

# DEVELOPMENT SERVICES DEPARTMENT

County of  
EL DORADO

<http://www.co.el-dorado.ca.us/devservices>

PLANNING  
SERVICES



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**EL DORADO HILLS OFFICE:**

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## CONFORMED AGENDA

### EL DORADO COUNTY ZONING ADMINISTRATOR

Wednesday, August 1, 2007 - 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 tape recorded. Anyone wishing to purchase a recorded tape for \$5.00 may do so by contacting 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. **NEGATIVE DECLARATION PROJECTS** (Public Hearing)

- a. **P06-0021** Submitted by **DESIGNTECH (ANN REAL) / HILL - VOELKER** to allow a tentative parcel map creating two (2) ten-acre parcels. The property, identified by Assessor's Parcel Number 096-120-71, consisting of 20.45 acres, is located on the north side of Jim Valley Road, approximately 1,200 feet northeast of the intersection with Fort Jim Road, in the Placerville area, Supervisorial District II. (Negative declaration prepared)\*  
STAFF: Jonathan Fong RECOMMENDATION: Conditional Approval  
**ACTION: Continued P06-0021 to the hearing of September 5, 2007.**
- b. **P07-0006** Submitted by **RONALD AND ROSALIE KENZY** to allow a tentative parcel map creating four (4) parcels ranging in size from 2.03 acres to 3.5 acres. The property, identified by Assessor's Parcel Number 070-030-41, consisting of 10.05 acres, is located on the east and west sides of Dos Vistas Drive, approximately 820 feet northwest of the intersection with Sierrama Drive, in the Shingle Springs area, Supervisorial District IV. (Mitigated negative declaration prepared)\*  
STAFF: Tom Dougherty RECOMMENDATION: Conditional Approval  
**ACTION: Approved P07-0006 based on the findings and conditions as modified this date.**

5. **CATEGORICALLY EXEMPT PROJECTS** (Public Hearing) If applicable, a revised agenda identifying specific categorically exempt projects will be posted prior to hearing.

- a. **S07-0003** Submitted by **MARTIN AND EILEEN BLAIR** to allow a home occupation winery located within a 727 square-foot attached garage, proposing a maximum of 250 cases of wine a year to be sold off-site through internet sales and wholesale distribution. The property, identified by Assessor's Parcel Number 099-180-10, consisting of 10.10 acres, is located on the south side of Kincaide Drive, approximately 0.5 mile south of the intersection with Pleasant Valley Road, in the Pleasant Valley area, Supervisorial District II. (Categorically exempt pursuant to Section 15303(e) of the CEQA Guidelines)\*\*  
STAFF: Aaron Mount RECOMMENDATION: Conditional Approval  
**ACTION: Approved S07-0003 based on the findings and conditions as modified this date.**
- b. **S00-0012R** Submitted by **T-MOBILE (JEFF LIENERT)/SABRINA INVESTMENTS** for a revision to an existing special use permit to allow the collocation of wireless communication antennas on an existing monopine and installation of ground mounted equipment. The property, identified by Assessor's Parcel Number 102-210-08, consisting of 140 acres, is located on the northeast side of Alexandrite Drive, approximately 1,500 feet north of the intersection with Green Valley Road, in the Rescue area, Supervisorial District IV. (Categorically exempt pursuant to Section 15301 of the CEQA Guidelines)\*\*  
STAFF: Patricia Kelly RECOMMENDATION: Conditional Approval  
**ACTION: Approved S00-0012 based on the findings and conditions contained in the staff report this date.**

6. **ADJOURNMENT**

Respectfully submitted,

Roger Trout  
Zoning Administrator

All persons interested are invited to attend and be heard or to write their comments to the Zoning Administrator. 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 delivered to the Zoning Administrator, or prior to, the public hearing. Any written correspondence should be directed to the Zoning Administrator, Planning Services, 2850 Fairlane Court, Placerville, CA 95667.

\*A negative declaration has been prepared for this project and may be reviewed and/or obtained in Planning Services at 2850 Fairlane Court, Placerville, CA 95667, during normal business hours. A negative declaration is a document prepared 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 categorically exempt from CEQA (California Environmental Quality Act) pursuant to the above-referenced section, and it is not subject to any further environmental review.