

File Number: P08-0006 -A
Date Received: 12/4/09

Receipt No.: 26255
Amount: \$200⁰⁰

APPEAL FORM

(For more information, see Section 17.22.220 of the Zoning Ordinance)

Appeals must be submitted to the Planning Department with appropriate appeal fee. Please see fee schedule or contact the Planning Department for appeal fee information.

APPELLANT Charles B. Ebright

ADDRESS P.O. Box 7585 South Lake Tahoe, CA. 96158

DAYTIME TELEPHONE 530-544-2722

A letter from the Appellant authorizing the Agent to act in his/her behalf must be submitted with this appeal.

AGENT Mike Dill / Aspen Environmental Services

ADDRESS 2409 Lupine Trail South Lake Tahoe, CA. 96150

DAYTIME TELEPHONE 530-545-9323

APPEAL BEING MADE TO: Board of Supervisors Planning Commission

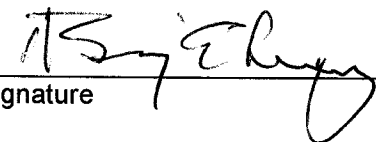
ACTION BEING APPEALED (Please specify the action being appealed, i.e., approval of an application, denial of an application, conditions of approval, etc., and specific reasons for appeal. If appealing conditions of approval, please attach copy of conditions and specify appeal.)

Action being appealed: denial of application P08-0008. Conditions of approval ²⁰⁻³¹ ~~21-30~~ DOT

conditions. Due Process. Staff Billing. See attached letter to Peter Mauer, Zoning Administrator

Specific Reason for appeal: 1. The project as proposed and conditioned by Lake Valley Fire Department allows for a fire safe road and access to site. Existing main road Cascade Road 12' wide. Due process was not followed. See billing statements and 11/18/09 letter to P. Mauer. Staff did not process application in timely manner. Findings for Design Improvement Standards Manual waiver can be made for reducing roadway width.

DATE OF ACTION BEING APPEALED November 17, 2009

Signature 

Date 11-29-09

RECEIVED

DEC 04 2009

09-1506 A 1
EL DORADO COUNTY
DEVELOPMENT SERVICES DEPT

AUTHORIZATION FOR REPRESENTATION

The following person(s) own the subject property APN# _____
or have sufficient interest therein to make application to regional and local agencies:

Print owner(s) name(s):

I/We authorize Aspen Environmental Services, Mike Dill, or any representative thereof to act as my/our representative in connection with applications to any applicable regional or local agencies for the subject property and agree to be bound by said representative. I understand that additional information may be required by said agencies, beyond that submitted by my representative, to review this project. Any cancellation of this authorization shall not be effective until receipt of written notification of same by applicable agencies. I also understand that should any information or representation submitted in connection with this application be incorrect or untrue, the affected agency or agencies may rescind any approval or take other appropriate action. I further accept that if this project is approved, I, as the permittee, will be held responsible for any and all permit conditions.



Owner(s) Signature



Date

DESCRIPTION OF PROPERTY:

November 18, 2009

Peter Mauer, Zoning Administrator
El Dorado County Development Services Department
2850 Fairlane Court
Placerville, CA. 95667

Re: Ebright, Proposed Subdivision, APN # 018-320-11, P08-0006

Dear Mr. Mauer:

In response to the Planning department staff summary and recommendation of denial we provide the following comments:

FIRE SAFE ROAD

Lake Valley Fire Department – First Responders

Attached please find a revised letter from the Lake Valley Fire Protection District Fire Marshall, Gareth Harris. Mr. Harris confirms in his letter that the access road to the Ebright parcels is Fire safe with the proposed mitigation which includes; installation of a 96' cul-de-sac, the extension of the water main line to the cul-de-sac, and to provide for a new fire hydrant at the cul-de-sac. Additionally, any new structures built on the Ebright parcels will be required to have an automatic fire sprinkler system.

Department of Transportation

Please see letter in file from DOT Director Jim Ware dated September 22, 2009. In this letter Mr. Ware acknowledges the untimely comments from his staff and the procedural problems with the Design Waiver Request process. Mr. Ware acknowledges that the project review process will change as a result of this project.

Cal Fire

Comments continue to come in from Cal Fire. It is noted that Cal Fire was on the public circulation list when the project went out for Agency Comments on October 30, 2008. It is further noted that in the staff summary, copies of the design waiver request by Aspen Environmental was included along with the comments and conditions placed on the subject roadway by Lake Valley Fire Department Chief, Garreth Harris. No comments were received by Calfire for the December 8, 2008 TAC meeting. No representative from Calfir attended the December 8, 2008 TAC meeting.

NOT A DEVELOPMENT PROJECT

The proposed project is the subdivision of existing structures. The Tahoe Regional Planning Agency does not allow for any new subdivisions in the Lake Tahoe Basin with the exception of subdividing pre-1987 existing structures. With this project the applicant, Mr. Ebright, is proposing to subdivide his existing 7.48 parcel with two residences, (note that existing density is non-conforming with TRPA Code of Ordinances.) into two parcels, each with one residential unit. The maximum development for density has been reached on the Ebright parcels. There are currently three residences served by the existing roadway. The subdivision will not change or allow an increase in the density of units on the Ebright parcels. Approving the subdivision will allow for improved fire safety to the existing three residences and the adjoining forest area.

DESIGN IMPROVEMENTS STANDARDS MANUAL

The findings necessary to approve the waiver in the design improvements standards manual were made on September 9, 2008 and are attached to the staff summary as Exhibit G. By implementing the conditions outlined in Fire Chief Garreth Harris' September 16, 2009 letter support the three findings made.

In addition to Mr. Harris' letter it is again important to note that this is not a development project. Policy 2.1.1.7 directs that *development be limited in some cases until such time as adequate roadways, utilities, and other public service infrastructure becomes available and wildfire hazards be mitigated.*

The development already exists. By approving the subdivision the County will allow for the Ebrights to mitigate development that already exists. The anticipated roadway and fire improvement mitigation costs will exceed \$ 75,000.

DUE PROCESS

The subject application was determined to be complete as of September 2008. On October 30, 2008 Notification was sent to ALL CONCERNED AGENCIES. The deadline for response was December 2, 2008. It is noted in the Notice that if Comments are not received by December 2, 2008 they may not be taken into consideration. Chief Garreth Harris conditionally approved the proposed roadway to the Ebright parcels on May 29, 2008 , Exhibit I. The El Dorado County Department of Transportation provided a no

comment letter on November 7, 2008. Cal Fire provided no comments by the deadline of December 2, 2008. On December 8, 2008 The County held the Technical Advisory Committee meeting. Nobody from DOT or Cal Fire attended the hearing. As of December 8, 2008 Mr. Ebright was told that the roadway as conditioned by Lake Valley Fire Department was a non issue.

It was not until April 28, 2009 that Mr. Ebright any myself were notified by staff that "NEW" comments had been received by staff from DOT and CalFire. The new conditions imposed by Cal Fire and DOT were not received in a timely manner and should not be considered. Staff claims that this is a DOT issue. However, it is noted that according to the staff billing of the project, attached, that staff met with or discussed the project with DOT over eight times. Comments from DOT on the project were not received for over five months pasted the deadline for Comment.

NON-CONFORMING USE

In September 2008 staff requested information from us as to the status of the Commercial use existing onsite. We provided the approval documentation from the TRPA and El Dorado County from 2001 to staff in October 2008. Staff was agreeable with our documentation provided. Why is this now a new issue? Was this overlooked by staff for the past 13 months? In addition, the staff summary outlining of the existing commercial use, on page 2 of the staff summary is wrong. The Ebright family has a construction storage yard onsite. The storage yard is used to store construction materials and equipment for jobs complete offsite.

On average, the storage yard is visited once or twice a week to obtain material and equipment for offsite jobs. This storage yard has been in placed and utilized by the Ebright family since 1946. Located away from the storage yard and up by the main residence is a home office for the Ebright family business. This office is where the part time employee works not at the storage yard. As stated in the staff summary, the existing use was permitted by the TRPA and El Dorado County in 2001. " *This use would potentially need to cease if the parcel map were approved*".

Attached please find a description of the existing and historic uses associated with the Ebright Construction storage yard.

PROJECT CONDITIONS

We are also concerned about the conditions being placed on the project. Conditions include # 10, firesafe turnaround relocation ?, # 12 relocation of propane tank?, # 21 onsite access why 20' wide ? , 22 why 75,000 pound rating our existing engineers report

Ebright Parcel Map P08-0006
Page 4

is for 55,000 pounds? #25 Road easement, why 50' wide and who is the easement for? # 26 why a maintenance entity all parcels owned by Ebright, # 33 Why is Phase I required when no Hazmat material exist onsite? Site was reviewed and approved by Environmental Management in 2001 with approval of Boundary line adjustment.

In conclusion, we believe that the project as conditioned by the Fire Marshall in charge of the Lake Valley district and the subject site meets the intent of the California Fire Code. By approving the Ebright subdivision the County will allow the Ebrights to mitigate the existing development by improving the fire access roadway, provide for a new fire hydrant and enable the Lake Valley Fire Department to better serve the Cascade Subdivision and surrounding areas.

Thank you for your project approval consideration. If you have any questions or need any additional information please advise us immediately.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Dill". The signature is fluid and cursive, with the first name "Mike" and last name "Dill" clearly distinguishable.

Mike Dill

cc: Norma Santiago
Charles B. Ebright

DEVELOPMENT SERVICES DEPARTMENT

COUNTY OF EL DORADO

<http://www.co.el-dorado.ca.us/devservices>



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TO: Peter Maurer, Zoning Administrator

FROM: Jason R. Hade, AICP, Senior Planner *JRH*

DATE: November 18, 2009

RE: **P08-0006 / Ebright Parcel Map Application – Revised Attachment 1**

In response to issues raised by the Zoning Administrator and applicant prior to the scheduled hearing, staff has prepared the attached revised conditions of approval.

Attachments:

(1) Revised Conditions of Approval

REVISED ATTACHMENT 1 **CONDITIONS OF APPROVAL**

PARCEL MAP P08-0006

I. PROJECT DESCRIPTION

1. This tentative parcel map is based upon and limited to compliance with the project description, the hearing exhibits marked Exhibits A - M, and conditions of approval set forth below. Any deviations from the project description, exhibits, or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project description is as follows:

Tentative parcel map creating two parcels, comprising 1.45 and 8.98 acres, on a 10.43-acre site. Public water will be provided by the Cascade Mutual Water Company and sewer service will be provided by the South Tahoe Public Utility District. Primary site access will be provided via Cascade Road.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased, or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

II. PROJECT CONDITIONS OF APPROVAL

Planning Services

2. In the event that previously unknown cultural resources are discovered during construction, operations shall stop in the immediate vicinity of the find and a qualified archaeologist shall be consulted to determine whether the resource requires further study. The qualified archeologist shall make recommendations on the measures to be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds, in accordance with § 15064.5 of the CEQA Guidelines. Cultural resources could consist of, but are not limited to, stone, bone, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites.
3. If human remains are encountered during earth-disturbing activities within the project area, all work in the adjacent area shall stop immediately and the El Dorado County Coroner's office shall be notified. If the remains are determined to be Native American in origin, both the Native American Heritage Commission (NAHC) and any identified descendants shall be notified by the coroner and recommendations for treatment solicited

(CEQA Guidelines § 15064.5; Health and Safety Code § 7050.5; Public Resources Code §§ 5097.94 and 5097.98).

4. The applicant shall provide a meter award letter or similar document by the water purveyor to Planning Services prior to filing the parcel map.
5. ~~The applicant shall be required to pay a Park in Lieu fee of \$150.00 payable to El Dorado County, pursuant to El Dorado County Subdivision Ordinance Chapter 16.12.090. Check shall be submitted to the Development Services Department.~~ The applicant shall submit a request for Park-in-Lieu fee appraisal to Planning Services, with a check for \$150.00 made out to the El Dorado County Assessor. Upon completion of appraisal, the applicant must pay the park fee to the Development Services Department. A receipt showing compliance with this condition shall be submitted by the applicant to Planning Services prior to filing of the parcel map.
6. This tentative parcel map shall expire within 36 months from date of approval unless a timely extension has been filed.
7. All fees associated with the tentative parcel map shall be paid prior to filing the parcel map.
8. The applicant shall submit to Planning Services a \$50.00 recording fee and a ~~\$1,933~~ the Department of Fish and Game fee in effect at the time of Notice of Determination filing prior to filing of the Notice of Determination by the County. No permits shall be issued or parcel map filed until said fees are paid.
9. In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action, as provided in Section 66474.9(b) of the Government Code.

The subdivider shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a subdivision, which action is brought within the time period provided for in Section 66499.37.

County shall notify the subdivider of any claim, action, or proceeding and County will cooperate fully in the defense.

10. The fire safe turnaround proposed for "Parcel 1" as shown on Exhibit F shall be shown on the parcel map. Alternatively, in lieu of moving the fire safe turnaround on-site, the applicant may obtain a dedicated easement for the off-site fire safe turnaround prior to parcel map filing.

11. ~~At time of parcel map filing, all structures on the map shall be labeled with their current uses.~~ One of the ~~three~~ two alternatives identified below shall be implemented by the applicant to the satisfaction of Planning Services after parcel map filing: (1) The non-conforming use shall cease; or (2) A Special Use Permit application is submitted by the applicant; ~~or (3) A General Plan Amendment and Zone Change application is submitted by the applicant.~~
12. Prior to parcel map filing, the existing propane tank on parcel 2B shown on Exhibit E shall be relocated outside of the minimum 10-foot side yard setback or buried underground. An alternative solution to address this issue may also be developed, subject to approval by the Lake Valley Fire Protection District and CAL FIRE.

Air Quality Management District

13. During construction, all activities shall apply standard Best Management Practices (BMPs) to control dust during construction. These practices shall be incorporated into the project and include:
 - Application of water on disturbed soils and unpaved roadways a minimum of three times per day
 - Using track-out prevention devices at construction site access points
 - Stabilizing construction area exit points
 - Covering haul vehicles
 - Restricting vehicle speeds on unpaved roads to 15 miles per hour
 - Replanting disturbed areas as soon as practical and other measures as deemed appropriate to the site, to control fugitive dust
14. Prior to grading permit issuance, a fugitive dust plan shall be submitted to the Air Quality Management District (AQMD) for review and approval.
15. Burning of vegetative wastes that result from "Land Development Clearing" must be permitted through the District Rule 300 Open Burning. Only vegetative waste materials are permitted to be disposed of using an open outdoor fire.
16. The applicant shall adhere to District Rule 224 Cutback and Emulsified Asphalt Paving Materials.

California Department of Forestry and Fire Protection (CAL FIRE)

17. A street sign meeting El Dorado County design standards needs to be placed at the intersection of Cascade Road and the access road. The applicant shall install all necessary signage such as stop signs, street name signs, and/or "not a county maintained road" sign as required by the Department of Transportation prior to the filing of the parcel map.
18. Prior to filing the parcel map, a sign identifying the dead-end road shall be placed at the intersection preceding the traffic access limitation (Article 3. Signing and Building Numbering, Section 1274.06 of the Fire Safe Regulations).

~~19. All parcels one acre and larger shall provide a minimum 30 foot setback for all new buildings and accessory buildings from all property lines and/or the center of the road (Article 5. Fuel Modification Standards, Section 1276.01(a) of the Fire Safe Regulations).~~

20 19. A fire safe management plan, acceptable to the Lake Valley Fire Protection District and the California Department of Forestry and Fire Protection, shall be prepared and implemented. A letter of compliance with this condition shall be submitted by the Fire District and CAL FIRE to Planning Services prior to filing the map.

Department of Transportation

21 20. **On-site Access Improvements:** The applicant shall widen the on-site portion of the driveway to a roadway standard, a 20-foot wide road capable of supporting 75,000 lbs of weight, consistent with the 2007 CA Fire Code. This improvement must be made up until the accessway only serves one parcel, at which point it becomes a driveway and can be built to driveway width of 12-foot. The improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the parcel map.

22 21. **Off-site Access Improvements:** The applicant shall construct and /or verify that the off-site portion of the driveway project boundary to Cascade Road, meets the standard of a 20-foot wide road capable of supporting 75,000 lbs of weight, consistent with the 2007 CA Fire Code. The applicant shall provide an exhibit to the DOT, Planning, Lake Valley Fire Protection District, and CAL FIRE that shows that the access road from Cascade Road to the subject site complies with the DISM and Fire Safe Regulations. The improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the parcel map.

23 22. **Turnaround:** The applicant shall provide a turn around at the end of the roadway to the provisions of County Standard Plan 114 or approved equivalent. The improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the parcel map.

24 23. **Easements:** All applicable existing and proposed easements shall be shown on the project plans.

25 24. **Road & Public Utility Easements:** The applicant shall provide a 50 foot wide non-exclusive road and public utility easement for the on-site access roadway prior to the filing of the parcel map.

26 25. **Maintenance Entity:** The proposed project must form an entity for the maintenance of any private roads, parking facilities, landscaping, signs and drainage facilities. If there is an existing entity, the property owner shall modify the document if the current document

does not sufficiently address maintenance of the roads, parking facilities, landscaping, signs, and drainage facilities of the current project. DOT shall review the document forming the entity to ensure the provisions are adequate prior to filing of the parcel map.

- 27 26. Parcel Map Improvement Agreement & Security:** If the required improvements are not completed prior to filing of the map, the developer shall enter into a Parcel Map Improvement Agreement (PMIA) with the Department of Transportation for onsite roadway, drainage infrastructure, grading, etc. The developer shall also provide a security to guarantee performance of the PMIA as set forth within the County of El Dorado Subdivision Division Ordinance, prior to filing of the map. The improvements shall be installed to the satisfaction of DOT prior to filing of the map. This condition shall appear as a note on the recorded parcel map.
- 28 27. Off-site Improvements (Security):** Prior to the filing of a parcel map, the applicant shall enter into an agreement pursuant to Government Code Section 66462.5 to complete the required offsite improvements, including the full costs of acquiring any real property interests necessary to complete the required improvements. In addition to the agreement, the applicant shall provide a cash deposit, letter of credit, or other acceptable surety in the amount sufficient to pay such costs, including legal costs, subject to the approval of County Counsel.
- 29 28. Off-site Improvements (Acquisition):** As specified in the Conditions of Approval, the applicant is required to perform off-site improvements. If it is determined that the applicant does not have or cannot secure sufficient title or interest of such lands where said off-site improvements are required, the County may, at the applicant's expense and within 120 days of filing the Final Map, acquire by negotiation or commence proceedings to acquire an interest in the land which will permit the improvements to be made, including proceedings for immediate possession of the property. In such cases, prior to filing of any final map or parcel map, the applicant shall submit the following to the Department of Transportation Right of Way Unit, and enter into an agreement pursuant to Government Code Section 66462.5 and provide acceptable security to complete the offsite improvements, including costs of acquiring real property interest to complete the required improvements, construction surveying, construction management and a 20% contingency:
- a. A legal description and plat, of the land necessary to be acquired to complete the offsite improvements, prepared by a civil engineer or land surveyor.
 - b. Approved improvement plans and specifications of the required off-site improvements, prepared by a civil engineer.
 - c. An appraisal prepared by a certified appraiser of the cost of land necessary to complete the off-site improvements.

In addition to the agreement the applicant shall provide a cash deposit, letter of credit, or other acceptable surety in an amount sufficient to pay such costs including legal costs subject to the approval of County Counsel.

- 30 ~~29~~. **Off-site Access Easements:** The applicant shall provide proof of access to the project site from a State or County maintained road. Said proof shall be provided by and through a "Parcel Map Guarantee" which shall be submitted to the County Surveyor's Office with the first map check for the parcel map.
- 31 ~~30~~. **Electronic Documentation:** Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to DOT with the drainage report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.
- 32 ~~31~~. **TIM Fees:** The applicant shall pay the traffic impact mitigation fees in effect at the time a building permit is deemed complete.

Environmental Management Department

33. ~~If any commercial, industrial, agricultural, mining or any other hazardous materials handling activities have taken place on the property in the past, the applicant must conduct a Phase I Environmental Site Assessment (ESA). The Phase I must be conducted in accordance with ASTM standard E 1527-00. All information developed in the Phase I process must be submitted to the Hazardous Materials Division (HMD) for review. If upon review of the Phase I information, HMD determines the property is a potentially impacted site, the applicant must apply for a permit, submit a workplan and conduct a Phase II ESA and any required site remediation activities prior to developing property.~~

Lake Valley Fire Protection District

- 34 ~~32~~. No gates shall be installed across the access road without an approved Special Use Permit and approval from the Fire District.
- 35 ~~33~~. Prior to filing the map, signage along the fire access road and within the fire apparatus turn-around area shall be installed in accordance with Section D103.6 of the 2007 California Fire Code.
- 36 ~~34~~. Prior to filing the map, a fire hydrant shall be installed within 200 feet of the residence along the fire apparatus road to the satisfaction of the Fire District.

Surveyor's Office

- 37 ~~35~~. All survey monuments must be set prior to filing the parcel map.
- 38 ~~36~~. Prior to filing the parcel map, the applicant shall provide a parcel map guarantee, issued by a title company, showing proof of access to a State or County maintained road as defined in 16.44.120(B)(2) with referenced and retraced deeds clearly noted on the parcel map.

~~39~~ 37. Prior to filing the parcel map, a letter will be required from all agencies that have placed conditions on the map stating that "all conditions placed on P08-0006 by that agency have been satisfied." The letter is to be sent to the County Surveyor and copied to the consultant and applicant.

Tahoe Regional Planning Agency

~~40~~ 38. The final subdivision map shall be revised to include the maximum permitted density on the site plan. Prior to filing the parcel map, a letter shall be submitted to the County Surveyor's Office from the Tahoe Regional Planning Agency (TRPA) confirming that all TRPA requirements have been satisfied.

~~41.~~ The permittee shall provide a recorded copy of an easement to be recorded against Assessor's Parcel Number 018-090-12 that will allow access across the parcel for owners of proposed Parcel 1 and 2, and Assessor's Parcel Number 018-320-08.

~~42.~~ Prior to final recordation, the permittee shall provide a final Mylar map or similar document for the approved subdivision, which contains a signature block for TRPA to document regional approval, and three copies of the final subdivision map to TRPA for review and approval.

~~43.~~ The permittee shall submit two (2) copies of the final subdivision map to TRPA for review and approval.

~~44.~~ The permittee shall assign and record coverage to each resulting parcel in addition to limiting each parcel to no more than one residential unit of use.

~~45.~~ The permittee shall complete and record the attached deed restriction that will permanently treat the parcels resulting from this subdivision as one parcel for the purposes of land coverage, shorezone structures, and scenic analysis. A copy of the recorded deed restriction or the original recorded deed restriction shall be provided to TRPA prior to acknowledgement of this permit.

DEVELOPMENT SERVICES DEPARTMENT

COUNTY OF
EL DORADO

<http://www.co.el-dorado.ca.us/devservices>

PLANNING
SERVICES



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TECHNICAL ADVISORY COMMITTEE MEETING

December 8, 2008 - 1:00 P.M.

Building C – Planning Commission Conference Room

2850 Fairlane Court

Placerville, CA 95667

AGENDA

1:00 P.M.

P 08-0006 – EBRIGHT PARCEL MAP (Charles B. Ebright/Mike Dill, Aspen Environmental/Turner & Associates, RLS): A request for a tentative parcel map to create two parcels ranging in size from 1.45 to 8.98 acres on a 10.43 acre site. The subject site contains two single family residential structures and one large and several smaller commercial structures. Design waivers are requested to permit: 1) Proposed parcel 2B to exceed the depth to width lot ratio and have no street frontage; 2) Cascade Road to remain 12 to 14 feet wide rather than be improved to 24 feet wide. The property, identified by Assessor's Parcel Number 018-320-11, consists of 10.43 acres, and is located on the northeast side of Cascade Road approximately 1 mile north of the intersection with US Hwy 50, in the South Lake Tahoe area.

Staff: Jason Hade
Action:

2:00 P.M.

P 08-0034 – NEU PARCEL MAP (Dennis & Carolyn Neu/Wendy Cirimele/Gene E. Thorne & Associates, Inc.): A parcel map request to create two 20.88 acre parcels and a request to reduce the required 200-foot agricultural setback from the existing home on proposed parcel one. The property, identified by Assessor's Parcel Numbers 048-050-19, -27, consists of 41.76 acres, and is located on the south side of Fruitridge Road approximately 500 feet west of the intersection with Hassler Road, in the Camino area.

Staff: Robert Peters
Action:

3:00 P.M.

S 03-0024 R (3) – AT&T/WEDGE HILL SITE (Frank Cunha Enterprises LLC/AT&T, Frank Schabarum/Jeffrey Rome & Associates): A revision to a special use permit to allow colocation of eight wireless antennas on three sectors (three proposed and five futures) at two centerline heights, 70-foot and 49.5-foot, on an existing water tank with two previous collocations. Additionally, installation of up to six radio cabinets (two proposed and four futures) placed within a new 260 square foot (12'x20') fenced enclosure. The property, identified by Assessor's Parcel Number 327-260-22, consists of 2500 square feet, and is located on the south side of Wedge Hill Road approximately 600 feet west of the intersection with Missouri Flat Road, in the Placerville area.

Staff: Robert Peters
Action:

NOTE: The State Subdivision Map Act and Permit Streamlining requirements place very restrictive time constraints on the processing of tentative subdivision maps and other applications. If Planning Services does not receive your comments by the date of the Technical Advisory Committee Meeting, either by letter or by personal appearance at the meeting, it will be assumed that your agency has no comments. Technical Advisory Committee meetings are for agency review with the applicant and/or agent only.