



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

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NOTICE OF DECISION

County of El Dorado Planning Division is considering taking action on the following project request:

Based on the five-year review period for the approved and EXISTING telecommunications facility, located on 4946 Nance Drive in Pilot Hill, it has been found that the site substantially conforms to the Conditions of Approval (COA) for Special Use Permit S12-0010-R.

Pursuant to the requirements of Zoning Ordinance Section 130.40.130.N., a five-year review, COA25-0020, has been submitted requesting the review of the ongoing operation of an EXISTING telecommunication facility. Planning staff has determined that the facility is operating in compliance with all approved Conditions of Approval for S12-0010-R. The property, identified by Assessor's Parcel Number 104-450-003, is a 5.03-acre property zoned RE-5 (Residential Estate-5 Acres), located on the south side of Nance Drive approximately 450 feet southeast of the intersection with Pedro Hill Road, in the Pilot Hill area, El Dorado County. Supervisorial District 4.

Project materials for the five-year review, COA25-0020, may be viewed at the County of El Dorado Planning Division location, 2850 Fairlane Court, Placerville, CA. 95667, during normal business hours, or online: <https://edc-trk.aspgov.com/etrakit/Search/project.aspx>.

The project request is being processed in accordance with the authorizations of the El Dorado County Zoning Code Section 130.51.050.2 (Public Notice Requirements and Procedures – Discretionary Projects) and Section 130.40.130.N. (Telecommunication Facilities Five-Year Review). Review of the above referenced project is in compliance and will be deemed complete by the Planning and Building Director subject to the standards found in Title 130, Article 5, Section 130.50.040 B. (General Review Procedure), as a Staff Level Review with Public Notice on December 22, 2025. Noticed parties can submit comments or concerns in writing to the County of El Dorado Planning Division within a 10-calendar-day comment period, starting on the date of notice, December 22, 2025, ending at 5pm on January 5, 2026. *Please note this is a longer timeframe due to the holidays.* Noticed parties have until 5pm on January 5, 2026, to submit comments or concerns. If no comments or concerns are received during the comment period COA25-0020 will be deemed complete. Any questions regarding the project may be directed to Planning Services at planning@edcgov.us.

COUNTY OF EL DORADO

KAREN L. GARNER, Director

Planning and Building Department

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December 22, 2025