



Jim Mitrisin <jim.mitrisin@edcgov.us>

C#228402 - APN # 078-220-48-1 - 5061 Oak Leaf Cir - Margaret A Camara Tr

1 message

Judy Hickenlooper <judy.hickenlooper@edcgov.us>

Tue, Jun 9, 2015 at 11:40 AM

To: Jim Mitrisin <jim.mitrisin@edcgov.us>

Cc: John Desario <john.desario@edcgov.us>

Hi Jim,

Case information on #228402 for BOS appeal.

Regards, Judy,

Judy

--

Judy Hickenlooper

Development Technician II

County of El Dorado

Community Development Agency

Code Enforcement Unit

2850 Fairlane Court

Placerville CA 95667

(530) 621-5366 / FAX (530) 622-2921

judy.hickenlooper@edcgov.us

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Thank you.

3 attachments**228402 Admin Order 5-7-15.pdf**

1311K

**Case #228402 (1).pdf**

4374K

**Case #228402 photos.pdf**

1730K

**Administrative Citation Hearing Case # 228402
Margaret A Camara Tr
Camara Fam Liv Rev Tr 11/30/06
5061 Oak Leaf Cir
APN: 078-220-48-1**

1/14/2015

Case Summary

On July 24th 2014 Code Enforcement staff received a complaint advising a portion of a detached garage at 5061 Oak Leaf Circle had been converted to dwelling without the required permits. Research of county records showed a detached garage with storage above had a final on Aug 28th 2001 but no subsequent permit activity on detached garage to convert to dwelling was found.

After numerous attempts to contact the owners requesting they respond to the alleged violations by mailing letters, posting notices at the locked access gate to the property and a phone message requesting the owner contact Code Enforcement staff, when there was no response from the owner, an Inspection Warrant was obtained.

Before serving the Inspection Warrant a 24 hr. notice was posted at the entrance gate to the property to provide Due Process.

On December 10th 2014 an attempt was made to serve the inspection warrant. The structure was secured from the inside and after the locksmith opened the locks CE staff were unable to gain access. A Notice of Inspection was left on the front door of the main dwelling requesting the owner contact Code Enforcement staff and advising that a forced entry will be performed if there is no response from the owner.

CE staff received no response from the owner so the Inspection warrant was served on December 17th 2014. CE staff were able to gain access to the structure and plumbing violations were verified and documented.

An Administrative Citation was issued and posted on the entrance gate the next day December 18th 2014 and CE staff received a response form the owner's attorney on December 30th 2014

CASE FEE SUMMARY

CASE ID 228402 CREATED: 1-5-15
 OWNER: MARGARET A CAMARA TR, CAMARA FAM LIV REV TR 11/20/06

<u>ACTION</u>	<u>DATE</u>	<u>TIME</u>	<u>COST</u>
Case Created Research Sent Courtesy Notice	7-24-14	1.0	100.00
Site Visit (Posted Notice of Inspection requesting Contact)	9-15-14	.5	50.00
Generated Warning Letter	10-8-14	.5	50.00
Site Visit (Posted Warning letter)	10-8-14	.5	50.00
Obtained Inspection Warrant	12-1-14	1.0	100.00
Generated 24 Hour Notice Letter	12-8-14	.5	50.00
Site Visit (Posted 24 Hour Notice Letter)	12-8-14	.5	50.00
SITE VISIT (Attempted Inspection Warrant – No Access)	12-10-14	.5	50.00
Locksmith	12-10-14		120.00
Site Visit (Posted Copy Of Warrant) Served Inspection Warrant	12-17-14	.5	50.00
Generated Admin Cite Letter Admin Citation Issued	12-18-14	.5	50.00
Site Visit (Posted Admin Citation and Letter)	12-18-14	.5	50.00
Admin Hearing Fee	1-26-15		200.00
Admin Cite Per Day Fine		10 DAYS at \$100 per day	1000.00
		TOTAL	\$1,970.00

Wayne's Locksmith
 669 Placerville Dr
 Placerville CA 95667
 Phone: 530-626-5531
 Fax: 530-626-5539

COPY

QUOTE

DATE	INVOICE #	CUST #
12/10/2014	0000010573	0003209

BILL TO:

El Dorado County Code Enforcement
 2850 Fairlane Ct
 Placerville CA 95667

SHIP TO:

El Dorado County Code Enforcement
 2850 Fairlane Ct
 Placerville CA 95667

P. O. NUMBER		TERMS	SALES PERSON	
		COD		
QUAN	DESCRIPTION	PRICE EACH	AMOUNT	
1.50	Labor For Locksmith Service as per Jim work done at 5061 Oak Lear Cir Placerville Ca	80.00	120.00	
TOTAL			\$120.00	

Jim Wassner x6539 12-15-2014
342000 4500 Special Expense

Administrative Citation Hearing Case # 228402
Margaret A Camara Tr
Camara Fam Liv Rev Tr 11/30/06
5061 Oak Leaf Cir
APN: 078-220-48-1

1-13-15

Chronological Event File

7/24/14 Complaint received. Researched permit records. Mailed Courtesy Notice. No Response.

9/15/14 Site visit posted Notice of Inspection on locked gate regarding allegation of Garage Conversion without required permit. No Response.

10/8/14 Site visit. Posted Warning letter. No Response from previous notices. Requested owner to contact Code Enforcement or further legal action will be pursued. (Inspection Warrant). No Response.

12-1-14 Obtained Inspection Warrant.

12-8-14 Site visit. Posted 24 hour notice requested in warrant. Final letter requesting contact of alleged violation before inspection warrant is served. No Response.

12/10/14 Site visit. Attempted to serve inspection warrant. 2 CE officers accompanied by 2 Sheriff Deputies, and a locksmith from Wayne's Locksmith. Deputies cut chain on locked gate at entrance to property. Locksmith unlocked doors, but unable to gain access, structure secured from inside. Notice of inspection left on dwelling front door requesting contact or we will return and force entry to garage.

12-17-14 Site visit. 2 CE officers accompanied by 2 Sheriff Deputies served inspection warrant. Sheriff cut links in chain at entrance gate. Gained access to Garage through window and inspected structure. Noted plumbing fixtures, drain pipes and hot and cold water lines installed without required permits.

12-18-14 Site visit. Posted Administrative citation on gate. For plumbing added to permitted garage without required permits.

12-30-14 Attorney for owner called and talked to Supervising Code Enforcement Officer Jim Wassner. CE Unit sent attorney copies of letters sent and posted at site.

The People of the State of California, to any County Building Official, or their deputies or authorized representatives, proof by affiant having been made before me by Jim Wassner, Supervising Code Enforcement Officer, that there is cause to conduct a routine inspection at the property and location described herein,

YOUR ARE HEREBY COMMANDED TO INSPECT:

PARCEL NUMBER: 078-220-48

CE Case # 228402

OWNER:

Camara Fam Liv Trust 11/30/06 Margaret A. Camara, Trustee

MAILING ADDRESS

5061 Oak Leaf Circle, Placerville CA 95667

PHYSICAL LOCATION:

5061 Oak Leaf Circle, Placerville CA

LEGAL DESCRIPTION:

See attached Deed, aerial photos, and parcel map.

FOR THE FOLLOWING PURPOSE:

To verify the existence of alleged violations of the CA Building Codes and the CA Health and Safety Code regarding the alleged conversion of a garage to dwelling space without the required permits, and other obvious CA Building Code violations on the property. This warrant does not address the interior of the main dwelling.

This Inspection Warrant and incorporated Affidavit was sworn to and subscribed before me this day of December, 2014, at a.m./p.m..

WHEREFORE, I find cause for the issuance of this Inspection Warrant and do issue it.

Forcible Entry Requested Yes No

Waiver of 24 hr. Notice Requested Yes No

Night Inspection Request Yes No

Inspection in Absence of Owner or Occupant Requested Yes No

James R. Wagoner

Judge of the Superior Court
JAMES R. WAGONER



12/1/14

Date

INSPECTION WARRANT

The People of the State of California, to any County Building Official, or their deputies or authorized representatives, proof by affiant having been made before me by Jim Wassner, Supervising Code Enforcement Officer, that there is cause to conduct a routine inspection at the property and location described herein,

YOUR ARE HEREBY COMMANDED TO INSPECT:

PARCEL NUMBER: 078-220-48

CE Case # 228402

OWNER:

Camara Fam Liv Trust 11/30/06 Margaret A. Camara, Trustee

MAILING ADDRESS

5061 Oak Leaf Circle, Placerville CA 95667

PHYSICAL LOCATION:

5061 Oak Leaf Circle, Placerville CA

LEGAL DESCRIPTION:

See attached Deed, aerial photos, and parcel map.

FOR THE FOLLOWING PURPOSE:

To verify the existence of alleged violations of the CA Building Codes and the CA Health and Safety Code regarding the alleged conversion of a garage to dwelling space without the required permits, and other obvious CA Building Code violations on the property. This warrant does not address the interior of the main dwelling.

This Inspection Warrant and incorporated Affidavit was sworn to and subscribed before me this 15th day of December, 2014, at 10:45 a.m./p.m.

WHEREFORE, I find cause for the issuance of this Inspection Warrant and do issue it.

Forcible Entry Requested Yes No

Waiver of 24 hr. Notice Requested Yes No

Night Inspection Request Yes No

Inspection in Absence of Owner or Occupant Requested Yes No

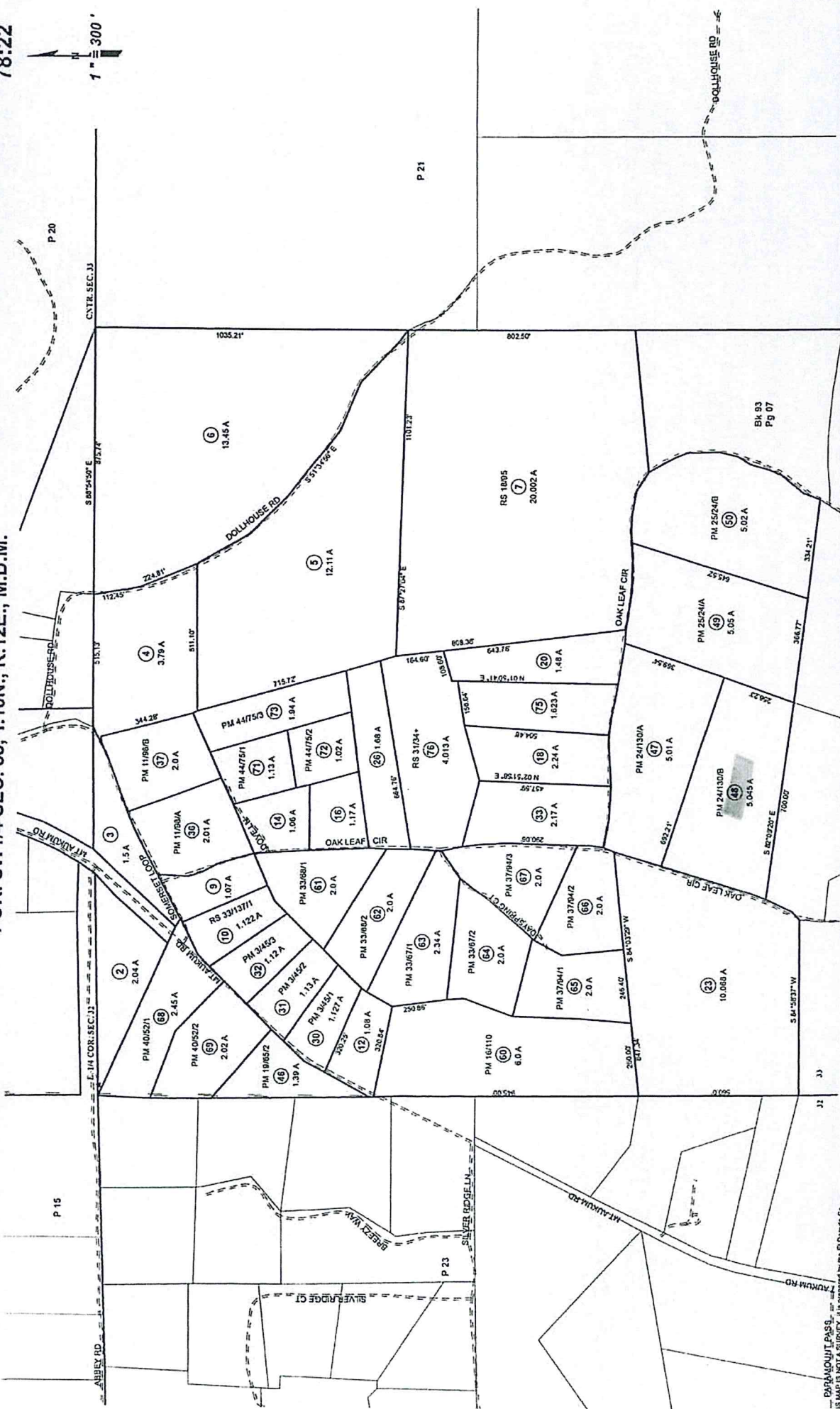
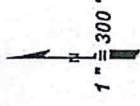
James R. Wagoner
Judge of the Superior Court
James R. Wagoner



12/15/14
Date

POR. SW1/4 SEC. 33, T.10N., R.12E., M.D.M.

78:22



Assessor's Map Bk. 078, Pg. 22
County of El Dorado, CA

Rev. Oct 16, 2013

Adjacent Map Sheet Shows in Gray That
Assessor's Book Numbers Shown in Blue
Assessor's Parcel Numbers Shown in Circles

Acreages Are Estimates

PARANQUIT PASS
THIS MAP IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN AS SHOWN ON THE MAP. THE ASSessor's OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS AND CHARACTERISTICS ARE NOT GUARANTEED. USERS SHOULD VERIFY ITEMS SUCH AS DIMENSIONS AND ACREAGE.

030096

RECORDING REQUESTED BY:

INTER-COUNTY TITLE CO.

WHEN RECORDED MAIL THIS DOCUMENT AND TAX BILLS TO:

Mr. & Mrs. John T. Camara
6600 Deer Valley Rd.
Antioch, CA 94509

OFFICIAL RECORDS
EL DORADO COUNTY CALIF.
RECORD REQUESTED BY:

Inter-County Title Co.

95 JUL 12 AM 8:39

WILLIAM "BILL" SCHULTZ
COUNTY RECORDER-CLERK

702

①

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$378.40
(x) computed on full value of property conveyed, or
() computed on full value of liens and encumbrances remaining at time of sale

PCOS
FILED

APN: 078-220-48

GRANT DEED

Order No. 196838-MJK

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, BARBARA F. FOWLER, a married woman

hereby grants to JOHN T. CAMARA AND MARGARET A. CAMARA, husband and wife as joint tenants

the following described real property in the unincorporated area
County of El Dorado, State of California:

PARCEL B, as said Parcel is shown on that certain Parcel Map entitled "Portion of the S.W. 1/4 Section 33, T. 10N., R. 12 E., M.D.M.", filed August 6, 1979 in the office of the County Recorder of El Dorado County in Book 24 of Parcel Maps, at Page 130.

Assessor's Parcel No. 078-220-48

Dated: July 3, 1995

Barbara F. Fowler
Barbara F. Fowler

STATE OF CALIFORNIA

COUNTY OF El Dorado

On July 6, 1995
and for said State, personally appeared

} ss.

Barbara F. Fowler, before me, the undersigned, a Notary Public in

Barbara F. Fowler, personally known to me (or

proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and that by her signature on the instrument the person(s), or the entity on behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Marilyn J. Kilt



END DOCUMENT

BOOK 4499 PAGE 557

RECORDING REQUESTED BY



El Dorado, County Recorder
William Schultz Co Recorder Office
DOC- 2002-0059761-00

Check Number 13227
Wednesday, AUG 14, 2002 11:15:22
Ttl Pd \$10.00 Nbr-0000302831
DJS/C2/1-2

AND WHEN RECORDED MAIL TO

NAME
STREET
ADDRESS
CITY &
STATE

JOHN T. CAMARA
5061 OAK LEAF CIRCLE
PLACERVILLE, CALIFORNIA
95667

SPACE ABOVE THIS LINE
FOR RECORDER'S USE

DECLARATION OF HOMESTEAD (Husband and Wife)

We, JOHN THEODORE CAMARA and MARGARET ANN CAMARA, hereby certify and declare:

- a. We are married to each other.
- b. We hereby claim as a declared homestead, and make ourselves declared homestead owners of, the premises described as follows: APN # 078-220-48-100
5061 OAKLEAF CIRCLE PLACERVILLE, CALIFORNIA 95667
- c. I, JOHN THEODORE CAMARA own the following interest in the above-declared homestead: 50%
- d. I, MARGARET ANN CAMARA own the following interest in the above-declared homestead: 50%
- e. The above declared homestead is our principal dwelling or the principal dwelling of _____ and we or he or she currently reside(s) in that declared homestead.
- f. Our further act of causing this declaration to be recorded shall constitute a representation that we or _____ reside(s) in the above-declared homestead on the date this declaration is recorded.
- g. The facts stated in this Declaration are true as of our personal knowledge.

John Theodore Camara Margaret Ann Camara
(Signature of One Spouse) (Date) (Signature of Other Spouse) (Date)

John Theodore Camara MARGARET ANN CAMARA

8-14-02

This document is only a general form which may be proper for use in simple transactions and in no way acts, or is intended to act, as a substitute for the advice of an attorney. The printer does not make any warranty, either expressed or implied, as to the merchantability or fitness for a particular purpose, or as to the legal validity of any provision or the suitability of these forms in any specific transaction.

Cowdery's Form No. 20439 • (Old No. 439) • DECLARATION OF HOMESTEAD (Husband and Wife) (C.C.P. Sec. 704.930(a)(1)) • (Revised 11.97; Printed 11.97)



RECORDING REQUESTED BY &:

WHEN RECORDED MAIL TO:
JOHN CAMARA & MARGARET CAMARA
5061 OAK LEAF CIRCLE
PLACERVILLE, CA 95667



El Dorado, County Recorder
William Schultz Co Recorder Office
DOC- 2006-0087527-00

Check Number 4022
Thursday, DEC 21, 2006 09:03:57
Ttl Pd \$7.00 Nbr-0000938301
JLB/C1/1-1

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

DOCUMENTARY TRANSFER TAX 00.00
Exemption #11930

APN#: 078-220-48

GRANT DEED - Trust Transfer

PCOS
FILED

JOHN T. CAMARA and MARGARET A. CAMARA, husband and wife, as joint tenants hereby grant to JOHN T. CAMARA and MARGARET A. CAMARA, trustees of, "The Camara Family Revocable Living Trust, dated November 30, 2006," the following described property in the County of El Dorado, State of California:

PARCEL B, as said Parcel is shown on that certain Parcel Map entitled "Portion of the S.W. ¼ Section 33, T. 10N., R. 12 E., M.D.M.:", filed August 6, 1979 in the office of the County Recorder of El Dorado County in Book 24 of Parcel Maps, at Page 130.

The undersigned:

John T. Camara
JOHN T. CAMARA, Grantor

Margaret A. Camara
MARGARET A. CAMARA, GRANTOR

State of California
County of El Dorado

On November 30, 2006 before me, Sharen M. Goodwin, a Notary Public, JOHN T. CAMARA and MARGARET A. CAMARA, personally appeared, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signature on the instrument the persons, executed the instrument.

WITNESS my hand and official seal.

Sharen M. Goodwin
SHAREN M. GOODWIN, NOTARY



12/21/2006, 20060087527

PARCEL MAP

A PORTION OF THE SW 1/4 OF SEC 33
 TION, R.12 E., M.D.M.
 COUNTY OF EL DORADO, CALIFORNIA
 JULY 1979

ENGINEER'S CERTIFICATE:
 THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED
 UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS
 OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE
 REQUEST OF HAROLD W. BUCK ON JULY 10, 1979.
 I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS
 TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP IF ANY.

Garry J. Gates
 GARRY J. GATES, R.C.E. 17921



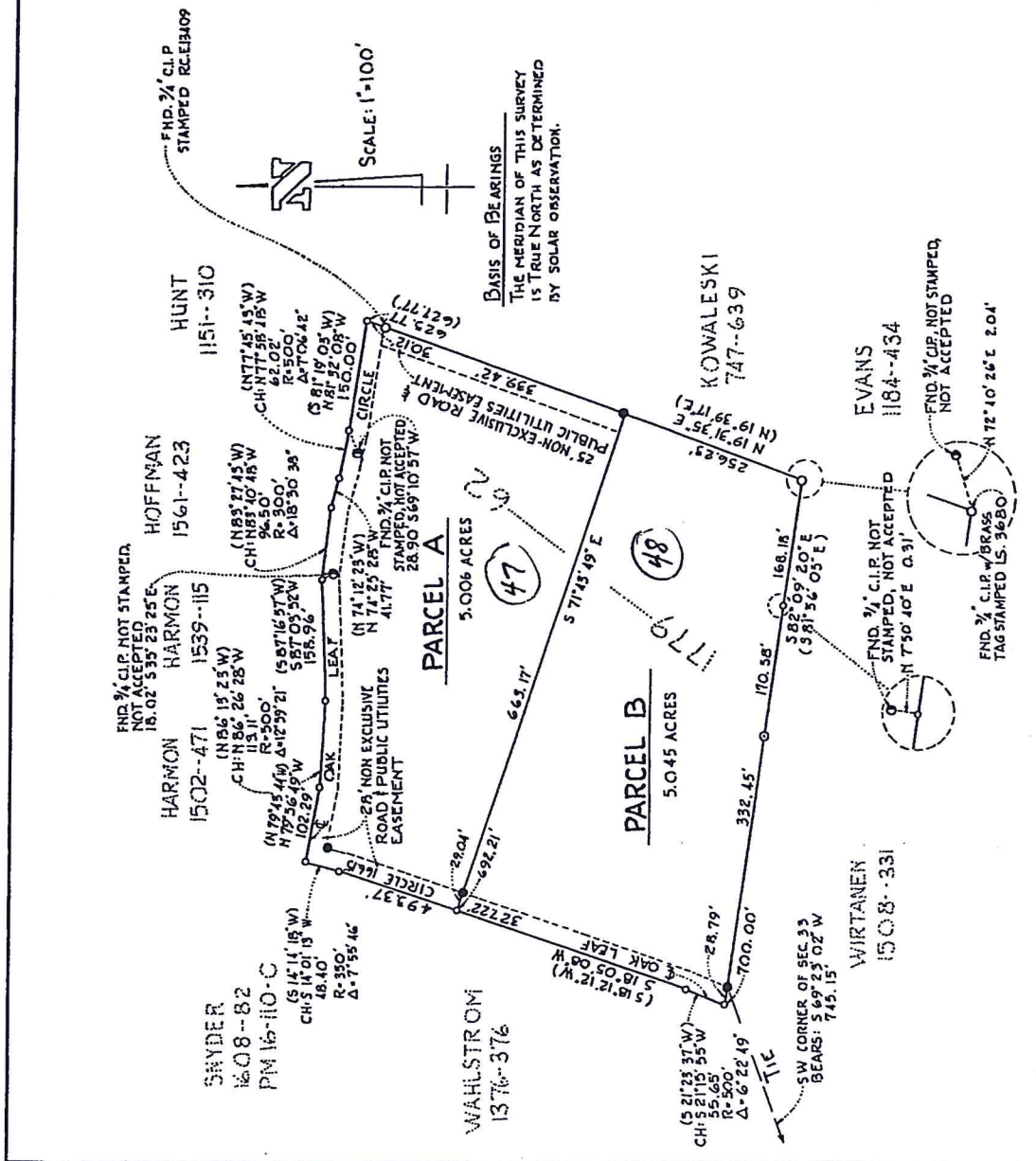
COUNTY SURVEYOR'S CERTIFICATE:
 THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE
 SUBDIVISION MAP ACT AND LOCAL ORDINANCE.

Fred G. DeBerry
 FRED G. DEBERRY, L.S. 2403
 COUNTY SURVEYOR
 COUNTY OF EL DORADO

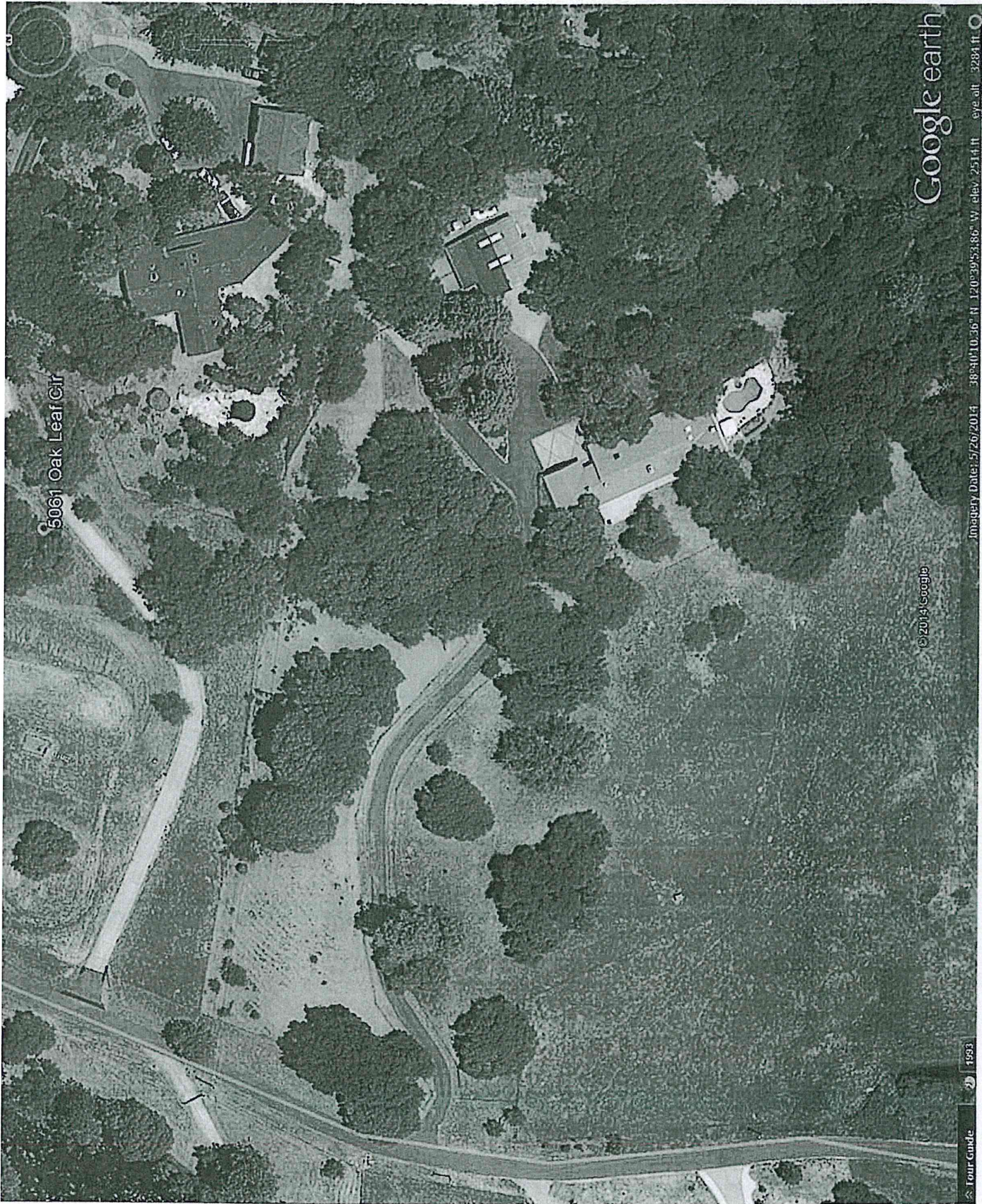
RECORDER'S CERTIFICATE:
 FILED THIS 6TH DAY OF August, 1979, AT 12:32 P.M.,
 IN BOOK 24 OF PARCEL MAPS AT PAGE 130 AT THE
 REQUEST OF HAROLD W. BUCK.
 DOCUMENT No. 24-130

Dorothy Carr
 DOROTHY CARR
 COUNTY RECORDER
 COUNTY OF EL DORADO

BY: _____
 DEPUTY







5061 Oak Leaf Cir

Google earth

© 2014 Google

Imagery Date: 5/26/2014 38°40'10.36" N 120°39'53.86" W elev 2514 ft eye alt 3284 ft

1993

4993

Current data

APN 078-220-48-100 Status 00 Type 0 ROLL TRA 085-015 Use Cd 22 Supp Y
 Owner Name % Own Type Mail address Type-%
 CAMARA MARGARET A TR 0.000 5061 OAK LEAF CIR
 CAMARA FAM LIV REV TR 11/30/06 100.000 TR PLACERVILLE CA
 ZIP 95667 M-Add-Chg 02/28/2011
 Situs address, Chg date
 5061 OAK LEAF CIR

ZIP

Type	O.R.	Rec date	Eff date	App (%)	Par/Lot	Blk	Sub no
R	0005116	01/31/11	08/22/10*1	N 0.00	PM 24/130/B		
R	0087527	12/21/06	12/21/06*1	N 0.00	Rec map		AC 5.045 D-Ab
R	4499557	07/12/95	07/12/95*1	Y 100.0		UNT	1 Creat 08/06/1979

Parcel background From: 07822022100

To:

Land	Struct-Mobile	Fixed-eq	Per-prop	Tot-exempt	Net-Roll	CAAP
108,403	377,300	0	0	7,000	417,500	CL

Statutory Prop 8 App Date, CD., ID Par-Comp Exempt-CD Val-Chg-R/P, P/P
 94,500 330,000 12/31/13 T CRV 01 01/11/14

ACCT #2-006-329-0060 More History Remarks on P.2

Enter=Page 3 F3=Quit F4=Menu F5/F6=Hist (Back/Fwd)

Next UTM010 F7/F8=Names (Back/Fwd) F9/F10=Par Bkgd (Back/Fwd) UTM020A

Current Data

APN 078-220-48-100 Status code 00 Event type 0 ROLL Date 01/01/2015 1

Land:

Acreage	Lot depth	Lot width	Topo	Water	sewer	Nat gas	Undergrnd	Ground cover		
5.045	0	0	R	W				0		
Sq ft area	Sq ft	rng	Nbrhood	IPES	cd	Site %	View	Wtrfnt	Type rd	Type access
		F	0				F		G	R

Improvements (Structure)

Quality	Modern/Conv	Tot units	Stories	Tot sq ft.	Yr built	Eff yr built		
D 8.0 B	M	1	1.0	3,148	1983	1985		
Bdroom	Bath rm	Tot rm	Fireplc/Stove	ct	Struct fail	Cond Func	plan	Build use
2	2.5	7		0		A	A	S
Garage	Gar stall	Carports	Carport stalls	Guest hse	sq ft	Swim pool	Barn	
2	0	1		0		0		

Account number Stat Type of business
 2-006-329-0060 01 Boat

Next UTM010 F3=Quit F4=Menu F5/F6 More Accts Enter=Page 2 UTM020D

CASE ID 228402 - 7 ENFORC-STRUCT-CONVER STATUS: OPEN

CREATE: 07/24/2014 ISSUED: 07/24/2014

NOTE: CONVERSION OF SECOND FLOOR OF PERMITTED GARAGE FROM STORAGE TO DWELLING W/O PERMITS.

12/29/14 BLJMD SITE VISIT 12-18-14. POSTED ADMIN CITATION LETTER ON LOCK GATE.

12/18/14 BLJZH MAILED ADMIN CITATION LETTER (CERT & REG)--TICKLE TILL 1-12-15. PROOF OF SERVICE TO FILE
1. PLUMBING ADDED TO PERMITTED GARAGE/STORAGE STRUCTURE W/O PERMIT. COUNTY ORD. 15.16.020C

12/08/14 BLJMD SITE VISIT ON THIS DATE. POSTED INSPECTION WARRANT LETTER.

10/08/14 BLJJW NOI LEFT AT SITE REQUESTING CONTACT ON 9.15.14 AFTER NO RESPONSE TO COURTESY NOTICE. A MESSAGE

INTAKE INSPECTOR: JUDY HICKENLOOPER

RESPONSIBLE AGENCY: 7 CODE ENFORCEMENT

PRIORITY: 3

LMC107A

F1=HELP 2=CLR 3=QUT 4=DSP 5=UPD 6=ADD 7/8=SCROLL S7/8=PREV/NEXT F9=ROUTE 12=X

PARCEL: 078 220 48 1 PERMIT: 228402__ - 7

PERMIT	DESCRIPTION	APPLIED	ISSUED	FINALED	STATUS
228402- 7	ENFORC-STRUCT-CONVER				OPEN
210815- 4	SEPTIC-NEW -PUMPG	11/07/2012			CLOSED
203693- 1	BUILDG-REPLAC-ROOF	09/22/2011	09/22/2011	12/06/2011	FINALED
179288- 1	PLUMBG-NEW -1-FMLY	02/14/2007	02/14/2007	05/04/2007	FINALED
96803- 1	BUILDG-NEW -GARAGE	11/03/1995	12/19/1995	08/28/2001	FINALED
93085240- 1	BUILDG-NEW -DECKS	08/20/1993	08/20/1993	02/17/1994	FINALED
93084968- 1	BUILDG-REPAIR-1-FMLY	07/30/1993	07/30/1993	12/08/1993	FINALED

LMC199A

F1=HELP 2=CLR 3=QUIT

7/8=SCROLL S7/8=P/N F9=T03 F10=T07 11=L10 12=EXIT

PERMIT: 96803 - 1 BUILDG-NEW -GARAGE STATUS: FINALED
 SUBMIT: 11/03/1995 ISSUED: 12/19/1995 RENEWED: 12/17/1997
 HANDLE AS: N/A OCCUPANCY FIRE
 SPECIFIC USE SQ.FT. COST VALUATION GRP TYPE RATING
 GARAGE 1088 X 19.60 = 21324
 STORAGE 1142 X 19.60 = 22383

TOTAL VALUATION 43707

VALUATION DATE: 1996-03-18 UPDATED BY: BLALP

LMC105A

F1=HELP 2=CLR 3=QUIT 4=D 5=U 6=A 7/8=SCRL S7/8=PREV/NEXT F9=COMMENTS 12=EXIT

PERMIT: 96803 - 1 BUILDG-NEW -GARAGE STATUS: FINALED
SUBMIT: 11/03/1995 ISSUED: 12/19/1995 RENEWED: 12/17/1997

NOTE: DETACHED GARAGE W/SECOND FLOOR STORAGE ROOM

MUST HAVE FENCE AROUND POOL BEFORE FINAL

12/03/99 BLPLN PERMIT RENEWED 2ND TIME SEE 11-10-99 ENTRY BY
BLVFT ON T08.

12/19/97 BLKJE FILE IS IN OLITA'S BOX

12/17/97 BLJPH RENEWAL 75% CR. THRU FRAME

10/24/96 BLMCO REDUCED BUILDING FEE \$2.51 TO ELIMINATE CHARGE PER
BOS 10/22/96

11/03/95 BLLVF APP AND PLANS W/JOHN CARLBURG.

INTAKE INSPECTOR: LILLIE FUENTES

RESPONSIBLE AGENCY: 1 BUILDING SERVICES/PV

PRIORITY: 99

LMC107A

F1=HELP 2=CLR 3=QUT 4=DSP 5=UPD 6=ADD 7/8=SCROLL S7/8=PREV/NEXT F9=ROUTE 12=X

PERMIT: 96803 - 1 BUILDG-NEW -GARAGE STATUS: FINALED
 SUBMIT: 11/03/1995 ISSUED: 12/19/1995 RENEWED: 12/17/1997
 PARCEL: 078-220-48-1 CAMARA JOHN T 5061 OAK LEAF

UPDATE GROUP OF INSPECTIONS:

SEL INSPECTION	RESULT	COMPLETE	BY
21. STUCCO/SCRATCH			
24. WATER SUPPLY			
25. SEWER			
26. SLAB PLUMBING			
28. TOPOUT PLUMBING			
35. GND ELECTRODE	APPROVED	04 17 96	BLJJW
35. GND ELECTRODE			
36. TYPE			
37. UND GROUND ELECTRIC			
39. ROUGH ELECT	APPROVED	04 23 96	BLLGS
40. MAIN PANEL			
41. SUB PANEL			
68. PERMANENT POWER			
93. DOT/SLT FINAL			

LMC110A

F1=HELP 2=CLR 3=QUIT 4=D 5=U 6=A 7/8=SCRL S7/8=PRV/NXT 11=SET INSPECTNS 12=EXIT

PERMIT: 96803 - 1 BUILDG-NEW -GARAGE STATUS: FINALED
 SUBMIT: 11/03/1995 ISSUED: 12/19/1995 RENEWED: 12/17/1997
 PARCEL: 078-220-48-1 CAMARA JOHN T 5061 OAK LEAF

UPDATE GROUP OF INSPECTIONS:

SEL INSPECTION	RESULT	COMPLETE	BY
93. DOT/SLT FINAL			
94. SEPTIC SYSTEM			
97. DRIVEWAY FINAL			
100. TRPA FINAL			
101. BUILDING FINAL	APPROVED	08 28 01	BLPER
102. PERMIT FINAL	NOT APPRO	11 26 97	BLDRP
102. PERMIT FINAL	APPROVED	08 28 01	BLPER

LMC110A

F1=HELP 2=CLR 3=QUIT 4=D 5=U 6=A 7/8=SCRL S7/8=PRV/NXT 11=SET INSPECTNS 12=EXIT

COMPUTATIONS

1134

RES.
 $37 \times 58 = 2146$
 $20 \times 28 = 560$
 $17 \times 26 = 442 = 3148$

BRZ - wall
 $610 \times 24 = 312$

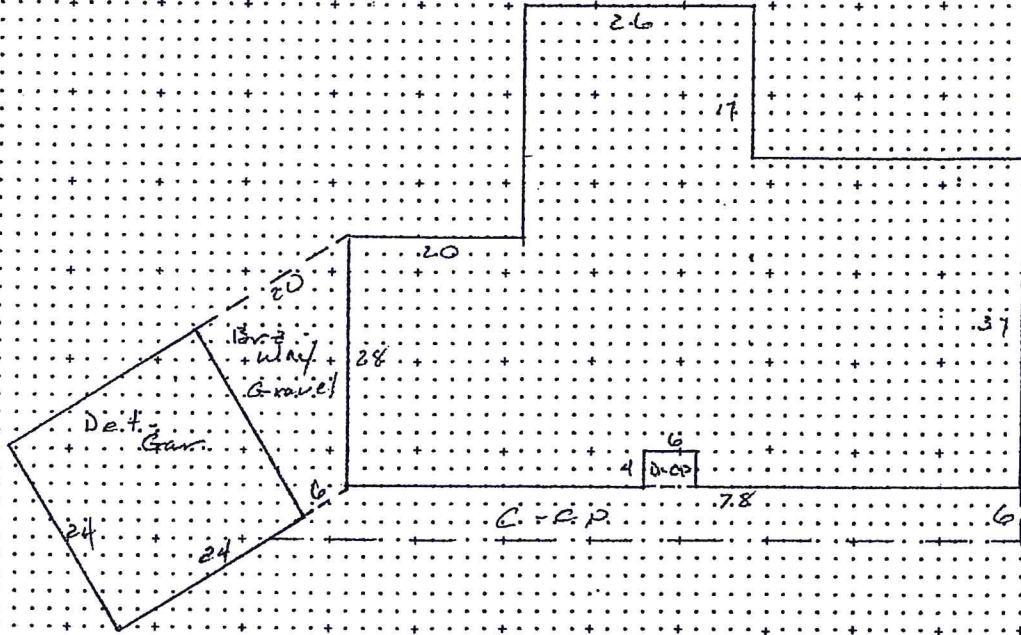
Net Grd REMARKS 9/19/95 NE Gate - ADE
 24 x 24 = 576 Area - Est Area. Raise class Fr.
 70 TO 80 WAB 2/27/97 NE New -
 -CP Con. Stor. In Use. Hold For Final LPTS
 6 X 78 = 468 1/27/98 NE Not Finaled 11/26/97 Use 1/41.
 Frame Int. Top & Bottom WAB

MISCELLANEOUS STRUCTURES

STRUCTURE	FOUND.	CONST.	EXT.	ROOF	FLOOR	INTERIOR	SIZE
Swim Pool	Concrete	Freeform	No Slide or Board				16 x 32
Basin							50 x 40
Det. Garage	C	FR	ply	205R C/S	2 ply	Unf. Frame	31/2 x 36
11205 Etr. Struc.						Unf. Frame	-

REMARKS

3-1-83 N/E New Res. Shed Only. Lgh. Plumb. O-R-H
 Through 15th Only. Septic & Septic In - Trand
 Trnd. Occupied. WAB 2-16-84 No Progress
 No Ch. WAB 2-27-85 Plumbok - wired Pchty
 Insulated. No Ch. WAB 7-31-85 Res. Finaled
 In Trnd. Pchty In. No Top. No Etr. Cases No
 Doors or Trims. Division Final. C.P. Pool
 Finaled & Compl. WAB 3-21-86 RES RES
 Occupied - No Etr. Cases Int. Trims. Pchtyes -
 Batts P.C. Consist. Compl. & Cool Top Sheet. WAB
 1-15-87 NE No Carpet. Batts P.C. - No Ch. WAB
 3-17-88 NE Carpet In - Batts P.C. Compl. A.C. WAB



1/2 scale

EL DORADO COUNTY

RECEIVED

MAR 12 1996

El Dorado County Assessor

JOHN A. WINNER
ASSESSOR

PLACERVILLE OFFICE
360 Fair Lane, Placerville Ca. 95667
(916) 621-5719

SOUTH LAKE TAHOE OFFICE
P. O. BOX 14507, South Lake Tahoe, Ca. 95702
(916) 573-3422

PROPERTY OWNER'S STATEMENT ON NEW CONSTRUCTION

BUILDNEW GARAG
078-220-4810, PERMIT NO. N96803

CAMARA JOHN T
~~6600 DEER VALLEY~~
~~ANTIOCH CA 94509~~
Correct Mailing Address

John T. Camara
Margaret A. Camara
5081 Oakleaf Circle
Placerville, CA 95667

PROPERTY ADDRESS IF DIFFERENT FROM MAILING ADDRESS

John T. Camara
Margaret A. Camara
5081 Oakleaf Circle
Placerville, CA 95667

Our records indicate a Building Permit was issued for the above address for New Construction. Section 441-(d) of the Revenue and Taxation Code Reads in part:

"At any time, as required by the Assessor for assessment purposes, every person shall make available for examination, information or records regarding his property."

Please complete this form and return it to the Assessor, using the enclosed envelope, within TWENTY (20) DAYS of receipt. If you need assistance, Please Call (916) 621-5715.

CHECK ITEMS OR USE REMARKS SECTION TO BEST DESCRIBE CONSTRUCTION

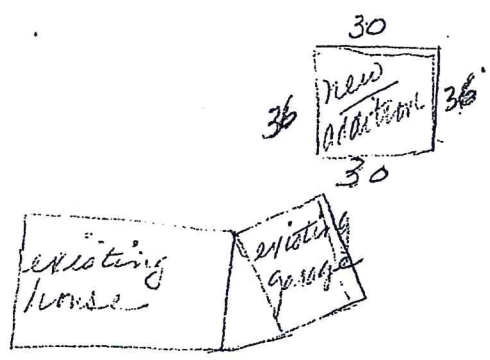
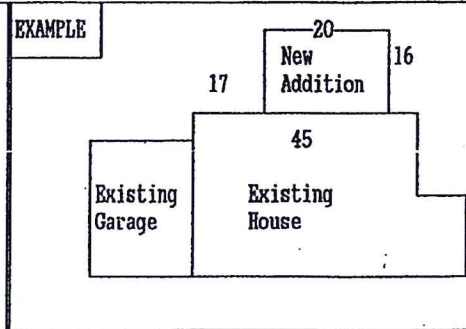
<p>1. STRUCTURAL CHANGES</p> <ul style="list-style-type: none"> <input type="checkbox"/> Addition to Living Area <input type="checkbox"/> Patio/Deck <input type="checkbox"/> Alteration <input type="checkbox"/> Pool or Spa <input type="checkbox"/> Garage Conversion <input checked="" type="checkbox"/> Other (Please explain on reverse side) <p>Total Sq.Ft. of New Structure or Addition (See Item No. 8) _____ Sq.Ft.</p> <p>TOTAL COST OF WORK (LABOR AND MATERIALS)</p> <p>\$ 18,000.⁰⁰</p>	<p>4. PLUMBING ITEMS (N= New Unit R= Replacement Unit)</p> <table border="0"> <tr> <td></td> <td style="text-align: right;">Number</td> </tr> <tr> <td><input type="checkbox"/> Toilet</td> <td style="text-align: right;">---</td> </tr> <tr> <td><input type="checkbox"/> Bath Tub</td> <td style="text-align: right;">---</td> </tr> <tr> <td><input type="checkbox"/> Stall Shower</td> <td style="text-align: right;">---</td> </tr> <tr> <td><input type="checkbox"/> Sink</td> <td style="text-align: right;">---</td> </tr> <tr> <td><input type="checkbox"/> Dishwasher</td> <td style="text-align: right;">---</td> </tr> <tr> <td><input type="checkbox"/> Water Heater</td> <td style="text-align: right;">---</td> </tr> <tr> <td><input type="checkbox"/> Solar Hot Water</td> <td style="text-align: right;">---</td> </tr> <tr> <td><input type="checkbox"/> Other</td> <td style="text-align: right;">---</td> </tr> </table> <p style="text-align: center;">N/A.</p>		Number	<input type="checkbox"/> Toilet	---	<input type="checkbox"/> Bath Tub	---	<input type="checkbox"/> Stall Shower	---	<input type="checkbox"/> Sink	---	<input type="checkbox"/> Dishwasher	---	<input type="checkbox"/> Water Heater	---	<input type="checkbox"/> Solar Hot Water	---	<input type="checkbox"/> Other	---
	Number																		
<input type="checkbox"/> Toilet	---																		
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<input type="checkbox"/> Sink	---																		
<input type="checkbox"/> Dishwasher	---																		
<input type="checkbox"/> Water Heater	---																		
<input type="checkbox"/> Solar Hot Water	---																		
<input type="checkbox"/> Other	---																		
<p>2. CONSTRUCTION MATERIALS (New Portion only)</p> <p>a. Basic Construction</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Masonry <input type="checkbox"/> Other <p>b. Exterior Walls</p> <ul style="list-style-type: none"> <input type="checkbox"/> Stucco <input checked="" type="checkbox"/> Siding <input type="checkbox"/> Other <p>c. Interior Wall Finish</p> <ul style="list-style-type: none"> <input type="checkbox"/> Paint <input type="checkbox"/> Wall Paper <input checked="" type="checkbox"/> Other <p>d. Floors</p> <ul style="list-style-type: none"> <input type="checkbox"/> Carpet <input type="checkbox"/> Linoleum <input checked="" type="checkbox"/> Other <p>e. Roof Cover</p> <ul style="list-style-type: none"> <input type="checkbox"/> Tile <input type="checkbox"/> Shake <input checked="" type="checkbox"/> Composition <input type="checkbox"/> Other 	<p>5. CABINETS, APPLIANCES, ELECTRICAL (N = New Unit R= Replacement Unit)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Range <input type="checkbox"/> Oven <input type="checkbox"/> Cabinets <input type="checkbox"/> Compactor <input type="checkbox"/> Microwave Oven <input type="checkbox"/> Other Built-Ins <p style="text-align: center;">N/A.</p>																		
<p>3. HEATING/AIR CONDITIONING (N = New Unit R = Replacement Unit)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Central Air Cond. <input type="checkbox"/> Trough-Wall Air Cond. <input type="checkbox"/> Forced Air Furnace <input type="checkbox"/> Floor or Gravity Furnace <input type="checkbox"/> Wall Heater <input type="checkbox"/> Wood Stove <input type="checkbox"/> Solar Heating <input type="checkbox"/> Other <p style="text-align: center;">N/A.</p>	<p>6. SWIMMING POOL</p> <p>TYPE <input type="checkbox"/> Gunite <input type="checkbox"/> Vinyl Lined <input checked="" type="checkbox"/> Fiberglass</p> <p>Size _____ ACCESSORIES <input type="checkbox"/> Pool/Sweep <input type="checkbox"/> Diving Board</p> <p><input type="checkbox"/> Slide <input type="checkbox"/> Heater <input type="checkbox"/> Gas <input type="checkbox"/> Solar</p> <p>Attached Spa Size _____</p> <p>Approximate Square Footage of Decking _____</p> <p>Deck Finish: <input type="checkbox"/> Cement <input type="checkbox"/> Cool Deck <input type="checkbox"/> Brick <input type="checkbox"/> Exp. Aggr.</p> <p>7. SELF CONTAINED SPA OR HOT TUB</p> <p>TYPE <input type="checkbox"/> Gunite <input type="checkbox"/> Redwood <input type="checkbox"/> Fiberglass</p> <p>SIZE _____</p> <p>TYPE OF HEAT</p> <ul style="list-style-type: none"> <input type="checkbox"/> Gas <input type="checkbox"/> Solar <input type="checkbox"/> Electric <p style="text-align: center;">N/A.</p>																		

Please Complete the Reverse Side of Form

8. SKETCH OF NEW CONSTRUCTION:

Make a sketch of the "New Construction" showing its outside measurements and position in relationship to any existing structure. Describe use of "New Construction" garage & storage

- a. Completion Date _____
- b. If not completed check here
 Date Started 2-20-96
 Estimated Completion Date: unknown
- c. Do you contemplate any further construction during the next 12 months. Yes ___ No
 If yes, describe _____
- d. Did you do any of the work yourself: Yes No ___
 Percent of work completed by: Owner 98 % Contractor ___ %
- e. Has any other construction taken place over the past 12 months. Yes ___ No
 If yes, describe _____
- f. Please attach copy of construction contract if available.



2/27/97. NE in use - Frame in + Top of bottom slabs, or - Ply/Batt. 8x6 to - CS. Gutter

REMARKS _____

THE ASSESSOR'S OFFICE MAY AUDIT THIS STATEMENT FOR COMPLETENESS AND ACCURACY AND MAY CONTACT YOU FOR ADDITIONAL INFORMATION AS REQUIRED
 I declare under penalty of perjury that this statement, including any accompanying documents, is true, correct and complete to the best of my knowledge and belief.

Signature of Owner or Agent <i>Maureen Camara</i>	Title (if Agent)
Phone (8:00 am to 5:00 pm) (916) 644-6600	Date 3-6-96



COMMUNITY DEVELOPMENT AGENCY

DEVELOPMENT SERVICES DIVISION

<http://www.edcgov.us/DevServices/>

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

(530) 621-5315 / (530) 622-1708 Fax

bidgdept@edcgov.us

PLANNING

(530) 621-5355 / (530) 642-0508 Fax

planning@edcgov.us

LAKE TAHOE OFFICE:

3368 Lake Tahoe Blvd., Suite 302

South Lake Tahoe, CA 96150

(530) 573-3460

(530) 542-9082 Fax

tahoebuild@edcgov.us

CODE ENFORCEMENT UNIT

2850 Fairlane Court, Placerville, CA 95667

(530) 621-5999 / (530) 622-2921 Fax

July 24, 2014

MARGARET A CAMARA TR
CAMARA FAM LIV REV TR 11/30/06
5061 OAK LEAF CIR
PLACERVILLE CA 95667

RE: C# 228402
5061 OAK LEAF CIR
APN: 078-220-48-1

Dear Property Owners:

COURTESY NOTICE

The Code Enforcement Unit is required to investigate complaints regarding possible violations of County ordinances and/or state codes and laws. This courtesy notice is a request for your cooperation in determining the validity of a complaint regarding your property. If we do not hear from you by (**August 14, 2014**) we will pursue the complaint of the alleged violation(s).

Nature of the Complaint:

1. Conversion of second floor of permitted garage from storage to dwelling without required permits.

If you do not contact the Code Enforcement Unit to schedule a convenient inspection time, we will schedule a site visit to be done when we are in the area. If the complaint is unsubstantiated we will document our findings and close the case.

If the complaint is valid you have the following options:

1. Abate the violations prior to the scheduled inspection. After verification by the Code Enforcement Unit the case will be closed and no fines or penalties will be assessed.
2. Contact the Code Enforcement Unit prior to the scheduled site visit and arrange an inspection.

Failure to voluntarily abate the violation(s) may subject you to the issuance of an administrative and/or criminal citation with associated fees and/or fines.

Please take the time to deal with this problem immediately. You may contact the Code Enforcement Unit at (530) 621-5999 if you have any questions regarding the resolution of this violation(s). Permit information is available at the Development Services Department web site at <http://www.edcgov.us/devservices>. The Placerville office hours are 8:00 am to 4:00 pm on Monday, Tuesday, Thursday & Friday, and 9:00 am to 4:00 pm on Wednesday. In the afternoon appointments are required for permit applications and issuances, and are scheduled in half hour increments from 12:30 pm to 3:30 pm. The Tahoe lobby walk-in hours are Monday, Tuesday, Thursday, and Friday (closed Wednesday mornings) from 8:00 am to 12:00 pm, weather permitting. Monday through Friday afternoons are available by appointment only from 1:00 pm to 2:30 pm, weather permitting. Appointments can be made by calling 530-621-5315.

Sincerely,

JOHN DESARIO
Code Enforcement Officer II
Code Enforcement Unit

El Dorado County Development Services Dept.

PLACERVILLE OFFICE:
2850 FAIRLANE COURT
PLACERVILLE, CA 95667
(530) 621-5775
(530) 642-9025 Fax
Counter Hours: 7:30 AM to 4:30 PM
bidgdept@co.el-dorado.ca.us
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: 7:30 AM to 4:30 PM
tahoebuild@co.el-dorado.ca.us

EL DORADO HILLS OFFICE:
4950 HILLSDALE CIRCLE, SUITE 100
EL DORADO HILLS, CA 95762
(916) 941-4967 & (530) 621-5582
(530) 622-1708 Fax & (916) 941-0269 Fax
Counter Hours: 7:30 AM to 4:30 PM
bidgdept@co.el-dorado.ca.us
planning@co.el-dorado.ca.us

NOTICE OF INSPECTION

Permit #: _____ APN: 078-220-48

Name: CAMARA

Location: 5061 OAK LEAF CIR

**THIS STRUCTURE HAS BEEN INSPECTED AND
THE FOLLOWING MUST BE DONE:**

Contact Code Enforcement
staff @ (530) 621-5999
regarding allegation of
garage conversion without
required permit.

YOU MUST COMPLY WITH THIS NOTICE NO LATER
THAN 9-19 OR LEGAL ACTION WILL BE TAKEN.

Date 9-15-14 Inspector VIM WASSNER

Shared\Forms\Clerical\Notice of Insp

Rev 6/29/06



COMMUNITY DEVELOPMENT AGENCY

DEVELOPMENT SERVICES DIVISION

<http://www.edcgov.us/DevServices/>

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

(530) 621-5315 / (530) 622-1708 Fax

bldgdept@edcgov.us

PLANNING

(530) 621-5355 / (530) 642-0508 Fax

planning@edcgov.us

LAKE TAHOE OFFICE:

3368 Lake Tahoe Blvd., Suite 302

South Lake Tahoe, CA 96150

(530) 573-3460

(530) 542-9082 Fax

tahoebuild@edcgov.us

CODE ENFORCEMENT UNIT

2850 Fairlane Court, Placerville, CA 95667

(530) 621-5999 / (530) 622-2921 Fax

October 8, 2014

MARGARET A CAMARA TR
CAMARA FAM LIV REV TR 11/30/06
5061 OAK LEAF CIR
PLACERVILLE CA 95667

RE: C# 228402
5061 OAK LEAF CIR
APN: 078-220-48-1

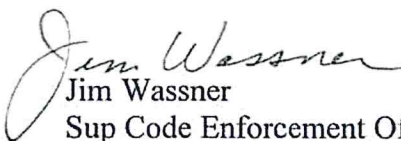
Dear Property Owner:

A Courtesy Notice regarding an alleged conversion of the second floor storage area in a permitted garage to dwelling space without the required permits was sent to you on July 14, 2014 without a response. A Notice of Inspection asking you to contact Code Enforcement staff to discuss the allegation was left on your gate on September 15, 2014, again without a response. A subsequent phone message to you asking you to contact staff has also gone unanswered.

Please contact Code Enforcement Unit staff by October 13, 2014 to schedule a site visit to close the case if the complaint is unfounded. If the violation exists, we can stay our enforcement efforts as long as you are working toward removing the violation or obtaining the required permit and approvals.

This is our final attempt to contact you before pursuing further legal action. After October 13, 2014 staff will request an inspection warrant to inspect the garage. If the violation is confirmed by the inspection warrant you will be issued an Administrative Citation with a \$100.00 penalty as well as fees to recover the County's costs in pursuing the violation. Each day the violation remains is a new violation and penalty. If a citation is issued, you can request a hearing to dispute the charges and fines per County Ordinances.

Sincerely,


Jim Wassner

Sup Code Enforcement Officer
Code Enforcement Unit



COMMUNITY DEVELOPMENT AGENCY

DEVELOPMENT SERVICES DIVISION

<http://www.edcgov.us/DevServices/>

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

(530) 621-5315 / (530) 622-1708 Fax

bldgdept@edcgov.us

PLANNING

(530) 621-5355 / (530) 642-0508 Fax

planning@edcgov.us

LAKE TAHOE OFFICE:

3368 Lake Tahoe Blvd., Suite 302

South Lake Tahoe, CA 96150

(530) 573-3460

(530) 542-9082 Fax

tahoebuild@edcgov.us

CODE ENFORCEMENT UNIT

2850 Fairlane Court, Placerville, CA 95667

(530) 621-5999 / (530) 622-2921 Fax

December 8, 2014

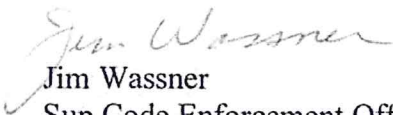
MARGARET A CAMARA TR
CAMARA FAM LIV REV TR 11/30/06
5061 OAK LEAF CIR
PLACERVILLE CA 95667

RE: C# 228402
5061 OAK LEAF CIR
APN: 078-220-48-1

Dear Property Owner:

A final letter requesting contact in order to discuss the alleged conversion of part of a permitted garage to dwelling without the required permit was posted at your property on October 8, 2014. A copy of that letter is attached. Since there has been no response from you, an inspection warrant has been issued and will be served on you property the morning of December 10, 2014, sometime between 11:00am and 1:00 pm. This letter serves as your 24 hour notice. This time period is approximate as it will depend on the number of priority calls the Sheriff's Office receives that morning. Please have a responsible adult present to provide access in order to prevent possible damage to your gate and/or garage door.

Sincerely,



Jim Wassner
Sup Code Enforcement Officer
Code Enforcement Unit

EL DORADO COUNTY BUILDING DEPARTMENT

PLACERVILLE:
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5315
Fax (530) 622-1708
Counter hrs: 7:30 AM - 3 PM
bldgdept@co.el-dorado.ca.us

LAKE TAHOE:
3368 Lake Tahoe Blvd. Suite 302
So Lake Tahoe, CA 96150
(530) 573-3330
Fax 542-9082
Counter hrs: 8-12 AM & 1-4 PM
tahoebuild@co.el-dorado.ca.us

EL DORADO HILLS:
4980 Hillisdale Cir. Suite A
El Dorado Hills, CA 95762
(530) 621-5582 or (916) 941-4967
Fax (916) 941-0269
Counter hrs: 7:30AM-12:30 PM & 1-4 PM
bldgdept@co.el-dorado.ca.us

NOTICE OF INSPECTION

CASE
Permit #: 228402 APN: 078-220-48-1

Name: MARGARET A CAMARA JR

Location: 5061 OAK LEAF CIR

THIS STRUCTURE HAS BEEN INSPECTED AND THE FOLLOWING MUST BE DONE:

PLEASE CONTACT CODE ENFORCEMENT UNIT
TO SCHEDULE INSPECTION OF GARAGE PER
INSPECTION WARRANT OR WE WILL RETURN
AND FORCE ENTRY.
CALL 530-621-5999

YOU MUST COMPLY WITH THIS NOTICE NO LATER THAN 12-12-14 OR LEGAL ACTION WILL BE TAKEN.

Date 12-10-14 Inspector JOHN DESARIO
Shared\Forms\Clerical\Notice of Insp Rev 3/7/03



COMMUNITY DEVELOPMENT AGENCY

DEVELOPMENT SERVICES DIVISION

<http://www.edcgov.us/DevServices/>

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

(530) 621-5315 / (530) 622-1708 Fax

bldgdept@edcgov.us

PLANNING

(530) 621-5355 / (530) 642-0508 Fax

planning@edcgov.us

LAKE TAHOE OFFICE:

3368 Lake Tahoe Blvd., Suite 302

South Lake Tahoe, CA 96150

(530) 573-3460

(530) 542-9082 Fax

tahoebuild@edcgov.us

CODE ENFORCEMENT UNIT

2850 Fairlane Court, Placerville, CA 95667

(530) 621-5999 / (530) 622-2921 Fax

December 18, 2014

MARGARET A CAMARA TR
CAMARA FAM LIV REV TR 11/30/06
5061 OAK LEAF CIR
PLACERVILLE CA 95667

RE: C# 228402
5061 OAK LEAF CIR
APN: 078-220-48-1

Dear Property Owner(s);

A letter to Schedule a warrant regarding the listed violations at the above referenced site was mailed to you on December 8, 2014. Our records do not show any action taken to abate the violation since that time. The attached Administrative Citation has been issued for the following violation(s).

1. Plumbing added to permitted garage/storage structure without required permit. County Ordinance 15.16.020 C.

Each day that the responsible person does not correct or abate the condition after the date specified in the administrative citation shall constitute a separate violation subjecting the responsible person to the fines set forth in County Ordinance 09.02. You may request an administrative hearing on the imposition of the administrative fine within **10 calendar days (January 12, 2015)**. A hearing request form for your use is attached. If the responsible person fails to request an administrative hearing on the imposition of the administrative citation, the citation imposing the fine shall be final. The Hearing Officer may issue an Administrative Order to have the violation(s) abated. Failure to comply with an Administrative Order is a misdemeanor. If the property owner fails to comply with the Abatement Order, the County will abate the nuisance, bill the owner(s), and lien the property for all costs incurred in the abatement process per ordinance. If the violation(s) are not corrected, Code Enforcement may also refer the violation(s) to the District Attorney for prosecution.

Please take the time to deal with this problem immediately. You may contact the Code Enforcement Unit at (530) 621-5999 if you have any questions regarding the resolution of this violation(s). Permit information is available at the Development Services Department web site at <http://www.edcgov.us/devservices>. The Placerville office hours are 8:00 am to 4:00 pm on Monday, Tuesday, Thursday & Friday, and 9:00 am to 4:00 pm on Wednesday. In the afternoon appointments are required for permit applications and issuances, and are scheduled in half hour increments from 12:30 pm to 3:30 pm. The Tahoe lobby walk-in hours are

Monday, Tuesday, Thursday, and Friday (closed Wednesday mornings) from 9:30 am to 12:00 pm, weather permitting. Monday through Friday afternoons are available by appointment only from 12:30 pm to 2:30 pm, weather permitting. Appointments can be made by calling 530-621-5315.

Sincerely,



JIM WASSNER
Sr. Code Enforcement Officer
Code Enforcement Unit

Attachments: Administrative Citation
El Dorado County Administrative Citation Ordinances
Request for Administrative Hearing



ADMINISTRATIVE CITATION

SEE REVERSE SIDE OF THIS NOTICE

And County Ordinance 09.02.

DATE: 12-18-2014

TIME: 10:00 Am

<input checked="" type="checkbox"/>	1 st CITATION \$ 100.00	<u>1ST CITATION IN A 12 MONTH PERIOD</u>
<input type="checkbox"/>	2 nd CITATION \$ 250.00	<u>2ND CITATION IN A 12 MONTH PERIOD</u>
<input type="checkbox"/>	3 rd CITATION \$ 500.00	<u>3RD CITATION IN A 12 MONTH PERIOD</u>
<input type="checkbox"/>	Contact the Code Enforcement Unit by <u> </u> / <u> </u> / <u> </u> to schedule a re-inspection	

LOCATION / ADDRESS OF VIOLATION(S): 5061 OAK LEAF CIR APN: 078-220-48

RESPONSIBLE PERSON: Owner Tenant / Occupant

NAME: MARGARET A. CAMARA CDL#: _____

MAILING ADDRESS: 5061 OAK LEAF CIRCLE

CITY, STATE, ZIPCODE: PLACERVILLE CA 95667 PHONE #: _____

VIOLATION(S): PLUMBING ADDED TO PERMITTED GARAGE/STORAGE STRUCTURE WITHOUT REQUIRED PERMIT IN VIOLATION OF CA BUILDING CODE SECTION 105 AND COUNTY ORDINANCE 15.16.020 C. EVERY DAY THE VIOLATIONS REMAIN ARE A SEPARATE VIOLATION PER COUNTY CODE 09.02.190 B.

ACTIONS REQUIRED TO CORRECT: _____

OBTAIN THE REQUIRED PERMIT(S) AND AN APPROVED FINAL INSPECTION. YOU MAY REQUEST A HEARING ON THIS CITATION PER THE ATTACHED COUNTY ORDINANCES AND REQUEST FORM.

(OFFICE USE ONLY)

VIOLATION(S) CORRECTED ON THE SPOT

VIOLATION(S) CLEARED AS OF / /

POSTED & PHOTO / /

TIME _____

CE OFFICER _____

9.02.180 Administrative citations and fines; authority.

The County may impose administrative fines and/or fees for any of the acts or omissions set forth in this chapter. Administrative fines and/or fees shall be imposed, enforced, collected and reviewed in compliance with the provisions of this Chapter.

9.02.190 Administrative citations; procedures.

- (a) If the violation(s) has not been abated within the time requested in a Notice to Correct, an enforcement official may issue an administrative citation to a responsible person in the manner prescribed in this chapter.
- (b) Each and every day that a violation of the Code exists, constitutes a separate and distinct offense,
- (c) Administrative fines shall be assessed by means of an administrative citation issued by the enforcement official and shall be payable directly to the Department of Development Services, who shall credit the same to the repair and demolition fund.
- (d) Administrative fines assessed by means of an administrative citation shall be collected in accordance with the procedures specified in this chapter,
- (e) All administrative fees shall be paid to the Department of Development Services to reimburse administrative costs.

9.02.200 Contents of administrative citation.

Any administrative citation that is issued shall contain:

- (a) The name and address of the responsible person in violation. If the administrative citation results from events occurring on property or from the status of or condition of property, the citation shall also contain the address of the property;
- (b) A statement of the provisions of the Code, which have been violated and the date and the location of the violation(s);
- (c) Where appropriate, the action required to correct the violation(s), a deadline by which the violation(s) must be corrected, and the consequences of failing to comply;
- (d) A statement that each day that the responsible person does not correct or abate the condition after the date specified in the administrative citation shall constitute a separate violation subjecting the responsible person to the fines set forth in this Chapter;
- (e) The amount of the administrative fine imposed for the violation(s);
- (f) A statement that the responsible person in violation may request an administrative hearing on the imposition of the administrative fine within 10 calendar days of the date the administrative citation is served; and
- (g) A statement that any person appealing an administrative citation shall deposit the refundable hearing fee and the administrative citation fine being appealed. Any hearing fee and administrative citation fine which has been deposited shall be refunded if it is determined, after a hearing, that the person charged in the administrative citation was not responsible for the violation(s) or that there was no violation(s) as charged in the administrative citation.
- (h) A statement that if the responsible person fails to request an administrative hearing on the imposition of the administrative citation, the citation imposing the fine shall be final. (Ord. 4706, 10-24-2006)

9.02.210 Fines for administrative citations.

- (a) If the responsible person fails to correct the violation(s), subsequent administrative citations may be issued for the same violation(s). The amount of the fine shall increase in accordance with the schedule in subsection (b) below.
- (b) The fines assessed for each administrative citation issued for the same violation(s) shall be as follows:

1st Administrative citation	\$100.00
2nd Administrative citation	\$250.00
3rd or subsequent Administrative	\$500.00
- (c) Payment of the fine shall not excuse the failure to correct the violation(s) nor shall it bar further enforcement action by the County.
- (d) All fines shall be payable to the Department of Development Services unless otherwise directed on the citation.
- (e) For all delinquent unpaid administrative fines, there shall be a penalty imposed in accordance with the provisions of section 09.02.2320. The delinquency date for an administrative fine shall be 15 calendar days following the imposition of the fine, or the administrative determination of the hearing officer, whichever is later.
- (f) The right to and procedures for requesting an administrative hearing are detailed in section 09.02.390 of this Chapter.

9.02.220 Failure to Pay a Monetary Sanction.

If the responsible party does not pay the monetary sanction, the amount of ten percent of the monetary sanction shall be applied and the new total shall bear interest at a rate established by a resolution of the Board of Supervisors from the date such payment was due until paid in full. The County may take any of the following actions to collect the monetary sanction:

(a) Liens. The amount of the unpaid sanction plus interest plus a reasonable administrative fee established by the Board of Supervisors from time to time to cover the cost of collection constitutes and may be declared a lien on any real property owned by the responsible party within the County.

(1) Notice shall be given to the responsible party prior to the recordation of the lien, and shall be served as required by this Chapter.

(2) The lien shall attach when the Director of Development Services or his/her designee records a lien listing delinquent unpaid sanctions with the El Dorado County Recorder's Office. The lien shall specify the amount of the lien, the date of the code violation(s), the date of the final administrative decision, the street address, legal description, and parcel number of the parcel on which the lien is imposed and the name and address of the recorded owner.

(3) In the event that the lien is satisfied, either through payment or foreclosure, notice of the discharge containing the information specified in subsection (a)(2) of this section shall be recorded by the County Recorder.

(b) Special Assessments. The amount of the unpaid sanction plus interest plus a reasonable administrative fee established by the Board of Supervisors from time to time to cover the cost of collection may be declared a special assessment against any real property owned by the responsible person within the County to the extent the responsible person owns more than one parcel within the County. The Board may impose the special assessment on more than one parcel. The Director of Development Services /or his/her designee may present a resolution to the Board to declare a special assessment, and upon passage and adoption thereof, shall cause a certified copy thereof to be recorded with the El Dorado County Recorder's office.

The assessment may then be collected at the same time and in the same manner as ordinary taxes are collected, and shall be subjected to the same penalties and the same procedure and sale in case of delinquency as provided for ordinary taxes.

9.02.110 Collection of administrative fines or fees.

Fines or fees incurred in connection with code enforcement activities may be recovered through the billing process. Those fees billed shall be paid within 30 days after the date of billing. Any fees not paid within such 30 day period shall be subject to a late fee in the amount of ten percent (10%) of the established fee. The total fee plus late fee as described herein shall accrue interest at the rate of one percent (1%) per month for each month the fees remain unpaid. Any fee which remains unpaid 90 days after the due date shall be referred to the El Dorado County Treasurer for collection purposes and will be subject to additional fees to cover the cost of collection.

9.02.380 Procedures for requesting an administrative hearing.

(a) No hearing to contest an administrative citation shall be held unless and until a request for hearing form provided by the County has been completed and submitted with a hearing fee and the administrative fine. The refundable hearing fee shall be two hundred dollars (\$200.00) payable to El Dorado County to defray the cost of the hearing and may be changed by resolution of the Board of Supervisors. The request shall state the grounds for requesting the hearing and be filed with the Code Enforcement Unit on or before 10 calendar days after service of an administrative citation or notice to abate.

(b) Any person appealing an administrative citation shall deposit the refundable hearing fee and the administrative citation fine being appealed. Any hearing fee and administrative citation fine which has been deposited shall be refunded if it is determined, after a hearing, that the person charged in the administrative citation was not responsible for the violation(s) or that there was no violation(s) as charged in the administrative citation. If the hearing officer affirms the violation, the hearing officer may impose administrative fees per 09.02.450 equal to the cost of administering the Code Enforcement case. (Ord. 4706, 10-24-2006)

9.02.430 Failure to attend administrative hearing.

Any responsible person who requests a hearing or whose actions are the subject of an administrative hearing and who fails to appear at the hearing is deemed to waive the right to a hearing and all objections to the notice or administrative citation, provided that the hearing was properly noticed.



COMMUNITY DEVELOPMENT AGENCY

DEVELOPMENT SERVICES DIVISION

<http://www.edcgov.us/DevServices/>

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

(530) 621-5315 / (530) 622-1708 Fax

bdgdept@edcgov.us

PLANNING

(530) 621-5355 / (530) 642-0508 Fax

planning@edcgov.us

LAKE TAHOE OFFICE:

3368 Lake Tahoe Blvd., Suite 302

South Lake Tahoe, CA 96150

(530) 573-3460

(530) 542-9082 Fax

tahoebuild@edcgov.us

CODE ENFORCEMENT UNIT

2850 Fairlane Court, Placerville, CA 95667

(530) 621-5999 / (530) 622-2921 Fax

RE: C# 228402
5061 OAK LEAF CIR
APN: 078-220-48-1

PROOF OF SERVICE BY MAIL

I am over the age of 18 and not a party to this cause. I am a resident of, and employed in El Dorado County where the mailing occurred. My business address is 2850 Fairlane Court, Placerville, California 95667.

I served the foregoing: ADMINISTRATIVE CITATION,

named herein by enclosing a true copy in a sealed envelope and depositing said envelope in the United States mail with postage fully prepaid on December 18, 2014, and addressed as follows:

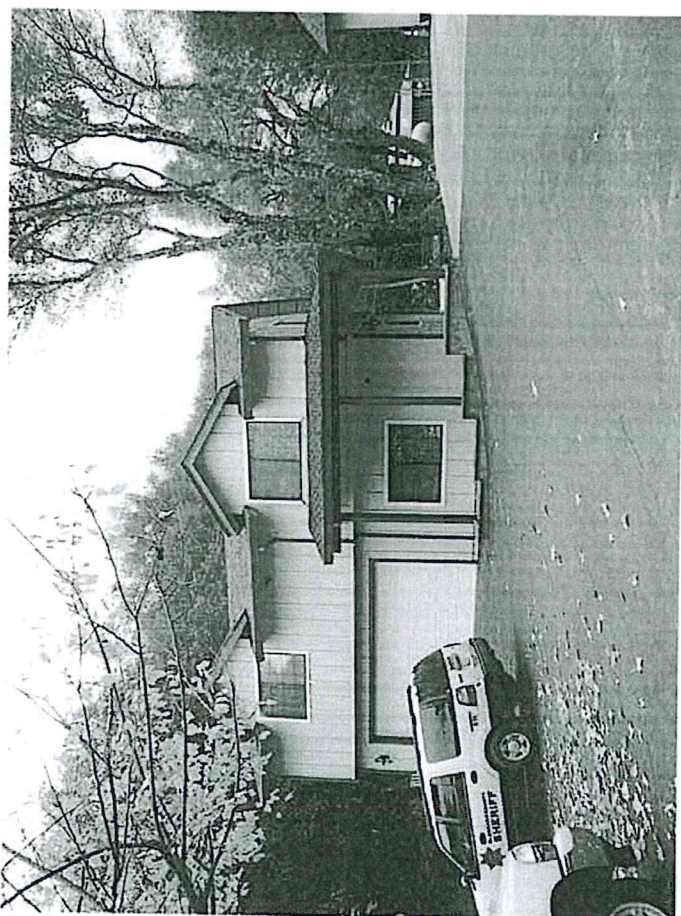
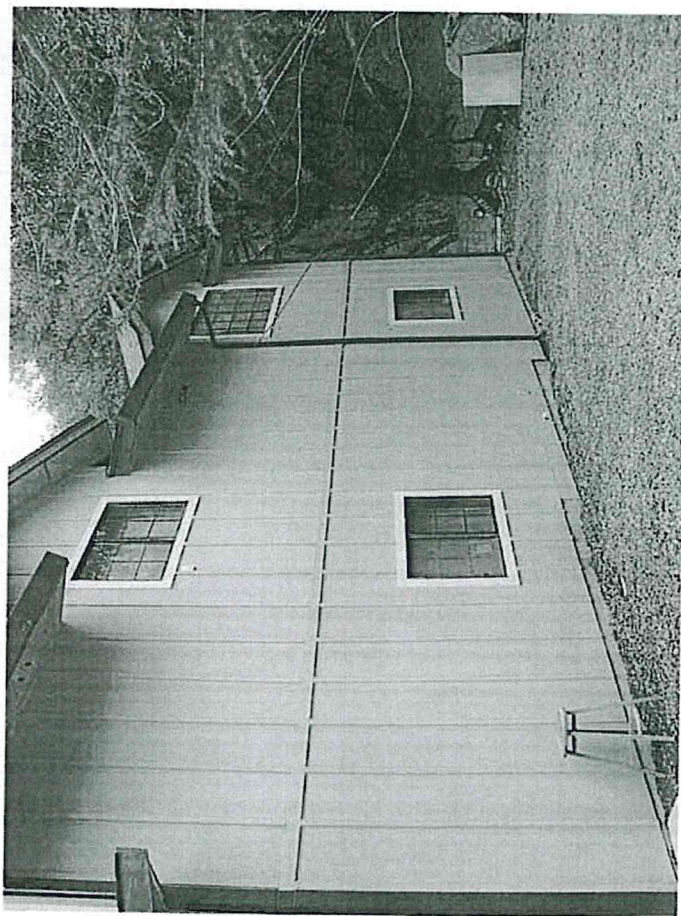
Name: MARGARET A CAMARA TR, CAMARA FAM LIV REV TR 11/30/06,

Address: 5061 OAK LEAF CIR

City: PLACERVILLE CA 95667

I declare under penalty of perjury, under the law of the State of California, that the foregoing is true and correct and that this declaration was executed on December 18, 2014, at Placerville, California.

JUDY HICKENLOOPER
Development Tech.
Code Enforcement Unit

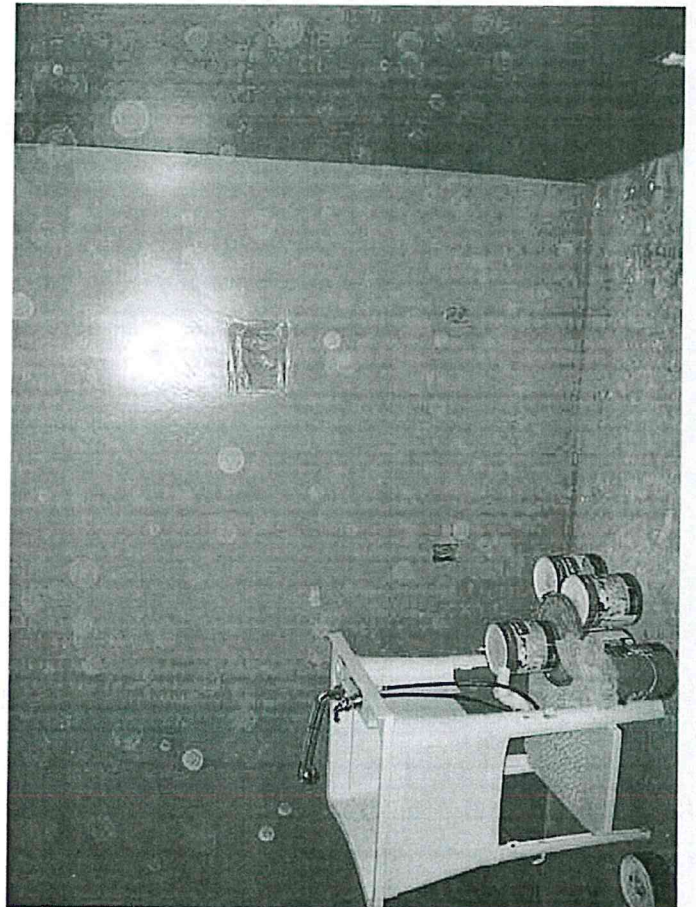
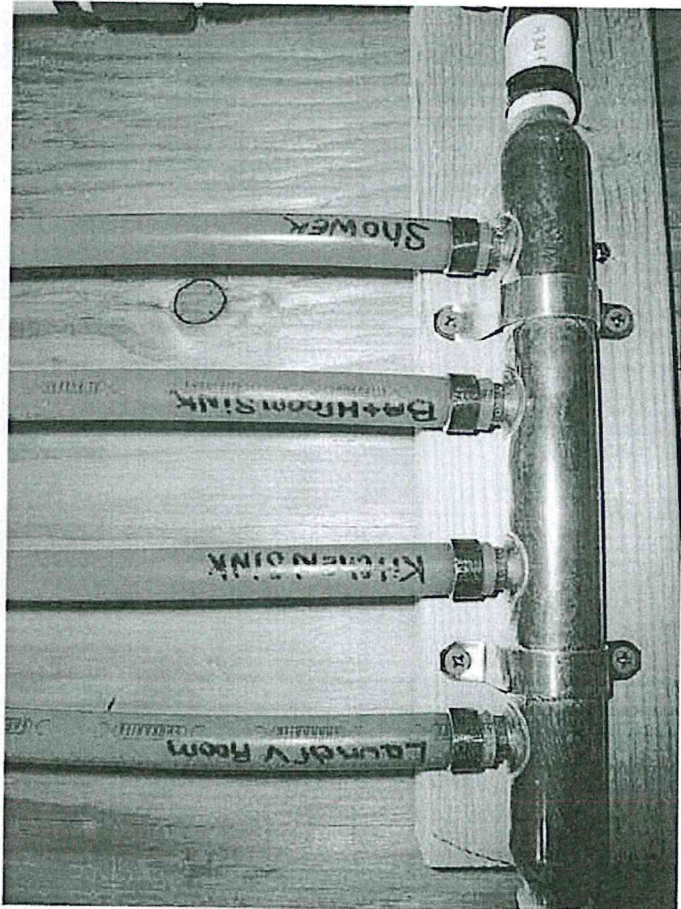
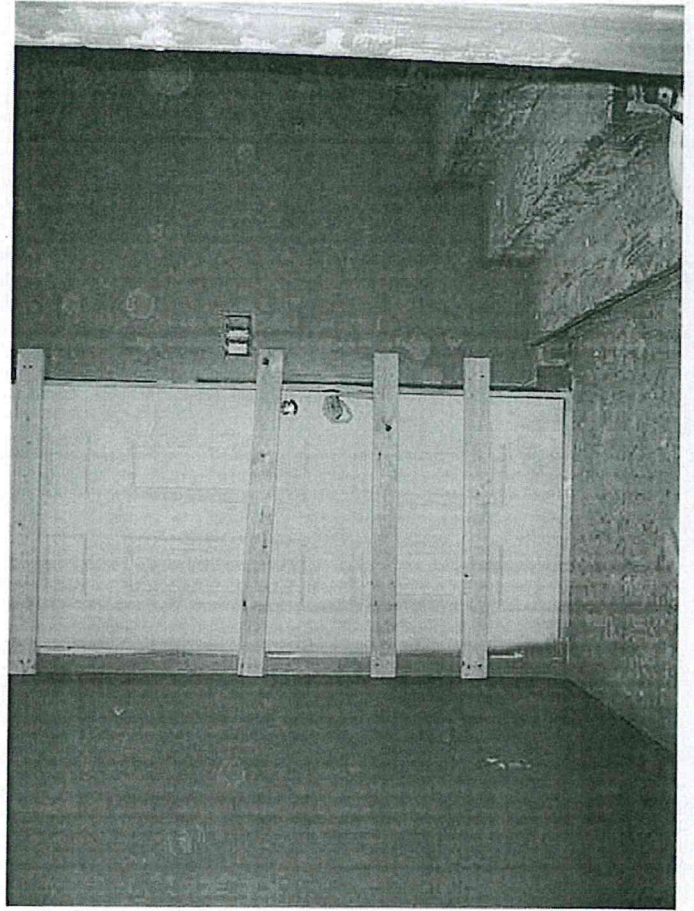


CAMERA

C# 228402

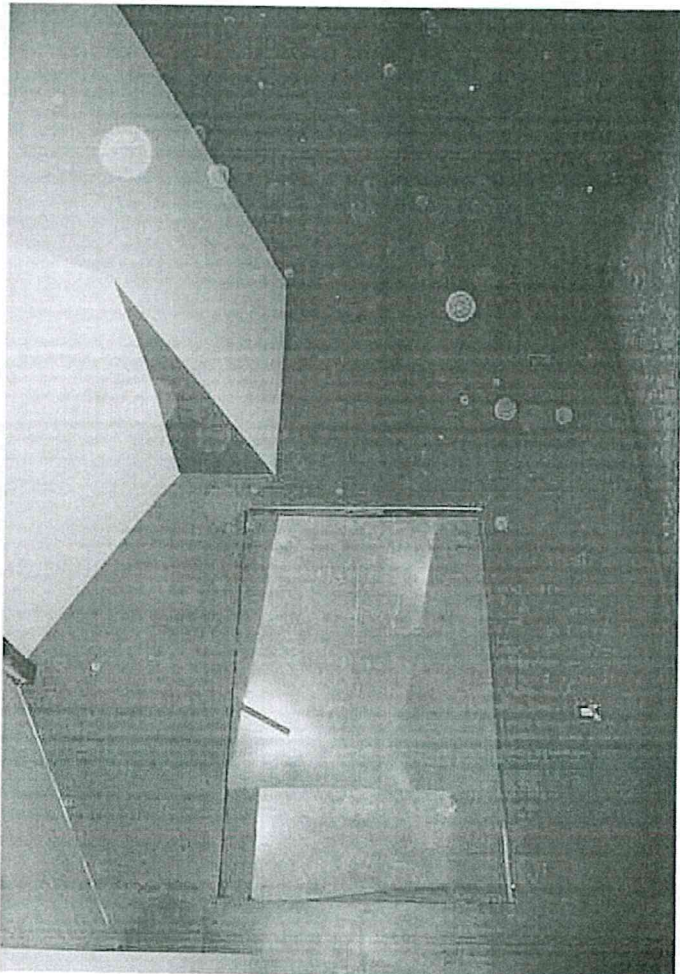
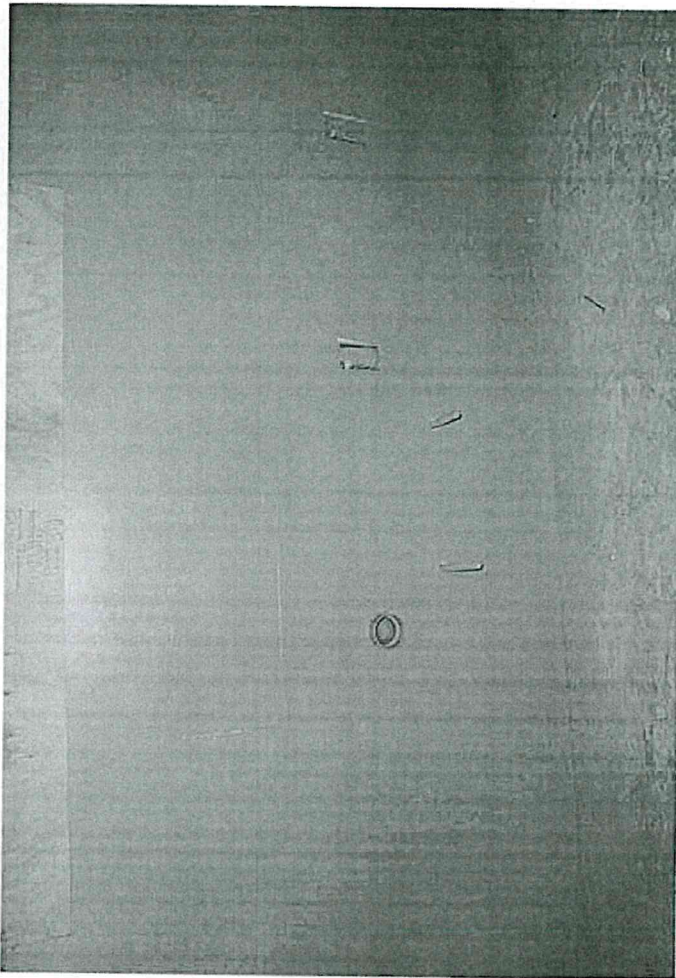
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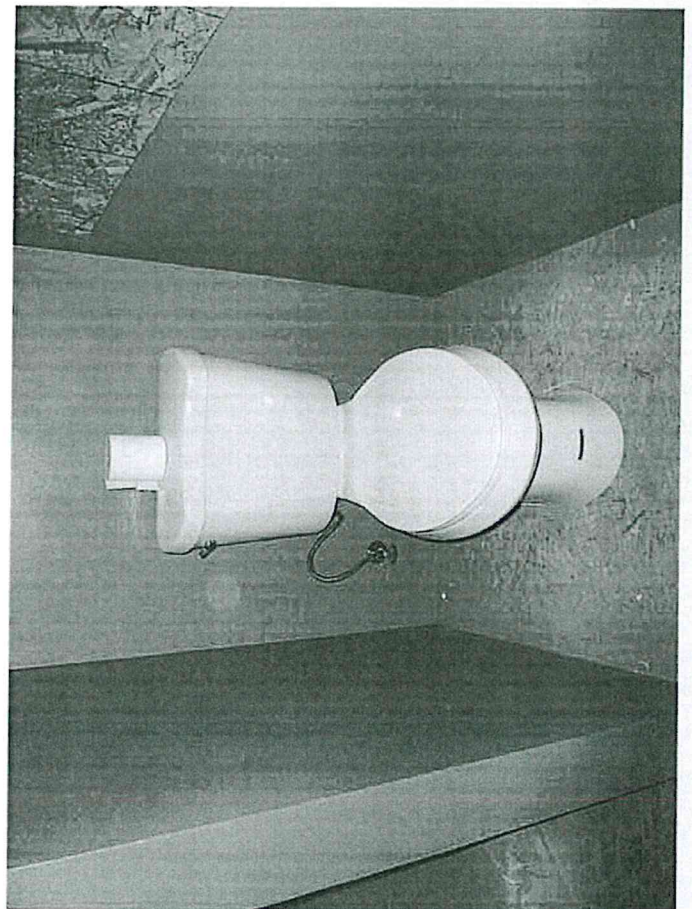
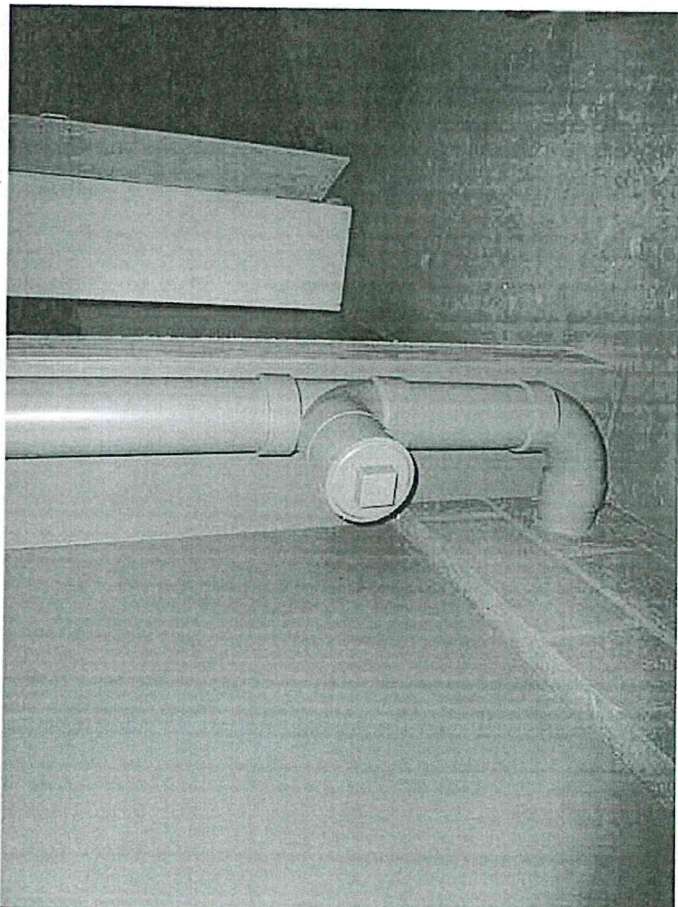
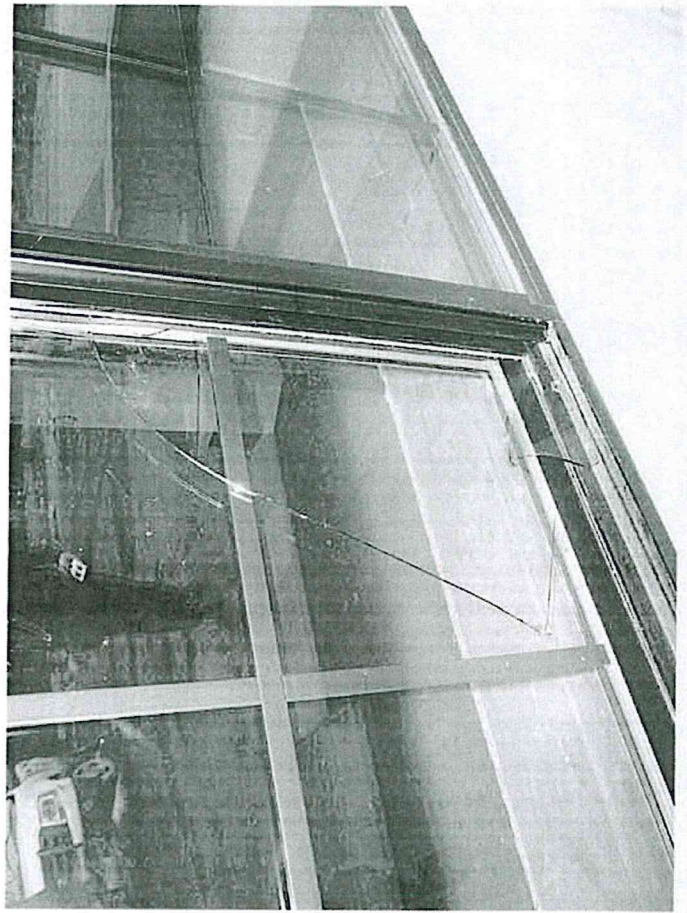
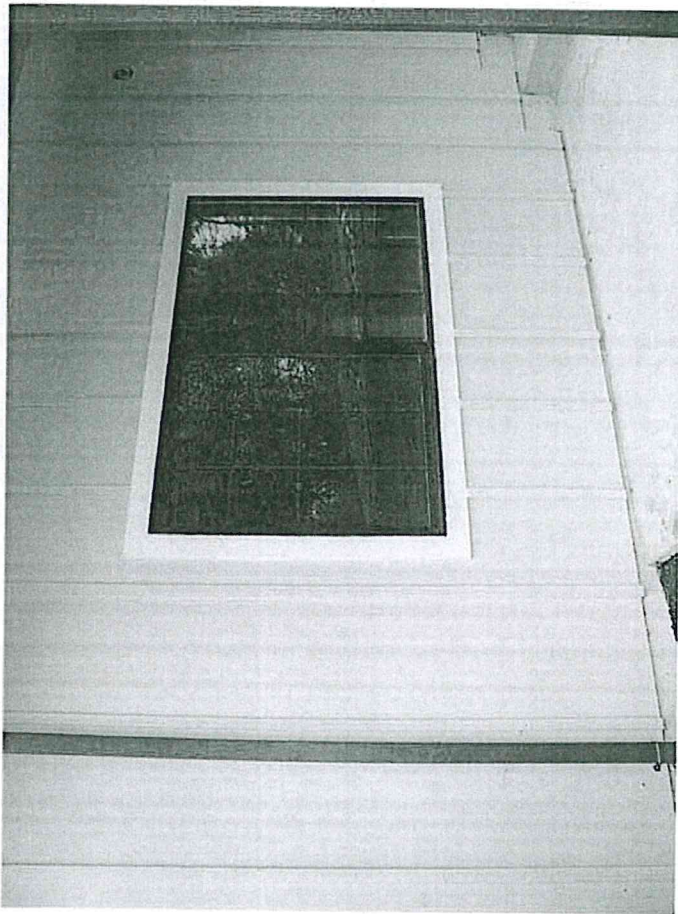
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15-0782 C 41 of 46 Code Enforcement File



01MADA

C# 778407



CAMERA

C# 228402

12-17-14

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COMMUNITY DEVELOPMENT AGENCY

DEVELOPMENT SERVICES DIVISION

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CODE ENFORCEMENT UNIT

2850 Fairlane Court, Placerville, CA 95667

(530) 621-5999 / (530) 622-2921 Fax

Administrative Order

May 7, 2015

Re: 5061 Oak Leaf Circle, Placerville, Ca. 95667

Administrative Citation #228402

Findings: The matter came up for hearing based on the levy of fines and fees by El Dorado Code Enforcement case #228402, Re: APN: 078-220-48

Legal Owner: Camara Family Living Trust, Margaret A. Camara, Trustee

This matter was set for hearing based on the above referenced citation after approximately five (5) months of notices, e-mails and telephone messages. Ms. Margaret A. Camara, Trustee appeared at the hearing with counsel Steven Becker. Counsel made the legal argument that the Inspection Warrant issued by Judge James R. Wagner was invalid on its face and therefore any information garnered as a result of that warrant was not admissible.

Specifically, counsel pointed out that the Warrant issued on December 1, 2014 had not been completely filled out by the judicial officer. The Inspection Warrant executed on December 1, 2014 does not contain information concerning the date and time that the Affidavit was sworn and subscribed before the judicial officer, nor that the Affidavit was "incorporated" into the warrant.

Subsequently an extension of the warrant was issued on December 15, 2014. When that warrant was issued the date and time was filled in and the Affidavit was incorporated into the warrant. This warrant does not have the "defect" as argued by counsel with regard to the first warrant.

This matter is a civil action brought under the County Ordinance Code, not a criminal action. While the County may pursue the matter as either a criminal proceeding or a civil action as a matter of discretion on the part of the Code Enforcement Officer.

I find the Inspection Warrant issued on December 1, 2014 as valid. While the time of the warrant was inadvertently left blank by the judicial officer, the date is clear as well as the judicial officer's signature and the seal of the court.

In addition, the warrant was not used to enter the building as the doors were blocked from the inside and the officer did not want to do excessive damage to the building to gain entry. The additional information used by the code enforcement officers was garnered from viewing the outside of the building and not from use of the warrant.

Counsel also questions the procedure used by Code Enforcement based on El Dorado County Ordinance Code 9-02-130 and 9-02-190. Both of these codes are permissive in design. There is not requirement that Code Enforcement is required to act but the Code Enforcement Officer "may" issue a notice, or "may" issue a citation but is not required to take action in a specific order. In this instance a Courtesy Notice was first mailed on July 24, 2014, followed by a Warning Letter on October 8, 2014 neither of which garnered a response.


On December 8, 2014 a 24 hour Notice of Inspection was posted on site, followed by an attempted Site Inspection on December 10, 2014. On December 17, 2014 an Inspection Warrant was served and the violations were confirmed. Specifically that the garage had the upper floor converted to a living space in that plumbing was added after the sign off of the original permit without a new permit having been secured.

On December 18, 2014 an Administrative Citation was issued and an Administrative Citation Letter was generated and mailed to Citee. Pursuant to El Dorado County Ordinance Code calls for a daily fine of \$100.00 until the violation is corrected. As of the hearing on May 5, 2015 the violation was not corrected. The May 5, 2015 hearing was a continuation of the hearing started on March 2, 2015. As such the fine should have continued from the date of issuance until the date of the first hearing. In this instance the fine was capped by Code Enforcement at \$1,000.00, or 10 days.

In addition to the daily fine, the cost of enforcement is collectable from the Citee if the Hearing Officer determines that the violation occurred and was not abated or corrected. As such this Hearing Officer determines that the amount owed by Citee is \$1,970.00 (see attached Case Fee Summary). Credit for any funds posted. Finds and fees to be paid within 30 days.

Additionally, Citee is ordered to correct or abate the violations contained in the Administrative Citation within 30 days. Correction may be accomplished by removing the plumbing, including all pipes and fixtures or by completing an application for a building permit. Citee is also ordered to cooperate with the Code Enforcement Officers with future inspections as needed to insure compliance with this order and the El Dorado County Ordinance Code and California State Building Code.

Submitted,


Stephen W. Valentine
Community Development Hearing Officer

CASE FEE SUMMARY

CASE ID 228402 CREATED: 1-5-15
 OWNER: MARGARET A CAMARA TR, CAMARA FAM LIV REV TR 11/20/06

<u>ACTION</u>	<u>DATE</u>	<u>TIME</u>	<u>COST</u>
Case Created Research Sent Courtesy Notice	7-24-14	1.0	100.00
Site Visit (Posted Notice of Inspection requesting Contact)	9-15-14	.5	50.00
Generated Warning Letter Site Visit (Posted Warning letter)	10-8-14 10-8-14	.5 .5	50.00 50.00
Obtained Inspection Warrant	12-1-14	1.0	100.00
Generated 24 Hour Notice Letter Site Visit (Posted 24 Hour Notice Letter)	12-8-14 12-8-14	.5 .5	50.00 50.00
SITE VISIT (Attempted Inspection Warrant -- No Access)	12-10-14	.5	50.00
Locksmith	12-10-14		120.00
Site Visit (Posted Copy Of Warrant) Served Inspection Warrant	12-17-14	.5	50.00
Generated Admin Cite Letter Admin Citation Issued Site Visit (Posted Admin Citation and Letter)	12-18-14 12-18-14	.5 .5	50.00 50.00
Admin Hearing Fee	1-26-15		200.00
Admin Cite Per Day Fine		10 DAYS at \$100 per day	1000.00
		TOTAL	\$1,970.00