

DEVELOPMENT SERVICES DEPARTMENT

County of
EL DORADO

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

PLANNING
SERVICES



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CONFORMED AGENDA

EL DORADO COUNTY ZONING ADMINISTRATOR

SEPTEMBER 6, 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. **COC 06-0037 – BETTY J. MEULPOLDER / Sheri Bales** (Continued from the August 16, 2006 Zoning Administrator Hearing): A Certificate of Compliance for a one-acre parcel identified by Assessor's Parcel Number 079-160-52, zoned Single-family Two-acre Residential (R2A) and located on the east side of Overland Way, approximately 350 feet south of the intersection with Sly Park Road in the Sly Park area. (Negative Declaration prepared)*

STAFF: Jonathan Fong RECOMMENDATION: Conditional Approval

ACTION: The Zoning Administrator approved COC06-0037 based on the findings and conditions contained in the staff report.

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

- a. **P05-0021 – AMERICAN QUEST DEVELOPMENT III / D. Prisk:** A tentative parcel map creating three (3) parcels ranging in size from 5.00 to 6.08 acres on a 16.138 acre site. Design waivers have been requested to allow the following: (a) Design waiver request to allow less than a 24-foot wide road access pursuant to the requirements of the Design and Improvements Standards Manual Standard Plan 101-C; and. (b) Design waiver request to allow a dead-end road to exceed 500 feet and to serve more than twenty-four parcels pursuant to the requirements of the *Design and Improvements Standards Manual, Volume II, Section 3 (C) Numbers 9 and 12*. The property, identified by Assessor's Parcel 097-180-16, is zoned Single-family Two-acre Residential (R2A) and Estate Residential Ten-acres (RE-10), consists of 16.138 acres, and is located on the southeast side of North Circle Drive, approximately 0.4 mile south of the intersection with Canyon Valley Road in the Diamond Springs area. (Negative declaration prepared)*

STAFF: Tom Dougherty RECOMMENDATION: Conditional Approval

ACTION: The Zoning Administrator approved P05-0021 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. **P05-0003 R – DAVID B. HANDLER:** A request to revise Conditions 12 and 16 to allow the applicant to submit a performance bond to ensure the completion of on and off site road, grading and drainage improvements (Condition 12), including a traffic signal at the intersection of Durock Road and Business Drive in the Barnett Business Park; and the completion of the Facility Improvements Letter requirements for the Durock Road Water Line Connection (Conditions 16). The property, identified by Assessor's Parcel Number 109-480-08, is zoned Industrial-Community Design Community (I-DC), consists of 1.8 acres and is

located on the south side of Durock Road, east of the Shingle Lime Mine Road, immediately west of the Barnett Business Park, in the Shingle Springs area. (Negative Declaration previously prepared)*

STAFF: Tom Dougherty RECOMMENDATION: Conditional Approval
ACTION: **The Zoning Administrator approved P05-0003 R based on the findings and conditions contained in the staff report.**

- b. **S 06-0006 – SIERRA CAPITOL PLANNING, INC. / Michael Doran:** A special use permit to allow a home occupation with two (2) employees. The property, identified by Assessor's Parcel Number 090-131-05, is zoned One-family Residential (R1), consists of 0.64 acres, and is located on the north side of Foothill Drive, approximately 1.5 miles south of the intersection with Mother Lode Drive in the Shingle Springs area. (Categorically exempt pursuant to Section 15303 of the CEQA Guidelines)**

STAFF: Jonathan Fong RECOMMENDATION: Conditional Approval
ACTION: **The Zoning Administrator approved S06-0006 based on the findings and conditions contained in the staff report.**

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.