



# COMMUNITY DEVELOPMENT AGENCY

## DEVELOPMENT SERVICES DIVISION

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

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## CONFORMED AGENDA

### COUNTY OF EL DORADO ZONING ADMINISTRATOR

Wednesday, August 17, 2016 - 3:00 P.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 3:00 P.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.

Zoning Administrator Agendas, Staff Reports and Supplemental Materials are available on the internet at: [http://www.edcgov.us/Government/Planning/Zoning\\_Administrator.aspx](http://www.edcgov.us/Government/Planning/Zoning_Administrator.aspx)

All Zoning Administrator hearings are recorded. To obtain a copy of a recording, contact 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. **TENTATIVE PARCEL MAP** (Public Hearing)

- a. **P16-0005/Wilkes Parcel Map** submitted by MICHAEL R. WILKES CONSTRUCTION, INC. (Agent: Gates Engineering, Garry Gates) to create four residential lots ranging in size from 3.0 acres to 3.15 acres from the 12.16 acre site. The following design waivers are being requested: A) Remove the requirement for inclusion of an eight-foot roadway shoulder along the subject property frontage on El Dorado Road; and B) Allow creation of lots A and B, which exceed the 3:1 lot depth to width ratio. Request for relief from the requirements for pedestrian paths (sidewalks) of General Plan Transportation and Circulation Element Policy TC-4i, which seeks the inclusion of pedestrian/bike paths connecting to adjacent development and to schools, parks, commercial areas and other facilities in Community Regions where feasible. The property, identified by Assessor's Parcel Number 329-040-55, consisting of 12.16 acres, is located on the northwest side of El Dorado Road approximately 0.6 miles north of the intersection with Mother Lode Drive, **in the El Dorado Area**, Supervisorial District 3. [County Planner: Rob Peters] (Previously Adopted Mitigated Negative Declaration)

STAFF RECOMMENDATION:  
ACTION: APPROVED

Conditional Approval

5. **ADJOURNMENT**

Respectfully submitted,  
ROGER TROUT, Development Services Division Director

All persons interested are invited to attend and be heard, or to write their comments. 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 submitted at, or prior to, the public hearing. Any written correspondence should be directed to County of El Dorado Community Development Agency, Development Services Division-Planning Services, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: [planning@edcgov.us](mailto:planning@edcgov.us).