



# EL DORADO COUNTY PLANNING DEPARTMENT

2850 Fairlane Court  
Placerville, CA 95667

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## EL DORADO COUNTY ZONING ADMINISTRATOR

**September 15, 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 **September 14, 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.

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

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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., **September 14, 2004**.

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

- a. **VA04-09 – PETER STIMPEL:** 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 Pony Express Trail and Alder Drive in Cedar Grove, California.

NOTE: This item was removed from Zoning Administrator agenda of July 7, 2004.

**ACTION:** The Zoning Administrator denied the appeal, determining that the 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 registered vehicles' owner.

- b. **VA04-15 – ALFONSO RAIMONDI:** 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 6602 Marva Lane in Gold Hill, California.

**ACTION:** The Zoning Administrator denied the appeal, determining that the 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.

- c. **VA04-16 – CINDY CARDOZA:** 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 2917 Mace Road in Camino, California.

**ACTION:** The Zoning Administrator 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.

- d. **VA04-17 –VICKI KORB:** 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 4218 Shingle Springs Drive in Shingle Springs, California.

**ACTION:** The Zoning Administrator 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.

- e. **VA04-18 – MICHAEL MARANDO:** 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 French Creek Road and Big Canyon Road in Shingle Springs, California.

**ACTION: The Zoning Administrator determined that the subject vehicle was removed and no further action is required.**

- f. **VA04-20 – GARY CULBERTSON:** 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 Green Valley Road and Shadowfax Lane in El Dorado Hills, California.

**ACTION: The Zoning Administrator 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.**

- g. **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.

**NOTE:** This item was continued in part from the Zoning Administrator hearing of September 1, 2004.

**ACTION: The Zoning Administrator denied the appeal, determining that the 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.**

- h. **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.

**NOTE:** This item was continued in part from the Zoning Administrator hearing of September 1, 2004.

**ACTION: The Zoning Administrator approved the appeal in part, determining that the vehicles are not abandoned and are in compliance with County Code. Remainder of appeal was continued to the Zoning Administrator hearing of October 6, 2004.**

- i. **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.

NOTE: This item was continued in part from the Zoning Administrator hearing of September 1, 2004.

**ACTION: The Zoning Administrator 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 property owner.**

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

- a. **S04-13 – SUREWEST WIRELESS:** Special use permit to allow co-location of three wireless communication panel antennas atop an existing 123.2-foot SMUD transmission tower, with equipment cabinets located on an enclosed, fenced concrete pad beneath the tower. The property, identified by Assessor's Parcel Numbers 112-120-08 and 112-110-17, is zoned Recreation Facilities (RF), consists of 2.28 acres and 3.43 acres (respectively), and is located on the west side of Tam O-Shanter Drive, approximately one-quarter mile north of the intersection with Governor Drive and St. Andrews Drive in the El Dorado Hills 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 August 18, 2004.

**ACTION: The Zoning Administrator approved S04-13 based on the findings and conditions as modified this date.**

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

NONE SCHEDULED

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

NONE SCHEDULED

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.**