



# EL DORADO COUNTY PLANNING SERVICES

2850 Fairlane Court  
Placerville, CA 95667

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## **CONFORMED AGENDA** **EL DORADO COUNTY ZONING ADMINISTRATOR** **APRIL 5, 2006, 10:00 A.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 10:00 A.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. **CONTINUED PROJECTS** (Public Hearing) If applicable, a revised agenda identifying specific continued projects will be posted prior to hearing.
  - a. **NONE**

5. **NEGATIVE DECLARATION PROJECTS** (Public Hearing)

a. NONE

6. **CATEGORICALLY EXEMPT PROJECTS** (Public Hearing) If applicable, a revised agenda identifying specific Categorically Exempt projects will be posted prior to hearing.

a. **P 86-0157 C – ERIC LEAFSTONE**: A parcel map correction removing a 200 foot non-building setback on Parcel 1 of Parcel Map 30-95. The property, consists of a five (5) acre parcel, identified by Assessor's Parcel Number 109-311-01, zoned Estate Residential Five-acre (RE-5), located on the north side of Char Mar Circle, approximately 300 feet north of the intersection with Barnet Ranch Road in the Shingle Springs area. (Categorically Exempt pursuant to Section 15268 of the CEQA Guidelines)\*\*

**STAFF:** Aaron Mount                      **RECOMMENDATION:** Conditional Approval  
**ACTION:** Conditional Approval

b. **V 05-0006 –MARC MESSNER**: Variance to allow a reduction in front yard setback from 20 feet to 7 feet for a garage/addition. The property consists of a 0.26 acre parcel identified by Assessor's Parcel Number 042-0462-03, zoned One-family Residential (R1), located on the north side of Dolly Varden Way, approximately 20 feet west of the intersection with Shad Way, in the Pollock Pines area. (Categorically Exempt pursuant to Section 15305 of the CEQA Guidelines)\*\*

**STAFF:** Michael C. Baron                      **RECOMMENDATION:** Conditional Approval  
**ACTION:** Conditional Approval

c. **S 05-0044 – NEXTEL - LAKE HILLS (El Dorado Hills Community Services District/Strategic Real Estate Services)**: A special use permit to allow the establishment of a wireless telecommunications facility, including ground-mounted equipment and nine panel antennas mounted on a 12 foot extension atop an existing 125 foot Pacific Gas & Electric transmission tower. Also proposed is a four foot wide microwave antenna mounted at the 70-foot level. The property consists of a 900 square foot parcel identified by Assessor's Parcel Number 112-581-19, zoned Open Space (OS), located on the east and west sides of Hensley Circle, approximately 1,500 feet north of the intersection with Warren Lane, in the El Dorado Hills area. (Categorically Exempt pursuant to Section 15301 of the CEQA Guidelines)\*\*

**STAFF:** Tom Dougherty                      **RECOMMENDATION:** Conditional Approval  
**ACTION:** Conditional Approval

7. **ADJOURNMENT**  
Respectfully submitted,

Steven Hust  
Zoning Administrator

All persons interested are invited to attend and be heard or to write their comments to the Zoning Administrator. 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 delivered to the Zoning Administrator, or prior to, the public hearing. Any written correspondence should be directed to the Zoning Administrator, Planning Services, 2850 Fairlane Court, Placerville, CA 95667.

\*A Mitigated 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.