

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, July 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. **SPECIAL USE PERMIT** (Public Hearing)

- a. **S02-0015R** submitted by Dennis Kolberg (Agent: Western Sign Company, Inc.) revision to an approved Special Use Permit to replace an existing monument sign with a new freestanding pole sign. The property, identified by Assessor's Parcel Number 109-214-01, consisting of 0.95-acres, is located on the east side of Cameron Park Drive, at the intersection with Robin Lane, in the **Cameron Park area**. Supervisorial District II. (Exempt pursuant to Section 15164 and categorically exempt pursuant to Section 15303 of the CEQA Guidelines)*

STAFF: Jonathan Fong RECOMMENDATION: Conditional Approval
ACTION:

5. **CERTIFICATE OF COMPLIANCE** (Public Hearing)

- a. **COC06-0063** submitted by Andrew Hall, for Assessor's Parcel Number 093-270-01, created by a Gift Deed transferring 26 acres of a 40-acre parcel recorded in Book 3462, at Page 489, on November 15, 1990. The property, consisting of 26.20 acres, is located on the southwest side of Sweeney Road, approximately 1.5 miles north of the intersection with Grizzly Flat Road, in the **Grizzly Flat area**. Supervisorial District II. (Negative Declaration prepared)**

STAFF: Tom Dougherty RECOMMENDATION: Conditional Approval
ACTION:

6. **PARCEL MAPS** (Public Hearing)

- a. **P07-0021** submitted by Charles and Nancy Carr (Agent: Lebeck Young Engineering, Inc.) to create two parcels 20.00 and 50.00 acres in size. A design waiver has been requested to allow for a dead end road of 5,000 feet, exceeding 2,640 feet, and a driveway to access Parcel B. The property, identified by Assessor's Parcel Number 102-010-25, consisting of 70 acres, is located on the west side of Old Neumann Road, approximately 3,000 feet northwest of the intersection with Deer Valley Road, in the **Rescue area**. Supervisorial District IV. (Negative Declaration prepared)**

STAFF: Tom Dougherty RECOMMENDATION: Conditional Approval
ACTION:

- b. **P75-0265-C-1** submitted by Sean Carr (Agent: Carl Nober) to amend Parcel Map 9-45, removing a portion of a 50-foot non-exclusive road and public utilities easement from said map. The portion to be removed is found on existing Parcel C only of subsequent recorded Parcel Map 22-24. The property, identified by Assessor's Parcel Number 319-070-77, consisting of 8.01 Acres, is located on the east side of Greenstone Road, two miles south of the intersection with U.S. Highway 50, in the **Placerville area**. Supervisorial District III. (Statutorily Exempt pursuant to Section 15268(b)(3) of the CEQA Guidelines)*

STAFF: Thomas Lloyd RECOMMENDATION: Conditional Approval
ACTION:

- c. **P08-0011** submitted by Greg Drummond to create four parcels ranging in size from one to six acres. A design waiver has been requested to allow a dead-end street approximately 4,224 feet in length exceeding the maximum allowed length of 2,640 feet; and reduce the required on and off-site road improvements from Standard Plan 101B to Standard Plan 101C. The property, identified by Assessor's Parcel Number 070-250-39, consisting of 10 acres, is located on the east side of Many Oaks Lane, 2,640 feet north of the intersection with Wild Chaparral Drive, in the **Shingle Springs area**. Supervisorial District IV. (Mitigated Negative Declaration prepared)**

STAFF: Jason Hade RECOMMENDATION: Conditional Approval
ACTION:

7. ADJOURNMENT

Respectfully submitted,

Roger P. Trout, Zoning Administrator

All persons interested are invited to attend and be heard, or to write their comments. 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 submitted at, or prior to, the public hearing. Any written correspondence should be directed to El Dorado County 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 August

August 6, 2008

August 20, 2008