

DEVELOPMENT SERVICES DEPARTMENT

County of
EL DORADO

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

PLANNING
SERVICES



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AGENDA

EL DORADO COUNTY ZONING ADMINISTRATOR

Wednesday, January 16, 2008

3:00 P.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 3:00 P.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. **PARCEL MAPS** (Public Hearing)

- a. **Tentative Parcel Map P07-0024** submitted by James and Charlene Williams (Agent: Patterson Development) to create three parcels, ranging in size from 5.031 to 7.36 acres. A design waiver has been requested to allow the onsite portion of Davidson Road to be maintained as a 20-foot width paved roadway. The property, identified by Assessor's Parcel Number 319-190-08, consisting of 17.49 acres, is located on the north side of Davidson Road, 900 feet east of the intersection with Greenstone Road, in the Placerville area. (Negative Declaration prepared)**

STAFF: Thomas Lloyd RECOMMENDATION: Conditional Approval
ACTION:

- b. **Tentative Parcel Map P07-0009** submitted by Richard and Vivian Humphrey (Agent: Patterson Development) to create three parcels, ranging in size from 5.005 to 10.078 acres. A design waiver has been requested to allow for an 18-foot road width. The property, identified by Assessor's Parcel Number 109-311-74, consisting of 20.089 acres, is located on the northwest side of South Shingle Road, at the intersection with Crooked Branch Road, in the Shingle Springs area. (Negative Declaration prepared)**

STAFF: Thomas Lloyd RECOMMENDATION: Conditional Approval
ACTION:

- c. **Tentative Parcel Map P07-0016** submitted by Bill Brock (Agent: Carlton Engineering) to create three parcels, ranging in size from 5 to 5.05 acres. The property, identified by Assessor's Parcel Number 070-030-01, consisting of 15.05 acres, is located on the east and west side of Oak Lane, 0.6 of a mile south of the intersection with Green Valley Road, in the Rescue area. (Negative Declaration prepared)**

STAFF: Michael Baron RECOMMENDATION: Conditional Approval
ACTION:

- d. **Tentative Parcel Map P06-0017** submitted by Chamy Lee to create three parcels, ranging in size from 3 to 4 acres. The property, identified by Assessor's Parcel Number 110-020-08, consisting of 10.4 acres, is located on the east side of Lake Hills Drive, southeast of the intersection with Lake Hills Court, in the El Dorado Hills area. (Categorically exempt pursuant to Section 15162(a) of the CEQA Guidelines)*

STAFF: Jonathan Fong RECOMMENDATION: Conditional Approval
ACTION:

- e. **Tentative Parcel Map P07-0036** submitted by Latrobe Road, LLC (Agent: CTA Engineering and Surveying) to create two parcels, ranging in size of 5.88 to 5.56 acres. The property, identified by Assessor's Parcel Number 118-130-24, consisting of 11.44 acres, is located on the east side of Latrobe Road, 250 feet south of the intersection with White Rock Road, in the El Dorado Hills area. (Categorically exempt pursuant to Section 15315 of the CEQA Guidelines)*

STAFF: Jonathan Fong RECOMMENDATION: Conditional Approval
ACTION:

5. **VARIANCES** (Public Hearing)

- a. **Variance V07-0008** submitted by Richard Copra (Agent: Brian Shenault Architect P.C.) to allow a reduction in the front yard setback from 20 feet to zero feet, and allow a conversion of an existing 399 square foot carport structure into an enclosed two car garage structure. The property, identified by Assessor's Parcel Number 080-061-15, consisting of 12, 445 square feet, is located on the west side of Jicarilla Drive, 0.50 miles north of the intersection with Pioneer Trail, in the Tahoe Paradise Addition, Unit 5, in the South Lake Tahoe area. (Categorically exempt pursuant to Section 15303 (e) and 15305 (a) of the CEQA Guidelines)*

STAFF: Robert Peters RECOMMENDATION: Conditional Approval
ACTION:

6. **ADJOURNMENT**

Respectfully submitted,

Roger P. 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.

Meetings for the Month of February

February 6, 2008
February 20, 2008