

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, May 7, 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. **P74-0360C** submitted by Michael J. Nuss (Agent: David Waddell) to amend Parcel Map 10-65, by removing a 25-foot road, public utilities easement, and a ten-foot wide access easement from Parcel 3 of said map. The property, identified by Assessor's Parcel Number 101-141-82, consisting of 2.1 acres, is located on the north and east sides of Elkhorn Mill Road, approximately 700 feet northeast of the intersection with Pony Express Trail, in the **Pollock Pines area**, Supervisorial District II. (Statutorily Exempt pursuant to Section 15268(b)(3) of the CEQA Guidelines) *

STAFF: Thomas Lloyd RECOMMENDATION: Conditional Approval
ACTION:

- b. **P82-0024C** submitted by Mark A. Smith to amend Parcel Map 31-40, by removing a 20-foot road and public utilities easement from Parcel D of said map. The property, identified by Assessor's Parcel Number 061-511-46, consisting of 2 acres, is located on the north side of State Highway 193, approximately 0.25 miles northeast of the intersection with Spanish Dry Diggins Road, in the **Georgetown area**, Supervisorial District IV. (Statutorily Exempt pursuant to Section 15268(b)(3) of the CEQA Guidelines) *

STAFF: Thomas Lloyd RECOMMENDATION: Conditional Approval
ACTION:

- c. **P07-0036** submitted by Latrobe Road, LLC (Agent: CTA Engineering) to create two parcels on an 11.44 acre site. Parcel 1 would be 5.88 acres and Parcel 2 would be 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**, Supervisorial District II. (Categorically Exempt pursuant to Section 15315 of the CEQA Guidelines) *

STAFF: Jonathan Fong RECOMMENDATION: Conditional Approval
ACTION:

- d. **P03-0005E** submitted by Albert E. Navarra (Agent: Gene E. Thorne & Associates, Inc.) for five remaining one-year time extensions to an approved Tentative Parcel Map in accordance with Section 16.74.030 of the El Dorado County Subdivision Ordinance, which would extend the expiration date of the map to October 3, 2010. The property, identified by Assessor's Parcel Numbers

120-690-05 and 120-690-06, consisting of 7.17 acres total, are located on the west side of El Dorado Hills Boulevard, south of Park Drive, and north of Arrowhead Drive, in the **El Dorado Hills area**. Supervisorial District II. (Categorically Exempt pursuant to Section 15315 of the CEQA Guidelines) *

STAFF: Pat Kelly RECOMMENDATION: Conditional Approval
ACTION:

5. SPECIAL USE PERMITS (Public Hearing)

- a. **S03-0024-R2** submitted by MetroPCS (Agent: Karen Lienert) to revise a special use permit to allow collocation of three (3) pipe mounted antennas at a height of 72 feet on existing 66-foot tall water tower. Additionally, MetroPCS will install up to three (3) radio cabinets within an existing chain link fenced compound. The property, identified by Assessor's Parcel Number 327-260-22, consisting of 0.06 acres, is located on the south side of Wedge Hill Road, approximately 0.5 miles west of the intersection with Missouri Flat Road, in the **Diamond Springs area**. Supervisorial District III. (Categorically Exempt pursuant to Section 15303 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 June

April 16, 2008 cancelled

June 4, 2008

June 18, 2008