

DEVELOPMENT SERVICES DEPARTMENT

County of
EL DORADO

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

PLANNING
SERVICES



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EL DORADO HILLS OFFICE:

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AGENDA

EL DORADO COUNTY ZONING ADMINISTRATOR

June 21, 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.

**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. **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. **P 05-0011 / WILLIAM C. BLANTON**: A tentative parcel map creating two parcels ranging in size from 1.66 acres to 12.54 acres. A design waiver has been requested for to allow a 16 foot wide private road with 10 feet wide driveways to serve two existing single-family residences. The property, identified by Assessor's Parcel 076-011-02, is zoned One-acre Residential (R1A), consists of 14.20 acres, is located on the eastern end of Camp Snowline Road, approximately 600 feet east of the intersection with Pony Express Trail, in the Cedar Grove area (Negative declaration prepared)*

STAFF: Lisa Burke

RECOMMENDATION: Conditional Approval

ACTION:

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

a. **S 02-0029R(2) - T-MOBILE WIRELESS (David Van Meter)**: A special use permit to allow the collocation of a three panel antennas array at the 65-foot centerline elevation on an approved existing 95-foot tall monopine wireless telecommunication facility. Also, proposed is an equipment cabinet with two small GPS sensors near the base of the monopine. The property, identified by Assessor's Parcel Number 033-652-01, is zoned Tahoe One-family Residential (TR1), consists of 1.55 acres, and is located on the south side of Pioneer Trail approximately 200 feet northeast of the intersection with Hepka Drive, in the Meyers area. (Categorically exempt pursuant to Section 15303 of the CEQA Guidelines)*

STAFF: Tom Dougherty

RECOMMENDATION: Conditional Approval

ACTION:

7. **ADJOURNMENT**

Respectfully submitted,

Pierre Rivas / Steven Hust
Zoning Administrators

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 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.