



COMMUNITY DEVELOPMENT SERVICES

PLANNING AND BUILDING DEPARTMENT

<http://www.edcgov.us/DevServices/>

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

(530) 621-5315 / (530) 622-1708 Fax

bldgdept@edcgov.us

PLANNING

(530) 621-5355 / (530) 642-0508 Fax

planning@edcgov.us

LAKE TAHOE OFFICE:

924 B Emerald Bay Rd

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

AGENDA

COUNTY OF EL DORADO ZONING ADMINISTRATOR

Wednesday, December 6, 2017 - 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.

Zoning Administrator Agendas, Staff Reports and Supplemental Materials are available on the internet at: http://www.edcgov.us/Government/Planning/Zoning_Administrator.aspx

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. **VARIANCE** (Public Hearing)

- a. **Variance V17-0002/Cochran Accessory Structure Variance** submitted by MICHAEL AND CHRISTIE COCHRAN to allow a reduction in the front yard setback from 30-feet to 8.5-feet to allow for the development of a residential accessory structure with an attached carport. The property, identified by Assessor's Parcel Number 101-411-85, consisting of 2.34 acres, is located on the south side of King of the Mountain Road, approximately ½ mile northeast of the intersection with Forebay Road, in the Pollock Pines area, Supervisorial District 5. (County Planner: Aaron Mount) (Categorical Exemption pursuant to Sections 15303(e) and 15305(a) of the CEQA Guidelines)*

STAFF RECOMMENDATION:

Conditional Approval

ACTION:

5. **TENTATIVE PARCEL MAP TIME EXTENSION** (Public Hearing)

- a. **Tentative Parcel Map Time Extension P07-0030-E/Clarksville Professional Business Park** submitted by JACK AND BETTY PEERMAN a request for six one-year time extensions to the approved Clarksville Professional Business Park Tentative Parcel Map P07-0030 creating 10 commercial lots, resulting in a new expiration date of October 28, 2023. The property, identified by Assessor's Parcel Number 121-280-03, consisting of 9.53 acres, is located on the west side of Joerger Cutoff Road, approximately 0.25 miles west of the intersection with the Highway 50 interchange, in the El Dorado Hills area, Supervisorial District 1. (County Planner: Evan Mattes) (Previously adopted Mitigated Negative Declaration)

STAFF RECOMMENDATION:

Conditional Approval

ACTION:

6. **CONDITIONAL USE PERMIT** (Public Hearing)

- a. **Conditional Use Permit S17-0006/Cal.Net MUP North** submitted by CAL.NET (Agent: Mark Herr) to allow the construction of two wireless telecommunication facilities on existing buildings consisting of two point to point radio two foot diameter dish antennas, and three point to multipoint radio antennas on the properties identified as follows: **Site 1**-Assessor's Parcel Number 062-071-25, consisting of 18.28 acres, in the Buckeye area; and **Site 2**-Assessor's Parcel Number 074-050-28, consisting of 320 acres, in the Pilot Hill area Supervisorial

District 4. (County Planner: Evan Mattes) (Categorical Exemption pursuant to Section 15301(b) of the CEQA Guidelines)*

STAFF RECOMMENDATION:
ACTION:

Conditional Approval

7. ADJOURNMENT

Respectfully submitted,
ROGER TROUT, Planning and Building Department 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 County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: planning@edcgov.us.

*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.