

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
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Counter Hours: 8:00 AM to 4:00 PM

LAKE TAHOE OFFICE:

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Counter Hours: 8:00 AM to 4:00 PM

AGENDA

**COUNTY OF EL DORADO ZONING ADMINISTRATOR
Wednesday, December 1, 2010 - 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. **TENTATIVE PARCEL MAP**

- a. **Tentative Parcel Map P10-0003/Scheiber Ranch** submitted by SUNFIELD DEVELOPMENT (Agent: CTA Engineering and Surveying) to subdivide property into two lots consisting of a 20-acre parcel and a 273-acre Remainder Parcel. The property, identified by Assessor's Parcel Number 090-190-01, consisting of 293 acres, is located approximately 4,000 feet south of Mother Lode Drive along the eastern perimeter of French Creek Road, **in the Shingle Springs area**, Supervisorial District II. [*Project Planner: Mel Pabalinas*] (Negative declaration prepared)**

STAFF RECOMMENDATION: Conditional Approval
ACTION:

- b. **Parcel Map P09-0011/Jones** submitted by WAYNE JONES (Agent: Carlton Engineering, Inc.) to create two (2) parcels approximately ten acres in size. The property, identified by Assessor's Parcel Number 087-270-38, consisting of 20.01 acres, is located on the northeast side of Fernwood Drive, approximately 700 feet north of the intersection with Bullard Drive, **in the Shingle Springs area**, Supervisorial District II. [*Project Planner: Tom Purciel*] (Negative declaration prepared)**

STAFF RECOMMENDATION: Conditional Approval
ACTION:

5. **SITE PLAN REVIEW**

- a. **Site Plan Review SPR10-0012/Bass Lake Five-Year Cell Tower Review** submitted by VERIZON WIRELESS (Agent: Lana M. Shearer) for a five-year review of an existing cellular telecommunications facility originally approved by the Zoning Administrator under Special Use Permit S90-0057-R. The property, identified by Assessor's Parcel Number 119-090-21, consisting of 10.01 acres, is located on the east side of Crystal View Drive approximately 234 feet east of the intersection with Hollow Oak Drive, **in the El Dorado Hills area**, Supervisorial District I. [*Project Planner: Gina Paolini*]

STAFF RECOMMENDATION: Find that the five-year review period, the project has complied with the Conditions of Approval for Special Use Permit S90-0057-R.
ACTION:

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 County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at www.edcgov.us/Planning/ProjectInquiry.asp. 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.