

# DEVELOPMENT SERVICES DEPARTMENT

County of  
EL DORADO

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

PLANNING  
SERVICES



**PLACERVILLE OFFICE:**

2850 FAIRLANE COURT  
PLACERVILLE, CA. 95667  
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(530) 642-0508 Fax  
Counter Hours: 7:30 AM to 4:30 PM  
[planning@co.el-dorado.ca.us](mailto:planning@co.el-dorado.ca.us)

**LAKE TAHOE OFFICE:**

3368 LAKE TAHOE BLVD., SUITE 302  
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**EL DORADO HILLS OFFICE:**

4950 HILLSDALE CIRCLE, SUITE 100  
EL DORADO HILLS, CA 95762  
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## AGENDA

**EL DORADO COUNTY ZONING ADMINISTRATOR  
OCTOBER 18, 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.

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**HEARING ASSISTANCE DEVICES ARE AVAILABLE FOR PUBLIC USE  
INQUIRE WITHIN THE PLANNING SERVICES OFFICE**

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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. **P05-0018 – SIERRA PACIFIC INDUSTRIES / Cedric Twight:** A tentative parcel map creating three (3) parcels ranging in size from 200.9 to 201.6 acres on a 603.8 acre site. Design waivers have been requested to allow: 1.) Reduction of the road width improvements to Fire Safe width, 2.) Modification of roadway drainage design, and 3.) Maximum length of a dead-end road to excess one mile. The property, identified by Assessor's Parcel 041-180-01, is zoned Timber Preserve Zone District (TPZ), consists of 603.8 acres, and is located on the north side of Peddler Hill Road, approximately 1,000 feet west of the intersection with CalTrans maintenance station in the Peddler Hill / Mt Aukum area within the southeast area of El Dorado County, on the border with Amador County. (Negative declaration prepared)\*

STAFF: Jonathan Fong                      RECOMMENDATION: Conditional Approval  
**ACTION:**

b. **P05-0020 – DONALD BECKMAN / Associated Land Consultants:** A tentative parcel map creating two (2) parcels ranging in size from 0.77 to 3.47 acres on a 4.245 acres site. The property, identified by Assessor's Parcel 126-320-01, is zoned One-half Acre Residential (R20,000), consists of 4.245 acres and is located on the east side of Highland Hills Drive, approximately 1.3 miles south of the intersection with Green Valley Road, in the El Dorado Hills area. (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. **V06-0006 – RICHARD and REBECCA DOWNING / Wayne Ford Residential Design:** A variance to allow a reduction of the front setback from 20 feet to 13 feet. The property, identified by Assessor's Parcel Number 034-232-07, is zoned Tahoe One-family Residential (TR-1), consists of 10,448 square feet, and is located on the northeast side of Sioux Street, approximately 0.5 mile east of the intersection with U.S. Highway 50 in the Meyers area. (Categorically exempt pursuant to Section 15305 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.