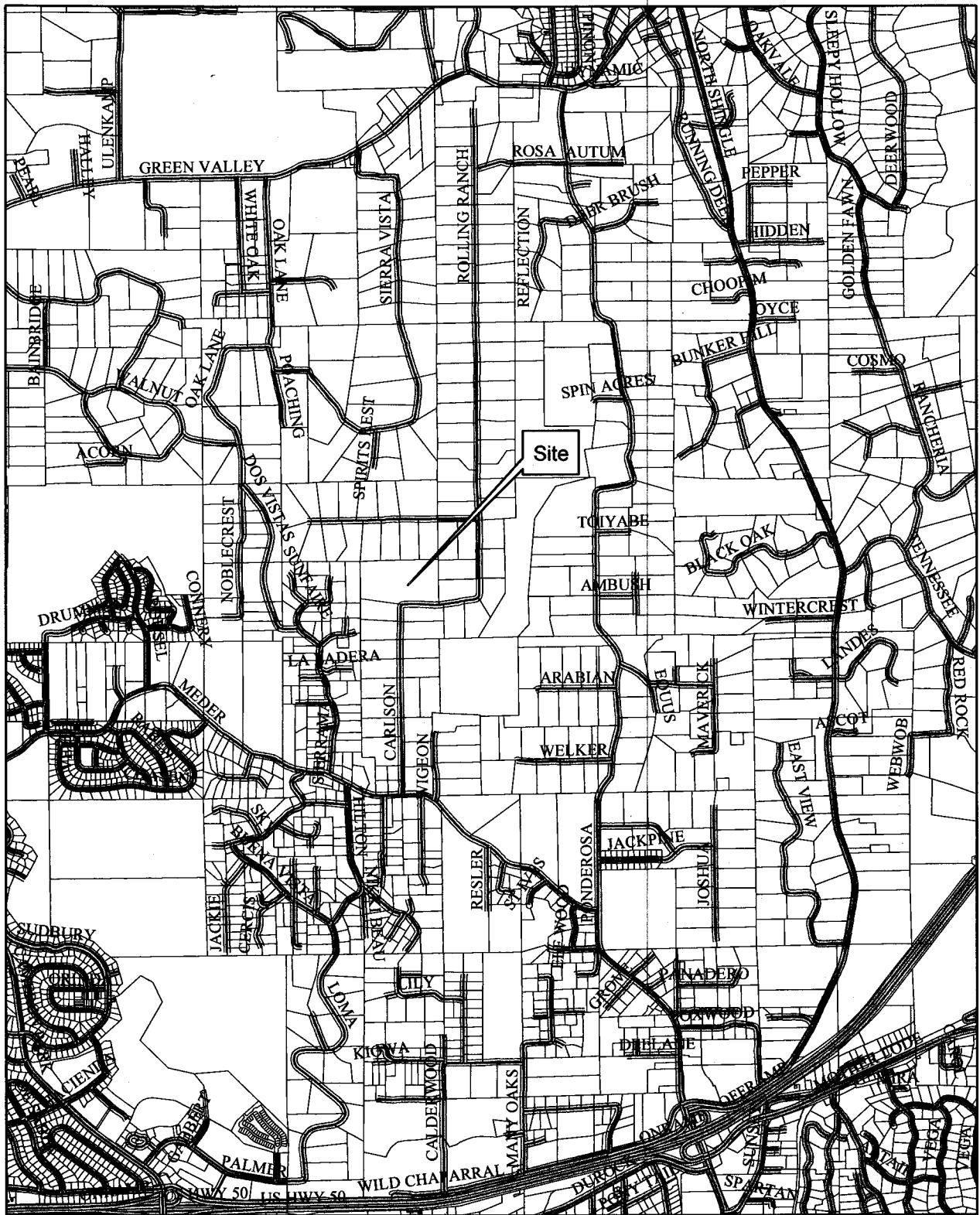


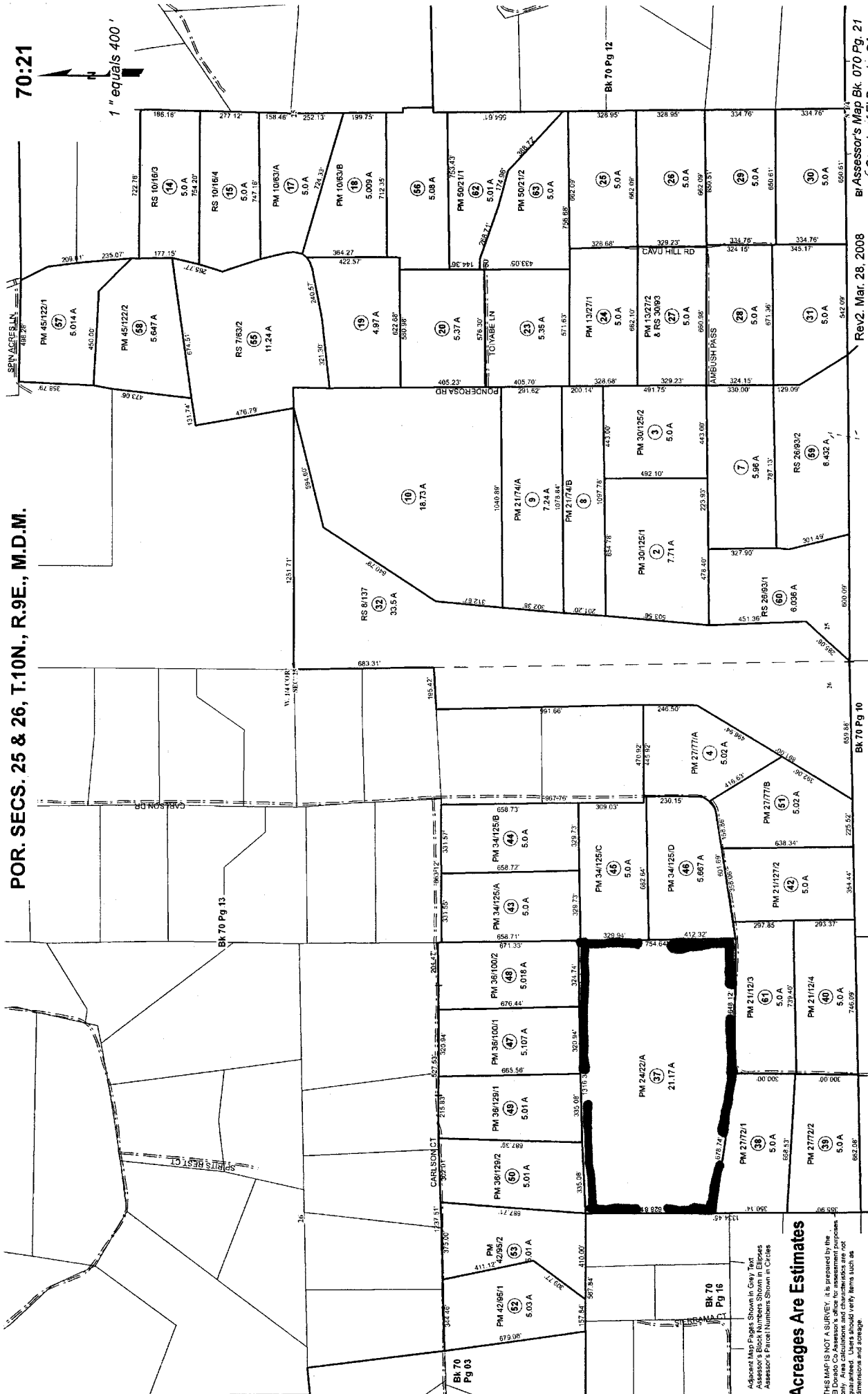
Location Map



POR. SECS. 25 & 26, T.10N., R.9E., M.D.M.

70:21

1" equals 400'



Acresages Are Estimates

Additional Map Books Shown in City, Town, or County 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. Area, calculations and characteristics are not guaranteed and verify items such as dimensions and acreage.

Rev2, Mar. 28, 2008

Bi Assessor's Map Bk. 070 Pg. 21

County of El Dorado, CA

EXHIBIT C
CONDITIONS COMPLIANCE REPORT
FILE NUMBER TM08-1468-F

Conditions of Approval with Planning Services staff notes in italics

TM08-1468/Carlson Woods Subdivision – As approved by Planning Commission September 11, 2008

Conditions of Approval

Planning Services

1. This tentative map is based upon and limited to compliance with the project description, the Planning Commission hearing exhibits marked Exhibit F (tentative parcel map) dated September 11, 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 Map creating four lots ranging in size from ranging in size from 5.0 to 5.81 acres (Exhibit F of the TM08-1468 Staff Report attachments).

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 (i.e.: Wildfire Safe Plan) must be submitted for review and approval and shall be implemented as approved by the County.

Conditions from the Mitigated Negative Declaration

The following mitigation measure is required as a means to reduce potential significant environmental effects to a level of insignificance:

2. The Rare Plant Mitigation fee, in lieu of on-site mitigation, shall be paid to El Dorado County at the time of issuance of any building permit for any of the four lots subject to this permit. **[MM Biological Resources-1]**.

Monitoring: The applicant shall provide to Planning Services proof of payment of the mitigation in-lieu fee prior to issuance of any development permit on any of the four lots.

Discussion: The Rare Plant Mitigation fee is paid to El Dorado County at the time of issuance of any building permit.

3. The applicant shall choose to mitigate for oak canopy loss with either Option A or Option B, pursuant to General Plan Policy 7.4.4.4.

If Option A is chosen, the applicant shall be required to replant 100 one-gallon sized black oak (*Quercus kelloggii*) and interior live oaks (*Quercus wislizenii*) trees (200 trees x 0.50 acre = 100). Alternatively, the applicant may plant 600 acorns [(200 trees x 0.50 acre) x 3 acorns = 300 acorns]. The areas identified as suitable for replanting, as well as the recommended planting techniques are identified in Exhibits K1, K2 and K3. Prior to finaling the map, the applicant is required to enter into an oak tree replacement and mitigation monitoring agreement with the County.

If Option B is chosen, in lieu of the replanting and monitoring requirements set forth above, the applicant may mitigate the impacts to oak woodland by complying with the oak conservation in-lieu fee requirements (Option B) of the Oak Woodland Management Plan, adopted by the Board of Supervisors on May 6, 2008. The applicant shall pay the mitigation in-lieu fee for all oak canopy removed as part of development of the project. The mitigation fee shall be paid at a 1:1 ratio as required by the Oak Woodland Conservation Ordinance and shall be based on the fee established by the Board of Supervisors. [MM Bio-2].

Monitoring: Should the application choose Option A, replanting, prior to recording the Final Map, the applicant is required to enter into a County of El Dorado Agreement for Maintenance and Monitoring of Existing Oak Trees and Oak Tree Replacement Plantings through Planning Services. Applicant shall adhere to the Revegetation and Restoration Plan in Exhibit K2 and shall annually report planting status with a letter to Planning Services each year for a period of ten years from the date of the said agreement for planting trees and for fifteen years for planting acorns. Should the applicant choose Option B, a receipt showing payment of the oak conservation in-lieu fee shall be received by Planning Services prior to issuance of any development permit.

Discussion: Prior to building permit issuance, prospective lot owners may also utilize Option B if oak tree removal is required.

Planning Services Site Specific and Standard Conditions

4. During all grading and construction activities in the project area on the proposed parcels, an archaeologist or Historian approved by the Development Services Director shall be on-call. In the event a heritage resource or other item of historical or archaeological interest is discovered during grading and construction activities, the project proponent and/or future parcel owner shall ensure that all such activities cease within 50 feet of the discovery until the on-call archaeologist can examine the find in place and determine its significance. If the find 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 appropriate measures are taken or the site is determined not to be of significance.

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. The encroachment improvements have been completed and no heritage resources or items of historical or archeological interest were discovered.

5. 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.

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.

6. The applicant shall submit a request for Park-in-Lieu fee appraisal to Planning Services, with a check for \$150.00 made out to the El Dorado County Assessor; upon completion of appraisal, the applicant must pay the park fee, pursuant to Section 16.12.090 of the El Dorado County Subdivisions Ordinance, to the El Dorado County Airports, Parks and Grounds Division, and shall submit the receipt to Planning Services prior to filing of the final map.

Discussion: In addition to the \$150 appraisal fee paid to the El Dorado County Assessor, a \$2,016.00 parkland dedication in-lieu fee was paid to the Parks and Recreation Division of General Services on March 11, 2009.

7. All Development Services fees shall be paid prior to recording of the Final Map. Planning Services shall verify payment of all fees prior to recording the Final Map.

Discussion: All Development Services fees for TM08-1468 have been paid in full.

8. The applicant shall submit to Planning Services the Department of Fish and Game filing fee and noticing 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: Fees have been paid for the Fish and Game fee as well as the Notice of Determination administration fee.

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

Discussion: TM08-1468 was approved by the Planning Commission on September 11, 2009 and is still an active map. This map will not expire until September 11, 2014 (includes an additional two years granted by Assembly Bill 333 chaptered on July 15, 2009).

10. Prior to filing the final map, if the subject property is subject to liens for assessment or bonds, pursuant to the provisions of Government Code Section 66493, the owner or subdivider shall either: (a) Pay the assessment or bond in full, or (b) File security with the

Clerk of the Board of Supervisors, or (c) File with the Clerk of the Board of Supervisors the necessary certificate indicating provisions have been made for segregation of bond assessment responsibility pursuant to Government Code Section 66493 (d).

Discussion: Pursuant to California Government Code Section 66493, the subject property is not subject to liens for assessments or bonds.

11. 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 California Government Code.

The applicant 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 applicant of any claim, action, or proceeding and County will cooperate fully in the defense.

Discussion: No legal action was instituted.

Rescue Fire Protection District

12. Each lot shall have a District approved 2,500 gallons of water storage prior to issuance of any future building permit.

Discussion: This requirement is applicable at the time of issuance of a future building permit.

13. The District will review each building permit for the potential requirement to include sprinkler systems.

Discussion: This requirement is applicable at the time of issuance of a future building permit.

14. Each of the four lots shall be required to adhere to the requirements of the *Wildfire Fire Safe Plan* for the *John Eldridge Tentative Map APN 070-210-37* dated January 2006.

Discussion: This requirement is reflected by the note of the Notice of Restriction on the cover page of the Final Map, shown in Exhibit D, in reference to the required adherence to the approved Fire Safe Plan dated January 2006.

15. The project shall meet the requirements of the California SRA Fire Safe Regulations and the 2007 California Fire Code.

Discussion: This requirement is reflected by the note of the Notice of Restriction on the cover page of the Final Map, shown in Exhibit D, in reference to the required adherence to the approved Fire Safe Plan dated January 2006.

16. The applicant shall record a Notice of Restriction (NOR) that states that all four lots shall adhere to the Wildfire Fire Safe Plan for the John Eldridge Tentative Map APN 070-210-37 dated January 2006. Said Notice of Restriction shall have a copy of the approved Wildfire Fire Safe Plan attached to it. The NOR shall be reviewed and approved by the Rescue Fire Protection District and Planning Services prior to recordation. The approved NOR shall then be recorded and a copy of the recorded document shall be received by Planning Services and the Rescue Fire Protection District prior to recordation of the final map.

Discussion: Planning and Rescue Fire Protection District (District) have reviewed and approved a copy of the Notice of Description to be recorded with the Final Map. The District approved and signed the cover sheet for the development plans on May 5, 2009, (Exhibit J), and has supplied an email dated November 2, 2009, (Exhibit G), stating that Conditions of Approval 12-16 for TM08-1468 have been satisfied.

El Dorado County Department of Transportation

17. **Road Design Standards:** The applicant shall construct 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 filing 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
Carlson Drive (onsite and offsite to Meder Road)	Modified Std Plan 101C Driveway encroachments Std Plan 103B-1	20ft / 1ft	50ft	No curb, gutter, or sidewalk, road width is measured Edge of Pavement(EP) to EP

* 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 Carlson Drive is 20 feet wide in conformance with this condition of approval in a memo dated November 4, 2009 (Exhibit F).

18. **Off-site Access Improvements:** The applicant shall construct and /or verify that the off-site portion of Carlson Drive, from the project boundary to Meder Road, meets the requirements of El Dorado County Standard Plan 101C and the California Fire Code 2007, a 20-foot roadway width with a minimum 1-foot wide shoulders on each side of the roadway, as required in Section 3.A.2.c.ii, of the DISM. The applicant shall provide an exhibit to the DOT, Planning, and the Fire District that shows Carlson Drive complies with the DISM and Fire Safe Regulations as well as a secondary access road or acceptable alternative. The improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the recordation of the final map.

Discussion: The cover sheet of the Road Improvement Plans, (Exhibit J), show the DOT approval signature substantiated with a memo received from DOT dated November 4, 2009, (Exhibit F), stating all DOT conditions have been satisfied.

19. **Turnaround / Encroachment Permit:** The applicant shall obtain an encroachment permit from DOT and shall construct the turnaround encroachment onto Carlson Drive to the provisions of Standard Plan 114 or approved equivalent. The improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the recordation of the final map.

Discussion: The work that was completed and approved by DOT was a driveway entering a private road and no encroachment permit was required.

20. **Offer of Dedication:** Because the project lies fully within an existing road maintenance Zone of Benefit, upon completion and County approval of the on-site road construction, the road right-of-way of Carlson Drive shall be Irrevocably Offered to the County of El Dorado prior to the filing of the map. This offer will be rejected.

Discussion: The Offer is shown on the Final Map attached as Exhibit D.

21. **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: Shown on the Final Map attached as Exhibit D.

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

Discussion: Shown on the Final Map attached as Exhibit D.

23. **Easements:** All applicable existing and proposed easements shall be shown on the project plans.

Discussion: All applicable easements are shown on the Final Map attached as Exhibit D.

24. **Signage:** The applicant shall install all necessary signage such as stop signs, street name signs, and/or "not a county maintained road" road sign as required by the Department of Transportation prior to recording the Final Map. The signing and striping shall be designed and constructed per the latest version of the Manual Uniform Traffic Control Devices (MUTCD) and the California Supplement.

Discussion: The required scope of work did not include signage as it was a driveway.

25. **Common Fence/Wall Maintenance:** The responsibility for, and access rights for, maintenance of any fences and walls constructed on property lines shall be included in the Covenants Codes and Restrictions (CC&Rs).

Discussion: This condition was not applicable.

26. **Water Quality Stamp:** All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to the Storm Water Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. 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.

27. **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.

28. **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 the recordation of the final map.

Discussion: The improvements required for the Final Map have been completed to the satisfaction of DOT as shown in the memo dated November 4, 2009, (Exhibit F), and the cover sheet of the Road Improvement Plans, (Exhibit J).

29. **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 the recordation of the final map.

Discussion: No improvements are required for the map.

30. **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.

31. **Grading Permit / Plan:** If more than 50 cubic yards of earth movement are required for improvements, 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 192098 was finalized by the Department of Transportation on June 29th, 2009.

32. **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: See the cover sheet of the Road Improvement Plans (Exhibit J).

33. **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: See the cover sheet of the Road Improvement Plans (Exhibit J).

34. **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: DOT waived this condition requirement.

35. **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.

Pursuant to Section 1.8.3 of the Drainage Manual, the report shall be prepared by a Civil Engineer who is registered in the State of California. 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: Shown on the cover sheet of the Road Improvement Plans (Exhibit J).

36. **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. Any variations shall be approved by the County Engineer. 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.

Drainage easements shall be provided where deemed necessary prior to the recordation of the final map.

Discussion: See Condition 21.

37. **Drainage Easements:** Pursuant to Section 4.D of the DISM, the site plans shall show drainage easements for all on-site drainage courses and facilities and shall be included on all improvement plans and / or on the final map.

Discussion: See Condition 22.

38. **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: The project will not disturb more than one acre of land area so this is not applicable to this project.

39. **CEQA Review:** All on and off-site road improvement requirements required as conditions of approval and/or mitigation measures shall be analyzed in the environmental document for this development project to the appropriate extent under CEQA . Any improvements that are not thoroughly analyzed shall include a discussion and justification under that particular impact analysis within the CEQA document as to the circumstances preventing such analysis along with a method and time frame for any future analysis. Mitigation measures that are included in the 5 year CIP must have the CEQA processing completed to fulfill this condition as funded and programmed per the 2004 General Plan Policy TC-Xf.

Discussion: See the cover sheet of the Road Improvement Plans (Exhibit J) .

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

Discussion: See the cover sheet of the Road Improvement Plans (Exhibit J).

41. **Off-site Improvements Agreement:** Site improvements to existing roads within the boundaries Carlson Drive Zone of Benefit shall be completed under a contract with the County of El Dorado through a funding agreement between the property owner(s) and the County on behalf of the Zone. Where such improvements are required, the owner(s) shall place on deposit with the County adequate funds to cover the cost of the project, including necessary inspections and all associated administrative costs.

Discussion: See the cover sheet of the Road Improvement Plans (Exhibit J).

42. **Off-site Improvements (Acquisition):** As specified in the Conditions of Approval, the applicant is required to perform off-site improvements. If it is determined that the applicant does not have or cannot secure sufficient title or interest of such lands where said off-site improvements are required, the County may, at the applicant's expense and within 120 days of filing the Final Map, acquire by negotiation or commence proceedings to acquire an interest in the land which will permit the improvements to be made, including proceedings for immediate possession of the property. In such cases, prior to filing of any final map or parcel map, the applicant shall submit the following to the Department of Transportation Right of Way Unit, and enter into an agreement pursuant to Government Code Section 66462.5 and provide acceptable security to complete the offsite improvements, including costs of acquiring real property interest to complete the required improvements, construction surveying, construction management and a 20% contingency:

- a. A legal description and plat, of the land necessary to be acquired to complete the offsite improvements, prepared by a civil engineer or land surveyor.
- b. Approved improvement plans and specifications of the required off-site improvements, prepared by a civil engineer.
- c. An appraisal prepared by a certified appraiser of the cost of land necessary to complete the off-site improvements.

In addition to the agreement the applicant 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.

Discussion: See the cover sheet of the Road Improvement Plans (Exhibit J).

43. The County of El Dorado will not acquire interest through possession of fee title of any right-of-way that lies within the boundaries of the Carlson Drive Zone of Benefit.

Discussion: See the cover sheet of the Road Improvement Plans (Exhibit J).

44. **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: The electronic documentation was provided and received by DOT as confirmed in an email from DOT contained in the project file dated September 10, 2009.

45. **TIM Fees:** The applicant shall pay the traffic impact mitigation 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.

Environmental Management Department – Environmental Health Division

46. Prior to the recordation of the final map, each lot shall have a safe and reliable well provided for that meets the criteria of Environmental Management Policy 800-02.

Discussion: Pursuant to an email received October 21, 2009, the Environmental Health Division has determined that this Condition of Approval has been satisfied (Exhibit E). The four Well Completion Reports are included as Exhibit I.

El Dorado County Office of the County Surveyor

47. 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 further confirmed in an email from the Surveyor's Office dated October 16, 2009 (Exhibit H).

CARLSON WOODS

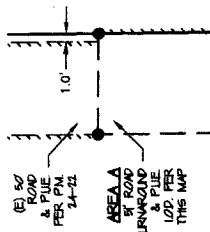
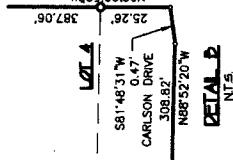
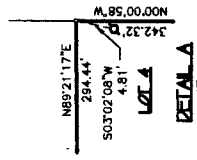
A PORTION OF THE SE 1/4 OF SECTION 26, T. 10 N., R. 9 E., MDM.
 BEING PARCEL A OF PM 24-22
 COUNTY OF EL DORADO ***** STATE OF CALIFORNIA
 AUGUST 2009 ***** SCALE: 1"=100'
 GENE E. THORNE & ASSOCIATES, INC.

LEGEND:

- CONVICTION POINT, NOTHING FOUND OR SET.
- FOUND 3/4" C.I.P. STAMPED: "RCE W/HT"
- FOUND 1/2" C.I.P. STAMPED: "RCE W/HT"
- FOUND 3/4" C.I.P. STAMPED: "LS 4ND"
- FOUND 1/2" REDAR WITH 1-1/2" ALUMINUM CAP STAMPED: "LS 4ND-1984"
- SET 3/4" C.I.P. STAMPED: "RCE 10/06-10/07"
- (X) RECORD DATA PER REFERENSE & VERTICAL ACCESS RESTRICTION
- CL CENTERLINE
- CL EXISTING
- PUE PUBLIC UTILITIES EASEMENT

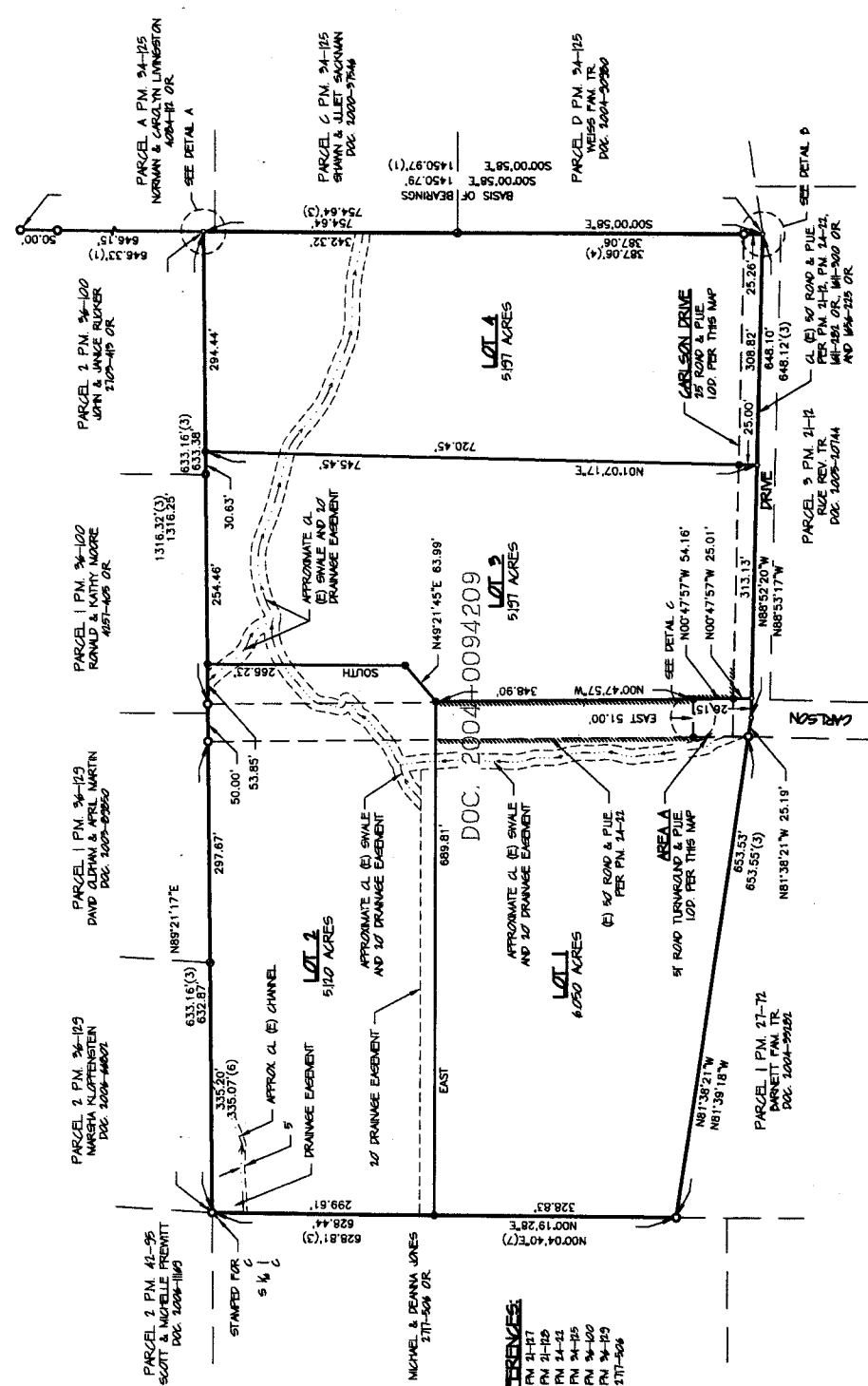
CL EXISTING

PUE PUBLIC UTILITIES EASEMENT



DETAIL D N.T.S.

BASIS OF BEARINGS:
 THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO THAT OF PM 24-25 AND IS TRUE NORTH.



- ### REFERENCES:
- (1) PM 21-27
 - (2) PM 21-29
 - (3) PM 24-22
 - (4) PM 24-25
 - (5) PM 24-100
 - (6) PM 24-105
 - (7) 2171-206

RECEIVED
 PLANNING DEPARTMENT
 SEP 20 2009

EXISTING ASSESSOR'S PARCEL NO: 070-310-51

SHEET 2 OF 2

T.M. 08-1468-F



EL DORADO COUNTY
ENVIRONMENTAL MANAGEMENT
PLACERVILLE OFFICE
2850 FAIRLANE CT, BLDG C
PLACERVILLE, CA 95667
PHONE: (530) 621-5300
FAX: (530) 642-1531

10/21/09

Interoffice Memorandum

To: Tom Dougherty, Project Planner, Planning Services
From: Cathy Toft, REHS, Environmental Management, Environmental Health

RE: TM 08-1468 F - CARLSON WOODS
Applicant: John and Gail Eldridge/Gene E. Thorne & Associates

Conditions subject to Environmental Health requirements for onsite wastewater disposal and individual well water supply for final map approval have been met.

Exhibit E

09-1415.A.17



**COUNTY OF EL DORADO
DEPARTMENT OF TRANSPORTATION**



INTEROFFICE MEMORANDUM

Date: November 4, 2009

To: Tom Dougherty, Associate Planner, Planning Services, DSD

From: Claudia Wade, Senior Civil Engineer, Land Development Section, DOT

Subject: Carlson Woods Final Map, TM 08-1468

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.



Rescue Fire Protection District

• P.O. Box 201 Rescue CA, 95672 • Phone: (530) 677-1868 • Fax: (530) 677-9609
 www.rescuefiredepartment.org

November 2, 2009

In regards to: TM 08-1468-F CARLSON WOODS

To: Tom Dougherty, Project Planner

The Rescue Fire Protection District is satisfied with the conditions 12-16, of the Conditions of Approval as approved by the Planning Commission September 11, 2008.

Sincerely,

Guy M. Delaney
 Guy Delaney, Fire Captain
 Rescue Fire Protection District

Cc; Chief Keating

www.rescuefire.org
 RESCUE FIRE DEPARTMENT

Richard L Briner/PV/EDC
10/16/2009 08:41 AM

To Tom Dougherty/PV/EDC@TCP
cc
bcc
Subject Carlson Woods TM08-1468F

Tom

Carlson Woods TM08-1468F

All conditions set by the County Surveyor have been satisfied

The original mylar is in our office with the Owner signature and the Surveyor of record signature and stamp.

The mylar still needs Development Services, County Engineer and County Tax Collector signatures.

Please advise when you would like us to bring you the mylar for signature circulation in Bldg C

Rich Briner
County Surveyors Office
(530) 621-5441

Exhibit H

09-1415.A.20

**COUNTY OF EL DORADO
COUNTY SURVEYOR
INTERDEPARTMENTAL MEMORANDUM**

DATE: November 3, 2009

TO: Tom Dougherty, Planner, El Dorado County Development Services

FROM: Rich Briner

SUBJECT: Carlson Woods, TM08-1468F



This memo is to inform you that Carlson Woods 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.

File Original with DWR

State of California
Well Completion Report

Public Information Provided
No. 00003233

Page 1 of 1

Owner's Well Number 5300771309

Date Work Began 11/21/2008

Date Work Ended 11/20/2008

Local Permit Agency El Dorado

Permit Number 5300771309

Permit Date 11/13/08

DWR Uses Only - Do Not Fill In

State Well Identification Number

Latitude Longitude

APN/Well ID

Geologic Log				
Orientation	Vertical	Horizontal	Angle	Specify
Drilling Method	Drilling Fluid			
Depth from Surface	Description			
Feet to	Feet	Describe material, grain size, color, etc		
0	68	DIRT		
68	77	DECOMPOSED GRANITE		
77	108	DECOMPOSED GRANITE / ROCK MIX		
108	300	GREYSTONE		
LOT 1				
PLANNING DEPARTMENT				
Total Depth of Boring <u>300</u> Feet				
Total Depth of Completed Well <u>300</u> Feet				

Well Owner

Name John & Gail Eldridge

Mailing Address P.O. Box 1092

City Shingle Springs State CA Zip 95692

Well Location

Address Carlson Drive (LOT #1)

City Shingle Springs County El Dorado

Latitude _____ N Longitude _____ W

Decline _____ Declinal Lat. _____ Declinal Long. _____

APN Book 070 Page 210 Parcel 37

Township _____ Range _____ Section _____

Location Sketch
(Draw and label to best of your ability)

North

South

Activity

New Well

Modification/Repair

Deepen

Other

Destroy

Planned Uses

Water Supply

Domestic Public

Irrigation Industrial

Cathodic Protection

Dewatering

Heat Exchange

Injection

Monitoring

Remediation

Sparging

Test Well

Vapor Extraction

Other

Water Level and Yield of Completed Well

Depth to first water 68 (Feet below surface)

Depth to Static _____

Water Level 68 (Feet) Date Monitored 11/20/2008

Estimated Yield 20 (GPM) Test Type Constant Rate

Test Length 4.0 (Hours) Total Drawdown _____ (Feet)

*May not be representative of a well's long term yield.

Casings						Annular Material				
Depth from Surface	Surface Diameter	Type	Material	Wall Thickness	Outside Diameter	Screen Type	Slot Size	Depth from Surface	Fill	Description
Feet to	(Inches)			(Inches)	(Inches)		(Inches)	Feet to		
71	76	11	PVC Sch. 40	1.25CM	6			0	25	Concrete
76	88	11	PVC Sch. 40	1.25CM	6		0.250			
0	180	6	PVC Sch. 40	1.25CM	4					
180	300	6	PVC Sch. 40	1.25CM	4		0.250			

Attachments

Geologic Log

Well Construction Diagram

Geophysical Log(s)

Soil/Water Chemical Analysis

Other _____

Attach additional information, if it exists.

Certification Statement

I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief.

Name TRIANGLE WELL DRILLING

Address 940 RESCUE DRIVE City RESCUE State CA Zip 95672

Signature [Signature] Date Signed 28 NOV 08 C-57 License Number 356933

C-57 Licensed Water Well Contractor

TRIPPLICATE
Owner's Copy

STATE OF CALIFORNIA
THE RESOURCES AGENCY
DEPARTMENT OF WATER RESOURCES
WATER WELL DRILLERS REPORT

Do not fill in

No. 059908

of Patent No. 174182

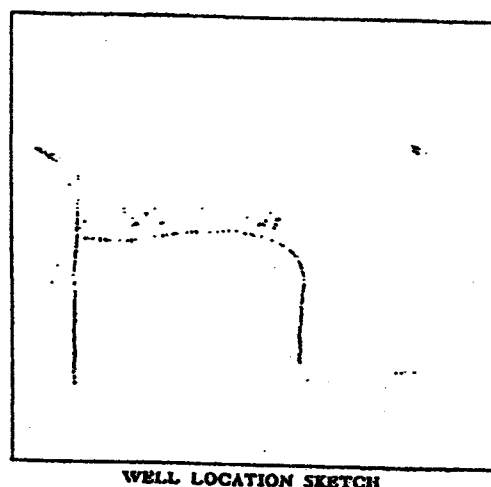
Local Permit No. or Date

State Well No.

Other Well No.

(1) OWNER: Name John Eldridge
Address 4681 Holiday Lake Drive
City Shingle Springs, Ca Zip 95682
(2) LOCATION OF WELL (See instructions):
County El Dorado Owner's Well Number _____
Well address if different from above _____
Township _____ Range _____ Section _____
Distance from cities, roads, railroads, fences, etc. Carlson Rd off
of Meder Road

(12) WELL LOG:		Total depth	ft. Depth of completed well
from ft.	to ft.	Formation (Describe by color, character, size or material)	
0	141	dec. granite & Galy	168
141	145	hard granite	
145	149	med granite	
149	168	hard granite	



(3) TYPE OF WORK:
New Well Deepening
Reconstruction
Reconditioning
Horizontal Well
Destruction (Describe destruction materials and procedures in Item 13)
(4) PROPOSED USE:
Domestic
Irrigation
Industrial
Test Well
Stock
Municipal
Other

fractures 20, 30, 48, 114, 145, 156
last bit 5 7/8
baker-

(5) EQUIPMENT:
Rotary Reverse
Cable Air
Other Bucket
(7) CASING INSTALLED:
Steel Plastic Concrete

(6) GRAVEL PACK:
Yes No Size _____
Diameter of bore _____
Packed from _____ to _____ ft.

(8) PERFORATIONS:
Type of perforation or size of screen

From ft.	To ft.	Dia. in.	Gauge or Wall	From ft.	To ft.	Slot size
+1	168	6	pvc	88	168	1/8x2

(9) WELL SEAL:
Was surface sanitary seal provided? Yes No If yes, to depth 46 ft.
Were struts sealed against pollution? Yes No Interval _____ ft.
Method of sealing cement

(10) WATER LEVELS:
Depth of first water, if known 48 ft.
Standing level after well completion 48 ft.

(11) WELL TESTS:
Was well test made? Yes No If yes, by whom? driller
Type of test Pump Bailor Air lift
Time to water at start of test _____ ft. At end of test _____ ft.
Discharge 45 gal/min after _____ hours Water temperature _____
Chemical analysis made? Yes No If yes, by whom? _____
Was electric log made? Yes No If yes, attach copy to this report

Work started 6-24 19 79 Completed 6-27 19 79
WELL DRILLER'S STATEMENT:
This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.
SIGNED _____ (Well Driller)
NAME Triangle Well Drilling
Address rt 1 Box 1128
City Shingle Springs, Ca Zip 95682
License No. 355933 Date of this report 7-8-79

DWR 188 (REV. 7-76) IF ADDITIONAL SPACE IS NEEDED, USE NEXT CONSECUTIVELY NUMBERED FORM

TM 08-1468-F

