

Agenda of: March 3, 1999

Item No.: 5.1.  
e

Staff: Daniel Uhlar

## **STAFF REPORT - PARCEL MAP**

**FILE NUMBER:** P98-12 (Transvest Inc.)

**APPLICANT:** Transvest Inc./Garretson Mortgage

**AGENT:** Gene Thorne & Associates, Inc.

**REQUEST:** A tentative parcel map creating four (4) parcels ranging in size from 9.65 to 10 acres on an approximate 40 acre site (Exhibit D). Design waivers have been requested for the following:

- a. Allow a dead-end road longer than the maximum of 500 feet in length.
- b. Allow roadway width of 20 feet in-lieu of the standard 24-foot requirement.

**LOCATION:** On the west side of Miners Trail, approximately 1/3 of a mile from the intersection with Sweeney Road in the Somerset area. (Exhibit A)

**APN:** 093-021-71

**ACREAGE:** 39.65 acres

**GENERAL PLAN:** Rural Residential - Platted Lands (RR-PL) (Exhibit B)

**ZONING:** Estate Residential Ten-Acre Zone District (RE-10) (Exhibit C)

**ENVIRONMENTAL DOCUMENT:** Mitigated Negative Declaration prepared

**SUMMARY RECOMMENDATION:** Denial

**BACKGROUND:** The project site was included in a "General Plan Hot Bucket" item request that was approved by the Planning Commission in August 3, 1995, on a 4-0-1 vote to allow a land use designation of Rural Residential. Planning Staff recommended to the Board of Supervisors thereafter that the designation should be Natural Resources, since the property involved 80 acres and did not satisfy the intent of the Platted Lands designation, that was intended for isolated areas consisting of contiguous existing smaller parcels in the Rural Region where such smaller parcels are considered inappropriate.

The General Plan designation includes a *Platted Lands* overlay classification as briefly mentioned in the Background section. According to General Plan Policy 2.2.2.3 the purpose of Platted Lands is as follows:

*“ Provide and overlay designation to identify isolated areas consisting of contiguous existing smaller parcels in the Rural Regions where the existing density level of the parcels would be an inappropriate land use designation for the area based on the capability constraints and/or based on the existence of important natural resources. The PL designation shall be combined with a land use designation which is indicative of the typical parcel size located within Platted Land boundaries. The existence of the PL overlay cannot be used as a criterion or precedent to expand or establish new incompatible land uses.”*

**Discussion:** The proposed parcel map does have the potential to establish incompatible land uses with respect to the timber preserves that are evident within the area. This request is contrary to the objective of General Plan Policy 2.2.2.3 and thus is not consistent with the General Plan.

The issue of adequate access to the subject property has not been resolved to the satisfaction of the Pioneer Fire Protection District as provided in their letter to the Planning Department that is addressed later in the staff report under the Agency/Committee comments section provided later in the staff report. The specific General Plan policies that are not fully addressed by this parcel map request are Policies 5.7.2.1, and 5.7.3.1 as provided in the following

Policy 5.7.2.1

*“ Prior to approval of new development, the responsible fire protection district shall be requested to review all applications to determine the ability of the district to provide protection services. The ability to provide protection to existing development shall not be reduced below acceptable levels as a consequence of new development. Recommendations such as the need for additional equipment, facilities, and adequate access may be incorporated as conditions of approval.”*

**Discussion:** The Planning Department has reviewed the project access through a field visit with DOT and totally concurs with the Pioneer Fire Protection District that the proposed parcel map request does provide for sufficient access and turnaround areas to accommodate emergency vehicle equipment in the event of a wildland fire within the area.

The Planning Staff also has concerns regarding the ability to provide adequate access for law enforcement personnel who may be required to provide periodic services to residents of the area, but need to rely on adequate access to be provide consistent levels of law enforcement in the event of an emergency as recommended in General Plan Policy 5.7.3.1:

*“ Prior to project approval of new development, the Sheriff’s Department shall be requested to review all applications to determine the ability of the department to provide protection services. The ability to provide protection to existing development shall not be reduced*

The parcel map request will be reviewed by the Agricultural Commission either to determine if there is any land use incompatibility involving the proposed request.

The western boundary of the subject property would be required to adhere to the provisions of General Plan Policy 8.4.1.2, that provides for the following language:

*" A permanent setback of at least 200 feet shall be provided on parcels located adjacent to lands identified as timber production zones designated Natural Resource and/or lands zoned Timberland Preserve Zone (TPZ). These setback areas shall be included in the zoning ordinance and shall be delineated on newly recorded parcel or subdivision maps. The Agricultural Commission may recommend a lesser setback to a minimum of 100 feet.*

*Projects located within a Community Region or Rural Center planning concept area shall maintain a minimum setback of 50 feet.*

*All setbacks are measured from the property line."*

**Discussion:** The Agricultural Commission reviewed this policy at their February 10 meeting and the results of those deliberations could not be provided prior to the deadline for the completion of this staff report. The Planning Staff will prepare a memorandum for the review of the Zoning Administrator prior to the March 3 public hearing on the parcel map request.

The subject property appears to be within the boundaries of the Winter Range of the Deer Migration and Migration Corridor based on the review of Exhibit V-8-4 of the General Plan EIR. The size of the parcels to be created (i.e., 10 acres) may have a potential impact on wildlife dispersal and migration corridors, based on Department of Fish and Game's preference for 20 acre parcels to protect migration corridors and the language of General Plan Policy 7.4.2.2, that reads as follows:

*" Where critical wildlife areas and migration corridors are identified during review of projects, the County shall protect the resources from degradation by requiring all portions of the project site that contain or influence said areas to be retained as non-disturbed natural areas through mandatory clustered development on suitable portions of the project site or other means such as density transfers if clustering cannot be achieved. The setback distance for designated or protection migration corridors shall be determined as part of the project's environmental analysis. The intent and emphasis of the Open Space land use designation and of the non-disturbance policy is to ensure continued viability of contiguous or interdependent habitat areas and the preservation of all movement corridors between related habitats. The intent of mandatory clustering is to provide a mechanism for natural resource protection while allowing appropriate development of private property."*

**Discussion:** The subject property is therefore within the boundaries the winter range of the deer migration, based on the review of the General Plan EIR. The above General Plan policy essentially requires some form of mitigation to address the need to protect wildlife areas and migration corridors from further degradation. The Planning Staff would offer that potential mitigation could be provided by requiring minimum parcel sizes of 20 acres, as opposed to the 10 acres proposed in this parcel map request.

**NOTE:** If the project is located within or adjacent to an area which may have an impact on wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.), the project must be referred to California Department of Fish and Game. In accordance with State Legislation (AB3158), you will be required to pay a fee of \$1,285 after approval of your application prior to the County filing the Notice of Determination on your project. This fee, less \$35 processing fee, is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the State's fish and wildlife resources.

If the project is found to be de minimis (having no effect on fish and game resources or otherwise Statutorily/Categorically Exempt), only the \$35 processing fee is required by the County Recorder to file the Notice of Exemption or Notice of Determination and Certificate of Fee Exemption with the State.

Based on the findings in the staff report, a fee in the amount of \$1,285 is required prior to filing of the environmental document on your project, should the project be approved.

### RECOMMENDATION

1. Denial of the design waivers and tentative map based on the findings as provided in Attachment # 1.

Should the Zoning Administrator determine the project can be approved the following actions would be necessary:

1. Adoption of the Mitigated Negative Declaration based on the Initial Study prepared by staff.
2. Approval of the tentative map as the required findings can be made as noted in Attachment 1 based on the analysis in the staff report, and the modification of the project to include conditions itemized in Attachment 2.
3. Approval of the following design waivers since appropriate findings have been made as noted in Attachment 1.

### SUPPORT INFORMATION

#### Attachments To Staff Report:

Attachment 1	-	Findings
Attachment 2	-	Conditions of Approval
Exhibit A	-	Vicinity Map
Exhibit B	-	General Plan Land Use Map
Exhibit C	-	Zoning Map
Exhibit D	-	Tentative Parcel Map
Exhibit E	-	Assessor Parcel Map
Exhibit F	-	Environmental Checklist and Discussion of Impacts



## ATTACHMENT 1 FINDINGS

### FILE NUMBER P98-12 (FINDINGS FOR DENIAL)

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the staff report and evidence in the record, the following findings can be made for denial of the project:

1. The proposed tentative map, including design and improvements, is not consistent with the General Plan policies and land use map.
2. The proposed tentative map does not conform with the applicable standards and requirements of the County's zoning regulations and the Minor Land Division Ordinance -Section 3 (A) (12).
3. The site is not physically suitable for the proposed type and density of development.
4. The proposed project is not consistent with the California Fire Safe Regulations.
4. The design of the division or the proposed improvements are likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitats. A de minimis finding cannot be found for the proposed project.
6. The design of the division or type of improvements is likely to cause serious public health or safety hazards.
7. The designs of the division or the improvements are not suitable to allow for compliance of the requirements of Section 4291 of the Public Resource Code (Section 4291 establishes criteria for fire and fuel breaks around buildings). The design of the division or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed division.

### DESIGN WAIVERS (FINDINGS FOR DENIAL)

1. There are no special conditions for circumstances peculiar to the property proposed to be divided which would justify the adjustment or waiver.
2. Strict application of County design and improvement requirements would not cause extraordinary and unnecessary hardship in developing the property.
3. The adjustment or waiver(s) would be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public.

**ATTACHMENT 2**  
**CONDITIONS OF APPROVAL**

**FILE NUMBER P98-12**

Should the Zoning Administrator approve the parcel map request the following conditions shall apply to the project:

**MITIGATION MEASURES**

The following mitigation measures are required as a means to reduce potential significant environmental effects to a level of insignificance. Should the project be approved:

1. The proposed parcel map shall provide for 20-acre parcels.

**CONDITIONS OF APPROVAL**

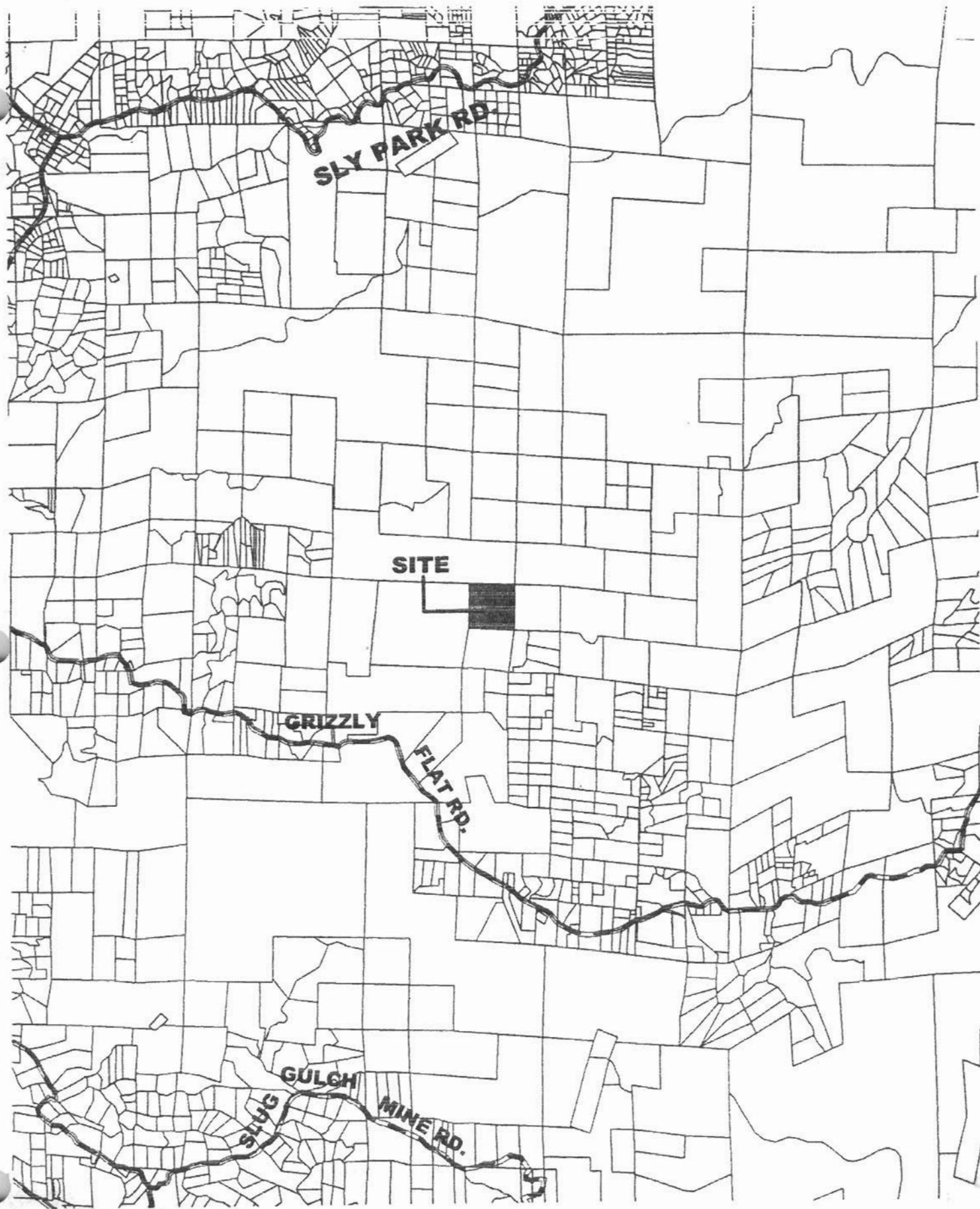
**Department of Transportation**

1. Improvement plans for on-site and off-site road improvements shall be prepared by a registered civil engineer and shall be subject to County Department of Transportation (DOT) approval.
2. A grading permit and an encroachment permit shall be obtained from DOT prior to the commencement of road construction.
3. All grading and erosion control shall be in conformance with the requirements of Chapter 15.14 of the El Dorado County Code, Grading, Erosion and Sediment Control Ordinance. A letter of compliance from the local enforcement agency shall be submitted to the Surveyor's Office prior to filing the map.
4. An irrevocable offer of dedication of 25 feet from the centerline of the access road and public utility easement, (and 60-foot radius for the cul-de-sac), including all slope easements, shall be shown on the parcel map.

**Special Conditions (DOT)**

5. The proposed parcel map request is subject to improving the on-site road easements to Standard Plan 101C. Said improvements to the unnamed access road shall consist of widening the existing road to provide a 24-foot wide graveled roadway, with 2-foot shoulders.
6. The off-site roads shall be improved to Standard Plan 101 C. Said improvements to Miners Trail, Old Schoolhouse Road from the subject property to Grizzly Flat Road, shall consist of widening the existing road to provide an 18-foot-wide graveled roadway with 2-foot shoulders.

*2.2 Miles*



**FILE NO. PM98 - 12**

**VICINITY MAP**

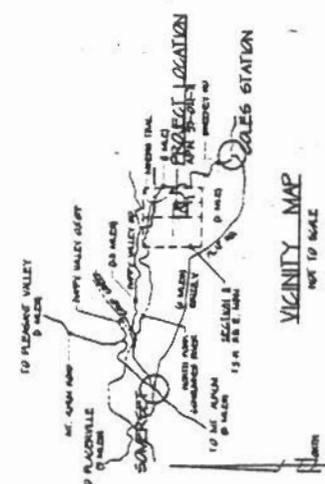
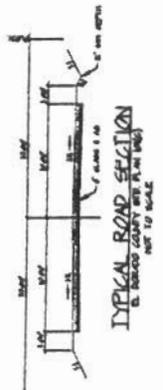
**EXHIBIT A**



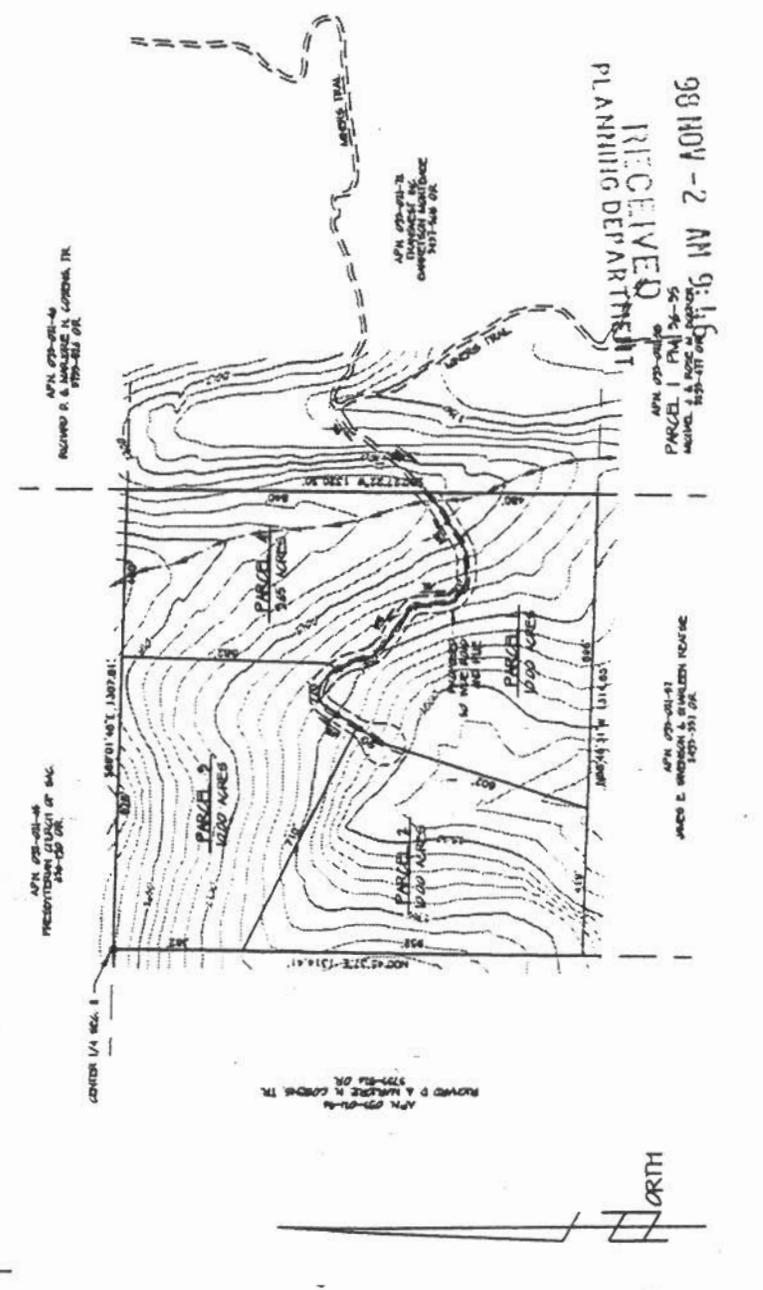
# TENTATIVE PARCEL MAP

- NOTES:**
1. DESIGN MARKERS REQUIRE TO BE LAIN MAJOR OF THE LAND AND DESIGN MARKERS THAT BEEN REGISTERED AS FOLLWS:  
 (A) ALLEN ROAD END MARK LAYOUT WITH 500 FEET.  
 (B) ALLEN ROADWAY NORTH OF 10 FEET IN LOT OF 14 FEET.  
 (C) THE PRELIMINARY SURVEY PLAN & MARKERS FOR THE SUBDIVISION OF PARCELS AND INTERESTS.

**PREVIOUS LAND DIVISION ACTIVITY:**  
 THE INTERESTS OF RECORD SHOWN HERE TO THE SUBJECT PROPERTY, APR. 25-28-23, COINCIDE WITH THE PARCELS THAT WERE ALREADY SUBDIVIDED THAT OCCURRED IN EARLY 1900'S THAT WERE MADE TO COMPLY WITH THE REQUIREMENTS OF FEDERAL TITLE. THE PARCELS IDENTIFIED BY COINCIDENCE FOR THE PARCELS THAT OCCURRED IN EARLY 1900'S AT PARCELS 500 AND 1000, ARE NOT RESPECTFUL.



- GENERAL NOTES:**
- 1. THIS MAP WAS PREPARED BY THE ENGINEER, ARCHITECT, AND SURVEYOR, AND IS A TENTATIVE PARCEL MAP FOR THE PURPOSES OF THE PLANNING DEPARTMENT.
  - 2. THE ENGINEER, ARCHITECT, AND SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.
  - 3. THE ENGINEER, ARCHITECT, AND SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.
- NAME OF APPLICANT:**  
 RICHARD P. & MARLENE N. CORDELL, TR.
- DATE OF PREPARATION:**  
 APRIL 27, 1984
- SCALE:**  
 1" = 100'
- ADJACENT PARCELS:**  
 TO THE NORTH: PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.



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 PLANNING DEPARTMENT  
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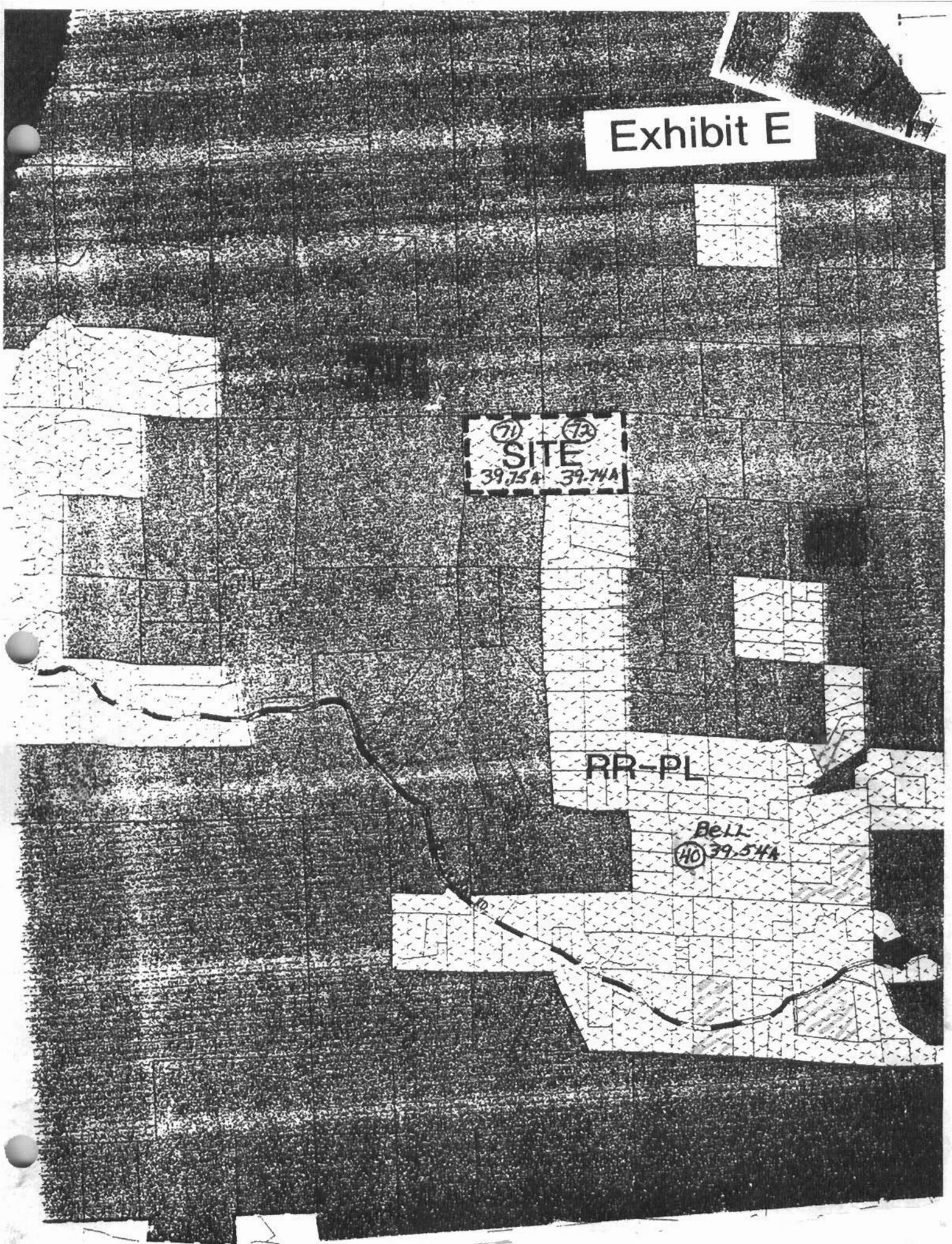
EXHIBIT D  
 P98-12

Exhibit E

71 72  
SITE  
39.75A 39.74A

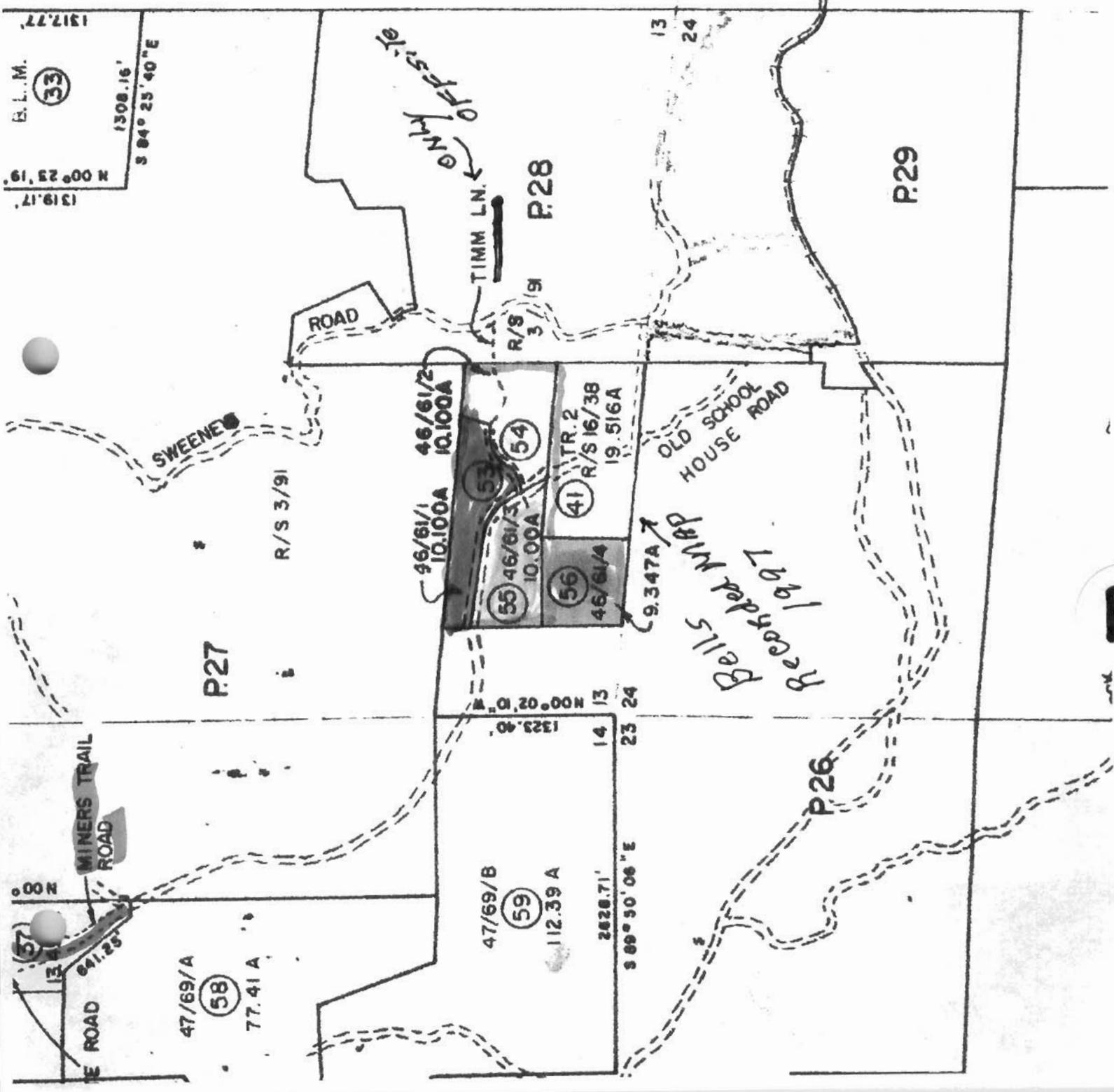
RR-PL

BELL  
40 39.54A





BK. 41





Sweeney Rd

ATM  
LANE



Please return all four signed copies and other information; submit to the Planning Division, County Office Center, Placerville, California 95667, with fifteen (15) copies of tentative parcel map.

Filing fee: Payable to El Dorado County

Filed: 10/11/90 Fee: 422<sup>00</sup> Receipt No.: 10788 Application Received By: Don T

Location (nearest road, town and area): Sweeney Road; Somerset; Willow Creek Area  
1/4 mi north/northwest of sweeney road & old schoolhouse Road intx.

Assessor's Parcel No(s): 093-040-40-1-0 Number of Lots: 4

Property Area: 40 Acres/~~Sq Ft~~ Sec. 13 Township 9N Range 12E Zone RE-10

Name of Property Owner: Timmie Lee Bell Phone No. 622-2824 oper 12

Address: P.O. BOX 807 EL Dorado CA. 95623 7am-3pm  
(Street) P.O. Box 101, 177. Auburn 95656 (City) (State and Zip Code)

Name of Surveyor or Engineer: Sheldon Land Surveying Phone No. (916) 349-8223

Address: 5777 Madison Avenue, Suite 1200 Sacramento, California 95841  
(Street) (City) (State and Zip Code)

Signature of [Signature] Authorized Agent: [Signature] Date: June 7, 1990

~~XXXXXXXXXXXX~~ Dennis E. Eubanks, 5777 Madison Ave., Suite 1110, Sacramento, CA 95841  
(916) 334-4660

OFFICE USE ONLY

ACTION ON ENVIRONMENTAL DOCUMENT: The Community Development Director, or a designated representative, has considered the Negative Declaration filed for this tentative parcel map and has considered comments received during the public review period and hereby /\_\_\_/approves, /\_\_\_/denies the Negative Declaration.

Action by: \_\_\_\_\_  
Date: \_\_\_\_\_

ACTION ON TENTATIVE PARCEL MAP: Will normally be within fifty (50) days of submittal.

APPROVED: with conditions and findings attached.

DENIED: with reason(s) attached.

Action by: [Signature]  
Date: December 5, 1991

Final Parcel Map conforming substantially to the approved tentative map to be recorded within thirty (30) months from the date of approval of the tentative map, otherwise it will be considered expired.

(Recorded in 97)  
9/18/97

FINDINGS/CONDITIONS P90-148 - PARCEL MAP HEARING DECEMBER 5, 1991

FINDINGS - Tentative Map P90-148

1. The proposed tentative map, including design and improvements, is consistent with the Somerset/Fairplay/Mt. Aukum Area Plan.
2. The proposed tentative map conforms with the applicable standards and requirements of the County's zoning regulations and the Minor Land Division Ordinance.
3. The site is physically suitable for the proposed type and density of development.
4. The proposed subdivision is not likely to cause substantial environmental damage.

CONDITIONS OF APPROVAL FOR P90-148

1. Subject to the payment of fees per Section 12.28.010 or 12.32, Road Improvement Fees, of the County Ordinance unless amended by the Board of Supervisors and then the amended ordinance will take precedence.
2. Improvement plans for on-site and off-site road improvements shall be prepared by a registered civil engineer and shall be subject to County Department of Transportation approval.
3. All grading and erosion control, including driveway construction, shall be in compliance with the requirements of Chapter 15.14 of the El Dorado County Code, Grading, Erosion and Sediment Control Ordinance. A letter of compliance from the local enforcement agency shall be submitted to the Surveyor's Office at the time of filing the parcel map.
4. An irrevocable offer of dedication of the 50-foot-wide road and public utility easements (and 60-foot radius for the cul-de-sac), including all slope easements, shall be shown on the parcel map.
5. The access road connection to Sweeney Road shall have a Type D intersection, as per El Dorado County Standard Plan 103 with a minimum sight distance of 250 feet from a point located 15 feet from the edge of pavement on Sweeney Road, or as approved by the Department of Transportation. An encroachment permit shall be obtained prior to performing any work within the County road right-of-way. This may require the relocation of utility guy wires.
6. Subject to improving road on-site road easements to Standard Plan 101-C. Said improvements shall be on Old School House

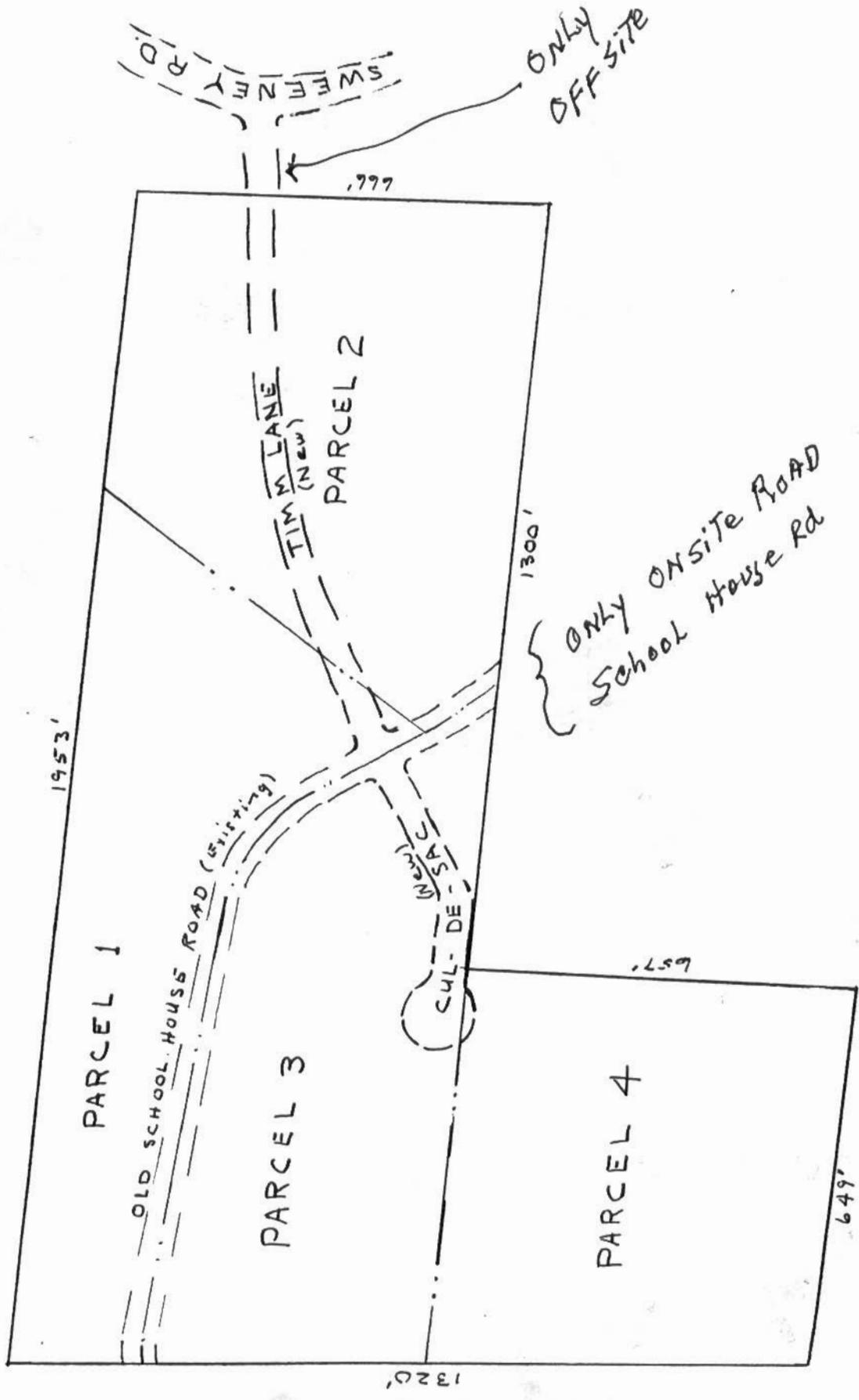
Road through proposed parcels 1, 2 and 3, and the unnamed access road along the west edge of proposed parcel 3 to proposed parcel 4 and the proposed road at the southeastern property line of proposed parcel 2..

7. Subject to improving a cul-de-sac turnaround at the northwestern corner of proposed parcel 4. Said improvements shall be constructed to Standard Plan 114, Type A.
8. Street signs, in conformance with Standard Plan 105(B-1) shall be installed at the intersection of the proposed road shown on the tentative parcel map and Sweeney Road.
9. A stop sign, per Standard Plan 105-A, shall be installed at the intersection of the proposed road shown on the tentative parcel map and Sweeney Road.
10. The off-site access road shall be improved to Standard Plan 101-C. The cost for the off-site improvements shall be limited to the cost of the on-site improvements.
11. Where the subdivider is required to make improvements on lands which neither the subdivider nor the County has sufficient title or interest to make such improvements, prior to the filing of any final map or parcel map, the subdivider shall submit to the Department of Transportation Director for approval:
  - a. A legal description prepared by a civil engineer or land surveyor of the land necessary to be acquired to complete the off-site improvements;
  - b. Improvement plans prepared by a civil engineer of the required off-site improvements;
  - c. An appraisal prepared by a professional appraiser of the cost of land necessary to complete the off-site improvements.

Prior to the filing of a final map or parcel map, the subdivider shall enter into an agreement pursuant to Government Code Section 66462.5 to complete the required off-site improvements, including the full costs of acquiring any real property interests necessary to complete the required improvements. In addition to the agreement, the subdivider shall provide a cash deposit, letter of credit, or other acceptable surety in an amount sufficient to pay such costs including legal costs subject to the approval of County Counsel.

12. Subject to Environmental Health approval as required in the Minor Land Division Ordinance.

13. The subdivision is subject to parkland dedication in-lieu fees of \$84.00 payable to the County Surveyor CSA 9, Zone of Benefit 1.
14. The subdivider shall be subject to a \$150.00 appraisal fee payable to El Dorado County Planning Division for the determination of parkland dedication in-lieu fees.
15. The applicant shall provide proof of access to the project site from a State- or County-maintained road together with the legal right to improve such access. Said proof shall be provided by and through a "Parcel Map Guarantee", which shall be submitted to the County Surveyor's Office with the first map check for the parcel map.
16. A letter of compliance, or agreement to comply, with the C.D.F. vegetation clearance requirements must be submitted to the County Surveyor, from the C.D.F., prior to recording the map.
17. The applicant shall record an agreement which requires a payment of school impact fees in the amount of \$7,198 per residential unit (adjusted annually for inflation as of July 1, 1991), pursuant to Board Resolution 220-91. Said agreement shall be in the form approved by County Counsel and recorded prior to recording the parcel map or final map. A copy of the recorded agreement shall be submitted to the Planning Division. The Planning Division shall forward a letter of compliance to the County Surveyor.
18. The developer shall file a separate road name petition, along with the applicable fee for each road within this project with the County Surveyor's Office by the time the first check prints are submitted for review for the new access road from Old School House Road to Sweeney Road.



SITE PLAN

TIM BELL'S  
SITE

ON-PA. HOUSE RD

SCHOOL



**WILLOW-MOUNTAIN HOMEOWNERS' ASSOCIATION**

Post Office Box 41, Grizzly Flats, California 95636

January 22, 1994

Dennis E. Eubanks  
 Attorney at Law  
 5777 Madison Avenue, Suite 630  
 Sacramento, California 95841

Re: Willow School Restoration

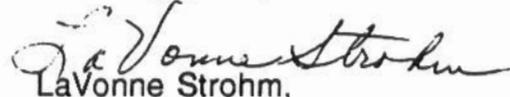
Dear Mr. Eubanks,

I apologize for my tardiness in answering your letter of December 16, 1993. Getting in touch with all committee members during the holiday rush was a slow process. Since then I had personal business in Los Angeles which was delayed as we experienced the earthquake and its aftermath.

I understand you are offering a total of \$4,000 to our Willow School Restoration Project in lieu of a requirement by the county to chip seal the road into your proposed four lots. There seems to be no objection from anyone in the Grizzly Flat/Sweeney Road area if the road into Mr. Bell's lots is not chip-sealed. If the elevation limits indicate a county concern about snow and ice, I would think a road at your sunlit elevation would be far less dangerous than the lower Grizzly Flat Road in the Stealy Fork curves, which is chip-sealed and causes so many disastrous accidents.

Our committee members, who represent the diverse geographic and demographic population in our area, agree they would be delighted to accept the donation from you and Mr. Bell for the Willow School Fund. Mr. Bell had mentioned a much larger "up-front" donation to the school restoration than you quoted in your letter. Although a larger amount earlier would be even more helpful to us, we certainly would be grateful for the donation you and he have offered of \$600 paid when the final parcel map is recorded, and \$850 as each parcel sells.

Sincerely yours,



LaVonne Strohm,  
 Chair, Willow School Committee

cc: Orin Stimers, President  
 Willow Mountain Homeowners Association  
 Timmie Lee Bell, Owner

JUN 13 1 37 PM '94  
 COUNTY CLERK'S OFFICE  
 EL DORADO COUNTY



PLACERVILLE OFFICE:

2850 FAIRLANE COURT  
PLACERVILLE, CA 95667  
(916) 621-5355  
FAX 622-1708

SOUTH LAKE TAHOE OFFICE:

3368 LAKE TAHOE BLVD., SUITE 301  
SOUTH LAKE TAHOE, CA 96150  
(916) 573-3449

November 8, 1995

Wayne C. Swart  
El Dorado Land Survey Co.  
3222 Royal Drive  
Cameron Park, CA 95682

Re: Expiration of Parcel Maps

Dear Wayne:

You have inquired as to the expiration of a number of maps. Due to the additional two years granted pursuant to Section 66452.11 of the Government Code, and the time extensions previously granted, the expiration dates have changed. The following is a list of the file number, approval date and current expiration date of each map.

P88-02 - Approved on June 3, 1993. Expiration date of December 3, 1995 extended by Sec. 66452.11 to **December 3, 1997**.

P88-96 - Approved on December 15, 1988. Expiration date of June 15, 1991 extended by water moratoria to June 15, 1994. Further extended by Sec. 66452.11 to **June 15, 1996**.

P90-58 - Approved on July 19, 1990. Expiration date of January 19, 1993 extended to January 19, 1994 by action on March 4, 1993. Sec. 66452.11 extended the expiration date to **January 19, 1996**.

P90-75 - Approved on November 2, 1990. Expiration date of May 2, 1993 was extended to **May 2, 1996** by extension application and Sec. 66452.11. Please note that this supersedes the previous letter from this department dated October 6, 1993.

P90-148 - Approved on December 5, 1991. Expiration date of June 5, 1994 was extended by Sec. 66452.11 to **June 5, 1996**.

P92-29 - Approved on November 5, 1992. Expiration date of May 5, 1995 extended by Sec. 66452.11 to **May 5, 1997**.

916-621-5651  
Fax 916-622-3645  
330 Fair Lane  
Placerville, CA 95667

**El Dorado County  
Board of Supervisors  
INTEROFFICE MEMO  
District II**

**To:** Conrad Montgomery, Planning Director  
**From:** Ray Nutting, Supervisor *RJN*  
**Date:** April 16, 1996  
**Subject:** Extension of time for P90-148 Tim Bell

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Mr. Bell has called me several times in confusion about an extension on his tentative parcel.

I would very much appreciate your writing Mr. Bell and explaining to him the options available. I understood that a written request for extension and a \$605 fee was all that is needed. He is concerned that if an extension is requested, the County will change his existing conditions. Is there an option of posting a bond for certain conditions that he cannot meet at this time?



PLACERVILLE OFFICE:

2850 FAIRLANE COURT  
PLACERVILLE, CA 95667  
(916) 621-5355  
FAX 622-1708

SOUTH LAKE TAHOE OFFICE:

3368 LAKE TAHOE BLVD., SUITE 301  
SOUTH LAKE TAHOE, CA 96150  
(916) 573-3449

April 18, 1996

Timmie Lee Bell  
P.O. Box 101  
Mt. Aukum, CA 95656

Re: Parcel Map P90-148

Dear Mr. Bell:

Supervisor Nutting has requested that this office respond to your inquiry regarding the possible time extension of your tentative map. The map is due to expire on June 5, 1996. All conditions of approval must be completed prior to that date, the map submitted to the County Surveyor and be ready for recording.

If an extension request is filed 15 days prior to that date, the map may be extended for a period of one year. By filing the extension request, the map is automatically extended for sixty (60) days. However, if the map is not recorded within the sixty days, the County must act to approve the request before the map may be recorded. The County will typically revisit the conditions of approval, with upgrading those conditions determined to be necessary to be in conformance with current requirements.

If the completion of certain improvement requirements is the reason that the map may not be able to be recorded by June, it is possible to post surety for the improvements. You should have your engineer or surveyor contact the Department of Transportation for details. However, all other conditions must be met prior to recording the map if you bond for the improvements.

I hope this answers the questions posed to Supervisor Nutting. Please contact me if you have any further questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Peter N. Maurer".

Peter N. Maurer  
Principal Planner

cc: Supervisor Ray Nutting

**DENNIS E. EUBANKS**  
ATTORNEY AT LAW  
5777 MADISON AVENUE, SUITE 630  
SACRAMENTO, CALIFORNIA 95841

338-4610  
FACSIMILE

334-4660  
AREA CODE 916

May 14, 1996

Peter N. Maurer  
Planning Department, County of El Dorado  
Placerville, CA 95667

RE: Parcel Map P90-148

Dear Mr. Maurer:

Application is hereby made to extend the tentative map for the referenced matter for a period of one year. I have been advised by your office that an extension fee of \$605 is required to process this request. Accordingly enclosed please find a check payable to the County of El Dorado in that amount. If you need anything further please advise.

Sincerely,



Dennis E. Eubanks  
Attorney at Law

cc: Supervisor Ray Nutting  
Timmie Lee Bell



PLACERVILLE OFFICE:

2850 FAIRLANE COURT  
PLACERVILLE, CA 95667  
(916) 621-5355  
FAX 622-1708

SOUTH LAKE TAHOE OFFICE:

3368 LAKE TAHOE BLVD., SUITE 301  
SOUTH LAKE TAHOE, CA 96150  
(916) 573-3449

May 16, 1996

Dennis E. Eubanks  
5777 Madison Avenue, Suite 630  
Sacramento, CA 95841

Re: Time Extension Request, P90-148

Dear Mr. Eubanks:

The County has received your request and payment for a time extension of parcel map P90-148. You may not be aware that an amendment to the Government Code (adding \$66452.13) was signed into law on May 14, 1996 which automatically extends all tentative maps which have not yet expired for one additional year. This became effective immediately.

Therefore, the expiration date of this map is now June 5, 1997. We are returning the check to you. You may apply for the time extension again if you find yourself in the same situation a year from now.

Sincerely,

A handwritten signature in cursive script, appearing to read "Peter N. Maurer".

Peter N. Maurer  
Principal Planner

cc: Timmie Lee Bell

*Steve Hurst*

John Stettin - 622-1358

9-18-97 Recorded -

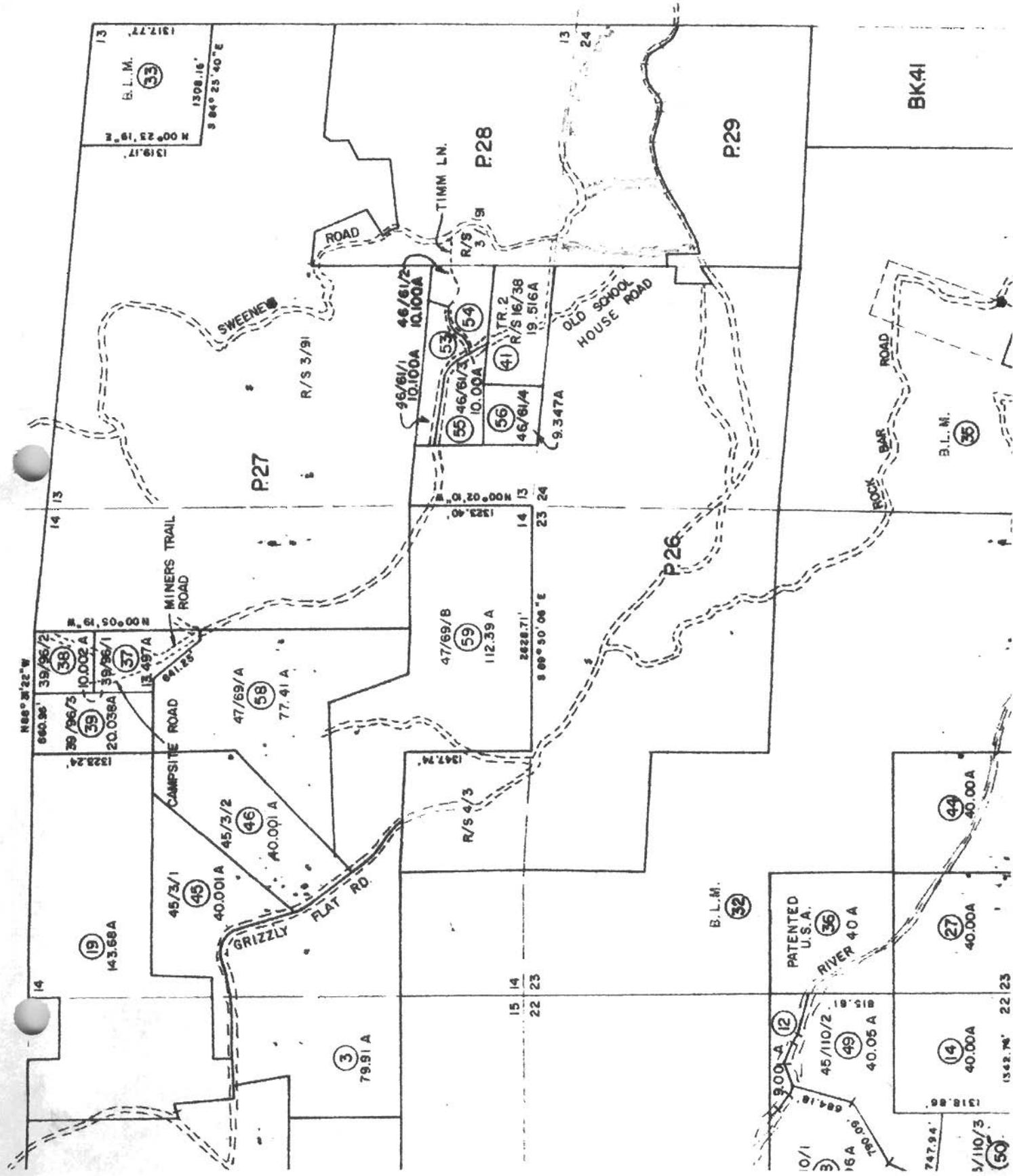
Road improvement done  
according D.O.P.

Joe Huxley

MAP RECORDED  
9/18/97



BK.41



BK.41

B.L.M.

B.L.M.

PATENTED U.S.A.