



# EL DORADO COUNTY PLANNING DEPARTMENT

2850 Fairlane Court  
Placerville, CA 95667

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

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## EL DORADO COUNTY ZONING ADMINISTRATOR

**November 3, 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 2, 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., **November 2, 2004**.

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

- a. **VA04-22 – OSCAR BOSCH:** 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 the end of Saratoga Lane in Cameron Park, 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.

- b. **VA04-28 – JAY JACKSON:** 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 3602 Forni Road (pursuant to County Assessor's record, 3614 Forni Road) in Placerville, 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.

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

NONE SCHEDULED

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

- a. **COC04-75 – WILLIAM KEARNS:** Certificate of Compliance for a five-acre parcel created by grant deed on May 25, 1972, identified by Assessor's Parcel Number 105-190-22, zoned Estate Residential Five-Acre (RE-5), located on the east side of Old Ranch Road, approximately 0.90 mile north of the intersection with Luneman Road in the Rescue area. Approval of the certificate relates only to issues of compliance or noncompliance with the Subdivision Map Act and local ordinances enacted pursuant thereto. The parcel described herein may be sold, leased, or financed without further compliance with the Subdivision Map Act or any local ordinance enacted pursuant thereto. Development of the parcel may require issuance of a permit or permits, or other grant or grants of approval. (Mitigated Negative Declaration prepared)\*

STAFF: Jason Hade

RECOMMENDATION: Conditional Approval

**ACTION:** The Zoning Administrator continued COC04-75 to the hearing date of December 1, 2004.

- b. **COC02-58 – MUSSO/FERRANTE/McCORMICK:** Certificate of Compliance for three twenty-acre parcels identified by Assessor's Parcel Numbers 074-270-02, 074-270-03 and 074-270-11, zoned Exclusive Agricultural (AE), located on the east side of Magic Ring Road, approximately 800 feet south of the intersection with Penobscot Road and approximately two miles south of the intersection of Penobscot Road and Highway 193 in the Cool area. A design waiver has been requested to reduce the required road width improvement of a portion of the on-site roadway from twenty feet to eighteen feet gravel base. (Mitigated Negative Declaration prepared)\*

STAFF: Roger Evans

RECOMMENDATION: Conditional Approval

**ACTION:** The Zoning Administrator approved COC02-58 based on the findings and conditions contained in the staff report.

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.

\*A Draft Negative Declaration has been 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.