

(Distributed during  
hearing by Erik Martin)

PC 8/13/15  
#8  
8 pages

SUP 78-16

15-0882

CONT. USE EVIDENCE

NOT INCLUDED OR

CONSIDERED IN STAFF REPORT

CONT. USE EVIDENCE

①

March 10, 2015

El Dorado County Planning Commission

Subject: 3962 Mineshaft Ct.  
Shingle Springs CA

To Whom It May Concern:

My name is Mike Yorba and I reside at 3756 Whispering Pines Lane next to Erik Martin's residence. Please note that I am the closest neighbor to the accessory building that Tunnel Electric Inc. is being operated from. Our properties touch at the southwest corner.

\* →  
①

When I was looking to purchase this property in 2003 it was disclosed that the parcel next door has a working business with a forklift and other equipment. At this time, I had the decision to either continue with my purchase or not. I continued on with the purchase as this business was not found to be an issue with me and my family. Erik's business, Tunnel Electric, operates Monday through Friday and he respects his neighbors and their needs.

This business in no way has changed the quality of life or posed any noise or safety concerns.

If possible, I am planning on attending the meeting in support of Erik Martin and Tunnel Electric Inc.

Regards,



Mike Yorba  
3756 Whispering Pines Lane  
Shingle Springs CA 95682  
Phone: (530) 672-2787

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15-0882 Public Comment  
PC Rcvd 05-22-15 to 06-24-15

15-0222 Public Comment  
PC Rcvd 08-11-15

15-0882 Public Comment  
PC Rcvd 08-13-15

CONT. USE EVIDENCE

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Roger Trout  
Development Services Division Director  
County of El Dorado  
2850 Fairlane Court  
Placerville, CA 95667

Date: 4/15/15

Dear Roger Trout:

I am Antonio Fregoso, I live at 5112 Dublin Rd., El Dorado, CA. I own El Dorado Pool Service and we have been cleaning the pool at 3962 Mineshaft Ct. in Shingle Springs since 1985. Because of this I have been in the backyard of that house every week, I was in the position to see what was happening with regards to the metal building in the back of the property. I just want to let the county know that during the time I have been cleaning the pool when the Miranda's owned the property I saw activity around the metal shop building that included John Deere tractor, Bobcat tractor, trailers, forklift, crates and pallets. There were building materials stacked outside, and apple crates stacked as well. One day I went inside the shop with Big John and saw a welder and torches with bottles there. I was a welder before and this was very interesting to me. There was a lot of stainless steel restaurant equipment, and materials inside. I do not know what businesses they were doing there, but I can only say that forklift, and Bobcat seem like some kind of business activity to me during the time the Miranda's owned the property.

Sincerely,

Antonio Fregoso



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PC Rcvd 08-13-15

CONT. USE EVIDENCE

(3)

Aaron Mount  
Development Services Division  
County of El Dorado  
2850 Fairlane Court  
Placerville, CA 95667

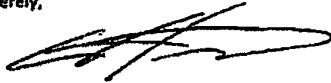
FORMER EMPLOYEE

Date: 6/6/15

Dear Aaron Mount:

I am Aaron Hernandez, I live at 3973 Mineshaft Ct., Shingle Springs, CA. My parents Eiren and Mona Hernandez built their house at 3973 Mineshaft Ct. in 1990. I grew up on Mineshaft Ct., and went to school at Ponderosa High. I worked for John & Margaret Miranda for years. They had me fill out a Time Card and turn it in. I helped John run equipment, tractors and a forklift. I loaded and unloaded crates and pallets, I worked in the shop, it was full of stainless steel restaurant equipment, and other materials that John used.

Sincerely,



Aaron Hernandez

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CONT. USE EVIDENCE

Erik Martin  
3962 Mineshaft Ct.  
Shingle Springs, CA 95682  
530-903-0363  
emartin@tunnelectric.com  
April 16, 2015

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Aaron Mount  
Associate Planner  
El Dorado County  
2850 Fairlane Court  
Placerville, CA 95667

Dear Aaron Mount:

Re: Businesses at 3962 Mineshaft Ct. since 1978

In 1978 Thomas Edean applied for a SUP to move his business from Diamond Springs to his property at what is now 3962 Mineshaft Ct., Shingle Springs, CA 95682. He built the Steel Fabrication Shop with a building permit pursuant to SUP 78-16. He also had a 3 phase power line ran to the shop, which is the only one in the area. He ran his Stainless Steel Fabrication Shop, in conjunction with his C43 contracting business. He had CSLB Lic. #388060. His steel was delivered on Semi-Trucks, and handled by forklift, or overhead crane in the building. In 1989 Thomas Edean moved Edean Metal Products to Hamilton, Montana due to a divorce.

In 1989 John Mirande bought the property at 3962 Mineshaft Ct. from Thomas Edean. John moved from El Dorado Vinyards, on Mosquito Rd. in Placerville. John was involved in many businesses and real estate ventures in El Dorado County. He also owned MA ranch an apple farm in Camino, the winery behind Snowline Hospice, and Snowline Hospice building itself, and many other properties in the county.

I met John in 2001, when I helped my friend Kenny Hicks, (the chainsaw wood carver who rented a building behind snowline hospice from John) return a forklift he had borrowed from John to move in to his building. We hauled it to 3962 Mineshaft Ct., and dropped it off in front of the metal building there on the back of the property, which at that time had a bunch of restaurant equipment in it, at that time I didn't know I would be going through it all electrically so he could sell it. It also had a bunch of building materials which John always made you check to see if he had something there he could use instead of buying new material when he was flipping houses, or doing any improvements or maintenance at the properties he owned.

I would work for John in the years that followed, I would work at 3962 Mineshaft Ct., and at other properties he owned or was flipping. He had an office in one of the back bedrooms in the house with a new Mac computer, I would usually meet him at 3962 Mineshaft Ct. before we went to a new project site, we usually started there, and sometimes we would meet a carpenter, or carpet layer there also. The painting and cleanup was usually done by John's son John. A few of the properties he flipped that come to mind are:

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- 1670 Hwy 49, Placerville, CA
- 2853 Loyal Ln., Pollock Pinex, CA
- 4778 Kasey Ln., Placerville, CA

I was impressed with the shop building and office, I could tell it had been used for welding and metal fab because of the overhead crane, and 3phase power. I asked him about it and he told me about Endean, and about his son Brad and a partner building custom motorcycles in the shop. I asked him how I could get a setup like this at the property on Kasey Ln. I had an option to buy from John. He said I needed a Special Use Permit, and they are much harder to get now. He said this place would be perfect for me, but he was not going anywhere, that he and Margaret were very comfortable there. He wanted me to rent part of the building from him for my business, he said we could work it out in trade... He always liked to make a deal. I did not rent from him. John and I were friends, he loaned me money to start large projects when I needed it. He told me to never turn down a job because I didn't have the money to start it, he said come see him "the loan shark". I kept in touch with John, I would stop by and see him every couple of weeks. I would always bring him Negro Modelo beer, his favorite, and he always had me hide what was left in the refrigerator in the garage. "on the bottom in the back" he would say, he didn't want Margaret to know about it. I never discussed any business dealings with Margaret, John handled everything. I spoke to John after he injured himself, which was the beginning of the end. I tried calling him but got Margaret, she said he was in the hospital. Next I heard he had passed away, that was 2005. After a few months I heard Margaret was selling the property. Knowing what it was, I made her an offer, and purchased the property "as is". During the negotiations I tried to have the forklift, and a welder, and a set of torches included in the sale. As it turned out the welder and torches belonged to John's Godson, and the forklift had been sold to someone else. In January 2006 our escrow closed.

In January 2006, I began operations at 3962 Mineshaft Ct., and have been operating there for the past 9 years in good faith, and being a good neighbor. I survived the recession and a divorce here, and now Kendra and I plan on raising our family here.

Sincerely,



Erik Martin

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CONT. USE EVIDENCE

- Not a home occupation;
- Noise from semi-trucks and forklifts; and
- Entrance to Mineshaft Court is a difficult entry.

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Frank Kopita made the following comments:

- Spoke on history of noise, which has increased;
- People on Mineshaft Court have problems with the noise; and
- If revision request is granted, how much more would the applicant expand as the business has grown significantly from the original permit.

Mike Yorba made the following comments:

- Lives next to the applicant's accessory building;
- Has had no problems; and
- When he bought his home, it was disclosed that there was a business located nearby.

Efren Hernandez stated he has had no problems with the applicant and doesn't hear the trucks or forklifts.

Diane Carlton made the following comments:

- Lives on Whispering Pines and works at home; and
- The request is not an issue and it has only been an irritant to have employees parking near their homes, however, has the same concerns regarding expansion as a previous speaker.

Ramona Hernandez made the following comments:

- Gets more noise and traffic from the students attending the nearby Ponderosa High School;
- Commercial traffic is not on a regular basis in neighborhood; and
- Applicant is a pleasant neighbor.

X

Chris Chaloupka made the following comments:

- Former Planning Commissioner for District 4;
- From his property, he can see the activity level on the applicant's property and it is very intermittent;
- Noise is not an issue and dogs make more noise than the applicant; and
- Moved there in 1986 and building was already there and had always known there was business activity going on there.

→

Chair Stewart closed public comment.

Mr. Martin provided the following rebuttal comments:

- Spoke on the revocation statute;
- Happy that neighbors came out to support him;
- Confirmed that business hours are Monday through Friday and that he works on his own projects during the weekend;

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County of El Dorado  
Building Services  
2850 Fairlane Court, Building C  
Placerville, CA 95667

Re: Use Statement for Special Use Permit 78-16

May 6, 2013

To Whom It May Concern:

The purpose of this letter is to confirm that any and all uses I, Margaret Mirande, and my late husband, John Mirande, made of the metal building were within the scope of uses permitted under Special Use Permit 78-16 on parcel 070-250-45 from the date of purchase on April 15, 1989 to the date of sale January 17, 2006.

Sincerely,



Margaret Mirande

Here you go, Eric  
hope things  
settled now so  
you don't have to  
use it -

JUN 07 2013 M.