

2021 OCT 22 AM 8:07

RECEIVED
PLANNING DEPARTMENT



FILE # 221-0012

EL DORADO COUNTY PLANNING SERVICES
ZONE CHANGE & GENERAL PLAN AMENDMENT APPLICATION

ASSESSOR'S PARCEL NO.(S) 082-411-004

PROJECT NAME/REQUEST: (Describe proposed use) Greenwood Estates Subdivision / Rezone / Planned Development

IF SUBDIVISION/PARCEL MAP: Create 10 lots, ranging in size from 3394 sq. ft. to 4289 sq. ft. (acre(s)) SF

IF ZONE CHANGE: From RM-DC to RM-PD IF GENERAL PLAN AMENDMENT: From _____ to _____

IF TIME EXTENSION, REVISION, CORRECTION: Original approval date _____ Expiration date _____

APPLICANT/AGENT Cameron Glen Estates, LLC, c/o Joe Jaoudi
Mailing Address 2216 Via Subria, Vista, CA 92084
Phone 760-664-7196 FAX jajaoudi@aol.com

PROPERTY OWNER Cameron Glen Estates, LLC, c/o Joe Jaoudi
Mailing Address 2216 Via Subria, Vista, CA 92084
Phone 760-664-7196 FAX jajaoudi@aol.com

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT Leback Engineering, Inc.
Mailing Address 3430 Robin Lane #2, Cameron Park, CA 95682
Phone 530-877-4080 FAX len@lebackeng.com

LOCATION: The property is located on the West side of Greenwood Lane
300 ft. South of the intersection with Meadow Lane
in the Cameron Park area. PROPERTY SIZE 0.88 acres

X [Signature] Date 10-5-21
Signature of property owner or authorized agent

FOR OFFICE USE ONLY
Date 10-21 Fee \$ 17141 Receipt # 35133 Rec'd by [Signature] Census _____
Zoning RM-DC GPD MGR Supervisor Dist _____ Sec/Twn/Rng _____

ACTION BY: PLANNING COMMISSION
Hearing Date _____
 Approved Denied (Findings and/or conditions attached)

ACTION BY BOARD OF SUPERVISORS
Hearing Date _____
 Approved Denied (Findings and/or conditions attached)
Executive Secretary _____
(Planned D/D)

Z21-0012/PD21-0003/TM21-0001

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PLANNING DEPARTMENT



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667
Phone: (530) 621-5355 www.cdscogov.us/Planning/

PLANNED DEVELOPMENT

FILE # PD21-0003

ASSESSOR'S PARCEL NO. (s) 082-411-004

PROJECT NAME/REQUEST: (Describe proposed use) Greenwood Estates - Subdivision / Rezone / Planned Development:

IF SUBDIVISION/PARCEL MAP: Create 10 lots, ranging in size from 3,394 sf to 4,389 sf acre(s) / SF

IF ZONE CHANGE: From RM-DC to RM-PD IF GENERAL PLAN AMENDMENT: From _____ to _____

IF TIME EXTENSION, REVISION, CORRECTION: Original approval date _____ Expiration date _____

APPLICANT/AGENT Cameron Glen Estates, LLC, c/o Joe Jacudi

Mailing Address: 2216 Via Subria, Vista, CA 92084
P.O. Box or Street _____ City _____ State & Zip _____
Phone: | 760-664-7196 EMAIL: josjacudi@aol.com

PROPERTY OWNER Cameron Glen Estates, LLC, c/o Joe Jacudi

Mailing Address: 2216 Via Subria, Vista, CA 92084
P.O. Box or Street _____ City _____ State & Zip _____
Phone: | 760-664-7196 EMAIL: josjacudi@aol.com

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT Lebeck Engineering, Inc.

Mailing Address: 3430 Robin Lane #2, Cameron Park, CA 95682
P.O. Box or Street _____ City _____ State & Zip _____
Phone: | 530-677-4080 EMAIL: ron@lebeckeng.com

LOCATION: The property is located on the west side of Greenwood Lane

300 ft _____ feet/miles south of the intersection with Meadow Lane

in the Cameron Park area. PROPERTY SIZE 0.88 acres

_____ acreage / square footage

X Joe Jacudi signature of property owner or authorized agent Date 10-5-21

FOR OFFICE USE ONLY

Date 10-21 Fee \$ 3171 Receipt # 36112 Rec'd by km Census _____

Zoning RM-DC GPD MFR Supervisor Dist. 2 Sec. _____ Twn. _____ Rng. _____

ACTION BY PLANNING COMMISSION
ZONING ADMINISTRATOR

ACTION BY BOARD OF SUPERVISORS

Hearing Date _____

Hearing Date _____

Approved _____ Denied _____
findings and/or conditions attached

Approved _____ Denied _____
findings and/or conditions attached

Executive Secretary _____

APPEAL: Approved _____ Denied _____

Revised 11/2017

Z21-0012/PD21-0003/TM21-0001

EL DORADO COUNTY PLANNING AND BUILDING DEPARTMENT

2021 OCT 22 AM 8:01
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PLANNING DEPARTMENT

APPLICATION FOR: **TENTATIVE SUBDIVISION MAP**

FILE # TM21-0001

ASSESSOR'S PARCEL NUMBER(S) 082-411-004

PROJECT NAME/REQUEST (Describe proposed use) Greenwood Estates - Subdivision / Rezone / Planned Development

IF SUBDIVISION MAP: Create 10 lots, ranging in size from 3,394 sf to 4,389 sf acre(s)/square feet

IF ZONE CHANGE: From RM-DC to RM-PD

IF GENERAL PLAN CHANGE: From _____ to _____

IF TIME EXTENSION, REVISION, CORRECTION: Original approval date _____ Expiration date _____

APPLICANT/AGENT Cameron Glen Estates, LLC, c/o Joe Jaoudi

Mailing Address 2216 Via Subria, Vista, CA 92084
P.O. Box or Street City State ZIP

Phone 760-664-7196 Email: josjoudi@aol.com

PROPERTY OWNER Cameron Glen Estates, LLC, c/o Joe Jaoudi

Mailing Address 2216 Via Subria, Vista, CA 92084
P.O. Box or Street City State ZIP

Phone 760-664-7196 Email: josjoudi@aol.com

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET, IF APPLICABLE

ENGINEER/ARCHITECT Lebeck Engineering, Inc.

Mailing Address 3430 Robin Lane #2, Cameron Park, CA 95682
P.O. Box or Street City State ZIP

Phone 530-677-4080 Email: ron@lebeckeng.com

LOCATION: The property is located on the west side of Greenwood Lane
N/E/W/S Street or Road

300 ft feet/miles south of the intersection with Meadow Lane
N/E/W/S Major Street or Road

in the Cameron Park area. PROPERTY SIZE 0.88 acres
Acre(s) / Square Feet

X [Signature] Date 10-9-21
Signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date 10-21-2021 Fee \$6171 Receipt # 3511 Rec'd by [Signature] Census _____

Zoning RM-DC GPD MFR Supervisor District 2 Sec 4/9 Twn 9N Rng 9E

Application completed by: _____ Date completed: _____

ACTION BY _____ PLANNING COMMISSION

Hearing Date _____

Approved _____ Denied _____
Findings and/or conditions attached

Executive Secretary _____

ACTION BY BOARD OF SUPERVISORS

Hearing Date _____

Approved _____ Denied _____
Findings and/or conditions attached

APPEAL: Approved _____ Denied _____

Z21-0012/PD21-0003/TM21-0001



EL DORADO COUNTY PLANNING SERVICES

REQUIRED SUBMITTAL INFORMATION for Zone Change & General Plan Amendment

2021 OCT 22 AM 8:08

RECEIVED
PLANNING DEPARTMENT

The following information must be provided with all applications. **If all the information is not provided, the application will be deemed incomplete and will not be accepted.** For your convenience, please use the check (✓) column on the left to be sure you have all the required information. **All plans and maps MUST be folded to 8½" x 11"**.

FORMS AND MAPS REQUIRED

Check (✓)

Applicant County

- | | | |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1) Application Form and Agreement for Payment of Processing Fees, completed and signed. |
| <input type="checkbox"/> | <input type="checkbox"/> | 2) Letter of authorization from all property owners authorizing agent to act as applicant, when applicable. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3) Proof of ownership (Grant Deed), if the property has changed title since the last tax roll. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4) A copy of official Assessor's map, showing the property outlined in red. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5) An 8 ½ x 11" vicinity map showing the location of the project in relation to the distance to major roads, intersections, and town sites. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6) Environmental Questionnaire form, completed and signed. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7) Provide name, mailing address and phone number of all property owners and their agents. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 8) If public sewer or water service is proposed, obtain and provide a Facilities Improvement Letter if the project is located within the EID service area, or a similar letter if located in another sewer/water district. |
| <input type="checkbox"/> | <input type="checkbox"/> | 9) If off-site sewer or water facilities are proposed to serve the project, provide four (4) copies of a map showing location and size of proposed facilities. If groundwater to be used for domestic water, submit a report noting well production data for adjacent parcels, or submit a hydrological report prepared by a geologist noting the potential for water based on the nature of project site geology. |
| <input type="checkbox"/> | <input type="checkbox"/> | 10) If a septic system is proposed, provide a preliminary soils analysis with sufficient data to determine if the site is capable of supporting the proposed density or intensity of use. |

Z21-0012/PD21-0003/TM21-0001

FORMS AND MAPS REQUIRED

Check (✓)

Applicant County

- | | | |
|-------------------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | 11) If located within one of the five Ecological Preserve - EP overlay zones (Mitigation Area 0), rare plants may exist on-site. The State Department of Fish & Game will require an on-site biological plant survey to determine the extent and location of rare plants on the project site. Such a survey can only occur from March 15 through August 15 when plants are readily visible. Therefore, if the State Department of Fish & Game requires the plant survey, a substantial delay in the processing of your application could result. To avoid potential delays, you may choose to provide this survey with application submittal. (A list of possible Botanical Consultants is available at Planning Services.) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 12) A record search for archaeological resources shall be conducted through the North Central Information Center located at CSU-Sacramento, 6000 J Street, Adams Building, Suite #103, Sacramento, CA 95819-6100, phone number (916) 278-6217. If the record search identifies a need for a field survey, a survey shall be required. (A list of Archaeological Consultants and survey requirements is available at Planning Services.) Archaeological surveys shall meet the "Guidelines for Cultural Resource Studies" approved by the Board of Supervisors, available at Planning Services. |
| <input type="checkbox"/> | <input type="checkbox"/> | 13) A site-specific wetland investigation shall be required on projects with identified wetlands on the Important Biological Resources Map (located in Planning Services), when proposed improvements will directly impact the wetland (reduce the size of the wetland area) or lie near the wetlands. (Available from Planning Services are the U.S. Corps of Engineers requirements for a wetlands delineation study. Additionally, a list of qualified consultants is also available.) |
| <input type="checkbox"/> | <input type="checkbox"/> | 14) An acoustical analysis shall be provided whenever a noise-sensitive land use (residences, hospitals, churches, libraries) are proposed adjacent to a major transportation source, or adjacent or near existing stationary noise sources. Such study shall define the existing and projected (2015) noise levels and define how the project will comply with standards set forth in the General Plan. |
| <input type="checkbox"/> | <input type="checkbox"/> | 15) Where special status plants and animals are identified on the Important Biological Resources Map located in Planning Services, an on-site biological study shall be required to determine if the site contains special status plant or animal species or natural communities and habitats. |
| <input type="checkbox"/> | <input type="checkbox"/> | 16) An air quality impact analysis shall be provided utilizing the El Dorado County Air Pollution Control District's "Guide to Air Quality Assessment." |
| <input type="checkbox"/> | <input type="checkbox"/> | 17) A traffic study shall be provided utilizing El Dorado County Department of Transportation's "Generic Traffic Study Scope of Work." |

SITE PLAN REQUIREMENTS

Twenty-five (25) copies of the site plan detailing what exists on the site at time of application shall be submitted on 24" x 36" sheets or smaller, drawn to scale, and of sufficient size to clearly show all details and required data. **All plans MUST be folded to 8½" x 11", plus one 8½" x 11" reduction. NO ROLLED DRAWINGS WILL BE ACCEPTED.** For your convenience, please check the Applicant column on the left to be sure you have all the required submittal information.

Check (✓)

Applicant County

- | | | |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1) Project name (if applicable). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2) Name, address of applicant and designer (if applicable) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3) Date, North arrow, and scale. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4) Entire parcel of land showing perimeter with dimensions. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5) All roads, alleys, streets, and their names. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6) Location of easements, their purpose and width. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7) All existing and proposed uses (i.e. buildings, mobile homes, dwellings, utility transmission lines, etc.). |

The following is optional and only necessary when it may help support a proposed zone change.

- | | | |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 8) Driveways, parking and loading stalls with dimensions (refer to Zoning Ordinance Chapter 17.18). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 9) Proposed/existing fences or walls. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 10) Existing/proposed fire hydrants. |

Planning Services reserves the right to require additional project information as provided by Section 15060 of the California Environment Quality Act, or as required by the General Plan development policies, when such is necessary to complete the environmental assessment.

NOTE: APPLICATION WILL BE ACCEPTED BY APPOINTMENT ONLY. MAKE YOUR APPOINTMENT IN ADVANCE BY CALLING (530) 621-5355.



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667
Phone: (530) 621-5355 www.edcgov.us/Planning/

PLANNED DEVELOPMENT REQUIRED SUBMITTAL INFORMATION

The following items 1 through 9 must be provided with all applications. The remaining items shall be required where applicable. **If all the required and applicable information is not provided, the application will be deemed incomplete and will not be accepted.** For your convenience, please use the check () column on the left to be sure you have all the required and applicable information. **All plans and maps MUST be folded to 8½" x 11".**

FORMS AND MAPS REQUIRED

Check (✓)
Applicant County

- X 1) Application form, completed and signed.
- NA 2) Letter of authorization from all property owners authorizing agent to act as applicant, when applicable.
- X 3) Proof of ownership (Grant Deed), if the property has changed title since the last tax roll.
- X 4) A copy of official Assessor's map, showing the property outlined in red.
- X 5) An 8 ½ x 11" vicinity map showing the location of the project in relation to the distance to major roads, intersections, and town sites.
- X 6) Environmental Questionnaire form, completed and signed.
- X 7) Provide name, mailing address and phone number of all property owners and their agents.
- X 8) A record search for archaeological resources shall be conducted through the North Central Information Center located at CSU-Sacramento, 6000 J Street, Adams Bldg, #103, Sacramento, CA 95819-6100, phone number (916) 278-6217. If the record search identifies a need for a field survey, a survey shall be required. (A list of Archaeological Consultants and survey requirements is available at the Planning Department.) Archaeological surveys shall meet the "Guidelines for Cultural Resource Studies" approved by the Board of Supervisors, available at the Planning Department.

PLANNING AND BUILDING DEPARTMENT
2850 FAIRLANE COURT
PLACERVILLE, CA 95667
(530) 621-5355

FORMS AND MAPS REQUIRED

- | <u>Check (√)</u> | <u>Applicant</u> | <u>County</u> | |
|------------------|------------------|---------------|--|
| <u>NA</u> | | | 9) A traffic impact determination shall be provided utilizing El Dorado County's "Transportation Impact Study (TIS) – Initial Determination Form, located on the Planning Services website under "Applications and Forms". |
| <u>X</u> | | | 10) If public sewer or water service is proposed, obtain and provide a Facilities Improvement Letter if the project is located within the EID service area, or a similar letter if located in another sewer/water district. |
| <u>NA</u> | | | 11) If off-site sewer or water facilities are proposed to serve the project, provide four (4) copies of a map showing location and size of proposed facilities. If ground water is to be used for domestic water, submit a report noting well production data for adjacent parcels, or submit a hydrological report prepared by a geologist noting the potential for water based on the nature of project site geology. |
| <u>NA</u> | | | 12) In an accompanying report, provide the following data for area on each proposed parcel which is to be used for sewage disposal:

a) The percolation rate and location of test on 4.5 acres or smaller
b) The depth of soil and location of test
c) The depth of groundwater and location of test
d) The direction and percent of slope of the ground
e) The location, if present, of rivers, streams, springs, areas subject to inundation, rock outcropping, lava caps, cuts, fills, and easements
f) Identify the area to be used for sewage disposal
g) Such additional data and information as may be required by the Division Director of Environmental Management to assess the source of potable water, the disposal of sewage and other liquid wastes, the disposal of solid wastes, drainage, and erosion control |
| <u>X</u> | | | 13) Preceding parcel map, final map, or record of survey, if any exists. |
| <u>X</u> | | | 14) Preliminary grading, drainage plan, and report. The plan should be of sufficient detail to identify the scope of grading, including quantities, depths of cut and fills (for roads and driveways where cuts/fills exceed 6 feet, and mass pad graded lots), location of existing drainage, proposed modifications, and impacts to downstream facilities. (See Section 15.14.240 of County Grading Ordinance for submittal detail) |

FORMS AND MAPS REQUIRED

Check (✓)
Applicant County

- NA _____ 15) If located within one of the five Ecological Preserve - EP overlay zones (Mitigation Area 0), rare plants may exist on-site. The State Department of Fish & Wildlife will require an on-site biological plant survey to determine the extent and location of rare plants on the project site. Such a survey can only occur from March 15 through August 15 when plants are readily visible. Therefore, if the State Department of Fish & Wildlife requires the plant survey, a substantial delay in the processing of your application could result. To avoid potential delays, you may choose to provide this survey with application submittal. (A list of possible Botanical Consultants is available at Planning Services.)
- NA _____ 16) Name and address of Homeowner's Association, CSA 9 Zone of Benefit, or other road maintenance entity if it exists in the project area.
- NA _____ 17) A site-specific wetland investigation shall be required on projects with identified wetlands as delineated on the applicable U.S.G.S. Quadrangle and/or by site visit, when proposed improvements will directly impact the wetland (reduce the size of the wetland area) or lie near the wetlands. (Available from Planning Services are the U.S. Corps of Engineers requirements for a wetlands delineation study. A list of qualified consultants is also available.)
- NA _____ 18) An acoustical analysis shall be provided whenever a noise-sensitive land use (residences, hospitals, churches, libraries) are proposed adjacent to a major transportation source, or adjacent or near existing stationary noise sources. Such study shall define the existing and projected noise levels and define how the project will comply with standards set forth in the General Plan.
- NA _____ 19) Where potential for special status plant and/or animal habitats are identified on the parcel(s), an on-site biological study shall be required to determine if the site contains special status plant or animal species or natural communities and habitats.
- NA _____ 20) An air quality impact analysis shall be provided utilizing the El Dorado County Air Pollution Control District's "Guide to Air Quality Assessment."

OAK TREE/OAK WOODLAND REMOVAL

The following supplemental information shall be required if any Oak Woodlands, Individual Native Oak Trees, or Heritage Trees, as defined in Section 130.39.030 (Definitions) will be impacted by the project (i.e. cut down) consistent with Section 130.39.070 (Oak Tree and Oak Woodland Removal Permits – Discretionary Development Projects).

FORMS AND MAPS REQUIRED

- Check (✓)
Applicant County
- X _____ 1) Oak Resources Code Compliance Certificate.
- X _____ 2) Oak Resources Technical Report prepared by a Qualified Professional consistent with Section 2.5 (Oak Resources Technical Reports) of the Oak Resources Management Plan.
- Y _____ 3) Completed Oak Resources Technical Report Checklist, including supplemental data for impacted Individual Native Oak Trees within Oak Woodlands, as applicable.
- X _____ 4) Security deposit for on-site oak tree/oak woodland retention and/or replacement planting (if proposed as part of project mitigation) consistent with Section 130.39.070.F (Security Deposit for On-Site Oak Tree/Oak Woodland Retention and Section 130.30.070.G (Security Deposit for On-Site Oak Tree/Oak Woodland Replacement Planting).
- X _____ 5) Reason and objective for Impact to oak trees and/or oak woodlands.

SITE PLAN REQUIREMENTS

Five (5) copies plus an electronic copy (CD-ROM or other medium) of the site plan detailing what exists on the site at time of application shall be submitted on 24" x 36" sheets or smaller, drawn to scale, and of sufficient size to clearly show all details and required data. **All plans MUST be folded to 8½" x 11", plus one 8½" x 11" reduction. NO ROLLED DRAWINGS WILL BE ACCEPTED.** For your convenience, please check the Applicant column on the left to be sure you have all the required submittal information.

FORMS AND MAPS REQUIRED

- Check (✓)
Applicant County
- X _____ 1) Project name (if applicable).
- X _____ 2) Name, address of applicant and designer (if applicable).
- X _____ 3) Date, north arrow, and scale.
- X _____ 4) Entire parcel of land showing perimeter with dimensions.

FORMS AND MAPS REQUIRED

- Check (✓)
Applicant County
- X _____ 5) All roads, alleys, streets, and their names.
 - X _____ 6) Location of easements, their purpose and width.
 - X _____ 7) All existing and proposed uses (i.e. buildings, driveways, dwellings, utility transmission lines, etc.).
 - X _____ 8) Parking and loading stalls with dimensions (refer to Zoning Ordinance Chapter 130.18).

 - X _____ 9) Trash and litter storage or collection areas, and propane tank location(s).
 - X _____ 10) Total gross square footage of proposed buildings.
 - X _____ 11) Proposed/existing fences or walls.
 - X _____ 12) Sign locations and sizes (if proposed) (refer to Zoning Ordinance Chapter 130.16).

 - NA _____ 13) Pedestrian walkways, courtyards, etc. (if proposed).
 - NA _____ 14) Exterior lighting plan (if proposed), along with a Photometric Study and fixture specifications demonstrating compliance with Zoning Ordinance Chapter 130.14.170.

 - X _____ 15) Existing/proposed water, sewer, septic systems, and wells (if applicable).
 - X _____ 16) Existing/proposed fire hydrants.
 - X _____ 17) Tentative subdivision or parcel map (if applicable).
 - X _____ 18) Adjacent parcel owner(s); Assessor's Parcel Number (unless this is included on tentative map).
 - X _____ 19) Public uses (schools, parks, etc.)

 - NA _____ 20) The location, if present, of rock outcropping, lava caps, drainage courses, lakes, canals, reservoirs, rivers, streams, spring areas subject to inundation and wetlands. (Show respective 100-foot and 50-foot septic system setbacks when a septic system is proposed.)

FORMS AND MAPS REQUIRED

Check (✓)
Applicant County

NA _____ 21) Identify areas subject to a 100-year flood on perennial streams or creeks, and show high water level (100-year) on map. Where this data is not readily available, January 1997 flood level can be shown if known. (Refer to the Federal Emergency Management Agency (FEMA) website).

NA _____ 22) Note any proposed trails within the project; and where applicable, connection to existing or proposed trail systems.

PRELIMINARY LANDSCAPE PLAN REQUIREMENTS

Required when parking facilities are proposed or otherwise at planner's discretion. (Refer to Zoning Ordinance Chapter 130.18). (Five (5) copies plus an electronic copy (CD-ROM or other medium), **folded to 8½" x 11", plus one 11" x 17" reduction**).

FORMS AND MAPS REQUIRED

Check (✓)
Applicant County

X _____ 1) Location, quantity, and a gallon size of proposed plant material (See Zoning Ordinance Section 130.18.090)

X _____ 2) Note quantity/type of trees to be removed.

X _____ 3) Location, general type (pine, oak, etc.) and size of all existing trees, in those areas that are subject to grading or otherwise may be removed/affected by proposed improvements. Note quantity of trees to be removed.

X _____ 4) List of both common and botanical names of plant material (use of drought tolerant species is highly recommended). A recommended list of drought-tolerant species is available at Planning Services.

X _____ 5) Location of irrigation proposed. (NOTE: The final Landscape Plan will ultimately be required to meet the County's Water Conserving Landscape Standards. Copies are available at Planning Services).

PRELIMINARY GRADING AND DRAINAGE PLAN

Required whenever any grading is proposed. (Five (5) copies plus an electronic copy (CD-ROM or other medium), **folded to 8½" x 11", plus one 11" x 17" reduction**).

FORMS AND MAPS REQUIRED

Check (✓)
Applicant County

X _____ 1) Contours or slope data (pursuant to Chapter 110.14 of County Code Grading, Erosion, and Sediment Control Ordinance).

X _____ 2) Drainage improvements, culverts, drains, etc.

X _____ 3) Limits of cut and fill.

PLAN OF BUILDING ELEVATIONS

Required whenever a new structure or addition is proposed.
(Five (5) copies plus an electronic copy (CD-ROM or other medium), **folded to 8½" x 11", plus one 11" x 17" reduction**).

FORMS AND MAPS REQUIRED

Check (✓)
Applicant County

X _____ 1) Building design, elevations of all sides.

X _____ 2) Exterior materials, finishes, and colors.

NA _____ 3) Existing/proposed signs showing location, height and dimensions. Include sign plan for project with multiple businesses.

Planning Services reserves the right to require additional project information as provided by Section 15060 of the California Environment Quality Act, or as required by the General Plan development policies, when such is necessary to complete the environmental assessment.

NOTE: APPLICATION WILL BE ACCEPTED BY APPOINTMENT ONLY. MAKE YOUR APPOINTMENT IN ADVANCE BY CALLING (530) 621-5355.



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667
Phone: (530) 621-5355 www.edcgov.us/Planning/

TENTATIVE SUBDISVIIONS MAP REQUIRED SUBMITTAL INFORMATION

The following information must be provided with all applications. **If all the information is not provided, the application will be deemed incomplete and will not be accepted.** For your convenience, please use the check (✓) column on the left to be sure you have all the required submittal information. **All plans and maps MUST be folded to 8 ½" x 11". All plans required in PDF format should have Optical Character Recognition (OCR), be Optimized, and be in a reduced file size.**

NOTE: APPLICATIONS WILL BE ACCEPTED BY APPOINTMENT ONLY. TO MAKE YOUR APPOINTMENT IN ADVANCE, PLEASE CALL PLANNING SERVICES AT (530) 621-5355.

NOTE: Submittal of the materials required in this application packet does not necessarily constitute a complete application for purposes of the California Permit Streamlining Act; the County may require further submittals or clarification of materials in order for staff to begin processing the project. If so, you will receive a letter within 30 days stating what additional materials must be submitted. Discretionary project applications (a project considered by the Zoning Administrator, Planning Commission, and/or Board of Supervisors) will need to be deemed **complete** for processing before the environmental review of the project can be started in accordance with the California Environmental Quality Act. In order to prepare an environmental document to comply with CEQA, the County may require the applicant to submit additional information or studies after the application has been deemed **complete** for processing. Note that studies may be required to analyze potential impacts from off-site improvements. Studies typically required for a **complete** application (e.g.: traffic study) would be deferred when an environmental impact report is to be prepared and said EIR would address the impact.

FORMS AND MAPS REQUIRED

Check (✓)		
<u>Applicant</u>	<u>County</u>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1) Application form completed and signed. All application forms shall be completed in ink or typed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2) Agreement for Payment of Processing Fees completed and signed by the applicant (form available on Planning Services website under Applications and Forms).
<input type="checkbox"/>	<input type="checkbox"/>	3) Letter of Authorization: When there are multiple owners, a Letter of Authorization is required from the other property owner(s) authorizing the applicant to act as their agent; or when the applicant is not the property owner.

Check (√)	Applicant	County	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4) One copy of a Title Report (no more than six months old) for the project. Proof of ownership (Grant Deed), if the property has changed title since the last tax roll.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5) Provide name, mailing address, and phone number of all property owners and their agents.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6) If public sewer or water service is proposed, obtain and provide a Facilities Improvement Letter if the project is located within the EID service area, or a similar letter if located in another sewer and/or water district.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7) If on-site wastewater treatment systems are proposed to serve the project, provide a wastewater feasibility report as described in the adopted design and improvement standards manual.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8) If off-site sewer or water facilities are proposed to serve the project, provide four copies of a map showing location and size of the proposed facilities.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9) If groundwater is to be used for domestic water, provide proof of a safe and reliable water source as described in the adopted Design and Improvement Standards Manual.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10) One hard copy plus an electronic PDF copy (CD-ROM or other medium) of a preliminary grading, drainage plan and report. The plan should be of sufficient detail to identify the scope of grading, including quantities, depths of cut and fills for: roads, driveways where cuts/fills exceed six feet, retaining walls, and mass pad graded lots. Show location of existing drainage, proposed modifications, and impacts to downstream facilities. (See Section 110.14 of County Grading Ordinance for submittal detail of grading plan. See Section 1.8.3 of County Drainage Manual for submittal requirements of the drainage plan and report.)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11) One hard copy plus an electronic PDF copy (CD-ROM or other medium) of a Preliminary Geotechnical Engineering Study as described in the adopted Design and Improvement Standards Manual.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	12) An on-site biological study shall be required to determine if the site contains special status plant or animal species or natural communities and habitats, including riparian vegetation and plant habitat. The report should include proposed mitigation measures if applicable. Such survey can only occur from March 15 through August 15 when plants are identifiable. One hard copy plus an electronic PDF copy (CD-ROM or other medium), with attachments, shall be submitted. The biological study shall include a plant survey to determine the extent and location of rare plants on the project site if located within Mitigation Area 0 ("EP" overlay designation on the General Plan land use map) or Mitigation Area 1 (within the gabbro soils area as shown on maps on file at the Development Services Division). The Mitigation Area for each parcel may be determined by accessing the Parcel Data Information page on Planning Service's website.

Check (√)	Applicant	County	
	NA	<input type="checkbox"/>	13) Name and address of Homeowners' Association, CSA 9 Zone of Benefit, or other road maintenance entity, if it exists in the project area.
✓		<input type="checkbox"/>	14) A record search for archeological resources shall be conducted through the North Central Information Center located at CSU-Sacramento, 6000 J Street, Adams Building, Suite #208, Sacramento, CA 95819-6100, phone number (916) 278-6217. If the record search identified a need for a field survey, a survey shall be required. Archaeological surveys shall meet the Guidelines for Cultural Resources Studies approved by the Board of Supervisors, available at Planning Services. One hard copy plus an electronic PDF copy (CD-ROM or other medium) shall be submitted.
	NA	<input type="checkbox"/>	15) A site-specific wetland investigation shall be required on projects with wetlands as determined by the biological study. One hard copy plus an electronic PDF copy (CD-ROM or other medium) shall be submitted.
	NA	<input type="checkbox"/>	16) An acoustical analysis shall be provided to demonstrate consistency with General Plan Policies (see policies following General Plan Objective 6.5.1). The analysis shall define the existing and projected (2025) noise levels and define how the project will comply with standards set forth in the Zoning Ordinance Chapter 130.37. The analysis should include description of construction noise, traffic noise generated from the project, and impacts of traffic noise to the residences within the project. One hard copy plus an electronic PDF copy (CD-ROM or other medium) shall be submitted.
	NA	<input type="checkbox"/>	17) An air quality impact analysis shall be provided utilizing the Air Quality Management District's <i>AQMD Guide to Air Quality Assessment: Determining Significance of Air Quality Impacts under the California Environmental Quality Act</i> (February 2002) available at: http://www.edcgov.us/Government/AirQualityManagementDistrict/Guide to Air Quality Assessment.aspx Emissions modeling should utilize the statewide land use emissions computer model CalEEMod available at: www.caleemod.com to quantify potential criteria pollutant and greenhouse gas (GHG) emissions. One hard copy plus an electronic PDF copy (CD-ROM or other medium) shall be submitted.
	NA	<input type="checkbox"/>	18) If required by the El Dorado County Transportation Division (TD) based on submittal of a Traffic Impact Study – Initial Determination Form, a traffic study shall be provided utilizing their Traffic Impact Study Protocol and Procedures or other latest traffic study requirements, as determined by TD. Applications shall: <ul style="list-style-type: none"> a. Demonstrate consistency with 2004 General Plan Transportation and Circulation Element Policies. b. Identify access to County Road(s); describe proposed road and intersection improvements (on-site and off-site). One hard copy plus an electronic PDF copy (CD-ROM or other medium) shall be submitted.

Check (√)	Applicant	County	
	NA	<input type="checkbox"/>	19) A Snow Removal and Storage Plan for subdivisions above 3,000 feet elevation (Design and Improvement Standards Manual (DISM) Volume I, Section 5, A. One hard copy plus an electronic PDF copy (CD-ROM or other medium) shall be submitted.
	NA	<input type="checkbox"/>	20) A discussion of passive solar opportunities for proposed lots having 20,000 square feet or less (DISM Volume I, Section 5, B.). One hard copy plus an electronic PDF copy (CD-ROM or other medium) shall be submitted.
✓		<input type="checkbox"/>	21) Copy of previous parcel map, subdivision map, or record of survey, if applicable.
✓		<input type="checkbox"/>	22) Application Fees pursuant to the adopted fee schedule.
✓		<input type="checkbox"/>	23) Five copies plus an electronic PDF copy (CD-ROM or other medium) of the site plan detailing what exists on the site at time of application shall be submitted on 24" x 36" sheets, drawn to scale, and of sufficient size to clearly show all details and required data. All plans MUST be folded to 8½" x 11", plus one 8½" x 11" reduction that includes a graphic scale. <u>NO ROLLED DRAWINGS WILL BE ACCEPTED.</u>
	NA	<input type="checkbox"/>	24) Five copies plus an electronic PDF copy (CD-ROM or other medium) of a Phasing Plan, if proposed; and one 8½" x 11" reduced copy that includes a graphic scale.
✓		<input type="checkbox"/>	25) One full-sized copy plus an electronic PDF copy (CD-ROM or other medium) of a slope map noting the following slope range categories: 10 to 15 percent; greater than 15 to 20 percent; greater than 20 to 25 percent; greater than 25 to less than 30 percent; and 30 percent or greater; and one 8½" x 11" reduced copy.
✓		<input type="checkbox"/>	26) One full-sized copy plus an electronic PDF copy (CD-ROM or other medium) of an aerial photograph with the tentative map overlaid. Scale should be 1" = 100' or the same scale as tentative map.
	NA	<input type="checkbox"/>	27) A Fire Safe Plan approved by the applicable fire district and Cal Fire shall be submitted if project is located in a high or very high wildland fire hazard area; or in an area identified as "urban wildland interface communities within the vicinity of Federal lands that are a high risk for wildfire," as listed in the most current Federal Register. One hard copy plus an electronic PDF copy (CD-ROM or other medium) shall be submitted.
✓		<input type="checkbox"/>	28) A description of all proposed deviations or waivers to County design standards. The four findings required for approval of the deviation(s) or waiver(s) listed in County Code Section 120.40.010.A.2.a through d must be addressed by the applicant to justify granting the request(s). One hard copy plus an electronic PDF copy (CD-ROM or other medium) shall be submitted.

OAK TREE/OAK WOODLAND REMOVAL

The following supplemental information shall be required if any Oak Woodlands, Individual Native Oak Trees, or Heritage Trees, as defined in Section 130.39.030 (Definitions) will be impacted by the project (i.e. cut down) consistent with Section 130.39.070 (Oak Tree and Oak Woodland Removal Permits – Discretionary Development Projects).

Check (√)

Applicant County

- | | | | |
|-------------------------------------|--------------------------|-----|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 29) | Oak Resources Code Compliance Certificate. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 30) | Oak Resources Technical Report prepared by a Qualified Professional consistent with Section 2.5 (Oak Resources Technical Reports) of the Oak Resources Management Plan. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 31) | Completed Oak Resources Technical Report Checklist, including supplemental data for impacted Individual Native Oak Trees within Oak Woodlands, as applicable |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 32) | Security deposit for on-site oak tree/oak woodland retention and/or replacement planting (if proposed as part of project mitigation) consistent with Section 130.39.070.F (Security Deposit for On-Site Oak Tree/Oak Woodland Retention and Section 130.30.070.G (Security Deposit for On-Site Oak Tree/Oak Woodland Replacement Planting). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 33) | Reason and objective for Impact to oak trees and/or oak woodlands. |

REQUIRED INFORMATION ON TENTATIVE MAP

Check (√)

Applicant County

- | | | | |
|-------------------------------------|--------------------------|----|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1) | Proposed subdivision name. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2) | North arrow and Scale. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3) | Project boundaries with dimensions. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4) | The approximate dimensions and area of all lots (gross and net). Net area of lots excludes non-buildable areas such as road rights-of-way, bodies of water, and areas of 30 percent or greater slope. Parcel sizes must be consistent with General Plan and Zoning standards unless the application is accompanied by a General Plan, Rezone, and/or Planned Development application. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5) | Adjacent ownership with book and page number of recorded deeds or parcel map references. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6) | Location and names of rights-of-way width of adjacent streets, highways, and alleys. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7) | Access easements to a connection with a public road, together with deed or map reference that documents the access. |

- | | | |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 8) Existing encroachments to the public road on adjacent parcels. If a new access is proposed through adjacent parcels, provide a letter of authorization (if available) and a description of the access easement. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 9) Purpose, width, and approximate location of all proposed and existing easements (other than roads) together with the deed or map reference that documents the easement. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 10) Approximate radii of centerline on all street curves. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 11) Names of adjacent subdivisions with the recording reference. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 12) Grades and widths of proposed and existing roads or road easements, showing typical improvement cross-section for all proposed and existing roads, including cul-de-sac roads and turnarounds. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 13) All existing structures, buildings, utility, transmission lines and dirt roads, and distances to existing and proposed property lines. Show structures within 50 feet of property. |
| <input type="checkbox"/> | <input type="checkbox"/> | 14) Show location of all structures for which permits have either been applied for or granted, but not yet constructed. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 15) Fire hydrant location, existing and/or proposed. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 16) Existing water and sewer line locations. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 17) Contour lines shown at 5-foot intervals if any slopes on the property exceed 10 percent (contours not required if all slopes are 10 percent or less). Contours may be shown at 10-foot or 20-foot intervals on parcels of 10 acres or larger (using USGS interpolation or field survey), <u>if said contours reasonably identify significant site features</u> (e.g., benches or abrupt topographical changes, etc.). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 18) Areas of 30 percent or greater slope shall be identified. |
| <input type="checkbox"/> | <input type="checkbox"/> | 19) The location, if present, of rock outcropping, lava caps, drainage courses, ponds, lakes, canals, reservoirs, rivers, perennial streams, creeks, spring areas subject to inundation and wetlands. Show respective 100-foot and 50-foot septic system setbacks when a septic system is proposed. Setbacks from riparian and wetland areas consistent with Section 130.30.030.G of the Zoning Ordinance shall be shown on the tentative map. |
| <input type="checkbox"/> | <input type="checkbox"/> | 20) Identify areas subject to a 100-year flood; and show high water level (100-year) on map. Where this data is not readily available, January 1997 flood level can be shown if known. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 21) Show any other subdivision-related improvements such as: street lighting, subdivision signage, landscaping, parking, storm drains, catch basins, storm water quality treatment areas, parks, and utility facilities (e.g.: electric, gas, phone, cable TV). The depiction of these improvements may be submitted on a separate exhibit map if appropriate. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 22) The following information is to be listed on the tentative map in the following consecutive order: |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | a. Owner of record (name and address) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | b. Name of applicant (name and address) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | c. Map prepared by (name and address) |

- d. Scale
- e. Contour interval (if any)
- f. Source of topography
- g. Section, Township and Range
- h. Assessor's Parcel Number(s)
- i. Present and proposed General Plan land-use designation(s)
- j. Present and proposed zoning district(s)
- k. Total area
- l. Total number of lots
- m. Total number of lettered lots
- n. Minimum parcel area
- o. Water supply
- p. Sewage disposal
- q. Proposed fire protection district or agency
- r. Date of preparation
- s. In the lower right-hand corner of each map, a signature block should be shown, giving space for:

Planning Commission: _____
Approval/Denial Date: _____
Board of Supervisors: _____
Approval/Denial Date: _____

Planning reserves the right to require additional project information as provided by Section 15060 of the California Environment Quality Act, or as required by the General Plan development policies, or when such is necessary to complete the environmental assessment.

NOTE: APPLICATION WILL BE ACCEPTED BY APPOINTMENT ONLY. MAKE YOUR APPOINTMENT IN ADVANCE BY CALLING (530) 621-5355.

Subject: Re: 2545 Greenwood Estates
From: Rommel Pabalinas <rommel.pabalinas@edcgov.us>
Date: 10/5/2021, 5:19 AM
To: Ron <Ron@lebeckeng.com>
CC: Bianca Dinkler <Bianca.Dinkler@edcgov.us>

2021 OCT 22 AM 8:06

Hi Ron-

RECEIVED
PLANNING DEPARTMENT

Here is the fee quote as requested. Combined total fee is \$11,056. Weblink to the Combined fee schedule.
<https://www.edcgov.us/Government/building/Documents/CD%20Matrix%206.19.21%20%281%29.pdf>

Planned Development Permit

PLANNED DEVELOPMENT				
Commercial / Industrial / Residential	\$1,000 T&M	\$171	\$2,000 T&M	\$3,171 T&M

Tentative Map

Public (Sewer&Water)	\$1,000 T&M	\$171	\$5,000 + 2.5%** T&M	\$6,171 + 2.5%** T&M
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Note: Omit the 2.5% reference.

Rezone

ZONE CHANGE	\$1,000 T&M	\$171	\$543	\$1,714 T&M
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Regarding the oak tree calculation, refer to the Oak Resource Mitigation Program fact sheet and ORMP weblinks. No deposit is required upfront to my knowledge. For maps, the mitigation fee is required prior to issuance of construction permits such as Grading Permits.

<https://www.edcgov.us/Government/longrangeplanning/environmental/Documents/Fact-Sheet-ORMP-Ordinance-11-9-17.pdf>

<https://www.edcgov.us/government/longrangeplanning/environmental/pages/biopolicyupdate.aspx>

Any questions please let me know.

On Mon, Oct 4, 2021 at 2:49 PM Ron <Ron@lebeckeng.com> wrote:

Hi Bianca,

I sent the email below to Mel but since he's usually busy I thought I'd copy you as well thinking you may be able to help. I've attached the unsigned applications for your use. Please let me know if you have any questions.

Thanks,

Ron Personius

Lebeck Engineering, Inc.

3430 Robin Lane, Bldg #2


Cameron Park, CA 95682

530-677-4080

----- Forwarded Message -----

Subject: Re: 2545 Greenwood Estates
Date: Mon, 4 Oct 2021 13:35:29 -0700
From: Ron <Ron@lebeckeng.com>
Organization: Lebeck Engineering, Inc.
To: Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Z21-0012/PD21-0003/TM21-0001

Date: 10/13/2021	Transmittal Letter from:  LEBECK <hr/> ENGINEERING, INC. 3430 ROBIN LANE, BLDG. #2 CAMERON PARK, CA 95682 Ph. (530) 677-4080 www.lebeckeng.com
To: County of El Dorado Planning Department 2850 Fairlane Court Placerville, CA 95667	

Regarding: Greenwood Estates, Tentative Map / Rezone / Planned Development

# copies	Description
1	Planned Development Application
1	Zone Change Application
1	Tentative Subdivision Map Application
1	Check for combined fees (\$11,056)
1	Agreement to pay processing fees
1	Project Description
1	Design Waiver Request
1	Grant Deed
1	Assessor's Map
1	Vicinity Map
1	Environmental Questionnaire
1	Preliminary Title Report
1	Archeological Sensitivity Letter
1	TIS-ID Waiver
1	AQMD Waiver
1	Preliminary Drainage Report
1	Preceding Parcel Map
1	EID Facilities Improvement Letter
1	Biological Resource Evaluation
5	Tentative Subdivision Map
1	Tentative Subdivision Map w/Aerial Photo
5	Existing Site Conditions & Topography
1	Existing Site Conditions & Topography (reduced)
5	Preliminary Landscape Plan
1	Preliminary Landscape Plan (reduced)
5	Preliminary Grading & Drainage Plan
1	Preliminary Grading & Drainage Plan (reduced)

5	Architectural Plans
1	Architectural Plans (reduced)
1	Architectural Color/Materials exhibit
1	Slope Map
1	Slope Map (reduced)
1	Preliminary Utilities Plan
1	Oak Mitigation Report
1	Oak Resources Code Compliance Certificate
1	Compact Disk containing PDFs of the documents listed above

Comments:

Please find enclosed our initial submittal of applications and supporting documents for a Planned Development, Zone Change & Tentative Subdivision Map for the proposed Greenwood Estates Planned Development in Cameron Park, CA. Please note that documents required by two or more applications are not duplicated for each application.

**Sincerely,
Ron Personius**



2021 OCT 22 AM 8:09
RECEIVED
PLANNING DEPARTMENT

October 4, 2021

Project Description

Greenwood Estates Planned Development

The proposed **Greenwood Estates Planned Development** project site is located at 2545 Greenwood Lane in Cameron Park, CA, APN: 082-411-004 (Lot 46, Cameron Park North, Unit No. 5).

The subject property is currently undeveloped and is surrounded by Camerado Gardens Apartments to the south, Camerado Springs Middle School ballfield to the west and an undeveloped, 1.05 acre lot to the north. Existing vegetation on-site is mostly grasses with six (6) oak trees, four (4) of which are to be removed for construction.

The project proposes the subdivision of the existing 0.88 acre lot to create ten (10) lots ranging in size from 3,393.58 sf to 4,389.02 sf.

The property, currently zoned RM-DC will be rezoned to RM-PD. The intent is to construct five (5) Duplexes on the ten (10) resulting lots. The proposed Duplexes shall be 3,724 sf each or 1,862 sf per unit. Design waivers will be requested for the proposed roadway section and driveway connection. As part of the Planned Development, we will be requesting 5-ft front setbacks and rear setbacks. It should

be noted that even though the setbacks are shown on the TM as 5-ft, the actual distance to the proposed structures is more than 5 feet.

Water and sewer service will be provided by extensions of the existing EID infrastructure located in Greenwood Lane. A portion of the rear yards of Lots 5 & 6 storm water runoff will be directed to an existing 42" storm drain located at the northwest corner of the site, with the remainder of the site's runoff being directed to water quality vegetative swales, to be located adjacent to the Greenwood Lane right-of-way, and subsequently overland to the existing curb & gutter.



LEBECK
ENGINEERING, INC.

2021 OCT 22 AM 8:09
RECEIVED
PLANNING DEPARTMENT

October 6, 2021

Design Waiver Request

Greenwood Estates Planned Development

The proposed **Greenwood Estates Planned Development** project site is located at 2545 Greenwood Lane in Cameron Park, CA, APN: 082-411-004 (Lot 46, Cameron Park North, Unit No. 5).

We respectfully request a waiver of the requirements of EDC Std. Plan 101B to allow a 24' wide road & public utilities easement with a paved roadway width of 20.67' and a substitution of 20" wide concrete v-gutters for the standard Type 2 curb, gutter & sidewalk.

- a) The proposed road is only 203 feet long. This project adds 9 additional parcels to the existing parcel for a total of ten parcels (= 5 Duplexes proposed)
- b) Strict application of the Design Standards would result in significant economic hardship. This project is intending to provide affordable housing for the community.
- c) No detrimental effect to adjacent property will occur as a result of the Design Waiver.
- d) This proposal will not have the effect of nullifying the Design Standards as the length of the proposed roadway is only 203 feet.

Janelle K. Home
Recorder-Clerk

RECORDING REQUESTED BY:
Fidelity National Title Company of California

DOC# 2021-0028766

04/27/2021

Titles: 1 Pages: 3

08:13 AM

Fees \$20.00

Taxes \$231.00

CMC

CA SB2 Fee \$0.00

Total \$251.00

When Recorded Mail Document
and Tax Statement To:
Cameron Glen Estates, LLC a California
Limited Liability Company
2216 Via Subria
Vista, CA 92084

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow Order No.: FSSE-4022100968

Exempt from fee per GC 27388.1(a)(2); This document is a transfer that is subject to
Documentary Transfer Tax.

Property Address: 2545 Greenwood Lane,
Cameron Park, CA 95682
APN/Parcel ID(s): 082-411-004-000

GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
 - The documentary transfer tax is \$231.00 and is computed on:
 - the full value of the interest or property conveyed.
 - the full value less the liens or encumbrances remaining thereon at the time of sale.
- The property is located in an Unincorporated area.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Douglas A. Hus, an unmarried man

hereby GRANT(S) to Cameron Glen Estates, LLC a California Limited Liability Company:

the following described real property in the Unincorporated Area of the County of El Dorado, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

PROPERTY COMMONLY KNOWN AS: 2545 Greenwood Lane, Cameron Park, CA 95682

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Grant Deed
SCA0000129.doc / Updated: 04.08.20

Printed: 04.23.21 @ 12:02 PM
CA-FT-FSSE-01500.081402-FSSE-4022100968

Z21-0012/PD21-0003/TM21-0001

GRANT DEED
(continued)

APN/Parcel ID(s): 082-411-004-000

Dated: April 23, 2021

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Douglas A. Hus
Douglas A. Hus

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sacramento

On April 23, 2021 before me, Kathleen Felion, Notary Public,
(here insert name and title of the officer)

personally appeared Douglas A. Hus,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Signature



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 082-411-004-000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF EL DORADO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 46, AS SHOWN ON THE MAP ENTITLED "CAMERON PARK NORTH UNIT NO. 5", RECORDED SEPTEMBER 26, 1967, IN BOOK "D" OF MAPS, PAGE 93.

Grant Deed
SCA0000129.doc / Updated: 04.08.20

Printed: 04.23.21 @ 12:02 PM
CA-FT-FSSE-01500.081402-FSSE-4022100968



Fidelity National Title Company OF CALIFORNIA

2021 OCT 11 11:54 AM
PLANNING DEPARTMENT

PRELIMINARY REPORT

*In response to the application for a policy of title insurance referenced herein, **Fidelity National Title Company of California** hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.*

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The policy(ies) of title insurance to be issued hereunder will be policy(ies) of Fidelity National Title Insurance Company, a Florida corporation.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

Fidelity National Title Insurance Company

By:

President

Attest:

Secretary

Countersigned By:

Authorized Officer or Agent



Visit Us on our Website: www.fnctic.com



Fidelity National Title Company OF CALIFORNIA

ISSUING OFFICE: 10969 Trade Center Drive, Suite 107, Rancho Cordova, CA 95670

FOR SETTLEMENT INQUIRIES, CONTACT:

Fidelity National Title Company
2365 Iron Point Road , Suite 150 • Folsom, CA 95630
(916)984-4170 • FAX

**Another Prompt Delivery From Fidelity National Title Company of California Title Department
Where Local Experience And Expertise Make A Difference**

PRELIMINARY REPORT

Title Officer: Lisa Lyons
Email: LLyons@fnf.com
Title No.: FSSE-4022102319

Escrow Officer: Pina Mcdermot
Email: pina.mcdermot@fnf.com
Escrow No.: FSSE-4022102319 -PM

TO: Le Beck Engineering

Attn: Ron

PROPERTY ADDRESS(ES): 2545 Greenwood Lane, Cameron Park, CA

EFFECTIVE DATE: September 10, 2021 at 07:30 AM

The form of policy or policies of title insurance contemplated by this report is:

ALTA Loan Policy 2006

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A Fee

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

Cameron Glen Estates, LLC a California Limited Liability Company

3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 082-411-004-000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF EL DORADO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 46, AS SHOWN ON THE MAP ENTITLED "CAMERON PARK NORTH UNIT NO. 5", RECORDED SEPTEMBER 26, 1967, IN BOOK "D" OF MAPS, PAGE 93.

AT THE DATE HEREOF, EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

1. Property taxes, including any personal property taxes and any assessments collected with taxes are as follows:

Code Area:	054-009
Tax Identification No.:	082-411-004-000
Fiscal Year:	2021-2022
1st Installment:	\$573.81, Open
2nd Installment:	\$573.81, Open
Exemption:	\$0.00
Land:	\$105,117.00
Improvements:	
Personal Property:	\$0.00

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

2. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.
3. Any liens or other assessments, bonds, or special district liens including without limitation, Community Facility Districts, that arise by reason of any local, City, Municipal or County Project or Special District.
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plot;
- | | |
|----------|---|
| Purpose: | Public utilities |
| Affects: | The front 10 feet, 5 feet on both sides of all side lines and the rear 5 feet of lots in this subdivision |
| Purpose: | Public utilities |
| Affects: | The rear 15 feet |
5. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, medical condition, citizenship, primary language, and immigration status, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document
- | | |
|-----------------|--|
| Recording Date: | September 26, 1967 |
| Recording No.: | 16420, Book 847, Page 320, of Official Records |

EXCEPTIONS
(continued)

Said covenants, conditions and restrictions provide that a violation thereof shall not defeat the lien of any mortgage or deed of trust made in good faith and for value.

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 14, 1978
Recording No.: 36995, Book 1662, Page 657, of Official Records

6. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.

7. The Company will require the following documents for review prior to the issuance of any title assurance predicated upon a conveyance or encumbrance from the entity named below:

Limited Liability Company: Cameron Glen Estates, LLC

a) A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member

b) If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendments thereto with the appropriate filing stamps

c) If the Limited Liability Company is member-managed, a full and complete current list of members certified by the appropriate manager or member

d) A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created

e) If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

END OF EXCEPTIONS

NOTES

- Note 1.** Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
- Note 2.** Pursuant to Government Code Section 27388.1, as amended and effective as of 1-1-2018, a Documentary Transfer Tax (DTT) Affidavit may be required to be completed and submitted with each document when DTT is being paid or when an exemption is being claimed from paying the tax. If a governmental agency is a party to the document, the form will not be required. DTT Affidavits may be available at a Tax Assessor-County Clerk-Recorder.
- Note 3.** Note: The Company is not aware of any matters which would cause it to decline to attach CLTA Endorsement Form 116 indicating that there is located on said Land a Single Family Residence, known as 2545 Greenwood Lane, Cameron Park, California, to an Extended Coverage Loan Policy.
- Note 4.** Note: The only conveyances(s) affecting said Land, which recorded within 24 months of the date of this report, are as follows:
- | | |
|-----------------|--|
| Grantor: | Douglas A. Hus, an unmarried man |
| Grantee: | Cameron Glen Estates, LLC a California Limited Liability Company |
| Recording Date: | April 27, 2021 |
| Recording No.: | 2021-0028766, of Official Records |
- Note 5.** If a county recorder, title insurance company, escrow company, real estate agent or association provides a copy of the declaration, governing document or deed to any person, California law requires that the document provided shall include a statement regarding any unlawful restrictions. Said statement is to be in at least 14-point bold faced typed and may be stamped on the first page of any document provided or included as a cover page attached to the requested document. Should a party to this transaction request a copy of any document reported herein that fits this category, the statement is to be included in the manner described.
- Note 6.** The application for title insurance was placed by reference to only a street address or tax identification number. The proposed Insured must confirm that the legal description in this report covers the parcel(s) of Land requested to be insured. If the legal description is incorrect, the proposed Insured must notify the Company and/or the settlement company in order to prevent errors and to be certain that the legal description for the intended parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.

NOTES
(continued)

- Note 7.** Any documents being executed in conjunction with this transaction must be signed in the presence of an authorized Company employee, an authorized employee of an agent, an authorized employee of the insured lender, or by using Bancserv or other approved third-party service. If the above requirements cannot be met, please call the company at the number provided in this report.

END OF NOTES



Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. **DO NOT** use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** **DO NOT** send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do **NOT** reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
<http://www.fbi.gov>

Internet Crime Complaint Center:
<http://www.ic3.gov>

FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective January 1, 2021

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law. We may share your Personal Information with affiliates (other companies owned by FNF) to directly market to you. Please see "Choices with Your Information" to learn how to restrict that sharing.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

If you do not want FNF to share your information among our affiliates to directly market to you, you may send an "opt out" request as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you without your consent.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes; Use of Comments or Feedback

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, visit FNF's [Opt Out Page](#) or contact us by phone at (888) 934-3354 or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

ATTACHMENT ONE

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY - 1990

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

**ATTACHMENT ONE
(CONTINUED)**

**CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE**

EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - a. building;
 - b. zoning;
 - c. land use;
 - d. improvements on the Land;
 - e. land division; and
 - f. environmental protection.This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
 - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - c. that result in no loss to You; or
 - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
 - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - b. in streets, alleys, or waterways that touch the Land.This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19 and 21, Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 5,000.00

ATTACHMENT ONE (CONTINUED)

2006 ALTA LOAN POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

[Except as provided in Schedule B - Part II, [t[or T]his policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

[PART I

[The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.]

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:]

ATTACHMENT ONE (CONTINUED)

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

[The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.]
7. [Variable exceptions such as taxes, easements, CC&R's, etc., shown here.]

ATTACHMENT ONE (CONTINUED)

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY - ASSESSMENTS PRIORITY (04-02-15)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

Notice of Available Discounts

Pursuant to Section 2355.3 in Title 10 of the California Code of Regulations Fidelity National Financial, Inc. and its subsidiaries ("FNF") must deliver a notice of each discount available under our current rate filing along with the delivery of escrow instructions, a preliminary report or commitment. Please be aware that the provision of this notice does not constitute a waiver of the consumer's right to be charged the filed rate. As such, your transaction may not qualify for the below discounts.

You are encouraged to discuss the applicability of one or more of the below discounts with a Company representative. These discounts are generally described below; consult the rate manual for a full description of the terms, conditions and requirements for such discount. These discounts only apply to transactions involving services rendered by the FNF Family of Companies. This notice only applies to transactions involving property improved with a one-to-four family residential dwelling.

Not all discounts are offered by every FNF Company. The discount will only be applicable to the FNF Company as indicated by the named discount.

FNF Underwritten Title Companies

CTC - Chicago Title Company
CLTC - Commonwealth Land Title Company
FNTC - Fidelity National Title Company of California
FNTCCA - Fidelity National Title Company of California
TICOR - Ticor Title Company of California
LTC - Lawyer's Title Company
SLTC - ServiceLink Title Company

Underwritten by FNF Underwriters

CTIC - Chicago Title Insurance Company
CLTIC - Commonwealth Land Title Insurance Company
FNTIC - Fidelity National Title Insurance Company
FNTIC - Fidelity National Title Insurance Company
CTIC - Chicago Title Insurance Company
CLTIC - Commonwealth Land Title Insurance Company
CTIC - Chicago Title Insurance Company

Available Discounts

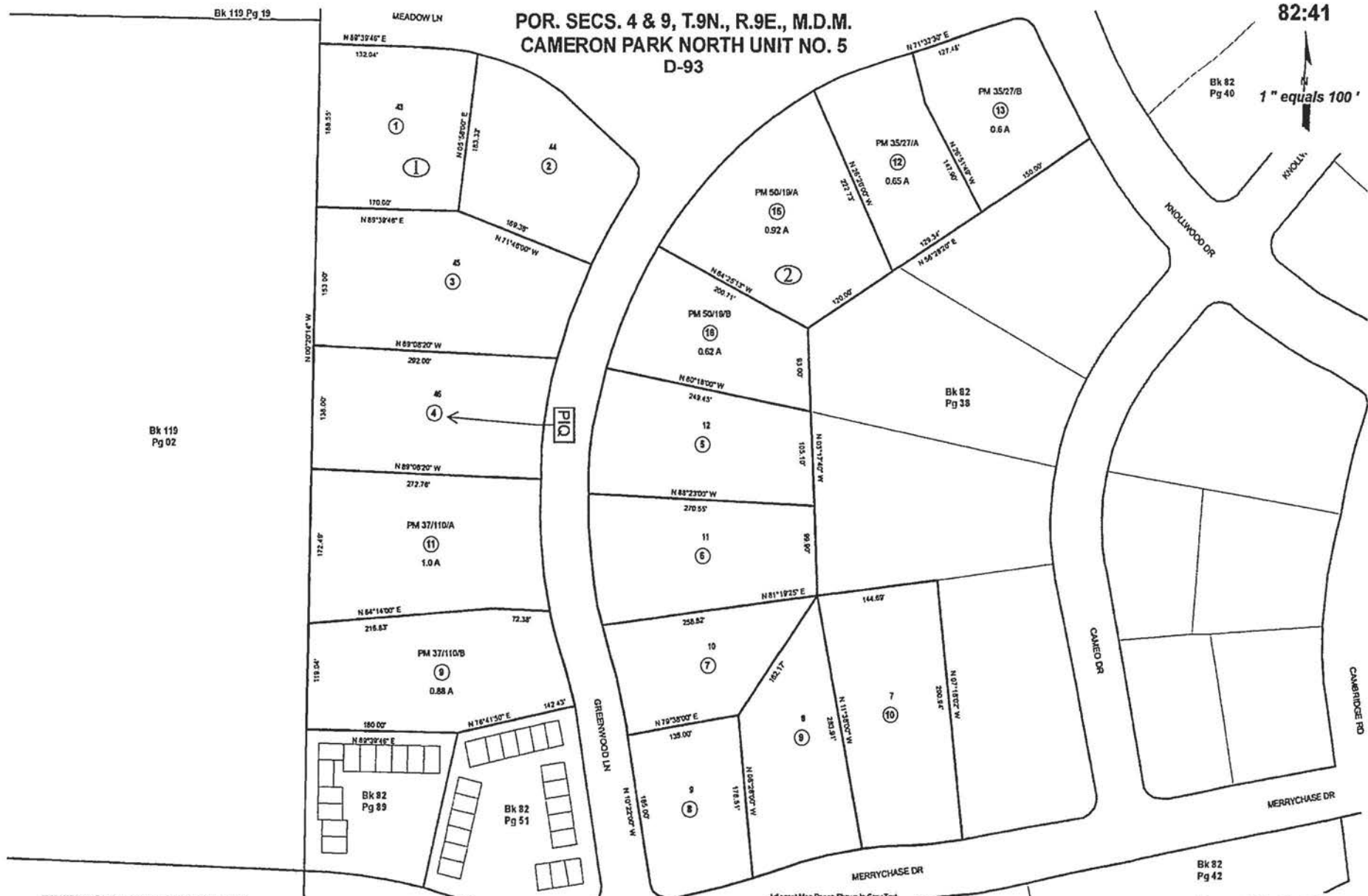
DISASTER LOANS (CTIC, CLTIC, FNTIC)

The charge for a Lender's Policy (Standard or Extended coverage) covering the financing or refinancing by an owner of record, within twenty-four (24) months of the date of a declaration of a disaster area by the government of the United States or the State of California on any land located in said area, which was partially or totally destroyed in the disaster, will be fifty percent (50%) of the appropriate title insurance rate.

CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS (CTIC, FNTIC)

On properties used as a church or for charitable purposes within the scope of the normal activities of such entities, provided said charge is normally the church's obligation the charge for an owner's policy shall be fifty percent (50%) to seventy percent (70%) of the appropriate title insurance rate, depending on the type of coverage selected. The charge for a lender's policy shall be forty percent (40%) to fifty percent (50%) of the appropriate title insurance rate, depending on the type of coverage selected.

This map/pat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



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

Rev. Mar. 14, 2008

Assessor's Map Bk. 82, Pt. County of El Dorado,



El Dorado Irrigation District

Letter No.: DS0921-246

September 20, 2021

Ron Personius
Cameron Glen Estates, LLC
2216 Via Subria
Vista, CA 92084
Via email: ron@lebeckeng.com

2021 OCT 22 AM 8:15
RECEIVED
PLANNING DEPARTMENT

VIA EMAIL

Subject: Facility Improvement Letter (FIL) 3552FIL, Greenwood Estates
Assessor's Parcel No. 082-411-004 (Cameron Park)

Dear Mr. Personius:

This letter is in response to your request dated August 31, 2021 and is valid for a period of three years. If facility improvement plans for your project are not submitted to El Dorado Irrigation District (EID or District) within three years of the date of this letter, a new Facility Improvement Letter will be required.

Design drawings for your project must be in conformance with the District's *Water, Sewer and Recycled Water Design and Construction Standards*.

This proposed project is a 10-lot residential subdivision on 0.88 acres. Water and sewer services are requested. The property is within the District boundary.

This letter is not a commitment to serve, but does address the location and approximate capacity of existing facilities that may be available to serve your project.

Water Supply

As of January 1, 2020, there were 21,598 equivalent dwelling units (EDUs) of water supply available in the Western/Eastern Water Supply Region. Your project as proposed on this date would require 9 additional EDUs of water supply.

Water Facilities

An 8-inch water line exists in Greenwood Lane (see enclosed System Map). The Cameron Park Fire Department has determined that the minimum fire flow for this project is 1,500 GPM for a 2-hour duration while maintaining a 20-psi residual pressure. According to the District's hydraulic model, the existing system can deliver the required fire flow. In order to receive

Z21-0012/PD21-0003/TM21-0001

service you must construct a water line extension connecting to the 8-inch water line previously identified. The hydraulic grade line for the existing water distribution facilities is 1,470 feet above mean sea level at static conditions and 1,445 feet above mean sea level during fire flow and maximum day demands.

The flow predicted above was developed using a computer model and is not an actual field flow test.

Sewer Facilities

There is an 8-inch gravity sewer line located in Greenwood Lane. This sewer line has adequate capacity at this time. A service stub is located near the northeast parcel corner. In order to receive service from this line, an extension of facilities of adequate size must be constructed. If the existing service stub is not to be utilized it will need to be property abandoned as part of this project. Your project as proposed on this date would require 9 additional EDUs of sewer service.

Easement Requirements

Proposed water lines, sewer lines, and related facilities must be located within an easement accessible by conventional maintenance vehicles. When the water lines or sewer lines are within streets, they shall be located within the paved section of the roadway. No structures will be permitted within the easements of any existing or proposed facilities. The District must have unobstructed access to these easements at all times, and generally does not allow water or sewer facilities along lot lines.

Easements for any new District facilities constructed by this project must be granted to the District prior to District approval of water and/or sewer improvement plans, whether onsite or offsite. In addition, due to either nonexistent or prescriptive easements for some older facilities, any existing onsite District facilities that will remain in place after the development of this property must also have an easement granted to the District.

Environmental

The County is the lead agency for environmental review of this project per Section 15051 of the California Environmental Quality Act Guidelines (CEQA). The County's environmental document should include a review of both offsite and onsite water and sewer facilities that may be constructed by this project. You may be requested to submit a copy of the County's environmental document to the District if your project involves significant off-site facilities. If the County's environmental document does not address all water and sewer facilities and they are not exempt from environmental review, a supplemental environmental document will be required. This document would be prepared by a consultant. It could require several months to prepare and you would be responsible for its cost.

Summary

Service to this proposed development is contingent upon the following:

- The availability of uncommitted water supplies at the time service is requested;
- Approval of the County's environmental document by the District (if requested);
- Executed grant documents for all required easements;
- Approval of an extension of facilities application by the District;
- Approval of facility improvement plans by the District;
- Construction by the developer of all onsite and offsite proposed water and sewer facilities
- Acceptance of these facilities by the District; and
- Payment of all District connection costs.

Services shall be provided in accordance with El Dorado Irrigation District Board Policies and Administrative Regulations, as amended from time-to-time. As they relate to conditions of and fees for extension of service, District Administrative Regulations will apply as of the date of a fully executed Extension of Facilities Agreement.

If you have any questions, please contact Marc Mackay at (530) 642-4135.

Sincerely,



Michael J. Brink, P.E.
Supervising Civil Engineer

MB/MM:kh

Enclosures: System Map

cc w/ System Map:

Rommel Pabalinas - Principal Planner
El Dorado County Development Services Department
Via email - rommel.pabalinas@edcgov.us

Tiffany Schmid - Director
El Dorado County Development Services Department
Via email - tiffany.schmid@edcgov.us

Letter No.: DS0921-246
To: Ron Personius



September 20, 2021
Page 4 of 4

Kalan Richards - Battalion Chief/ Fire Marshal
Cameron Park Fire Department
Via email - Kalan.Richards@fire.ca.gov



COMMUNITY DEVELOPMENT SERVICES LONG RANGE PLANNING

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-4650, Fax (530) 642-0508

2021 OCT 22 AM 8:10

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PLANNING DEPARTMENT

Transportation Impact Study (TIS) – Initial Determination

The information provided with this form will be used by County staff to determine if the proposed project will be required to complete a Transportation Impact Study (TIS) or an On-Site Transportation Review (OSTR). If one or both are required, County staff will contact the applicant with more information about the required studies. Both studies are described in the TIS Guidelines, which can be found on the County's website. **An OSTR is typically required for all projects.**

Complete and submit this form along with a detailed project description and a site plan by mail, fax or email.

Mail: CDS, Long Range Planning
Attn: Natalie Porter/Katie Jackson
2850 Fairlane Court
Placerville, CA 95667

Fax: (530) 642-0508
Phone: (530) 621-5442/(530) 621-6624
Email: natalie.porter@edcgov.us
katie.jackson@edcgov.us

Applicant Information:

Name: Cameron Glen Estates, LLC (Joe Jaoudi) Phone #: 760-644-7196
Address: 2216 Via Subria, Vista Ca 92084 Email: josjoudi@aol.com

Project Information:

Name of Project: Greenwood Estates Planning Number: _____
Project Location: 2545 Greenwood Lane Bldg Size: 3,700 sf, 5 each
APN(s): 082-411-004 Project Planner: Mel Pabalinas
Number of units: 10 each

Description of Project: (Use, Number of Units, Building Size, etc.)

Subdivide an existing lot to create an additional 9 lots for a total of 10. The developer proposes constructing 5 duplexes on ten lots with each individual unit occupying a single lot. Each duplex shall be approximately 3,700 sf (1,850 sf per unit).

Please attach a project site plan

If an OSTR is required, the following information shall be evaluated and the findings signed and stamped by a registered Traffic Engineer or Civil Engineer, and shall be included with the project submittal:

1. Existence of any current traffic problems in the local area such as a high-accident location, non-standard intersection or roadway, or an intersection in need of a traffic signal
2. Proximity of proposed site driveway(s) to other driveways or intersections
3. Adequacy of vehicle parking relative to both the anticipated demand and zoning code requirements
4. Adequacy of the project site design to fully satisfy truck circulation and loading demand on-site, when the anticipated number of deliveries and service calls may exceed 10 per day
5. Adequacy of the project site design to provide at least a 25 foot minimum required throat depth (MRTD) at project driveways, include calculation of the MRTD
6. Adequacy of the project site design to convey all vehicle types
7. Adequacy of sight distance on-site
8. Queuing analysis of "drive-through" facilities

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Rev 10/16/17

22-1155 A 53 of 80



COMMUNITY DEVELOPMENT SERVICES LONG RANGE PLANNING

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-4650, Fax (530) 642-0508

Transportation Impact Study (TIS) – Initial Determination (Page 2)

TO BE COMPLETED BY COUNTY STAFF:

The following project uses are typically exempt from the preparation of a TIS:

- | | |
|--|--|
| <input type="checkbox"/> 4 or less single family homes | <input type="checkbox"/> 28,000 square feet or less for warehouse |
| <input type="checkbox"/> 4 or less multi-family units | <input type="checkbox"/> 38,000 square feet or less for mini-storage |
| <input type="checkbox"/> 2,300 square feet or less for shopping center | <input type="checkbox"/> 20,000 square feet or less for churches |
| <input type="checkbox"/> 8,600 square feet or less for general office | <input type="checkbox"/> 20 or less sites for campgrounds |
| <input type="checkbox"/> 10,000 square feet or less for industrial | <input type="checkbox"/> 20 or less rooms for hotel/motel/B&B |

None apply – a TIS is required with applicable fee.

County Staff Determination:

The TIS or OSTR may be waived if no additional vehicle trips will be generated by the proposed change, no up-zoning is requested, or no intensification of use is requested. Long Range Planning staff may waive the TIS requirement. The Transportation Director or his/her designee may waive the OSTR requirement.

- TIS and OSTR are both waived. No further transportation studies are required.
- On-Site Transportation Review is required. A TIS is not required. The OSTR shall address all items listed, unless otherwise noted.
- The TIS and OSTR are required. An initial deposit for TIS scoping and review is required by CDS Long Range Planning staff. See Attached TIS Initial Fund Request letter.

TIS waiver approved by:

[Signature]
CDS Long Range Planning Signature

Aug 10 2021
Date

ADH TS

OSTR waiver approved by:

[Signature]
Department of Transportation Director or Designee

8-10-21
Date

PRINT

Greenwood Estates

ITE

220 Multifamily Low Rise

Per Dwelling Unit

ITE Trip Generation Manual Trip Generation Period	ITE Trip Generation Rate per DU	DU	Trips Generated by Facility
daily	7.32	10	73
a.m. peak hour	0.46	10	5
p.m. peak hour	0.56	10	6

Policy TC- Xe (El Dorado County General Plan)

Policy TC-Xe

For the purposes of this Transportation and Circulation Element, "worsen" is defined as any of the following number of project trips using a road facility at the time of issuance of a use and occupancy permit for the development project:

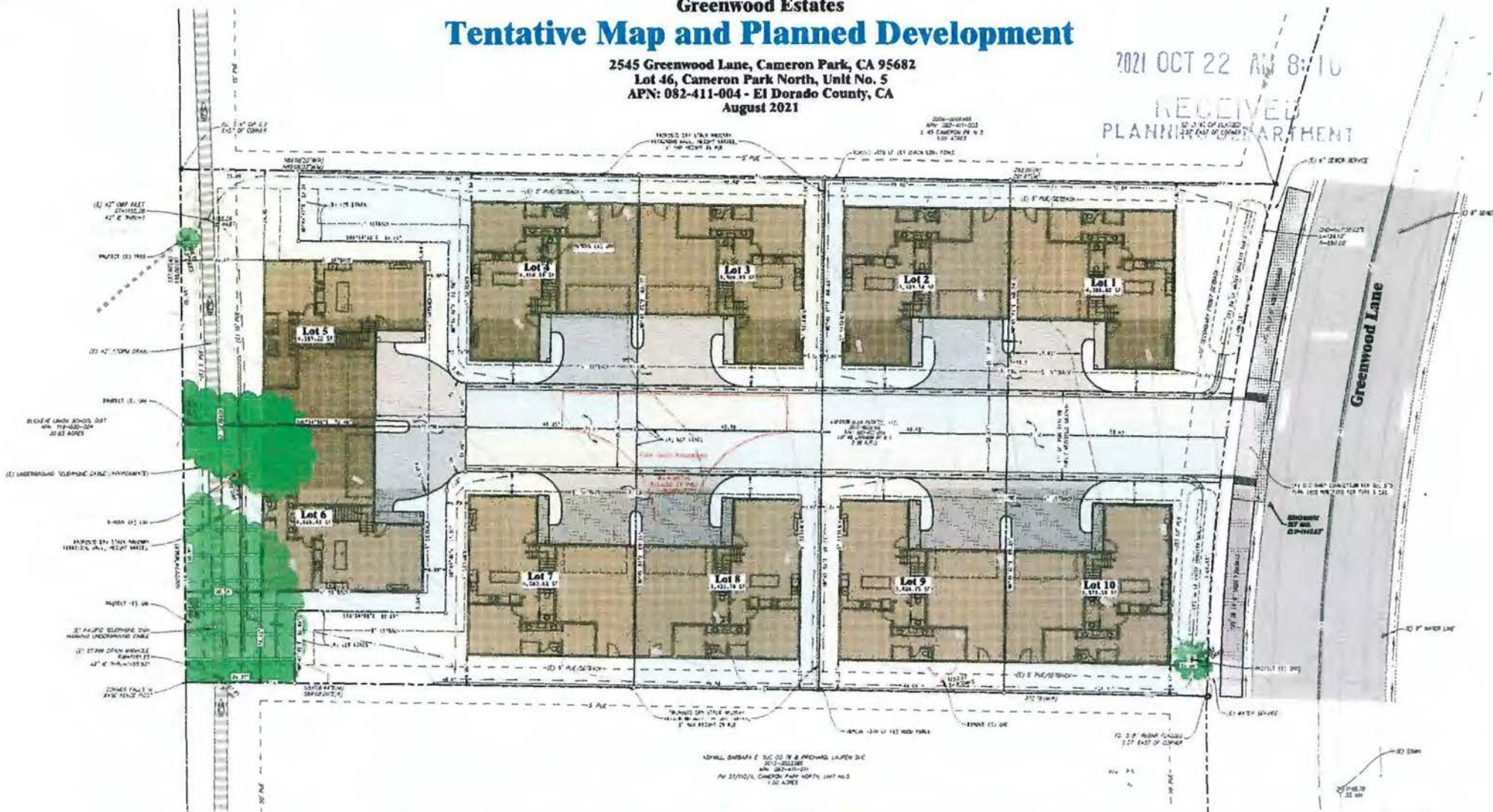
- A. A 2 percent increase in traffic during the a.m. peak hour, p.m. peak hour, or daily, or
- B. The addition of 100 or more daily trips, or
- C. The addition of 10 or more trips during the a.m. peak hour or the p.m. peak hour.

Greenwood Estates Tentative Map and Planned Development

2545 Greenwood Lane, Cameron Park, CA 95682
 Lot 46, Cameron Park North, Unit No. 5
 APN: 082-411-004 - El Dorado County, CA
 August 2021

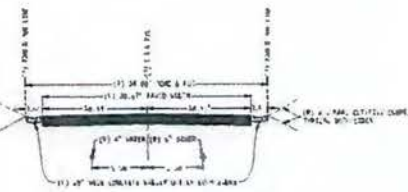
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Proposed Design Waivers

Class 50, Top
 Curbs & Gutters
 after 04/01/21
 City Department, Transportation Engineer



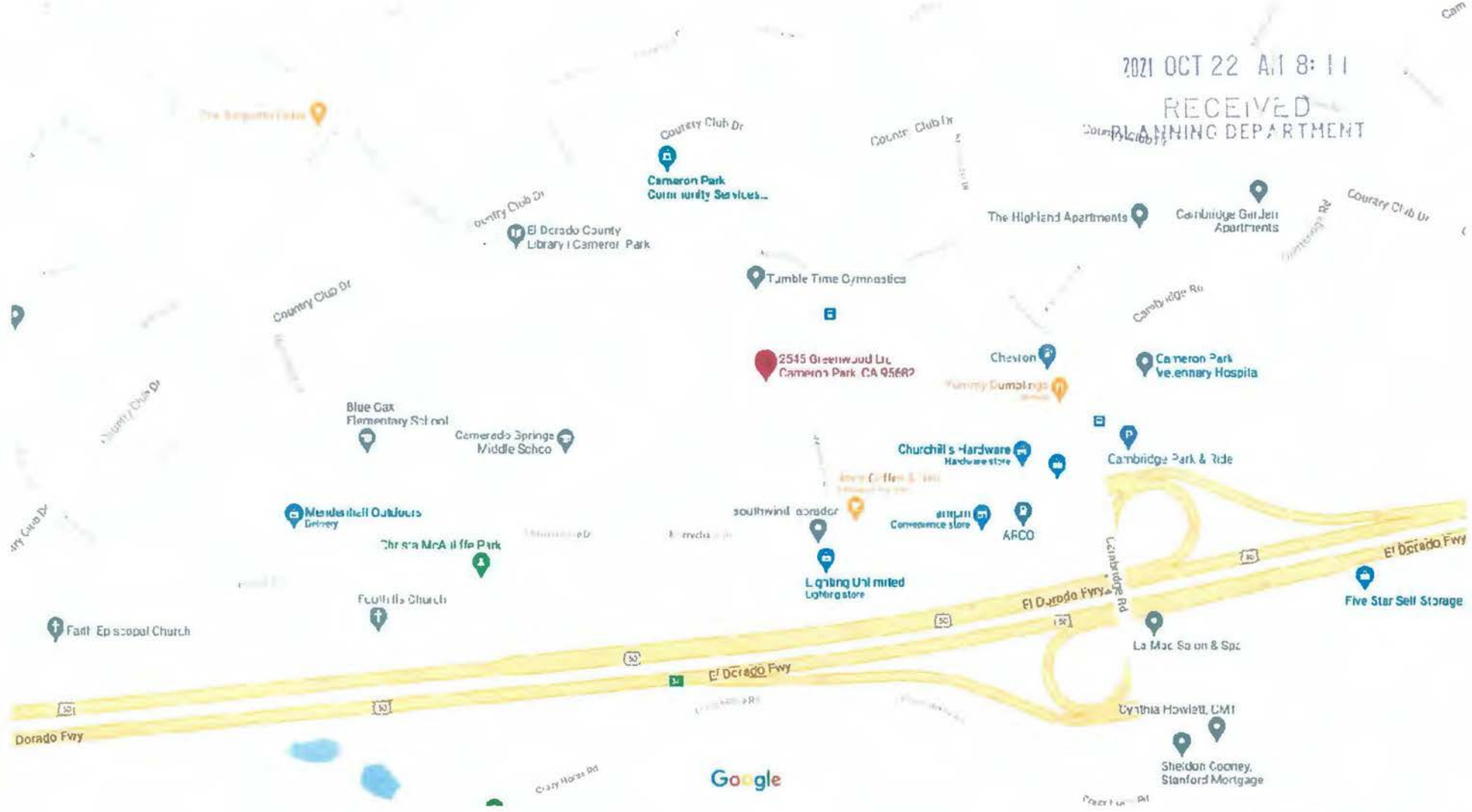
Typical Road Section
 NOT TO SCALE

Proposed Duplex / Unit Area Summary

TYPICAL DUPLEX (2 UNITS) COMPLETED SPACE = 2,704 SF
 TYPICAL UNIT GARAGE FLOOR COMPLETED SPACE = 1,487 SF
 TYPICAL UNIT GARAGE UNCOMPLETED SPACE = 18 SF
 TYPICAL UNIT TOTAL UNCOMPLETED SPACE = 2,811 SF
 TYPICAL UNIT SECOND FLOOR UNCOMPLETED SPACE = 115 SF
 TYPICAL UNIT TOTAL COMPLETED SPACE = 1,312 SF



Materials		Finishings		Proposed Details		Lot 5	
AC	ASPHALTIC CONCRETE	CB	GRADE BERE	CONCRETE	2" MIN. THICKNESS, 1" C	LOT 5	2,811.00 SF
AB	ADJUSTABLE BARR	CC	1" MIN. THICK CONSTRUCTION	CONCRETE	2" MIN. THICKNESS, 1" C	LOT 6	2,811.00 SF
AF	BACKFILL PREVENTER	CF	PROPOSED BEARING OR SUPPORT	CONCRETE	2" MIN. THICKNESS, 1" C	LOT 7	2,811.00 SF
AW	BOARDS OF WALL, RT TC	CG	PROPOSED	CONCRETE	2" MIN. THICKNESS, 1" C	LOT 8	2,811.00 SF
CA	COMPULSATED METAL PILE	CH	THICKNESS CORNER CURB PILE	CONCRETE	2" MIN. THICKNESS, 1" C	LOT 9	2,811.00 SF
CB	CONCRETE	CI	PIPE OR CONNECTOR	CONCRETE	2" MIN. THICKNESS, 1" C	LOT 10	2,811.00 SF
CC	CHECK VALVE	CJ	PUBLIC UTILITY EXHIBIT	CONCRETE	2" MIN. THICKNESS, 1" C	LOT 11	2,811.00 SF
CD	SOBBLE CHECK VALVE	CK	RAILINGS	CONCRETE	2" MIN. THICKNESS, 1" C	LOT 12	2,811.00 SF
CE	EXHIBIT	CL	STEEL WIREMESH 2" X 2" MESH	CONCRETE	2" MIN. THICKNESS, 1" C	LOT 13	2,811.00 SF
CF	FASTENING	CM	REDUCED PRESSURE DETECTOR ASSEMBLY	CONCRETE	2" MIN. THICKNESS, 1" C	LOT 14	2,811.00 SF
CG	EXHIBIT	CN	5" DIA. GRADE	CONCRETE	2" MIN. THICKNESS, 1" C	LOT 15	2,811.00 SF
CH	EDGE OF PAVEMENT	CO	SANITARY SEWER	CONCRETE	2" MIN. THICKNESS, 1" C	LOT 16	2,811.00 SF
CI	EXHIBIT	CP	TOP OF CURB ELEVATION	CONCRETE	2" MIN. THICKNESS, 1" C	LOT 17	2,811.00 SF
CJ	EXHIBIT	CQ	TOP OF WALL	CONCRETE	2" MIN. THICKNESS, 1" C	LOT 18	2,811.00 SF
CK	EXHIBIT	CR	TOP OF GRADE	CONCRETE	2" MIN. THICKNESS, 1" C	LOT 19	2,811.00 SF
CL	EXHIBIT	CS	WATER	CONCRETE	2" MIN. THICKNESS, 1" C	LOT 20	2,811.00 SF
CM	EXHIBIT	CT	WATER METER	CONCRETE	2" MIN. THICKNESS, 1" C	LOT 21	2,811.00 SF



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Map data ©2021 Google 200 ft


Z21-0012/PD21-0003/TM21-0001



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2545 Greenwood Ln

-  Directions
-  Save
-  Nearby
-  Send to your phone
-  Share

 2545 Greenwood Ln, Cameron Park, CA 95682

 MX5W+FW Cameron Park, California

Photos





County of El Dorado
Air Quality Management District

330 Fair Lane, Placerville Ca 95667
Tel. 530.621.7501 Email: AQMD@edcgov.us
www.edcgov.us/AirQualityManagement

Dave Johnston
Air Pollution Control Officer

September 17, 2021

Ron Personius
Lebeck Engineering, Inc.
3430 Robin Lane, Bldg #2
Cameron Park, CA 95682

2021 OCT 22 AM 8:11
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PLANNING DEPARTMENT

RE: Proposed Greenwood Estates Planned Development project located at 2545 Greenwood Lane in Cameron Park, CA, APN: 082-411-004 – Air Quality Analysis Waiver

Dear Mr. Personius:

The El Dorado County Air Quality Management District (AQMD) reviewed the proposed split of an existing 0.88 acre lot, APN 082-411-004, to create ten (10) lots for future development, and determined an Air Quality Analysis is not required.

Based on the cursory review of your proposed project and since the project is well below the size of projects identified in Table 5.2 "Projects with Potentially Significant ROG and NOx Operation Emission" (EDC AQMD Guide to Air Quality Assessment), AQMD has determined this project is not expected to cause a significant air quality impact. Therefore, an Air Quality Analysis is not required.

This determination is based solely on the information provided in your August 30, 2021 email. If the project description changes or an Initial Study (IS) concludes further air quality information is needed, you may be required to provide this information at your expense.

Please be advised that future development will require a Naturally-Occurring Asbestos Dust Mitigation Plan (ADMP) if more than 20 cubic yards of dirt will be moved. Additional standard conditions may apply at the time of development and will be placed on the project.

If you have any questions, please contact us at 530.621.7501.

Lisa Petersen
Air Quality Engineer



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667
Phone: (530) 621-5355 www.edcgov.us/Planning/

EL DORADO COUNTY PLANNING SERVICES ENVIRONMENTAL QUESTIONNAIRE

File Number _____

Date Filed _____

Project Title	<u>Greenwood Estates</u>	Lead Agency	_____
Name of Owner	<u>Cameron Glen Estates, LLC, c/o Joe Jaoudi</u>	Telephone	<u>760-664-7196</u>
Address	<u>2216 Via Subria, Vista CA 92084</u>		
Name of Applicant	<u>Cameron Glen Estates, LLC, c/o Joe Jaoudi</u>	Telephone	<u>760-664-7196</u>
Address	<u>2216 Via Subria, Vista CA 92084</u>		
Project Location	<u>2545 Greenwood Lane, Cameron Park, CA 95682</u>		

Assessor's Parcel Number(s) 082-411-004 Acreage 0.88 acres Zoning RM-DC

Please answer all of the following questions as completely as possible. Subdivisions and other major projects will require a Technical Supplement to be filed together with this form.

- Type of project and description:
Subdivision / Rezone / Planned Development
- What is the number of units/parcels proposed? Ten Units/Parcels

GEOLOGY AND SOILS

- Identify the percentage of land in the following slope categories:
97.01% 0 to 10% 2.17% 11 to 15% 0.28% 16 to 20% 0.50% 21 to 29% 0.04% over 30%
- Have you observed any building or soil settlement, landslides, rock falls or avalanches on this property or in the nearby surrounding area? No
- Could the project affect any existing agriculture uses or result in the loss of agricultural land? No

DRAINAGE AND HYDROLOGY

6. Is the project located within the flood plain of any stream or river? No
If so, which
one? _____
7. What is the distance to the nearest body of water, river, stream or year-round drainage channel?
2,400 ft East Name of the water body? Un-named pond
8. Will the project result in the direct or indirect discharge of silt or any other particles in noticeable amount into any lakes, rivers or streams? No
9. Will the project result in the physical alteration of a natural body of water or drainage way?
If so, in what way? No
10. Does the project area contain any wet meadows, marshes or other perennially wet areas?
No

VEGETATION AND WILDLIFE

11. What is the predominant vegetative cover on the site (trees, brush, grass, etc.)? Estimate percentage of each:
99% grass/weeds, 1% trees
12. How many trees of 6-inch diameter will be removed when this project is implemented?
Four

FIRE PROTECTION

13. In what structural fire protection district (if any) is the project located? Cameron Park FD
14. What is the nearest emergency source of water for fire protection purposes (hydrant, pond, etc.)? Two existing hydrants on Greenwood Lane, one at 280' North & one at 232' South of site.
15. What is the distance to the nearest fire station? 1.36 miles
16. Will the project create any dead-end roads greater than 500 feet in length? No
17. Will the project involve the burning of any material including brush, trees and construction materials? No

NOISE QUALITY

18. Is the project near an industrial area, freeway, major highway or airport? Yes, Hwy 50
If so, how far? 840'
19. What types of noise would be created by the establishment of this land use, both during and after construction? Typical residential noise post construction & typical construction noise during.

AIR QUALITY

20. Would any noticeable amounts of air pollution, such as smoke, dust or odors, be produced by this project? No

WATER QUALITY

21. Is the proposed water source public or private, treated or untreated?

22. What is the water use (residential, agricultural, industrial or commercial)? Residential

AESTHETICS

23. Will the project obstruct scenic views from existing residential areas, public lands, and/or public bodies of water or roads? No

ARCHAEOLOGY/HISTORY

24. Do you know of any archaeological or historical areas within the boundaries or adjacent to the project? (e.g., Indian burial grounds, gold mines, etc.) No

SEWAGE

25. What is the proposed method of sewage disposal? septic system sanitation district
Name of district: EID

26. Would the project require a change in sewage disposal methods from those currently used in the vicinity? No

TRANSPORTATION

27. Will the project create any traffic problems or change any existing roads, highways or existing traffic patterns? No

28. Will the project reduce or restrict access to public lands, parks or any public facilities?
No

GROWTH-INDUCING IMPACTS

29. Will the project result in the introduction of activities not currently found within the community? No

30. Would the project serve to encourage development of presently undeveloped areas, or increases in development intensity of already developed areas (include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?

31. Will the project require the extension of existing public utility lines? Yes
If so, identify and give distances: Sanitary Sewer - 335 lf & Water - 249 lf

GENERAL

32. Does the project involve lands currently protected under the Williamson Act or an Open Space Agreement? No
33. Will the project involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances or radioactive material?
No
34. Will the proposed project result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, trees, minerals or top soil)?
No
35. Could the project create new, or aggravate existing health problems (including, but not limited to, flies, mosquitoes, rodents and other disease vectors)? No
36. Will the project displace any community residents? No

DISCUSS ANY YES ANSWERS TO THE PREVIOUS QUESTIONS (attached additional sheets if necessary)

MITIGATION MEASURES (attached additional sheets if necessary)

Proposed mitigation measures for any of the above questions where there will be an adverse impact:

Form Completed by: Ron Personius Date: 8-08-2021

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**COMMUNITY DEVELOPMENT SERVICES
PLANNING AND BUILDING DEPARTMENT**

2850 Fairlane Court, Placerville, CA 95667
Phone: (530) 621-5355 www.edcgov.us/Planning/

Oak Resources Code Compliance Certificate

This Certification is required by the Oak Resources Conservation Ordinance (El Dorado County Code, Title 130, Chapter 130.39).

Assessor's Parcel Number(s) (APNs): 082-411-004
[Attach additional pages if needed]

Address: 2425 Greenwood Lane, Cameron Park, CA 95684

Permit Number or Description (e.g. building/grading permit, discretionary project, other):
Subdivision, Zone Change & Planned Development

Under penalty of perjury, I/we certify the following statement(s) (Check all that apply):

- No Oak Woodlands, Individual Native Oak Trees, or Heritage Trees, as defined in Section 130.39.030 (Definitions), have been impacted (i.e., cut down) on the above listed APN(s) within two (2) years prior to the date of this certificate.
- Oak Woodlands, Individual Native Oak Trees, or Heritage Trees were impacted (i.e., cut down) on the above listed APN(s) within two (2) years prior to the date of this certificate, but such removal is exempt from permitting and/or mitigation based on the following criteria:
 - Oak tree removal qualifies for exemption(s) under Section 130.39.050 (Exemptions and Mitigation Reductions). [Explain on separate attachment]
 - Oak tree removal was previously permitted by the County. [Attach copies of prior permit(s)]
 - No previous oak mitigation was required. [Explain on separate attachment]

Date: 10-5-21

By: [Signature] Signature of Property Owner/Authorized Agent [Signature] Signature of Property Owner/Authorized Agent

CHAPARRAL WOOD ENTERPRISES LLC
Printed Name of Property Owner/Authorized Agent Printed Name of Property Owner/Authorized Agent

County Use Only

Consistent with Chapter 130.39 (Oak Resources Conservation): Yes No

Accepted By Staff (Name): _____ Date: _____

Revised 1/29/2018

The undersigned owners of record title interest, hereby consent to the preparation and recording of this map, and hereby convey and offer for dedication to the County of El Dorado the streets and other public ways shown hereon, including the underlying fee thereto, for any and all public purposes; easements and rights of way for water, sewer, gas and drainage pipes and ditches, and for poles, guy wires, anchors, overhead and underground wires and conduits for electric and telephone services, together with any and all appurtenances appertaining thereto, over those strips of land designated as "Public Utility Easement", and over all of Lots A and B.

The front ten feet, the five feet on both sides of all side lines and the rear five feet of all lots in this subdivision, are hereby offered as public utility easements.

The Pacific Gas and Electric Company and the Pacific Telephone and Telegraph Company are granted the right to trim and remove trees, tree limbs and brush from those easements for public utility purposes.

This subdivision contains 44.260 acres of land more or less.

DORADO ESTATES, a California corporation

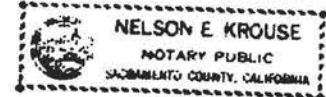
By Ray D. Henderson
President

William F. Penney
Secretary-Treasurer

STATE OF CALIFORNIA)
: SS
COUNTY OF SACRAMENTO)

On this 20th day of September 1967, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ray D. Henderson, known to me to be the President, and William F. Penney, known to me to be the Secretary-Treasurer of Dorado Estates, the corporation that executed the foregoing instrument and acknowledged to me that said corporation executed the same.

My commission expires 5-11-71



Nelson E. Krouse
Notary Public in and for
said County and State

FIRST AMERICAN TITLE INSURANCE & TRUST COMPANY, a California corporation, as trustee under Deed of Trust recorded in Book 826 of Official Records, at page 90.

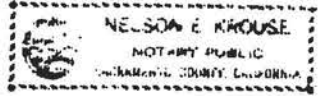
First American Title Insurance and Trust Company

James M. Kerrick
Assistant Secretary

STATE OF CALIFORNIA)
COUNTY OF SACRAMENTO)

On this 20th day of September 1967 before me, the undersigned, a Notary Public in and for said County and State, personally appeared James M. Kerrick, known to me to be the Assistant Secretary of the corporation that executed the foregoing instrument and acknowledged to me that said corporation executed the same.

My commission expires 5-21-71

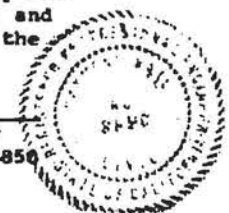


Nelson E. Krouse
Notary Public in and for
said County and State

I, RAYMOND VAIL, hereby certify that the survey and final map of this subdivision were made under my direction in May, 1967, and are true and complete as shown; that the monuments will be of the character and will occupy the position indicated and will be set by July, 1968, and that said monuments will be sufficient to enable the survey to be retraced.

Date September 5, 1967

Raymond Vail
Registered Civil Engineer
State of California No. 8850



I, FRED G. DeBERRY, hereby certify that I have examined this final map, that it is substantially the same as the tentative map of this subdivision approved on May 22, 1967, by the Board of Supervisors, that it is technically correct, and that all provisions of the subdivision Map Act and of all applicable county ordinances have been complied with.

Fred G. DeBerry
County Surveyor, El Dorado County, California
L.S. 2403

I, C. A. Steves, Jr., hereby certify that, according to the records of this office, there are no liens against this subdivision or any part thereof for unpaid State, County, Municipal or local taxes or special assessments collected as taxes, except taxes or special assessments not yet payable, provided that the final map is accepted for record and filed prior to the next succeeding lien date.

Sept 20 1967
Date

C. A. Steves, Jr.
Tax Collector and Redemption Officer
County of El Dorado, State of California

I, Ronald A. Brazill, hereby certify that all required construction plans and specifications were approved and that the subdivider has executed the necessary agreement and submitted the required bond to secure the completion of the required improvements for this subdivision.

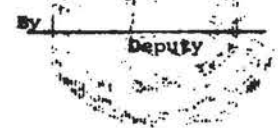
Ronald A. Brazill
County Engineer, County of El Dorado
State of California

I, Bruce W. Robinson, hereby certify that this final map conforms substantially to the tentative map of this subdivision approved on May 22, 1967, by the Board of Supervisors and that all conditions imposed upon said approval have been satisfied.

Bruce W. Robinson
Planning Director, County of El Dorado
State of California

I, Carl A. Kelly, hereby certify that the Board of Supervisors, by order adopted Sept. 25, 1967, approved the final map of this subdivision and accepted for public use the streets and other public ways and easements shown hereon and offered for dedication.

Carl A. Kelly
County Clerk and ex-officio Clerk of
the Board of Supervisors, County of
El Dorado, State of California



I, James W. Sweeney, hereby certify that Tahoe Title Guaranty Company title certificate no. 2188P was filed with this office and that this final map was accepted for record and filed in Map Book D, Page 99, Document No. 16419 on September 26, 1967, at 9 min. past 10 o'clock A.M.

James W. Sweeney
County Recorder, El Dorado County
State of California

By James W. Sweeney
Deputy

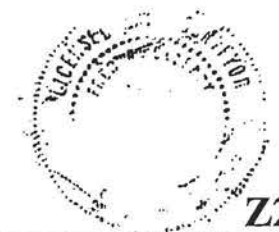
PLAT OF
Cameron Park North Unit No. 5
Being a portion of Sections 4 and 9, T.9N., R.9E., M.D.M.
EL DORADO COUNTY, CALIFORNIA

MAY, 1967 SCALE: 1"=100'
Raymond Vail & Associates

SHEET 1 OF 3 SHEETS

Z21-0012/PD21-0003/TM21-0001

Record 22-1155 A 65 of 80
SEE VOLUME OF OFFICIAL RECORDS PAGE



2021 OCT 10 11:00 AM
 PLAT RECORDED
 EL DORADO COUNTY

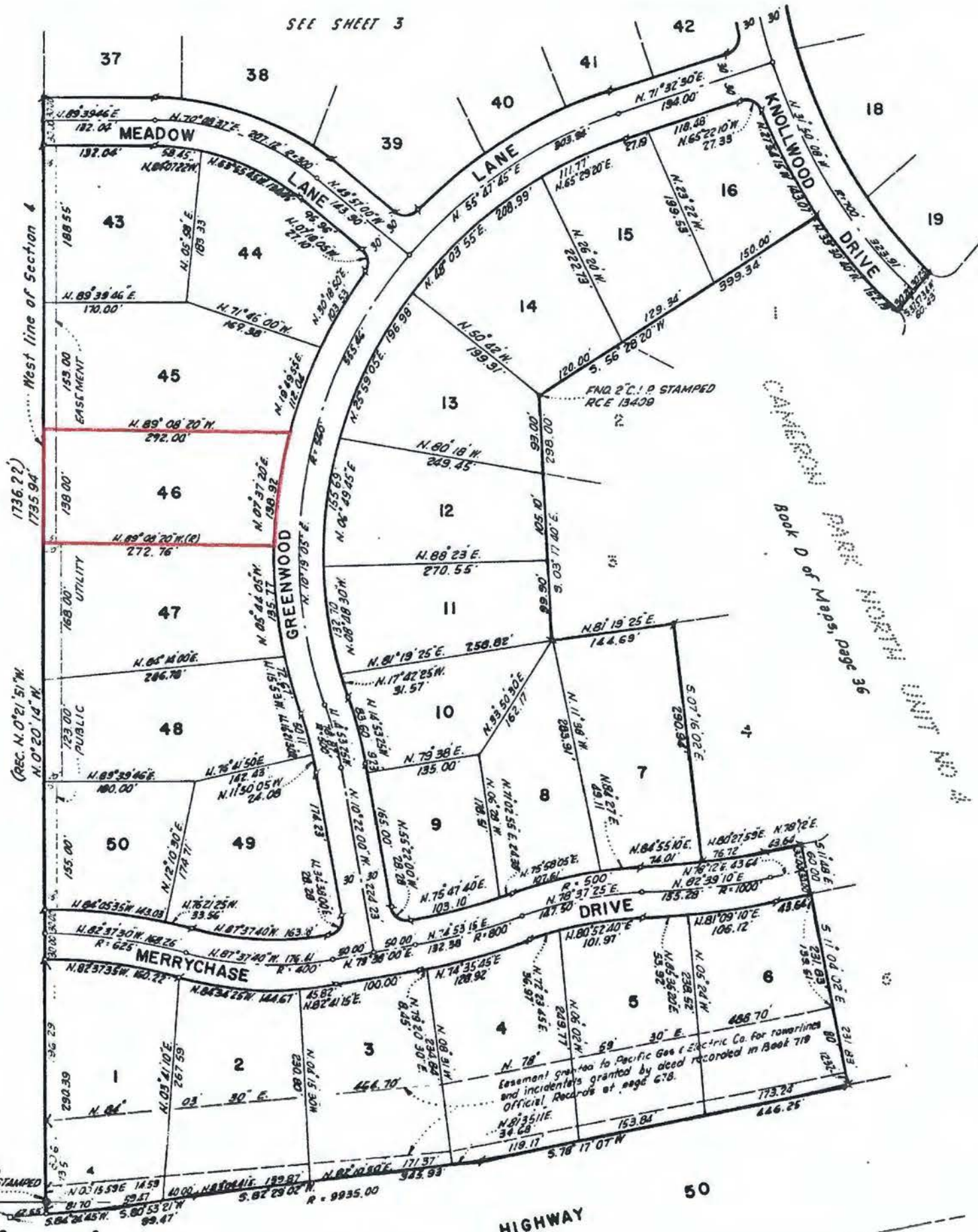
D-93

D-93

D-93

SEE SHEET 3

JESSIE E BELL, et al.



NOTES: The meridian of this survey is identical with that of Cameron Park North Unit No. 1, recorded in Map Book C, at page 85, El Dorado County Records, which is referred to true north.
 All radii shown are centerline radii, unless otherwise noted.
 All street corners have a 20 foot radius curve at the property line, unless otherwise noted.
 All measurements shown on curved lines are chord measurements.

LEGEND:

- Set 2" capped iron pipe stamped RCE 8850 X
- Set 3/4" capped iron pipe stamped RCE 8850 ♂
- Set 3/4" capped iron pipe stamped RCE 8850 at all lot corners and curve points |
- Found 6" x 6" concrete Highway Monument □
- Found 3/4" capped iron pipe stamped L.S. 2720 X
- Found 3/4" capped iron pipe stamped RCE 13409 ♂
- Found point as noted ●
- Public Utility Easement (AUE) |||
- Drainage Easement (D.E.) |||

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PLAT OF
Cameron Park North Unit No. 5
 Being a portion of Sections 4 and 9, T.9N., R.9E., M.D.M.
 EL DORADO COUNTY, CALIFORNIA

MAY, 1967
 Raymond Vail & Associates
 SHEET 2 OF 3 SHEETS

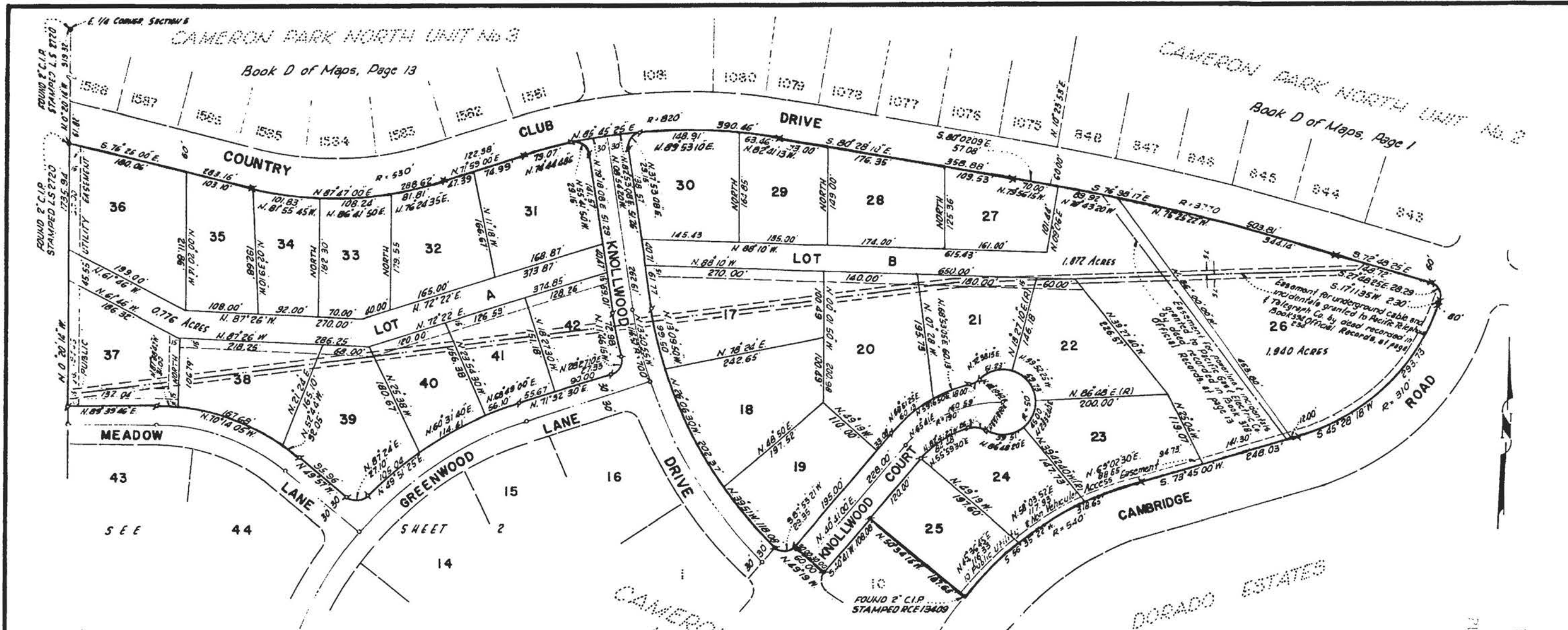
22-1155 A 66 of 80

D93A

D93A

D-93A

D-93A



NOTES:
 The meridian of this survey is identical with that of "Cameron Park North Unit No 1," Recorded in Map Book C, at page 85, El Dorado County Records, which is referred to true north.
 All radii shown are centerline radii, unless otherwise noted.
 All street corners have a 20 foot radius curve at the property line, unless otherwise noted.
 All measurements shown on curved lines are chord measurements.

LEGEND:

Set 2" capped iron pipe stamped RCE 8850x	Found 3/4" capped iron pipe stamped RCE 13409*
Set 3/4" capped iron pipe stamped RCE 8850p	Point found as noted.•
Set 3/4" capped iron pipe stamped RCE 8850 at all lot corners and curve points	Public Utility Easement (PUE)=
Found 6"x6" concrete Highway Monument□	Drainage Easement (D.E)=
Found 3/4" capped iron pipe stamped L.S. 2720*		

PLAT OF
Cameron Park North Unit No. 5
 Being a portion of Sections 4 and 9, T.9N., R.9E., M.D.M.
 EL DORADO COUNTY, CALIFORNIA
 MAY, 1967 SCALE: 1"=100'
 Raymond Vail & Associates

D-93B

D-93B

J-93-B

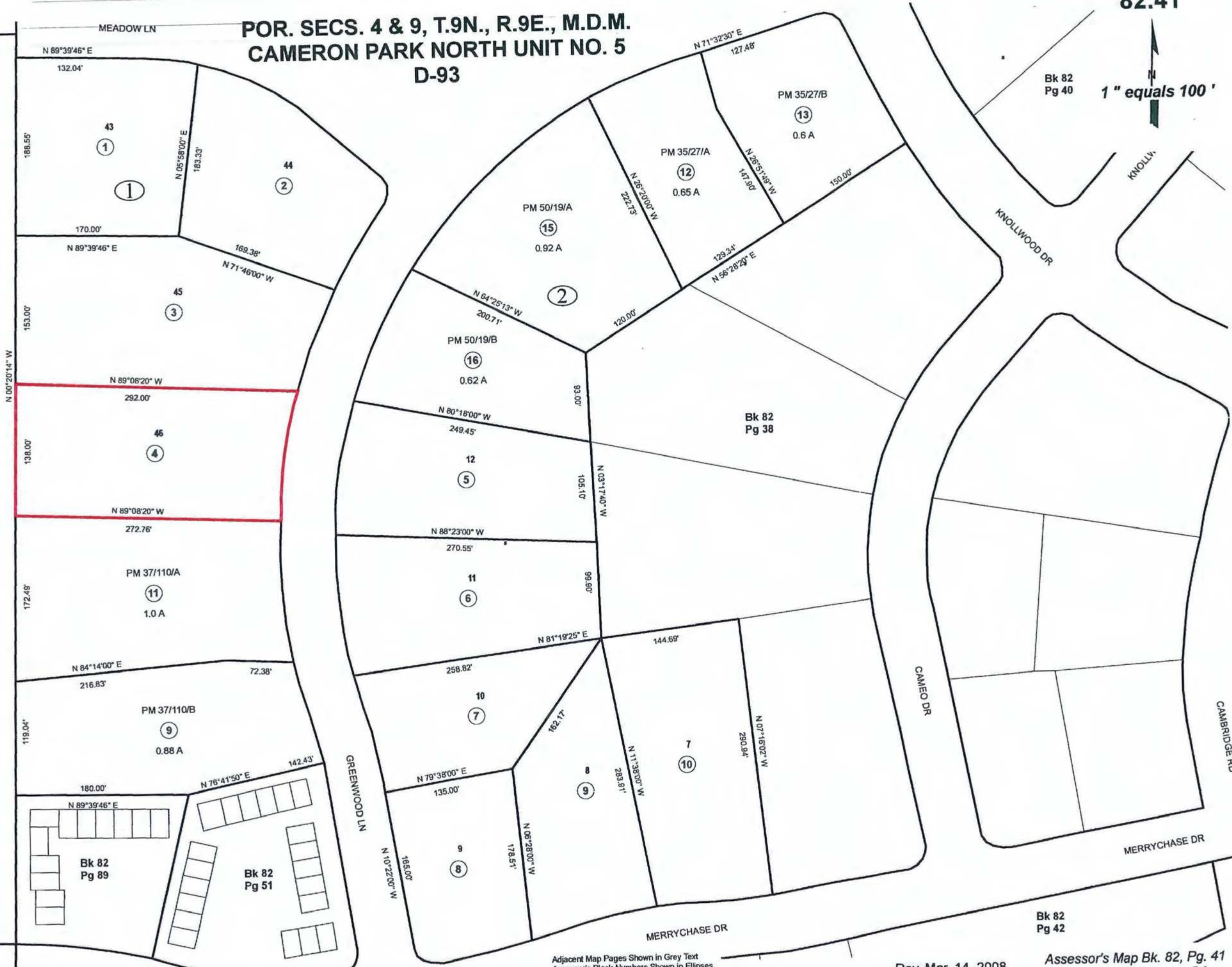
POR. SECS. 4 & 9, T.9N., R.9E., M.D.M. CAMERON PARK NORTH UNIT NO. 5 D-93

1" equals 100'

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SCHOOL

Bk 119
Pg 02



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

Z21-0012/PD21-0003/TM21-0001

Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Rev. Mar. 14, 2008

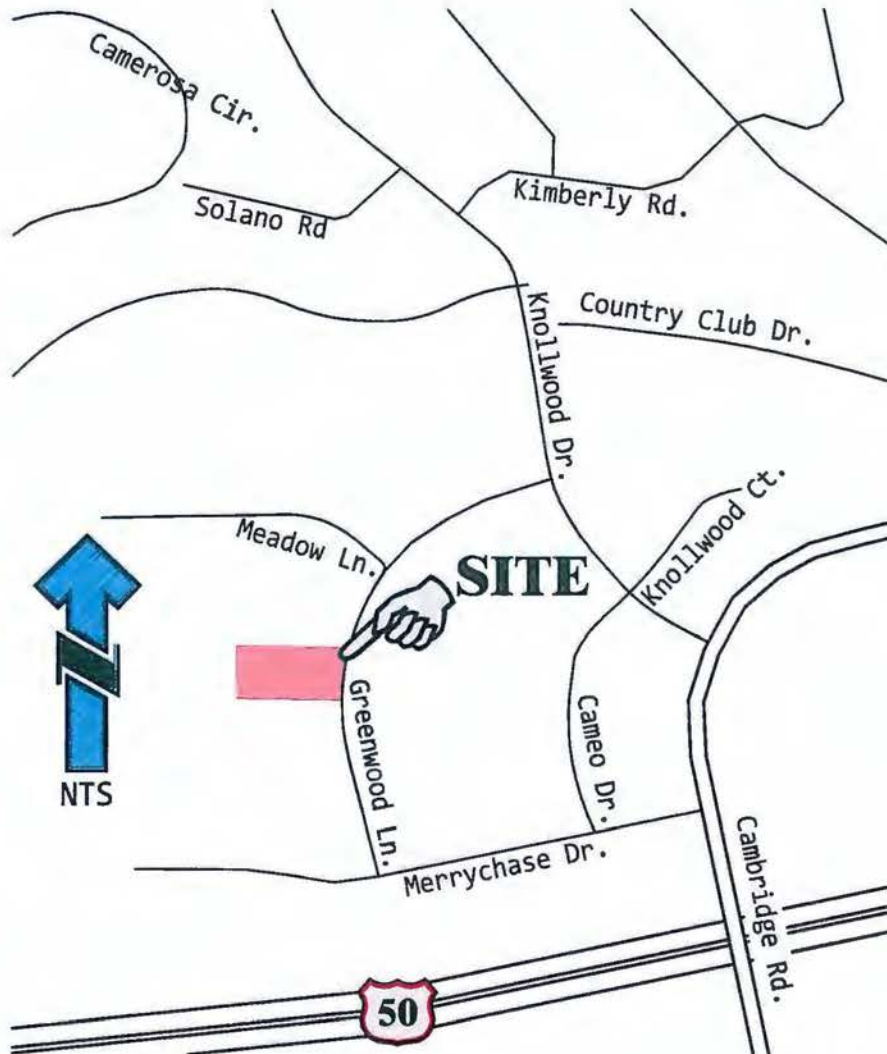
Assessor's Map Bk. 82, Pg. 41
County of El Dorado, CA

Vicinity Map

2545 Greenwood Lane, Cameron Park, CA 95682
Lot 46, Cameron Park North, Unit No. 5
APN: 082-411-004 - El Dorado County, CA
October 2021

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NOT TO SCALE

NAME OF APPLICANT:
Cameron Glen Estates, LLC
c/o Joe Jaoudi
2216 Via Subria
Vista, CA 92084
760-664-7196
josjoudi@aol.com

OWNER OF RECORD:
Cameron Glen Estates, LLC
c/o Joe Jaoudi
2216 Via Subria
Vista, CA 92084
760-664-7196
josjoudi@aol.com

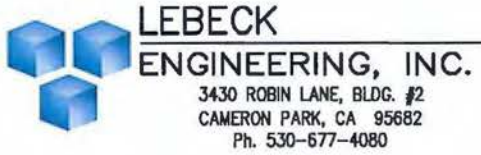


**LEBECK
ENGINEERING, INC.**

3430 ROBIN LANE, BLDG. #2
CAMERON PARK, CA 95682
Ph. (530) 677-4080

22-1155 A 69 of 80

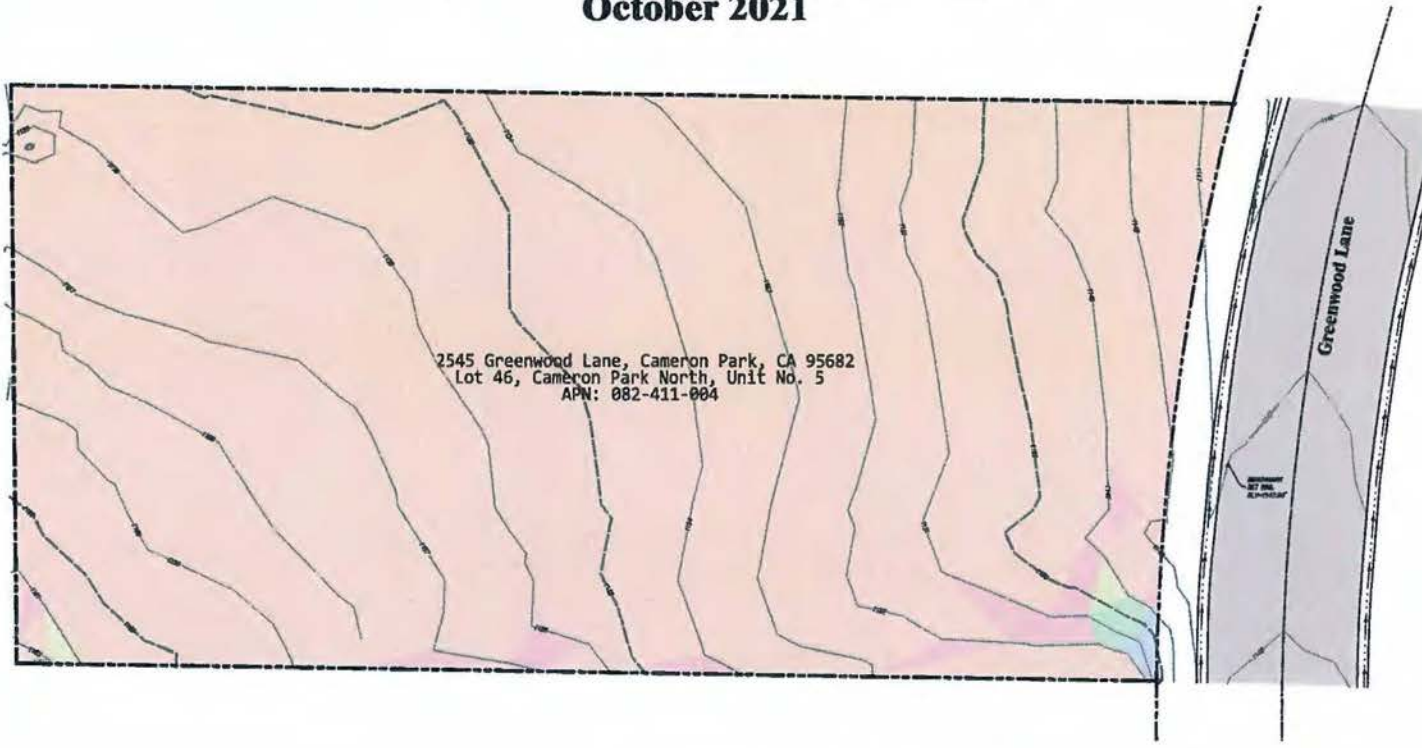
Z21-0012/PD21-0003/TM21-0001



Slope Analysis Greenwood Estates

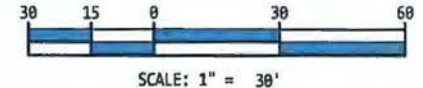
2545 Greenwood Lane, Cameron Park, CA 95682
Lot 46, Cameron Park North, Unit No. 5
APN: 082-411-004 - El Dorado County, CA
October 2021

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2545 Greenwood Lane, Cameron Park, CA 95682
 Lot 46, Cameron Park North, Unit No. 5
 APN: 082-411-004

Slope Analysis		
Slope Range	Map Color	% of Site
0-10%		97.01%
>10-15%		2.17%
>15-20%		0.28%
>20-25%		0.30%
>25-30%		0.20%
>30%		0.04%



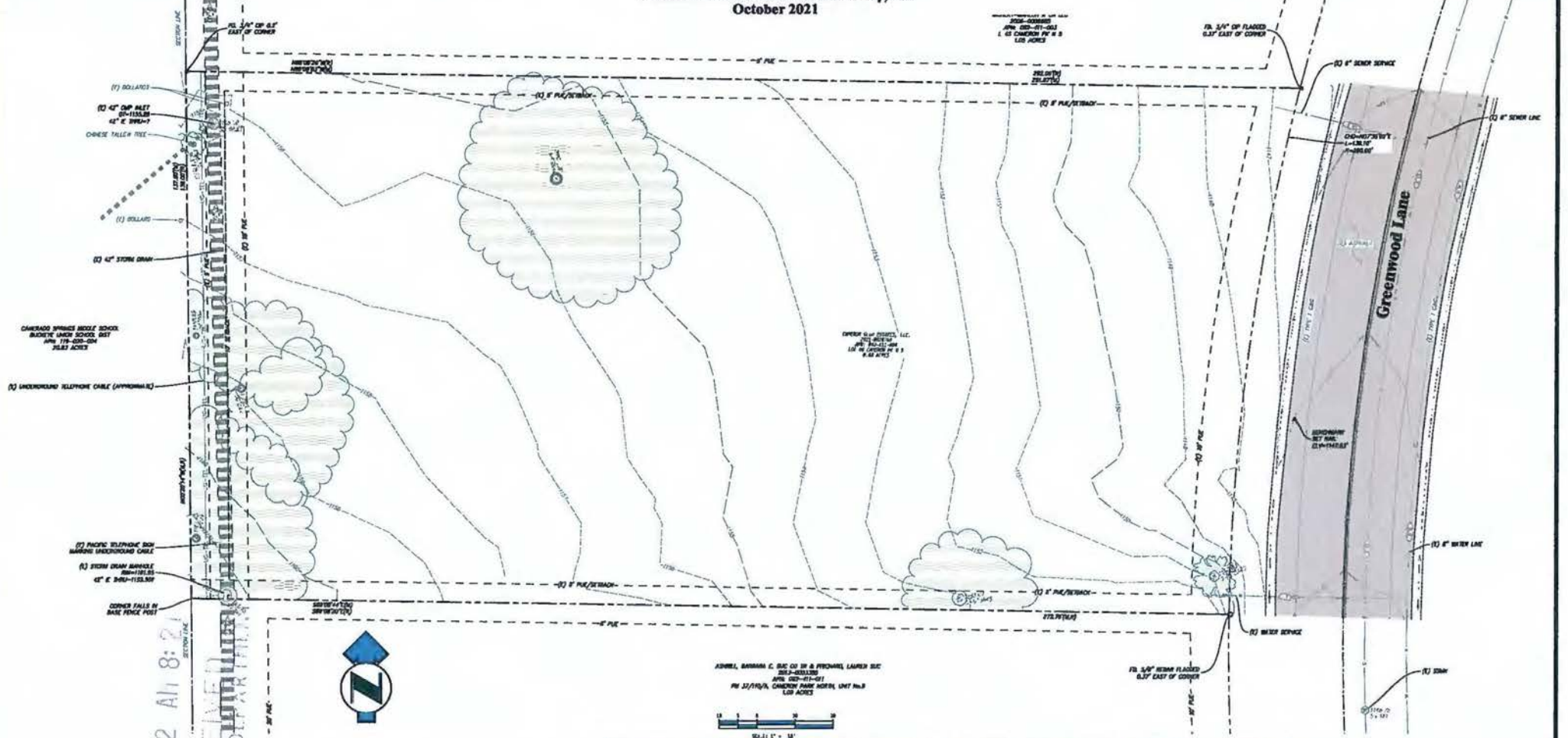
Greenwood Estates Slope Analysis

Plot Date: Oct 04, 2021

Z21-0012/PD21-0003/TM21-0001

Greenwood Estates Existing Site Conditions & Topography

2545 Greenwood Lane, Cameron Park, CA 95682
 Lot 46, Cameron Park North, Unit No. 5
 APN: 082-411-004 - El Dorado County, CA
 October 2021



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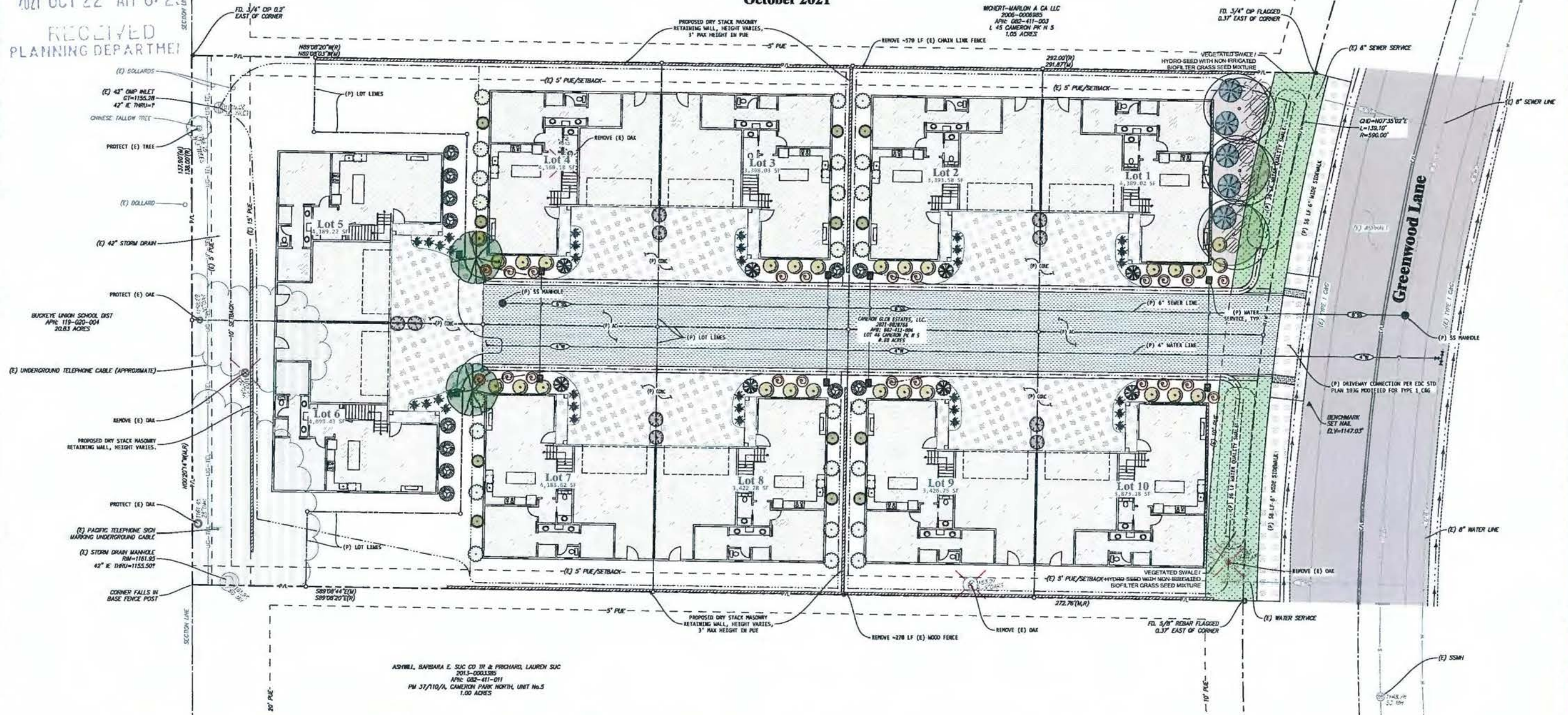
Abbreviations	Vicinity Map	Project Data
AC ADMIXTURE CONCRETE		OWNER/APPLICANT Cameron Glen Estates, LLC c/o Tom Jovanis 2214 Via Solera Yuba, CA 95688 Tom Jovanis tjovanis@aol.com
AS AGGREGATE BASE		PREPARED BY J. J. Jovanis, Inc. 2214 Via Solera Yuba, CA 95688 tjovanis@aol.com
BTP BACKFILL PROVIDER		SCALE: 1" = 10'
BM BOTTOM OF WALL AT SB		CONTOUR INTERVAL 1 FOOT
CCP CORRUGATED METAL PILING		SOURCE OF TOPOGRAPHY FIELD TOPOGRAPHY BY A.S. DIVING, PLS 12/27/2013
CC CONCRETE		SECTION, TOWNSHIP & RANGE T.0N., R.04.W., S.04.N.
CV CHECK VALVE		ASSESSOR'S PARCEL NUMBER 082 411 004
DCV DOUBLE CHECK VALVE		PRESENT LAND USE DESIGNATION RFR
DWY DRAINWAY		PROPOSED LAND USE DESIGNATION RFR
EX EXISTING		PRESENT ZONING RFR DC
EL ELEVATION		PROPOSED ZONING RFR-PD
EP EDGE OF PAVEMENT		TOTAL AREA 28,597.79 SF (0.66 ACRES)
FG FIRE DEPT. CONNECTION		TOTAL NUMBER OF PARCELS EXISTING, 18 PROPOSED
FF FINISHED FLOOR		STANDARD PARCEL AREA 3,770.58 SF
FO FINISHED GRADE		WATER SUPPLY EED
FI FIRE HYDRANT	SEWER DISPOSAL EED	
FL FLOOR	FIREF PROTECTION CAMERON PARK CSD FIRE	
	DATE OF PREPARATION October 2021	
	PROJECT NO 28 133	

Greenwood Estates
 Existing Site Conditions & Topography

Greenwood Estates Preliminary Landscape Planting Plan

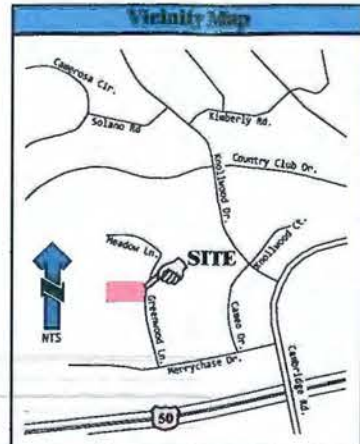
2545 Greenwood Lane, Cameron Park, CA 95682
Lot 46, Cameron Park North, Unit No. 5
APN: 082-411-004 - El Dorado County, CA
October 2021

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Planting Plan Notes	
1)	Recirculating water systems shall be used for water features.
2)	4,857 sq. ft. of landscape area.
3)	A minimum 3-inch layer of organic mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.
4)	For soils less than 6% organic matter in the top 6 inches of soil, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil except within the TPZ of protected trees, which shall receive 4-6\" of hardwood chip mulch.
5)	Water Quality Swales to be planted with hydro-seed with non-irrigated biofilter grass seed mixture.
6)	Seed enough seed needed to cover 1,556 sq. ft. of swale on both sides of apron.

Plant Legend					
BOTANICAL NAME	COMMON NAME	QTY	SIZE	WATER USE	REMARKS
TREES					
Lagerstroemia indica 'Dynamilis'	Dynamilis Crape Myrtle	3	15 Gallon	Low	
Cercis canadensis 'Oklahoma'	Oklahoma Redbud	2	15 Gallon	Low	
SHRUBS AND PERENNIALS					
Arctostaphylos 'Sunset'	Sunset Manzanita	28	5 Gallon	Low	
Rhus microphylla J. 'Green Beauty'	Green Beauty Boxwood	25	5 Gallon	Low	
Callistemon citrinus 'Little John'	Little John Dwarf Bottlebrush	10	1 Gallon	LOW	
Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper	12	5 Gallon	Low	
Lagerstroemia indica 'Pebble Embers'	Pebble Embers Crape Myrtle	8	5 Gallon	Low	
Nandina domestica 'Firepower'	Firepower Heavenly Bamboo	20	1 Gallon	Low	
GROUND COVER AND GRASSES					
Arctostaphylos 'Emerald Carpet'	Manzanita Emerald Carpet	11	1 Gallon	Low	
Lomandra 'Lime Tuft'	Lime Tuft Lomandra	35	1 Gallon	Low	
Muhlenbergia rigens	Dear Grass	12	1 Gallon	Low	



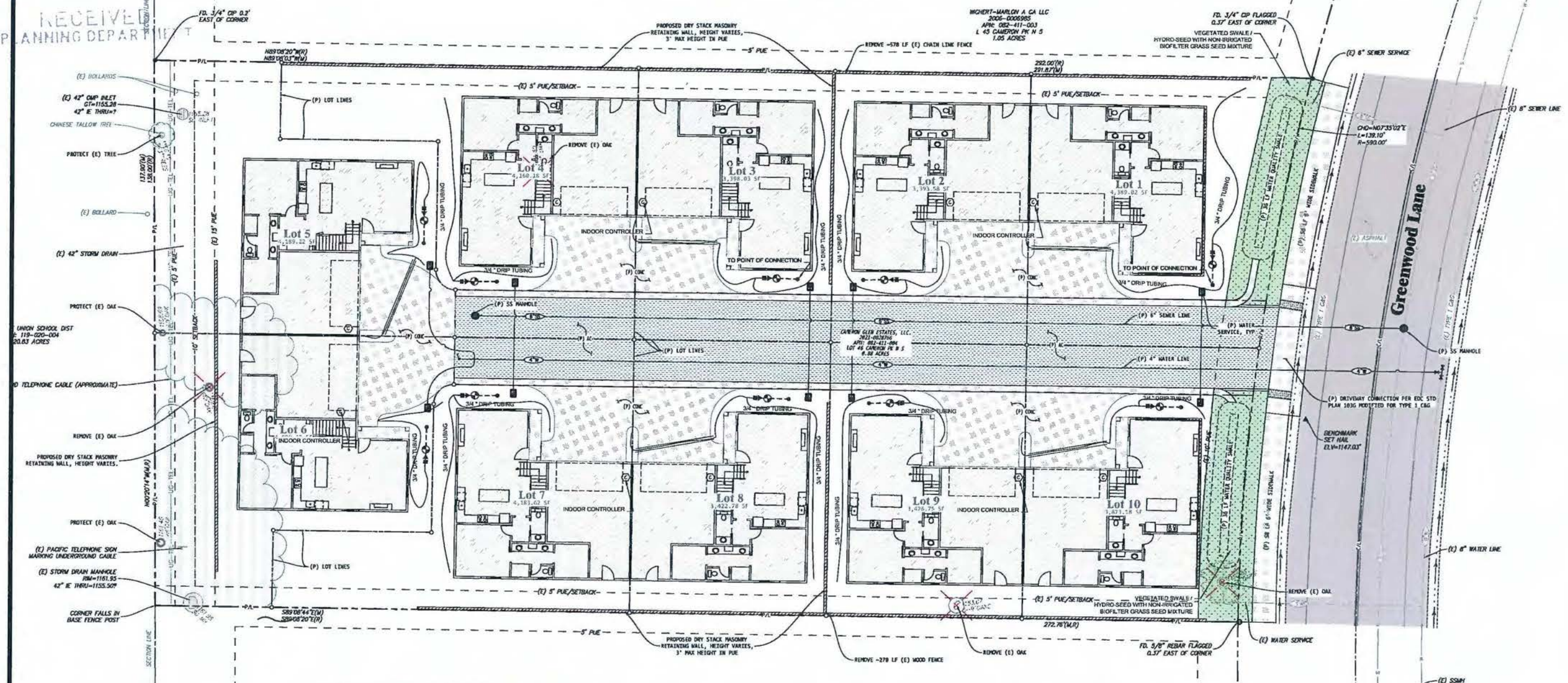
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Z21-0012/PD21-0003/TM21-0001

Greenwood Estates Preliminary Landscape Irrigation Plan

2545 Greenwood Lane, Cameron Park, CA 95682
Lot 46, Cameron Park North, Unit No. 5
APN: 082-411-004 - El Dorado County, CA
October 2021

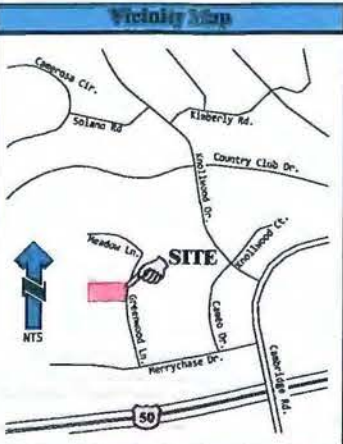
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ASHRELL, BARBARA E. SUC CO TR & FRIKHARD, LAUREN SUC
2015-0003325
APR 082-411-011
PH 57/110/A CAMERON PARK NORTH, UNIT No.5
1.00 ACRES

Notes	
1.	110 power source for irrigation controller.
2.	Mainline and control wire shall be 18" below grade.
3.	One extra control wire to all valve manifolds.
4.	Lateral lines shall be 12" below grade.
5.	Bury 3/4" tubing just under soil surface, not emitters.
6.	Place emitters on stakes for easier maintenance.
7.	1/4" tubing to be used to extend all source point emitters.
8.	1/4" tubing not to exceed 18" in length for lateral tubing.
9.	Use staples to hold drip tubing.
10.	3" Layer of Shredded Bark to cover all drip lines.
11.	3" to 4" Sleeves
12.	These drawings are diagrammatic, various parts of the system may be relocated for economy and ease.
13.	Landscape contractor is responsible for all coverage.
14.	30 PSI Recommended water pressure for each drip station.
15.	Pressure regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices.
16.	Irrigation should be avoided during windy or freezing weather or during rain.
17.	A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes.
18.	A Certificate of Completion shall be filled out and certified by either the designer of the landscape plans, irrigation plans, or the licensed landscape contractor for the project.
19.	An irrigation audit report by a disinterested third party shall be completed at the time of final inspection (certified by U.S. EPA water sense http://www.epa.gov/watersense/outdoorcert_programa.html).

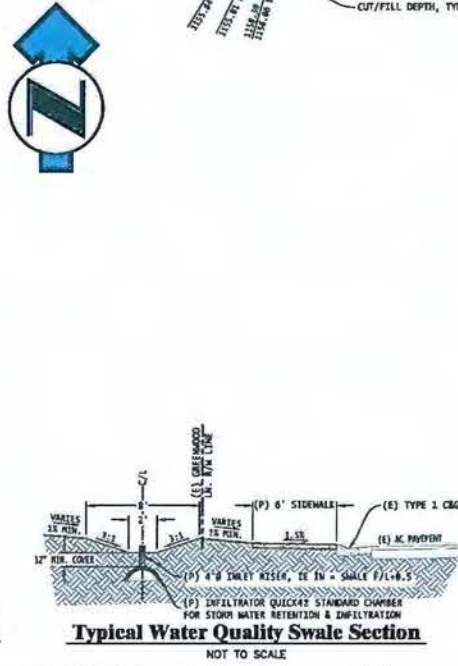
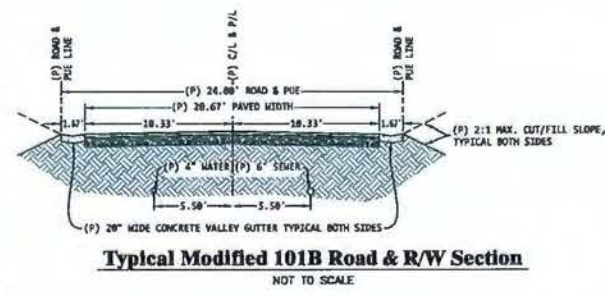
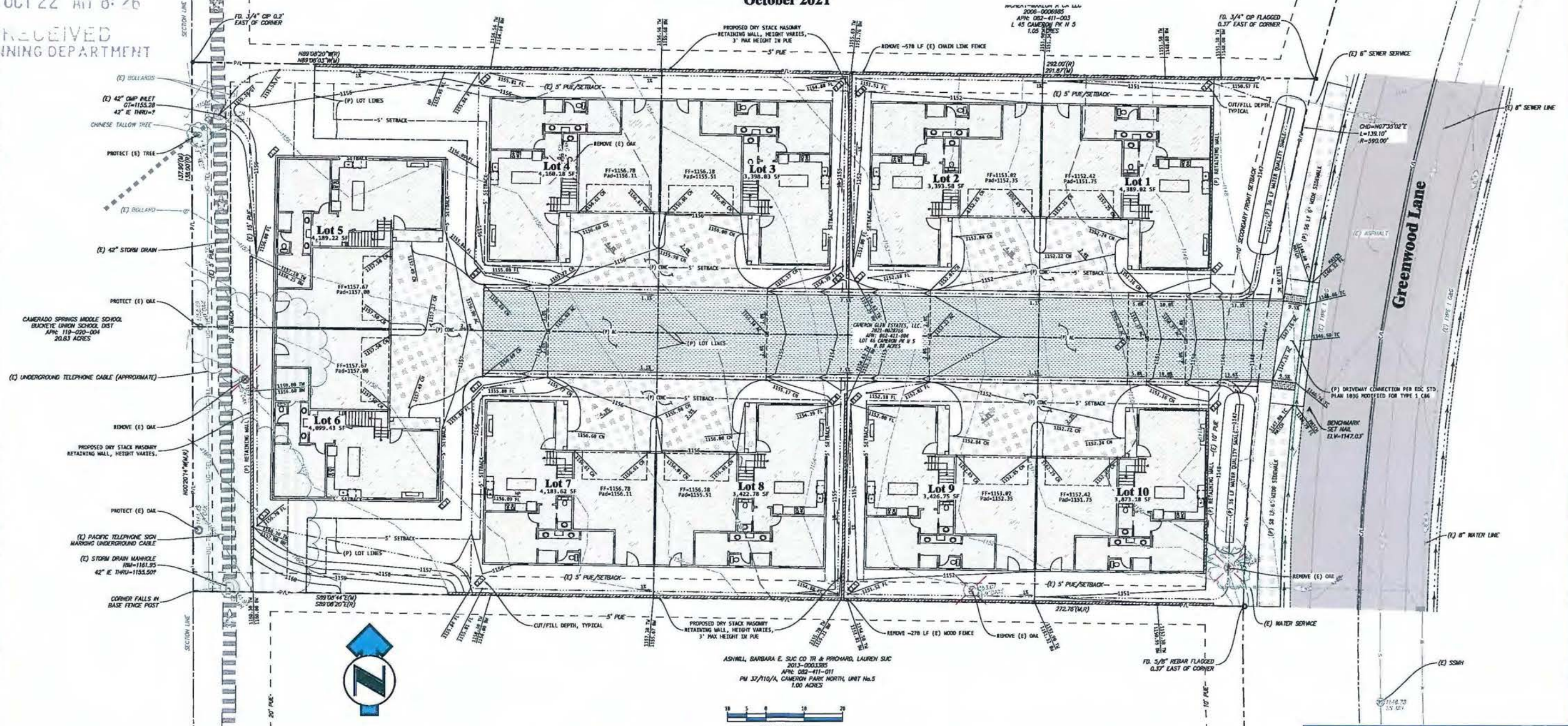
Irrigation Legend			
ITEM	DESCRIPTION	QTY.	
DRIP TUBING	3/4" POLYTUBING DRIP TUBING		
FORMULA FOR EMITTERS	1 GAL. PLANTS / 2 - 1 GPH EMITTER PER PLANT 5 GAL. PLANTS / 2 - 2 EMITTER GPH PER PLANT 15 GAL. PLANTS / 3 - 2 GPH EMITTERS PER TREE		
POV-75-ASY	HUNTER 3/4" ANTI-SIPHON ELECTRIC VALVE WITH FLOW CONTROL	10	
RAIN SENSOR	HUNTER RAIN-CLK	10	
CONTROLLER	HUNTER X CORE- INDOOR-2 STATION	10	
MAINLINE	1" SCH. 40 PVC PIPE / 12" BELOW SUBGRADE		
LATERAL PIPE 3/4" AND 1" SIZE	CLASS 200 PVC PIPE		
SLEEVING	3" to 4" SCHEDULE 40 PVC		
DRIP WYE FILTER	3/4" DRIP WYE FILTER	10	
DRIP IN-LINE PRESSURE REDUCER	3/4" DRIP IN-LINE PRESSURE 30 PSI IN BOX	10	
BALL VALVE	SHUT OFF VALVE	10	



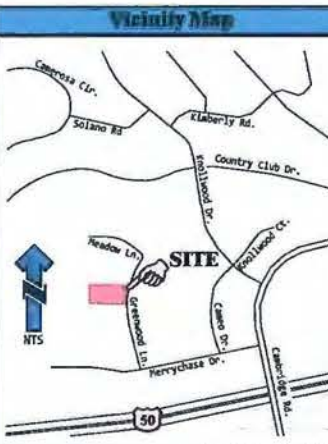
Greenwood Estates Preliminary Grading & Drainage Plan

2545 Greenwood Lane, Cameron Park, CA 95682
 Lot 46, Cameron Park North, Unit No. 5
 APN: 082-411-004 - El Dorado County, CA
 October 2021

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Abbreviations	
AC	ASPHALTIC CONCRETE
AB	AGGREGATE BASE
BFP	BACKFLOW PREVENTER
BM	BOTTOM OF WALL AT FG
CMP	CORRUGATED METAL PIPE
CN	CONCRETE
CV	CHECK VALVE
DCV	DOUBLE CHECK VALVE
DMY	DRIVEWAY
(E)	EXISTING
EL	ELEVATION
EP	EDGE OF PAVEMENT
FDC	FIRE DEPT. CONNECTION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
GB	GRADE BREAK
LOC	LIMITS OF CONSTRUCTION
LOC	MEASURED BEARING OR DISTANCE
(P)	PROPOSED
PCC	PORTLAND CEMENT CONCRETE
POC	POINT OF CONNECTION
PUE	PUBLIC UTILITY/EASEMENT
R	RADIUS
(R)	RECORD BEARING OR DISTANCE
RPDA	REDUCED PRESSURE DETECTOR ASSY
SD	STORM DRAIN
SS	SANITARY SEWER
TC	TOP OF CURB ELEVATION
TM	TOP OF WALL
UP	UTILITY POLE
M	WATER
WM	WATER METER



Project Data	
OWNER/APPLICANT:	Joe Joudi 2216 Vista Sub-la Vista, CA 92084 760-664-7196 joesjoudi@aol.com
PREPARED BY:	LEIBERK ENGINEERING, INC. 2000 West 10th St., Suite 100 Cameron Park, CA 95682 707-281-1111
SCALE:	1" = 10'
CONTOUR INTERVAL:	1 FOOT
SOURCE OF TOPOGRAPHY:	FIELD TOPOGRAPHY BY A.B. DIVERS PLS
SECTION, TOWNSHIP & RANGE:	POR. OF SM 1/4, SECTION 4, T.9N., R.9E., M.D.M.
ASSESSOR'S PARCEL NUMBER:	082-411-004
PRESENT LAND USE DESIGNATION:	MFR
PROPOSED LAND USE DESIGNATION:	MFR
PRESENT ZONING:	RM-DC
PROPOSED ZONING:	RM-DC
TOTAL AREA:	38,535.79 SF (0.88 ACRES)
TOTAL NUMBER OF PARCELS:	1 EXISTING, 10 PROPOSED
MINIMUM PARCEL AREA:	2929.45 SF
WATER SUPPLY:	EID
SEWAGE DISPOSAL:	EID
FIRE PROTECTION:	CAMERON PARK CSD FIRE
DATE OF PREPARATION:	OCTOBER 2021
PROJECT #:	20-133

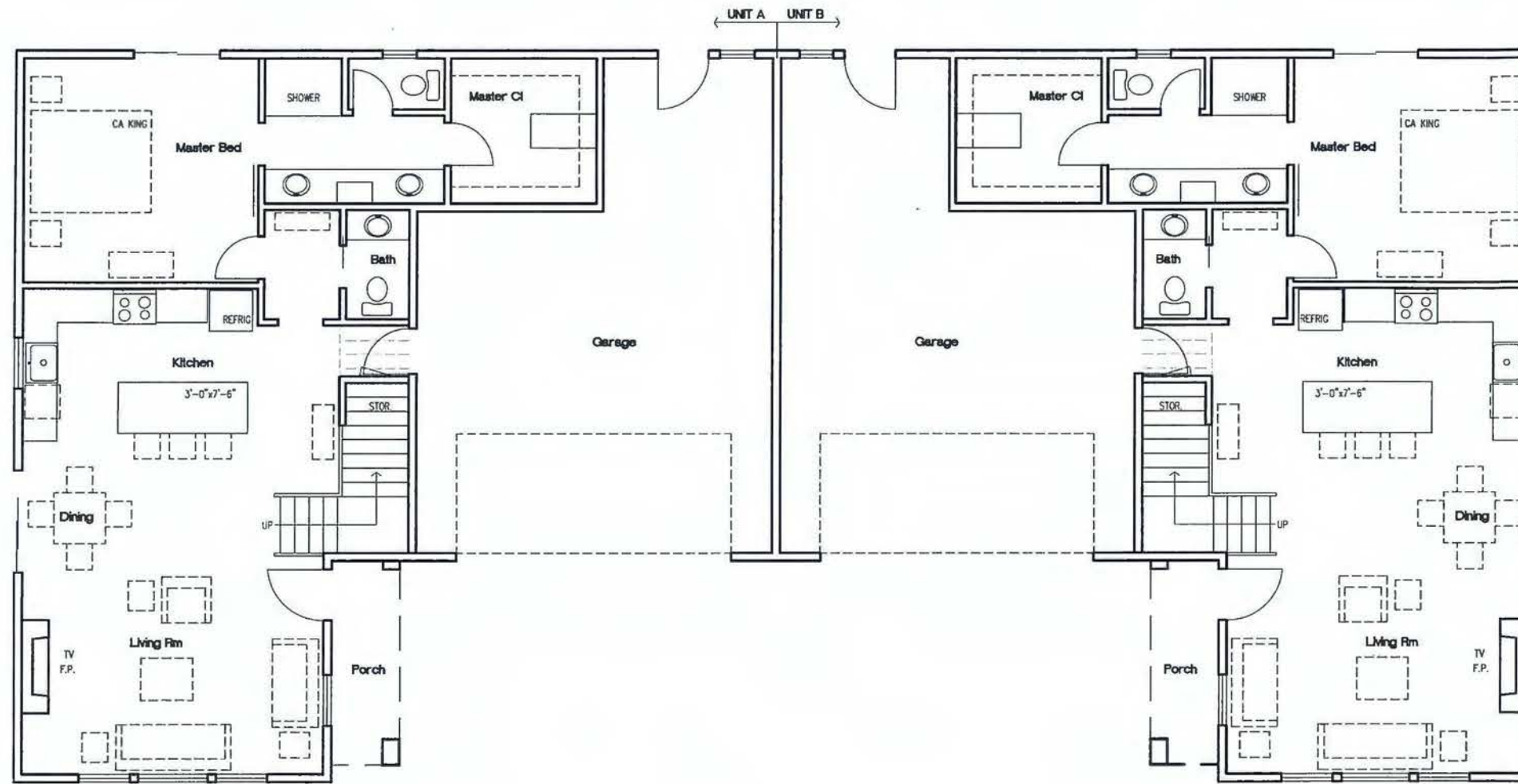
Lot Data	
Lot #	Gross Area
(E) APN:082-411-004	38,535.79 SF (0.88 Ac)
(P) Lot 'A'	4,999.99 SF
(P) Lot 1	3,676.32 SF
(P) Lot 2	2,799.80 SF
(P) Lot 3	2,804.25 SF
(P) Lot 4	3,617.39 SF
(P) Lot 5	4,123.85 SF
(P) Lot 6	4,034.87 SF
(P) Lot 7	3,640.63 SF
(P) Lot 8	2,829.81 SF
(P) Lot 9	2,832.98 SF
(P) Lot 10	3,177.71 SF

Approvals	
ZONING ADMINISTRATOR:	_____
APPROVAL/DENIAL DATE:	_____
BOARD OF SUPERVISORS:	_____
APPROVAL/DENIAL DATE:	_____

Z21-0012/PD21-0003/TM21-0001

Greenwood Estates
 Preliminary Grading & Drainage Plan
 G1
 Not to Scale

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Ground Floor Plan

1047 s.f. Conditioned Space
 527 s.f. Garage
 48 s.f. Porch

Unit total

1047 s.f. Ground Floor
 872 s.f. 2nd Floor
 1,919 s.f. Total conditioned space

Bldg total - 2 Units
 3838 s.f. Total conditioned space
5 Bldg total - 10 Units
 19,190 s.f. Total conditioned space

Z21-0012/PD21-0003/TM21-0001

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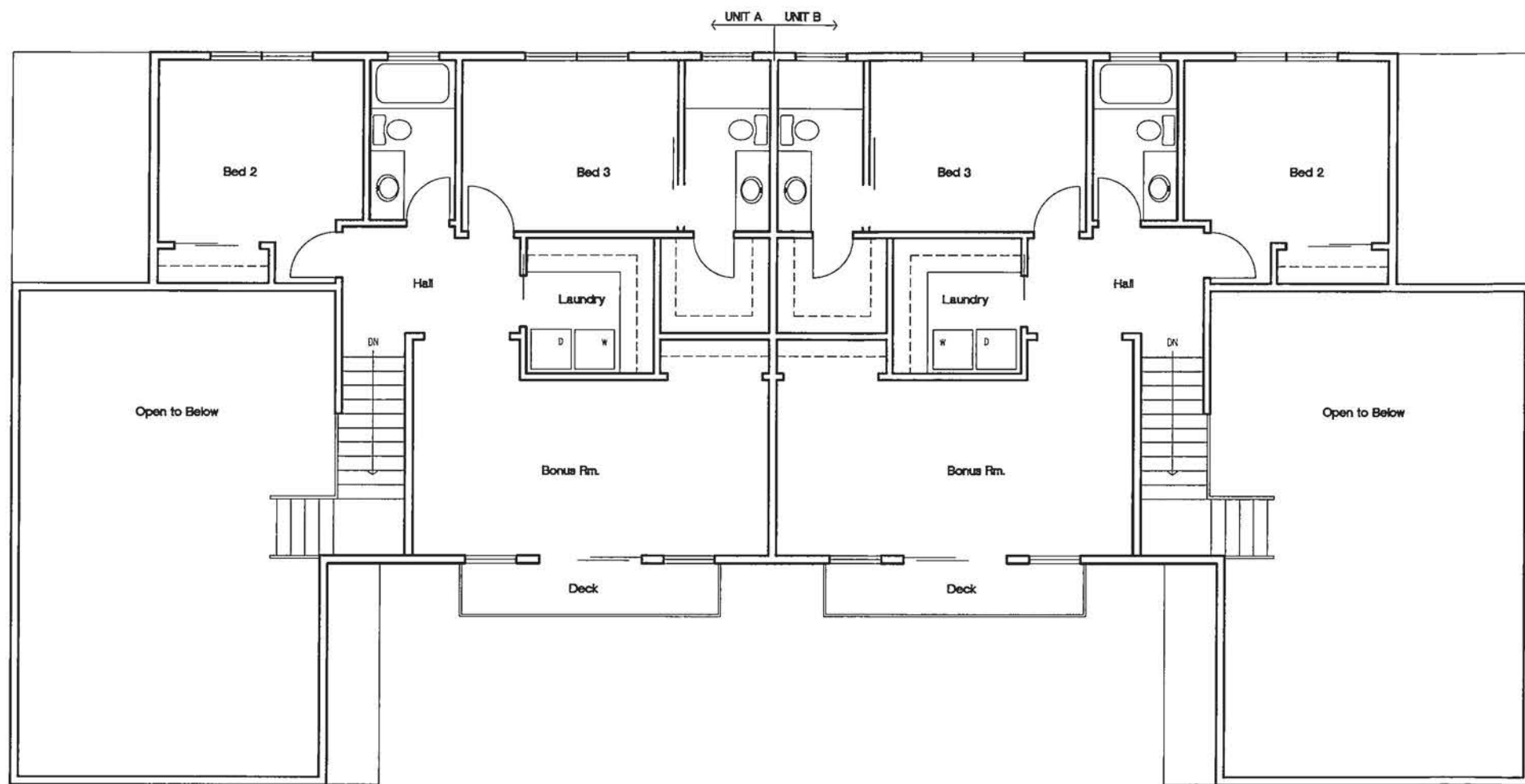
GreenWood
 Cameron Park

BRIAN WICKERT
 ARCHITECT
 P.O. BOX 2106
 SHINGLE SPRINGS CA 95682
 530-401-3390

SCALE 1/4" = 1'-0"
 DATE 10-1-21
 DRAWING GROUND FLOOR PLANS
 SHEET



A2



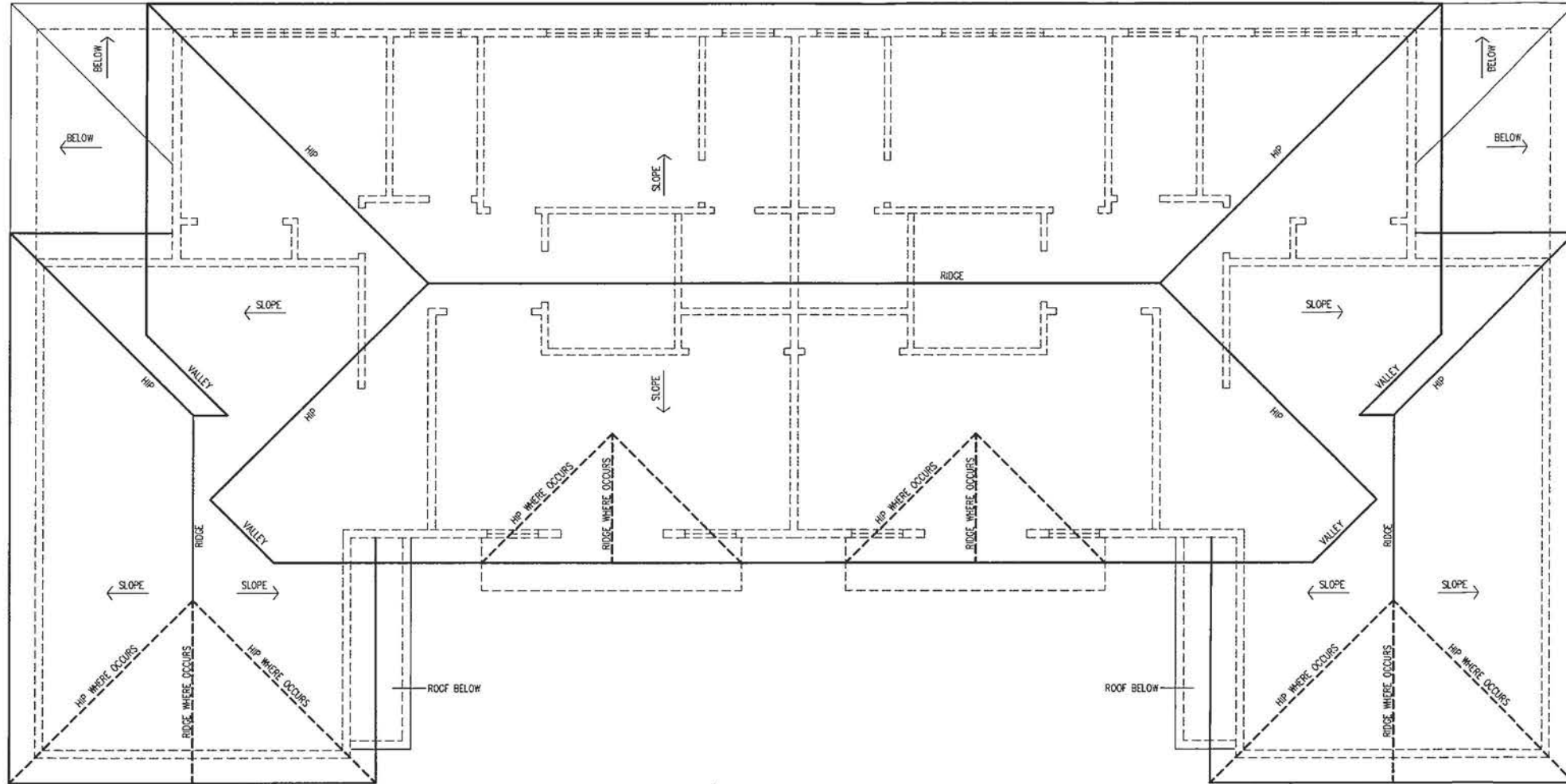
BRIAN WICKERT
 ARCHITECT
 P.O. BOX 2106
 SHINGLE SPRINGS CA 95682
 530-401-3390

GreenWood
 Cameron Park

SCALE 1/4" = 1'-0"
 DATE 10-1-21
 DRAWING SECOND FLOOR PLAN
 SHEET



A3



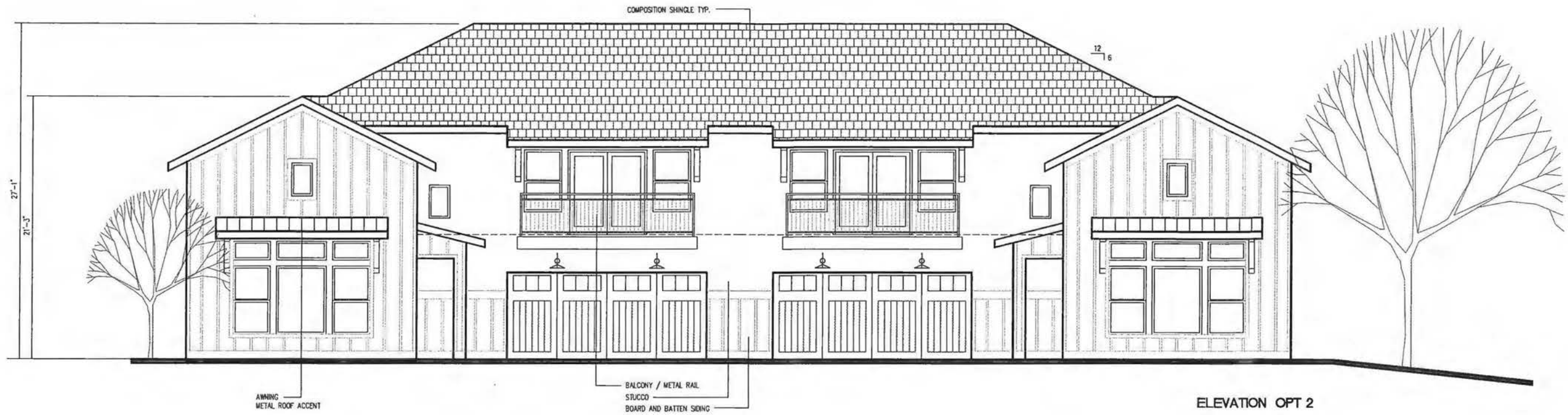
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ARCHITECT
P.O. BOX 2106
SHINGLE SPRINGS CA 95682
530-401-3390

SCALE 1/4" = 1'-0"
DATE 10-1-21
DRAWING ROOF PLAN
SHEET



A4



ELEVATION OPT 2

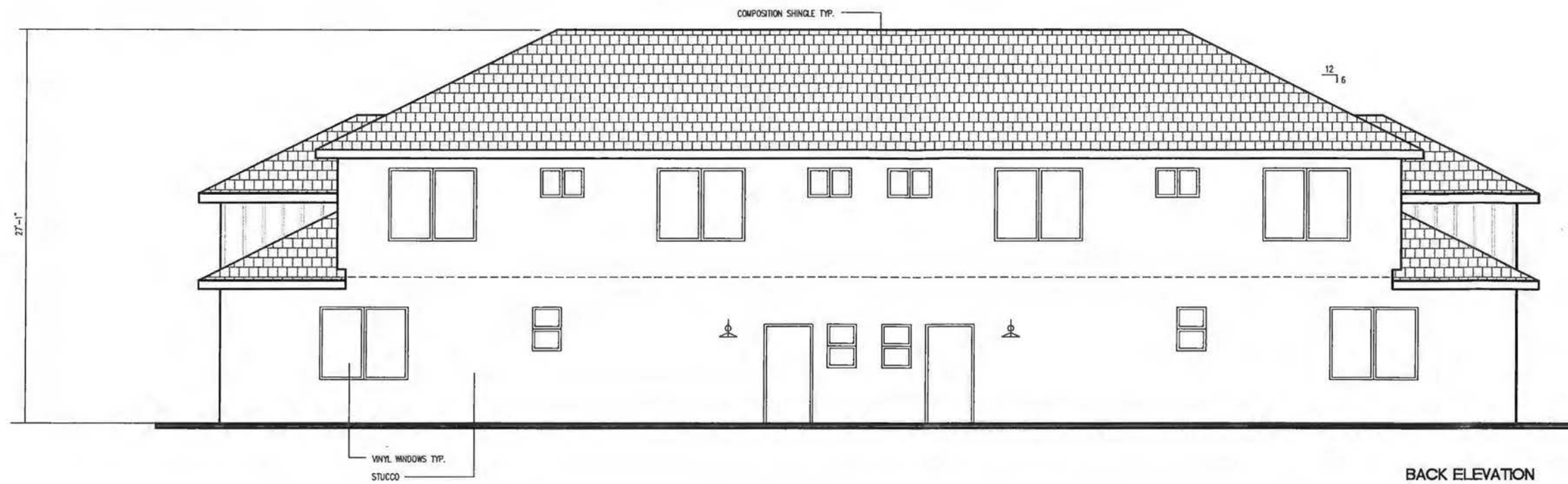


ELEVATION OPT 1

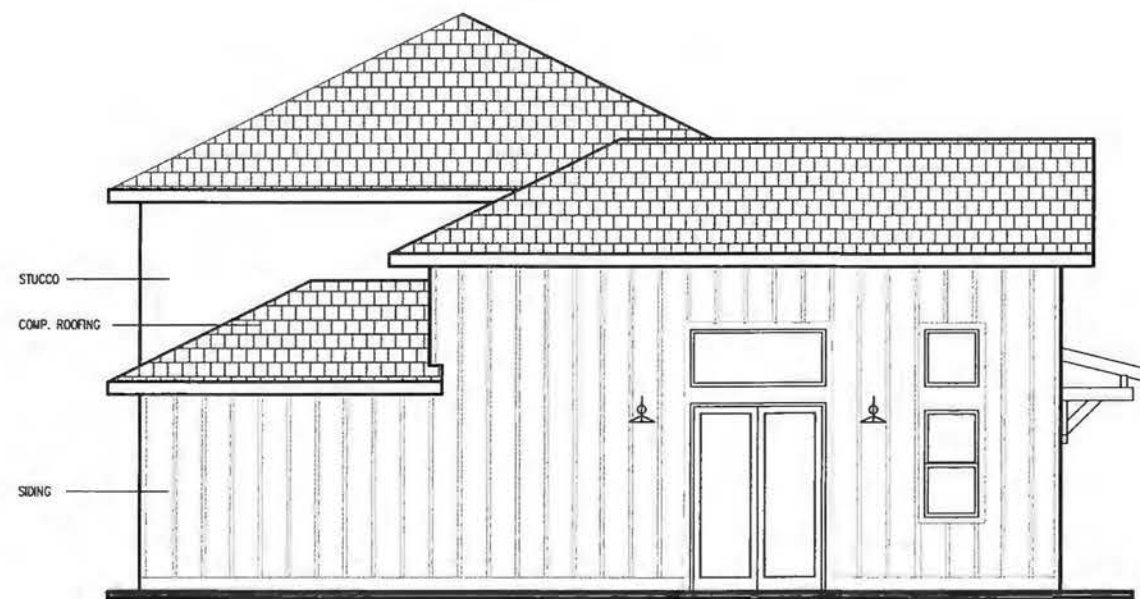
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ARCHITECT
P.O. BOX 2106
SHINGLE SPRINGS CA 95682
530-401-3390

SCALE 1/4" = 1'-0"
DATE 10-1-21
DRAWING FRONT ELEVATIONS
SHEET



BACK ELEVATION



SIDE ELEVATION TYP.

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 ARCHITECT
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 530-401-3390

GreenWood
 Cameron Park

SCALE 1/4" = 1'-0"
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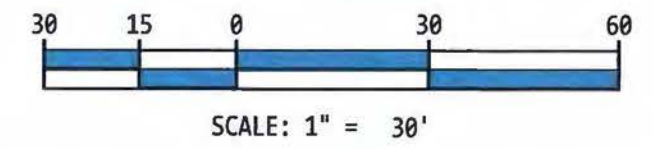
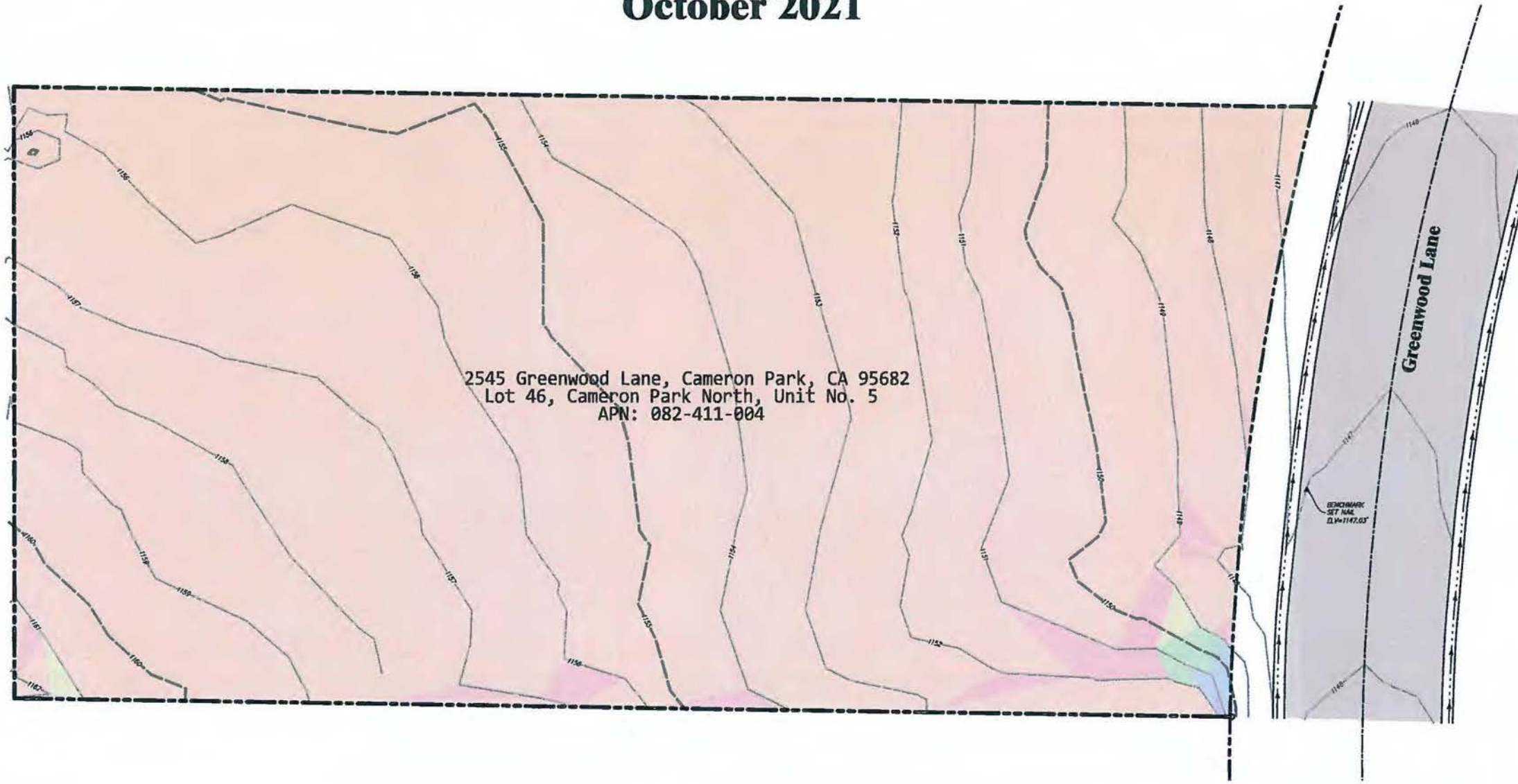
LEBECK
ENGINEERING, INC.

3430 ROBIN LANE, BLDG. #2
CAMERON PARK, CA 95682
Ph. 530-677-4080

Slope Analysis Greenwood Estates

2545 Greenwood Lane, Cameron Park, CA 95682
Lot 46, Cameron Park North, Unit No. 5
APN: 082-411-004 - El Dorado County, CA
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Slope Analysis		
Slope Range	Map Color	% of Site
0-10%	[Light Pink]	97.01%
>10-15%	[Pink]	2.17%
>15-20%	[Light Green]	0.28%
>20-25%	[Green]	0.30%
>25-30%	[Blue]	0.20%
>30%	[Purple]	0.04%

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Greenwood Estates
Slope Analysis

Plot Date: Oct 04, 2021

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