



# COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

<http://www.edcgov.us/DevServices/>

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**PLACERVILLE OFFICE:**

2850 Fairlane Court, Placerville, CA 95667

**BUILDING**

(530) 621-5315 / (530) 622-1708 Fax

[bldgdept@edcgov.us](mailto:bldgdept@edcgov.us)

**PLANNING**

(530) 621-5355 / (530) 642-0508 Fax

[planning@edcgov.us](mailto:planning@edcgov.us)

**LAKE TAHOE OFFICE:**

924 B Emerald Bay Rd

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

## CONFORMED AGENDA

### COUNTY OF EL DORADO ZONING ADMINISTRATOR

Wednesday, November 21, 2018 - 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.

Zoning Administrator Agendas, Staff Reports and Supplemental Materials are available on the internet at: [http://www.edcgov.us/Government/planning/Pages/zoning\\_administrator.aspx](http://www.edcgov.us/Government/planning/Pages/zoning_administrator.aspx)

All Zoning Administrator hearings are recorded. To obtain a copy of a recording, contact 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. **CONDITIONAL USE PERMIT** (Public Hearing)

- a. **Conditional Use Permit CUP18-0008/Montano Dentist** submitted by STEVEN WALLS DMD to allow operation of an approximately 2,000 square foot dental office in an existing commercial suite in the Montano De El Dorado commercial plaza. The property, identified by Assessor's Parcel Number 118-010-12, consisting of 16.852 acres, is located on the southeast side of White Rock Road, approximately 150 feet east of the intersection with Latrobe Road, in the El Dorado Hills Area, Supervisorial District 2. (County Planner: Emma Carrico) (Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines)\*

STAFF RECOMMENDATION:

Conditional Approval

**ACTION: APPROVED**

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

- a. **Minor Use Permit MUP18-0003/Verizon Tahoe Polygon** submitted by VERIZON WIRELESS/EPIC WIRELESS LLC to allow the co-location and operation of two wireless telecommunication facilities on existing utility poles. The project consists of the following two separate locations in the Lake Tahoe Basin area, Supervisorial District 5: (a) Site 1 (075) is located approximately 430 feet southwest of the intersection of Pioneer Trail and High Meadow Trail; and (b) Site 2 (060) is located approximately 400 feet south of the intersection of Cold Creek Trail and Copper Way. (County Planner: Melanie Shasha) (Categorical Exemption pursuant to Section 15301(b) of the CEQA Guidelines)\*

STAFF RECOMMENDATION:

Conditional Approval

**ACTION: APPROVED**

6. **ADJOURNMENT**

Respectfully submitted,  
TIFFANY SCHMID, Planning and Building Department Director

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 County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: [planning@edcgov.us](mailto:planning@edcgov.us).

\*This project is exempt from the California Environmental Quality Act (CEQA) pursuant to the above-referenced section, and it is not subject to any further environmental review.