



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

November 17, 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 **November 16, 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., **November 16, 2004**.

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

- a. **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 dismissed the appeal in part at the request of the Sheriff's Office, Vehicle Abatement Division.

- b. **VA04-23 – VIRGINIA THOMAS:** Pursuant to County Code Section 10.16, a public hearing shall be held on the appeal of notice of intent to abate and remove vehicle(s) or part(s) thereof as public nuisance, located at 5964 Pennyroyal Drive in Pollock Pines, California.

NOTE: This item was continued from the Zoning Administrator hearing of October 20, 2004.

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 responsibility of abatement cost to be at the discretion of the Sheriff's Office, Vehicle Abatement Division.

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

NONE SCHEDULED

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

NONE SCHEDULED

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

- a. **V03-05 – GASPER:** Variance to reduce the required 200-foot agricultural setback from all property lines to zero. The property, identified by Assessor's Parcel Number 085-570-24, is zoned Select Agricultural Ten-Acre (SA-10), consists of ten acres, and is located on the east side of Sky Ranch Lane, approximately one-half mile northeast of the intersection with North Canyon Road in the Camino area. (Categorically Exempt pursuant to Section 15303 of the CEQA Guidelines)**

STAFF: Roger Evans

RECOMMENDATION: Conditional Approval/Denial

ACTION: The Zoning Administrator continued V03-05 to the hearing date of December 15, 2004.

- b. **V03-06 – DEVNICH:** Variance to reduce the required 200-foot agricultural setback from all property lines to zero. The property, identified by Assessor's Parcel Number 085-570-23, is zoned Select Agricultural Ten-Acre (SA-10), consists of ten acres, and is located on the east side of Sky Ranch Lane, approximately one-half mile northeast of the intersection with North Canyon Road in the Camino area. (Categorically Exempt pursuant to Section 15303 of the CEQA Guidelines)**

STAFF: Roger Evans

RECOMMENDATION: Conditional Approval/Denial

ACTION: The Zoning Administrator continued V03-06 to the hearing date of December 15, 2004.

- c. **S04-14 – CINGULAR WIRELESS:** Special use permit to allow co-location of wireless telecommunications facility panel antennas on an existing PG&E lattice transmission tower, and installation of ground equipment and fenced enclosure within the tower footprint. The property, identified by Assessor's Parcel Number 067-501-08, is zoned Estate Residential Five-Acre (RE-5), consists of 5.17 acres, and is located on the north side of Ethel Drive, approximately one-quarter mile west of the intersection with Clarksville Road in the Rescue area. (Categorically Exempt pursuant to Section 15301 of the CEQA Guidelines)**

STAFF: Gina Hunter

RECOMMENDATION: Conditional Approval

ACTION: The Zoning Administrator approved S04-14 based on the findings and conditions contained in the staff report.

- d. **S04-22 – BRIDGEPOINTE CHURCH:** Special use permit to allow the use of 5,760 square feet of existing office space within the El Dorado Hills Business Park as a church. The property, identified by Assessor's Parcel Number 108-274-04, is zoned Research & Development (R&D), consists of 0.13 acre, and is located on the west side of Hillsdale Circle, approximately 250 feet west of the intersection with Robert Matthews Parkway in the El Dorado Hills area. (Categorically Exempt pursuant to Section 15061 of the CEQA Guidelines)**

STAFF: Jason Hade

RECOMMENDATION: Conditional Approval

ACTION: The Zoning Administrator approved S04-22 based on the findings and conditions contained in the staff report.

- e. **S04-35 – MERCY HOUSING:** Special use permit to allow a child care facility to be located within the Leasing/Recreation Building of the White Rock Village Apartments, Unit #2B. The property, identified by Assessor's Parcel Number 108-490-18, is zoned White Rock Village/Core Residential (CR), consists of 12.01 acres, and is located on the west side of Valley View Parkway, approximately one-quarter mile south of the intersection with White Rock Road in the El Dorado Hills area. (Categorically Exempt pursuant to Section 15327 of the CEQA Guidelines)**

STAFF: Lillian MacLeod RECOMMENDATION: Conditional Approval

ACTION: The Zoning Administrator approved S04-35 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.