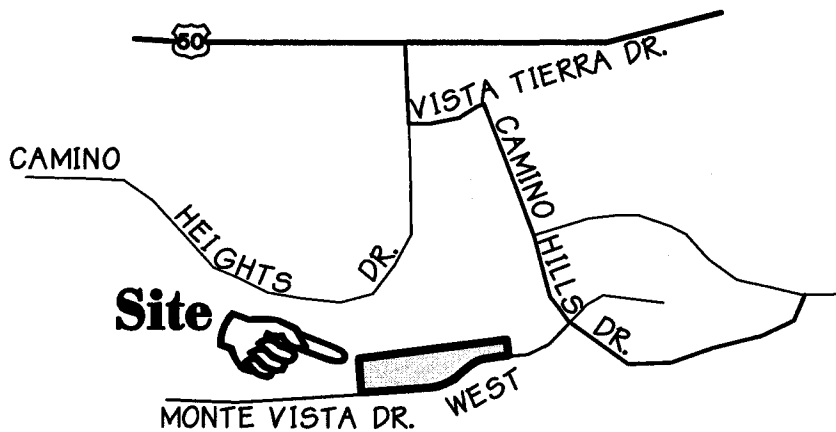


Vicinity Map



N.T.S.

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PLANNING DEPARTMENT



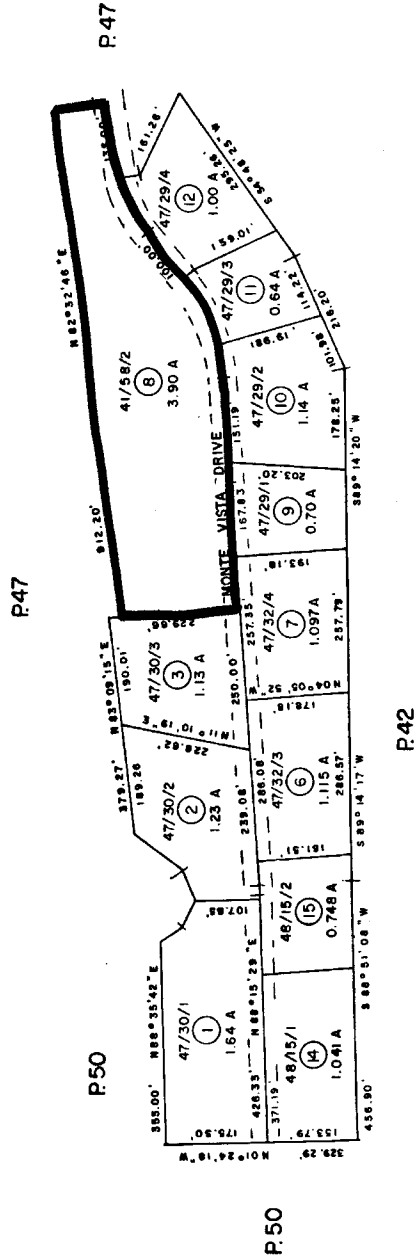
TM 07-1460

CARLTON
Engineering Inc.



3883 Ponderosa Road, Shingle Springs, CA 95682
Voice 530.677.5515 Fax 530.677.6645

EXHIBIT B



NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co.
Assessor's office for assessment purposes only.

Assessor's Map Bk. 48 - Pg. 62
County of El Dorado, California

07/01/02

EXHIBIT C
CONDITIONS OF APPROVAL
FILE NUMBER TM07-1460-F

Conditions of Approval with Planning Services staff notes in italics

TM07-1460/Monte Vista Subdivision – As approved by Planning Commission August 28, 2008

Conditions of Approval

I. PROJECT DESCRIPTION

1. This tentative subdivision map is based upon and limited to compliance with the project description, the Planning Commission hearing exhibits marked Exhibits A-I, approved August 28, 2008, and conditions of approval set forth below. Any deviations from the project description, exhibits, or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project description is as follows:

Tentative subdivision map creating three lots, comprising 0.64, 0.70, and 2.57 acres, on a 3.90-acre site. Public water will be provided by the El Dorado Irrigation District and each lot will utilize individual septic facilities. Primary site access will be provided via Monte Vista Drive.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased, or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

Discussion: The submitted final map is in substantial conformance to the approved tentative subdivision map.

II. PROJECT CONDITIONS OF APPROVAL

Planning Services

2. Prior to filing the final map, an oak tree canopy replacement plan shall be submitted by the applicant to meet the requirements of General Plan Policy 7.4.4.4, Option A. Should identified on-site replacement area not be sufficient, applicant shall comply with Option B prior to filing the final map.

Discussion: On-site oak tree canopy was estimated at nine percent. No improvements are required for the project and sufficient buildable area exists for lot development without oak tree canopy removal consistent with General Plan Policy 7.4.4.4, Option A. Prior to building permit issuance, prospective lot owners may also elect to utilize Option B if oak tree removal is required.

3. In the event that previously unknown cultural resources are discovered during construction, operations shall stop in the immediate vicinity of the find and a qualified archaeologist shall be consulted to determine whether the resource requires further study. The qualified archeologist shall make recommendations on the measures to be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds, in accordance with § 15064.5 of the CEQA Guidelines. Cultural resources could consist of, but are not limited to, stone, bone, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites.

Discussion: This condition of approval will be complied with as needed during future lot development. A notation concerning this condition of approval shall be included on any future grading plans.

4. If human remains are encountered during earth-disturbing activities within the project area, all work in the adjacent area shall stop immediately and the El Dorado County Coroner's office shall be notified. If the remains are determined to be Native American in origin, both the Native American Heritage Commission (NAHC) and any identified descendants shall be notified by the coroner and recommendations for treatment solicited (CEQA Guidelines § 15064.5; Health and Safety Code § 7050.5; Public Resources Code §§ 5097.94 and 5097.98).

Discussion: This condition of approval will be complied with as needed during future lot development. A notation concerning this condition of approval shall be included on any future grading plans.

5. The applicant shall provide a meter award letter or similar document by the water purveyor to Planning Services. Planning Services shall review the letter prior to filing the final map.

Discussion: A meter award letter (Exhibit I) from the El Dorado Irrigation District dated March 6, 2009 was submitted to Planning Services.

6. The subdivider shall be subject to a \$150.00 appraisal fee payable to the El Dorado County Assessor for the determination of parkland dedication in-lieu fees.

The subdivision shall be subject to parkland dedication in-lieu fees based on values supplied by the County Assessor and calculated in accordance with Section 16.12.090 of the County Code. The applicant shall provide proof of payment of parkland dedication in-lieu fees to Planning Services prior to filing the final map.

Discussion: In addition to the \$150 appraisal fee paid to the El Dorado County Assessor, a \$2,356.20 parkland dedication in-lieu fee was paid to the Parks and Recreation Division of General Services on December 23, 2008.

7. This tentative subdivision map shall expire within 36 months from date of approval unless a timely extension has been filed.

Discussion: TM07-1460 was approved by the Planning Commission on August 28, 2008 and is still an active map. This map will not expire until August 28, 2013 (includes an additional two years granted by Assembly Bill 333 chaptered on July 15, 2009).

8. All fees associated with the tentative subdivision map shall be paid prior to recording the final subdivision map.

Discussion: All fees associated with the tentative subdivision map have been paid.

9. The applicant shall submit to Planning Services a \$50.00 recording fee and a \$1,876.75 Department of Fish and Game fee prior to filing of the Notice of Determination by the County. No permits shall be issued or final map filed until said fees are paid.

Discussion: All fees related to this condition of approval have been paid.

10. In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action, as provided in Section 66474.9(b) of the Government Code.

The subdivider shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a subdivision, which action is brought within the time period provided for in Section 66499.37.

County shall notify the subdivider of any claim, action, or proceeding and County will cooperate fully in the defense.

Discussion: No legal action was instituted.

Air Quality Management District

11. During construction, all activities shall apply standard Best Management Practices (BMPs) to control dust during construction. These practices shall be incorporated into the project and include:

- Application of water on disturbed soils and unpaved roadways a minimum of three times per day
- Using track-out prevention devices at construction site access points
- Stabilizing construction area exit points
- Covering haul vehicles
- Restricting vehicle speeds on unpaved roads to 15 miles per hour
- Replanting disturbed areas as soon as practical and other measures as deemed appropriate to the site, to control fugitive dust

Discussion: Pursuant to Exhibit E, the Air Quality Management District has determined that this condition of approval will be satisfied prior to and during future lot development. Conditions 11 through 14 shall be implemented during the construction phase of the project and shall be noted on grading plans.

12. Prior to grading permit issuance, a fugitive dust plan shall be submitted to the Air Quality Management District (AQMD) for review and approval.

Discussion: Pursuant to Exhibit E, the Air Quality Management District has determined that this condition of approval will be satisfied prior to and during future lot development. A fugitive dust plan shall be submitted and approved by the AQMD prior to grading permit issuance.

13. Burning of vegetative wastes that result from "Land Development Clearing" must be permitted through the District Rule 300 Open Burning. Only vegetative waste materials are permitted to be disposed of using an open outdoor fire.

Discussion: Pursuant to Exhibit E, the Air Quality Management District has determined that this condition of approval will be satisfied prior to and during future lot development. Condition 13 shall be implemented during the construction phase of the project and shall be noted on grading plans.

14. The applicant shall adhere to District Rule 224 Cutback and Emulsified Asphalt Paving Materials.

Discussion: Pursuant to Exhibit E, the Air Quality Management District has determined that this condition of approval will be satisfied prior to and during future lot development. Condition 14 shall be implemented during the construction phase of the project and shall be noted on grading plans.

Department of Transportation

15. **Road Design Standards:** The applicant shall construct or verify all roads in conformance with the Design and Improvements Standard Manual (DISM), as shown in Table 1. The improvements shall be completed to the satisfaction of the Department of Transportation (DOT) or the applicant shall obtain an approved improvement agreement with security, prior to the recordation of the final map: (the requirements outlined in Table 1 are minimums)

ROAD NAME	DESIGN STANDARD PLAN	ROAD WIDTH* / SHOULDER WIDTH	RIGHT OF WAY**	EXCEPTIONS /NOTES
Monte Vista Road (onsite)	Std Plan 101C (to match existing)	24ft / 1ft	50ft	Match existing

* Road widths are measured from curb face to curb face or edge of pavement to edge of pavement if no curb (traveled way). Curb face for rolled curb and gutter is 6" from the back of the curb.

** Non-exclusive road and public utility easements included.

Discussion: The Department of Transportation has verified that Monte Visa Drive is 29 feet wide in conformance with this condition of approval in a letter dated May 4, 2009 (Exhibit F).

16. **Drainage, Cross-Lot:** Cross lot drainage shall be avoided. When cross lot drainage does occur, it shall be contained within dedicated drainage easements, and included in the County Service Area Zone of Benefit (ZOB), Home Owners Association, or other entity acceptable to the County. This drainage shall be conveyed via closed conduit or v-ditch, to either a natural drainage course of adequate size or an appropriately sized storm drain system within the public roadway. The site plans shall show drainage easements for all on-site drainage facilities.

Discussion: No cross-lot drainage or on-site drainage facilities are proposed.

17. **Drainage Easements:** The site plans shall show drainage easements for all on-site drainage courses and facilities prior to filing of the map.

Discussion: No on-site drainage courses or facilities are proposed.

18. **Easements:** All applicable existing and proposed easements shall be shown on the project plans prior to filing of the map.

Discussion: All applicable easements are shown on the final map, Exhibit D.

19. **Water Quality Stamp:** All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to Sacramento County Standard Drawing 11-10. All stamps shall be approved by the El Dorado County inspector prior to being used.

Discussion: No water quality stamps are required for the project.

20. **Construction Hours:** Construction activities shall be conducted in accordance with the County Health, Safety, and Noise Element and limited to the daylight hours between 7:00 a.m. and 7:00 p.m. on any weekday, and 8:00 a.m. and 5:00 p.m. on weekends and federal holidays.

Discussion: This condition of approval will be complied with during future lot development. This condition shall be noted on all construction and improvement plans.

21. **DISM Consistency:** The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual from the County Department of Transportation, and pay all applicable fees prior to filing of the final map.

Discussion: No improvements are required for the map.

22. **Road Improvement Agreement & Security:** The developer shall enter into a Road Improvement Agreement (RIA) with the Department of Transportation for all roadway, frontage, and intersection improvements. The developer shall complete the improvements to the satisfaction of DOT or provide security to guarantee performance of the RIA as set forth within the County of El Dorado Subdivision Division Ordinance, prior to filing of the map.

Discussion: No improvements are required for the map.

23. **Import/Export Grading Permit:** Any import, or export to be deposited or borrowed within El Dorado County, shall require an additional grading permit for that offsite grading.

Discussion: No import/export of soil is proposed for the project.

24. **Grading Permit / Plan:** If more than 50 cubic yards of earth movement are required for improvements, a grading permit will be required. The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Department of Transportation for review and approval. The plan shall be in conformance with the County of El Dorado "Design and Improvement Standards Manual", the "Grading, Erosion and Sediment Control Ordinance", the "Drainage Manual", the "Off-Street Parking and Loading Ordinance", and the State of California Handicapped Accessibility Standards. All applicable plan check and inspection fees shall be paid at the time of submittal of improvement plans. The improvements and grading shall be completed to the satisfaction of DOT prior to occupancy clearance.

Discussion: Grading permit number 192755 was issued by the Department of Transportation on April 22, 2009.

25. **Grading Plan Review:** Grading and improvement plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the Department of Transportation. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the Department of Transportation shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. Grading plans shall incorporate appropriate erosion control measures as provided in the El Dorado County Grading Ordinance and El Dorado County Storm Water Management Plan. Appropriate runoff controls such as berms, storm gates, detention basins, overflow collection areas, filtration systems, and sediment traps shall be implemented to control siltation, and the potential discharge of pollutants into drainages.

Discussion: No grading or improvements are proposed for the map.

26. **RCD Coordination:** The timing of construction and method of revegetation shall be coordinated with the El Dorado County Resource Conservation District (RCD). If grading activities are not completed by September, the developer shall implement a temporary grading and erosion control plan. Such temporary plans shall be submitted to

the RCD for review and recommendation to the Department of Transportation. The Department of Transportation shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.

Discussion: No grading or improvements are proposed for the map.

27. **Soils Report:** At the time of the submittal of the grading or improvement plans, the applicant shall submit a soils and geologic hazards report (meeting the requirements for such reports provided in the El Dorado County Grading Ordinance) to, and receive approval from the El Dorado County Department of Transportation. Grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations and address, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water, pavement section based on TI and R values, and recommended design criteria for any retaining walls.

Discussion: No grading or improvements are proposed for the map.

28. **Drainage Study / SWMP Compliance:** The applicant shall provide a drainage report at time of improvement plans or grading permit application, consistent with the Drainage Manual and the Storm Water Management Plan, which addresses storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Department of Transportation. The Drainage Study must demonstrate the subject property has adequate existing and proposed storm drainage facilities. At a minimum, the drainage study, plans, and calculations shall include the following:

- The site can be adequately drained;
- The development of the site will not cause problems to nearby properties, particularly downstream sites;
- The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow more than the pre-development 10-year storm event or cause a hazard or public nuisance. Detention shall be required if said condition is not met or demonstrate that there are no downstream impacts.
- The ultimate drainage outfall of the project.

The improvements shall be completed to the approval of the Department of Transportation, prior to the filing of the final map or the applicant shall obtain an approved improvement agreement with security.

Discussion: No grading or improvements are proposed for the map.

29. **NPDES Permit:** At the time that an application is submitted for improvement plans or a grading permit, and if the proposed project disturbs more than one acre of land area (43,560 square feet), the applicant shall file a "Notice of Intent" (NOI) to comply with the Statewide General NPDES Permit for storm water discharges associated with construction activity with the State Water Resources Control Board (SWRCB). This condition is mandated by the Federal Clean Water Act and the California Water Code. A filing form, a filing fee, a location map, and a Storm Water Pollution Prevention Plan (SWPPP) are required for this filing. A copy of the Application shall be submitted to the

County, prior to building permit issuance, and by state law must be done prior to commencing construction.

Discussion: No grading or improvements are proposed for the map. The project will not disturb more than one acre of land area.

30. **Electronic Documentation:** Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to DOT with the drainage report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.

Discussion: No improvements are required for the map.

31. **TIM Fees:** The applicant shall pay the traffic impact fees in effect at the time a building permit is deemed complete.

Discussion: TIM fees will be paid prior to building permit issuance for future lot development.

El Dorado County Fire Protection District

32. A plan check fee of \$120.00 shall be submitted to the El Dorado County Fire Protection District (EDC FPD) prior to improvement plan approval.

Discussion: All fees related to this condition of approval have been paid.

33. Prior to final map filing, documentation from EID shall be submitted to the EDC FPD demonstrating that the two existing fire hydrants serving the project site will meet the required fire flow of 1,000 gpm at 20 psi for two hours.

Discussion: Submitted EID documentation has been reviewed and approved by the Fire District.

34. A fire safe management plan, acceptable to the EDC FPD and the California Department of Forestry and Fire Protection, shall be prepared and implemented. A letter of compliance with this condition shall be submitted by the fire district to Planning Services prior to filing the map.

Discussion: Because of the project's location within an existing subdivision adjacent to a golf course and existing residences, a fire safe plan waiver letter was prepared by Bill Draper, Registered Professional Forester, and reviewed and approved by the EDC FPD and California Department of Forestry and Fire Protection (CAL FIRE).

Surveyor's Office

35. All survey monuments must be set prior to the presentation of the final map to the Board of Supervisors for approval, or the developer shall have surety of work to be done by bond or cash deposit. Verification of set survey monuments, or amount of bond or deposit to be coordinated with the County Surveyors Office.

Discussion: *As shown on the final map (Exhibit D), all survey monuments have been set. This was confirmed in a letter from the Surveyor's Office (Exhibit H) dated July 13, 2009.*

S:\DISCRETIONARY\TM2007\TM07-1460-F\TM07-1460-F Exhibit C.doc

Monte Vista Subdivision

PARCEL 2 OF P.M. 41-88, ALSO BEING A PORTION OF THE SOUTH EAST 1/4 OF SECTION 12, T. 19 N., R. 11 E., MD.M. COUNTY OF EL DORADO STATE OF CALIFORNIA MAY, 2009 SHEET 1 of 2

OWNER'S STATEMENT

THE UNDERSIGNED OWNER OF RECORD TITLE INTEREST, HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP FILED IN BOOK _____ AT PAGE _____ OF SUBDIVISIONS OF OFFICIAL RECORDS OF THE COUNTY OF EL DORADO.

(PRINTED NAME & TITLE) _____ (PRINTED NAME & TITLE)

COUNTY SURVEYOR'S STATEMENT

I HAVE EXAMINED THE MAP THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF. ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH. I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DATE: _____
DANIEL S. RUSSELL L.S. 5017 LICENSE EXPIRES 12-31-09
COUNTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA

BY: _____
RICHARD L. BRINER L.S. 5004 LICENSE EXPIRES 06-30-09
DEPUTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA

DEVELOPMENT SERVICES DIRECTOR'S STATEMENT

I HEREBY CERTIFY THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP APPROVED ON AUGUST 20, 2008 BY THE BOARD OF SUPERVISORS AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVAL HAVE BEEN SATISFIED.

BY: _____
ROGER TROUT
PLANNING SERVICES, DEPUTY DIRECTOR
COUNTY OF EL DORADO, CALIFORNIA

BOARD CLERK'S STATEMENT

I, SUZAN ALLEN DE SANCHEZ, HEREBY STATE THAT THE BOARD OF SUPERVISORS, BY ORDER, ON _____ ADOPTED AND APPROVED THIS FINAL MAP OF THIS SUBDIVISION AND ACCEPT ON BEHALF OF THOSE PUBLIC ENTITIES THAT WILL PROVIDE SERVICES, SUBJECT TO THE OFFERED FOR DEED, FOR THE OFFERED FOR DEED EASEMENTS AND LOT E WHICH ARE HEREBY REJECTED, AND DID ALSO ABANDON THE EASEMENT REFERENCED IN THE NOTES.

DATE: _____ BY: _____
SUZAN ALLEN DE SANCHEZ
CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF EL DORADO, CALIFORNIA

COUNTY ENGINEER'S STATEMENT

HEREBY STATE THAT NO CONSTRUCTION PLANS OR IMPROVEMENTS AGREEMENTS ARE REQUIRED FOR THIS SUBDIVISION.

DATED: _____
COUNTY ENGINEER
DEPARTMENT OF TRANSPORTATION
COUNTY OF EL DORADO, CALIFORNIA
REG. EXP. DATE: _____

COUNTY TAX COLLECTOR'S STATEMENT

I, C.L. BARETT, HEREBY STATE 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.

DATE: _____ BY: _____
C.L. BARETT
TAX COLLECTOR
COUNTY OF EL DORADO, CALIFORNIA

EXISTING ASSESSORS PARCEL NUMBER 845-009-00

NOTARY ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____) SS
ON _____ BEFORE ME, _____
NOTARY PUBLIC, PERSONALLY APPEARED _____, IDENTITY EVIDENCE TO BE THE PERSON WHO APPEARED TO ME ON _____, TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/HEY 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.

NOTARY ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____) SS
ON _____ BEFORE ME, _____
NOTARY PUBLIC, PERSONALLY APPEARED _____, IDENTITY EVIDENCE TO BE THE PERSON WHO APPEARED TO ME ON _____, TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/HEY 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.
NOTARY SIGNATURE _____
PRINT NAME _____
COMMISSION NO. _____ COMMISSION EXPIRES _____

MY PRINCIPAL PLACE OF BUSINESS IS _____ COUNTY _____

NOTARY ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____) SS
ON _____ BEFORE ME, _____
NOTARY PUBLIC, PERSONALLY APPEARED _____, IDENTITY EVIDENCE TO BE THE PERSON WHO APPEARED TO ME ON _____, TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/HEY 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.

NOTARY ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____) SS
ON _____ BEFORE ME, _____
NOTARY PUBLIC, PERSONALLY APPEARED _____, IDENTITY EVIDENCE TO BE THE PERSON WHO APPEARED TO ME ON _____, TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/HEY 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.
NOTARY SIGNATURE _____
PRINT NAME _____
COMMISSION NO. _____ COMMISSION EXPIRES _____

MY PRINCIPAL PLACE OF BUSINESS IS _____ COUNTY _____

COUNTY RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____ 20____ AT _____ IN _____ COUNTY OF EL DORADO, CALIFORNIA, REQUEST OF EDWIN MATHEWS, SARA MATHEWS, GAIL BARNSTILL AND JOAN BARNSTILL TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION IS GUARANTEED BY TITLE CERTIFICATE NO. _____ PREPARED BY _____ INTERCOMPANY TITLE CO. AND IS ON FILE IN THIS OFFICE.

DOCUMENT NO. _____
WILLIAM E. SCHULTZ
COUNTY RECORDER, CLERK
COUNTY OF EL DORADO, CALIFORNIA
BY: _____ DEPUTY

Monte Vista Subdivision



PARCEL 2 OF P.M. 41-58, ALSO BEING A
 PORTION OF THE SOUTH EAST 1/4 OF
 SECTION 12, T. 19 N., R. 11 E., MD.M.
 COUNTY OF EL DORADO STATE OF CALIFORNIA
 MAY, 2009 1"=49'
 SHEET 2 of 2

CARLTON ENGINEERING INC.

LEGEND

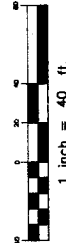
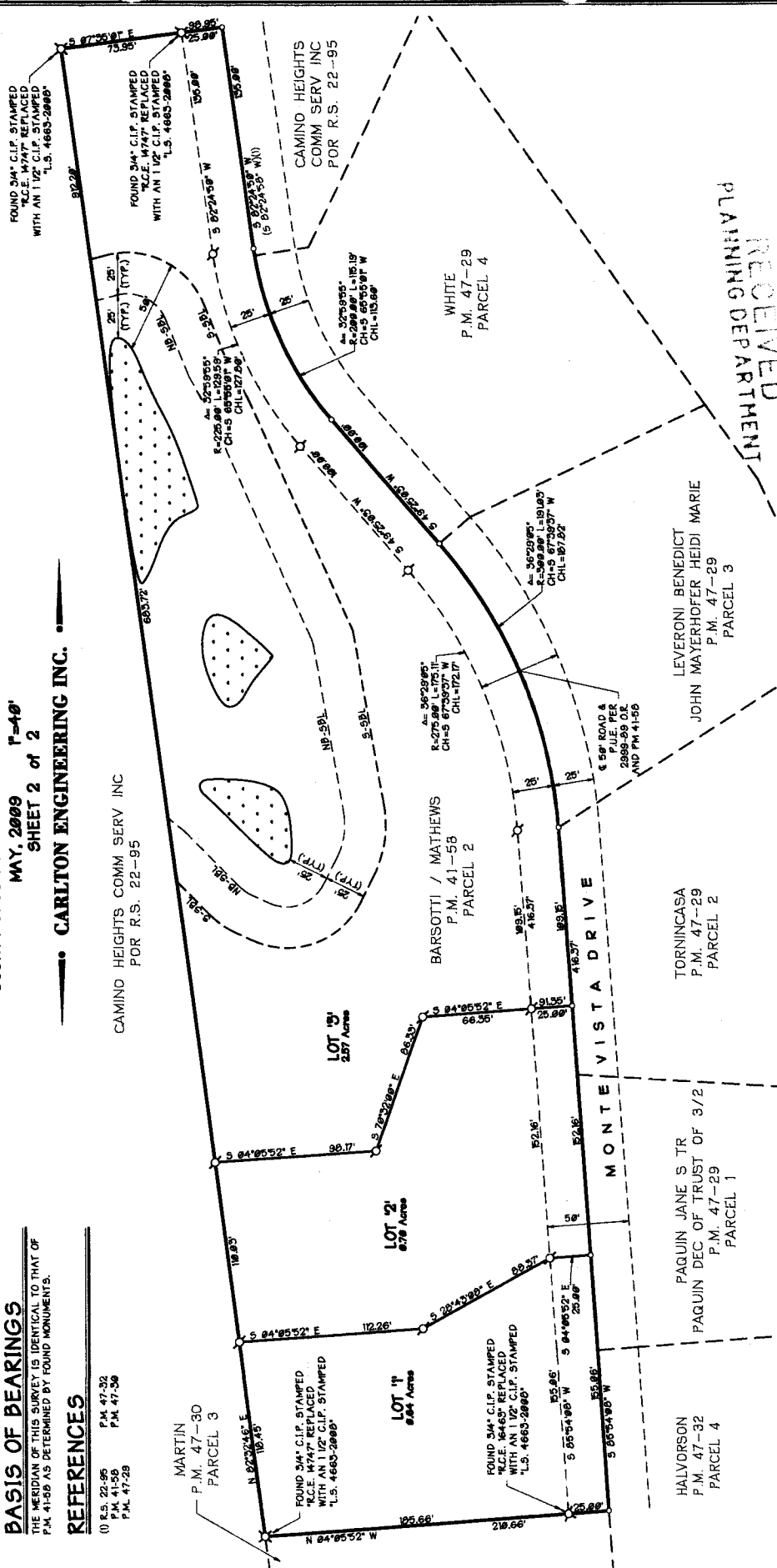
- DIMENSION POINT - NOTHING FOUND OR SET
- ⊕ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED
"L.S. 4663-2889"
- ⊗ SET 1 1/2" C.I.P. STAMPED "L.S. 4663-2889"
- ▭ NON-BUILDING SETBACK LINE FROM WETLAND AREAS
- ▭ 5-59L SEPTIC SYSTEM SETBACK LINE FROM WETLAND AREAS

BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO THAT OF
 P.M. 41-58 AS DETERMINED BY FOUND MONUMENTS.

REFERENCES

- ① R.S. 22-95 P.M. 47-32
- ② L.S. 4663-2889 P.M. 47-36
- ③ P.M. 47-29



1 inch = 40 ft.
 EXISTING ASSESSORS PARCEL NUMBER: 840-009-00

TM 07-1460 APPROVED 08-20-2009

TM 07-1460F

RECEIVED
 PLANNING DEPARTMENT

MAY 5 AM 8:26

EXHIBIT E

EL DORADO
COUNTY



ENVIRONMENTAL
MANAGEMENT
DEPARTMENT

Gerri Silva
M.S., REHS
Director

Environmental
Health

Air Quality
Management
District

Solid Waste &
Hazardous
Materials

Water Quality
& Protection

Tahoe Office/
Vector Control



PLACERVILLE
OFFICE

2850 Fairlane Ct.
Building 'C'

Placerville, CA 95667

Ph. 530.621.5300

Fax. 530.642.1531

Fax. 530.626.7130

SOUTH LAKE
TAHOE OFFICE

3368 Lake Tahoe Blvd.
Ste. 303

South Lake Tahoe, CA
96150

Ph. 530.573.3450

Fax. 530.542.3364

April 14, 2009

APR 15 AM 8:26
RECEIVED
PLANNING DEPARTMENT

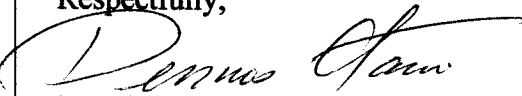
Carlton Engineering, Inc.
Attn: Ted Woessner, Senior L.S.I.T.
3883 Ponderosa Road
Shingle Springs, CA 95682

SUBJECT: TM 07-1460 – Monte Vista Subdivision – Conditions of Approval

On April 7, 2009, the El Dorado County Air Quality Management District (AQMD) received an e-mail from Mr. Ted Woessner, Carlton Engineering, Inc., requesting a "sign off" or verification letter from the AQMD stating the conditions placed on the map have been satisfied to a degree that allows the map to be approved by the Board of Supervisors and recorded. Therefore, it is the AQMD's position that condition numbers 11 through 14 are not applicable to the recordation of Tentative Map TM 07-1460 – Monte Vista Subdivision. Condition numbers 11 through 14 as approved by the El Dorado County Planning Commission on August 28, 2008 for TM 07-1460 – Monte Vista Subdivision will be satisfied prior to and during the construction of said project.

If you have any question to the above comment, please do not hesitate to contact this office at 621-6662.

Respectfully,


Dennis Otani, Senior Air Quality Specialist
Air Quality Management District

DMO:do

Enclosure

Cc: Jason Hade, El Dorado County Planning Services Division
File TM 07-1460 – Monte Vista Subdivision

h:\apcd\landuse\2009\planning\041409TedWoessnerCarltonEngineeringTM07-1460MonteVistaSubdivisionCaminoSignoff

www.co.el-dorado.ca.us/emd

TM 07-1460F

09-1021.A.14

EXHIBIT F



**COUNTY OF EL DORADO
DEPARTMENT OF TRANSPORTATION**



INTEROFFICE MEMORANDUM

Date: May 4, 2009

To: Jason Hade, Senior Planner, Planning Services, DSD

From: Gregory Hicks, Senior Civil Engineer, Land Development Section, DOT

Via: Eileen Crawford, Supervising Civil Engineer

Subject: Monte Vista Final Map, TM 07-1460

I have reviewed the Final Map and have found that the conditions of approval, and the final map to be in general conformance with the requirements that the Land Development Section imposed on the tentative map.

EXHIBIT G



**EL DORADO COUNTY
FIRE PROTECTION DISTRICT**
P.O. Box 807/4040 Carson Road / Camino, CA 95709
(530) 644-9630 Fax (530) 644-9636

December 11, 2008

El Dorado County Surveyors Office
3000 Fair Lane
Placerville, CA 95667

Re: TM 07-1460, APN 048-620-08

To whom it may Concern:

Please be advised that I have reviewed the Conditions of Approval for the above referenced map, and have found that all of our conditions have been met.

Sincerely,
Gary E. Baldock
Deputy Fire Marshal

Cc: File

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PLANNING DEPARTMENT
MAY -5 AM 8:26

TM 07-1460F

EXHIBIT H

COUNTY OF EL DORADO COUNTY SURVEYOR INTERDEPARTMENTAL MEMORANDUM

DATE: July 13, 2009

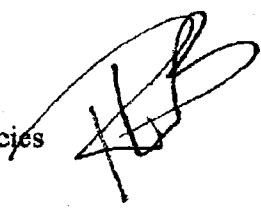
TO: Jason Hade, Project Planner, El Dorado County Planning Services

FROM: Rich Briner, Deputy Surveyor

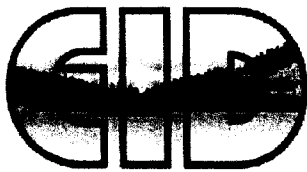
SUBJECT: TM 07-1460 / Monte Vista Subdivision

This memo is to inform you that Monte Vista Subdivision final map is in our office and that all the signatures required by the Subdivision Map Act are on the map. We believe the map is ready for approval by the Board of Supervisors.

If you have any questions, please call the Surveyors office at extension 5440.



09 JUL 13 AM 10:11
RECEIVED
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El Dorado Irrigation District

METER AWARD LETTER

This serves as an award for:

Date: March 6, 2009

- SUBDIVISION
- PARCEL SPLIT
- OTHER

APPLICANT/S NAME AND ADDRESS	PROJECT NAME, LOCATION & APN
-------------------------------------	---

<u>Barsotti 2000 Family Trust & Mathews Family Tr</u>	<u>Monte Vista Split</u>
<u>2239 Hidden Valley Lane</u>	<u>Camino, CA</u>
<u>Camino, CA 95709</u>	<u>APN:048-620-08</u>

This METER AWARD LETTER is issued to the - OWNER / AGENT (Circle one)
Note: If the agent is making the application, a duly notarized authorization must be attached.

FOR SUBDIVISIONS - Applicant has met the following requirements:

1. District has approved the final Facility Plan Report.
2. Applicant submits verification of a valid Tentative Parcel Map from the County/City.
3. Applicant has satisfied all applicable engineering, environmental, right-of-way, and bonding requirements.
4. Applicant has paid all applicable water and wastewater fees, connection charges, and Bond Segregation Fees if applicable.
5. Applicant has satisfied all other District requirements.

FOR PARCEL SPLITS - Applicant has met the following requirements for a Parcel Split:

1. Applicant submits Facility Improvement Letter.
2. Applicant completes Water Service Application form.
3. Applicant submits verification of a valid Tentative Parcel Map from the County/City.
4. Applicable water/wastewater connection fees paid.
5. Applicant pays Bond Segregation Fees; if applicable.
6. Bond Requirements (e.g. Performance/Guarantee) have been met if applicable.

The District hereby grants this award for:

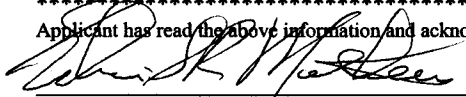
TM 07-1460F

WATER: 2 EDUs (Equivalent Dwelling Unit).
 RECYCLED WATER 0 EDUs (Equivalent Dwelling Unit).
 WASTEWATER: 0 EDUs (Equivalent Dwelling Unit).
 Work Order No: 101112
 (3 lot parcel split- 1 existing 3/4" water service)

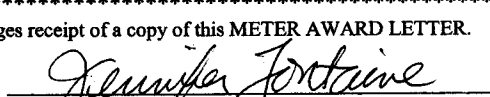
Comments: Building Permits will not be signed off until released by EID Inspection. Water meters will not be installed until the final map has been approved, new parcel numbers and addresses have been assigned and a release has been obtained from EID Inspection.

It is the property owner's responsibility to notify the District upon final map.

Applicant has read the above information and acknowledges receipt of a copy of this METER AWARD LETTER.



 Owner/Applicant Signature



 Customer and Development Services