

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
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Counter Hours: 8:00 AM to 4:00 PM

LAKE TAHOE OFFICE:

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(530) 573-3330
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Counter Hours: 8:00 AM to 4:00 PM

CONFORMED AGENDA

EL DORADO COUNTY ZONING ADMINISTRATOR

Wednesday, August 5, 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. **P08-0035** submitted by DENISE VEFFREDO to create 4 parcels ranging in size from 1.0 to 2.0 acres. Design waivers have been requested for the following: 1) Reduction of on-site improvement requirements to Madrone Drive from Standard Plan 101B to Standard Plan 101C. 2) Reduction of off-site improvement requirements to Canyon Road from Standard Plan 101B to Standard Plan 101C. 3) Reduction of off-site encroachment improvement requirements from Standard Plan 103D to Standard Plan 103C for the encroachment of Madrone Drive onto Canyon Road. The property, identified by Assessor's Parcel Number 076-120-04, consisting of 5.21 acres, is located on the west side of Madrone Avenue, approximately 500 feet north west of the intersection of Alder Drive and Canyon Road, in the Cedar Grove area, Supervisorial District III. (Negative declaration prepared)**

STAFF: Aaron Mount RECOMMENDATION: Conditional Approval
ACTION: CONTINUED TO 08-19-09 HEARING

- b. **P80-0280C** submitted by RODGER MUSSO (Agent: Bill Dalton) to amend Parcel Maps PM 30-71 and PM 50-7 to relocate a 50-foot radius turnaround easement within a non-exclusive road and public utility easement, as constructed. The property, identified by Assessor's Parcel Numbers 071-500-34, -37, -38, -44 and -45, consisting of 9.7 acres, is located on the east side of State Route 49 approximately 500 feet north of the intersection with State Route 193, in the Cool area, Supervisorial District IV. (Categorical Exemption pursuant to Section 15305 (a) of the CEQA Guidelines)*

STAFF: Tom Dougherty RECOMMENDATION: Conditional Approval
ACTION: APPROVED

5. **CERTIFICATE OF COMPLIANCE REVISION** (Public Hearing)

- a. **COC06-0063-R** submitted by CB HOLDINGS, INC., a revision to an approved Conditional Certificate of Compliance and recognizing a 6.2 acre portion created by Grant Deed in 1946. The property, identified by Assessor's Parcel Number 093-270-01, consisting of 26.20 acres, is located on the southwest side of Sweeney Road approximately 1.5 miles north of the intersection with Grizzly Flat Road, in the Grizzly Flat area, Supervisorial District II. (Categorical Exemption pursuant to Section 15061(b)(3) of the CEQA Guidelines)*

STAFF: Tom Dougherty RECOMMENDATION: Conditional Approval
ACTION: APPROVED

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.