

DEVELOPMENT SERVICES DEPARTMENT

County of
EL DORADO

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

PLANNING
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CONFORMED AGENDA

EL DORADO COUNTY ZONING ADMINISTRATOR

JUNE 7, 2006 - 10:00 A.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 10:00 A.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. **CONTINUED PROJECTS** (Public Hearing) If applicable, a revised agenda identifying specific continued projects will be posted prior to hearing.

a. NONE

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

a. **COC 02-0095 – ELLIS AND BARBARA CHRISTENSEN:** A certificate of compliance on the designated remainder of Parcel Map 47-33 (P93-19). The property is identified by Assessor's Parcel Number 042-680-30, consisting of a 14.08 acres parcel zoned Single-family Three-acre Residential (R3A), located on the east side of Arundel Road, approximately 0.4 miles south of the intersection with Starks Grade, in the Sly Park area. (Negative declaration prepared)*

STAFF: Tom Dougherty RECOMMENDATION: Conditional approval
ACTION: The Zoning Administrator continued COC 02-0095 to the July 5, 2006 hearing.

b. **P 99-0007 – ROBIN AND JENNIFER CROWTON:** A tentative parcel map creating two parcels ranging in size from 5.05 to 5.11 acres. The property is identified by Assessor's Parcel Number 088-060-02 consisting of 10.21 acres zoned Estate Residential Five-acres (Estate Residential Five-acre (RE-5), located on the east side of Johnstown Creek Road, approximately 0.36 mile south of the intersection of Hancock Road, in the Garden Valley area. (Negative declaration prepared)*

STAFF: Tom Dougherty RECOMMENDATION: Conditional approval
ACTION: The Zoning Administrator approved P 99-0007 based on the findings and conditions as modified this date.

c. **P 04-0007 – VIRGIL B. BURROWS:** A tentative parcel map creating two 5.14 acre parcels. The property, identified by Assessor's Parcel Number 319-091-56, is zoned Estate Residential Five-acre (RE-5), consists of 10.28 acres and is located on the west side of Shingle Springs Drive, approximately 0.5 mile north of the intersection with State Highway 50, in the Shingle Springs area. (Mitigated negative declaration prepared)*

STAFF: Michael C. Baron RECOMMENDATION: Conditional approval
ACTION: The Zoning Administrator continued P 04-0007 off calendar.

5. **NEGATIVE DECLARATION PROJECTS** (Public Hearing) Continued

- d. **P 05-0002 – KFRD INVESTMENTS:** A request to delete Condition #12 for Parcel Map P05-0002, approved by Zoning Administrator on November 2, 2005. The property consists of a 33.04 acre parcel identified by Assessor's Parcel Numbers 109-480-05 and 109-480-09, zoned Industrial – Design Community, located on south side of Business Drive, approximately 500 feet of intersection with Dividend Drive, in the Shingle Springs area. (Previous negative declaration adopted)*

STAFF: Tom Dougherty **RECOMMENDATION:** Approval
ACTION: **The Zoning Administrator approved P 05-0002 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. **NONE**

7. **ADJOURNMENT**

Respectfully submitted,

Pierre Rivas / Steven Hust
Zoning Administrators

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.