

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

July 19, 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 06-0008 – VICTORIA TAGLE:** Certificate of Compliance for a 20.658 acres parcel identified by Assessor's Parcel Number 084-260-16, zoned Unclassified (U) Zone District, located on the southwest side of Gravel Court, approximately 0.5 mile northeast of the intersection with Rock Creek Road in the Swansboro area. (Mitigated Negative Declaration prepared)*

STAFF: Aaron Mount RECOMMENDATION: Conditional approval
ACTION: No action taken on this matter, as applicant requested the item be continued to August 2, 2006 hearing.

b. **COC 06-0026 – MARK and STACIA THEISSEN:** Certificate of Compliance for a 1.63-acres parcel identified by Assessor's Parcel Number 085-600-02, zoned Residential Two-acre (R2A) Zone District, located on the south side of Audubon Drive, approximately 6,000 feet southwest of the intersection with North Canyon Road in the Cameron Park area. (Negative Declaration prepared)*

STAFF: Michael C. Baron RECOMMENDATION: Conditional approval
ACTION: The Zoning Administrator approved COC 06-0026 based on the findings and conditions contained in the staff report.

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

a. **S 03-0008R – DIVITTORIO WINERY:** A request to revise Condition 1 of approved Special Use Permit S03-0008 to allow an increase in production of fermented grape wines from a maximum limit of 3,000 gallons to 10,000 gallons annually and to increase annual non-grape distillate from 100 gallons to 600 gallons annually. The property consists of a 13.79 acres parcel identified by Assessor's Parcel Number 043-480-34, zoned Select Agricultural (SA-10), located on the south side of U.S. Highway 50, approximately on-quarter mile west of the intersection with Carson Road, in the Camino area. (Categorically exempt pursuant to Section 15303 Class 3(e) of the CEQA Guidelines)**

STAFF: Roger Trout RECOMMENDATION: Conditional approval
ACTION: The Zoning Administrator referred S 03-0008R to Planning Commission for action.

- b. **P 04-0007 – VIRGIL B. BURROWS:** A tentative parcel map creating two 5.14 acre parcels. Also, requested is a design waiver to allow a reduction in the road width to 18 feet. The property, identified by Assessor's Parcel Number 319-091-56, is zoned Estate Residential Five-acre (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 previously prepared and advertised)*

STAFF: Michael C. Baron RECOMMENDATION: Conditional approval
ACTION: The Zoning Administrator approved P 04-0007 based on the findings and conditions contained in the staff report.

- c. **S 06-0008 – BEN FAGEN and TIM CRONIN:** Special use permit to allow the construction of living space over an existing garage, built in 1974 within the required 20-foot front yard setback, as an expansion of a non-conforming structure. The property, identified by Assessor's Parcel Number 032-341-02, is zoned One-family Residential (TR1), consists of 0.38 acre, and is located on the west side of Glenmore Way, approximately 1,000 feet south of the intersection with Tahoe Mountain Road in the South Lake Tahoe area. (Categorically exempt pursuant to Section 15305(a) of the CEQA Guidelines)**

STAFF: Tom Dougherty RECOMMENDATION: Conditional approval
ACTION: Zoning Administrator continued S 06-0008 to September 20, 2006.

- d. **S 04-0039R – THERESA DELATER:** A revision to an existing special use permit (S04-0039) allowing three on-site additional structures, totaling 888 square-feet, for the purpose of enlarging an approved existing commercial kennel as an expanded home occupation. The property identified by Assessor's Parcel Number 060-110-42, is zoned Estate Residential Five-acre (RE-5), consists of 18.45 acres and is located on the west side of Graybar Mine Road, approximately 20 feet south of the intersection with Highway 193, in the Garden Valley area. (Categorically exempt pursuant to Section 15303 of the CEQA Guidelines)**

STAFF: Aaron Mount RECOMMENDATION: Conditional approval
ACTION: Application S 04-0039R withdrawn by applicant.

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.