



# COMMUNITY DEVELOPMENT SERVICES

## PLANNING AND BUILDING DEPARTMENT

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

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### PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

#### **BUILDING**

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## AGENDA

### COUNTY OF EL DORADO ZONING ADMINISTRATOR

Wednesday, December 19, 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](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.

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

- a. **Conditional Use Permit CUP18-0010/K & K Pet Care** submitted by TERWISSCHA CONSTRUCTION, INC. (Agent: William Wenchell) to allow operation of Animal Sales and Service: Veterinary Clinic within the Research and Development zone. The property, identified by Assessor's Parcel Number 117-270-01, consisting of 0.264 acre, is located on the south side of Golden Foothill Parkway, approximately a quarter mile northeast of the intersection with Carson Crossing Drive, in the El Dorado Hills Business Park, in the El Dorado Hills area, Supervisorial District 2. (County Planner: Melanie Shasha) (Categorical Exemption pursuant to Section 15301(a) and 15303(c) of the CEQA Guidelines)\*

STAFF RECOMMENDATION:

Conditional Approval

**ACTION:**

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

- a. **Minor Use Permit MUP18-0004/PG&E Security Fencing** submitted by ROEBBELEN (Agent: John Traughber) to allow installation of a replacement security perimeter fence around a PG&E Service Center, consisting of: (a) The installation of ten foot tall black wrought iron fence installed along the Missouri Flat Road and Enterprise Drive frontages; (b) The installation of an approximately eleven foot tall security fence consisting of a ten foot tall chain link fence topped with razor wire wrapped around three strands of barbed wire along the rest of the perimeter; (c) The installation of a slurry barrier (concrete strip) within six inches of the fence line; and (d) The planting of 15-gallon toyon (*Heteromeles arbutifolia*) as vegetative screening around the corner of Missouri Flat Road and Enterprise Drive. The property, identified by Assessor's Parcel Number 329-270-10, consisting of 16.7 acres, is located at 4636 Missouri Flat Road, on the west side of Missouri Flat Road, between Enterprise Drive to the north, and Commerce Way and Pleasant Valley Road to the south. The site is approximately 200 feet west of the intersection with Missouri Flat Road, in the Diamond Springs area, Supervisorial District 3. (County Planner: Alex Guilbert) (Categorical Exemption pursuant to Section 15301(b) of the CEQA Guidelines)\*

STAFF RECOMMENDATION:

Conditional Approval

**ACTION:**

6. **ADJOURNMENT**

Respectfully submitted,  
TIFFANY SCHMID, 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](mailto: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.