

DEVELOPMENT SERVICES DEPARTMENT

County of
EL DORADO

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

PLANNING
SERVICES



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Counter Hours: 8:00 AM to 4:00 PM
planning@co.el-dorado.ca.us

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EL DORADO HILLS OFFICE:

4950 HILLSDALE CIRCLE, SUITE 100
EL DORADO HILLS, CA 95762
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A G E N D A

EL DORADO COUNTY ZONING ADMINISTRATOR

Wednesday, July 18, 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.

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

1. **CALL TO ORDER**
2. **ADOPTION OF AGENDA**

3. **PUBLIC FORUM/PUBLIC COMMENT**

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

- a. **P98-0011 - ROBERT MCCANN /EL DORADO LAND SURVEY COMPANY, WAYNE SWART:** A request to allow creation of three (3) parcels ranging in size from 5.0 to 5.9 acres on a 16.09-acre site, with design waivers to allow: 1) A reduction in road width from 24 feet wide to 20 feet wide with two foot wide shoulders for on and off-site road improvements to Crowdis Lane and Pineoakyo Road; and 2) Permit the proposed driveway from Pineoakyo Road to proposed Parcel 3 to be 18 feet wide instead of 24 feet. The property, identified by Assessor's Parcel Number 069-110-09, consisting of 16.09 acres, is located on the east side of Crowdis Lane, approximately 1,050 feet north of the intersection with Green Valley Road in the Rescue area, Supervisorial District IV. (Negative declaration prepared)*

STAFF: Jason Hade

RECOMMENDATION: Conditional Approval

ACTION:

- b. **P06-0028 - LIEBEN IMMER, LLC:** A tentative parcel map creating two (2) parcels ranging in size from 10 to 10.14 acres on a 20.14-acre site. Three design waivers have been requested for the following: a) Allow the creation of new lots exceeding the requirement for the maximum number of parcels located on a dead-end road, b) Allow the creation of a lot exceeding the 3:1 depth to width ratio, and a Fire Safe Regulations exception has been requested for the following: c) Allow the creation of parcels greater than 0.5 mile beyond a dead-end road. The property, identified by Assessor's Parcel Number 102-180-09, consisting of 20.14 acres, is located on the east side of Sweet Valley Road, approximately 0.5 miles north of the intersection with Hickok Road in the El Dorado Hills area, Supervisorial District IV. (Negative declaration prepared)*

STAFF: Jonathan Fong

RECOMMENDATION: Conditional Approval

ACTION:

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

- a. **P72-0343C - JACK ADAMS:** A request to amend Parcel Map 3-105 to abandon the existing forty-foot wide non-exclusive road and public utilities easement and add a new one to replace it at a different location. The property, identified by Assessor's Parcel Number 061-080-08, consists of 3.02 acres and is located on the west side of Sliger Mine Road, just west of the intersection with Sliger Mine Road in the Greenwood area, Supervisorial District IV. (Categorically exempt pursuant to Section 15268 (b) (3) of the CEQA Guidelines)**

STAFF: Tom Dougherty

RECOMMENDATION: Conditional Approval

ACTION:

- b. **S86-0033 R - BLACK OAK ANIMAL HOSPITAL (Ray Griffiths/Jackie Morgan):** A revision to existing special use permit to allow the expansion of an animal medical facility. The proposed expansion would consist of 592 square feet of clinic area and 392 square feet of storage below the clinic area and 220 square feet of porches and decks, for a total of 3,892 square-feet. Parking will be increased to not less than sixteen (16) spaces, including one designated and designed for handicapped access. The property, identified by Assessor's Parcel Numbers 061-190-28 and 061-191-29, consists of approximately two (2) acres, and is located on the east side of Marshall Road approximately 300 feet south of the intersection with Lower Main Street, in the Georgetown area, Supervisorial District IV. (Categorically exempt pursuant to Section 15301(e) of the CEQA Guidelines)**

STAFF: Thomas Lloyd RECOMMENDATION: Conditional Approval
ACTION:

- c. **S07-0006 - AURIGA HOME WINERY (Richard and Diane Stading):** A special use permit to allow a home occupation winery limited to a maximum of 250 cases per year from an existing three (3) acre organic vineyard. The property, identified by Assessor's Parcel Number 048-121-76, consists of 6.88 acres, and is located on the west side of Newtown Road, approximately 0.25 miles northwest of the intersection with Big Barn Road, in the Placerville Periphery area, Supervisorial District III. (Categorically exempt pursuant to Section 15303 (e) of the CEQA Guidelines)**

STAFF: Thomas Lloyd RECOMMENDATION: Conditional Approval
ACTION:

- d. **S07-0009 - MURPHY HOME WINERY (James and Karen Murphy):** A special use permit to allow a home occupation winery to make wine within an existing attached garage. The property, identified by Assessor's Parcel Number 104-220-07, consists of ten (10) acres, and is located on the south side of Gallagher Road approximately 1,500 feet west of the intersection with Salmon Falls Road, in the Pilot Hill area, Supervisorial District IV (Categorically exempt pursuant to Section 15303 (e) of the CEQA Guidelines)**

STAFF: Thomas Lloyd RECOMMENDATION: Conditional Approval
ACTION:

6. **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.