



EL DORADO COUNTY PLANNING DEPARTMENT

2850 Fairlane Court
Placerville, CA 95667

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EL DORADO COUNTY ZONING ADMINISTRATOR

September 1, 2004, 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 **August 31, 2004**. 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., **August 31, 2004**.

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

- a. **VA04-11 – NICKOLAS POLACKOWYJ**: 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 5441 Garden Valley Road, Garden Valley, California.

ACTION: The Zoning Administrator denied the appeal in part, 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. Remainder of appeal was continued to the Zoning Administrator hearing of September 15, 2004.

- b. **VA04-12 – ROBERT COX**: 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 1843 Union Ridge Road, Placerville, California.

ACTION: The Zoning Administrator denied the appeal in part, 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; and approved the appeal in part, determining that the vehicle is not abandoned and is in compliance with County Code. Remainder of appeal was continued to the Zoning Administrator hearings of September 15, 2004 and October 6, 2004.

- c. **VA04-13 – ELOISE DRAKE**: 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 2071 Solitude Way, Shingle Springs, California.

ACTION: The Zoning Administrator continued this item to the Zoning Administrator hearings of September 15, 2004 and November 17, 2004.

- d. **VA04-14 – ROBERT SYLVERNALE**: 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 Greenleaf Drive and Sky Court in Placerville, California.

ACTION: The Zoning Administrator continued this item to the Zoning Administrator hearing of October 20, 2004.

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

NONE SCHEDULED

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

NONE SCHEDULED

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

- a. **S04-10 – METRO PCS**: Special use permit to allow the co-location of three wireless communication panel antennas on top an existing PG&E power pole, with equipment cabinets located on an enclosed pad beneath the pole. The property, identified by Assessor's Parcel Number 109-040-33, is zoned Commercial, consists of 1.42 acres, and is located on the north side of Durock Road, approximately one-quarter mile west of the intersection with South Shingle Road in the Shingle Springs area. (Categorically Exempt pursuant to Section 15301(b) of the CEQA Guidelines)**

STAFF: Gina Hunter

RECOMMENDATION: Conditional Approval

ACTION: The Zoning Administrator approved S04-10 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 Categorically Exempt from CEQA (California Environmental Quality Act) pursuant to the above-referenced section, and it is not subject to any further environmental review.