

believed that there has always been some form of automotive repair in existence on the site since the mid to late 1930's. In some cases it may not have been correctly licensed by previous owners but has never ceased commercial operations. Letters provided by nearby property owners (Attachments 5 and 6) indicate that there has been an automotive repair facility in existence since at least the late 1980's that was owned by a gentleman known as "Pops". The current property owner has a County Business License and a Bureau of Automotive Repair License issued by the State (Attachment 3 and 4).

Recommendation:

Staff recommends that the Planning Commission take the following actions:

- 1 Find that the automotive repair facility is a legal non-conforming use based on the testimony and exhibits provided by the property owner and letters submitted by nearby property owners.
2. Require the owner to submit a complete site plan review application and pay all applicable fees within 60 days of this hearing.
3. The site plan shall note location of all automotive operations, i.e. bays, storage, trash enclosures, offices, parking, and locations of residential buildings and all other structures on the site.
4. Require property owner to correct all building code violations within a timeframe consistent with Code Enforcement procedures and policies.
5. Require removal of junk cars and buses within a timeframe that is consistent with the policies and procedures required by Vehicle Abatement.

ATTACHMENTS

1. Letter from Michael C. Baron, Planning Services, June 5, 2006
2. Letter from Jim Wassner, Code Compliance, March 17, 2006
3. Bureau of Automotive Repair License
4. El Dorado County Business License
5. California State Board of Equalization Seller's Permit
6. Letters From Nearby Property Owners

Exhibits:

- Exhibit A: Assessor's Map
- Exhibit B: Vicinity Map
- Exhibit C: Zoning Map
- Exhibit D: General Plan Land Use Map

DEVELOPMENT SERVICES DEPARTMENT

County of
EL DORADO

<http://www.co.el-dorado.ca.us/devservices>

PLANNING
SERVICES



PLACERVILLE OFFICE:

2850 FAIRLANE COURT
PLACERVILLE, CA. 95667
(530) 621-5355
(530) 642-0508 Fax
Counter Hours: 7:30 AM to 4:30 PM
planning@co.el-dorado.ca.us

LAKE TAHOE OFFICE:

3368 LAKE TAHOE BLVD., SUITE 302
SOUTH LAKE TAHOE, CA 96150
(530) 573-3330
(530) 542-9082 Fax
Counter Hours: 8-12 PM and 1-4 PM
tahoebuild@co.el-dorado.ca.us

EL DORADO HILLS OFFICE:

4950 HILLSDALE CIRCLE, SUITE 100
EL DORADO HILLS, CA 95762
(916) 941-4967 and (530) 621-5582
(916) 941-0269 Fax
Counter Hours: 7:30 AM to 4:30 PM
planning@co.el-dorado.ca.us

June 5, 2006

Longs Pacific House Service
Attn: Marion E. Long
8231 Peavine Ridge Rd
Pacific House, CA 95725

Dear Mr. Long,

Planning Services is in the process of reviewing your existing automotive repair business for zone district compliance and requires additional information from you in order to make a determination. Please contact the California Bureau of Automotive Repair ((916) 255-3145) and make a request for a Certification Letter outlining the timeline of your state certification. Upon receiving this documentation Planning Services will be able to make a determination as to the legal non-conforming status of your business and make a recommendation to the Planning Commission. Please complete this request or contact Planning Services within 30 days of receiving this notification.

If you have any other questions or concerns, please feel free to contact El Dorado County Planning Services at (530) 621-5355.

Sincerely,

Michael C. Baron
El Dorado County Planning Services

DEVELOPMENT SERVICES DEPARTMENTCounty of
EL DORADO<http://www.co.el-dorado.ca.us/devservices>**CODE
ENFORCEMENT**

PLACERVILLE OFFICE:
2850 FAIRLANE COURT
PLACERVILLE, CA 95667
BUILDING (530) 621-5315
(530) 622-1708 Fax
PLANNING (530) 621-5355
Counter Hours: 7:30 AM to 4:30PM
biddept@co.el-dorado.ca.us
planning@co.el-dorado.ca.us

LAKE TAHOE OFFICE:
3388 LAKE TAHOE BLVD
SUITE 302
SOUTH LAKE TAHOE, CA 96150
(530) 573-3330 & 542-9082 Fax
Counter Hours: 7:30 AM to 4:30PM
tahoebuild@co.el-dorado.ca.us

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planning@co.el-dorado.ca.us

March 17, 2006

MARION EUGENE LONG
MARION EUGENE LONG SUCC TR
8020 LIVORNA WAY
FAIR OAKS CA 95628

RE: C# 171902
8231 PEAVINE RIDGE RD
APN: 009-140-19-1

Dear Property Owners;

**NOTICE TO CORRECT
Construction without a permit**

An inspection was made at the above referenced site on February 17, 2006. The following observations were made:

Building Code Violations:

1. Unpermitted stairs at rear of the auto shop.
2. Unsafe wood/log structure in front of the auto shop.
3. 5th Wheel trailer occupied without required permits or septic system.
4. Addition to right side of gray duplex built without required permits.
5. Pickups full of garbage and other solid waste on property constitute a public nuisance.
6. Exposed and unpermitted wiring installed in auto shop building.

Environmental Health Violations:

Septic system cannot be in the path of vehicle traffic.

Zoning Code Violations:

- Provide tax returns to substantiate claim that an auto repair business at site has not stopped for over 1 year.
2. Auto repair lifts must be located inside a structure, if the business is allowed.
 3. Auto parking yard must meet parking lot requirements in zoning code, if the business is allowed.

*Misdemeanor Violation(s): CBC Sec106 Construction without a permit;
County Ordinance 15.16.080. Violations of the provisions of the CBC are a misdemeanor.
County Ordinance 15.64.130 - Illegal occupancy of a Mobile home (as defined in 15.64.030).
County Ordinance 15.32.010A - Connection required to an approved sewage disposal system.
CA H&S Code Section 17920.3(15) Lack of rubbish removal constituting a nuisance.
County Code Section 09.02.030(D&E) Maintaining a public nuisance and visual blight
as defined by County Ordinance.
Zoning Ordinance 17.32.020 – Uses Permitted by right.*

As a result of these violations you are subject to the issuance of an administrative and/or criminal citation with the associated fees and/or fines. A portion or all of the enforcement action may be stayed if you immediately cease any use of the unpermitted construction and contact the Code Enforcement Unit to arrange an abatement schedule. Please respond to this letter in writing stating the reason the additional time is necessary and provide an outline of your intended plan and time frame to abate the violation(s). The Code Enforcement Unit will review your request and advise you of our findings.

Failure to abate the violations or establish an approved abatement schedule by (April 20, 2006) will result in the issuance of an Administrative Citation with associated fines and fees and a Notice to Correct being recorded with the County Recorder per County Ordinance 09.02.

Please take the time to deal with this problem immediately. Permit information is available at the Development Services Department web site at <http://www.co.el-dorado.ca.us/devservices/>. The permit center is open from 7:30 a.m. to 4:30 p.m. daily at (530) 621-5775 for permit issuance and assistance. You may contact the Code Enforcement Unit at (530) 621-5999 if you have any questions regarding the resolution of this violation.

Sincerely,



JIM WASSNER
Operations Supervisor
Code Enforcement Unit

Attachment 3: Bureau of Automotive Repair License



Licensing Unit
10240 Systems Parkway
Sacramento, CA 95827
AUTOMOTIVE REPAIR DEALER

to not receive a notice of renewal, you are still responsible for renewing your license prior to its expiration.

AC244026 022807



RECEIPT NO. 106396

REGISTRATION AC244026

VALID UNTIL 02/28/07

THIS IS TO CERTIFY THAT PURSUANT TO CHAPTER 20.3 BUSINESS AND PROFESSIONS CODE, THE FIRM NAMED IS A REGISTERED AUTOMOTIVE REPAIR DEALER.



LONGS PACIFIC HOUSE SERVICE
8231 PEAVINE RIDGE RD
PACIFIC HOUSE CA 95727

LONG M
OWNER

Non-Transferable - Post In Public View

WBAXXX 06/30/01

Attachment 4: El Dorado County Business License

C. L. RAFFETY, C.P.A.
 TREASURER AND TAX COLLECTOR
 360 FAIR LANE
 PLACERVILLE, CALIF. 95667-4197
 (530) 621-5800 Placerville
 (530) 573-3011 South Lake Tahoe

County of El Dorado BUSINESS LICENSE

Business
 License No. 258-022237

ORDINANCE 3515

INDIVIDUAL	PARTNERSHIP	CORPORATION
XXX		

Business Name LONGS PACIFIC HOUSE AUTO PARTS AND SERVICE
 Mailing Address P.O. BOX 219
 City PACIFIC HOUSE CA 95725 Phone (530) 644-8401
 Type of Business AUTOMOBILE: REPAIR/ PAINT/ BODY
 Business Street Location 8291 PEAVINE RIDGE PACIFIC HOUSE CA 95725

Business Owners (Attach list of additional owners, partners or corporate officers)

LONG, MARION E

Contractor's License Number

Signature of Owner

Date

The person, partnership or corporation above named is hereby granted a license to engage in, carry on or conduct in the unincorporated area of the County of El Dorado, California the business, trade, calling, profession, exhibition or occupation described above for the period indicated. Granting of this license does not entitle the licensee to operate or maintain a business in violation of any other law or ordinance.

APPLICATION DATE	EXPIRATION DATE	FEE PAID
<u>11-23-1998</u>	<u>12-01-2006</u>	<u>\$32.00</u>

POST IN A CONSPICUOUS PLACE

NOTE: No business license issued for any itinerant business shall be valid unless accompanied by an El Dorado County Itinerant Business Permit issued by the Sheriff of El Dorado County.

By **C. L. RAFFETY**

TAX COLLECTOR

SHOP EL DORADO COUNTY FIRST

ORIGINAL

Attachment 5: California State Board of Equalization Seller's Permit

CALIFORNIA STATE BOARD OF EQUALIZATION

SELLER'S PERMIT



ACCOUNT NUMBER

1/1/2006 SR Y KH 28-626143 00002 KH

LONGS PACIFIC HOUSE AUTO PARTS & Service
M. EUGENE LONG
8231 PEAVINE RIDGE RD
PACIFIC HOUSE, CA 95726-9101

THIS PERMIT DOES NOT
AUTHORIZE THE HOLDER
TO ENGAGE IN ANY
BUSINESS CONTRARY TO
LAWS REGULATING THAT
BUSINESS OR TO
POSSESS OR OPERATE
ANY ILLEGAL DEVICE.

IS HEREBY AUTHORIZED PURSUANT TO SALES AND USE TAX LAW TO ENGAGE IN THE
BUSINESS OF SELLING TANGIBLE PERSONAL PROPERTY AT THE ABOVE LOCATION.

THIS PERMIT IS VALID UNTIL REVOKED OR CANCELED BUT IS NOT TRANSFERABLE. IF YOU SELL YOUR BUSINESS,
OR DROP OUT OF A PARTNERSHIP, NOTIFY US OR YOU COULD BE RESPONSIBLE FOR SALES AND USE TAXES
OWED BY THE NEW OPERATOR OF THE BUSINESS.

Not valid at any other address

For general tax questions, please telephone our Information Center at 800-400-7115.

For information on your rights, contact the Taxpayers' Rights Advocate office at 888-324-2798 or 916-324-2798.

BOE-442-R REV. 14 (10-04)

Attachment 6: Letters From Nearby Property Owners

29 March 2006

To Whom It May Concern:

In the late 1990's I purchased an engine and had it installed in my Ford Truck (license 5N87312) from Pops Shop. In November of 2004 I had Pacific House Auto repair one of the engine heads. In August of 2005 the engine overheated and I had Pacific House Auto repair the head gasket. I returned the truck to repair the window and it was cited so I removed it. I intend to return it for repair once the county indicates they will not tow it away. The pickup is on a PNO. I do not understand how the county can prevent PNO vehicles from being parked and repaired at an auto shop. The county appears to be preventing Pacific House Auto from conducting a business that I have used several times a year for servicing my vehicles over the last 8 to 9 years.



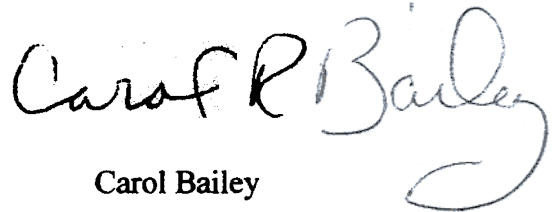
Doc Holliday

o

27 March 2006

To Whom It May Concern:

I reside at 8241 Peavine Ridge Road. The Pacific House shop facilities was used every summer over the last five years or longer to commercially repair and service several water trucks. The trucks were repaired even after Pops got ill. One of the trucks is still parked on the state road land at the end of the access road. In addition I have seen numerous other cars and trucks being repaired using the facilities dating back to the 1980s.

A handwritten signature in cursive script that reads "Carol Bailey". The signature is written in black ink and is positioned above the printed name.

Carol Bailey

27 March 2006

To Whom It May Concern:

I have lived in the Pacific House area (8141 Peavine Ridge Road) since 1988. The Pacific House shop facilities has been used longer than I have lived in this area to commercially repair and service vehicles. I drive by the shop several times a week. I have seen numerous cars and trucks being repaired using the shop facilities. After Pops got ill several years ago, the facilities were still being used for repair, but for not as many vehicles. Over each of the last several years the usage has been primarily over the summer, fall and weekends. On a yearly basis, the shop has always been commercially used many times a year over the period of time I have lived in this area.

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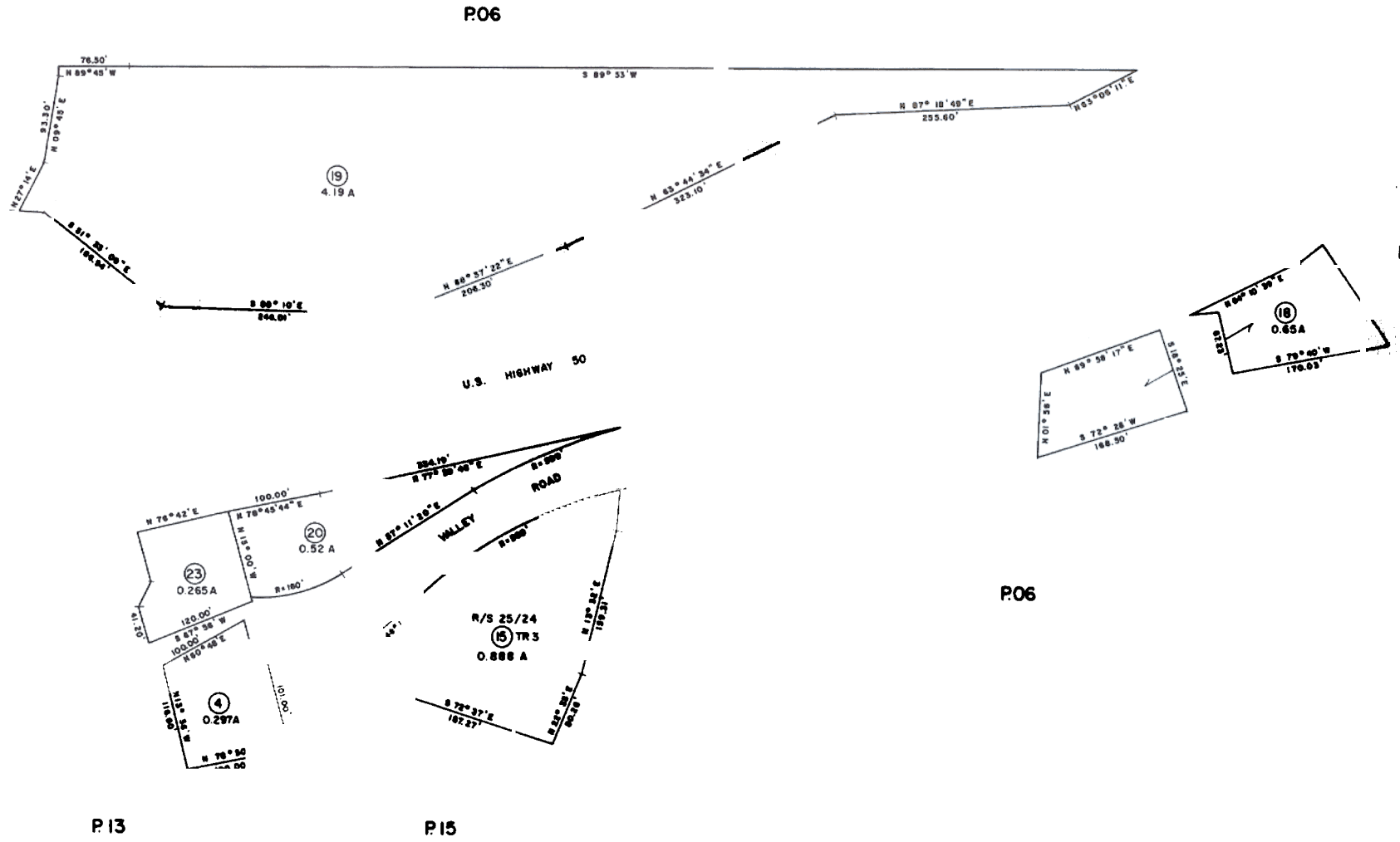


Exhibit A: Assessor's Map

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 9 - Pg. 14
County of El Dorado, California
JAN 11 2002

Exhibit B: Vicinity Map

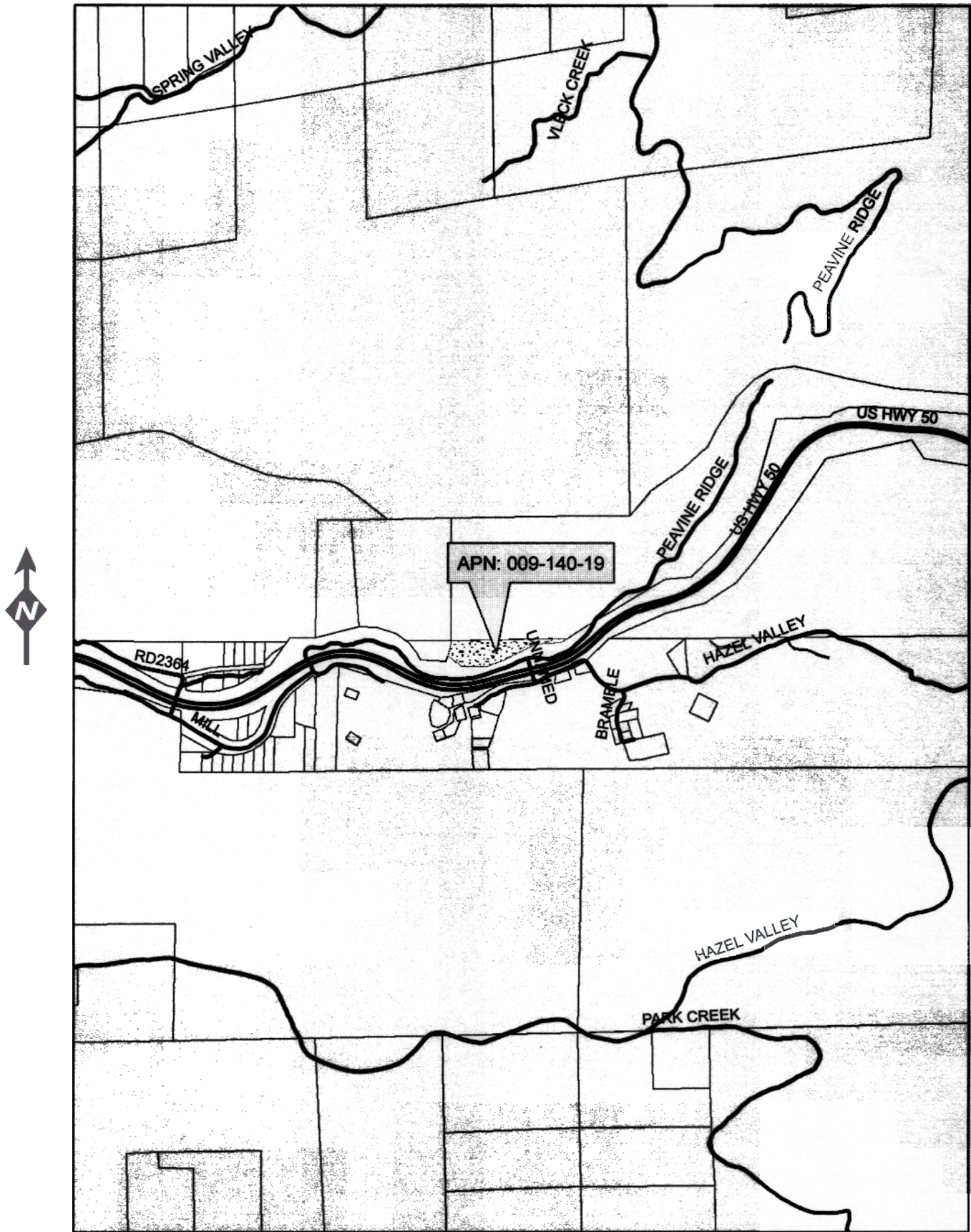
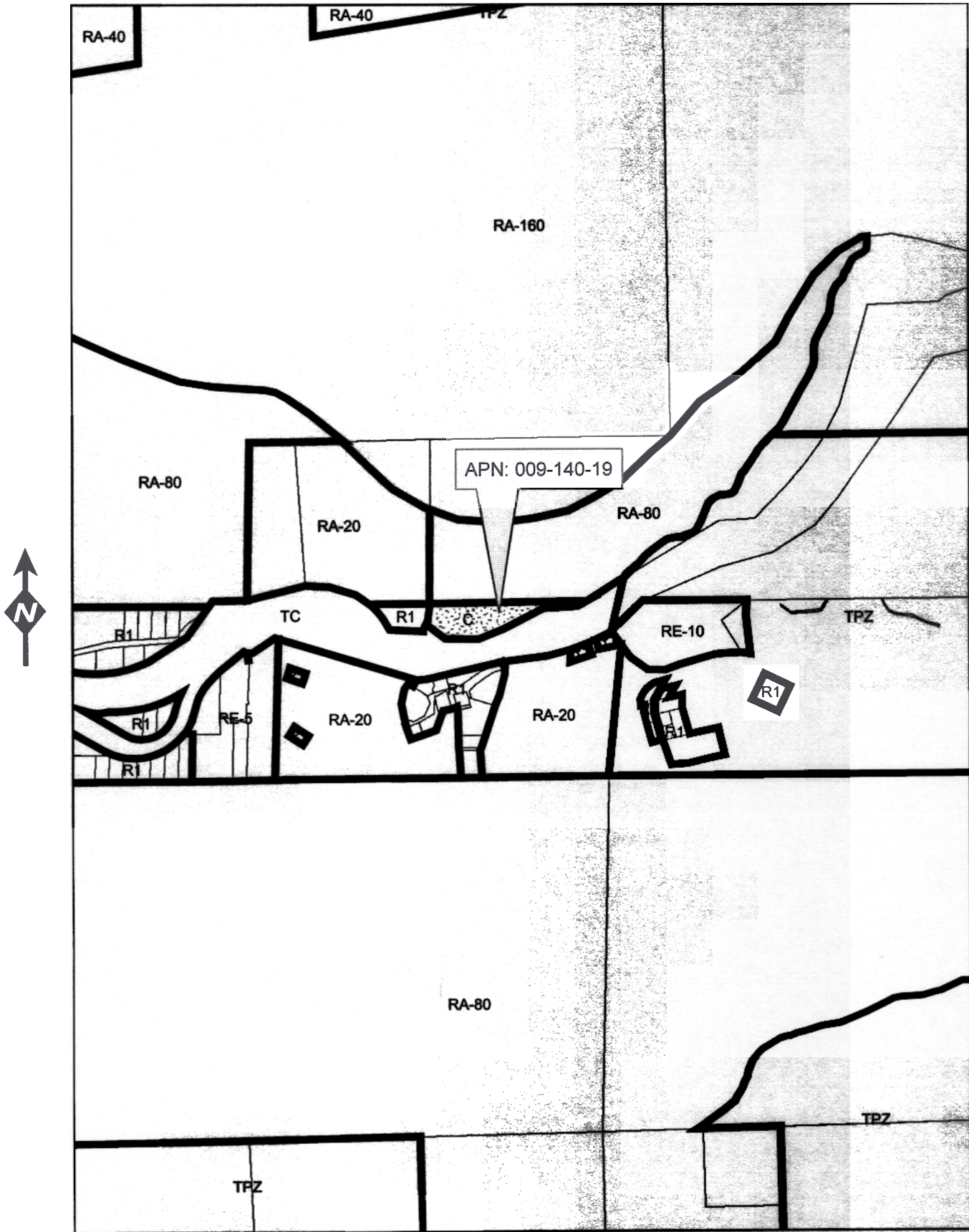


Exhibit C: Zoning Map



Prepared By: Michael C. Baron
El Dorado County Planning Services

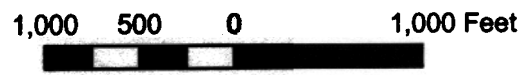
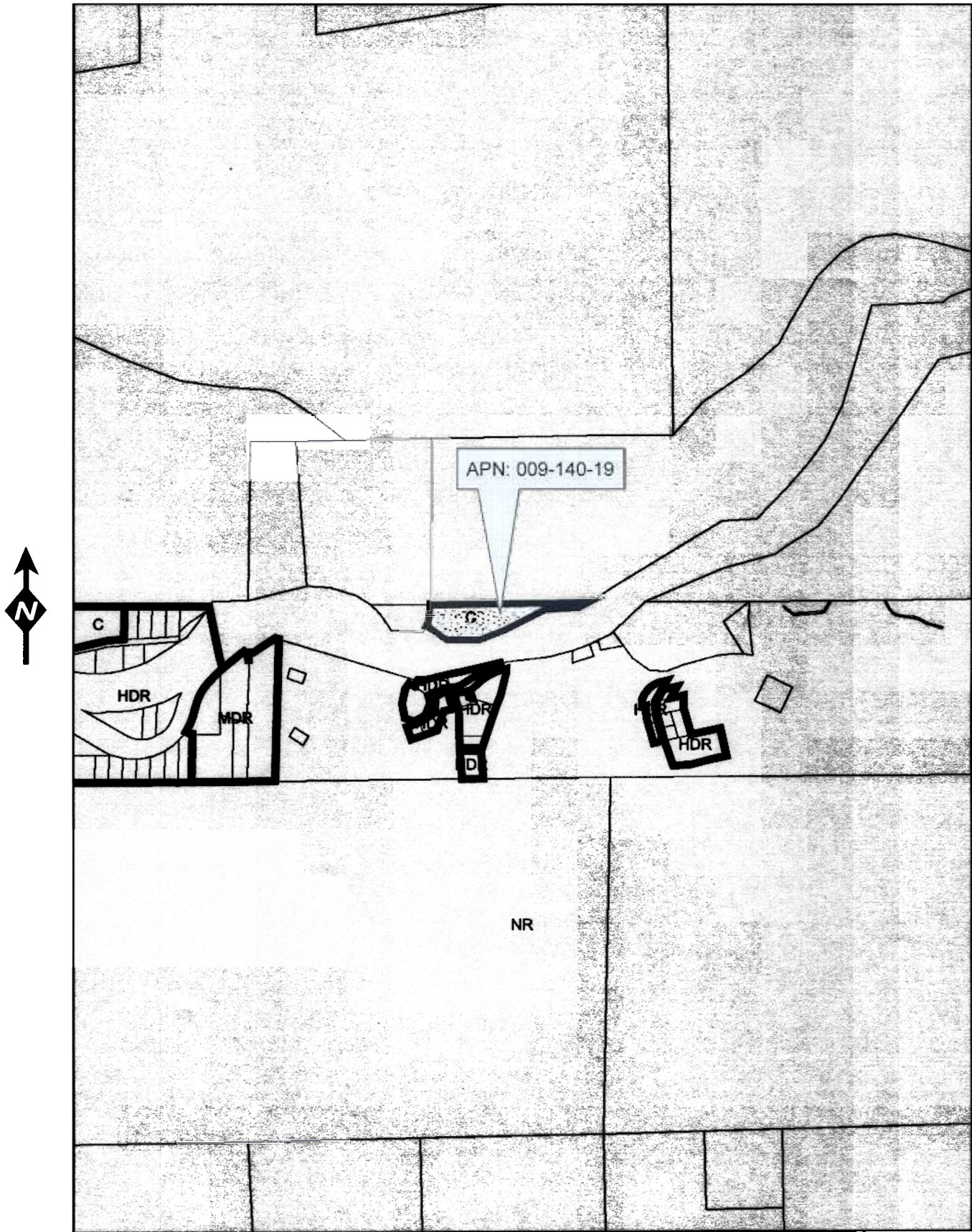


Exhibit D: General Plan Land Use Map



Prepared By: Michael C. Baron
El Dorado County Planning Services

