



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

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AGENDA

COUNTY OF EL DORADO ZONING ADMINISTRATOR

Wednesday, July 18, 2018 - 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/Pages/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. **MINOR USE PERMIT** (Public Hearing)

- a. **Minor Use Permit S18-0004/Jobbins Winery** submitted by CHARLES AND RENEE JOBBINS to allow a winery with on-site sales, including a new tasting room, and wine producing building. The property, identified by Assessor's Parcel Number 094-080-13, consisting of 17.14 acres, is located on the north side of Idlewild Road at the intersection with Perry Creek Road, in the Fair Play area, Supervisorial District 2. (County Planner: Evan Mattes) (Negative Declaration prepared)**

STAFF RECOMMENDATION:
ACTION:

Conditional Approval

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

- a. **Conditional Use Permit S18-0009/Verizon Tahoe Polygon** submitted by VERIZON WIRELESS/EPIC WIRELESS LLC to allow the co-location and operation of seven wireless telecommunication facilities on existing utility poles. The project consists of the following seven separate locations in the Lake Tahoe Basin area, Supervisorial District 5: (a) Site 2 (39) is located on the north side of Golden Bear Trail, approximately 200 feet east of the intersection with Sourdough Trail; (b) Site 3 (62) is located on the western side of Pioneer Trail, approximately 280 feet north of the intersection with Mandan Street; (c) Site 4 (65) is located on the northeastern side of Jicarilla Street, at the intersection with Pioneer Trail; (d) Site 5 (55) is located on the north side of Sawmill Road, approximately 380 feet east of the intersection with Emerald Bay Road/Hwy 50; (e) Site 6 (56) is located on the south side of Jewell Road, approximately 200 feet west of the intersection with Emerald Bay Road; (f) Site 8 (61) is located on the north side of Golden Bear Trail, approximately 200 feet west of the intersection with Pioneer Trail; and (g) Site 9 (63) is located on the west side of Pioneer Trail, at the intersection with Elks Club Drive. (County Planner: Emma Carrico) (Categorical Exemption pursuant to Section 15301(b) of the CEQA Guidelines)*

STAFF RECOMMENDATION:

Conditional Approval

ACTION:

6. **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 is a notice of intent to adopt the negative declaration or mitigated negative declaration that has been prepared for this project and which may be reviewed and/or obtained in the County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at <https://edcgov.trakit.net/eTRAKiT/Search/project.aspx>. A negative declaration or mitigated negative declaration is a document filed 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 exempt from the California Environmental Quality Act (CEQA) pursuant to the above-referenced section, and it is not subject to any further environmental review.