

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

## AGENDA

**COUNTY OF EL DORADO ZONING ADMINISTRATOR**  
**Wednesday, December 15, 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.

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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 PERMIT**

- a. **Special Use Permit S08-0029/Crisp** submitted by TERRI CRISP to allow a noncommercial kennel consisting of seven dogs as adult companion animals owned by the family and will reside in the family residence. The property, identified by Assessor's Parcel Number 093-140-24, consisting of 9.61 acres, is located on the south side of Bronco Trail, approximately one mile north of the intersection with Bucks Bar Road, **in the Somerset area**, Supervisorial District II. *[Project Planner: Aaron Mount]* (Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines)\*

STAFF RECOMMENDATION:

Conditional Approval

**ACTION:**

- b. **Special Use Permit S05-0016/Verizon Wireless Five-Year Cellular Facility Review** submitted by VERIZON WIRELESS (Agent: Complete Wireless Consulting, Inc., Lana Shearer) for a five-year review of an existing cellular telecommunications facility. The property, identified by Assessor's Parcel Number 125-110-09, consisting of 15 acres, is located on the north side of Harvard Way approximately 200 feet east of the intersection with El Dorado Hills Boulevard, **in the El Dorado Hills area**, Supervisorial District I. *[Project Planner: Tom Dougherty]*

STAFF RECOMMENDATION: Find that for this five-year review period, the project is in substantial conformity with the Conditions of Approval approved for Special Use Permit S05-0016.

**ACTION:**

5. **TENTATIVE PARCEL MAP**

- a. **Tentative Parcel Map P09-0009/DeAngelis** submitted by MICHAEL DEANGELIS (Agent: Lebeck Young Engineering, Nicole Young) to create three parcels 6.16, 6.18 and 6.50 acres in size, from an 18.838-acre site. Design Waivers have been requested for the following: 1) Allow a reduction from 50 feet to a 30-foot road and public utility easement width for the proposed access road shared by Parcel 1 and the parcel identified by APN 109-340-67; and 2) Allow a private driveway easement to access Parcel 3; and 3) Allow a reduction from 50 feet to a 30-foot road and public utility easement width for the proposed access road shared by Parcels 2 and 3. The property, identified by Assessor's Parcel Number 109-340-68, consisting of 18.838 acres, is located west side of

South Shingle Road approximately 1.9 miles south of the intersection with Durock Road, **in the Shingle Springs area**, Supervisorial District II. [*Project Planner: Tom Dougherty*] (Mitigated negative declaration prepared)\*\*

STAFF RECOMMENDATION: Conditional Approval

**ACTION:**

- b. Tentative Parcel Map P10-0006/Forstedt** submitted by MATTHEW and GAIL FORSTEDT to create two parcels of 13,699 square feet and 13,413 square feet, respectively, from a 27,112 square foot parcel. No design waivers from the DISM have been requested. The property, identified by Assessor's Parcel Number 032-322-10, consisting of .62 acres, is located on the west side of Deveron Way at the intersection with Dundee Circle, **in the Lake Tahoe Basin area**, Supervisorial District V. [*Project Planner: Tom Purciel*] (Negative declaration prepared)\*\*

STAFF RECOMMENDATION: Conditional Approval

**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 <http://edcapps.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.

\*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.