



# 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**  
**9/7/05, 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 Planning Services by **5:00pm, 9/2/05** to ensure delivery to the Zoning Administrator prior to the hearing. 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 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 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. **CONTINUED PROJECTS** (Public Hearing) If applicable, a revised agenda identifying specific continued projects will be posted prior to hearing.

a. NONE

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

a. NONE

STAFF: RECOMMENDATION:

6. **CATEGORICALLY EXEMPT PROJECTS** (Public Hearing) If applicable, a revised agenda identifying specific Categorically Exempt projects will be posted prior to hearing.

a. **S01-033R Nextel Communications/Jim Louie:** Special Use Permit to allow the co-location of additional wireless telecommunications facilities on an existing mono-pine tower, including ground mounted support equipment. APN# 009-040-07 is located on the north side of White Meadows Road, approximately two and one-half miles west of the intersection with Ice House Road in the Riverton/American River Canyon Area. (Categorically Exempt pursuant to Section 15301 of the CEQA Guidelines)\*\*

STAFF: Mark Millard RECOMMENDATION: Conditional Approval  
ACTION: Conditionally Approved

b. **S02-008R Nextel of California/Smith Flat Site/Jim Louie:** Special Use Permit to allow co-location of additional wireless telecommunications facilities on an existing mono-pine tower, including ground level equipment. APN# 048-330-35 is located on the south side of Broadway approximately 0.5 miles east of the intersection with School Drive in the Smith Flat/Placerville area. (Categorically Exempt pursuant to Section 15301 (b) of the CEQA Guidelines)\*\*

STAFF: Gary Hyden RECOMMENDATION: Conditional Approval  
ACTION: Conditionally Approved

c. **S03-024R Verizon Wireless/Frank Cunha:** Special Use Permit revision to allow the replacement of three (3) existing antennas with three (3) new antennas, mounted at the height of 60 feet, on an approved existing water tower/wireless telecommunications facility, and a setback waiver pursuant to zoning ordinance 17.14.200 F(2) to allow an equipment shelter near the base of the water tower. APN# 327-260-22 is located on the south side of Wedge Hill Road, approximately 1,000 feet west of the intersection with Missouri Flat Road in the Placerville area. (Categorically Exempt pursuant to Section 15301 of the CEQA Guidelines)\*\*

STAFF: Cara Halleus RECOMMENDATION: Conditional Approval  
ACTION: Continued to September 21, 2005

**d. S05-016 Verison Wireless/Jennifer Walker:** Special use permit to allow the co-location of roof mounted wireless telecommunications facilities and equipment shelter. APN# 112-120-23 is located on the North side of Harvard Way, approximately 198 feet East of the intersection with El Dorado Hills Blvd in the El Dorado Hills area. (Categorically Exempt pursuant to Section 15301 of the CEQA Guidelines)\*\*

STAFF: Mike Baron                      RECOMMENDATION: Conditional Approval  
ACTION: Conditionally Approved

**e. V04-003 Jack Olaf:** Variance to allow a reduction in the required front yard setback for an existing residence from 20 feet to zero (0) feet in the Tahoe One-family Residential Zone District. APN# 016-081-02 is located on the east side of Meeks Bay Road, 0.25 mile southeast of the intersection of Highway 89, in the Meeks Bay/Tahoe Basin area. (Categorically Exempt pursuant to Section 15305 (a) of the CEQA Guidelines)\*\*

STAFF: Tom Purciel                      RECOMMENDATION: Conditional Approval  
ACTION: Continued to September 21, 2005

**f. V05-003 Marvin Miller:** Variance to allow a front yard setback reduction from 20 feet, as required by the TR1 zoning district, to 10 feet. APN# 033-661-21 is located on the north side of Acoma Cir., approximately 1,100 feet southwest of the intersection with Washoan Blvd. in the Tahoe Paradise area. (Categorically Exempt pursuant to Section 15305 of the CEQA Guidelines)\*\*

STAFF: Aaron Mount                      RECOMMENDATION: Conditional Approval  
ACTION: Conditionally Approved

**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 Services, 2850 Fairlane Court, Placerville, CA 95667.

\*A Draft Negative Declaration has been prepared for this project and may be reviewed and/or obtained in Planning Services 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.