

DEVELOPMENT SERVICES DEPARTMENT

County of
EL DORADO

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

PLANNING
SERVICES



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EL DORADO HILLS OFFICE:

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AGENDA

EL DORADO COUNTY ZONING ADMINISTRATOR

Wednesday, April 2, 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. **P07-0045** submitted by Dennis and Kathleen Slavin (Agent: K.B. Foster Civil Engineering, Inc.) to create two 8,000 square-foot parcels. The property, identified by Assessor's Parcel Number 025-813-20, consisting of 16,000 square feet, is located on the southwest side of Rimrock Trail, 0.33 miles south at the intersection with Marshall Trail and Pioneer Trail in the **Lake Tahoe Basin area**. Supervisorial District V. (Negative Declaration prepared)**

STAFF: Robert Peters RECOMMENDATION: Conditional Approval
ACTION:

- b. **P06-0034** submitted by Robert Granade to create two parcels each five acres in size. A design waiver has been requested to allow driveway access to Parcel B without frontage on a public street. The property, identified by Assessor's Parcel Number 105-160-59, consisting of ten acres, is located on the west side of Crooked Mile Court, at the intersection with Shoreline Drive, in the **Rescue area**. Supervisorial District IV. (Negative Declaration prepared)**

STAFF: Michael Baron RECOMMENDATION: Conditional Approval
ACTION:

- c. **P90-0146E** submitted by Edward Mackay (Agent: Patterson Development) to grant three one-year time extensions of an approved tentative parcel map. The parcel map would create four parcels with one design waiver request to allow the creation of parcels in excess of 2,640 feet beyond a dead end road. The property, identified by Assessor's Parcel Number 099-020-02, consisting of 40.4 acres, is located on the east side of Mineral Way, approximately one half mile east of the intersection with Mineral Way and Cedar Ravine Road, in the **Pleasant Valley area**. Supervisorial District II. (Negative Declaration prepared)**

STAFF: Jonathan Fong RECOMMENDATION: Conditional Approval
ACTION:

- d. **P90-0147E** submitted by John Casper (Agent: Patterson Development) to grant three one year time extensions of an approved tentative parcel map. The parcel map would create four parcels and one remainder parcel. A design waiver has been requested to allow the creation of parcels in excess of 2,640 feet beyond a dead end road. The property, identified by Assessor's Parcel Number 096-090-05, consisting of 80 acres, is located on the north side of Mineral Way,

approximately one mile east of the intersection with Mineral Way and Cedar Ravine Road, in the **Pleasant Valley area**. (Negative Declaration prepared)**

STAFF: Jonathan Fong RECOMMENDATION: Conditional Approval
ACTION:

5. SPECIAL USE PERMIT (Public Hearing)

- a. S07-0028** submitted by Ribiero California, LLC (Agent: Sign Technology, Inc.) to allow an off-premise directional sign for residential subdivisions. The property, identified by Assessor's Parcel Number 117-230-09, consisting of 2.73 acres, is located west side of Latrobe Road, 240 feet south of the intersection with Suncast Lane, in the **El Dorado Hills area**. Supervisorial District II (Categorically exempt pursuant to Section 15303 of the CEQA Guidelines) *

STAFF: Jonathan Fong 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 May

March 19, 2008 cancelled

May 7, 2008

May 21, 2008