

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

December 20, 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. **P06-0007 – JEFF RAMONA / Gene Thorne & Associates, Inc.:** A tentative parcel map creating two (2) parcels ranging in size from 1.03 to 1.00 acres. Design waivers have been requested for the following; 1) Eliminate the road improvements to Standard Plan 101 B along the property frontage on Alta Vista Court, and 2) Eliminate the road improvements to Standard Plan 101 B along the property frontage on Malcolm Dixon Road. The property consists of 2.03 acres. The parcel identified by Assessor's Parcel Number **126-070-38**, zoned One-acre Residential (R1A), located on south side of Malcolm Dixon Road, west of the intersection with Alta Vista Court, in the El Dorado Hills area. (Negative declaration prepared)*

STAFF: Jonathan Fong

RECOMMENDATION: Conditional approval
Parcel Map P06-0007 and Design Waiver 1.
Deny Design Waiver 2.

ACTION: The Zoning Administrator approved P06-0007 based on the findings and conditions as modified this date.

- b. **P06-0022 – BRUCE AND ELIZABETH ELISHER / Patterson Development:** A tentative parcel map creating two (2) parcels ranging in size from 5.07 to 5.01 acres. Design waivers have been requested for the following; 1) Allow a reduction in shoulder width to an average of two-feet wide, and 2) Allow the existing on-site and off-site road grade to be 18 percent maximum. The property consists of a 10.08 acres parcel identified by Assessor's Parcel Number **319-190-12**, zoned Estate Residential Five-acre (RE-5), located on south side of Farish Road, approximately 1,400 feet east of the intersection with Greenstone Road, in the Shingle Springs area. (Negative declaration prepared)*

STAFF: Tom Dougherty

RECOMMENDATION: Conditional Approval

ACTION: The Zoning Administrator approved P06-0022 based on the findings and conditions as modified this date.

- c. **P05-0009 – JEFFREY AND CASSANDRA LAFAZAN:** A tentative parcel map creating four (4) parcels, ranging in size from 5.0 acres to 5.6 acres. Design waivers have been requested for the following: 1) Improvement of a privately-maintained roadway to extend beyond the County's established limit of 2,650 feet, and 2) Construction of on-site roads to 20 feet and off-site roads to 18 feet wide, smaller than the County Standard of 24 feet wide. The property, identified by Assessor's Parcel **105-200-21**, is zoned Estate Residential Five-acre (RE-5), consists of 20.06 acres, is located on the west side of Lower Lake Drive,

approximately 1,000 feet south of the intersection with Hidden Lake Drive in the Lotus/Coloma area. (Mitigated negative declaration prepared)*

STAFF: Daniel Hamilton RECOMMENDATION: Conditional Approval
ACTION: The Zoning Administrator approved P05-0009 based on the findings and conditions as modified this date.

- d. **P99-0003 – GARRETT WILKIN / Designtech, Ann Real:** A tentative parcel map creating two (2) parcels ranging in size from 3.03 acres to 4.0 acres. Also, a design waiver has been requested to allow an existing 20-foot wide public road, that is privately maintained with a two-foot wide shoulder, to serve the proposed parcel. The property consists of a 7.03 acres parcel identified by Assessor's Parcel Number **078-230-39**, zoned One-acre Residential (R1A), located on west side of Silver Ridge Court, approximately 1,000 feet north of the intersection with Silver Ridge Lane, in the Pleasant Valley area. (Negative declaration prepared)*

STAFF: Shawna Purvines RECOMMENDATION: Conditional Approval

ACTION: The Zoning Administrator approved P99-0003 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. **S04-0020R – DAVID AND MARY HOPKINS / Verizon Wireless, Teresa Heine:** A special use permit revision to allow collocation of six (6) new RG antennas, twelve (12) coax cables, two (2) GPS antennas, and a 12 foot by 30 foot equipment cabinet on an existing Spring-Nextel wireless Communication Facility. The property consists of a 0.92 acre parcel identified by Assessor's Parcel Number **071-500-34**, zoned General Commercial-Design Community (CG-DC), located on the south side of Northside Drive, approximately 750 feet northeast of the intersection with State Route 49 and State Route 193, in the Cool area. (Categorically exempt pursuant to Section 15301 of the CEQA Guidelines)**

STAFF: Roman Anissi RECOMMENDATION: Conditional Approval

ACTION: The Zoning Administrator approved S04-0020R based on the findings and conditions as modified this date.

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.