

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
(530) 621-5355
(530) 642-0508 Fax
Counter Hours: 7:30 AM to 4:30 PM
planning@co.el-dorado.ca.us

LAKE TAHOE OFFICE:

3368 LAKE TAHOE BLVD., SUITE 302
SOUTH LAKE TAHOE, CA 96150
(530) 573-3330
(530) 542-9082 Fax
Counter Hours: 8-12 PM and 1-4 PM
tahoebuild@co.el-dorado.ca.us

EL DORADO HILLS OFFICE:

4950 HILLSDALE CIRCLE, SUITE 100
EL DORADO HILLS, CA 95762
(916) 941-4967 and (530) 621-5582
(916) 941-0269 Fax
Counter Hours: 7:30 AM to 4:30 PM
planning@co.el-dorado.ca.us

CONFORMED AGENDA

EL DORADO COUNTY ZONING ADMINISTRATOR

November 15, 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. **P92-0053 - JAMES MICHAEL JUCHAU:** A tentative parcel map creating two (2) parcels, with design waivers to: 1.) Allow the dead-end access road to exceed the maximum dead-end road length of 2,640 feet, 2.) Reduce the width of the off-site road shoulder width from 10 feet to 2 feet, 3.) Reduce the width of the on-site road from 24 feet to 18 feet; and 4.) Reduce the thickness of gravel of the on-site road from 6 inches to 4 inches. The property, identified by Assessor's Parcel 060-440-13, is zoned Estate Residential Ten-acres (RE-10), consists of 40 acres, and is located at the end of Fair Pines Lane, approximately 4,200 feet south of the intersection with State Route Highway 193, in the Garden Valley area. (Negative declaration prepared)*

STAFF: John Heiser

RECOMMENDATION: Conditional Approval

ACTION: The Zoning Administrator approved P92-0053 based on the findings and conditions contained in the staff report.

b. **P06-0002 - PAUL AND JOANNE REIKEN / Charles W. McClone:** A tentative parcel map creating two (2) parcels, with design waivers to allow: 1.) A reduction of the *off-site* road improvements (Toiyabe Lane) to a surface width of 18 feet with two-foot shoulders; and 2.) A reduction of the *on-site* road improvements (Toiyabe Lane) to a surface width of 18 feet with two-foot shoulders. The property, identified by Assessor's Parcel 070-210-22, is zoned Estate Residential Five-acre (RE-5), consists of 10 acres, and is located approximately 600 feet east of Ponderosa Road on Toiyabe Lane, two miles north of the intersection with U.S. Highway 50 in the Shingle Springs area. (Negative declaration prepared)*

STAFF: John Heiser

RECOMMENDATION: Conditional Approval

ACTION: The Zoning Administrator approved P06-0002 based on the findings and conditions contained in the staff report.

c. **P06-0009 - ANGELO AND JOAN CARDANINI / Michael Cardanini:** A tentative parcel map to merge and re-subdivide two (2) existing lots comprising of 20.8 and 42.7 acres creating three (3) parcels ranging in size from 20.4 to 22.1 acres. Design waivers have been requested for the following: 1) A reduction of right-of-way improvements to 18 feet, plus 2 feet of shoulder on High Hill Road; and 2) Creation of a flag lot on Parcel 2. The property, identified by Assessor's Parcel Numbers 048-090-06 and 048-090-09, is zoned Select Agricultural (SA-10), consists of 63.5 acres, and is located on the North side of High Hill Road, approximately 1,000 feet north of the intersection of High Hill Road and Carson Road in the Camino area. (Negative declaration prepared)*

STAFF: Roman Anissi

RECOMMENDATION: Conditional Approval

ACTION: The Zoning Administrator approved P06-0009 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. **S06-0014 – CARL GREENHALGH / NEXTEL COMMUNICATIONS, Craig Beardsley:** A special use permit to allow the collocation of a wireless telecommunications facility on an existing PG& E lattice tower and installation of ground mounted equipment and fenced enclosure. The property, identified by Assessor's Parcel Number 126-231-08, is zoned Estate Residential Five-acre (RE-5), consists of 5.18 acres, and is located on the north side of Ethel Drive, approximately 300 feet east of Green Springs Road, in the El Dorado Hills area. (Categorically exempt pursuant to *Section 15301 of the CEQA Guidelines*)**

STAFF: Jonathan Fong

RECOMMENDATION: Conditional Approval

ACTION: The Zoning Administrator approved S06-0014 based on the findings and conditions contained in the staff report.

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.