



EL DORADO COUNTY PLANNING DEPARTMENT

2850 Fairlane Court
Placerville, CA 95667

<http://www.co.el-dorado.ca.us/planning>

Phone: (530) 621-5355
Fax: (530) 642-0508

CONFORMED AGENDA

El Dorado County Zoning Administrator
March 16, 2005, 10:00 A.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 must be received by the Planning Department by **5:00pm, March 11, 2005** to ensure delivery to the Zoning Administrator prior to the hearing. The Planning Department 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 10:00 A.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 the Planning Department after action has been taken.

**HEARING ASSISTANCE DEVICES ARE AVAILABLE FOR PUBLIC USE
INQUIRE WITHIN THE PLANNING DEPARTMENT OFFICE**

1. **CALL TO ORDER**
2. **ADOPTION OF AGENDA**
3. **PUBLIC FORUM/PUBLIC COMMENT**

4. **CONTINUED PROJECTS** (Public Hearing)

NONE SCHEDULED

5. **NEGATIVE DECLARATION PROJECTS** (Public Hearing)

- a. **COC04-48 - VILLARREAL**: Certificate of Compliance for a 39.75-acre parcel created by Grant Deed on June 15, 1974, with a design waiver request to reduce the road width improvement requirement on One Eye Creek Road from 24 feet paved surface pursuant to Standard Plan 101C, to 18 feet paved surface. The property, identified by Assessor's Parcel Number 085-010-06, is zoned Unclassified (U), and is located on the north side of One Eye Creek Road, west of the intersection with Mosquito Road in the Placerville periphery area. (Negative Declaration prepared)*

STAFF: Pierre Rivas RECOMMENDATION: Conditional Approval

ACTION: The Zoning Administrator approved COC04-48 based on the findings and conditions as modified this date.

6. **CATEGORICALLY EXEMPT PROJECTS** (Public Hearing)

- a. **S01-30R(1) – NEXTEL COMMUNICATIONS**: Revision to a special use permit to allow the co-location of additional wireless telecommunications facilities on an existing mono-pine tower, including ground-mounted support equipment. The property, identified by Assessor's Parcel Number 043-290-59, is zoned Select Agricultural Ten-Acre (SA-10), consists of 20.20 acres, and is located on the north side of Pony Express Trail, approximately 400 feet west of the intersection with Crystal Springs Road in the Camino area. (Categorically Exempt pursuant to Section 15301 of the CEQA Guidelines)**

STAFF: Mark Millard RECOMMENDATION: Conditional Approval

ACTION: The Zoning Administrator approved S01-30R(1) based on the findings and conditions as modified this date.

7. **ADJOURNMENT**

Respectfully submitted,

Steven D. Hust
Zoning Administrator

All persons interested are invited to attend and be heard or to write their comments to the Zoning Administrator. 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 delivered to the Zoning Administrator, or prior to, the public hearing. Any written correspondence should be directed to the Zoning Administrator, Planning Department, 2850 Fairlane Court, Placerville, CA 95667.

*A Draft Negative Declaration has been prepared for this project and may be reviewed and/or obtained in the Planning Department 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 Categorical Exempt from CEQA (California Environmental Quality Act) pursuant to the above-referenced section, and it is not subject to any further environmental review.