

# 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 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. **P08-0005** submitted by Lorraine Munoz (Agent: Zachary Carter) to create two (2) parcels, 1.0 and 1.02 acres in size. Also, a request to eliminate a pedestrian path (sidewalks) 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: Allow reduction of the on-site roadway width to 20-feet (existing) and elimination of curb gutter and sidewalk utilizing a modified Design Improvement Standards Manual standard plan 101B. The property, identified by Assessor's Parcel Number 070-072-65, consisting of 2.02 acres, is located on the east side of Ramada Way at the intersection with Meder Road, in the **Shingle Springs area**. Supervisorial District IV. (Negative Declaration prepared) \*\*

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

- b. **P77-0503C** submitted by Phil and Cathleen Fischbach / Nicholas and Christine Meyer to amend Parcel Map 21 - 73 to remove a 225-foot section of the existing easement and relocate the cul-de-sac at the new location of a 50-foot non-exclusive road and public utility easement. The property, identified by Assessor's Parcel Numbers 317-240-24 (5.005 acres) and 317-240-25 (8.125 acres), is located at the western terminus of Broken Branch Road, approximately 1,000 feet southwest of the intersection with Dragon Springs Road, in the **Rescue area**. Supervisorial District IV. (Categorically Exempt from the requirements of CEQA pursuant to Section 15305 – a) \*

STAFF: Tom Dougherty      RECOMMENDATION: Conditional Approval  
**ACTION:**

- c. **P07-0042R** submitted by William Wetzel (Agent: Carlton Engineering) to revise approved Tentative Parcel Map P07-0042 creating two parcels ranging in size from 5.0 to 5.42. A design waiver has been requested to allow the existing 12-foot wide driveway to access Parcel 1. The property, identified by Assessor's Parcel Number 092-420-02, consisting of 10.42 acres, is located on the west side of State Route 49 on the northwest corner of the intersection with Post Road, in the **El Dorado area**. Supervisorial District II. (Previous Negative Declaration prepared)

STAFF: Tom Dougherty      RECOMMENDATION: Conditional Approval  
**ACTION:**

**6. 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.

\*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 January**

January 7, 2009  
January 21, 2009