

POR. SW1/4 SEC. 36., T.10N., R.9E., M.D.M.
 THOUSAND OAKS ESTATES UNIT NO.2
 G-75

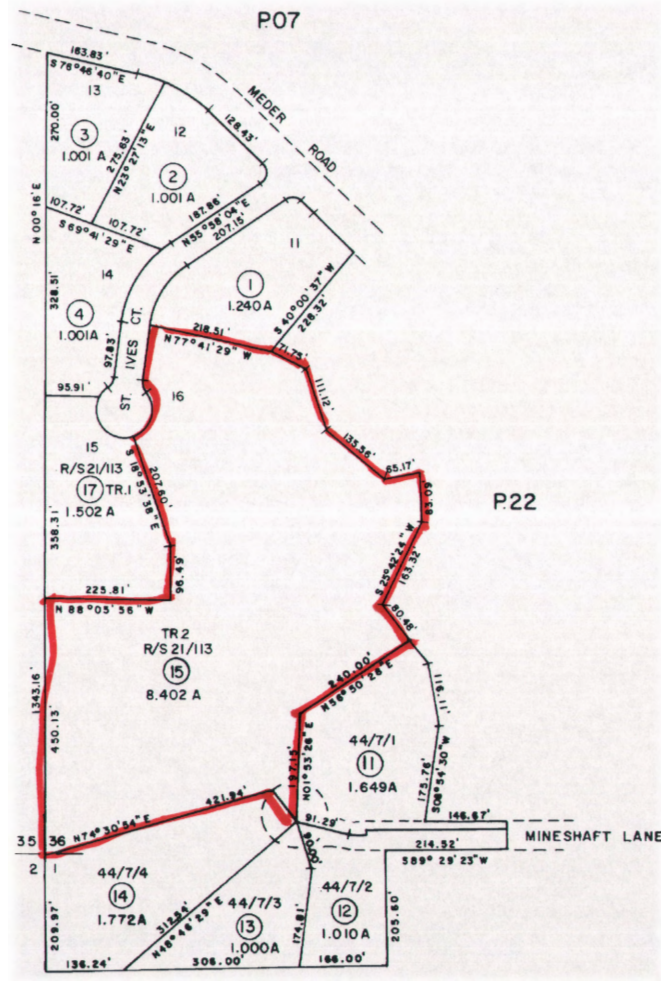
Tax Area Code

70:30



EXHIBIT A

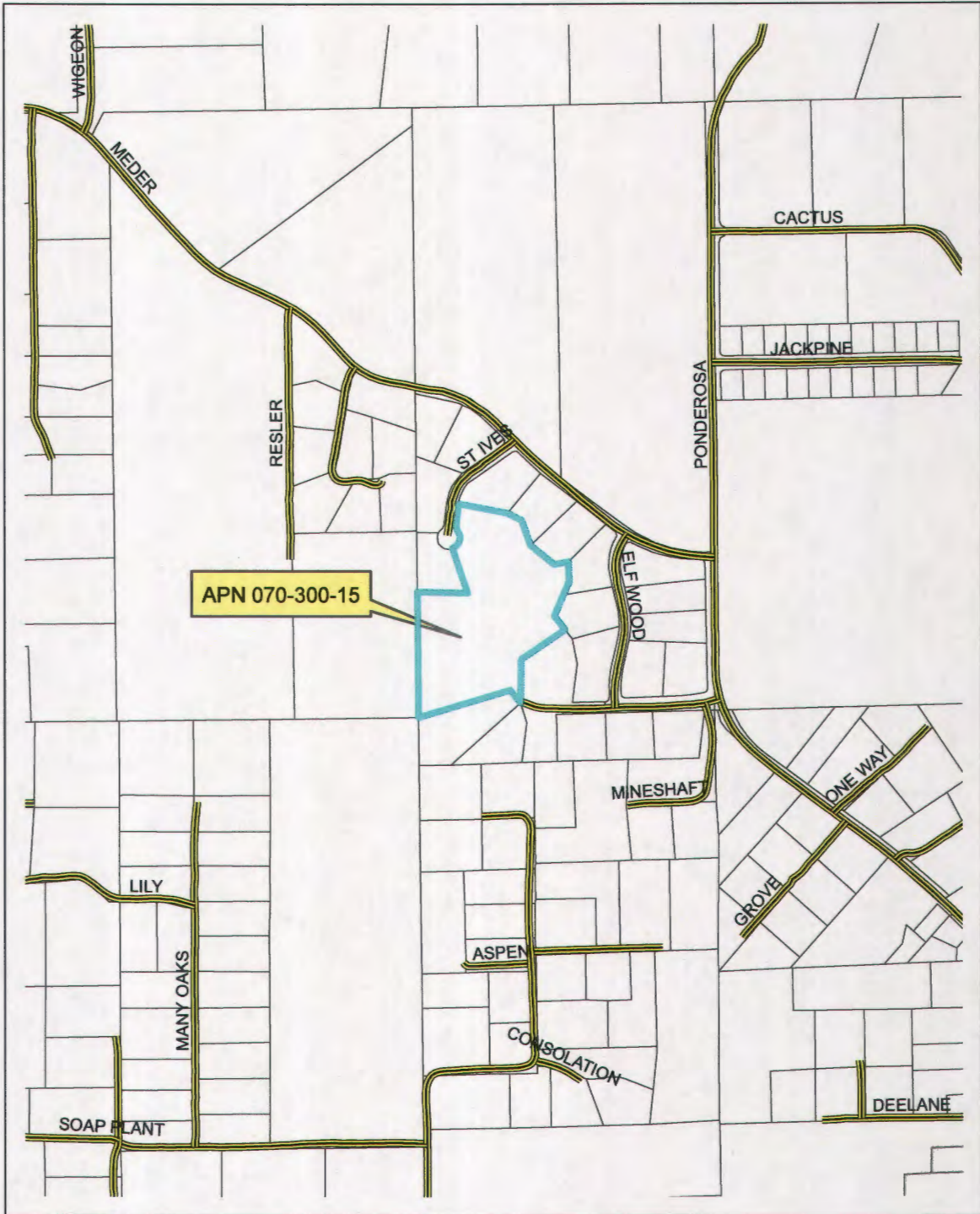
P07



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

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

Assessor's Map Bk. 70 - Pg. 30
 County of El Dorado, California



File No. TM05-1398-F
Location Map

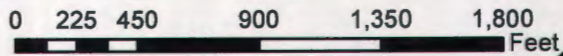


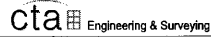
EXHIBIT B

FINAL MAP OF THOUSAND OAKS ESTATES, UNIT NO. 3

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 36, T. 10 N., R. 9 E. M.D.M.
BEING TRACT 2 OF RS 21-113
COUNTY OF EL DORADO, STATE OF CALIFORNIA
SCALE: 1" = 60' SHEET 2 OF 2 MARCH, 2015

BASIS OF BEARINGS:

THE MERIDIAN OF THIS SURVEY IS BASED UPON FOUND MONUMENTS AND IS IDENTICAL TO THAT OF THOUSAND OAKS ESTATES, UNIT NO. 2, SUBD. G-75, WHICH IS TRUE NORTH.



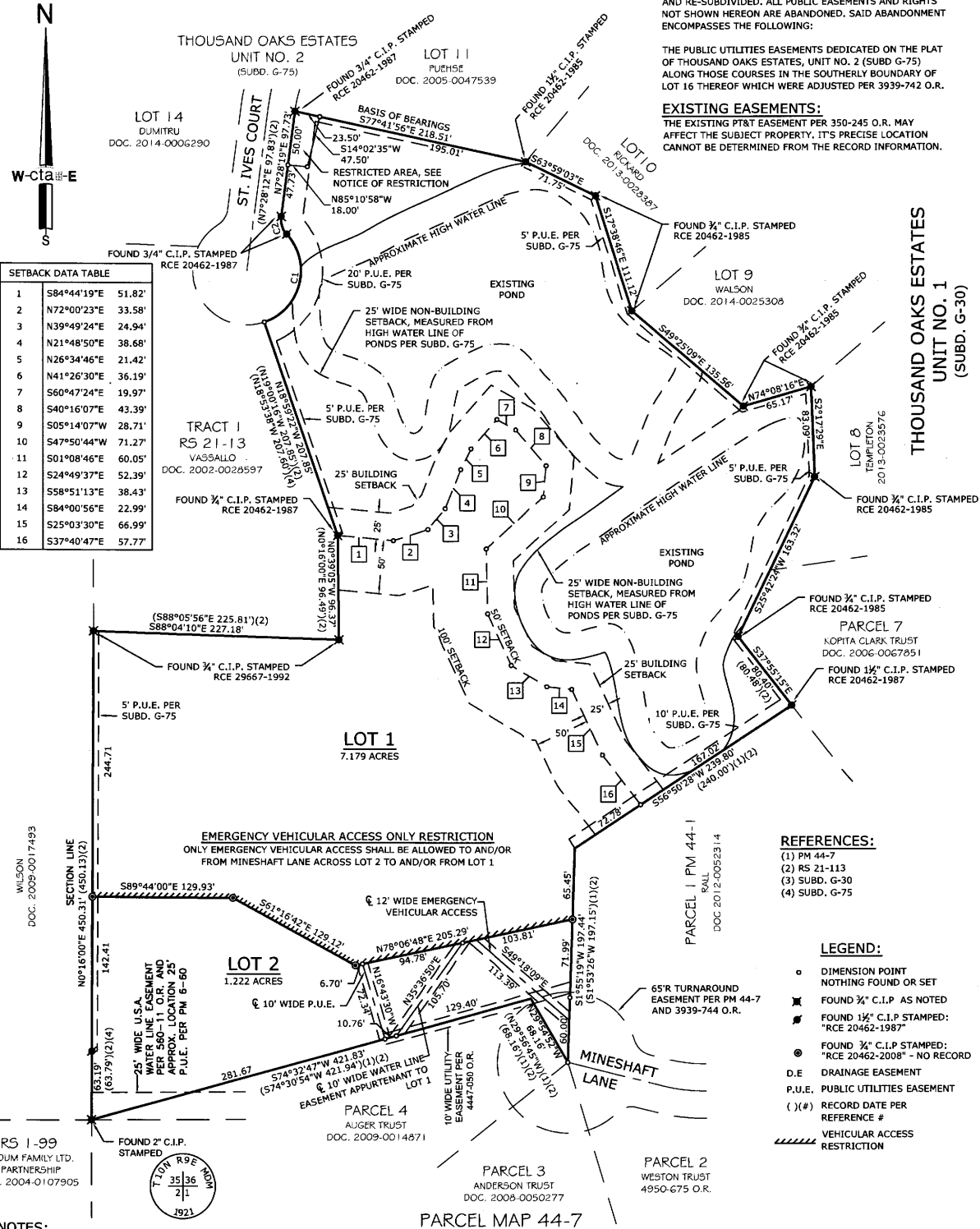
ABANDONMENT OF PUBLIC EASEMENTS:

PURSUANT TO SECTION 66499.20-1/2 OF THE SUBDIVISION MAP ACT, THE LAND SHOWN HEREON IS HEREBY MERGED AND RE-SUBDIVIDED. ALL PUBLIC EASEMENTS AND RIGHTS NOT SHOWN HEREON ARE ABANDONED. SAID ABANDONMENT ENCOMPASSES THE FOLLOWING:

THE PUBLIC UTILITIES EASEMENTS DEDICATED ON THE PLAT OF THOUSAND OAKS ESTATES, UNIT NO. 2 (SUBD G-75) ALONG THOSE COURSES IN THE SOUTHERLY BOUNDARY OF LOT 16 THEREOF WHICH WERE ADJUSTED PER 3939-742 O.R.

EXISTING EASEMENTS:

THE EXISTING PT&T EASEMENT PER 350-245 O.R. MAY AFFECT THE SUBJECT PROPERTY. IT'S PRECISE LOCATION CANNOT BE DETERMINED FROM THE RECORD INFORMATION.



Lot	Bearing	Distance
1	S84°44'19"E	51.82'
2	N72°00'23"E	33.58'
3	N39°49'24"E	24.94'
4	N21°48'50"E	38.68'
5	N26°34'46"E	21.42'
6	N41°26'30"E	36.19'
7	S60°47'24"E	19.97'
8	S40°16'07"E	43.39'
9	S05°14'07"W	28.71'
10	S47°50'44"W	71.27'
11	S01°08'46"E	60.05'
12	S24°49'37"E	52.39'
13	S58°51'13"E	38.43'
14	S84°00'56"E	22.99'
15	S25°03'30"E	66.99'
16	S37°40'47"E	57.77'

WILSON
DOC. 2009-0017493

RS 1-99
WEDIUM FAMILY LTD.
PARTNERSHIP
DOC. 2004-0107905



NOTES:

- ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS
- THIS SUBDIVISION IS SUBJECT TO COVENANTS, RESTRICTIONS, RESERVATIONS AND EASEMENTS PER 2858-296 O.R. THE DECLARATION OF RESTRICTIONS FOR THOUSAND OAKS ESTATES, UNIT NO. 2.
- THE AREA CONTAINED WITHIN THIS SUBDIVISION IS 8.402 GROSS ACRES, CONSISTING OF 2 BUILDING LOTS.

CURVE	CHORD BEARING & DISTANCE	DELTA	RADIUS
1	(N14°17'27"E) (2) (83.69)	(2)	50.00'
2	(N17°31'32"W) (2) (83.72)	(2)	20.00'

- REFERENCES:**
- PM 44-7
 - RS 21-113
 - SUBD. G-30
 - SUBD. G-75

- LEGEND:**
- DIMENSION POINT
 - NOTHING FOUND OR SET
 - ✕ FOUND 3/4" C.I.P. AS NOTED
 - ✕ FOUND 1 1/2" C.I.P. STAMPED: "RCE 20462-1987"
 - FOUND 3/4" C.I.P. STAMPED: "RCE 20462-2008" - NO RECORD
 - D.E. DRAINAGE EASEMENT
 - P.U.E. PUBLIC UTILITIES EASEMENT
 - () (#) RECORD DATE PER REFERENCE #
 - ////// VEHICULAR ACCESS RESTRICTION

August 3, 2015

Ms. Lillian MacLeod
El Dorado County
Community Development Agency
Planning Division
2850 Fairlane Court, Bldg. C
Placerville, CA 95667

RE: TM05-1398-R/THOUSAND OAKS

Dear Lillian:

Below are the approved Conditions of Approval with the noted response to each.

I. PROJECT DESCRIPTION

1. This tentative subdivision map is based upon and limited to compliance with the project description, the Planning Commission hearing exhibit marked Exhibit E "Revised Tentative Map," dated January 10, 2008 and revised 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:

TM05-1398-R consists of a revision to the approved tentative subdivision map that created two lots ranging in size from 1.22 to 7.18 acres on an 8.4 acre site. Water will be provided to the lots by the El Dorado Irrigation District and sewage disposal will be provided by individual on-site septic systems. A driveway from St. Ives Court will provide access to Lot 1 while Lot 2 will be served by connecting to Mineshaft Lane. The Mineshaft Lane driveway will be utilized by Lot One for emergency access only. The project will not result in direct impact to the El Dorado Bedstraw plants.

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.

RESPONSE: Acknowledged

II. MITIGATED NEGATIVE DECLARATION CONDITIONS OF APPROVAL

2. To protect 123 existing El Dorado bedstraw plants, the applicant shall record a deed restriction on lot number one for the area, as shown on Revised Exhibit E, "Deed Restriction Area," to include the existing El Dorado bedstraw plants prior to final map recordation. The deed restriction shall restrict tree removal, landscaping and other activities incompatible with the continued growth of the El Dorado bedstraw. (New MM BIO 1)

Monitoring: Planning Services staff shall review the deed restriction area prior to final map filing.
RESPONSE: Notice of Restriction has been placed on the final map.

III. PROJECT CONDITIONS OF APPROVAL

Planning Services

3. In the event a heritage resource or other item of historical or archaeological interest is discovered during grading and construction activities, the project proponent shall ensure that all such activities cease within 50 feet of the discovery until an archaeologist can examine the find in place and determine its significance. If the finds is determined to be significant and authenticated, the archaeologist shall determine the proper method(s) for handling the resource or item. Grading and construction activities may resume after the appropriate measures are taken or the site is determined not to be of significance. Planning Services shall review the grading plans prior to the issuance of a grading permit.
RESPONSE: Acknowledged
4. In the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified pursuant to *Section 7050.5* of the *Health and Safety Code* and *Section 5097.98* of the *Public Resources Code*. If the remains are determined to be Native American, the Coroner must contact the Native American Heritage Commission within 24 hours. The treatment and disposition of human remains shall be completed consistent with guidelines of the Native American Heritage Commission. Planning Services shall review the grading plans prior to the issuance of a grading permit.
RESPONSE: Acknowledged
5. A meter award letter or similar document shall be provided by the water purveyor prior to filing the final map.
RESPONSE: Acknowledged
6. The subdivision is subject to parkland dedication in-lieu fees based on values supplied by the Assessor's Office and calculated in accordance with Section 16.12.090 of the County Code. The fees shall be paid at the time of filing the final map.
RESPONSE: Map calculations indicate in-lieu fees not required.
7. 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.
RESPONSE: The \$150 payment to Ponderosa Recreation District satisfies this condition.
8. The final map shall include a 25-foot non-building setback from all ponds and a 25-foot non-building setback from all wetlands at the subject site as delineated on Exhibit E. A 100-foot setback from all ponds and wetlands shall be shown for septic systems.
RESPONSE: Setbacks are notated on final map.
9. Prior to final map approval, the applicant shall provide proof of legal access to Mineshaft Lane for the proposed lots.
RESPONSE: Parcel 2 is adjacent to public right of way..
10. This revised tentative map shall expire within 36 months from date of approval unless a timely extension has been filed.
RESPONSE: Acknowledged



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

RESPONSE: Approval of the Final Map warrants compliance with this condition.

12. 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.

RESPONSE: Acknowledged

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.

Air Quality Management District

13. Prior to the start of project construction, an asbestos dust mitigation plan (ADMP) shall be submitted with appropriate fees to and approved by the Air Quality Management District (AQMD).

RESPONSE: No grading activity is anticipated on this project.

14. If naturally occurring asbestos is encountered during project construction, all project driveways and roads shall be paved or require the application of a minimum of three inch depth asbestos free gravel.

RESPONSE: Acknowledged

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

RESPONSE: Acknowledged

16. The applicant shall contact the AQMD prior to commencement of any burning. Burning of vegetative wastes that result from "Land Development Clearing" must be permitted through the AQMD. Only vegetative waste materials are permitted to be disposed of using an open outdoor fire.

RESPONSE: Acknowledged

17. 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; and
- Replanting disturbed areas as soon as practical and other measures, as deemed appropriate to the site, to control fugitive dust.

RESPONSE: Acknowledged

Transportation Division

18. The applicant shall obtain an encroachment permit for and construct a Standard Plan 103B-1 driveway connection onto the cul-de-sac of Mineshaft Lane.

RESPONSE: Currently in process.

19. An emergency-vehicular access only restriction shall be placed across lot 2 for lot 1 with the filing of the final map.
RESPONSE: Notice of Restriction has been placed on the Final Map and warrants compliance with this condition.
20. The applicant shall provide a soils report at time of improvement plan or grading permit application addressing, 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.
RESPONSE: No grading activity is anticipated on this project.
21. Any import or export to be deposited within El Dorado County shall require an additional grading permit for that offsite grading.
RESPONSE: No grading activity is anticipated on this project.
22. 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.
RESPONSE: No grading activity is anticipated on this project.
23. Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to the Transportation Division with the drainage and geotechnical reports in PDF format and the record drawings in TIF format.
RESPONSE: No grading activity is anticipated on this project.

El Dorado County Fire Protection District

24. Driveways serving Lot 2 and providing the emergency vehicle access to Lot 1 shall be 12-foot wide, have a 13-foot six-inch vertical clearance, and be capable of supporting a 40,000 pound load with an all-weather surface. If a driveway becomes longer than 150 feet in length, a fire-safe turnaround will be required subject to fire district review and approval. Driveways in excess of 200 feet in length and less than 20 feet in width shall be provided with turnouts in addition to turnarounds.
RESPONSE: Acknowledged
25. Any future proposed project gates are subject to fire district approval.
RESPONSE: Acknowledged

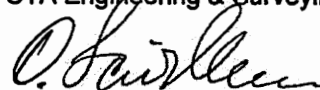
Surveyor's Office

26. 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 the surety of work to be done by bond or cash deposit. Verification of set survey monuments, or amount of bond or deposit shall be coordinated with the County Surveyor's Office.
RESPONSE: Monuments have been set, notated on final map and warrants compliance with this condition.

Should you have any questions regarding the above, please do not hesitate to contact me at 916-638-0919.

Sincerely,

CTA Engineering & Surveying



Olga Sciorelli, PE

OS/csp





El Dorado Irrigation District

11 DEC -2 PM 3:33

RECEIVED
PLANNING DEPARTMENT

METER AWARD LETTER

This serves as an award for:

Date: November 21, 2014

- SUBDIVISION
- PARCEL SPLIT
- OTHER

APPLICANT'S NAME AND ADDRESS

PROJECT NAME, LOCATION & APN

Helen L. Thomas, Trustee

3359 St. Ives Court

3359 St. Ives Court

Shingle Springs, CA 95682

Shingle Springs, CA 95682

APN: 070-300-15

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:

WATER: 1 EDUs (Equivalent Dwelling Unit).

RECYCLED WATER: 0 EDUs (Equivalent Dwelling Unit).

WASTEWATER: 0 EDUs (Equivalent Dwelling Unit).

Service Purchase Project No.: 2130SP

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.

[Signature]
Agent

[Signature]
Development Services

IMI 05-1398-F

EL PASO IRRIGATION DISTRICT
Cash Receipt

11/21/2014 10:47 AM

Service Type:
Project #
Property Address:
A. P. N.

SINGLE FAMILY RESIDENTIAL

3359 St. Ives T., Shingle Springs
070-300-15

Work Order #:
Zone:
A. D.

Name:
Address:
City, State, Zip

Helen Thomas
3359 St. Ives Ct.
Shingle Springs, CA 95682

Cont ID:
Check Number **4241**
Written by **Wayne Thomas**

Agent

Shauna Skulick

Potable EDUs:
of Potable Meters
Wastewater EDUs:
No. of W/W Inspec.

1
1

Flat Fee Potable Meter	\$0.00	105-0000-0000-40218
Job Estimate Fee/Variance Request	\$0.00	105-0000-0000-46260
Time & Material Deposit	\$4,088.81	105-0000-0000-22118
WATER Buy In	\$3,208.00	370-0000-0000-41020
Water Buy In - Credit for Downsize	-\$1,783.00	370-0000-0000-41020
WATER Supply	\$3,187.00	370-0000-0000-41020
Future Capital Costs	\$11,183.00	370-0000-0000-41020
Gabbro Soils	\$345.00	325-0000-0000-41050
Reservoir Line & Cover Project Phase II	\$118.00	351-0000-0000-40201
Reservoir Line & Cover Project Phase III	\$325.00	351-0000-0000-40202
Wastewater Buy - In	\$0.00	470-0000-0000-41020
Future Capital Costs	\$0.00	470-0000-0000-41020
Wastewater Inspection Fee	\$0.00	105-0000-0000-40220
D.O.T. Road Encroachment Permit	\$0.00	105-0000-0000-22115
Promontory Lift Station No. 1	\$0.00	105-0000-0000-22112
Promontory Off-Site Sewer Line	\$0.00	105-0000-0000-22112
Returned Check Fee	\$0.00	110-0000-0000-46260
Total Due	\$20,671.81	
Total Paid	\$20,671.81	