

# 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:**

4950 HILLSDALE CIRCLE, SUITE 100  
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## AGENDA

### EL DORADO COUNTY ZONING ADMINISTRATOR

Wednesday, August 15, 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. **NEGATIVE DECLARATION PROJECTS** (Public Hearing)

- a. **P06-0025 - CRYSTAL SINGH** Submitted by ASSOCIATED LAND CONSULTANTS a request for a tentative parcel map creating two (2) parcels ranging in size from 1.00 (Parcel 1) to 1.92 (Parcel 2) acres. The property, identified by Assessor's Parcel Number 109-071-28, consisting of 2.92 acres, is located on the south side of Lakeview Drive, approximately 0.8 mile west of the intersection with South Shingle Road in the Shingle Springs area, Supervisorial District II. (Negative declaration prepared)\*

STAFF: Jonathan Fong                      RECOMMENDATION: Conditional Approval  
ACTION: *The applicant requested a continuance to the September 19, 2007 Zoning Administrator hearing.*

- b. **P06-0042 - MEYERS RANCH/NANCY DAU** Submitted by TED WOESSNER of CARLTON ENGINEERING a request for a tentative parcel map creating four (4) parcels ranging in size from 20 to 46.83 acres, with a design waiver to allow a reduction in the road width for the on-site and a portion of the off-site road improvements from 24 feet wide with two foot (2') shoulders to 18 feet wide with two foot (2') shoulders. The property, identified by Assessor's Parcel Number 093-210-11, consisting of 110.83 acres, is located on the south side of Grizzly Flat Road, approximately one mile east of the intersection with Mt Aukum Road (E16), in the Somerset area, Supervisorial District II. (Mitigated Negative declaration prepared)\*

STAFF: Aaron Mount                      RECOMMENDATION: Conditional Approval  
ACTION:

- c. **P07-0007 - DIAMOND SPRINGS LLC** Submitted by CARLTON ENGINEERING a request for a tentative parcel map to establish a financing map subdividing a 4.22 acre lot into a 2.22 acre parcel (Parcel 1) and a 2.0 acre parcel (Parcel 2) consistent with the project description and conditions of previously approved special use permit (S05-0003) for the Diamond Villas phased senior housing project. The property, identified by Assessor's Parcel Number 054-431-21, consisting of 4.22 acres, is located on the west side of Panther Lane, approximately one mile south of the intersection with Fowler Lane and Pleasant Valley Road in the Diamond Springs area, Supervisorial District III. (Addendum to Negative declaration previously prepared)\*

STAFF: Roman Anissi                      RECOMMENDATION: Conditional Approval  
ACTION:

- d. **P07-0008 - JAN SMOTHERMAN** Submitted by JOHN BERG a request for a tentative parcel map creating two (2) parcels consisting of 2.01 acres each. The property, identified by Assessor's Parcel Number 085-233-04, consisting of 4.02 acres, is located on the east side of Stope Drive, approximately 0.25 mile north of the intersection with Lupin Lane in the Swansboro area, Supervisorial District IV. (Negative declaration prepared)\*

STAFF: Thomas A. Lloyd      RECOMMENDATION: Conditional Approval  
**ACTION:**

**5.      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.