

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) 642-0500 Fax
Counter Hours: 8:00 AM to 4:00 PM
planning@co.el-dorado.ca.us

LAKE TAHOE OFFICE:

3368 LAKE TAHOE BLVD., SUITE 302
SOUTH LAKE TAHOE, CA 96150
(530) 573-3330
(530) 542-9062 Fax
Counter Hours: 8:00 AM to 4:00 PM
tahoebuild@co.el-dorado.ca.us

EL DORADO HILLS OFFICE:

4960 HILLSDALE CIRCLE, SUITE 100
EL DORADO HILLS, CA 95762
(916) 941-4967 and (530) 621-5582
(916) 941-0269 Fax
Counter Hours: 8:00 AM to 4:00 PM
planning@co.el-dorado.ca.us

MEMORANDUM

DATE: April 12, 2007
TO: Zoning Administrator
FROM: Michael C. Baron
SUBJECT: P06-0032-Thorne Parcel Map

Prior to the scheduled Zoning Administrator hearing some changes to the project were requested by the applicant and staff. Changes are as follows:

1. Design waiver #1 is a request to allow an 18 foot on-site road width for access from Jayhawk Drive to all 3 parcels. However, the applicant has redesigned the project so only parcels 1 and 3 would be served by the on-site road, which would be considered a driveway only serving 2 parcels as noted in Section 15.04.090(J) of the County Code.
2. Design waiver #2 is a request to allow a reduction of offsite road width from the encroachment to Deer Valley road to 18 feet without shoulder improvements. The applicant will provide a 24 foot wide road with 2 foot shoulders.
3. Design waiver #3 is a request to make no road improvements to the portion of Jayhawk Drive along the northern property frontage. The applicant will develop the Road to a minimum of 18 feet wide with 2-foot shoulders.

Staff proposes changes to Conditions of Approval and Findings that reflect the applicant's new proposal. There is also an error in the staff report regarding the California Fish and Game Code Section 711.4 fee. The correct amount is \$1,850, including the processing fee.

ATTACHMENT 6