

# 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, March 18, 2009 - 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. **Tentative Parcel Map P08-0034** submitted by Wendy J. Cirimele, Dennis J. and Carolyn L. Neu (Agent: Gene E. Thorne & Associates, Inc.) to create two parcels, 20.88 acres and 20.89 acres in size. A request has been made to allow administrative relief to reduce the required 200-foot agricultural setback to 145 feet. Design Waivers have been requested for the following: a) Allow a 30-foot right-of-way width for the proposed access road; b) Allow less than a 100-foot tangent between the reversed curves of the proposed access road; c) Allow the proposed access road centerline to be non-coincident with the proposed right-of-way centerline; and d) Allow an overall road width of 20-feet for the proposed access road (18-foot travel surface with 1-foot shoulders per Standard Plan 101C). The property, identified by Assessor's Parcel Numbers 048-050-19 and 048-050-27, consisting of 41.76 acres, is located on the south side of Fruitridge Road approximately 500 feet west of the intersection with Hassler Road in the **Camino Area**, Supervisorial District III. (Negative Declaration prepared)\*\*

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

- b. **Parcel Map P08-0023** submitted by Robert Verzello/Motherlode Orchards, LLC (Agent: Lebeck Young Engineering) to create three lots, ranging in size from 20.01 to 21.21 acres and served by public water and private on-site septic systems. The property, identified by Assessor's Parcel Number 100-060-02, consisting of 61.24 acres, is located on the north side of North Canyon Road, approximately 400 feet west of the intersection with Larsen Lane in the **Camino area**, Supervisorial District III. (Negative Declaration prepared)\*\*

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

- c. **Parcel Map P08-0040** submitted by Roebbelen Land, LLC (Agent: WRG Design, Inc.) to create three parcels on a 7.49-acre site. Parcel 1 would be 3.14-acres, Parcel 2 would be 2.03-acres, and Parcel 3 would be 2.32-acres. The property, identified by Assessor's Parcel Number 117-060-15, consisting of 7.49-acres, is located on the north side of Hawks Flight Court, east of the intersection with Golden Foothill Parkway **El Dorado Hills Area**, Supervisorial District II. (Categorically Exempt pursuant to Section 15061(b)(3) of the CEQA Guidelines)\*

STAFF: Jonathan Fong      RECOMMENDATION:      Conditional Approval  
**ACTION:**

**5. SPECIAL USE PERMIT (Public Hearing)**

- a. **Special Use Permit S09-0002** submitted by CSS PROPERTIES LLC (Agent: Marcher Covington Architects) to allow for a daycare facility in an existing commercial building. The property, identified by Assessor's Parcel Number 117-250-03, consisting of 7.494 acres, is located on the east side of Golden Foothill Parkway, approximately 0.2 miles south of the intersection with Latrobe Road in the **El Dorado Hills area**, Supervisorial District II. (Categorically Exempt pursuant to Section 15301(a) of the CEQA Guidelines)\*

STAFF: Jonathan Fong      RECOMMENDATION:      Conditional Approval  
**ACTION:**

**6. ADJOURNMENT**

Respectfully submitted,  
ROGER P. TROUT, Director  
Development Services

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 April**

April 1, 2009

April 15, 2009