



EL DORADO COUNTY PLANNING DEPARTMENT

2850 Fairlane Court
Placerville, CA 95667

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EL DORADO COUNTY ZONING ADMINISTRATOR

October 6, 2004, 10:00 A.M.
Building C, Hearing Room
2850 Fairlane Court, Placerville, CA 95667

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 **October 5, 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., **October 5, 2004**.

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

- a. **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 hearings of September 1, 2004 and September 15, 2004.

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

NONE SCHEDULED

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

NONE SCHEDULED

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

- a. **S03-34 – AT&T WIRELESS:** Special use permit to allow AT&T Wireless to co-locate on an existing monopine cell tower. The property, identified by Assessor's Parcel Number 043-020-13, is zoned C-DC (Commercial-Design Control), consists of 4.42 acres, and is located at the Seventh Day Adventist Church property, on the south side of Carson Road, approximately one-quarter mile west of the intersection with US Highway 50 in the Camino area. (Categorically Exempt pursuant to Section 15301 of the CEQA Guidelines)**

STAFF: Lillian MacLeod RECOMMENDATION: Conditional Approval

NOTE: This item was previously withdrawn at the request of the applicant.

- b. **S77-97R – ST. JAMES CATHOLIC CHURCH:** Revision to a special use permit to allow addition of 2,484 square feet to an existing church, and remodel to include six Sunday school classrooms, a multi-purpose vestibule area, a port-cochere, enlargement of two existing restrooms, and additional parking. The property, identified by Assessor's Parcel Number 061-170-15, is zoned R3A (Single-family Three-Acre Residential), consists of 5.119 acres, and is located on the south side of Harkness Street, approximately 1,200 feet east of the intersection with Main Street in the Georgetown area. (Categorically Exempt pursuant to Section 15301 of the CEQA Guidelines)**

STAFF: Lillian MacLeod RECOMMENDATION: Conditional Approval

- c. **P00-04E – CHRIS BOSIO**: One-year time extension for a tentative parcel map, creating three parcels, ranging in size from one to three acres on a five-acre site. The property, identified by Assessor's Parcel Number 070-280-13, is zoned Commercial and is located on the north side of Wild Chaparral Drive, approximately 600 feet west of the intersection with Ponderosa Road in the Shingle Springs area. (Negative Declaration previously prepared)*

STAFF: Lillian MacLeod RECOMMENDATION: Conditional Approval

NOTE: This item was continued off-calendar from the Zoning Administrator hearing of July 21, 2004.

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.

*A Negative Declaration was prepared for this project and may be reviewed and/or obtained in the Planning Department 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.