

# 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, September 17, 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.

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**HEARING ASSISTANCE DEVICES ARE AVAILABLE FOR PUBLIC USE  
INQUIRE WITHIN THE PLANNING SERVICES OFFICE**

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1. **CALL TO ORDER**
2. **ADOPTION OF AGENDA**
3. **PUBLIC FORUM/PUBLIC COMMENT**
4. **PARCEL MAPS** (Public Hearing)

- a. **P07-0041** submitted by Daniel R. and Pamela B. Dixon (Agent: Gene E. Thorne & Associates, Inc.) to create two (2) parcels, 10 and 10.01 acres in size. Design waivers have been requested for the following: 1) Creation of an additional parcel on an existing dead-end road of greater than 2,640 feet in length already serving more than 24 parcels; 2) Improvements to Wood Ranch Road not following the centerline of the existing 50-foot wide right-of-way; 3) Reduction of the Wood Ranch Road cul-de-sac right-of way radius from 60 feet to 50 feet (existing right-of-way radius) and reduction of the paving radius from 50 feet to 42 feet; 4) Reduction of on-site road (driveway) width from 24 feet to 12 feet; and 5) Reduction of on-site easement width from 50 feet to 30 feet and elimination of lot frontage requirements for proposed parcel 1. The easement is to be an exclusive access easement (driveway) for the sole benefit of parcel 1. The property, identified by Assessor's Parcel Number 102-130-14, consisting of 20.01 acres, is located on the northwest side of Wood Ranch Road, approximately 0.2 miles west of the intersection with Pleasant Ranch Road, in the **Lotus Area**. Supervisorial District IV. (Negative Declaration prepared)\*\*

STAFF: Robert Peters      RECOMMENDATION: Conditional Approval  
**ACTION:**

- b. **P07-0034** submitted by Stephen J. Chaput (Agent: Gene E. Thorne & Associates, Inc.) to create two parcels of 5.16 and 5.33 acres in size. Four Design Waivers have been requested to allow: a) the use of Design and Improvement Standard Manual (DISM) Standard Drawing 101C with specifications determined by the 1-150 average daily trip category (overall roadway width of 20-feet, consisting of an 18-foot travel surface with 1-foot shoulders on each side; b) the right-of-way for Estates Drive to remain at 50-feet in width, rather than 60 foot as originally required; c) the creation of parcels with a length in excess of three times the width; d) the on-site Estates Drive roadway centerline to be off-center of the right-of-way centerline. The property, identified by Assessor's Parcel Number 104-210-02, consisting of 10.49 acres, is located on the west side of Salmon Falls Road, approximately 4 miles north of the intersection with El Dorado Hills Boulevard and Green Valley Road, in the **El Dorado Hills area**. Supervisorial District IV. (Negative Declaration prepared)\*\*

STAFF: Pat Kelly      RECOMMENDATION: Conditional Approval  
**ACTION:**

**5. 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.

**Meetings for the Month of October**

October 1, 2008

October 15, 2008