

DEVELOPMENT SERVICES DEPARTMENT

County of
EL DORADO

<http://www.edcgov.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
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(530) 573-3330
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Counter Hours: 8:00 AM to 4:00 PM

CONFORMED AGENDA

EL DORADO COUNTY ZONING ADMINISTRATOR

Wednesday, November 18, 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.

**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. **PARCEL MAPS** (Public Hearing)

- a. **P08-0006 TENTATIVE PARCEL MAP** submitted by CHARLES EBRIGHT (Agent: Aspen Environmental/Mike Dill) to create two parcels of 1.45 and 8.98 acres in size. The following design waivers have been requested: (1) Permit proposed parcel 2B to exceed the depth to width lot ratio and have no street frontage; and (2) Permit Cascade Road to remain 12 to 14 feet wide rather than be improved to 24 feet wide as required by the *El Dorado County Design and Improvement Standards Manual*. The property, identified by Assessor's Parcel Number 018-320-11, consisting of 10.43 acres, is located on the northeast side of Cascade Road, approximately one mile north of the intersection with State Highway 89, in the South Lake Tahoe area, Supervisorial District V. [Project Planner: Jason R. Hade] [Continued from September 16, 2009] (Negative declaration prepared)**

STAFF RECOMMENDATION: Denial
ACTION: DENIED

- b. **P07-0017 TENTATIVE PARCEL MAP** submitted by JOSEPH and INGRID HERRICK to create two (2) parcels approximately one-acre in size. Design Waiver requests to: 1) Reduce the Design Improvement Standards Manual (DISM) 101B requirement of a roadway width from 24-feet; without curb, gutter and sidewalk to a 101C roadway standard that would have a roadway width of 18-feet and 1-foot shoulders on each side for an overall roadway width of 20-feet. The property, identified by Assessor's Parcel Number 323-250-45, consisting of 2.01 acres, is located on the east side of Boulder Lane, approximately 157 feet south of the intersection with Cold Springs Road, in the Placerville area, Supervisorial District III. [Project Planner: Gina Hunter] (Negative declaration prepared)**

STAFF RECOMMENDATION: Conditional Approval
ACTION: APPROVED

5. **SPECIAL USE PERMIT** (Public Hearing)
 - a. **S09-0019 SPECIAL USE PERMIT** submitted by AT&T MOBILITY (Agent: Jennifer Walker, Black Dot Wireless) to allow the continued use of an existing wireless communications facility connected to a 51 foot airport beacon tower. The facility would support cellular and emergency agency radio transmission. The facility is proposed to include 9 antennas with ground support equipment to

be located within an existing 778 square foot fenced lease area enclosed by a 6 foot tall chain link fence with barbed wire. The property, identified by Assessor's Parcel Number 096-010-11, consisting of 85.76 acres, is located at the Placerville Airport located on the south side of Airport Road, approximately 1 mile south of the intersection with Penny Lane, in the Placerville area, Supervisorial District III. *[Project Planner: Michael C. Baron]* (Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines)*

STAFF RECOMMENDATION: Conditional Approval

ACTION: APPROVED

6. ADJOURNMENT

Respectfully submitted,
ROGER P. TROUT, Director
Development Services

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.