



# 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 DECEMBER 21, 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:** 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 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. **COC 05-0108 – RED HOOK DEVELOPMENT, LLC (Ryan Smith and Suzy Sparacio):** A request for a certificate of compliance for a 1.6-acre parcel, identified by Assessor’s Parcel Number 101-210-13, zoned Commercial-Sierra Design (C-SD), and located on the east side of Red Hook Trail, approximately 720 feet north of the intersection with Sanders Drive, within the Pollock Pines area. (Mitigated Negative Declaration prepared)\*

STAFF: Aaron Mount                      Recommendation: Conditional approval  
ACTION: Conditional Approved

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

a. **S 01-0033 R (2) – VERIZON/ATC - WHITE MEADOWS (Sierra Pacific Industries/Verizon Communications):** A request for a special use permit to allow the collocation of additional wireless telecommunications facilities on an existing mono-pine tower, including ground mounted support equipment. The property identified by Assessor’s Parcel Number 009-040-07, consists of 200 acres and is located on the north side of White Meadows Road, approximately 2.5 miles west of the intersection Ice House Road, in the Riverton/American River Canyon area. Categorically Exempt pursuant to Section 15301 of the CEQA Guidelines)\*\*

STAFF: Aaron Mount                      Recommendation: Conditional approval  
ACTION: Conditional Approved

b. **S 05-0019 – ROY AND MARILYN RUTZ RESIDENCE:** A request for a special use permit to allow the expansion of a non-conforming use within an existing Williamson Act Contract: The applicant proposes re-location of a single-family residence from one parcel to another. (Zoning Ordinance 17.20.040). The property identified by Assessor’s Parcel Numbers 088-020-69, -70,-71, -72, -73 and -74, consists of 411.52 acres and is located on the east side of Hackomiller Road, approximately 1,500 feet north of the intersection with Garden Valley Road, in the Garden Valley area. (Categorically Exempt pursuant to Section 15303 of the CEQA Guidelines)\*\*

STAFF: John Heiser                      Recommendation: Conditional Approval  
ACTION: Conditional 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 Mitigated 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.