



EL DORADO COUNTY PLANNING DEPARTMENT

2850 Fairlane Court
Placerville, CA 95667

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

Phone: (530) 621-5355
Fax: (530) 642-0508

EL DORADO COUNTY ZONING ADMINISTRATOR

January 5, 2005, 10:00 A.M.
Building C, Hearing Room
2850 Fairlane Court, Placerville, CA 95667

CONFORMED AGENDA

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.

Items not on the agenda may be addressed by the general public during Public Forum/Public Comment, and comments are limited to five minutes per person. The Zoning Administrator reserves the right to waive time limitations.

To ensure delivery to the Zoning Administrator prior to the hearing, any written information from the public must be received by the Planning Department by **January 4, 2005**. The Planning Department cannot guarantee that any FAX or mail received the day of the hearing will be delivered to the Zoning Administrator prior to any action.

It is important that the applicant or applicant's representative attend the hearing no later than 10:00 A.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 the Planning Department after action has been taken.

HEARING ASSISTANCE DEVICES ARE AVAILABLE FOR PUBLIC USE INQUIRE WITHIN THE PLANNING DEPARTMENT OFFICE

1. **CALL TO ORDER**
2. **ADOPTION OF AGENDA**
3. **PUBLIC FORUM/PUBLIC COMMENT:** Any person wishing to address the Zoning Administrator on any item that is not on the Agenda may do so at this time providing a request is presented to the Planning Department Office prior to 5:00 p.m., **January 4, 2005**.

4. **VEHICLE ABATEMENT APPEALS** (Public Hearing)

- a. **VA04-43 – LOREN MITCHELL:** Pursuant to County Code Section 10.16, a public hearing shall be held on the appeal of notice of intention to abate and remove vehicle(s) or part(s) thereof as public nuisance, located at 3170 Strolling Hills Road in Cameron Park, California.

ACTION: The Vehicle Abatement Hearing Officer approved the appeal in part, determining that the subject vehicle(s) are not abandoned. Remainder of appeal was continued to the Vehicle Abatement Appeal hearing of January 19, 2005.

- b. **VA04-44 – LAURA MUNOZ:** Pursuant to County Code Section 10.16, a public hearing shall be held on the appeal of notice of intention to abate and remove vehicle(s) or part(s) thereof as public nuisance, located at 4930 Slate Creek Road in El Dorado, California.

ACTION: The Vehicle Abatement Hearing Officer approved the appeal, determining that the subject vehicle is abandoned and declared said vehicle to be a public nuisance, and ordered its removal with abatement cost to be the responsibility of the property owner.

- c. **VA04-45 – DIAMOND SPRINGS MOBILE HOME PARK:** Pursuant to County Code Section 10.16, a public hearing shall be held on the appeal of notice of intention to abate and remove vehicle(s) or part(s) thereof as public nuisance, located at 3550 China Garden Road in Diamond Springs, California.

ACTION: The Vehicle Abatement Hearing Officer approved the appeal, determining that the subject vehicle is abandoned and declared said vehicle to be a public nuisance, and ordered its removal with abatement cost to be the responsibility of the registered vehicle owner.

- d. **VA04-46 –MCCOMB:** Pursuant to County Code Section 10.16, a public hearing shall be held on the appeal of notice of intention to abate and remove vehicle(s) or part(s) thereof as public nuisance, located at Highway 50 in Placerville, California.

ACTION: The Vehicle Abatement Hearing Officer denied the appeal, determining that the subject vehicle is abandoned and declared said vehicle to be a public nuisance, and ordered its removal with abatement cost to be the responsibility of the registered vehicle owner.

- e. **VA04-40 – ARNOLD ROEPEL:** Pursuant to County Code Section 10.16, a public hearing shall be held on the appeal of notice of intention to abate and remove vehicle(s) or part(s) thereof as public nuisance, located at 5255 Ranch Gate Road in Latrobe, California.

NOTE: This item was continued from the Zoning Administrator hearing of December 15, 2004.

ACTION: This item was moved to the hearing of January 19, 2005.

- f. **VA04-25 – BRIAN BAKKEN:** Pursuant to County Code Section 10.16, a public hearing shall be held on the appeal of notice of intention to abate and remove vehicle(s) or part(s) thereof as public nuisance, located at 4693 Church Street in El Dorado, California.

NOTE: This item was continued from the Zoning Administrator hearings of December 1, 2004 and December 15, 2004.

ACTION: The Vehicle Abatement Hearing Officer approved the appeal in part, determining that subject vehicles are not abandoned.

- g. **VA04-26 – THERESA BURCH:** Pursuant to County Code Section 10.16, a public hearing shall be held on the appeal of notice of intention to abate and remove vehicle(s) or part(s) thereof as public nuisance, located at 4701 Church Street in El Dorado, California.

NOTE: This item was continued from the Zoning Administrator hearings of December 1, 2004 and December 15, 2004.

ACTION: The Vehicle Abatement Hearing Officer approved the appeal in part, determining that subject vehicles are not abandoned.

5. **CONTINUED PROJECTS** (Public Hearing)

NONE SCHEDULED

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

NONE SCHEDULED

7. **CATEGORICALLY EXEMPT PROJECTS** (Public Hearing)

- a. **S04-30 – AT&T WIRELESS:** Special use permit to allow co-location of four wireless communications panel antennas on an existing 116.4-foot communications tower and one BTS equipment cabinet. The property, identified by Assessor's Parcel Number 087-260-02, is zoned Residential Agricultural Eighty-Acre (RA-80), consists of 2.06 acres, and is located on Ben Bolt Ridge, approximately one-half mile southwest of Latrobe Road, west of Sun Ridge Meadows within the Latrobe area. (Categorically Exempt pursuant to Section 15061 of the CEQA Guidelines)**

STAFF: Jason Hade

RECOMMENDATION: Conditional Approval

ACTION: The Zoning Administrator continued S04-30 to the hearing date of January 19, 2005.

- b. **P78-274C – OLLISON/MUZIO:** Correction to amend recorded Parcel Map 25-96, to abandon the northwesterly 85 feet of an existing 30-foot-wide non-exclusive road and public utility easement shown on Parcel 3. The properties, identified by Assessor's Parcel Numbers 054-411-32 and 054-411-33, are zoned One-Acre Residential (R1A), consist of 0.23 acre and 0.22 acre respectively, and are located on the north and south sides of Newman Street, approximately 80 feet southwest of the intersection with Fowler Lane in the Diamond Springs area. (Categorically Exempt pursuant to Section 15301 of the CEQA Guidelines)**

STAFF: Gina Hunter RECOMMENDATION: Conditional Approval

ACTION: The Zoning Administrator approved P78-274C based on the findings and conditions contained in the staff report.

- c. **P85-62C – STEVEN BECKER:** Correction to amend recorded Parcel Map 37-124, to remove the one-foot-wide non-vehicular access easement on the unnamed road shown on Parcel 2. The property, identified by Assessor's Parcel Number 087-320-28, is zoned Estate Residential Five-Acre (RE-5), consists of five acres, and is located on the north side of Discovery Way, approximately 500 feet west of the intersection with Coyote Pass Road in the Shingle Springs area. (Categorically Exempt pursuant to Section 15301 of the CEQA Guidelines)**

STAFF: Lillian MacLeod RECOMMENDATION: Conditional Approval

ACTION: The Zoning Administrator continued P85-62C to the hearing date of January 19, 2005.

8. **ADJOURNMENT**

Respectfully submitted,

Steven D. Hust
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 Department, 2850 Fairlane Court, Placerville, CA 95667.

**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.