



EL DORADO COUNTY PLANNING SERVICES

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

May 18, 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, May 13, 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)

NONE SCHEDULED

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

- a. **S01-32R(1) – NEXTEL COMMUNICATIONS:** Special use permit to allow co-location of additional wireless telecommunications facilities on an existing mono-pine tower. The property, identified by Assessor's Parcel Number 038-400-19, is zoned RE-10 (Estate Residential Ten-Acre), consists of 14.71 acres, and is located on the north side of Cook's Spur, approximately one-half mile north of the intersection of Highway 50 and Cedar Street via Margaret Drive and Short Hill Road in the Strawberry area. (Categorically Exempt pursuant to Section 15301 of the CEQA Guidelines)**

STAFF: Mark Millard
ACTION:

RECOMMENDATION: Conditional Approval
Conditional Approval

- b. **S02-01R(1) – NEXTEL COMMUNICATIONS:** Special use permit to allow co-location of additional wireless telecommunications facilities on an existing mono-pine tower, including an equipment shelter to house support equipment. The property, identified by Assessor's Parcel Number 036-141-39, is zoned One-Family Residential (R1) and Estate Residential Five-Acre (RE-5), consists of 5.75 acres, and is located on the north side of Fir Aly, approximately 1,000 feet north of the intersection of Highway 50, and Johnson Pass and Echo Summit Roads in the Echo Summit/Little Norway area. (Categorically Exempt pursuant to Section 15301 of the CEQA Guidelines)**

STAFF: Mark Millard
ACTION:

RECOMMENDATION: Conditional Approval
Conditional Approval

- c. **S04-48 – CINGULAR WIRELESS:** Special use permit to allow co-location of six panel antennas and a microwave dish atop an existing 114.8-foot SMUD transmission tower, including a 24-foot by 24-foot lease area underneath the tower to allow placement of five equipment cabinets on a concrete pad enclosed with a six-foot-tall solid redwood fence. The property, identified by Assessor's Parcel Number 112-120-16, is zoned Recreational Facilities (RF), consists of 4.92 acres, and is located on the west side of El Dorado Hills Boulevard, approximately one mile north of the intersection with Harvard Way in the El Dorado Hills area. (Categorically Exempt pursuant to Section 15601 of the CEQA Guidelines)**

STAFF: Aaron Mount
ACTION:

RECOMMENDATION: Conditional Approval
Conditional Approval

- d. **S05-09 –SAINT’S AUTOMOTIVE:** Special use permit to utilize a 2,403-square-foot existing building and a 908-square-foot addition as a used automobile sales facility with automotive repair work to be conducted within the addition. The property, identified by Assessor’s Parcel Number 060-401-26, is zoned CP (Planned Commercial), consists of 1.01 acre, and is located on the northeast side of Black Oak Mine Road, approximately 750 feet south of the intersection with Marshall Road in the Garden Valley area. (Categorically Exempt pursuant to Section 15301 of the CEQA Guidelines)**

STAFF: Jason Hade

RECOMMENDATION: Conditional Approval

ACTION:

Conditional Approval

7. **ADJOURNMENT**

Respectfully submitted,

Pierre Rivas / Peter Maurer
Acting Zoning Administrators

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.

**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.