



COMMUNITY DEVELOPMENT AGENCY

DEVELOPMENT SERVICES DIVISION

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AGENDA

COUNTY OF EL DORADO ZONING ADMINISTRATOR

Wednesday, February 19, 2014 - 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.

All Zoning Administrator hearings are recorded. To obtain a copy of a recording, contact Planning Services after action has been taken.

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

1. **CALL TO ORDER**
2. **ADOPTION OF AGENDA**
3. **PUBLIC FORUM/PUBLIC COMMENT**
4. **ABANDONMENT OF EASEMENT** (Public Hearing)

- a. **Abandonment of Easement AOE 13-0008/Sandell** submitted by PAUL SANDELL and JODI SANDELL to vacate the 25' Road and Public Utility Easement, as shown on Parcel2 of Parcel Maps recorded at Book 45, Page 2. The property, identified by Assessor's Parcel Number 087-181-42, consisting of 20.04 acres, is located on the southwest parcel at the end of Dragon Point Road, west of Latrobe Road, on the boundary of El Dorado County, Supervisorial District 2. *[Staff: Karen Hyder, Surveyor's Office]* (Categorical Exemption pursuant to Section 15305 of the CEQA Guidelines)*

STAFF RECOMMENDATION:

Conditional Approval

ACTION:

5. **SPECIAL USE PERMIT** (Public Hearing)

- a. **Special Use Permit S13-0016/West Valley View Village Unit 3A/3B Entry Gates** submitted by STANDARD PACIFIC HOMES (Agent: CTA Engineering and Surveying) to allow installation of entry gates into West Valley View Village Units 3A and 3B subdivision. The property, identified by Assessor's Parcel Numbers 118-350-57 and 118-350-34, consisting of 4.59 acres, is located on the southwest area of Blackstone Parkway and Royal Oaks Drive, in West Valley View portion of the Valley View Specific Plan Area, Supervisorial District 1. *[Project Planner: Mel Pabalinas]* (Categorical Exemption pursuant to Section 15303(e) of the CEQA Guidelines)*

STAFF RECOMMENDATION:

Conditional Approval

ACTION:

- b. **Special Use Permit S13-0012/Green Springs Ranch Verizon** submitted by VERIZON WIRELESS (Agent: Cellco Partnership) to allow the co-location of six panel antennas on top of an existing 116 foot PG&E transmission tower with a proposed 12 foot top hat extension. Included will be a 17.5 foot by 17.5 foot lease area underneath the tower to contain two equipment cabinets and a standby generator on a concrete pad enclosed with a 8-foot tall solid redwood fence. The property, identified by Assessor's Parcel Number 126-231-03, consisting of 5.64 acres, is located on the west side of East Green Springs Court approximately 0.59 miles north of the intersection with Clarksville Road, in the Rescue area, Supervisorial District 1. *[Project Planner: Aaron D. Mount]* (Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines)*

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 El Dorado County Planning Services; 2850 Fairlane Court; Placerville, CA 95667.

*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.