

# 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) 642-0508 Fax  
Counter Hours: 8:00 AM to 4:00 PM

**LAKE TAHOE OFFICE:**

3368 LAKE TAHOE BLVD., SUITE 302  
SOUTH LAKE TAHOE, CA 96150  
(530) 573-3330  
(530) 542-9082 Fax  
Counter Hours: 8:00 AM to 4:00 PM

## AGENDA

### EL DORADO COUNTY ZONING ADMINISTRATOR

Wednesday, January 21, 2009 - 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.

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. **SPECIAL USE PERMITS** (Public Hearing)

- a. **S03-0024-R3** submitted by AT&T (Agent: Frank Schubarum) to allow collocation of eight (8) wireless antennas (3 proposed and 5 future) on three (3) sectors at two (2) centerline heights, 70-foot and 49.5-foot, on an existing approximately 66-foot tall water tower. Additionally, AT&T will install up to six (6) radio cabinets (2 proposed and 4 future) placed within a new 260 square foot (13' x 20') fenced enclosure with privacy slats. The property, identified by Assessor's Parcel Number 327-260-22, consisting of 0.06 acres, is located on the south side of Wedge Hill Road, approximately 0.5 miles west of the intersection with Missouri Flat Road, in the **Diamond Springs area**, Supervisorial District III. (Categorically Exempt pursuant to Section 15303 of the CEQA Guidelines)\*

STAFF: Robert Peters                      RECOMMENDATION: Conditional Approval  
**ACTION:**

- b. **S01-0005-R1** submitted by Verizon/Complete Wireless (Agent: Jillian Faria) to allow replacement of three panel antennas atop an existing 14-foot pole extension on an 84.2-foot Pacific Gas and Electric Transmission pole. Additionally, the revision will allow the installation of a seven-foot by 22-foot pre-fabricated equipment shelter, a standby diesel generator with a 210 gallon fuel storage tank, two GPS antennas, two air conditioning units, and necessary electrical and telecommunications service connections within a fenced 13-foot by 50-foot lease area. The back-up emergency generator will be utilized in response to power outages or disaster. The generator will be operated for approximately one hour per week for testing and during any outage or disaster. No lighting is proposed. The property, identified by Assessor's Parcel Number 090-430-23, consisting of 1.0 acre, is located on the east side of Sunset Lane, 1,000 feet northeast of the intersection with South Shingle Road in the **Shingle Springs area**, Supervisorial District II. (Categorically Exempt pursuant to Section 15303 of the CEQA Guidelines)\*

STAFF: Thomas Lloyd                      RECOMMENDATION: Conditional Approval  
**ACTION:**

- c. **S05-0036-R** submitted by Clear Channel Sacramento (Agent: Peek Site Com) to co-locate one, four-element antenna between the 144-foot and 160-foot-foot elevations, and one six-foot microwave dish at the 80-foot elevation on an existing 160-foot tall metal lattice FM radio transmission tower. Also proposed is the construction of an 8-foot by 12-foot self-contained equipment shelter within an existing lease area. The property, identified by Assessor's Parcel Number 093-250-23, consisting of 20.233 acres, is located on the west side of Mehwald Lane, approximately 0.3 miles northwest of the intersection with Grizzly Flat Road, in the **Somerset area**, Supervisorial District II. (Categorically Exempt pursuant to Section 15301 of the CEQA Guidelines)\*

STAFF: Tom Dougherty      RECOMMENDATION: Conditional Approval  
ACTION:

5. **PARCEL MAP AMENDMENT/VARIANCE** (Public Hearing)

- a. **P 77-0230-C-1/V 08-0008** submitted by Denis Axtell to: 1) Amend Parcel Maps 7-72 and 16-24 by reducing an existing 56-foot wide non-exclusive road and public utilities easement to 50 feet by narrowing the westerly 28-foot half of the easement to 22 feet, 2) Reduce the front yard setback from 30 feet, measured from the edge of the existing 56 foot easement, to three feet from the edge of the 50-foot easement referenced above, to permit an existing 1,240 square foot RV garage; and 3) Make a finding of consistency with the Interim Interpretive Guidelines for General Plan Policy 7.3.3.4 for the reduction of setback from an intermittent stream for said garage from 50 feet to six feet at its closest point. The property, identified by Assessor's Parcel Number 090-400-22, consisting of 5.25 acres, is located on the north side of Creekside Drive, 200 feet west of the intersection with Hillwood Drive in the **Shingle Springs area**, Supervisorial District II. (Categorically Exempt pursuant to Sections 15268(b)(3) and 15305(a) of the CEQA Guidelines)\*

STAFF: Thomas Lloyd      RECOMMENDATION: Conditional Approval  
ACTION:

6. **ADJOURNMENT**

Respectfully submitted,  
LAWRENCE W. APPEL, Deputy Director  
Development Services - Planning

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 El Dorado County 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.

**Meetings for the Month of February**

February 18, 2009