



## EL DORADO COUNTY PLANNING DEPARTMENT

2850 Fairlane Court  
Placerville, CA 95667

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### EL DORADO COUNTY ZONING ADMINISTRATOR

**May 19, 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 **May 18, 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., **May 18, 2004**.

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

NONE SCHEDULED

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

- a. **S04-01 – OAKSTONE WINERY:** Special use permit to allow conversion of an existing 3,200-square-foot agricultural storage building into a winery, producing approximately 2,000 cases per year. The property, identified by Assessor's Parcel Number 095-080-56, is zoned AP (Agricultural Preserve), consists of 20.8 acres, and is located on the south side of Irish Acres Road, 0.2 mile west of the intersection with Slug Gulch Road in the Fairplay area. (Mitigated Negative Declaration prepared)\*

STAFF: Roger Evans                      RECOMMENDATION: Conditional Approval

**ACTION:** The Zoning Administrator approved S04-01 based on the findings and conditions contained in the staff report.

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

- a. **S04-05 – DAN ENGELAGE:** Special use permit to allow a non-commercial kennel to house up to seven border collies belonging to the property owner. The property, identified by Assessor's Parcel Number 089-220-08, is zoned AE (Exclusive Agricultural), consists of 21.14 acres, and is located on the south side of Wallace Road, approximately one-half mile south of the intersection with State Route 49 in the Gold Hill area. (Categorically Exempt pursuant to Section 15303(e) of the CEQA Guidelines.

STAFF: Alice Tackett                      RECOMMENDATION: Conditional Approval

**ACTION:** The Zoning Administrator approved S04-05 based on the findings and conditions as modified this date.

- b. **S03-14 – ELLIOT GRAHAM:** Special use permit to allow an off-site sign for Busby Winery. The property, identified by Assessor's Parcel Number 093-180-09, is zoned RE-5/C (Estate Residential Five-Acre/Commercial), consists of 13.66 acres, and is located on the west side of Mt. Aukum Road, at the corner of the intersection with Bucks Bar Road in the Mt. Aukum area. (Categorically Exempt pursuant to Section 15301 of the CEQA Guidelines)\*\*

STAFF: Lillian MacLeod                      RECOMMENDATION: Conditional Approval

**ACTION:** The Zoning Administrator approved S03-14 based on the findings and conditions contained in the staff report.

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

- a. **VA04-01 – PETER STIMPEL:** 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 5041 Eight Mile Road in Camino.

**ACTION:** The Zoning Administrator continued VA04-01 to the hearing date of June 2, 2004.

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.