



EL DORADO COUNTY PLANNING DEPARTMENT

2850 Fairlane Court
Placerville, CA 95667

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EL DORADO COUNTY ZONING ADMINISTRATOR

December 15, 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 **December 14, 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., **December 14, 2004**.

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

- a. **VA04-24 – VINCENT CAUSSE:** 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 Saratoga Lane in Cameron Park, California.

ACTION: The Vehicle Abatement Hearing Officer denied the appeal in part, 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. Remainder of the appeal was removed from the agenda.

- b. **VA04-40 – ARNOLD ROEPEL:** 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 5255 Ranch Gate Road in Latrobe, California.

ACTION: The Vehicle Abatement Hearing Officer continued VA04-40 to the hearing date of January 5, 2005.

- c. **VA04-25 – BRIAN BAKKEN:** 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 4693 Church Street in El Dorado, California.

NOTE: This item was continued from the Zoning Administrator hearing of December 1, 2004.

ACTION: The Vehicle Abatement Hearing Officer continued VA04-25 to the hearing date of January 5, 2005.

- d. **VA04-26 – THERESA BURCH:** 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 4701 Church Street in El Dorado, California.

NOTE: This item was continued from the Zoning Administrator hearing of December 1, 2004.

ACTION: The Vehicle Abatement Hearing Officer continued VA04-26 to the hearing date of January 5, 2005.

NOTE: This item was continued from the Zoning Administrator hearings of November 3, 2004 and December 1, 2004.

ACTION: The Zoning Administrator continued COC04-75 to the hearing date of January 19, 2005.

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

NONE SCHEDULED

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

- a. **COC04-64 – BRENT FOX:** Certificate of Compliance to create a 120-acre parcel from an 80-acre parcel (Assessor's Parcel Number 060-011-45) and a 40-acre parcel (Assessor's Parcel Number 060-011-46) created by Land Patents. The parcels are zoned Estate Residential Ten-Acre (RE-10), and are located on the east and west sides of Graybar Mine Road within the Greenwood area. Approval of the certificates relates only to issues of compliance or noncompliance with the Subdivision Map Act and local ordinances enacted pursuant thereto. The parcels 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 parcels may require issuance of a permit or permits, or other grant or grants of approval. (Categorically Exempt pursuant to Section 15061 of the CEQA Guidelines)**

STAFF: Gina Hunter

RECOMMENDATION: Conditional Approval

ACTION: The Zoning Administrator continued COC04-64 to the hearing date of January 19, 2005.

- b. **COC04-76 – BRENT FOX:** Certificate of Compliance for a 111.27-acre parcel created by Land Patent, identified by Assessor's Parcel Number 061-071-20, zoned Estate Residential Ten-Acre (RE-10), located on both sides of Wentworth Springs Road, approximately 500 feet east of the intersection with Citabria Road within the Georgetown area. Approval of the certificates relates only to issues of compliance or noncompliance with the Subdivision Map Act and local ordinances enacted pursuant thereto. The parcels 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 parcels may require issuance of a permit or permits, or other grant or grants of approval. (Categorically Exempt pursuant to Section 15061 of the CEQA Guidelines)**

STAFF: Gina Hunter

RECOMMENDATION: Conditional Approval

ACTION: The Zoning Administrator continued COC04-76 to the hearing date of January 19, 2005.

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.

**This project is Categorical Exempt from CEQA (California Environmental Quality Act) pursuant to the above-referenced section, and it is not subject to any further environmental review.