

# 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, September 5, 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. **CONTINUED PROJECTS** (Public Hearing) If applicable, a revised agenda identifying specific continued projects will be posted prior to 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)\* (*Continued P06-0021 from the August 1, 2007 Zoning Administrator Hearing*)

**STAFF:** Jonathan Fong                      **RECOMMENDATION:** Conditional Approval  
**ACTION:** The Zoning Administrator approved P06-0021 based on the findings and conditions as modified this date.

5. **NEGATIVE DECLARATION PROJECTS** (Public Hearing)

- a. **P04-0010 - DANIEL F. AND LYNN M. WOJCIK** Submitted by **Gene E. Thorne & Associates, Inc.** to allow a tentative parcel map creating two (2) parcels, ten-acres in size with design waivers to allow the creation of two (2), ten-acre parcels with access from Beaver Pond Road, which is a dead-end road exceeding 2,640 feet and serving more than 24 parcels. The property, identified by Assessor's Parcel Number **087-200-67**, consisting of 20.00 acres, is located on the south side of Beaver Pond Road, approximately 2.4 miles northeast of the intersection with Latrobe Road, in the **Latrobe area**, Supervisorial District II. (Negative declaration prepared)\*

**STAFF:** Michael Baron                      **RECOMMENDATION:** Conditional Approval  
**ACTION:** The Zoning Administrator **approved P04-0010** based on the findings and conditions as modified this date.

- b. **P07-0035 - VANNETTE THRELKEL** Submitted by **Lebeck-Young Engineering** to allow a tentative parcel map creating four (4) parcels ranging in size from five to 11.1 acres. The property, identified by Assessor's Parcel Number **071-310-19**, consisting of 26.26 acres, is located on the east side of Cherry Acres Road, approximately 3,250 feet south of the intersection with State Highway 193, in the **Cool area**, Supervisorial District IV. (Negative declaration prepared)\*

**STAFF:** Jason Hade                              **RECOMMENDATION:** Conditional Approval  
**ACTION:** The Zoning Administrator **approved P07-0035** based on the findings and conditions as modified this date.

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

- a. **S04-0036R - WILLIAM AND SANDRA SPONABLE** Submitted by **T-Mobile/Jeff Leinert** a revision to an existing special use permit to allow the co-location of wireless communication antennas on an existing monopole and installation of radio cabinets within a proposed fenced compound. The property, identified by Assessor's Parcel Number **126-051-27**, consisting of five (5) acres, is located on the west side of Arroyo Vista Way, approximately 0.8 mile north of the intersection with Malcolm Dixon Road in the El Dorado Hills area, Supervisorial District IV. (Categorically exempt pursuant to Section 15301 of the CEQA Guidelines)\*\*

**STAFF:** Patricia Kelly                      **RECOMMENDATION:** Conditional Approval  
**ACTION:** The Zoning Administrator **approved S04-0036R** based on the findings and conditions contained in the staff report.

- b. **V07-0006** Submitted by **THOMAS AND BARBARA GERAGHTY** to allow an existing 12 foot by 20 foot (12'x20') carport to encroach nine feet (9') into the 20 foot front yard setback. The property, identified by Assessor's Parcel Number **081-152-03**, consisting of 12,120 square feet is located on the west side of Glen Eagles Road, approximately 1,000 feet west of the intersection with Pioneer Trail, in the South Lake Tahoe area, Supervisorial District V. (Categorically exempt pursuant to Section 15267(b)(3) and Section 15305(a) of the CEQA Guidelines)\*\*

**STAFF:** Tom Dougherty                      **RECOMMENDATION:** Conditional Approval  
**ACTION:** The Zoning Administrator **approved V07-0006** based on the findings and conditions contained in the staff report.

- c. **P78-0280C** Submitted by **KENNETH TEAGUE** to amend Parcel Map 25-143 to abandon the 100-foot non-building easement and replace it with a 15-foot wide drainage easement. The property, identified by Assessor's Parcel Number **042-80-34**, consisting of 1.12 acres, is located on the east side of Rainbow Trail, approximately 0.25 mile northeast of the intersection with Speckled Road in the Pollock Pines area, Supervisorial District II. (Categorically exempt pursuant to Section 15268 (b)(3) of the CEQA Guidelines)\*\*

**STAFF:** Tom Dougherty                      **RECOMMENDATION:** Conditional Approval  
**ACTION:** The Zoning Administrator **approved P78-0280C** based on the findings and conditions contained in the staff report.

## 7. **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.