

**File No. 16-0005**  
**Location Map**

-  Project Parcel
-  Parcels
-  Roads



**Exhibit A**



POR. N. 1/2 SEC. 27, T.10N., R.10E.

329:04

Bk 327 Pg 09

Bk 327 Pg 16

1" equals 200'

N. 1/4  
CBL.  
SEC. 27

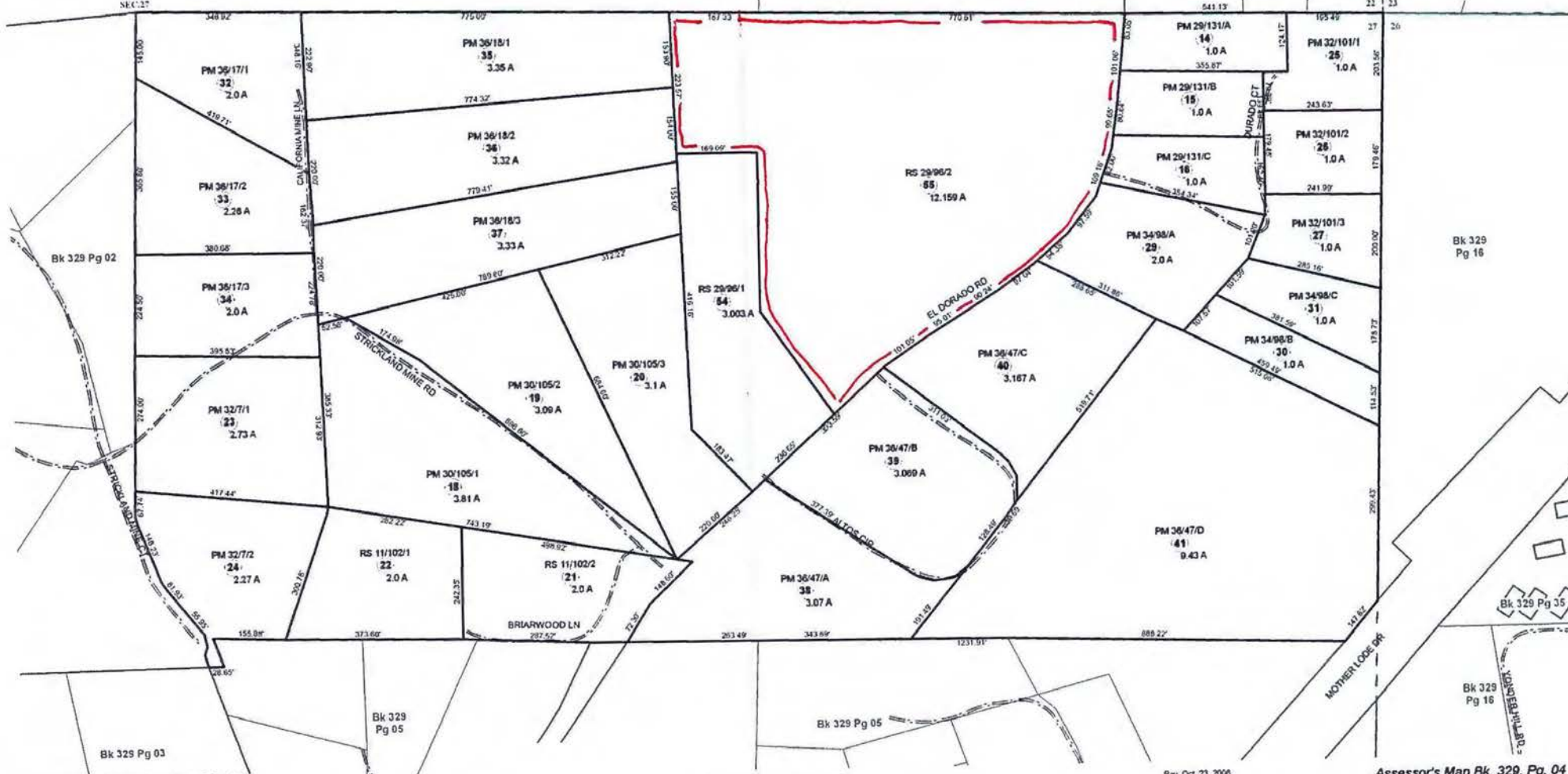


Exhibit B

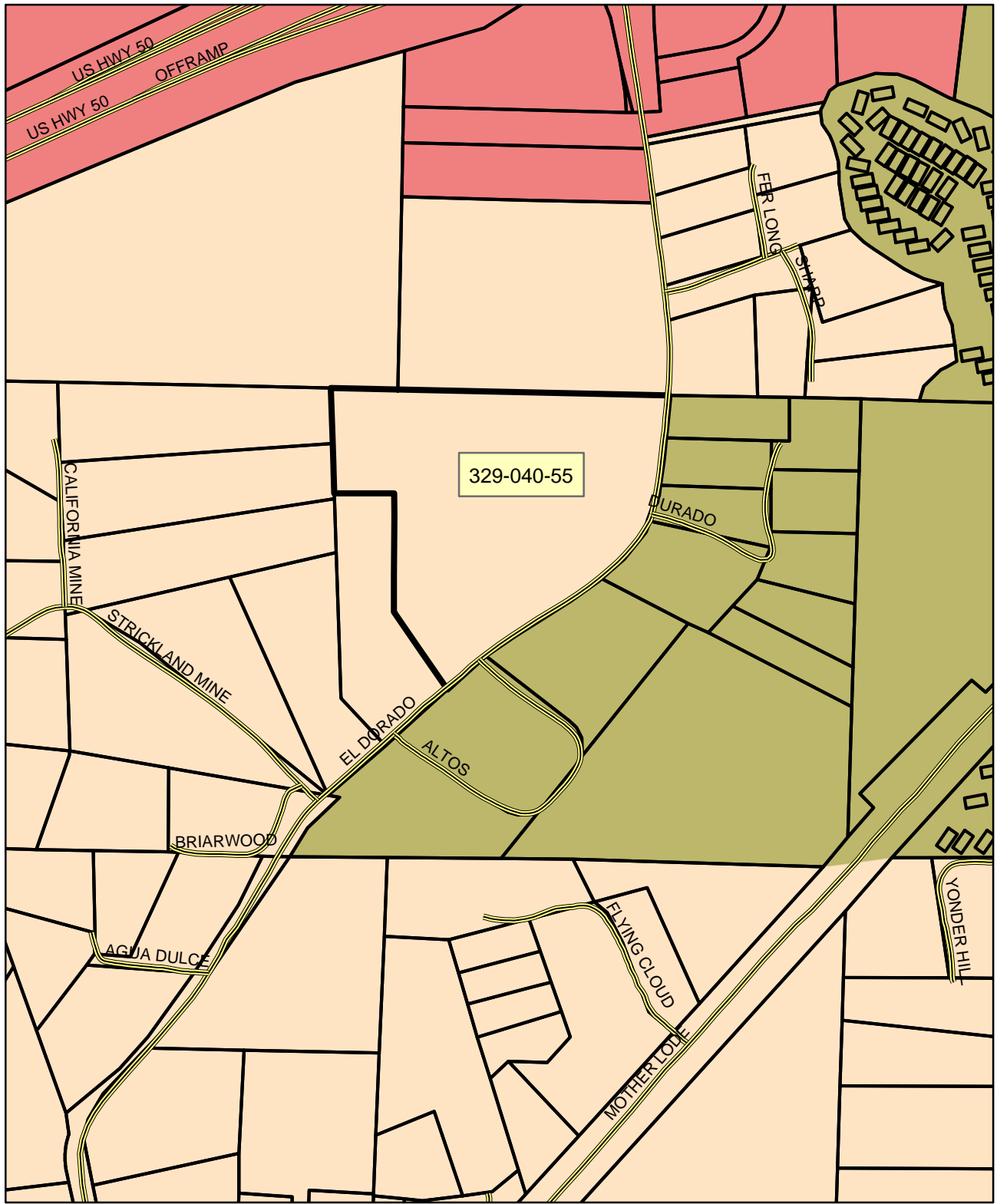
THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

Acreages Are Estimates







Adjacent Map Pages Shown in Gray Text  
Assessor's Parcel Numbers Shown in Circles

Rev. Oct. 23, 2008

Assessor's Map Bk. 329, Pg. 04  
County of El Dorado, CA



329-040-55

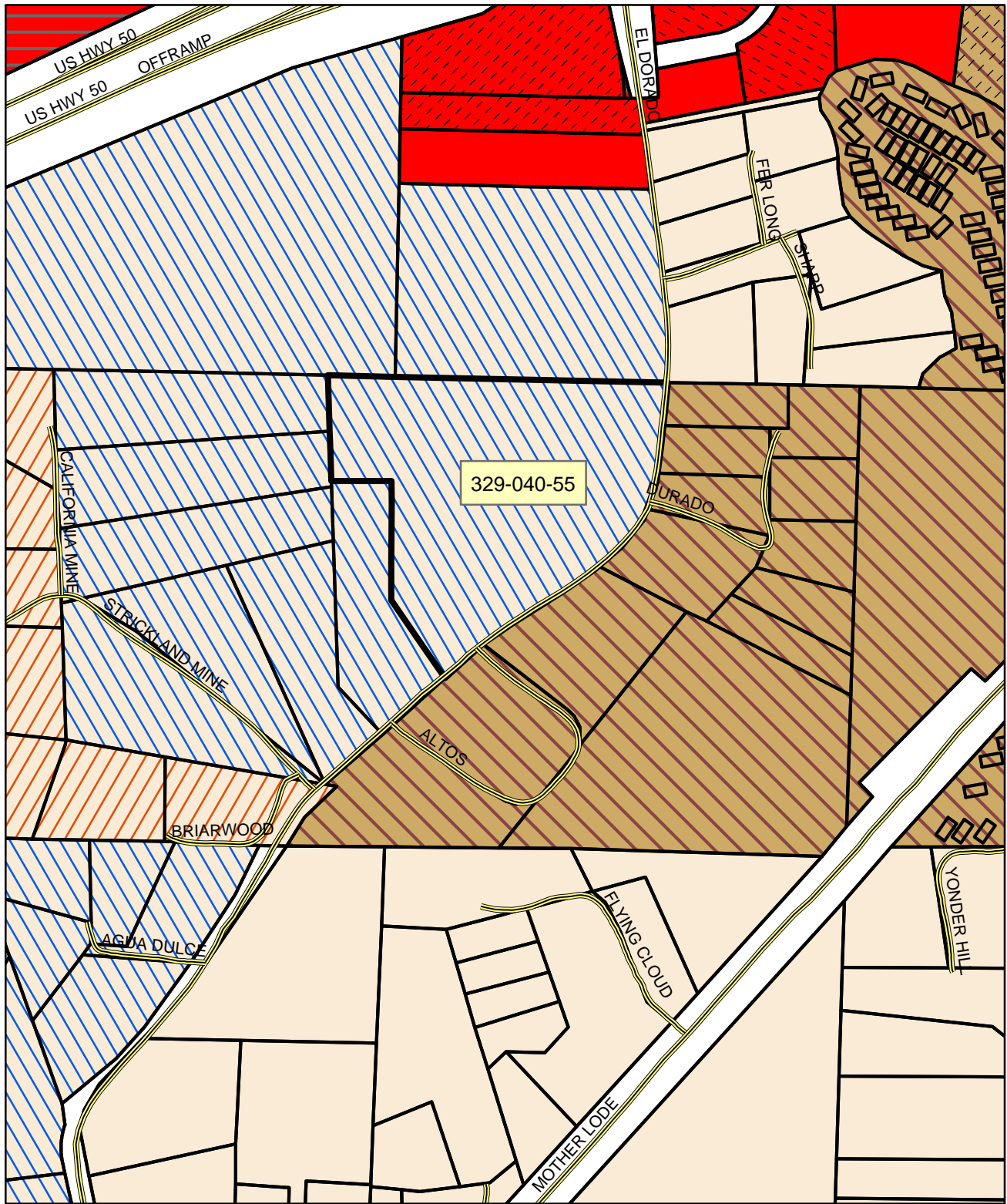
-  Project Parcel
-  Roads
-  Parcels
-  Commercial
-  Medium Density Residential
-  Multi-Family Residential

# File No. P16-0005 General Plan Land Use Map














## Exhibit C





329-040-55

# File No. P09-0004-R - Zoning Map

-  Project Parcel
-  Roads
-  Parcels
-  CC = Commercial Community
-  CR = Commercial Regional
-  RM = Residential Multi-Unit
-  R1A = Residential 1 Acre
-  R2A = Residential 2 Acres
-  R3A = Residential 3 Acres
-  Design Control
-  Planned Development



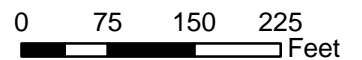
## Exhibit D





**File No. P16-0005**  
**Aerial Map**  
**Exhibit E**

-  Project Parcel
-  Roads
-  Parcels



# TENTATIVE PARCEL MAP

## COUNTY OF EL DORADO, STATE OF CALIFORNIA



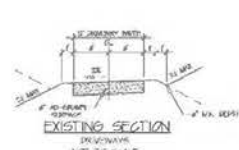
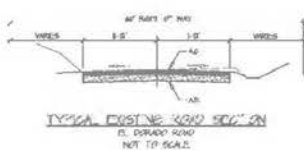
### LEGEND

- A, B, C ALIGNMENT | ALIGNMENT 2
- CENTERLINE
- CONVEYANCE POINT
- CONVEYANCE METE FEE
- DP, DP-1, DP-2 DRAINAGE PIPE (DRAINAGE)
- EXISTING
- ▭ EXISTING PARCELS
- TYPE OF PAYMENT
- TYPE OF SURVEY
- PL — PLANNING
- OUTSIDE
- POWER POLE
- PAVEMENT
- RIGHT-OF-WAY
- CULVERT
- ▭ WIDTH OF CURB OR GREATER SLATES

### GENERAL NOTES

1. THE FIELD SURVEY PERFORMED TO PREPARE THIS TENTATIVE PARCEL MAP AND RELATED DOCUMENTS WAS FOR ESTABLISHING AERIAL CONTROL ONLY. ON-SITE AND OFF-SITE IMPROVEMENTS ARE LOCATED AND DESCRIBED BASED ON A VARIETY OF SOURCES INCLUDING AERIAL PHOTOGRAPHS, SITE INSPECTIONS, AND PUBLIC RECORDS.

2. FLOOD ZONE INFORMATION FOR FEMA FLOOD INSURANCE RATE MAPS, THE SUBJECT PROPERTY IS IN FLOOD ZONE "X" - AREAS OF MINOR FLOODING.



### GRADE TABLE PROPOSED HAMMERHEAD

STATION	EXISTING ELEVATION	PROPOSED ELEVATION
0+00	214.74	214.74
0+10	214.74	214.74
0+20	214.74	214.74
0+30	214.74	214.74

### TRANSVERSE GRADE TABLE

STATION	EXISTING ELEVATION	PROPOSED ELEVATION
0+00	214.74	214.74
0+10	214.74	214.74
0+20	214.74	214.74
0+30	214.74	214.74

### EXISTING ROADS

ALL EXISTING ROADS ARE 30' WIDE.

### EXISTING SECTIONS

ALL EXISTING SECTIONS ARE 30' WIDE.

### PROJECT NOTES

1. EL DORADO ROAD IS AN EXISTING 40 FT. WIDE ROAD AND PLEAS PARCEL MAP NO. 17.
2. SEE EXISTING STRUCTURAL ROAD SECTIONS ON THIS PLAN.
3. THIS PROPOSED PARCEL MAP WILL BE A RE-DIVISION OF TRACT 1 OF RECORD OF SURVEY 10-58.
4. SEE SLURF WAY.
5. SEE PROPOSED REPORT AND TREE CANOPY RETAINMENT PLAN BY TOPOGRAPHIC ENVIRONMENTAL, INC.
6. SEE PERMITS REQUIRED AND SEWERAGE PLAN.
7. DESIGN HATCHES HAVE BEEN REGISTERED PURSUANT TO SECTION 40000.00 OF THE LAND DIVISION ORDINANCE TO ALLOW FOR THE FOLLOWING:
  - A. TO NOT REQUIRE THE INCLUSION OF A 15% (OR MORE) SHOULDER ALONG THE PROJECT FRONTAGE ON EL DORADO ROAD.
  - B. TO ALLOW CREATION OF LOTS THAT DO NOT MEET THE 1% DEPTH TO WIDTH RATIO.

### DESIGN PLAN POLICY TITLES

1. TO NOT REQUIRE THE APPLICATION OF GENERAL PLAN POLICY 10-41 WHICH CALLS FOR THE INCLUSION OF PERMEABLE PATHS WHERE FEASIBLE, THE TOPOGRAPHY ALONG THE PROJECT FRONTAGE WHICH THE POLICY UNFAVORABLE TO IMPLEMENT.

### OWNER OF RECORD

MARCOLO R. WILKES CONSTRUCTION INC.  
3940 TUDOR LANE  
EL DORADO, CA 95623  
TEL: 530-824-9234

### NAME OF APPLICANT

GATES ENGINEERING  
2840 FRESHWATER LN  
EL DORADO, CA 95623

### MAP PREPARED BY:

GATES ENGINEERING  
2840 FRESHWATER LN  
EL DORADO, CA 95623  
95623-4420  
gateseng@earthlink.net

### SCALE OF MAP

1" = 100'

### CENTER INTERVAL

1" = 100'

### SOURCE OF TOPOGRAPHY

AERIAL SURVEY

### SECTION (TOWNSHIP & RANGE)

A PORTION OF THE NORTHEAST 1/4 OF SECTION 21, T. 20 N. R. 10 E. MON.

### ASSASSINATE PARCEL NO.

709-040-99 (PART TRACT 1 OF RS 10-58)

### PROJECT ZONING

RM

### TOTAL PARCEL AREA

3.80 ACRES

### VISUAL CORNER AREA

3.80 ACRES

### TOTAL NUMBER OF PARCELS

FOUR (4)

### WATER SUPPLY

LD

### SEWERAGE DISPOSAL

PRIVATE SEPTIC SYSTEM

### PROPOSED STRUCTURAL

1.500 SQ. FT. GARAGE

### DATE

04-07-10 (REVISED DATE: 11-09-10)

ZONING ADMINISTRATOR: \_\_\_\_\_  
APPROVAL/REVAL DATE: \_\_\_\_\_  
SENDER OF SUPERVISOR: \_\_\_\_\_  
APPROVAL/REVAL DATE: \_\_\_\_\_

WILKES TENTATIVE PARCEL MAP



# COMMUNITY DEVELOPMENT AGENCY

## DEVELOPMENT SERVICES DIVISION

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

**PLACERVILLE OFFICE:**

2860 Fairlane Court, Placerville, CA 95667

**BUILDING**

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

[bldgdept@edcgov.us](mailto:bldgdept@edcgov.us)

**PLANNING**

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

[planning@edcgov.us](mailto:planning@edcgov.us)

**LAKE TAHOE OFFICE:**

3368 Lake Tahoe Blvd., Suite 302

South Lake Tahoe, CA 96160

(530) 573-3330

(530) 542-9082 Fax

[tahoebuild@edcgov.us](mailto:tahoebuild@edcgov.us)

March 17, 2015

Garry Gates  
Gates Engineering  
2850 Freshwater Lane  
El Dorado, CA 95623

**RE: Determination of Substantial Conformance to Approved Tentative Parcel Map  
Wilkes Tentative Parcel Map/P07-0027**

Dear Garry:

Planning Services staff has reviewed the revised Wilkes Tentative Parcel Map (Exhibit A) for determination of substantial conformance with the approved original (Exhibits B). The revised map consists of the minor reconfiguration of the lots. The lot count remains unchanged, the range of allowable parcel sizes is not exceeded, and the access to the proposed lots remains unchanged. Therefore, no changes to the project description are required to accommodate the requested revision.

The revised tentative parcel map is deemed substantially conforming to the approved tentative parcel map and is hereby approved, subject to the existing Findings and Conditions of Approval.

If you have any questions please contact Rob Peters at (530) 621-6644 or by email at [Rober.Peters@edcgov.us](mailto:Rober.Peters@edcgov.us).

Sincerely,

ROGER P. TROUT  
Development Services Director

By:   
Robert Peters, Associate Planner

Exhibits: A. Revised Wilkes Tentative Parcel Map  
B. Approved Wilkes Tentative Parcel Map

Attachment: 1. P07-0027 Substantial Conformance Review - Comments Received

Cc. Dave Spiegelberg, Transportation Division  
Rich Briner, County Surveyor  
Richard Krek, Diamond Springs – El Dorado Fire Protection District  
Adam Baughman, El Dorado County Air Quality Management District

Exhibit G

# TENTATIVE PARCEL MAP

COUNTY OF EL DORADO, STATE OF CALIFORNIA



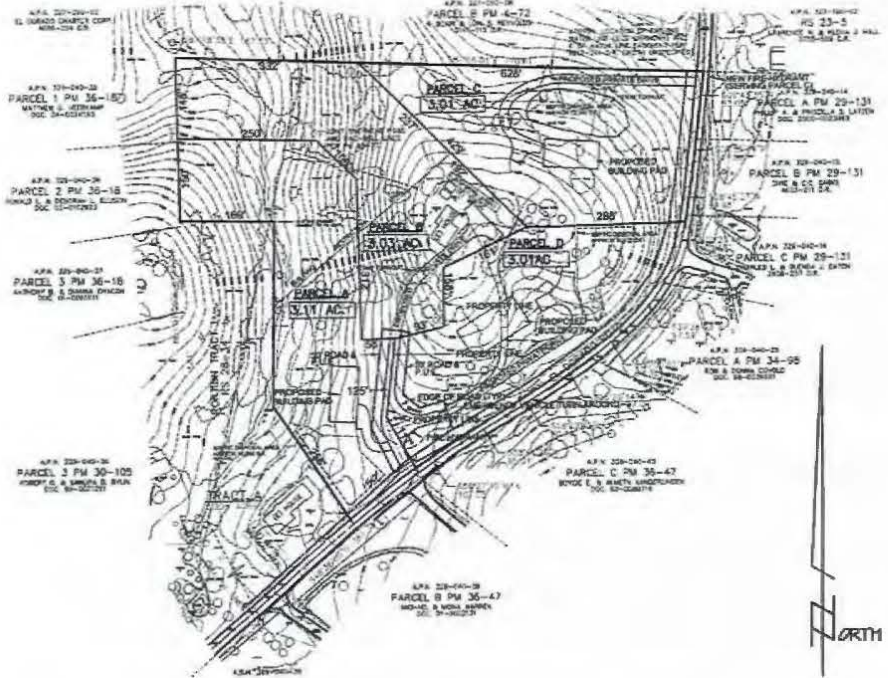
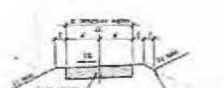
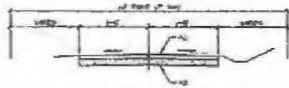
**LEGEND**

- AL AL ALIGNMENT / ALIGNMENT
- CL CENTERLINE
- CP COMPUTATION POINT
- CM CONTINGENT METAL PIPE
- CP --- CP DRAINAGE PIPE (SLOTTED)
- CS CATCH BASIN
- CS DRAINAGE BRANCH
- CP EDGE OF PAVEMENT
- CR EDGE OF ROADWAY
- FL --- FL FLOODLINE
- OU --- OU UTILITY
- PP --- PP POWER POLE
- PS PROPOSED
- RDW ROADWAY
- SH SHELLING

**GENERAL NOTES**

1. THE FIELD SURVEY PROVIDED TO PROVIDE THIS TENTATIVE PARCEL MAP AND RELATED DIMENTS WAS FOR DEVELOPMENTAL CONTROL ONLY. ON-SITE AND OFF-SITE SURVEYING WAS LIMITED AND DESCRIBED BASED ON A VARIETY OF SOURCES INCLUDING Aerial PHOTOGRAPHY, SITE INSPECTION, AND PUBLIC RECORDS.

2. FLOOD ZONE INFORMATION PER FEMA FLOOD INSURANCE RATE MAPS. THE HIGHEST FLOODING IS IN FLOOD ZONE 1 - AREAS OF MINOR FLOODING.



**PROJECT NOTES**

- 1. 24' WIDE ROAD IS AN EXTENDED 40 FT WIDE ROAD AND PAVE FOR PROPOSED MAP AS-71
- 2. SEE EXISTING STRUCTURAL ROAD SECTIONS ON THIS PLAN

**FRONTAGE MAPS**

- 1. THIS PROPOSED PARCEL MAP WILL BE A RE-DIVISION OF TRACT 3 OF RECORD OF SURVEY 22-9

**SLURF STUDY**

- 1. SEE SLURF MAP

**TRUCK STUDY**

- 1. SEE AIRBORNE REPORT AND TRUCK SURVEY REPLACEMENT PLAN BY SISKIYOU ENVIRONMENTAL, INC.

**PRELIMINARY GRADING AND DRAINAGE**

- 1. SEE PRELIMINARY GRADING AND DRAINAGE PLAN

**DESIGN WAIVERS**

- 1. DESIGN WAIVERS HAVE BEEN REQUESTED PURSUANT TO SECTION 14900.0 OF THE LAND DIVISION ORDINANCE TO ALLOW FOR THE FOLLOWING:
  - A. TO NOT REQUIRE THE INCLUSION OF A TEN (10) FOOT SWALLER ALONG THE PROPOSED FRONTAGE ON EL DORADO ROAD
  - B. TO ALLOW CREATION OF LOTS THAT DO NOT MEET THE 10' WIDTH TO NORTH ROAD
  - C. TO ALLOW THE USE OF STRIPPED PAVEMENT FOR THE ON-RAMP ROADWAY (SHOULDER, DRIVEWAY SURFACE, 1-FOOT WALKWAYS) WITHIN A 40-FOOT ROOF OF 100'

**GENERAL PLAN POLICY 12-41**

- 1. REQUEST TO NOT REQUIRE THE APPLICATION OF GENERAL PLAN POLICY 12-41. REQUEST SILENT FOR THE INCLUSION OF PROPOSED DRIVING PATHS WHERE FEASIBLE. THE TOPOGRAPHY ALONG THE PROPOSED FRONTAGE MAKES THE POLICY UNFEASIBLE TO IMPLEMENT.

**OWNER OF RECORD:**

MARKEL R. WALKER CONSTRUCTION INC.  
1902 TOWN LANE  
EL DORADO, CA 95623  
TEL: 530-544-9874

**NAME OF APPLICANT:**

GATES ENGINEERING  
2610 PRESIDENTIAL LANE  
EL DORADO, CA 95623  
TEL: 530-544-9874

**MAP PREPARED BY:**

GATES ENGINEERING  
2610 PRESIDENTIAL LANE  
EL DORADO, CA 95623  
TEL: 530-544-9874

**SCALE OF MAP:**

1" = 150'

**CONTOUR INTERVAL:**

FOOT (3) FEET

**SOURCE OF TOPOGRAPHY:**

AERIAL SURVEY

**SECTION, TOWNSHIP & RANGE:**

A SECTION OF THE NORTHEAST 1/4 OF SECTION 21, T. 20 N., R. 12 E. 10W.

**ASSESSOR'S PARCEL NO.:**

213-240-00 DEED TRACT 3 OF R.S. 12-241

**PRESENT ZONING:**

R2A

**TOTAL PARCEL AREA:**

5.93 ACRES

**MINIMUM PARCEL AREA:**

1.000 ACRES

**TOTAL NUMBER OF PARCELS:**

FOUR (4)

**WATER SUPPLY:**

ESD

**SEWAGE DISPOSAL:**

PRIVATE SEPTIC SYSTEM

**PROPOSED STRUCTURAL FIRE PROTECTION:**

DWANGO APPROVED-EL DORADO PFD

**DATE:**

418: A 5:01 (REVISED MAY 1, 2008)

23480: 418: A 5:01 (REVISED SEPTEMBER 22, 2009)

23480: 418: A 5:01 (REVISED JANUARY 23, 2010)

APPROVAL, AERIAL DATE: \_\_\_\_\_

APPROVAL, AERIAL DATE: \_\_\_\_\_

APPROVAL, AERIAL DATE: \_\_\_\_\_

APPROVAL, AERIAL DATE: \_\_\_\_\_

APPROVAL, AERIAL DATE: \_\_\_\_\_

APPROVAL, AERIAL DATE: \_\_\_\_\_

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APPROVAL, AERIAL DATE: \_\_\_\_\_

APPROVAL, AERIAL DATE: \_\_\_\_\_

APPROVAL, AERIAL DATE: \_\_\_\_\_

APPROVAL, AERIAL DATE: \_\_\_\_\_



# TENTATIVE PARCEL MAP

## COUNTY OF EL DORADO, STATE OF CALIFORNIA



- LEGEND**
- AL AL ALIGNMENT (ALUMINUM)
  - EL ELEVATION
  - CP COMPUTATION POINT
  - CM CORRUGATED METAL PIPE
  - GP GRAVITY PIPE (GALVANIZED)
  - CS CURB
  - EG EXISTING GROUND
  - EP EDGE OF PAVEMENT
  - ER EDGE OF ROADWAY
  - FL FLOWLINE
  - GW GUTTER
  - PP POWER POLE
  - PR PROPOSED
  - RHW RIGHT-OF-WAY
  - SH SHOULDER
  - SS AREAS OF STEEP OR GREATER SLOPES



**GRADE TABLE**  
**PROPOSED HAMMERHEAD**

AREA (sq ft)	THICKNESS
04520 - 04525	12
04525 - 04530	18
04530 - 04535	24
04535 - 04540	30
04540 - 04545	36
04545 - 04550	42

**PARCEL D ACCESS (sq ft)**

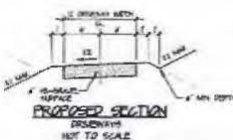
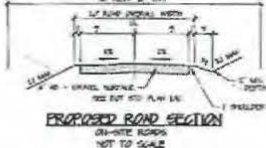
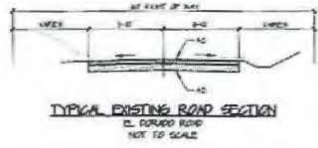
04540 - 04545	12
04545 - 04550	18
04550 - 04555	24
04555 - 04560	30
04560 - 04565	36
04565 - 04570	42

**EL DORADO ROAD**  
SEE DRAWING

**DRAINWAYS**  
ALL DRAINWAY GRADES ARE 1% OR LESS

**GENERAL NOTES**

- THE FIELD SURVEY PERFORMED TO PREPARE THIS TENTATIVE PARCEL MAP AND RELATED EXHIBITS WAS FOR ESTABLISHING METAL CONTROL ONLY. ON-SITE AND OFF-SITE IMPROVEMENTS ARE LOCATED AND DESCRIBED BASED ON A VARIETY OF SOURCES INCLUDING AERIAL PHOTOGRAPHS, SITE INSPECTIONS AND PUBLIC RECORDS.
- FLOOD ZONE INFORMATION PER FEMA FLOOD INSURANCE RATE MAPS, THE SUBJECT PROPERTY IS IN FLOOD ZONE 'X' - AREAS OF MINIMAL FLOODING.



- PROJECT NOTES**
- ACCESS**
- EL DORADO ROAD IS AN EXISTING 40 FT WIDE ROAD AND PAVE PER PARCEL MAP AD-71
  - SEE DRAWING STRUCTURAL ROAD SECTIONS ON THIS PLAN
- PRELIM MAPS**
- THIS PROPOSED PARCEL MAP WILL BE A RE-DESIGN OF TRACT 1 OF RECORD OF SURVEY 19-5
- SOIL STUDY**
- SEE SOIL REPORT
- TRUCK STUDY**
- SEE TRUCK REPORT AND TREE CRUSH REPLACEMENT PLAN BY SYCAMORE ENVIRONMENTAL, INC.
- PRELIMINARY EROSION AND DRAINAGE**
- SEE PRELIMINARY EROSION AND DRAINAGE PLAN
- DESIGN WARNERS**
- DESIGN WARNERS HAVE BEEN REQUESTED PURSUANT TO SECTION 106500.0 OF THE LAND DIVISION ORDINANCE TO ALLOW FOR THE FOLLOWING:
    - TO NOT REQUIRE THE INCLUSION OF A 1% (60) FOOT SHOULDER ALONG THE PROJECT FRONTAGE ON EL DORADO ROAD
    - TO ALLOW CREATION OF LOTS THAT DO NOT MEET THE 5% DEPTH TO WIDTH RATIO
    - TO ALLOW THE USE OF STANDARD PLAN 500 FOR THE ON-SITE HIGHWAY 10-FOOT TRAVEL SURFACE, 1-FOOT SHOULDER WITH A 60-FOOT RIGHT OF WAY.
- GENERAL PLAN POLICY 10-41**
- REQUEST TO NOT REQUIRE THE APPLICATION OF GENERAL PLAN POLICY 10-41 WHICH CALLS FOR THE INCLUSION OF RESTORATIVE PATTERNS WHERE FEASIBLE. THE SUBMITTER ALIENS THE PROJECT FRONTAGE UNDER THE POLICY UNDESIRABLE TO INCLUDE.

**OWNER OF RECORD:**  
MICHAEL E. THURDE & ASSOCIATES, INC.  
1000 PLAZA CALIFORNIA, SUITE 200  
GARDEN PARK, CA 92645  
TEL: 949-453-9574

**NAME OF APPLICANT:**  
MICHAEL E. THURDE & ASSOCIATES, INC.  
1000 PLAZA CALIFORNIA, SUITE 200  
GARDEN PARK, CA 92645  
TEL: 949-453-9574 FAX: 949-453-9574  
EMAIL: mthurde@thurnacvil.com

**MAP PREPARED BY:**  
MICHAEL E. THURDE & ASSOCIATES, INC.  
1000 PLAZA CALIFORNIA, SUITE 200  
GARDEN PARK, CA 92645  
TEL: 949-453-9574 FAX: 949-453-9574  
EMAIL: mthurde@thurnacvil.com

**SCALE OF MAP:**  
1" = 100'

**CONTIGUOUS INTERVAL:**  
ONE (5) FEET

**SOURCE OF TOPOGRAPHY:**  
AERIAL SURVEY

**SECTION TOWNSHIP & RANGE:**  
A PART OF THE NORTHEAST 1/4 OF SECTION 12, T. 10 N. R. 10 E. N.W. 1/4

**ASSESSOR'S PARCEL NO.:**  
705-040-09 DEEDS TRACT 1 OF R/S 19-5

**PRESENT ZONING:**  
RSM

**TOTAL PARCEL AREA:**  
8.30 ACRES

**MINIMUM PARCEL AREA:**  
1.000 ACRES

**TOTAL NUMBER OF PARCELS:**  
FOUR (4)

**WATER SUPPLY:**  
ESD

**SEWAGE DISPOSAL:**  
PRIVATE SEWER SYSTEM

**PROPOSED STRUCTURAL FIRE PROTECTION:**  
DRAINAGE SYSTEMS-EL DORADO PPD

**DATE:**  
JUNE 4, 2017 (REVISED MAY 7, 2018)  
(REVISED SEPTEMBER 15, 2018)

**ZONING ADMINISTRATOR:** \_\_\_\_\_

**APPROVAL, PUBLIC DATE:** \_\_\_\_\_

**DIVISION OF SUPERVISORS:** \_\_\_\_\_

**APPROVAL, PUBLIC DATE:** \_\_\_\_\_



Robert Peters &lt;robert.peters@edcgov.us&gt;

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**P07-027 Wilkes TPM Substantial Conformance Review**

1 message

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Philip Mosbacher <philip.mosbacher@edcgov.us>  
To: Robert Peters <robert.peters@edcgov.us>  
Cc: Philip Mosbacher <philip.mosbacher@edcgov.us>

Wed, Feb 18, 2015 at 8:27 AM

Rob,  
I have reviewed the revised tentative map for the subject project and have no revisions to the comments below that came from our office previously.

We have looked over the application and have the following comments.

- 1) All survey monuments must be set prior to filing the Parcel Map.
- 2) The roads serving the development shall be named by filing a completed Road Name Petition with the County Surveyors Office prior to filing the Parcel Map.
- 3) Prior to filing the Parcel Map, a letter will be required from all agencies that have placed conditions on the map. The letter will state that **"all conditions placed on the map by (that agency) have been satisfied."** The letter is to be sent to the County Surveyor and copied to the Consultant and the Applicant.

Please call me if you have any questions or need additional information.

Phillip R. Mosbacher  
CA P.L.S. 7189, NV P.L.S. 13163  
Deputy County Surveyor  
El Dorado County Surveyor's Office  
(530) 621-5320

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Any retransmission, dissemination or other use of the information by persons other than the intended recipient or entity is prohibited.

If you receive this e-mail in error please contact the sender by return e-mail and delete the material from your system.

Thank you.

# Attachment 1



Diamond Springs / El Dorado Fire Protection District  
Fire Prevention Division  
501 Main Street Diamond Springs, CA 95619 ~ (530) 626-3190 Fax (530)  
626-3188  
www.diamondfire.org

February 18, 2015

Rob Peters, Assistant Planner  
2850 Fairlane Court  
Placerville CA 95667

Re: Parcel Split for 4220 El Dorado - Permit Application #P07-0027 APN: 329-040-55

The Diamond Springs - El Dorado Fire Protection District has reviewed your parcel split utilizing the most recent information you have provided. Our response utilizes codes and standards referenced from the **California Code of Regulations Title 24 Part 9 California Fire Code (CFC)** – and as amended by the Diamond Springs – El Dorado FPD.

***1.1.3 Scope: "The provisions of this code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such building structures throughout California",***

Diamond Springs/El Dorado Fire Protection District has a fee structure for all reviews.

The fire flow required for this parcel split is set forth in the California Fire Code Appendix "B"

***The required fire flow for >3600 square foot residential structure including garage, with an approved NFPA 13 D sprinkler system is 1000 gallons per-minute, for 2 hours, at 20 p.s.i.***

***The required fire flow for <3600 square foot residential structure including garage, with an approved NFPA 13 D sprinkler system is 1500 gallons per-minute, for 2 hours, at 20 p.s.i.***

Fire Hydrant shall meet the California Fire Code Appendix "C"

***A Fire Hydrant shall be located within 600' feet from any new structure. If there is not a fire hydrant within 600' a new one shall be installed***

Driveway shall be 12 feet in width per Title 14 of Public Resource Code and as amended by El Dorado County:

***1273.10. Driveways***

***All driveways shall provide a minimum 12 foot traffic lane and unobstructed vertical clearance of 15 feet along its entire length,***

*(a) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart.*

*(b) A turnaround shall be provided to all building sites on driveways over 300 feet in length, and shall be within 50 feet of the building.*

### **Community Facilities District**

Approval of subject project is conditioned on meeting the public safety and fire protection requirements of the County of El Dorado General Plan, which shall include provision of a financing mechanism for said services<sup>1</sup>. The financing mechanism shall include inclusion within, or annexation into, a Community Facilities District (CFD) established under the Mello-Roos Community Facilities Act of 1982 (Government Code § 53311 et seq.), established by the Diamond Springs / El Dorado Fire Protection District (District) for the provision of public services permitted under Government Code § 53313, including fire suppression services, emergency medical services, fire prevention activities and other services (collectively Public Services), for which proceedings are under consideration, and as such, shall be subject to the special tax approved with the formation of such CFD with the Tract's inclusion or annexation into the CFD.

<sup>1</sup> County of El Dorado General Plan sections Policy 5.1.2 and Policy 6.2.3.

If you should have additional questions regarding this project, please don't hesitate to contact myself or Chief Combs.

Sincerely,

*Richard Krek*

Fire Prevention Inspector  
rkrek@diamondfire.org

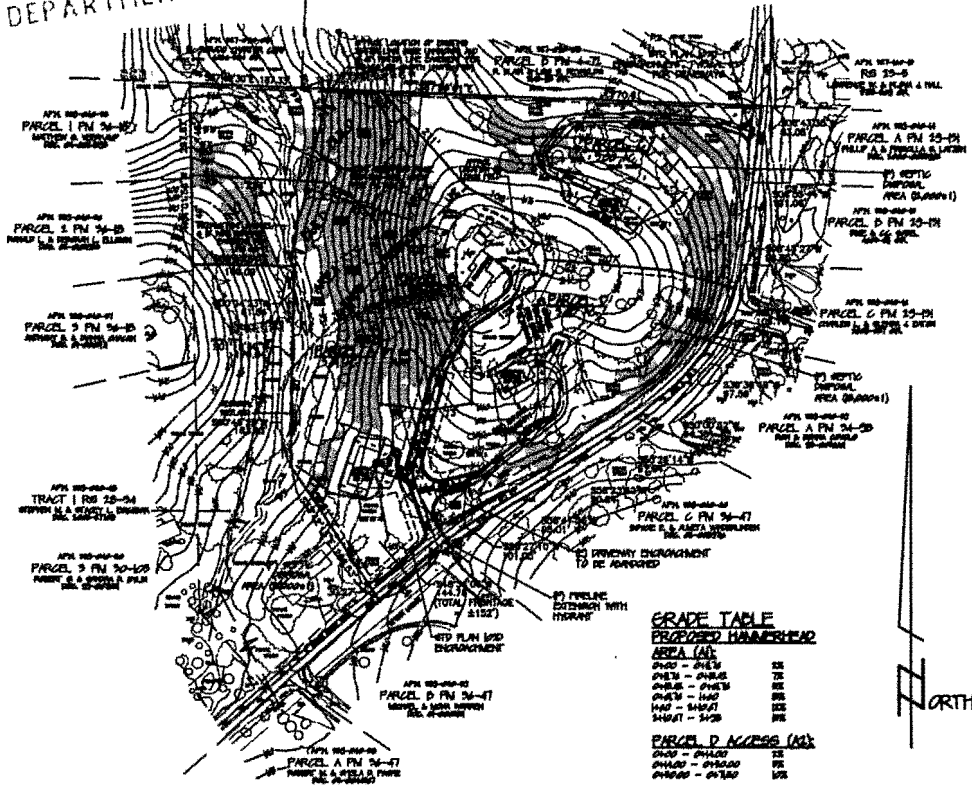
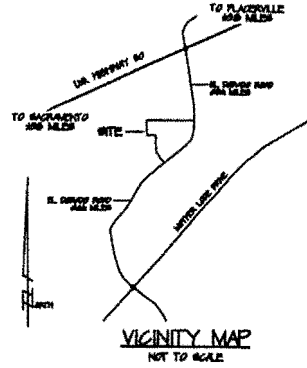
Exhibit H

Exhibit E

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# TENTATIVE PARCEL MAP

COUNTY OF EL DORADO, STATE OF CALIFORNIA

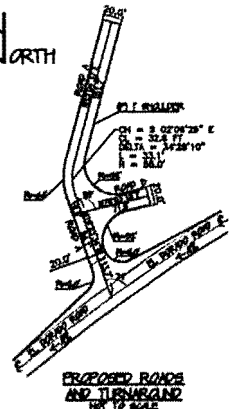
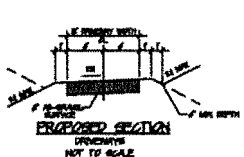
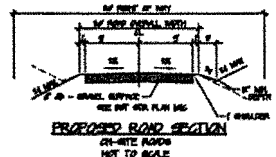
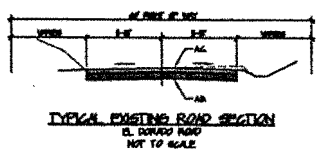


- LEGEND**
- AL AL ALTIMETER 1 ALTIMETER 2
  - CL CENTERLINE
  - CP COMPUTATION POINT
  - CMP COMPUTED METAL PIPE
  - CP... ( CONCRETE PIPE (SLOTTED)
  - CS CENTERLINE
  - CS CENTER CROWN
  - CS EDGE OF PARCELS
  - CS EDGE OF ROADWAY
  - FL FLOWLINE
  - GN GUTTER
  - PP POWER POLE
  - PR PROPOSED
  - ROW RIGHT-OF-WAY
  - SH SHOULDER
  - AREA AT THE OR GREATER SLOPED

**GENERAL NOTES**

1. THE FIELD SURVEY PERFORMED TO PROVIDE THIS TENTATIVE PARCEL MAP AND RELATED CONDITIONS WAS FOR ESTABLISHING CORNER CONTROL ONLY. ON-SITE AND OFF-SITE IMPROVEMENTS ARE LOCATED AND DESCRIBED BASED ON A VARIETY OF SOURCES INCLUDING AERIAL PHOTOGRAPHS, SITE INSPECTIONS, AND PUBLIC RECORDS.

2. FLOOD ZONE INFORMATION FOR FEMA FLOOD INSURANCE RATE MAPS, THE SUBJECT PROPERTY IS IN FLOOD ZONE "X" - AREA OF MODERATE FLOODING.



**GRADE TABLE**

**PROPOSED HIGHWAY**

AREA (AC)	
CH202 - 21615	216
CH215 - 21615	216
CH215 - 21615	216
CH215 - 21615	216
CH215 - 21615	216
CH215 - 21615	216

**PROPOSED DRAINAGE**

CH202 - 21615	216
CH215 - 21615	216
CH215 - 21615	216
CH215 - 21615	216
CH215 - 21615	216
CH215 - 21615	216

**EL DORADO ROAD**  
SEE DRAWING

**DRIVEWAYS**  
ALL DRIVEWAY GRADERS ARE 2% OR LESS

- PROJECT NOTES**
1. EL DORADO ROAD IS AN EXISTING 40' WIDE ROAD AND PLE PER PARCEL MAP 20-71.
2. SEE EXISTING STRUCTURAL ROAD SECTIONS ON THIS PLAN.
- PRELIMINARY NOTES**
1. THIS PROPOSED PARCEL MAP WILL BE A RE-DIVISION OF TRACT 1 OF FLOOD ZONE SURVEY 20-24.
- SLOPE STUDY**
1. SEE SLOPE MAP.
- TREE STUDY**
1. SEE PRELIMINARY REPORT AND TREE CANOPY REPLACEMENT PLAN BY STEPHANE ENVIRONMENTAL, INC.
- PRELIMINARY GRADING AND DRAINAGE**
1. SEE PRELIMINARY GRADING AND DRAINAGE PLAN.
- GENERAL NOTES**
1. DESIGN NOTES HAVE BEEN INDICATED PLACEMENT TO REDUCE MOVEMENT OF THE LAND DRAINAGE PROVIDED TO ALLOW FOR THE FOLLOWING:
- A. TO NOT REQUIRE THE INSTALLATION OF A TEN (10) FOOT SHOULDER ALONG THE PROPOSED ROADS ON EL DORADO ROAD.
  - B. TO ALLOW CREATION OF LOTS THAT DO NOT MEET THE MINIMUM WIDTH TO WIDTH RATIO.
  - C. TO ALLOW THE USE OF STRENGTHENED PAVEMENT FOR THE ON-SITE DRIVEWAY 20-FOOT TRAVEL SURFACE, 14-FOOT SHOULDER WITH A 20-FOOT RIGHT OF WAY.
- GENERAL PLAN POLICY 12-11**
1. PROJECT IS NOT REQUIRED THE APPLICATION OF GENERAL PLAN POLICY 12-11 WHICH CALLS FOR THE INSTALLATION OF PRESERVATION STRIPS WHERE TRAFFIC ALONG THE TOPOGRAPHY ALONG THE PROPOSED DRIVEWAY WOULD BE UNDESIRABLE TO IMPROVE.

**OWNER OF RECORD:**  
MORRIS R. WILKES CONSTRUCTION INC.  
2000 TOWN LANE  
EL DORADO, CA 95834  
TEL: 916-424-0578

**NAME OF APPLICANT:**  
BOBE E. THORPE & ASSOCIATES, INC.  
2000 PLAZA BOLDING CIRCLE  
GARDEN PARK, CA 95828  
TEL: 916-477-7471 FAX: 916-477-4100  
EMAIL: bob@bethe.com

**MAP PREPARED BY:**  
BOBE E. THORPE & ASSOCIATES, INC.  
2000 PLAZA BOLDING CIRCLE  
GARDEN PARK, CA 95828  
TEL: 916-477-7471 FAX: 916-477-4100  
EMAIL: bob@bethe.com

**SCALE OF MAP:**  
1" = 100'

**CORNER INTERVAL:**  
100' PER

**SOURCE OF TOPOGRAPHY:**  
AERIAL SURVEY

**SECTION TOWNSHIP & RANGE:**  
A PORTION OF THE SECTION 1/4  
OF SECTION 11, T. 34 N. R. 12 E. N.M.S.

**ASSASSINATED PARCEL NO.:**  
20-240-08 (SECTION 1 OF PAR. 20-24)

**PARENT ZONING:**  
R1A

**TOTAL PARCEL AREA:**  
2.82 ACRES

**MINIMUM PARCEL AREA:**  
2.82 ACRES

**TOTAL NUMBER OF PARCELS:**  
FOUR (4)

**WATER SUPPLY:**  
EAD

**SEWER DISPOSAL:**  
PRIVATE SEPTIC SYSTEM

**PROPOSED STRUCTURAL FIRE PROTECTION:**  
DRINKING WATER - EL DORADO PFD.

**DATE:**  
JULY 2, 2007  
(REVISED SEPTEMBER 23, 2008)

**ZONING CATEGORIES:**  
R1A

**APPROVAL/REVAL DATE:**  
\_\_\_\_\_  
**DATE OF SUPERVISION:**  
\_\_\_\_\_  
**APPROVAL/REVAL DATE:**  
\_\_\_\_\_



**GENE E.  
THORNE**  
& Associates, Inc.

*ENGINEERING - SURVEYING - PLANNING - TRAFFIC*

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## Design Waiver Requests and Findings

### Wilkes Parcel Map

Revised May 7, 2008

Wilkes Parcel Map P07-0027  
Design Waiver Requests, Findings and Exhibits

**Introduction – Wilkes Parcel Map**

Michael Wilkes of Placerville owns the project property. The property consists of 12+ acres located on the west side of El Dorado Road, Placerville (APN 329-040-55). The site is approximately 0.5 miles south of the Highway 50 and El Dorado Road intersection. (See Vicinity Map, Exhibit 1, page 11)

The property is zoned residential 3-acre (R3A) with a General Plan Medium Density Residential land use designation. An existing residence is located on the parcel (proposed parcel B). The project area is served by E.I.D. water and utilizes private septic systems for waste disposal. The Diamond Springs-El Dorado Fire Protection District provides fire protection.

The project consists of creating 4 parcels of at least 3-acres each from the existing 12+-acre parcel.

<b><u>Contents</u></b>	<b><u>Pages</u></b>
<b>Requests and Findings</b>	3 - 10
 <b>Exhibits</b>	
1 Vicinity Map	11
2 Aerial Photo	12
3 Site Photograph – Existing Road Cut Slopes and Oaks	13
4 Site Photograph – Utility Structure and Oaks	14

**I. Requested Design Waivers**

Gene E. Thorne & Associates, Inc., at the direction of the property owner, is requesting design waivers for the following design conditions:

1. Request to *not* require the application of the General Plan Traffic and Circulation Element Policy TC-4i which seeks the inclusion of pedestrian/bike paths, where feasible, in Community Regions connecting to adjacent development and to schools, parks, commercial areas and other facilities.
2. Request to *not* require the inclusion of an additional 8-10' of roadway shoulder along the subject property frontage on El Dorado Road.
3. Requests to *allow* the creation of parcels that do not meet a strict 3:1 lot depth to lot width ratio.
4. Request to *allow* a 50-foot right of way for the proposed roadway serving Parcels A, B and D.
5. Request to *allow* the use of Standard Plan 101C for the on-site roadway with a travel surface of 18-feet and 1-foot shoulders on each side.

**II. Requirements for Granting Design Waivers**

Per the El Dorado County Land Division Ordinance, Chapter 16.40, Section 16.40.010 the following conditions must exist in order for a design waiver to be granted:

- A. Special conditions or circumstances peculiar to the property proposed to be divided which would justify the adjustment or waiver,
- B. Strict application of the design or improvement requirements will cause extraordinary and unnecessary hardship in developing the property,
- C. The adjustment or waiver will not be injurious to adjacent properties nor detrimental to the public health, safety, convenience and welfare,
- D. The adjustment or waiver will not have the effect of nullifying the objectives of any law or ordinance applicable to the division.



### **III. Justification for Granting Requested Design Waivers**

#### **Design Waiver Requests**

Since the sidewalks discussed in request 1 would require the 10-foot shoulder discussed in request 2, requests 1 and 2 are dealt with as one issue.

- 1. Request to *not* require the application of the General Plan Traffic and Circulation Element Policy TC-4i which demands the inclusion of pedestrian/bike paths, where feasible, in Community Regions connecting to adjacent development and to schools, parks, commercial areas and other facilities.**
- 2. Request to *not* require the inclusion of an additional 8-10' of roadway shoulder along the subject property frontage on El Dorado Road.**

The policy related to sidewalks cited by County staff as applicable to this project is **Policy TC-4i**, which states, "*Within Community Regions and Rural Centers, all development shall include pedestrian/bike paths connecting to adjacent development and to schools, parks, commercial areas and other facilities where feasible. In Rural Regions, pedestrian/bike paths shall be considered as appropriate.*" (Emphasis added)

#### **Required Findings**

##### **A. Special conditions peculiar to the property justify the requested waivers.**

The existing 12 plus acre property is to be divided into 4 parcels of at least 3 acres each. There is a significant cut slope along the property frontage at El Dorado Road (see attached site photographs). This bank ranges from just a few feet in height to well over 10 feet in height. The bank has a slope that is steeper than a 2:1 horizontal to vertical ratio. To cut back this slope for a sidewalk and additional 8-10' of shoulder would require extensive grading into the slope and the removal of a significant number of oak trees.

In addition, Policy TC-1w in the adopted General Plan supports maintaining the existing rural character of a roadway as follows: "*New streets and improvements to existing rural roads necessitated by new development shall be designed to minimize visual impacts, preserve rural character, and ensure neighborhood quality to the maximum extent possible consistent with the needs of emergency access, on-street parking, and vehicular and pedestrian safety*". Note that the project area is rural in nature with properties in the area ranging from one or more acres. The project area has a General Plan Land Use Designation of MDR (Medium Density Residential) which acknowledges and accepts a reduced level of infrastructure in MDR designated areas. To quote the MDR description, "This designation shall be applied where the character of an area is single-family residences; where the absence or reduced level of infrastructure including roads, water lines, and sewer lines does not justify higher densities; where the topography poses a constraint to higher densities; and as a transitional land use between the more highly developed and the more rural areas of the County. Infrastructure would include not only roads and public utilities (water, sewer) but also sidewalks, curbs, streetlights and signals. Requiring sidewalks will erode the rural nature of the project area while sidewalks and additional shoulder will ignore the "where feasible" provision of Policy TC-4I as well as the perspective of the MDR land use designation.

**B. Strict application of the design or improvement requirements will cause extraordinary and unnecessary hardship in developing this property.**

The existing parent parcel's frontage along El Dorado Road is approximately 1,113 feet in length. General Plan Policy TC-1a includes Table TC-1 that specifies in Note # 3 that "*The County may deviate from the adopted standards in circumstances where conditions warrant special treatment of the road. Typical circumstances where exceptions may be warranted include:*

- a) *Extraordinary construction costs due to terrain, roadside development, or unusual right-of way needs; or*
- b) *Environmental constraints that may otherwise entirely preclude road improvements to the adopted standards, as long as environmental impacts are mitigated to the extent feasible*

To require sidewalks and an additional 8-10' of shoulder would not only remove a significant number of oak trees, it would necessitate extraordinary construction costs. Thousands of yards of earth would have to be excavated and relocated. A utility structure (see photo) located at the top of the bank at about midpoint of the property would have to be relocated. Along with these expenses the sidewalk would have to be constructed. These extreme costs would be imposed to provide improvements that do not exist along any residential frontage on the entire length of El Dorado Road from Green Valley Road on the North to Pleasant Valley Road at the South. A mandate to construct sidewalks along the Wilkes property is neither feasible nor reasonable.

**C. The requested waivers will not be detrimental to adjacent properties nor detrimental to the public health, safety, convenience or welfare.**

Sidewalks and an additional 8-10' of shoulder along this property will not stimulate pedestrian traffic in this area to the types of destinations anticipated in General Plan Policy TC-4i. Sidewalks to such destinations as businesses, schools, parks and adjacent development are essentially non-existent in the area, as are the listed destinations.

Commercial zoning between the subject property and Highway 50 is over 700 feet away on the West Side of El Dorado Road. Commercial zoning is over 700 feet away on the East side of El Dorado Road between the subject property and Highway 50.

*Sidewalks* are over 800 feet away on the West side of El Dorado Road toward Highway 50. The first sidewalk encountered is the 400' ± of sidewalk in front of El Dorado Savings. Next, there is a sidewalk over the West side of the Highway 50 overpass. The next business is a vehicle storage/mini storage (without sidewalks) immediately north of the freeway. Beyond that, there are no sidewalks except on the four corners of the newly remodeled intersection (traffic lights) at El Dorado Road and Missouri Flat Road.

There are *no sidewalks* present at all on the East side of El Dorado Road between the property and Missouri Flat Road. There are no sidewalks present south of the property to the end of El Dorado Road at Pleasant Valley Road. The businesses on the East side of El Dorado Road to the North consist of a dentist office, a furniture store and a chiropractic office. These are not pedestrian based businesses.

Wilkes Parcel Map P07-0027  
Design Waiver Requests, Findings and Exhibits

Parks in the greater area include Bennett Park to the northeast at El Dorado High School in Placerville (4.4 ± miles by car utilizing Highway 50) and City Park to the east in Placerville (4.4 ± miles by car utilizing Highway 50). Sidewalks are not relevant to reaching these destinations from the subject property area due to even greater distances involved in walking around Highway 50. Walking to Bradford Park to the southwest in Shingle Springs would involve walking 4.9 ± miles along both El Dorado Road and Mother Lode Drive with no sidewalks anywhere between the subject property and Bradford Park.

The subject property is in the Mother Lode Union School District. The nearest schools in the Mother Lode Union School District are Indian Creek School to the north (3.4 ± miles), Charles Brown School to the southeast (3.9 ± miles) and Herbert Green School to the east (2.2 ± miles). Busing is available to all of these schools. Sidewalks are not relevant with regard to walking to schools in this school district from anywhere in the project area.

No adjacent development has sidewalks and/or 8-10' shoulders. Sidewalks are not likely to be a significant feature of the area for many, many years. A sidewalk installed at this property would be isolated. Isolated sidewalks do not go anywhere. Isolated sidewalks encourage people onto the sidewalk but end up leading them to road frontage without sidewalks where continuing on is potentially very dangerous. Not requiring sidewalks on this project will not be detrimental to adjacent properties nor to public health, safety, convenience or welfare. Sidewalks are not a part of the lifestyle typical of rural areas.

**D. The adjustments or waivers will not have the effect of nullifying the objectives of any law or ordinance applicable to the division.**

The laws and ordinances applicable to this land division consist primarily of the Subdivision Map Act, the El Dorado County Subdivision Ordinance (Article II, Minor Land Divisions), the Zoning Ordinance (County Code, Title 17), the El Dorado County Design Manual and the General Plan. The key considerations from these laws and ordinances have been discussed.

To not allow the requested design waivers ignores the special circumstances that exist with this property. To reject the requested design waivers places extraordinary and unnecessary hardship on development of the subject property. However, to approve the requested design waivers is to be fair and reasonable, to be in harmony with "the spirit of the law".

Waiving the requirement for sidewalks along the property frontage of El Dorado Road will not have the effect of nullifying the objectives of any law or ordinance applicable to the project.

**Design Waiver Request**

**3. Request to *allow* the creation of parcels that do not meet a strict 3:1 lot depth to lot width ratio.**

**Required Findings**

**A. Special conditions or circumstances peculiar to the property proposed to be divided which would justify the adjustment or waiver.**

Lot width in R3A (residential 3-acre) zoned districts is 150 feet per the zoning ordinance. Per the Design Manual, lot width is to be determined at the road right-of-way line (road frontage), with the

Wilkes Parcel Map P07-0027  
Design Waiver Requests, Findings and Exhibits

minimum lot width allowed at the right-of-way line being the lot width prescribed by the applicable zoning, or 150 feet. The proposed four parcels all comply with the frontage provision, all have a minimum of 150-foot width at the right-of-way line. The width at the right-of-way line of Parcel A is 152' ±, Parcel B is 181' ±, Parcel C is 305' ± and Parcel D is 665' ±. All proposed parcels have a typical width that is 150-feet or more.

The Design Manual also requires that lot depth be no more than three times the average width (3:1). Although no standard method is provided in the Design Manual or zoning ordinance for determining average lot width, planning department advise has been to use as reasonable approach as possible. For this project, County staff is questioning whether the proposed parcels meet this 3:1 requirement. As a solution, a no building line has been added to proposed parcels A and B. County Planning Department personnel provided this recommendation. The building restriction line effectively reduces lot length and provides significant area that will remain free of buildings.

Note that this 12-acre parcel is zoned for 3-acre parcels (R3A). Also, this parcel has a General Plan Land Use Designation, Medium-Density Residential (MDR) that would allow 3-acre parcels. The MDR land use designation, per the General Plan Land Use Element pages 15 and 16, "establishes areas suitable for detached single-family residences with larger lot sizes which will enable limited agricultural land management activities. This designation shall be applied where the character of an area is single-family residences; where the absence or reduced level of infrastructure including roads, water lines, and sewer lines does not justify higher densities; where the topography poses a constraint to higher densities; and as a transitional land use between the more highly developed and the more rural areas of the County. The maximum allowable density shall be one dwelling unit per 1.0 acre. Parcel sizes shall range from 1.00 to 5.00 acres."

To utilize this property according to its zoning (R3A) and General Plan Land Use Classification (MDR), and thus obtain four parcels, some of the lots do not appear to meet the 3:1 depth to width ratio as interpreted by County staff. The primary factor influencing parcel design with this project is that there is an existing home in the approximate center of the parent parcel. The location of the existing home along with overall parcel shape constrains proposed parcel design. However, it is important to note that the proposed parcel areas suitable for building residences do meet the 3:1 ratio requirement and are 150 feet in width, or more. The areas suitable for building residences do allow for required setbacks well in excess of the zoning classification requirements. To strictly apply the 3:1 ratio requirement and lot width requirement to entire proposed parcels limits the reasonable use of land according to its zoning and land use category.

**B. Strict application of the design or improvement requirements will cause extraordinary and unnecessary hardship in developing the property.**

It has already been argued that strict application of the design or improvement requirements will limit the reasonable use of this parcel according to its zoning (R3A) and land use category (MDR). This strict application of the "letter of the law" will cause extraordinary and unnecessary hardship in the development of the property. Land that can be divided is purchased and held with the zoning and General Plan in mind. However, these once reliable considerations in land purchases are increasingly being changed and reinterpreted to work against the property owner. A less strict and more reasonable application of the zoning and design requirements would be that the project is acceptable because it meets the minimum parcel size requirements and the immediate areas of development meet the 3:1 depth to width ratio. Strict application of the design requirements will cause extraordinary hardship in limiting the reasonable expectation that land zoned and classified for a particular parcel size can be divided according to zoning and land use category.

**C. The adjustment or waiver will not be injurious to adjacent properties nor detrimental to the public health, safety, convenience and welfare.**

As designed, this project protects adjoining properties by maintaining required setbacks for buildings and grading. The proposed parcels provide the minimum width. The design provides for the necessary drainage protection. The roads are in harmony with current recommended standards. As designed, this project will not be detrimental to the public health, safety, convenience and welfare.

**D. The adjustment or waiver will not have the effect of nullifying the objectives of any law or ordinance applicable to the division.**

The key ordinance with regard to the 3:1 ratio design criteria is the El Dorado County Design Manual. However, the design manual recognizes the possibility for a waiver of the 3:1 ratio (Volume II, Section 2, A), 2)). The Subdivision Ordinance recognizes the need for waiving design requirements (Article II, Section 16.40.010, A). Waiving a strict 3:1 depth to width ratio requirement will not have the effect of nullifying the objectives of any ordinance applicable to this project.

**Design Waiver Request**

**4. Request to *allow* a 50-foot right of way for the proposed roadway serving Parcels A, B and D.**

**Required Findings**

**A. Special conditions or circumstances peculiar to the property proposed to be divided which would justify the adjustment or waiver.**

While the General Plan indicates that local roads are to have a 60-foot right-of-way, it does allow for deviations from the adopted standard for unusual right-of-way needs (see Table TC-1 of the Traffic and Circulation Element). The Design Manual, and imminent revisions to the Design Manual, allow for a 50-foot right-of-way on local roads with low traffic volumes such as this project. For this project, the DOT position has been revised from 60-feet, stated in the DOT preliminary conditions provided at the TAC meeting and restated in the follow-up letter dated September 13, 2007, to 50-feet per the DOT letter of September 25, 2007. Note that despite County staff recommendations to allow a 50-foot right-of-way on this project, we have also been advised by County staff to include this design waiver request. In light of these circumstances the request for allowing the 50-foot right-of-way is reasonable and necessary.

**B. Strict application of the design or improvement requirements will cause extraordinary and unnecessary hardship in developing the property.**

To require the 60-foot right-of-way adds more in the way of encumbrances to the project. A 60-foot right-of-way will add further constraints to the building and septic areas of Parcel A. Strict application of the General Plan policy and ignoring the Design Manual will cause unnecessary hardship in developing this property.

**C. The adjustment or waiver will not be injurious to adjacent properties nor detrimental to the public health, safety, convenience and welfare.**

The proposed roadway will only have 3 properties using it for access. The proposed 50-foot right-of-way is adequate and complies with the Design Manual. Granting this waiver will have no impact on public health, safety, convenience and welfare.

**D. The adjustment or waiver will not have the effect of nullifying the objectives of any law or ordinance applicable to the division.**

Waiving the General Plan requirement for a 60-foot right-of-way will not have the effect of nullifying the objectives of Article II of Chapter 16 of the County Code and is consistent with the Design Manual.

**Design Waiver Request**

**5. Request to *allow* the use of Standard Plan 101C for the on-site roadway with a graveled travel surface of 18-foot width and 1-foot wide shoulders on each side.**

**Required Findings**

**A. Special conditions or circumstances peculiar to the property proposed to be divided which would justify the adjustment or waiver.**

The General Plan includes MDR and even lower density land uses in Community Regions when the character proposed by the General Plan for MDR is out of character with the higher density and infrastructure intent of a Community Region. Since MDR properties are to function as transitional zones between higher density residential and rural uses it makes sense to utilize a less noticeable standard for infrastructure such as roadways. Infrastructure would include not only roads and public utilities (water, sewer) but also sidewalks, curbs, streetlights and signals.

The Department of Transportation is prescribing a modified standard plan 101B for the proposed on-site roads (24-foot paved travel surface with 2-foot shoulders for an overall width of 28-feet). Due to project's transitional nature the Department of Transportation's application of road standard 101B is difficult to justify. We understand that our preferred standard for this project, 101C, defers to 101B in note 1 when the project property is in Community Region but we believe there are considerations from standards 101B and 101C for utilizing 101C that overcome note 1 of 101C.

The first consideration is that standard 101B excludes this project due to parcel size. Standard 101B specifically states that it applies to Class 1 Subdivisions and Parcel Map roadways on less than 2 acres in urban areas. The project is zoned R3A and will create four 3+ acre parcels.

The second consideration is the traffic volume of the area. The revised 101C standard indicates that 101C would apply when the average daily trips (ADT) are less than 2000. This is significant due to the low volume traffic characteristic of the project area.

Three homes will utilize the proposed on-site roadway. Per page 269 Volume 2 of the Institute of Transportation Engineers reference volume, *Trip Generation* (7<sup>th</sup> Edition), the average daily trip generation per dwelling unit is 9.57, or 10. This project will create 30 ADT on the proposed on-site

roadway. We assert that 30 ADT do not justify the scope of improvements being required. The proposed 18-foot roadway (20-foot overall) is entirely adequate for the traffic needs of the 3 parcels that will use it.

The transitional nature of the MDR land use designation, the size of the proposed parcels and low traffic volume justify the use of standard plan 101C for the on-site road despite the contradictory view expressed by reference to note 1 of 101C. We assert that the proposed gravel 18-foot travel surface with 1-foot shoulders is the appropriate roadway for 30 average daily trips.

**B. Strict application of the design or improvement requirements will cause extraordinary and unnecessary hardship in developing the property.**

General Plan Policy TC-1a includes Table TC-1 that specifies in Note # 3 that “*The County may deviate from the adopted standards in circumstances where conditions warrant special treatment of the road. Typical circumstances where exceptions may be warranted include:*

- c) Extraordinary construction costs due to terrain, roadside development, or unusual right-of-way needs; or*
- d) Environmental constraints that may otherwise entirely preclude road improvements to the adopted standards, as long as environmental impacts are mitigated to the extent feasible*

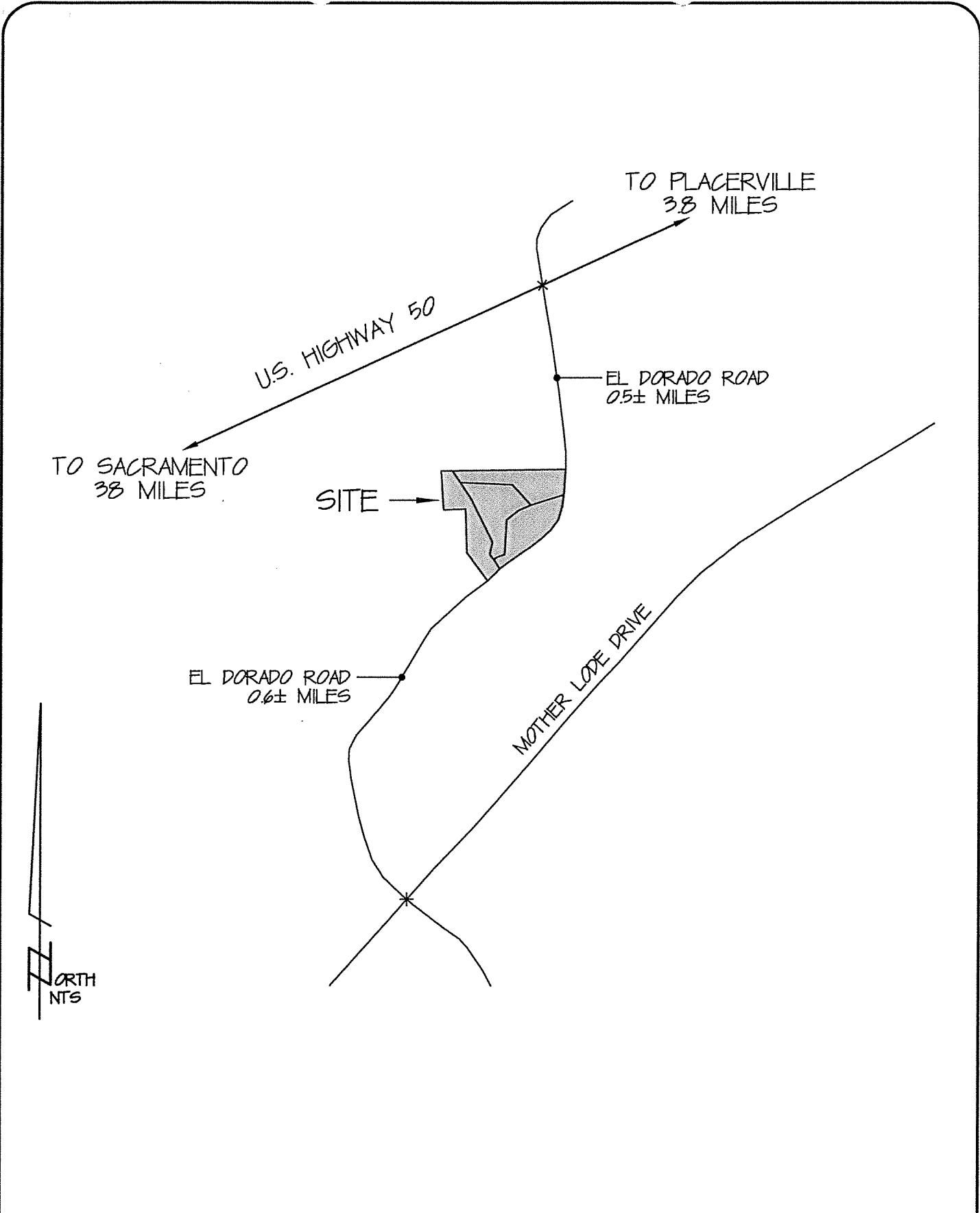
Note that extraordinary construction costs specifically fits the situation at hand. Forcing Mr. Wilkes to build a significantly *wider paved* roadway than the standards demand imposes extraordinary and unreasonable expense.

**C. The adjustment or waiver will not be injurious to adjacent properties nor detrimental to the public health, safety, convenience and welfare.**

The proposed roadway will only have 3 properties using it for access. The proposed roadway complies with the Design Manual and fire safe standards for travel surface width, material and shoulder width. Therefore, it is reasonable to assert that adjacent properties and the public will not be placed at any additional risk by this design waiver being approved.

**D. The adjustment or waiver will not have the effect of nullifying the objectives of any law or ordinance applicable to the division.**

It is important to emphasize that the Minor Land Division Ordinance specifically allows for design waivers. The possibility for design waivers is allowed due to the realization that if laws are enforced without any regard to special conditions that could be present upon a property and without seeking to avoid the imposition of extraordinary and unnecessary hardship, a harsh legalism results. The applicable road standards allow for the use of 101C based on parcel size and traffic volume. The General Plan acknowledges the MDR land use designation to be transitional in nature with a lower level of infrastructure. The applicable laws are not nullified by granting this design waiver.



**WILKES TENTATIVE PARCEL MAP  
VICINITY MAP**

APN: 329-040-55 | TRACT 2 R.S. 29-96

**GENE E. THORNE & ASSOCIATES, INC.**

ENGINEERS, PLANNERS, SURVEYORS  
4080 Plaza Goldorado Circle, Cameron Park, California 95682  
TEL: 530-877-1747 OR 916-985-7745 FAX: 530-876-4205  
EMAIL: mapping@thornecivil.com

**EXHIBIT**

**1 of 4**

Page 11





**WILKES TENTATIVE PARCEL MAP  
AERIAL PHOTO EXHIBIT**

APN: 329-040-55 | TRACT 2 R.S. 29-96

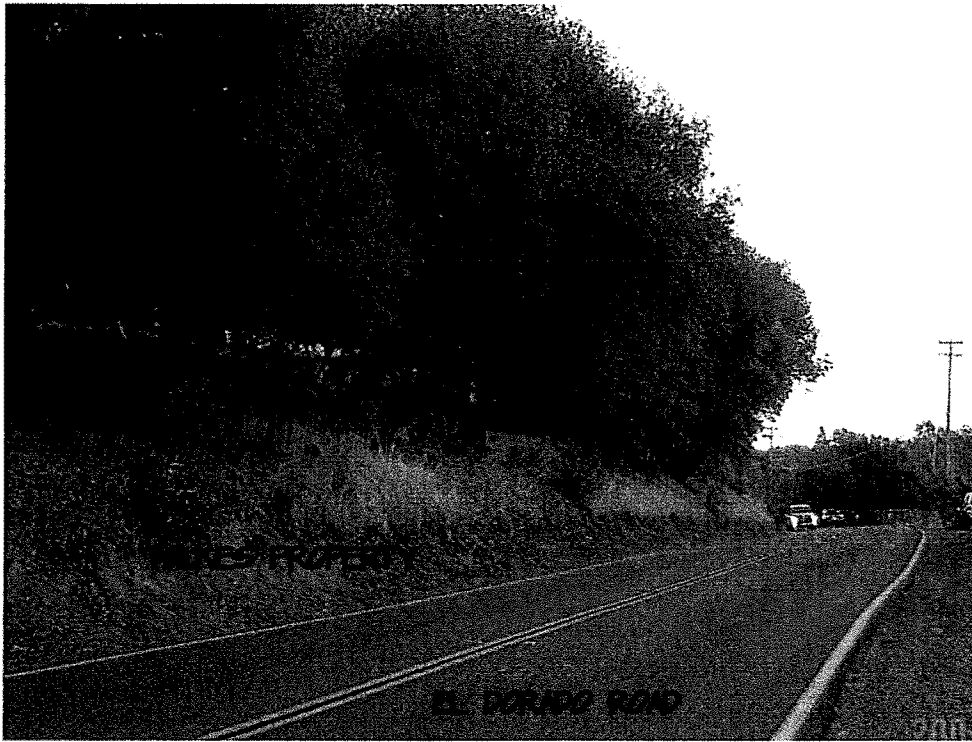
**GENE E. THORNE & ASSOCIATES, INC.**

ENGINEERS, PLANNERS, SURVEYORS  
4080 Plaza Goldorado Circle, Cameron Park, California 95682  
TEL: 530-677-1747 OR 916-985-7745 FAX: 530-676-4205  
EMAIL: mapping@thornecl.com

**EXHIBIT**

**2 of 4**

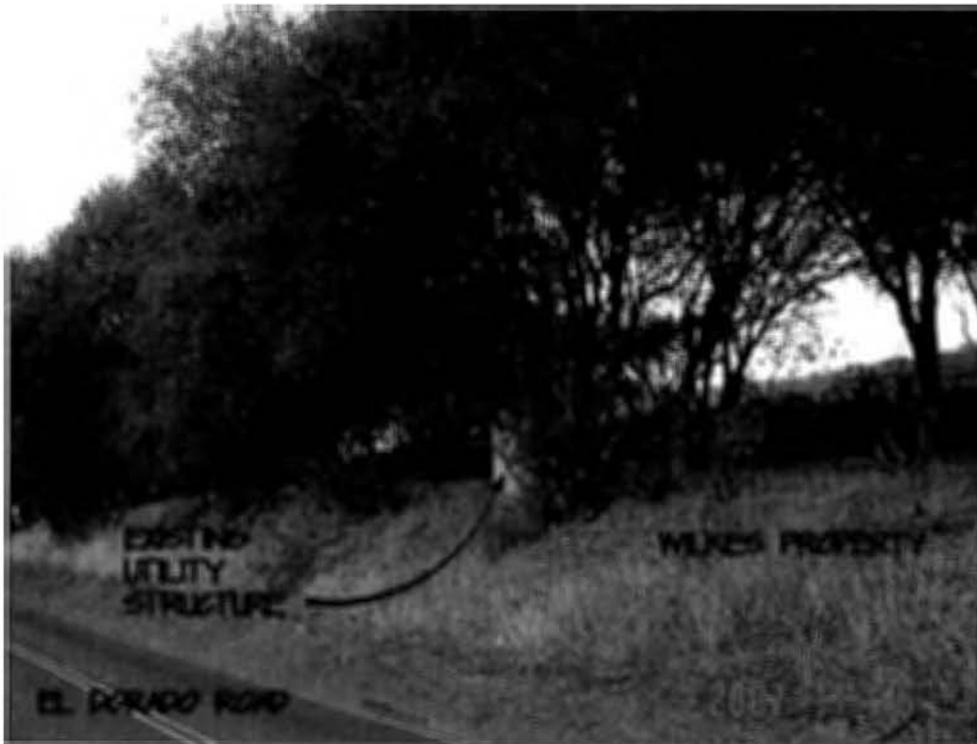
Page 12



1-NORTH ALONG EL DORADO ROAD



2-NORTH ALONG EL DORADO ROAD



**3-SOUTH ALONG EL DORADO ROAD**



**4-WEST FROM EL DORADO ROAD**

**WILKES TENTATIVE PARCEL MAP**  
**UTILITY STRUCTURE & OAKS**  
APN: 329-040-55 | TRACT 2 R.S. 29-96

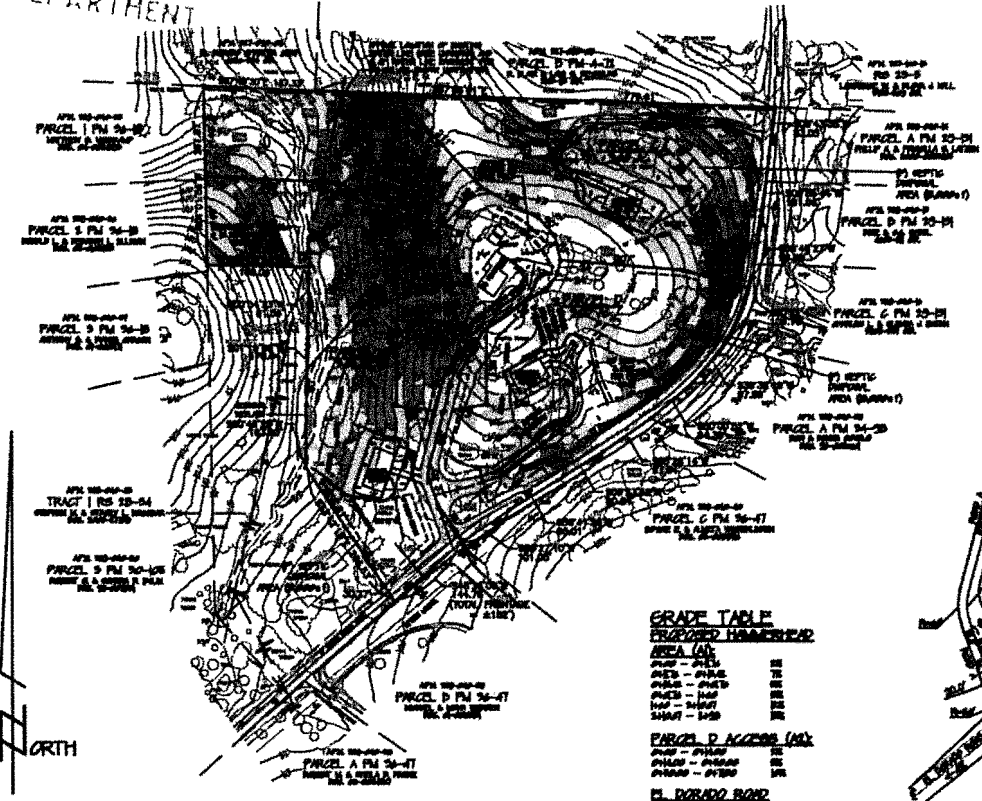
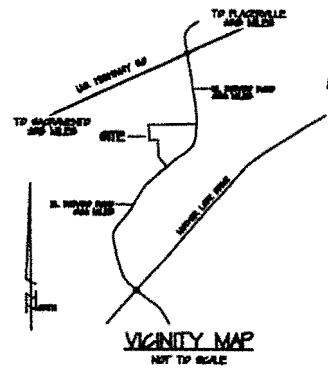
**GENE E. THORNE & ASSOCIATES, INC.**  
ENGINEERS, PLANNERS, SURVEYORS  
4080 Plaza Goldorado Circle, Cameron Park, California 95682  
TEL: 530-677-1747 OR 916-985-7745 FAX: 530-676-4205  
EMAIL: [mapping@thornevl.com](mailto:mapping@thornevl.com)

**EXHIBIT**  
**4 of 4**  
Page 14

# SLOPE MAP

COUNTY OF EL DORADO, STATE OF CALIFORNIA

SEP 30 AM 9:04  
RECEIVED  
PLANNING DEPARTMENT

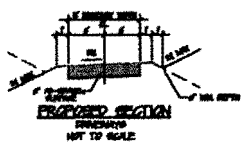
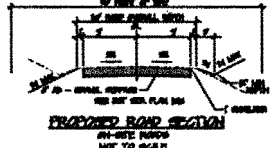
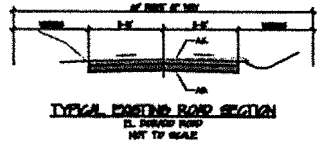


- ### LEGEND
- AL ALIGNMENT 1 ALIGNMENT 2
  - CL CENTERLINE
  - CP COMPUTATION POINT
  - CM COMPUTED METAL PILE
  - PF PERMANENT PILE (SHEATH)
  - CS CENTERLINE
  - CG CENTER GRADE
  - CP CURVE OF PRESENT
  - CR CURVE OF PROPOSED
  - FL FLOODLINE
  - GR GRADE
  - PF POWER POLE
  - PR RAINPIPE
  - RA RAINPIPE
  - RI RAILROAD

### GENERAL NOTES

1. THE FIELD SURVEY REFERRED TO PREPARE THIS TOPOGRAPHIC MAP AND RELATED DRAWINGS WAS FOR ESTABLISHING POINTS, CONTROL, DATA, GRADES, AND AN-SITE INFORMATION AND LAYOUT AND DESIGNER BASED ON A VARIETY OF SOURCES INCLUDING AERIAL PHOTOGRAPHS, RECONSTRUCTION AND FIELD RECORDS.

2. FLOOD ZONE INFORMATION FOR FISH FLOOD INSURANCE RATE MAPS, THE SUBJECT PROPERTY IS IN FLOOD ZONE 'S' - AREA OF MINOR FLOODING.



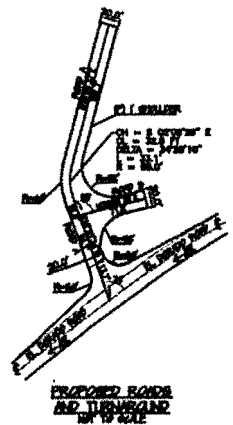
### GRADE TABLE

PROPOSED HIGHWAY

AREA (AC)	AREA
AREA - 1	1.00
AREA - 2	2.00
AREA - 3	3.00
AREA - 4	4.00
AREA - 5	5.00
AREA - 6	6.00
AREA - 7	7.00
AREA - 8	8.00
AREA - 9	9.00
AREA - 10	10.00
AREA - 11	11.00
AREA - 12	12.00
AREA - 13	13.00
AREA - 14	14.00
AREA - 15	15.00
AREA - 16	16.00
AREA - 17	17.00
AREA - 18	18.00
AREA - 19	19.00
AREA - 20	20.00
AREA - 21	21.00
AREA - 22	22.00
AREA - 23	23.00
AREA - 24	24.00
AREA - 25	25.00
AREA - 26	26.00
AREA - 27	27.00
AREA - 28	28.00
AREA - 29	29.00
AREA - 30	30.00
AREA - 31	31.00
AREA - 32	32.00
AREA - 33	33.00
AREA - 34	34.00
AREA - 35	35.00
AREA - 36	36.00
AREA - 37	37.00
AREA - 38	38.00
AREA - 39	39.00
AREA - 40	40.00
AREA - 41	41.00
AREA - 42	42.00
AREA - 43	43.00
AREA - 44	44.00
AREA - 45	45.00
AREA - 46	46.00
AREA - 47	47.00
AREA - 48	48.00
AREA - 49	49.00
AREA - 50	50.00

EL DORADO ROAD  
SEE DRAWING

REMOVES  
ALL EXISTING GRADES ARE 20' OR LESS



### SLOPE STUDY REPORT

PARCEL NO.	AREA (AC)
1	1.00
2	2.00
3	3.00
4	4.00
5	5.00
6	6.00
7	7.00
8	8.00
9	9.00
10	10.00
11	11.00
12	12.00
13	13.00
14	14.00
15	15.00
16	16.00
17	17.00
18	18.00
19	19.00
20	20.00
21	21.00
22	22.00
23	23.00
24	24.00
25	25.00
26	26.00
27	27.00
28	28.00
29	29.00
30	30.00
31	31.00
32	32.00
33	33.00
34	34.00
35	35.00
36	36.00
37	37.00
38	38.00
39	39.00
40	40.00
41	41.00
42	42.00
43	43.00
44	44.00
45	45.00
46	46.00
47	47.00
48	48.00
49	49.00
50	50.00
TOTAL	50.00

### PROJECT NOTES

1. THE PROPOSED ROAD IS AN EXTENSION OF FT. HICK ROAD AND IS FOR PARCEL MAP 44-11.

2. SEE EXISTING UTILITY ROAD LOCATIONS ON THIS PLAN.

### DESIGN NOTES

1. THIS PROPOSED PARCEL MAP WILL BE A SUB-PART OF TRACT 5 OF RECORD OF MAPS 10-32.

### STATE STUDY

1. SEE STATE MAP.

### TITLE STUDY

1. SEE PROPERTY REPORT AND TREE CANOPY REPLACEMENT PLAN BY GEORGE ENGINEERS, INC.

### PERMITS REQUIRED AND DRAINAGE

1. SEE PERMITS REQUIRED AND DRAINAGE PLAN.

### GENERAL REMARKS

1. THE PROPOSED ROAD HAS BEEN SUBMITTED FOR REVIEW TO THE COUNTY ENGINEER OF THE LAND DIVISION APPROVED TO ALLOW FOR THE FOLLOWING:

- A. TO NOT REQUIRE THE INCLUSION OF A DRIVE IN FRONT WALLS ALONG THE PROPOSED FRONTAGE ON EL DORADO ROAD.
- B. TO ALLOW GRADING OF LOTS THAT DO NOT MEET THE 14' WIDTH TO BOTH SIDES.
- C. TO ALLOW THE USE OF APPROVED PLAN USE FOR THE AN-SITE RAINPIPE 24-INCH TYPICAL SPACING, 12-FOOT WALLS WITH A 24-FOOT FEET OF SOIL.

2. THE PROPOSED ROAD HAS BEEN SUBMITTED FOR REVIEW TO THE COUNTY ENGINEER OF THE LAND DIVISION APPROVED TO ALLOW FOR THE FOLLOWING:

- A. TO NOT REQUIRE THE APPLICATION OF GENERAL PLAN FILED 15-11 TYPICAL WALLS FOR THE INCLUSION OF PERMITS FROM THE COUNTY ENGINEER. THE TOPOGRAPHY ALONG THE PROPOSED FRONTAGE MAY BE THE ONLY UNDESIRABLE TO BE REMOVED.

### OWNER OF RECORD

WILKES & WILKES CONSTRUCTION INC.  
1000 TOWN LANE  
EL DORADO, CA 95830  
TEL 845-65-8234

### NAME OF APPLICANT

BOB E. THURNE & ASSOCIATES INC.  
4000 FLORA GARDENS DRIVE  
GARDEN CITY, CA 95951  
TEL 845-677-7411 FAX 845-679-8600  
EMAIL: bob@thurne.com

### MAP PREPARED BY:

BOB E. THURNE & ASSOCIATES INC.  
4000 FLORA GARDENS DRIVE  
GARDEN CITY, CA 95951  
TEL 845-677-7411 FAX 845-679-8600  
EMAIL: bob@thurne.com

### SCALE OF MAP

1" = 10'

### CURTAIN INTERVAL

10' VERT

### RANGE OF TOPOGRAPHY

10' TO 100'

### SECTION TOWNSHIP & RANGE

A PORTION OF THE SECTION 14 OF TOWNSHIP 12 N. R. 10 E. S. 20 E.

### APPROXIMATE PARCEL NO.

10-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50

### PRESENT ZONING

RCA

### TOTAL PARCEL AREA

50.00 ACRES

### MINIMUM PARCEL AREA

5000 SQ FT

### TOTAL NUMBER OF PARCELS

50 PARCELS

### WATER SUPPLY

CR

### SEWAGE DISPOSAL

PRIVATE SEPTIC SYSTEM

### PROPOSED STRUCTURAL

SEE FLOOR PLANS

### DESIGNED BY

BOB E. THURNE & ASSOCIATES INC.

### DATE

APR 24, 1997 (REVISED MAY 1, 1997)  
PUBLISHED SEPTEMBER 20, 1997

EXHIBIT G

# PRELIMINARY GRADING & DRAINAGE PLAN

COUNTY OF EL DORADO, STATE OF CALIFORNIA

**PROJECT NOTES**

**GENERAL GRADING NOTES**

1. MATERIALS, CONSTRUCTION QUALITY, AND METHODS FOR THIS PROJECT WILL BE SUBJECT TO THE COUNTY OF EL DORADO DESIGN AND IMPROVEMENT STANDARDS MANUAL AND THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION GRADING PLAN AND SPECIFICATIONS.
2. CLEARING AND GRADING WILL CONFORM TO THE PROVISIONS OF SECTION 14, "CLEARING AND GRADING OF THE STORMWATER DRAINAGE SYSTEMS, TRENCHES, ROADS OR OTHER EXPOSED SURFACES WILL BE IMPROVED TO USUALLY 80% SITE."
3. ALL WORK WILL BE ACCORDANCE TO THE SATISFACTION OF THE COUNTY OF EL DORADO DEPARTMENT OF TRANSPORTATION.
4. RIGHTS TO ENTER AND CONTRACT WILL BE OBTAINED PRIOR TO CONSTRUCTING ANY OFF-SITE WORK SHOWN IN THE APPROVED PLANS.
5. PROVISIONS FOR PROTECTION AND PRESERVATION OF OAK TREES AND WILDOSES WILL BE PROVIDED IN ACCORDANCE WITH COUNTY OF EL DORADO RESOLUTION NO. 20-13. FULLY DOMESTIC TREES WILL BE REMOVED. PROTECTIVE FENCING WILL BE INSTALLED AT THE DRP LINE OF ALL OTHER TREES WITHIN 50' OF ANY IMPROVED ROAD.
6. DURING CONSTRUCTION, EROSION CONTROL MEASURES WILL BE CONTROLLED BASED ON AN APPROVED EROSION CONTROL PLAN.
7. IF UNUSUAL AMOUNTS OF STONE OR LOGS OR DEBRIS ARE UNCOVERED DURING CONSTRUCTION, ALL WORK WILL BE STOPPED WITHIN 50' OF THE FIND LIMIT. APPROPRIATE WILDS ARE MADE AND APPROVED MITIGATION MEASURES ARE FULLY IMPLEMENTED.
8. EROSION CONTROL WILL BE PROVIDED FOR IN ACCORDANCE WITH AN APPROVED EROSION CONTROL PLAN.

**PROJECT NOTES**

- GENERAL GRADING NOTES**
1. DORADO ROAD IS AN EXISTING 40' WIDE ROAD AND FILE FOR PARCEL MAP 44-71.
  2. SEE EXISTING STRUCTURAL ROAD SECTIONS ON THIS PLAN.
- PROPOSED MAPS**
1. THIS PROPOSED PARCEL MAP WILL BE A RE-OPENING OF TRACT 1 OF RECORD OF SUBDIVISION.
- SLOPE STUDY**
1. SEE SLOPE MAP.
- TRIAL STUDY**
1. SEE PROPOSED REPORT AND TREE CANOPY REPLACEMENT PLAN BY WILKES ENVIRONMENTAL, INC.
- PRELIMINARY GRADING AND DRAINAGE PLAN**
1. SEE PRELIMINARY GRADING AND DRAINAGE PLAN.
- DESIGN STANDARDS**
1. DESIGN STANDARDS HAVE BEEN REFERENCED PLACING TO SECTION 14.02 OF THE LATEST DESIGN APPROVAL TO ALLOW FOR THE FOLLOWING:
    - A. TO NOT REQUIRE THE INCLUSION OF A DRAIN (OR POINT) COLLAR, ALSO THE PROTECT FENCING ON EL DORADO ROAD.
    - B. TO ALLOW CREATION OF LOTS THAT DO NOT MEET THE 24' WIDTH TO WIDTH RATIO.
    - C. TO ALLOW THE USE OF STANDING PLANT AND FOR THE ON-SITE PROPERTY 50-FOOT TRAVEL SURFACE, 1-FOOT WALKWAYS WITHIN A 50-FOOT FRONT OF WAY.
- GENERAL PLAN POLICY 12-41**
1. SUBJECT TO NOT REQUIRE THE APPLICATION OF GENERAL PLAN POLICY 12-41 WHICH CALLS FOR THE INCLUSION OF PERMEABLE PATHS WHERE FEASIBLE, THE TOPOGRAPHY ALONG THE PROJECT FRANCHISE WOULD BE THE POLICY UNDESIRABLE TO IMPLEMENT.

**PROJECT GRADING & DRAINAGE NOTES**

1. LIMITS OF GRADING SHALL BE SHOWN ONLY FOR COMPLETION OF PARCEL MAP ROAD A.
2. DEPTHS OF CUTS AND FILLS:
  - ROADS A & B: CUTS UP TO 8 FEET
  - NO FILLS
  - ROAD A DRAINWAY CUTS UP TO 10 FEET
  - FILLS UP TO 8 FEET
3. PRELIMINARY GRADING TO BE COMPLETED WITH FUTURE BUILDING FOOTPRINTS. SEE MAP FOR CONCEPTUAL DRAINAGE.
4. EXISTING DRAINAGE STRUCTURES AND CHANNELS. SEE MAP.
5. PROPOSED MODIFICATIONS TO EXISTING DRAINAGE. SEE MAP.
6. IMPACTS TO DOWNSTREAM DRAINAGE, PRE-DEVELOPMENT AND POST-DEVELOPMENT DRAINAGE CONDITIONS WILL NOT CHANGE. SEE DRAINAGE STUDY REPORT.
7. EARTHWORK OF A FILL VOLUMES:
 

ROAD A	ROAD B	CONCEPTUAL PDS & DRAINWAYS
0.0	0.0	0.0
0.0	0.0	0.0
0.0	0.0	0.0
8. CONCEPTUAL PDS & DRAINWAYS:
 

THE PROPOSED GRADING DESIGN SHOWN ON THIS MAP IS CONCEPTUAL AND IS SO SHOWN FOR THE PURPOSE OF DEMONSTRATING FEASIBILITY IN REGARD TO THE SATISFACTION OF VARIOUS APPLICABLE GOVERNMENTS AND REGULATIONS. IT IS ACKNOWLEDGED THAT PERMISSION TO THE CONCEPTUAL GRADING DESIGN SHOWN HEREON CAN BE ACCORDANCE WITH LOCAL, STATEMENT OF APPLICABLE GOVERNMENTS AND REGULATIONS. FROM THE CONCEPTUAL GRADING DESIGN SHOWN HEREON IT IS CONCLUDED THAT ON-SITE DRAINAGE OF FINAL GRADE AT ALL CONTIGUOUS VOLUMES IS UNLIKELY.
9. WHERE PROPOSED SLOPES AND ROADSIDES INTERSECT ARE NOT CONTAINED WITHIN THE PROPOSED RIGHT-OF-WAY, SLOPE AND DRAINAGE DIMENSIONS WILL BE PROVIDED AS NEEDED.

**OWNER OF RECORD:**  
MICHAEL R. WILKES CONSTRUCTION INC.  
2100 10TH AVE  
EL DORADO, CA 95834  
TEL: 916-424-9574

**NAME OF APPLICANT:**  
JOHN E. THORNE & ASSOCIATES, INC.  
4000 FLAZA BILDERBACH CIRCLE  
GARDEN CITY, CA 95956  
TEL: 916-437-0141 FAX: 916-437-0142  
EMAIL: john@thorneassociates.com

**MAP PREPARED BY:**  
JOHN E. THORNE & ASSOCIATES, INC.  
4000 FLAZA BILDERBACH CIRCLE  
GARDEN CITY, CA 95956  
TEL: 916-437-0141 FAX: 916-437-0142  
EMAIL: john@thorneassociates.com

**SCALE OF MAP:**  
1" = 50'

**CANTON INTERVAL:**  
ONE (0) FEET

**SOURCE OF TOPOGRAPHY:**  
AERIAL ALBERT

**SECTION TOWNSHIP & RANGE:**  
A PORTION OF THE NORTHEAST 1/4 OF SECTION 21, T. 19 N. R. 14 E. S. 20 NE.

**APPROXIMATE PARCEL NO.:**  
20-044-02 (SHOW TRACT 1 OF PA. 10-30)

**PRESENT ZONING:**  
R24

**TOTAL PARCEL AREA:**  
2.10 ACRES

**MINIMUM PARCEL AREA:**  
2.00 ACRES

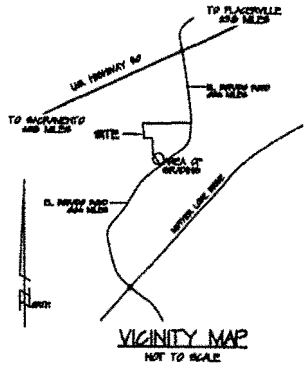
**TOTAL NUMBER OF PARCELS:**  
FOUR (4)

**WATER SUPPLY:**  
CIP

**SEWER DISPOSAL:**  
PRIVATE SEPTIC SYSTEM

**PROPOSED STRUCTURAL:**  
SEE PROVISIONS

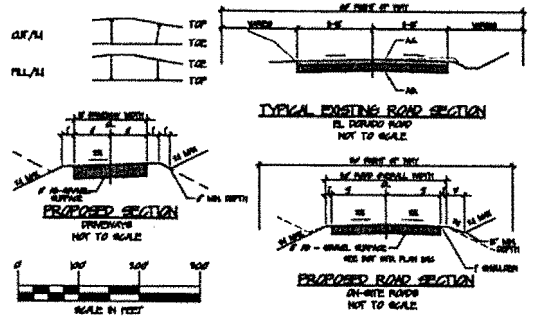
**DATE:**  
JUNE 4, 2017 (REVISED MAY 7, 2018)  
(REVISED SEPTEMBER 23, 2019)



**LEGEND**

- A, A' ALIGNMENT / ALIGNMENT 1
- CL CENTERLINE
- CP COMPLETION POINT
- CP, --- COMPLETION METAL PIPE
- CP, --- ( ) DRAINAGE PIPE (ALIGNMENT)
- CS CONTING
- CS CONTING CANAL
- CP EASE OF EASEMENT
- CR EASE OF ROADWAY
- FL FLOWLINE
- GN, & GUTTER
- FP POWER POLE
- FP PROPOSED
- POV POINT-OF-VIEW
- SH SHOULDER
- AREAS OF SIZE OR GREATER SLOPES

**GRADING & DRAINAGE LEGEND:**



**GRADE TABLE**  
PROPOSED HORIZONTAL AREA (A)

AREA	PROV - 1415	PROV - 1416	PROV - 1417	PROV - 1418	PROV - 1419	PROV - 1420	PROV - 1421
AREA 1	1415	1416	1417	1418	1419	1420	1421
AREA 2	1415	1416	1417	1418	1419	1420	1421
AREA 3	1415	1416	1417	1418	1419	1420	1421
AREA 4	1415	1416	1417	1418	1419	1420	1421
AREA 5	1415	1416	1417	1418	1419	1420	1421
AREA 6	1415	1416	1417	1418	1419	1420	1421
AREA 7	1415	1416	1417	1418	1419	1420	1421
AREA 8	1415	1416	1417	1418	1419	1420	1421
AREA 9	1415	1416	1417	1418	1419	1420	1421
AREA 10	1415	1416	1417	1418	1419	1420	1421

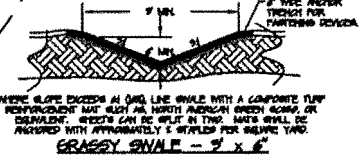
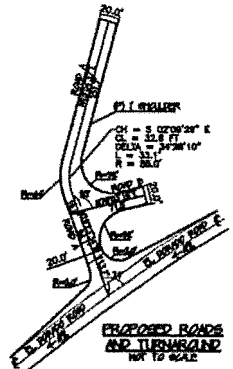
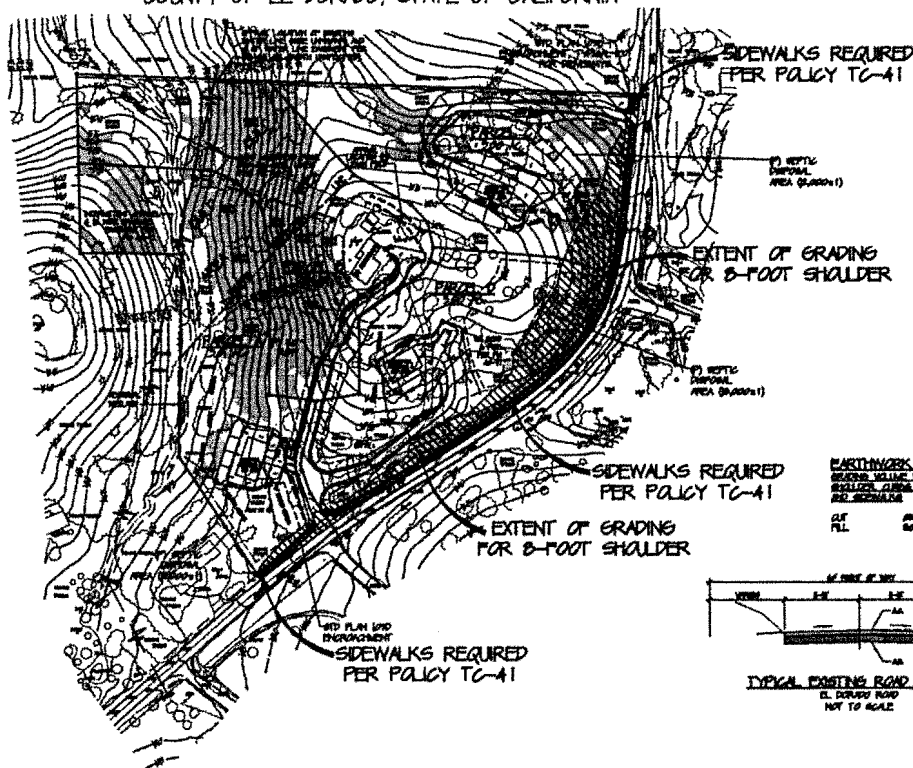


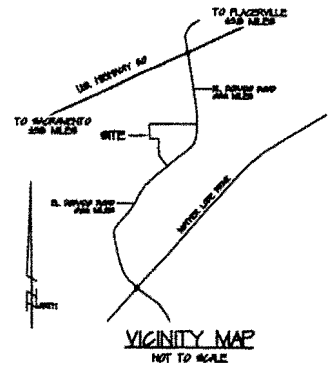
Exhibit H

# WILKES PARCEL MAP - SUPPLEMENTAL EXHIBIT

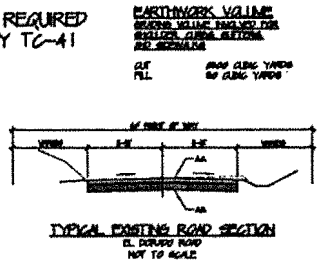
## APPLICATION OF GENERAL PLAN POLICY TC-41 COUNTY OF EL DORADO, STATE OF CALIFORNIA



- PROJECT NOTES**
- ACCESS**
- EL DORADO ROAD IS AN EXISTING 40 FT. WIDE ROAD AND FILE PER PARCEL MAP 48-71.
  - SEE EXISTING STRUCTURAL ROAD SECTIONS ON THIS PLAN.
- PROPOSED MAPS**
- THIS PROPOSED PARCEL MAP WILL BE A RE-DIVISION OF TRACT 1 OF RECORD OF SURVEY 10-24.
- SLURRY STUDY**
- SEE SLURRY MAP.
- TREE STUDY**
- SEE ANNOTATED REPORT AND TREE CANOPY REPLACEMENT PLAN BY STRAUBER ENVIRONMENTAL, INC.
- PRELIMINARY GRADING AND DRAINAGE**
- SEE PRELIMINARY GRADING AND DRAINAGE PLAN.
- GENERAL NOTES**
- EXISTING UTILITIES HAVE BEEN RELOCATED PURSUANT TO SECTION 149000 OF THE LAND DIVISION ORDINANCE TO ALLOW FOR THE FOLLOWING:
    - TO NOT REQUIRE THE INCLUSION OF AN EXISTING FOOT SHOULDER ALONG THE PROJECT FRONTAGE ON EL DORADO ROAD.
    - TO ALLOW CREATION OF LOTS THAT DO NOT MEET THE 14' DEPTH TO NORTH RULES.
    - TO ALLOW THE USE OF SHARDED PLAN BLS FOR THE ON-SITE SURFACING 8-FOOT TRAVEL SURFACE, FRONT SHOULDER WITHIN A 10-FOOT RIGHT OF WAY.
- GENERAL PLAN POLICY TC-41**
- REQUIRED TO NOT REQUIRE THE APPLICATION OF GENERAL PLAN POLICY TC-41 WHICH REQUIRES THE INCLUSION OF PRECIPITATION/FLOW PATTERNS WHERE FEASIBLE. THE TOPOGRAPHY ALONG THE PROJECT FRONTAGE MAKES THE POLICY UNFEASIBLE TO IMPLEMENT.



- LEGEND**
- AA ALIGNED 1/4 ALIGNMENT 1
  - GL CENTERLINE
  - CP COMPLETION POINT
  - CAF COMPACTED METAL PAVEMENT
  - CP, - - - ( ) DRAINAGE PIPE (SILVER)
  - CD EXISTING
  - CG EXISTING GRADING
  - CP EXISTING PAVEMENT
  - CR EXISTING ROADWAY
  - FL FLOWLINE
  - BL BLUISH
  - PP POWER POLE
  - PR PROPOSED
  - POW POST-OR-WAY
  - SI SIDEWALK
  - AS AREAS OF USE OR GREATER SLOPES
  - AS AREAS COVERED BY GEOTECHNICAL & RETENTION GRADING



**OWNER OF RECORD:**  
MORVEL R. WILKES CONSTRUCTION INC.  
1940 TRUCK LANE  
EL DORADO, CA 95830  
TEL: 916-274-8074

**NAME OF APPLICANT:**  
BENE E. THORPE & ASSOCIATES INC.  
4504 PLAZA BELLEVUE CIRCLE  
GARDEN PARK, CA 95626  
TEL: 916-277-7471 FAX: 916-274-8248  
EMAIL: mthorpe@earthlink.net

**MAP PREPARED BY:**  
BENE E. THORPE & ASSOCIATES INC.  
4504 PLAZA BELLEVUE CIRCLE  
GARDEN PARK, CA 95626  
TEL: 916-277-7471 FAX: 916-274-8248  
EMAIL: mthorpe@earthlink.net

**SCALE OF MAP:**  
1" = 10'

**CONTour INTERVAL:**  
10' (5' FEET)

**SOURCE OF TOPOGRAPHY:**  
FIELD SURVEY

**SECTION TOWNSHIP & RANGE:**  
A PORTION OF THE NORTHEAST 1/4  
OF SECTION 14, T. 14 N., R. 14 E. S. 10N.

**ASSESSOR'S PARCEL NO.:**  
100-242-26 (BEING TRACT 1 OF PAR 10-24)

**PRESENT ZONING:**  
RPA

**TOTAL PARCEL AREA:**  
2.835 ACRES

**MINIMUM PARCEL AREA:**  
1/4 ACRES

**TOTAL NUMBER OF PARCELS:**  
FOUR (4)

**WATER SUPPLY:**  
ELD

**SEWAGE DISPOSAL:**  
PRIVATE SEPTIC SYSTEM

**PROPOSED STRUCTURAL FIRE PROTECTION:**  
DANGER APPROVED-EL DORADO 1770

**GENERAL NOTES**

THE FIELD SURVEY PERFORMED TO PREPARE THIS TENTATIVE PARCEL MAP AND RELATED EXHIBITS WAS FOR ESTABLISHING AREAS, CONTROL ONLY. ON-SITE AND OFF-SITE IMPROVEMENTS ARE LOCATED AND DESCRIBED BASED ON A VARIETY OF SOURCES INCLUDING AERIAL PHOTOGRAPHY, SITE INSPECTIONS, AND PUBLIC RECORDS.

1. FLOOD ZONE INFORMATION FOR PEAK FLOOD INUNDANCE RATE MAPS, THE SUBJECT PROPERTY IS IN FLOOD ZONE 'C' - AREAS OF MODERATE FLOODING.

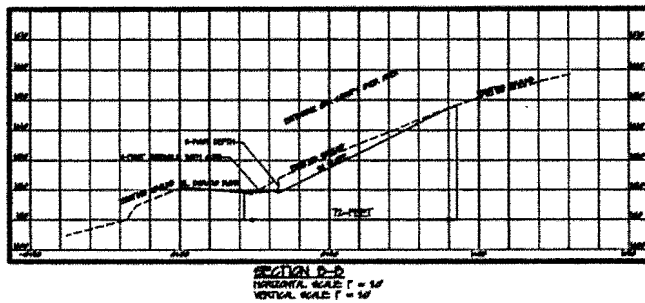
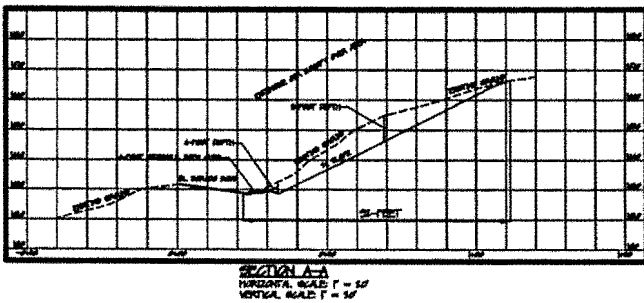


Exhibit 1



**SYCAMORE** ENVIRONMENTAL CONSULTANTS, INC.

6355 Riverside Blvd., Suite C, Sacramento, CA 95831  
916/ 427-0703 Fax 916/ 427-2175

17 July 2008

Mr. Michael Wilkes  
Michael R. Wilkes Construction, Inc.  
5360 Tioga Ridge  
El Dorado, CA 95623

Phone: 530/ 626-8974

***Subject: Updated Oak Canopy Analysis for El Dorado Road Shoulder Widening for the Wilkes Parcel Map Project, El Dorado County, CA.***

Dear Mr. Wilkes:

This letter provides an updated oak canopy analysis for the Wilkes Parcel Map project in El Dorado County, CA. We previously provided an updated oak canopy analysis for revised project design on 13 May 2008. The purpose of this letter is to add potential oak canopy impacts from a proposed improvement to El Dorado Road along the project boundary. The improvement would widen the shoulder of the road and require grading along the adjacent hillside. Thorne & Associates, Inc., provided design of the proposed road improvement, including grading, dated 23 June 2008. The methods used in this letter are the same as those used in the 13 May 2008 letter. The "results" and "mitigation" sections from the 13 May 2008 oak canopy analysis are updated below to include the new proposed road improvement.

**Results**

- The project site is 12.16 ac. Oak canopy covered an estimated 7.25 ac, or 60% of the project site on 1 April 2004.
- Oak canopy covered an estimated 5.98 ac on 1 May 2006. An estimated 1.27 ac of oak canopy was removed between 1 April 2004 and 1 May 2006. Project grading for driveways and home sites would remove an estimated 0.98 ac of oak canopy. An allowance of 0.10 ac of oak canopy removal was made for potential fire safety removal pursuant to the OWMP (0.48 ac of canopy remaining within 100 ft of proposed homes x 20% removal). Grading proposed for shoulder widening along El Dorado Road would remove an additional estimated 1.05 ac of oak canopy. An updated project impacts map is Attachment A. The table below summarizes the estimate of oak canopy retained and removed at each step of the calculation.
- The County minimum retention standard, based on the 2004 aerial, is 70%. The project oak canopy retention rate is 53.1%  $([7.25-1.27-0.98-1.05]/7.25)$ . The project design does not meet the oak canopy retention standard of policy 7.4.4.4, Option A.

PLANNING DEPARTMENT  
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08 JUL 17 PM 1:51

Table of Oak Canopy Calculations

Calculation Step	Retained Oak Canopy (ac)	Oak Canopy Removed per step (ac)	Cumulative Oak Canopy Removed (ac)	Cumulative Retention %
1 April 2004 (Baseline)	7.25	0	0	100%
1 May 2006 (Current Conditions)	5.98	1.27	1.27	82.5%
Proposed grading for driveways and home sites	5.00	0.98	2.25	69.0%
Proposed fire Safety Allowance	4.90	0.10	2.35	67.6%
Proposed grading for El Dorado Road Improvements	3.85	1.05	3.40	53.1%

Upon completion of the proposed improvements, an estimated 3.40 ac of oak canopy would be removed.

**Mitigation**

We recommend you mitigate for the removal of oak canopy under Option B of Policy 7.4.4.4. The County Board of Supervisors has recently adopted the Oak Woodland Management Plan (OWMP) which implements the Option B fee. The OWMP requires payment of the fee (\$4,700/acre) at a 1:1 basis for oak canopy removed within the Option A retention threshold and at a 2:1 basis for oak canopy removed beyond the Option A retention threshold. The following table calculates the estimated Option B fee.

Table of Option B Fee Calculation

	Removed Oak Canopy Acreage	Mitigation Ratio	Option B fee per acre	Fee
Within Option A 70% retention threshold (up to 2.175 ac)	2.175	1:1	\$4,700	\$10,222.50
Beyond Option A 70% retention threshold	1.225	2:1	\$4,700	\$11,515.00
<b>Total:</b>	<b>3.40</b>	<b>--</b>	<b>--</b>	<b>\$21,737.50</b>

The ultimate determination of the fee calculation methods for any particular project is subject to County discretion. We appreciate the opportunity of assisting you with this project. If you have any questions please contact me.

Cordially,



Chuck Hughes, M.S.  
Botanist/ Biologist (ISA Certified Arborist WE-6885A)








c: Mr. Michael Smith. Gene E. Thorne & Associates, Inc.  
Attachment A. Project Impacts





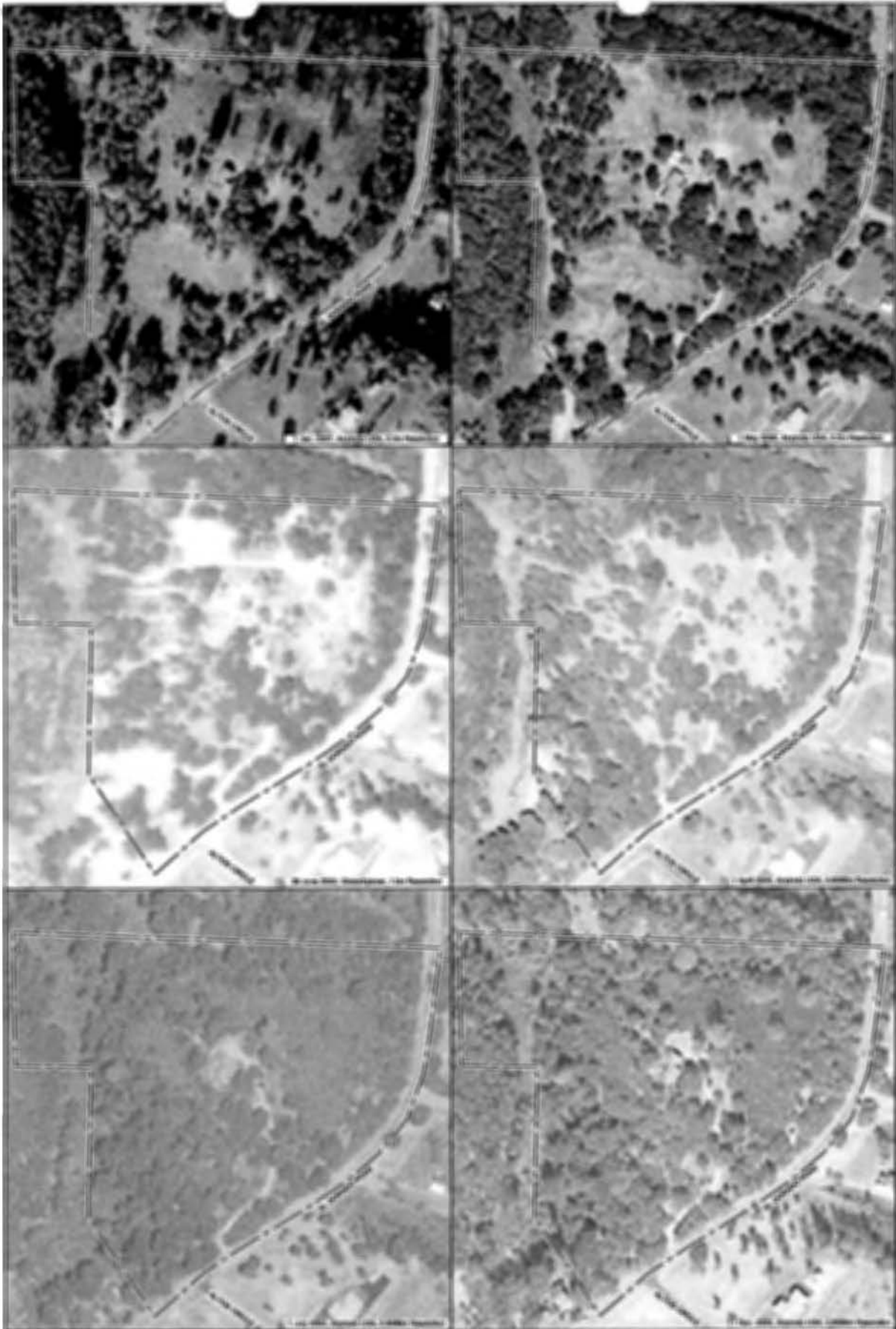
Wilkes Tentative Parcel Map  
 El Dorado County, CA  
 16 July 2006

Attachment A  
 Project Impacts

-  Parcel Boundary (12.16 acres)
-  Proposed grading limits
-  Proposed homes
-  Oak Canopy (5.26 acres)
-  Oak Canopy Removed from driveway/  
home sites (0.36 acres)
-  Oak Canopy within 100' of  
proposed homes (0.48 acres)
-  Oak Canopy removed from  
proposed road widening (1.05 acres)



Prepared by:  
 Wilkes Parcel Map Supplemental Survey  
 Wilkes 10 & 10000 Hwy (23 June 06)  
 by Gene Thomas & Associates  
 Aerial Photograph:  
 1 May 2006  
 Copyright © 2006 Consultant  
 & DigitalColor Company. All rights reserved.



Wilks Tentative Parcel Map  
 El Dorado County, CA  
 28 November 2007

Attachment A  
 Chronological Aerial Photographs

 Project Study Area (11.16 acres)



 S&S ENVIRONMENTAL  
 CONSULTANTS, INC.

Aerial Photographs  
 Copyright © 2007 S&S Environmental  
 A registered company. All rights reserved.


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# Exhibit K



Wilkes Tentative Parcel Map  
 El Dorado County, CA  
 6 June 2007

Attachment B.  
 Oak Canopy Replacement Area

-  Project Study Area (12.16 acres)
-  Proposed lot lines
-  Proposed Septic Leach Field
-  Proposed Driveway Grading and Building Footprint
-  Existing Oak Tree Canopy (6.12 acres)
-  Oak Tree Canopy Replacement Area (3.77 acres)



Stycamore  
 Environmental  
 Consultants, Inc.  
 Survey:  
 Wilkes Tentative Parcel Map (June 2007)  
 by Gene Thomas & Associates  
 Aerial Photographs:  
 1 May 2006  
 Copyright 2007. All rights reserved.  
 All rights reserved.



**County of El Dorado  
Air Quality Management District**

330 Fair Lane, Placerville Ca 95667  
Tel. 530.621.7501 Fax 530.295.2774  
www.edcgov.us/airqualitymanagement

Dave Johnston  
Air Pollution Control Officer

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February 25, 2015

Rob Peters, Project Planner  
El Dorado County Planning Services  
2850 Fairlane Court  
Placerville, CA 95667

**RE: P07-0027 – Wilkes Tentative Parcel Map, APN 329-040-55  
– AQMD Comments**

Dear Mr. Peters:

The El Dorado County Air Quality Management District (AQMD) has reviewed the proposed project and finds the existing AQMD conditions of approval to be sufficient.

AQMD thanks you for the opportunity to comment on this proposed project. If you have any questions regarding this letter, please contact our office at (530) 621-7501.

Respectfully,

Adam Baughman  
Air Quality Engineer  
Air Quality Management District



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# COMMUNITY DEVELOPMENT AGENCY

## TRANSPORTATION DIVISION

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

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**PLACERVILLE OFFICES:**

**MAIN OFFICE:**

2850 Fairlane Court, Placerville, CA 95667  
(530) 621-5900 / (530) 626-0387 Fax

**CONSTRUCTION & MAINTENANCE:**

2441 Headington Road, Placerville, CA 95667  
(530) 642-4909 / (530) 642-0508 Fax

**LAKE TAHOE OFFICES:**

**ENGINEERING:**

924 B Emerald Bay Road, South Lake Tahoe, CA  
96150 (530) 573-7900 / (530) 541-7049 Fax


**MAINTENANCE:**

1121 Shakorl Drive, South Lake Tahoe, CA 96150  
(530) 573-3180 / (530) 577-8402 Fax

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Date: 2/25/15

To: Rob Peters, Project Planner

From: Dave Spiegelberg, Transportation Division 

Subject: **P07-0027 – Finding of Consistency (Revised Lot Lines)**

Project: **Wiles Tentative Parcel Map**

Location: **North/west side of El Dorado Road approximately 1/2 mile south of US Hwy 50 in the El Dorado Area.**

APN: 329-040-55

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Project Description: Changes to proposed lot lines on a previously approved Tentative Parcel Map.

Transportation Division takes no exceptions to the proposed changes to the approved Tentative Parcel Map. However, the final Grading Plans submitted to this office for construction of the Parcel Map Improvements and lot grading for parcel A cannot be approved for either the original configuration or the revised configuration due to additional impacts to the oak tree canopy that were not analyzed with the original Oak Tree Mitigation Plan.

Cc: Bruce Person  
File