



# COMMUNITY DEVELOPMENT AGENCY

## DEVELOPMENT SERVICES DIVISION

<http://www.edcgov.us/DevServices/>

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**PLACERVILLE OFFICE:**

2850 Fairlane Court, Placerville, CA 95667

**BUILDING**

(530) 621-5315 / (530) 622-1708 Fax

[bldgdept@edcgov.us](mailto:bldgdept@edcgov.us)

**PLANNING**

(530) 621-5355 / (530) 642-0508 Fax

[planning@edcgov.us](mailto:planning@edcgov.us)

**LAKE TAHOE OFFICE:**

3368 Lake Tahoe Blvd., Suite 302

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

[tahoebuild@edcgov.us](mailto:tahoebuild@edcgov.us)

## AGENDA

### COUNTY OF EL DORADO ZONING ADMINISTRATOR

Wednesday, February 17, 2016 - 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.

Zoning Administrator Agendas, Staff Reports and Supplemental Materials are available on the internet at: [http://www.edcgov.us/Government/Planning/Zoning\\_Administrator.aspx](http://www.edcgov.us/Government/Planning/Zoning_Administrator.aspx)

All Zoning Administrator hearings are recorded. To obtain a copy of a recording, contact 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. **FIVE-YEAR CELL TOWER REVIEW-SPECIAL USE PERMIT** (Public Hearing)

- a. Five-Year Cell Tower Review-Special Use Permit S91-0018-R-3/Verizon Wireless 5-Year Review (Union Hill) submitted by AMERICAN TOWER CORPORATION (Agent: Gordon Bell, Bell & Associates) to request a five-year review of an existing cellular telecommunications facility. The property, identified by Assessor's Parcel Number 009-051-34, consisting of 38.74 acres, is located on the north side of Twin Mountain Road, approximately 920 feet south of the intersection with U.S. Highway 50 in the Pollock Pines area, Supervisorial District 2. [County Planner: Jennifer Franich] (Categorical or Statutory Exemption pursuant to Section 15061(b)(3) of the CEQA Guidelines)\*

STAFF RECOMMENDATION:

Conditional Approval

ACTION:

5. **TENTATIVE PARCEL MAP** (Public Hearing)

- a. Tentative Parcel Map P15-0004/Nuner Parcel Map submitted by Carolyn and Joshua Upton to create a subdivision of two single family residential lots measuring 5.77 and 6.68 acres and Design Waiver from El Dorado County Design and Improvement Standards Manual (DISM) for the following: Allow the width of Reservoir Road to be left unmodified rather than widening to a minimum of 18 feet with 1 foot shoulders per Standard Plan 101C. The property, identified by Assessor's Parcel Number 061-520-27, consisting of 12.45 acres, is located on the northeast side of Reservoir Road, approximately 1.2 miles southeast of the intersection with Spanish Dry Diggins Road in the Greenwood Area, Supervisorial District 4. [County Planner: Jennifer Franich] (Negative declaration prepared)\*\*

STAFF RECOMMENDATION:

Conditional Approval

ACTION:

**6. ADJOURNMENT**

Respectfully submitted,  
ROGER TROUT, Development Services Division Director

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 County of El Dorado Community Development Agency, Development Services Division-Planning Services, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: [planning@edcgov.us](mailto:planning@edcgov.us).

\*\*This is a notice of intent to adopt the negative declaration or mitigated negative declaration that has been prepared for this project and which may be reviewed and/or obtained in the 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 or mitigated negative declaration is a document filed 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 exempt from the California Environmental Quality Act (CEQA) pursuant to the above-referenced section, and it is not subject to any further environmental review.