

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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AGENDA

EL DORADO COUNTY ZONING ADMINISTRATOR

Wednesday, November 21 - 2:00 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**

2:00 P.M.

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. **P06-0025 - CRYSTAL SING** submitted by Associated Land Consultants to create two 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*)

Continued from the meeting of October 3, 2007.

Staff: Jonathan Fong

Recommendation: Conditional approval

ACTION:

5. NEGATIVE DECLARATION PROJECTS (Public Hearing)

- a. **Tentative Parcel Map P06-0005** submitted by R. DAVID YOUNG (Agent: Lebeck & Young Engineering) to create four parcels, ranging in size from 1 to 1.07 acres. A design waiver has been requested to allow the reduction of on-site road improvements from 24 to 17 feet with 2 foot shoulders. The property, identified by Assessor's Parcel Number 325-290-13, consisting of 4.08 acres, is located on the east side of Excalibar Road, 1,100 feet south of the intersection with Forni Road, in the Placerville Periphery area, Supervisorial District III. (Negative declaration prepared)**

Staff: Michael Baron

Recommendation: Conditional approval

ACTION:

- b. **Tentative Parcel Map P07-0001** submitted by JACK and SUSAN MYERS (Agent: Carlton Engineering) to create three parcels, each one acre in size. The property, identified by Assessor's Parcel Number 070-180-46, consisting of three acres, is located on the east side of Sierrama Drive, 1,250 feet north of the intersection with Meder road, in the Shingle Springs area, Supervisorial District IV. (Negative declaration prepared)**

Staff: Michael Baron

Recommendation: Conditional approval

ACTION:

- c. **Tentative Parcel Map P07-0003** submitted by SETH SCOTT (Engineer: Lebeck & Young Engineering) to create two five-acre parcels. Design waiver requests have been submitted to reduce the on-site access easement from 60 to 30 feet, and to waive the secondary access requirement. The property, identified by Assessor's Parcel Number 126-130-76, consists of 10 acres, is located on the south side of West Green Springs Road, one-half mile southwest of the intersection with Green Valley Road, in the El Dorado Hills area, Supervisorial District I. (Negative declaration prepared)**\

Staff: Jonathan Fong

Recommendation: Conditional approval

ACTION:

- d. **Tentative Parcel Map P07-0028** submitted by ALLEN NEL (Agent: Patterson Development) to create four parcels, consisting of 5.545, 5.608, 5.620, and 5.595 acres respectively. The property, identified by Assessor's Parcel Number 109-340-39, consisting of 22.36 acres, is located on the east side of Byrd Foote Drive, approximately 2,000 feet south 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:

- e. **Tentative Parcel Map P99-0005** submitted by DANNY and DEANNA LULLA, and BILL RATHBURN (Agent: Lebeck & Young Engineering) to create two 10.1 acre parcels. Design waivers have been request to allow more than 24 lots on a dead-end road exceeding 500 feet in length, and to allow an off-site 18-foot wide road access. The property, identified by Assessor's Parcel Number 105-080-42, consisting of 20.2 acres, is located on the southwest side of Bassi Road, approximately 1.2 acres from the intersection with Lotus Road, in the Lotus area, Supervisorial District IV. (Negative declaration prepared)**

Staff: Tom Dougherty

Recommendation: Conditional approval

ACTION:

- f. **Tentative Parcel Map P07-0031** submitted by NAN FRANCIS (Agent: Patterson Development) to create four parcels, ranging in size from 5.025 to 10.055 acres. The property, identified by Assessor's Parcel Number 078-270-12, consisting of 30.14 acres, is located on the northwest side of Beau Val Lane, approximately 500 feet northwest of the intersection with Pleasant Valley Road, in the Pleasant Valley area, Supervisorial District II. (Negative declaration prepared)**

Staff: Tom Dougherty

Recommendation: Conditional approval

ACTION:

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

- a. **Special Use Permit S07-0016/Denton Outdoor Media, Inc.** submitted by LORRAINE KING to allow an off premise advertising sign for the Blackstone subdivision. The property, identified by Assessor's Parcel Number 117-180-08, consisting of 1.37 acres, is located on the southwest corner of Latrobe Road, at the intersection with White Rock Road, in the El Dorado Hills area, Supervisorial District II. (Categorically exempt pursuant to Section 15303 of the CEQA Guidelines)*

Staff: Pat Kelly

Recommendation:

Conditional approval

ACTION:

3:00 P.M.

- b. **V07-0005** submitted by DAVID CIAPPONI (Agent: Ogilvy Consulting) to allow a reduction in front yard setback from 20 to 2 feet for construction of a 576 square foot two car garage with a 360 square foot lower level guest room. The property, identified by Assessor's Parcel Number 016-081-49, consisting of approximately 7,864 square feet, is located on the east side of Meeks Bay Avenue, approximately 0.25 mile south of the intersection with State Route 89, in the Meeks Bay area, Supervisorial District V. (Categorically exempt pursuant to Sections 15303(e) and 15305(a) of the CEQA Guidelines)*

Staff: Aaron Mount

Recommendation:

Conditional approval

ACTION:

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.