

# DEVELOPMENT SERVICES DEPARTMENT

County of  
EL DORADO

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

PLANNING  
SERVICES



**PLACERVILLE OFFICE:**

2850 FAIRLANE COURT  
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Counter Hours: 7:30 AM to 4:30 PM  
[planning@co.el-dorado.ca.us](mailto:planning@co.el-dorado.ca.us)

**LAKE TAHOE OFFICE:**

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**EL DORADO HILLS OFFICE:**

4950 HILLSDALE CIRCLE, SUITE 100  
EL DORADO HILLS, CA 95762  
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## CONFORMED AGENDA

### EL DORADO COUNTY ZONING ADMINISTRATOR

**NOVEMBER 1, 2006 - 10:00 A.M.**

**Building C, Hearing Room**

**2850 Fairlane Court, Placerville, CA**

**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. The Zoning Administrator reserves the right to waive time limitations.

**Public Forum/Public Comment:** The general public may address items not on the agenda during Public Forum/Public Comment. Comments are limited to five minutes per person. The Zoning Administrator reserves the right to waive time limitations. Please note that Public Forum/Public Comment is for comment only. No action will be taken on these items unless they are scheduled on a future agenda.

**Written Information from the Public:** To ensure delivery to the Zoning Administrator prior to the hearing, any written information from the public must be received by Planning Services by Friday the week prior to the meeting. Planning Services cannot guarantee that any FAX or mail received the day of the hearing will be delivered to the Zoning Administrator prior to any action.

**Project Applicants:** 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 Planning Services after action has been taken.

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**HEARING ASSISTANCE DEVICES ARE AVAILABLE FOR PUBLIC USE  
INQUIRE WITHIN THE PLANNING SERVICES OFFICE**

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1. **CALL TO ORDER**
2. **ADOPTION OF AGENDA**

3. **PUBLIC FORUM/PUBLIC COMMENT**

4. **CONTINUED PROJECTS** (Public Hearing) If applicable, a revised agenda identifying specific continued projects will be posted prior to hearing.

a. NONE

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

a. **P74-0247C - LENDING HAND REAL ESTATE - Steve Thigpen / Robert Laurie:**  
A request to amend Recorded Parcel Map 8-129 to abandon a fifty-foot (50') wide section of the five-foot (5') wide non-vehicular access easement and permit access to the three (3) parcels from State Route 49. The property, identified by Assessor's Parcel Numbers 092-430-12, 092-430-13 and 092-430-14, is zoned Estate Residential Five-acre (RE-5), consists of 19.30 acres, and is located on the west side of State Route 49, approximately four (4) miles south of the intersection with Mother Lode Drive, in the El Dorado area. (Negative declaration prepared)\*

STAFF: Tom Dougherty RECOMMENDATION: Conditional Approval  
**ACTION: The Zoning Administrator approved P74-0247C based on the findings and conditions contained in the staff report.**

b. **P98-0013 – PATRICK and SEPHANIE MCCORKLE / Carlton Engineering:**  
A tentative parcel map creating two (2) parcels, one five (5) acres and the other 5.04 acres. A design waiver has been requested to allow a reduction of the road improvements to 18 feet. The property, identified by Assessor's Parcel 109-010-08, is zoned Estate Residential Five-acre (RE-5), consists of 10-04 acres, and is located on the east side of Deer Creek Road, at the intersection with Flying C Road, in the Cameron Park area. (Negative declaration prepared)\*

STAFF: Michael Baron RECOMMENDATION: Conditional Approval  
**ACTION: The Zoning Administrator approved P98-0013 based on the findings and conditions contained in the staff report.**

c. **P06-0004 – DAVID and DEBBIE LUNGREN / Lebeck Young Engineering:**  
A tentative parcel map creating two parcels ranging in size from 10 to 10.005 acres. Design waivers have been requested for the following: a.) Allow an offsite 18-foot wide road access, b.) Allow a dead-end road to exceed 500 feet in length, and c.) Allow Parcel 2 to exceed the 3-1 depth to width ratio. The property, identified by Assessor's Parcel 102-060-35, is zoned Estate Residential Ten-acre, consists of 20.005 acres and is located on the south side of Old Neumann Road Approximately 0.5 miles north of the intersection with Green Valley Road, in the Rescue area. (Negative declaration prepared)\*

STAFF: Tom Dougherty RECOMMENDATION: Conditional Approval  
**ACTION: The Zoning Administrator approved P06-0004 based on the findings and conditions contained in the staff report.**

6. **CATEGORICALLY EXEMPT PROJECTS** (Public Hearing) If applicable, a revised agenda identifying specific categorically exempt projects will be posted prior to hearing.

- a. **P89-0120C – DAVID and SALLY NEEDHAM:** A correction to recorded parcel map to relocate a road and public utility easement shown on Parcels 1 and 2 of Parcel Map 43-48 and Parcel A of Parcel Map 24-97. The property, identified by Assessor's Parcel Number 046-510-58, is zoned Estate Residential ten-acre (RE-10), consists of 5.0 acres, and is located at the end of Livingstone Lane, approximately 2,000 feet southwest of the intersection with Hanks Exchange Road, in the Pleasant Valley area. (Categorically exempt pursuant to Section 15268 of the CEQA Guidelines)\*\*

STAFF: Michael Baron                      RECOMMENDATION: Conditional Approval  
**ACTION: The Zoning Administrator approved P89-0120C based on the findings and conditions contained in the staff report.**

**7. ADJOURNMENT**

Respectfully submitted,

Roger Trout  
Zoning Administrators

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 Services, 2850 Fairlane Court, Placerville, CA 95667.

\*A negative declaration has been prepared for this project and may be reviewed and/or obtained in Planning Services 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 categorically exempt from CEQA (California Environmental Quality Act) pursuant to the above-referenced section, and it is not subject to any further environmental review.