

# 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, April 15, 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.

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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. **BOUNDARY LINE ADJUSTMENT** (Public Hearing)

- a. **Boundary Line Adjustment Revision (Parcel Map Amendment) BLA94-0048R** submitted by EL DORADO COUNTY DEPARTMENT OF TRANSPORTATION (Property Owners: Mark Milligan and Maki Ganno, Elmer and Donnette Stapp) Revision to Boundary Line Adjustment BLA94-0048 amending Parcel Map PM45-31 to abandon the 50-foot wide Road and Public Utility Easements on Parcels 1 and 2 and re-locate along the southern parcel boundaries of Parcels 1 and 2 on said map. The property, identified by Assessor's Parcel Numbers 101-220-17 (Stapp) and 101-220-18 (Milligan), consisting of 101-220-17 (2.99) and 101-220-18 (6.02) acres, are located on the north side of Red Hook Trail approximately 200 feet north of the intersection with Sanders Drive in the **Pollock Pines area**, Supervisorial District II. (Categorically Exempt pursuant to Section 15305 of the CEQA Guidelines)\*

STAFF: Tom Dougherty RECOMMENDATION: Conditional Approval  
ACTION:

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

- a. **Tentative Parcel Map P08-0031** submitted by Earl Burkett to create four parcels ranging in size from 1.0 to 9.92 acres. The property, identified by Assessor's Parcel Number 104-250-55, consisting of 15.11 acres, is located on the west side of Salmon Falls Road approximately 1,000 feet south of the intersection with Rattlesnake Bar Road in the **Pilot Hill area**, Supervisorial District IV. [*Continued from January 7, 2009*] (Negative Declaration prepared)\*\*

STAFF: Tom Dougherty RECOMMENDATION: Conditional Approval  
ACTION:

- b. **Tentative Parcel Map P08-0007** submitted by WAYNE and JAN MARSHALL (Agent: Stanley Wells) creating two parcels approximately 10-acres in size on a 20.23-acre site. A design waiver has been requested for the following: To allow the creation of a parcel without road frontage utilizing an exclusive easement and driveway for access as required by Volume II Section 2.B.5 of the Design and Improvements Standards Manual. The property, identified by Assessor's Parcel Number 098-170-09, consisting of 20.23 acres, is located on the west side of Peace Trail, approximately 500 feet south of the intersection with Pleasant Valley Road in the **Pleasant Valley area**, Supervisorial District III. (Negative Declaration prepared)\*\*

STAFF: Aaron Mount                      RECOMMENDATION: Conditional Approval  
ACTION:

- c.     **Parcel Map/Special Use Permit P08-0025/S08-0027** submitted by PHIL HIROSHIMA 1) A tentative parcel map to create four lots, ranging in size from 5.00 to 5.17 acres and served by public water and private on-site septic systems, from an existing 20.17 acre parcel; and 2) A special use permit to allow the installation of an electric gate across the proposed access road serving the project. The property, identified by Assessor's Parcel Number 089-202-34, consisting of 20.17 acres, is located on the east side of Emmerson Road, 475 feet north of the intersection with State Highway 49 in the **Placerville Periphery area**, Supervisorial District IV. (Negative Declaration prepared)\*\*

STAFF: Pierre Rivas                      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 May**

May 6, 2009  
May 20, 2009