

# DEVELOPMENT SERVICES DEPARTMENT

County of  
EL DORADO

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

PLANNING  
SERVICES



**PLACERVILLE OFFICE:**

2850 FAIRLANE COURT  
PLACERVILLE, CA. 95667  
(530) 621-5355  
(530) 642-0508 Fax  
Counter Hours: 8:00 AM to 4:00 PM

**LAKE TAHOE OFFICE:**

3368 LAKE TAHOE BLVD., SUITE 302  
SOUTH LAKE TAHOE, CA 96150  
(530) 573-3330  
(530) 542-9082 Fax  
Counter Hours: 8:00 AM to 4:00 PM

## AGENDA

### EL DORADO COUNTY ZONING ADMINISTRATOR

Wednesday, December 3, 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. **P08-0018** submitted by John Stripe (Agent: Carlton Engineering) to create three parcels ranging in size from 1 to 1.35 acres on a 3.35 acre site. The following design waiver has been requested: Permit the project to proceed without the improvement of Sky Lane to Standard Plan 101B as required by the El Dorado County Design and Improvement Standards Manual (DISM). The property, identified by Assessor's Parcel Number 070-062-20, consisting of 3.35 acres, is located on the north side of Rosebud Drive, approximately 600 feet south of the intersection with Meder Road, in the **Shingle Springs area**. Supervisorial District IV. (Negative Declaration prepared)\*\*

STAFF: Jason Hade                      RECOMMENDATION: Conditional Approval  
**ACTION:**

- b. **P07-0027** submitted by Michael R. Wilkes Construction, Inc. (Agent: Gene E. Thorne & Associates) to create four parcels ranging in size from 3.0 acres to 3.15 acres. And, request to eliminate a bike path required by General Plan Transportation and Circulation Element Policy TC-4i which seeks the inclusion of pedestrian/bike paths connecting to adjacent development and to schools, parks, commercial areas and other facilities in Community Regions where feasible. Design waivers have been requested for the following: 1) Not require inclusion of a eight (8) foot roadway shoulder along the subject property frontage on El Dorado Road; 2) Allow creation of Parcels A and B exceeding the 3:1 lot depth to width ratio; and 3) Allow the use of Standard Plan 101C for the on-site roadway (18-foot travel surface, 1 foot shoulders). The property, identified by Assessor's Parcel Number 329-040-55, consisting of 12.16 acres, is located on the north side of El Dorado Road, approximately 0.6 miles north of the intersection with Mother Lode Drive, in the **El Dorado Area**. Supervisorial District III. (Mitigated Negative Declaration prepared)\*\*

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

- c. **P08-0019** submitted by A.J. Hall (Agent: Gene E. Thorne & Associates) to create two parcels ranging in size from 3.05 acres to 3.93. The resultant acreages reflect a Boundary Line adjustment of 1.05 acres to the El Dorado County Fire Protection District to be processed concurrently. The property, identified by Assessor's Parcel Number 078-270-06, consisting of 8.03 acres, is located on the east side of Pleasant Valley Road, 0.2 miles west of the intersection with Mt.

Aukum Road, in the **Pleasant Valley area**, Supervisorial District II. (Negative Declaration prepared)\*\*

STAFF: Thomas Lloyd      RECOMMENDATION: Conditional Approval  
**ACTION:**

**5.      ADJOURNMENT**

Respectfully submitted,  
LAWRENCE W. APPEL, Deputy Director  
Development Services - Planning

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 January**

January 7, 2009  
January 21, 2009