number 087-200-67, consisting of 20 acres, is located on the south side of Beaver Pond Road, approximately 2.4 miles northeast of the intersection with Latrobe Road, in the Latrobe area, Supervisorial District II. (Categorically exempt pursuant to Section 15270(b) the CEQA Guidelines)\*\*

STAFF: Michael Baron RECOMMENDATION: Denial  
ACTION: **The Zoning Administrator denied based on the findings contained in the staff report.**

- b. **P06-0027 - J.C. AND MARIA MARTINES (Agent/Engineer: Gene E. Thorne and Associates, Inc.):** A tentative parcel map creating two parcels ranging in size from 4.81 acres to 5.08 acres. In addition, a design waiver has been requested to allow the a reduction of road improvements from 24 feet to 18 feet with 2-foot shoulders (per SRA Fire Safe Regulations) over an 80 foot on-site portion of Mary Ann Lane The property, identified by Assessor's Parcel Number 046-410-21, consisting of 9.9 acres, is located on the south side of Sand Ridge Road, at the intersection with Mary Ann Lane, in the Somerset/Mt Aukum area, Supervisorial District II. (Statutorily exempt pursuant to Section 15270(b) the CEQA Guidelines)\*\*

STAFF: Michael Baron RECOMMENDATION: Denial  
ACTION: **The Zoning Administrator denied based on the findings 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.