

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, December 19, 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. **PARCEL MAPS** (Public Hearing)

- a. **P07-0001** submitted by JACK and SUSAN MYERS (Agent: Carlton Engineering) to create three parcels, each one acre in size. Design waivers have been requested to reduce the on-site road and frontage improvements along Sierrama Road from 24 to 18 feet with 2-foot shoulders, and to eliminate the requirement to align Joy Lane with the proposed access road. 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 previously prepared and advertised)*

STAFF: Michael Baron RECOMMENDATION: Conditional approval
ACTION: Approved

- b. **P06-0033** submitted by OSCAR J. GRISWOLD TRUST (Agent: Larry Patterson) to create four parcels, each one acre in size. Design waivers have been requested to allow the reduction of the road and public utility easement from 50 to 40 feet through Parcel A, and reduction of the road width improvement requirement from 36 to 28 feet for a dead end road exceeding 500 feet. The property, identified by Assessor's Parcel Number 329-221-05, consisting of four acres, is located on the west side of Forni Road, approximately 1.75 miles south of the intersection with Missouri Flat Road, in the El Dorado area, Supervisorial District III. (Negative declaration prepared)*

STAFF: Aaron Mount RECOMMENDATION: Conditional approval
ACTION: Approved

- c. **P06-0038** submitted by AUGUSTO BIANCHI (Agent: Carlton Engineering) to create four parcels ranging in size from 10.0 to 11.18 acres. A design waiver has been requested to reduce the on-site road and public utility easement from 60 to 50 feet. The property, identified by Assessor's Parcel Number 102-200-01, consisting of 41.81 acres, is located on the west side of Deer Valley Road, 0.8 mile north of the intersection with Green Valley Road, in the Rescue area. (Mitigated negative declaration prepared)*

STAFF: Pierre Rivas RECOMMENDATION: Conditional approval
ACTION: Approved

5. ADJOURNMENT

Respectfully submitted,

Roger P. 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.

Meetings for the Month of January

January 2, 2008 – Meeting cancelled

January 16, 2008