



EL DORADO COUNTY PLANNING DEPARTMENT

2850 Fairlane Court
Placerville, CA 95667

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EL DORADO COUNTY ZONING ADMINISTRATOR

January 19, 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 18, 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 18, 2005**.

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

- a. **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 originally continued from the Vehicle Abatement hearing of December 15, 2004 to the hearing of January 5, 2005; then moved to the hearing of January 19, 2005.

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

- b. **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.

NOTE: This item was continued in part from the Vehicle Abatement hearing of January 5, 2005.

ACTION: The Vehicle Abatement Hearing Officer approved the appeal in part, determining that the vehicles are not abandoned or have been removed and are in compliance with County Code.

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

- a. **COC04-75 – WILLIAM KEARNS:** Certificate of Compliance for a five-acre parcel created by grant deed on May 25, 1972, identified by Assessor's Parcel Number 105-190-22, zoned Estate Residential Five-Acre (RE-5), located on the east side of Old Ranch Road, approximately 0.90 mile north of the intersection with Luneman Road in the Rescue area. Approval of the certificate relates only to issues of compliance or noncompliance with the Subdivision Map Act and local ordinances enacted pursuant thereto. The parcel described herein may be sold, leased, or financed without further compliance with the Subdivision Map Act or any local ordinance enacted pursuant thereto. Development of the parcel may require issuance of a permit or permits, or other grant or grants of approval. (Mitigated Negative Declaration prepared)*

STAFF: Jason Hade RECOMMENDATION: Conditional Approval

NOTE: This item was continued from the Zoning Administrator hearings of November 3, 2004, December 1, 2004 and December 15, 2004.

ACTION: The Zoning Administrator approved COC04-75 based on the findings and conditions as modified this date.

- b. **COC04-64 – BRENT FOX:** Certificate of Compliance to create a 120-acre parcel from an 80-acre parcel (Assessor's Parcel Number 060-011-45) and a 40-acre parcel (Assessor's Parcel Number 060-011-46) created by Land Patents. The parcels are zoned Estate Residential Ten-Acre (RE-10), and are located on the east and west sides of Graybar Mine Road within the Greenwood area. Approval of the certificates relates only to issues of compliance or noncompliance with the Subdivision Map Act and local ordinances enacted pursuant thereto. The parcels described herein may be sold, leased, or financed without further compliance with the Subdivision Map Act or any local ordinance enacted pursuant thereto. Development of the parcels may require issuance of a permit or permits, or other grant or grants of approval. (Categorically Exempt pursuant to Section 15061 of the CEQA Guidelines)**

STAFF: Gina Hunter

RECOMMENDATION: Conditional Approval

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

ACTION: The Zoning Administrator approved COC04-64 based on the findings and conditions as modified this date.

- c. **COC04-76 – BRENT FOX:** Certificate of Compliance for a 111.27-acre parcel created by Land Patent, identified by Assessor's Parcel Number 061-071-20, zoned Estate Residential Ten-Acre (RE-10), located on both sides of Wentworth Springs Road, approximately 500 feet east of the intersection with Citabria Road within the Georgetown area. Approval of the certificates relates only to issues of compliance or noncompliance with the Subdivision Map Act and local ordinances enacted pursuant thereto. The parcels described herein may be sold, leased, or financed without further compliance with the Subdivision Map Act or any local ordinance enacted pursuant thereto. Development of the parcels may require issuance of a permit or permits, or other grant or grants of approval. (Categorically Exempt pursuant to Section 15061 of the CEQA Guidelines)**

STAFF: Gina Hunter

RECOMMENDATION: Conditional Approval

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

ACTION: The Zoning Administrator approved COC04-76 based on the findings and conditions as modified this date.

- d. **S04-30 – AT&T WIRELESS:** Special use permit to allow expansion of a legal non-conforming use and 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

NOTE: This item was continued from the Zoning Administrator hearing of
January 5, 2005.

**ACTION: The Zoning Administrator approved S04-30 based on the findings
and conditions as modified this date.**

- e. **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

NOTE: This item was continued from the Zoning Administrator hearing of
January 5, 2005.

**ACTION: The Zoning Administrator approved P85-62C based on the
findings and conditions as modified this date.**

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

NONE SCHEDULED

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

- a. **S04-40 – MEA 'ONO HOMESTYLE BAKERY:** Special use permit to allow a wholesale commercial bakery as an expanded home occupation in a 370-square-foot workshop within an existing 1,512-square-foot accessory building. The property, identified by Assessor's Parcel Number 070-150-25, is zoned Estate Residential Five-Acre (RE-5), consists of 6.4 acres, and is located on the southeast side of Joyce Way, approximately 700 feet east of the intersection with North Shingle Road in the Shingle Springs area. (Categorically Exempt pursuant to Section 15303 of the CEQA Guidelines)**

STAFF: Jason Hade RECOMMENDATION: Conditional Approval

**ACTION: The Zoning Administrator approved S04-40 based on the findings
and conditions contained in the staff report.**

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 Categorical Exempt from CEQA (California Environmental Quality Act) pursuant to the above-referenced section, and it is not subject to any further environmental review.