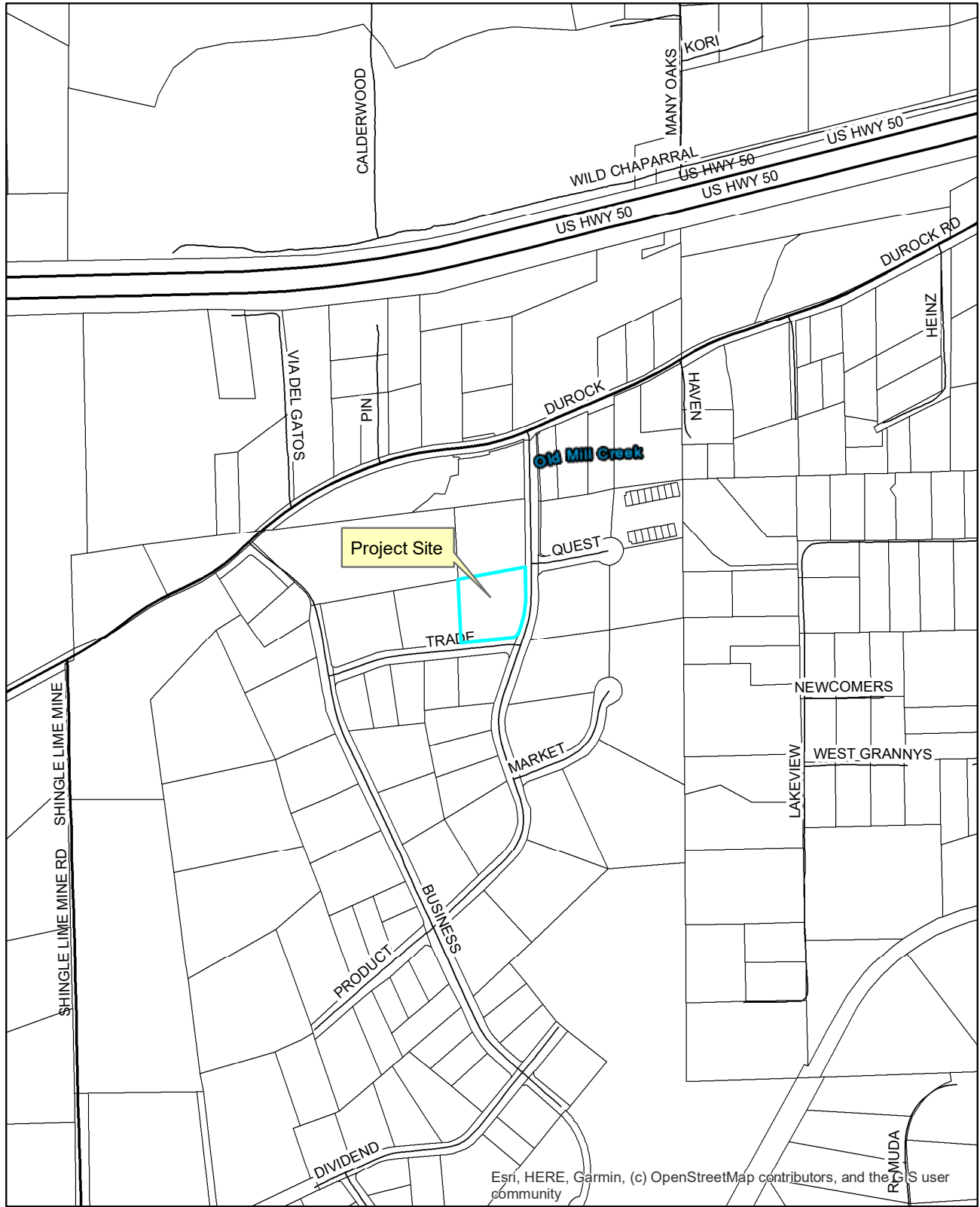


**P-C21-0001 VEERKAMP PARCEL MAP AMENDMENT
EXHIBIT A - LOCATION MAP**



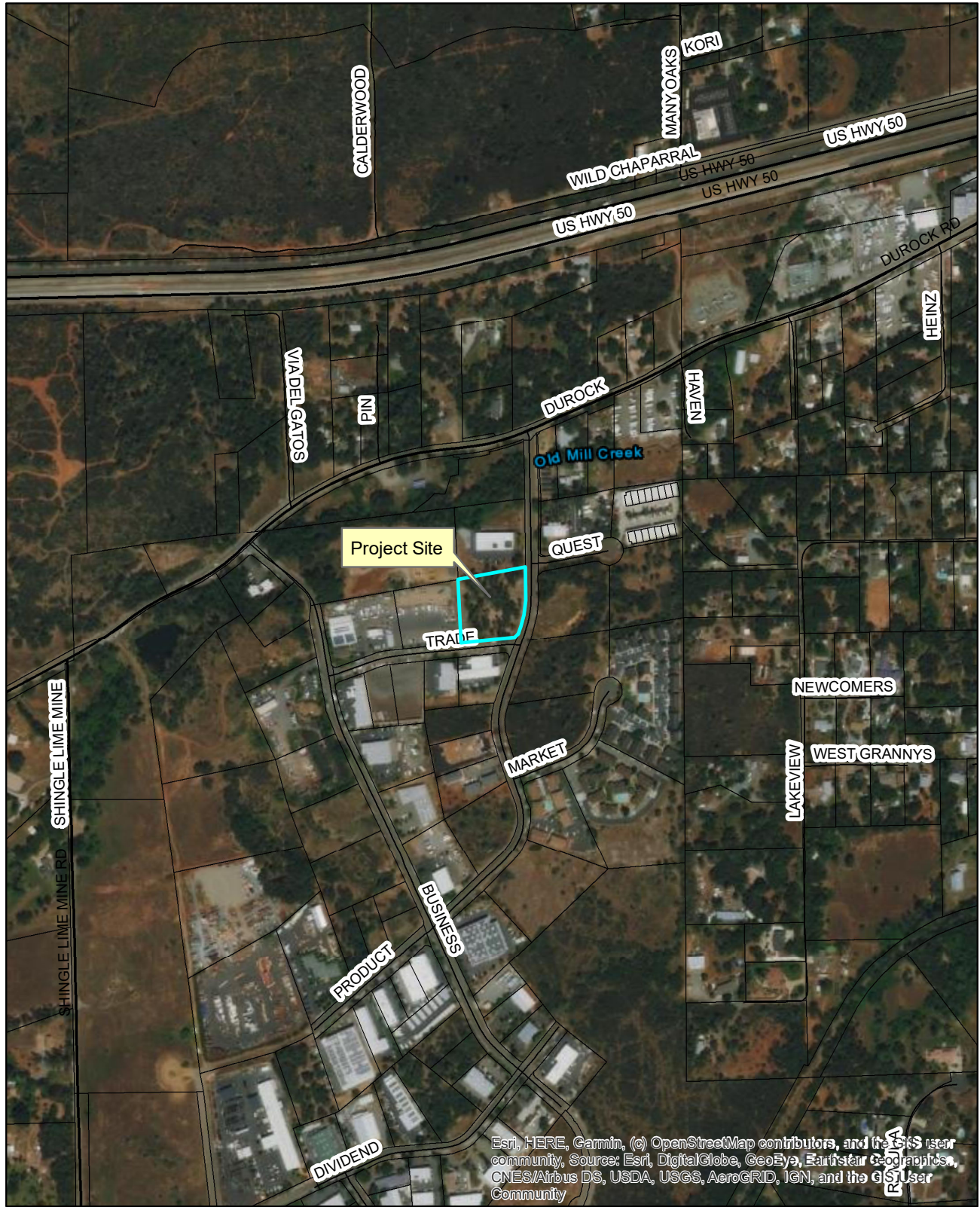
0 205 410 820 1,230 1,640 Feet

Scale

N



**P-C21-0001 VEERKAMP PARCEL MAP AMENDMENT
EXHIBIT B - AERIAL PHOTO**



0 205 410 820 1,230 1,640 Feet

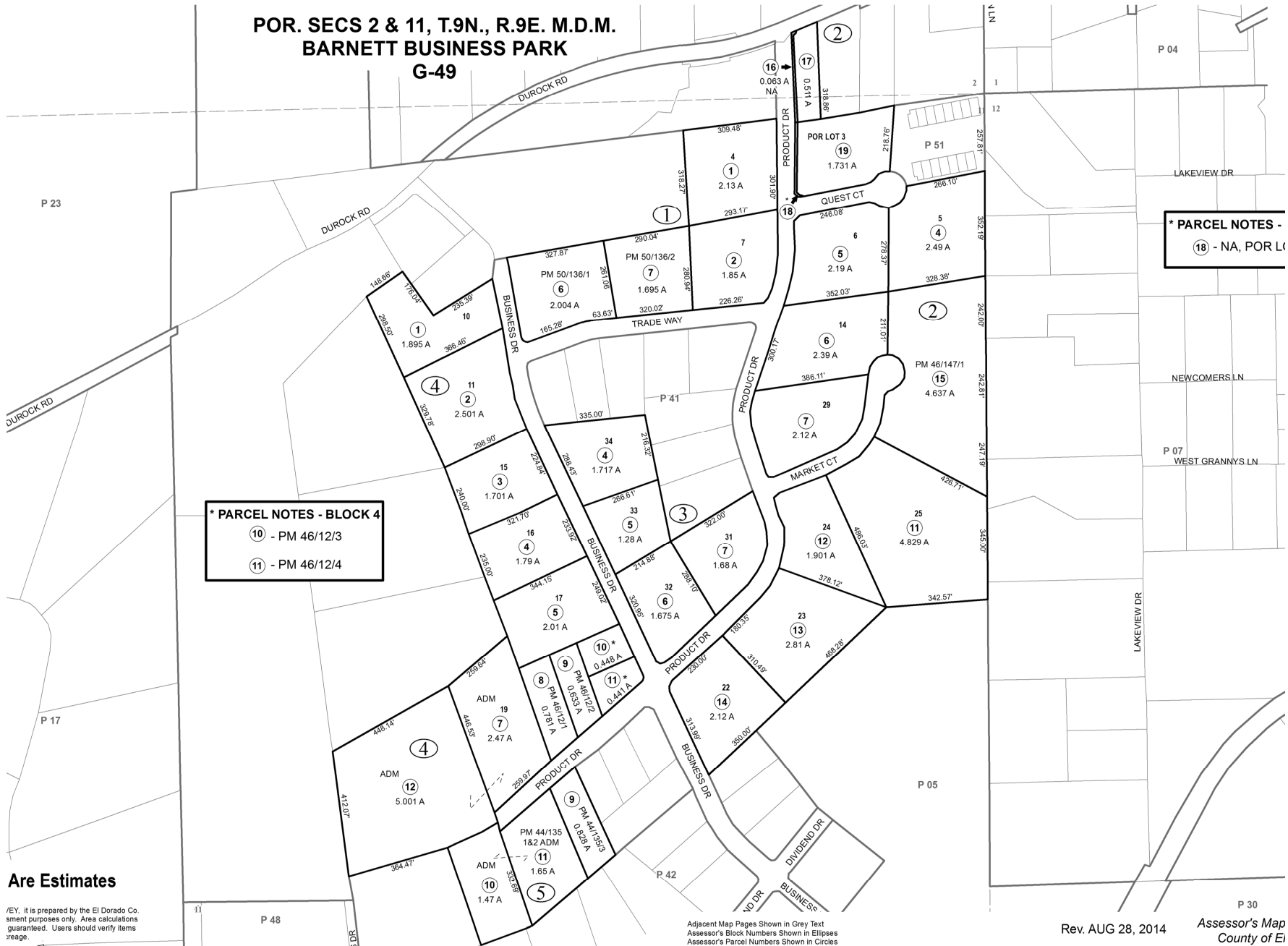
Scale

N



**P-C21-0001 VEERKAMP PARCEL MAP AMENDMENT
EXHIBIT C - ASSESSORS PARCEL PAGE**

**POR. SECS 2 & 11, T.9N., R.9E. M.D.M.
BARNETT BUSINESS PARK
G-49**



*** PARCEL NOTES - BLOCK 4**
 ⑩ - PM 46/12/3
 ⑪ - PM 46/12/4

*** PARCEL NOTES -**
 ⑱ - NA, POR L

Are Estimates

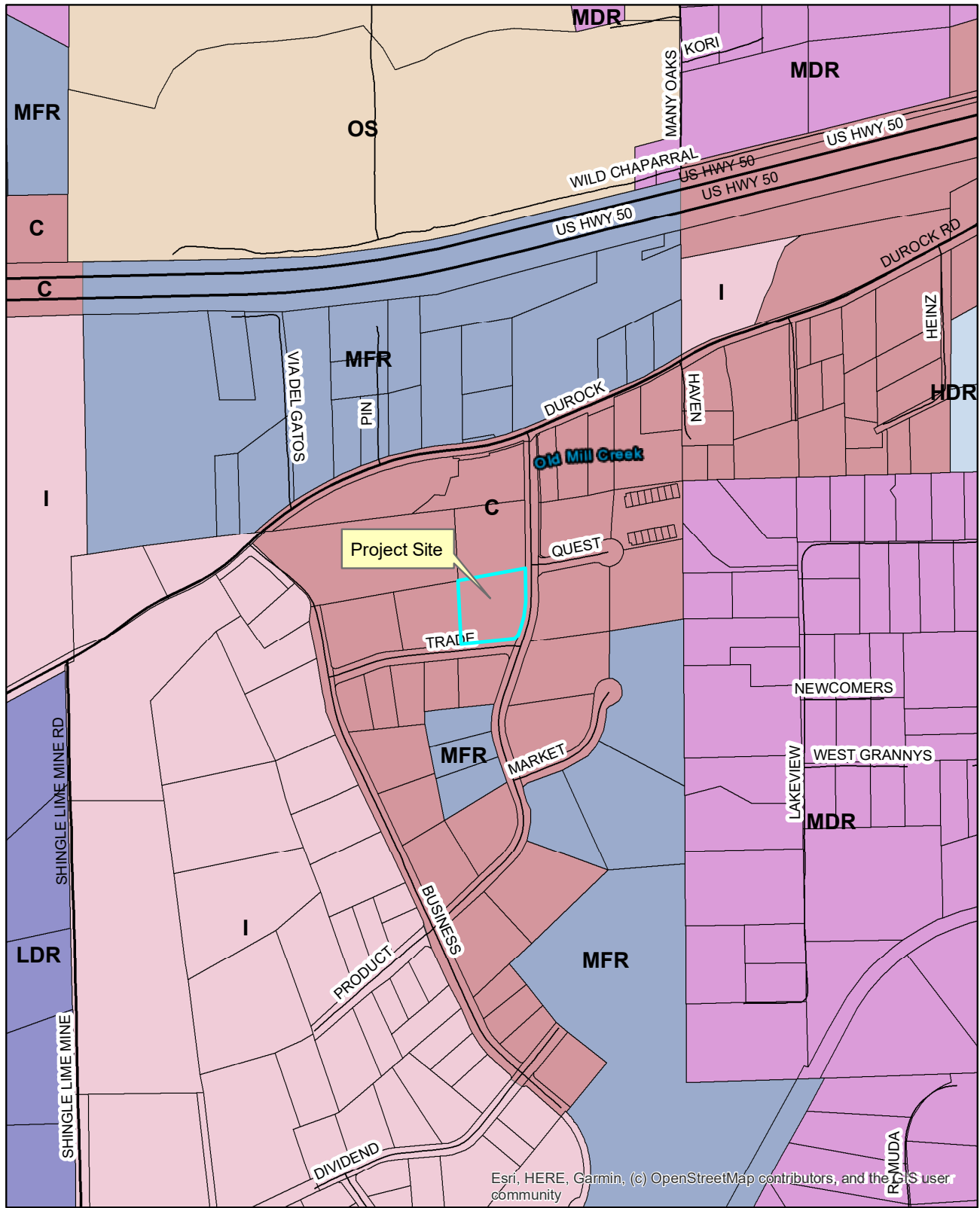
BEY, it is prepared by the El Dorado Co. for assessment purposes only. Area calculations are not guaranteed. Users should verify items on the map.

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

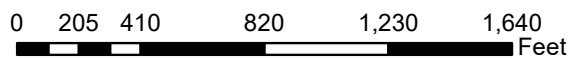
Rev. AUG 28, 2014

Assessor's Map
 County of El

**P-C21-0001 VEERKAMP PARCEL MAP AMENDMENT
EXHIBIT D - GENERAL PLAN LAND USE MAP**



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

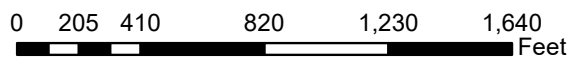
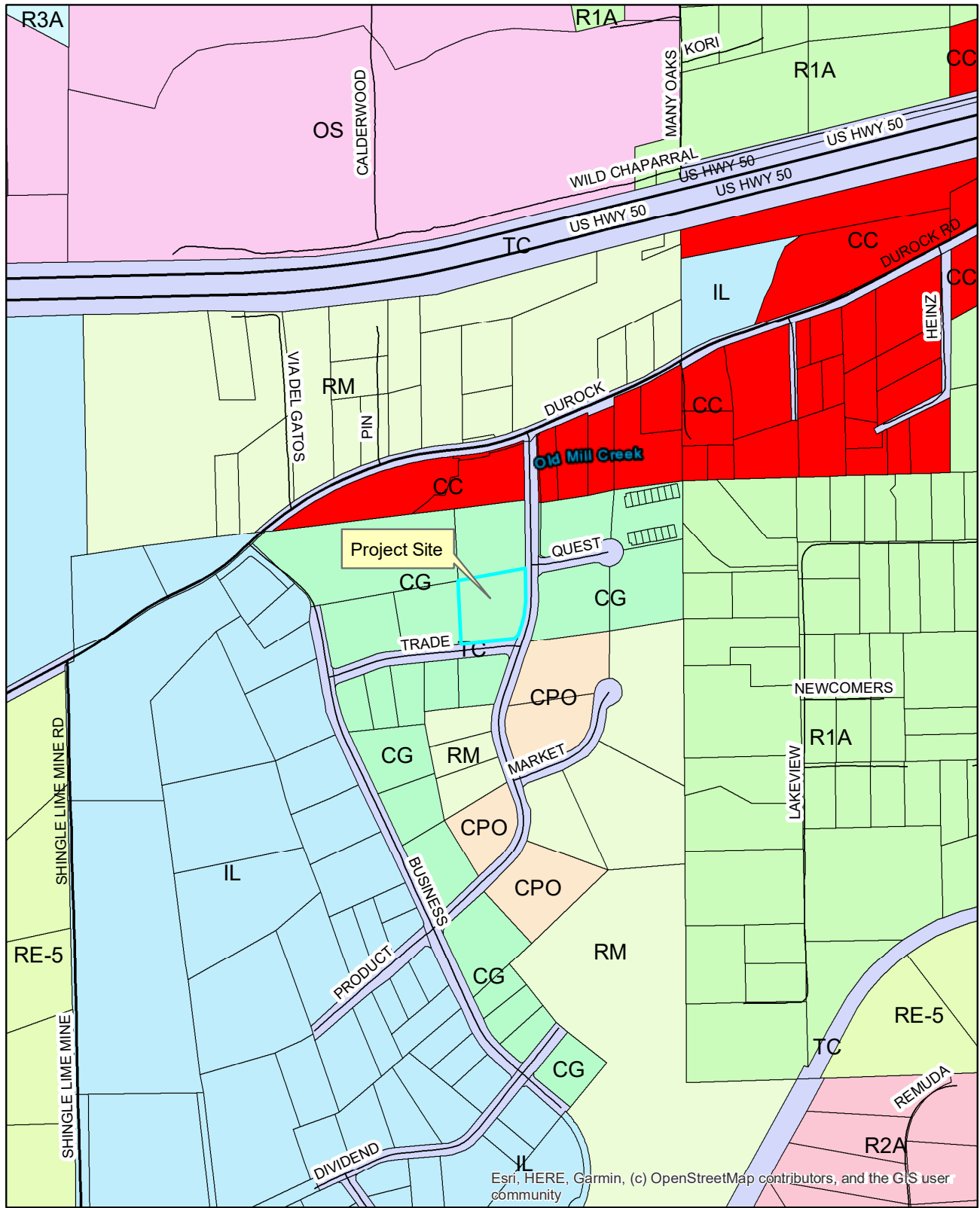


Scale

N



**P-C21-0001 VEERKAMP PARCEL MAP AMENDMENT
EXHIBIT E - ZONING MAP**



Scale

N



**P-C21-0001 VEERKAMP PARCEL MAP AMENDMENT
EXHIBIT F - APPLICABLE EXCERPTS FROM APPLICATION PACKET**



January 7, 2021

Project Description
Veerkamp Storage Yard Expansion
APN 109-401-002

The project is located in the Barnett Business Park (Lot 7) in Shingle Springs, CA. The Parcel Map Amendment proposes to reduce the 20' setback & slope easement located along the frontage of Trade Way & Product Drive to a 10' setback and slope easement.

This setback reduction would be necessary to construct a rockery retaining wall in order to fill the site to match the adjacent Veerkamp storage yard.

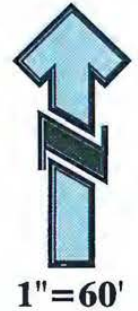
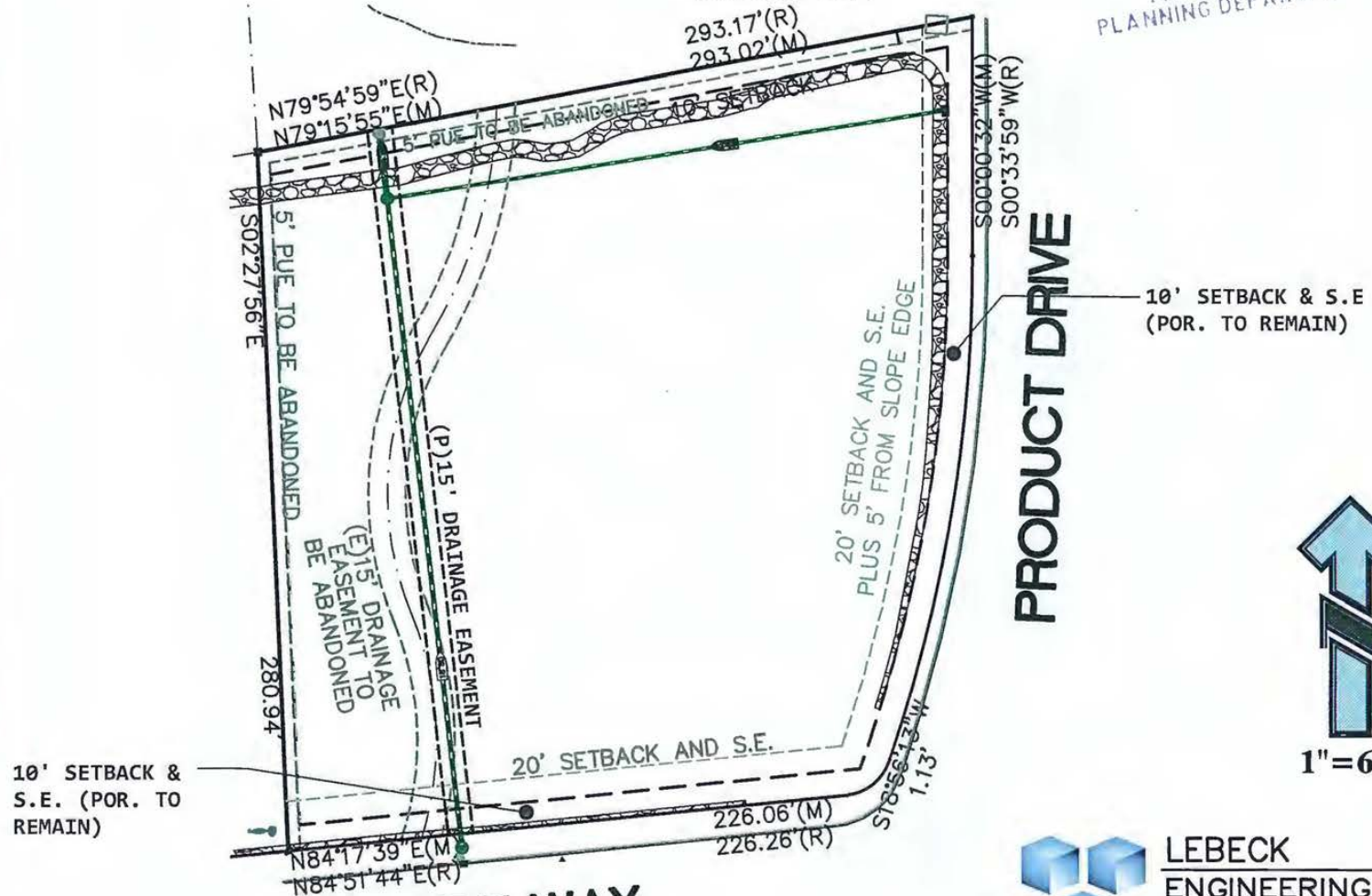
This reduction to the setback & slope easement would match the current adjacent parcel (109-401-007) to the west which has previously reduce the easement. See attached Parcel Map 50-136.

2021 JAN 11 PM 12:51
RECEIVED
PLANNING DEPARTMENT

SETBACK REDUCTION EXHIBIT

Lot 7, Barnett Business Park
 Shingle Springs, CA
 APN: 109-401-002
 JANUARY 2021

2021 JAN 11 PM 12:52
 RECEIVED
 PLANNING DEPARTMENT



LEBECK ENGINEERING, INC.
 3430 ROBIN LANE, BLDG. #2
 CAMERON PARK, CA 95682
 Ph. (530) 677-4080 Fax. (530) 677-4096

P-C21-0001

P-C21-0001 VEERKAMP PARCEL MAP AMENDMENT
 EXHIBIT F - APPLICABLE EXCERPTS FROM APPLICATION PACKET

**P-C21-0001 VEERKAMP PARCEL MAP AMENDMENT
EXHIBIT F - APPLICABLE EXCERPTS FROM APPLICATION PACKET**

2021 JAN 11 PM 12:52
RECEIVED
PLANNING DEPARTMENT



VICINITY MAP - VEERKAMP

APN: 109-401-002

NOT TO SCALE

P-C21-0001

50/136A

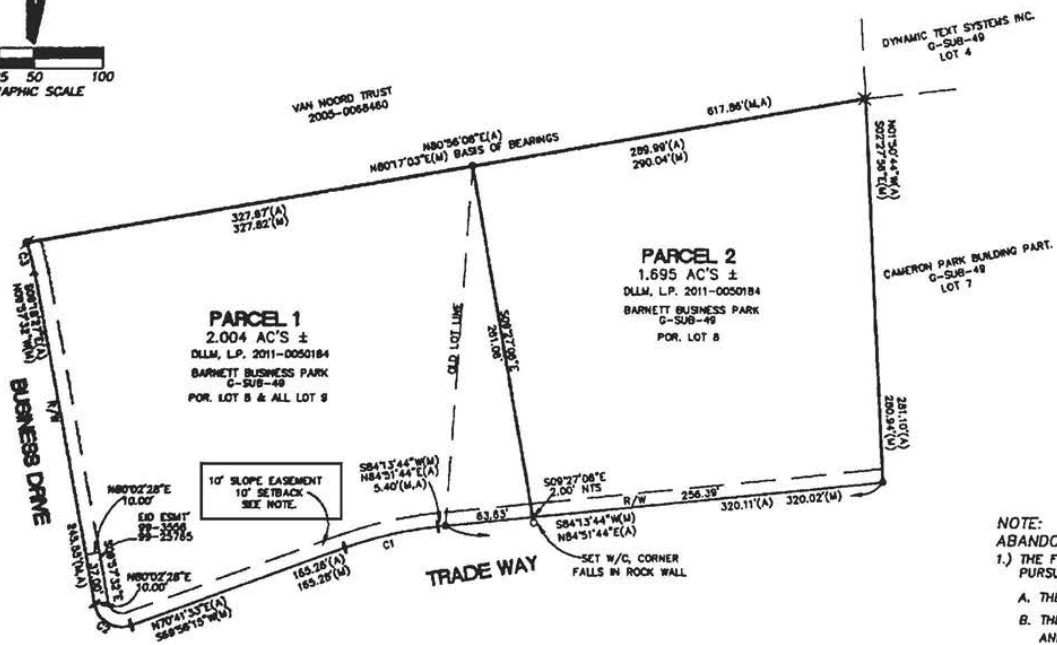
50/136A



BASIS OF BEARINGS:
 IS CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 2, AS TRANSLATED AND CALCULATED BY GPS OBSERVATION ALONG THE NORTHERN (REAR) BOUNDARY OF LOTS 8 AND 9 OF "BARNETT BUSINESS PARK" SHOWN HEREON.
 OBSERVED LATITUDE AND LONGITUDE AVERAGED DURING A STATIC SESSION.

PARCEL MAP

ALL OF LOTS 8 AND 9 OF "BARNETT BUSINESS PARK" FILED IN BOOK "G", OF MAPS, AT PAGE 49 OF THE EL DORADO COUNTY RECORDS LYING IN THE THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 9 NORTH, RANGE 9 EAST, M.D.M. COUNTY OF EL DORADO, STATE OF CALIFORNIA
 JANUARY 2012 SHEET 2 OF 2



- LEGEND:**
- (M) MEASURED. ALL DISTANCE MEASURED UNLESS NOTED OTHERWISE.
 - FD. 5/8" REBAR WITH ALUM. CAP STAMPED RCE 22180 1982.(E)
 - X FD. 2" PIPE WITH CAP MISSING (NR) (NT)
 - FD. 3/4" CIP STAMPED RCE 26342-1986 (A)
 - ⊘ FD. 3/4" CIP STAMPED RCE 26342-1986 (A) CALLED 1 1/2" DIAMETER ON MAP (A).
 - FD. 60P NAIL (NR) (NT)
 - SET 3/4" REBAR WITH 2" ALUM. CAP STAMPED LS 6013 W/C FOR WITNESS CORNER.
 - NTS NOT TO SCALE
 - FD. FOUND
 - CIP CAPPED IRON PIPE
 - + CALCULATED POINT, NOTHING FD. OR SET.

- NOTE:**
 ABANDONMENT OF EASEMENTS:
 1.) THE FOLLOWING PUBLIC EASEMENTS ARE HEREBY ABANDONED OR AMENDED PURSUANT TO SECTION 66445 (J) OF THE GOVERNMENT CODE:
- A. THE TEN FOOT (10') PUE ALONG THE NORTH SIDE OF BOTH LOTS 8 AND 9.
 - B. THE FIVE FOOT (5') PUE'S ALONG THE WEST AND EAST SIDES OF LOT 8 AND THE EAST SIDE OF LOT 9.
 - C. A REDUCTION OF THE TWENTY FOOT (20') SLOPE EASEMENT ALONG THE FRONTAGE OF LOTS 8 AND 9 TO TEN FEET (10').
 - D. A REDUCTION OF THE TWENTY FOOT (20') BUILDING SETBACK ALONG THE FRONTAGE OF LOTS 8 AND 9 TO TEN FEET (10').

AS SHOWN AND DESCRIBED FOR LOTS 8 AND 9 OF THE FINAL MAP ENTITLED "BARNETT BUSINESS PARK" RECORDED IN BOOK "G" OF SUBDIVISIONS, AT PAGE 49.

CURVE TABLE (M)					
CURVE	LENGTH	RADIUS	CHORD	CHD BEARING	DELTA
C1	88.25	280.00	69.07	S77°08'18"W	147°0'11"
C2	34.91	20.00	30.64	N59°52'32"W	100°00'00"
C3	24.70	205.00	24.68	N132°43'37"W	65°4'10"

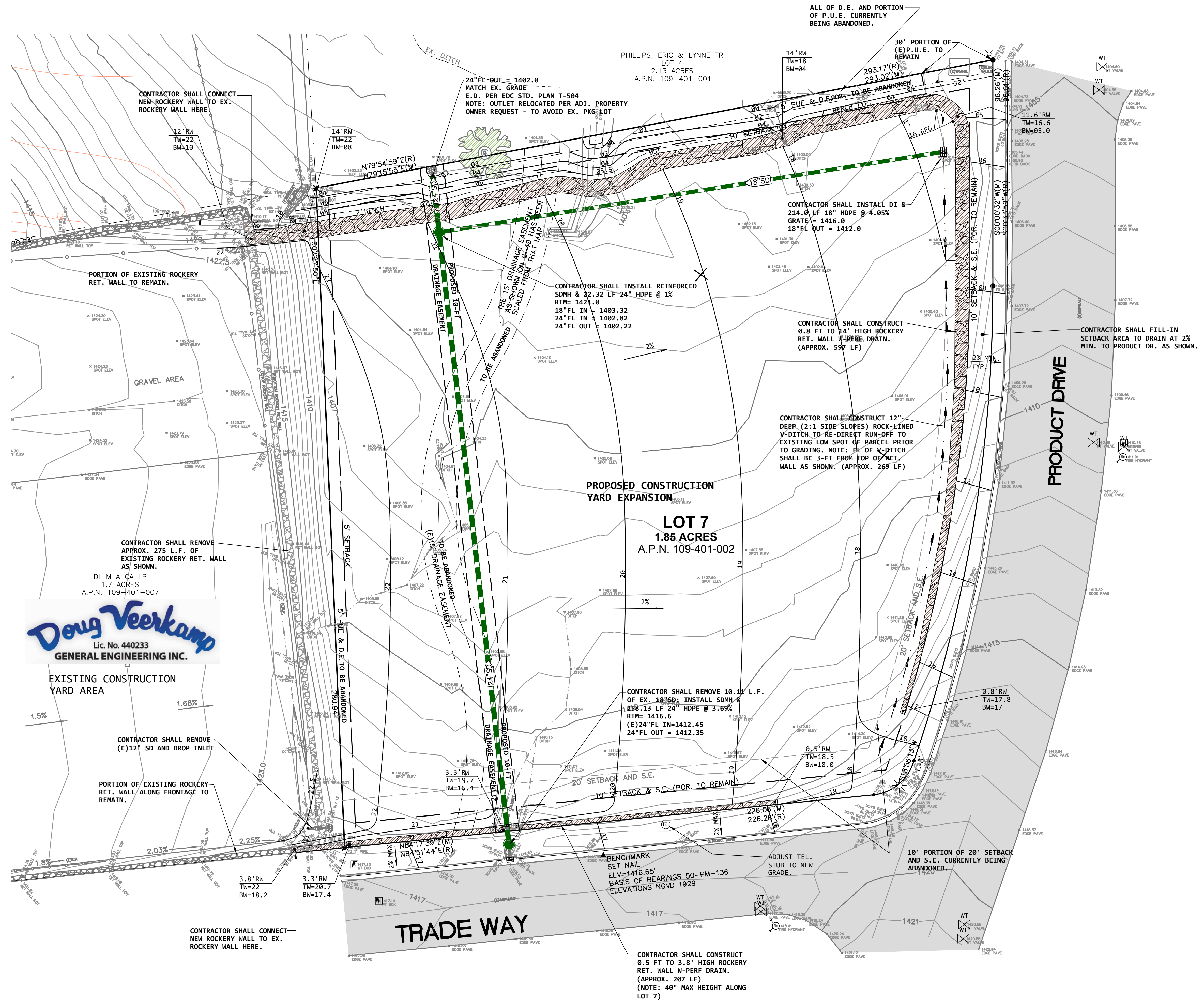
CURVE TABLE (A)				
CURVE	RADIUS	CHORD	CHD BEARING	DELTA
C1	280.00	69.07	S77°46'39"W	147°0'11"
C2	20.00	30.64	S59°18'27"E	100°00'00"
C3	205.00	24.68	N12°45'32"W	65°4'10"

REFERENCES:
 (A) G-SUB-49
 (B) DOC# 2011-0050184

SHEET 2 OF 2

50/136A

P-C21-0001 VEERKAMP PARCEL MAP AMENDMENT
 EXHIBIT F - APPLICABLE EXCERPTS FROM APPLICATION PACKET



Doug Veerkamp
Lic. No. 440233
GENERAL ENGINEERING INC.

EXISTING CONSTRUCTION
YARD AREA

CONTRACTOR SHALL REMOVE
(E) 12" SD AND DROP INLET

CONTRACTOR SHALL REMOVE
(E) 12" SD AND DROP INLET

CONTRACTOR SHALL REMOVE
(E) 12" SD AND DROP INLET

CONTRACTOR SHALL REMOVE
(E) 12" SD AND DROP INLET

CONTRACTOR SHALL REMOVE
(E) 12" SD AND DROP INLET

CONTRACTOR SHALL REMOVE
(E) 12" SD AND DROP INLET

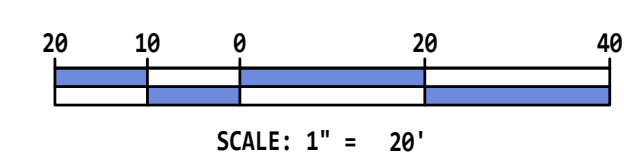
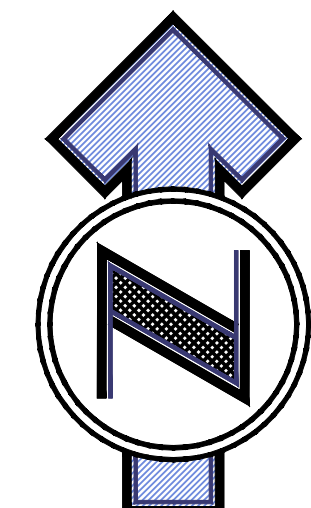
CONTRACTOR SHALL REMOVE
(E) 12" SD AND DROP INLET

CONTRACTOR SHALL REMOVE
(E) 12" SD AND DROP INLET

CONTRACTOR SHALL REMOVE
(E) 12" SD AND DROP INLET

CONTRACTOR SHALL REMOVE
(E) 12" SD AND DROP INLET

CONTRACTOR SHALL REMOVE
(E) 12" SD AND DROP INLET



LEBECK ENGINEERING, INC.
3430 ROBIN LANE, BLDG. #2
CAMERON PARK, CA 95682
Ph. (530) 877-4080 Fax. (530) 677-4096

REGISTERED PROFESSIONAL ENGINEER
BARBARA A. LEBECK
No. 47045
03-93
CIVIL
STATE OF CALIFORNIA

GRADING PLANS
GRADING PLAN
Lot 7, Barnett Business Park
Shingle Springs, CA APN: 109-401-002

DLLM LP, CA LP
Proj. Manager: Eric Wunschel
2585 COLD SPRINGS RD.
PLACERVILLE, CA 95667
530-676-0825 work
Eric Email:
eric.wunschel@dougveerkamp.com

Project # 20-117
Date: MAY 2020
Scale: 1" = 20'
Designed by: B. Lebeck
Drawn by: E. Alliguié



Plot Date: Feb 02, 2021



BARNETT BUSINESS PARK

PORTIONS OF THE S E 1/4 OF SEC. 2 AND THE E 1/2 OF SEC. 11, T 9 N, R 9 E, M.D.M.
COUNTY OF EL DORADO...STATE OF CALIFORNIA
MAY 1986 SCALE 1" = 200'
PATTERSON DEVELOPMENT
SHEET 1 OF 3

OWNER'S CERTIFICATE

THE UNDERSIGNED OWNER OF RECORD TITLE INTEREST, HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS MAP, AND HEREBY CONVEYS AND OFFERS FOR DEDICATION TO THE COUNTY OF EL DORADO THE DRIVES, COURTS AND WAYS SHOWN HEREIN INCLUDING THE UNDERLYING FEE THEREIN FOR ANY AND ALL PUBLIC PURPOSES.

THE UNDERSIGNED ALSO OFFERS TO THESE CERTAIN COMPANIES AND PUBLIC ENTITIES WHICH WILL PROVIDE TO THESE CERTAIN COMPANIES AND PUBLIC ENTITIES WATER SERVICE, GAS AND DRAINAGE PIPES AND DITCHES, AND FOR POLES, GUY WIRES, ANCHORS, OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC AND TELEPHONE SERVICES, WITH THE RIGHT TO TREAT AND REMOVE THESE TREE LIMBS AND BRUSH TOGETHER WITH ANY AND ALL APPURTENANCES APPERTAINING THEREIN, OVER THE DELINEATED PUBLIC UTILITIES EASEMENTS SHOWN HEREIN AS WELL AS THE FOLLOWING DESIGNATED EASEMENTS:

A. FIVE (5) FEET ON BOTH SIDES OF ALL SIDE LOT LINES, AND THE REAR TEN (10) FEET OF LOTS IN THIS SUBDIVISION
B. TWENTY (20) FOOT BUILDING SETBACK AND A TWENTY (20) FOOT SLOPE EASEMENT CONTIGUOUS TO ALL STREETS, ROADS, DRIVES AND COURTS SHOWN HEREIN, OR FIVE (5) FEET BEYOND THE TOP OF CUT OR THE TOP OF FILL, WHICHEVER IS LARGER.

ALL OFFERS MADE HEREIN ARE IRREVOCABLE AND SHALL REMAIN OPEN IN PERPETUITY DESPITE A REJECTION OF SUCH OFFER BY THE APPLICABLE PUBLIC ENTITY.

Witness signatures of Gordon J. Vicini and Renee Vicini

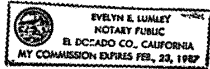
Witness signatures of Kenneth G. Wilkenson and Roxana M. Murphy

STATE OF CALIFORNIA COUNTY OF EL DORADO S.S.

ON THIS 23 DAY OF September, 1986 BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED GORDON J. VICINI PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THE PRESIDENT, AND RENEE VICINI PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THE SECRETARY OF THE OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE [Signature] COUNTY OF EL DORADO, CALIFORNIA



STATE OF CALIFORNIA COUNTY OF EL DORADO S.S.

ON THIS 23rd DAY OF September, 1986 BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED KENNETH G. WILKENS ON PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THE PRESIDENT, AND ROXANA M. MURPHY PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THE SECRETARY OF THE OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE [Signature] COUNTY OF EL DORADO, CALIFORNIA



TRUSTEE'S CERTIFICATE

INTER-COUNTY TITLE CO. A CALIFORNIA CORPORATION, TRUSTEE UNDER DEEDS OF TRUST RECORDED AS FOLLOWS: DECEMBER 16, 1979 IN BOOK 1891 AT PAGE 381 APRIL 30, 1980 IN BOOK 1971 AT PAGE 377 APRIL 30, 1980 IN BOOK 1981 AT PAGE 589 DECEMBER 14, 1981 IN BOOK 2030 AT PAGE 660 OCTOBER 14, 1983 IN BOOK 2817 AT PAGE 389 OCTOBER 14, 1983 IN BOOK 2817 AT PAGE 394 DECEMBER 23, 1983 IN BOOK 2838 AT PAGE 684 OF OFFICIAL RECORDS OF EL DORADO COUNTY HEREBY CONSENT TO THE PREPARATION AND THE FILING OF THIS FINAL MAP.

Witness signature of George V. Vicari

GEORGE V. VICARI VICE-PRESIDENT STATE OF CALIFORNIA COUNTY OF EL DORADO S.S.



ON THIS 23rd DAY OF September, 1986, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED GEORGE V. VICARI KNOWN TO ME TO BE THE VICE PRESIDENT OF THE CORPORATION THAT EXECUTED THE WITHIN CERTIFICATE ON BEHALF OF THE CORPORATION HEREIN NAMED AND ACKNOWLEDGED TO ME THAT THE CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

Witness signature of Caroline M. Emory

CAROLINE M. EMORY NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

ENGINEER'S CERTIFICATE

I, LAWRENCE A. PATTERSON HEREBY CERTIFY THAT THE SURVEY AND FINAL MAP OF THIS SUBDIVISION WERE MADE UNDER MY DIRECTION IN APRIL, 1986, AND ARE TRUE AND COMPLETE AS SHOWN HEREIN. THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Witness signature of Lawrence A. Patterson

LAWRENCE A. PATTERSON R.C.E. 26342

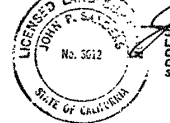


COUNTY SURVEYOR'S CERTIFICATE

I, JOHN P. SANBERS, HEREBY CERTIFY THAT I HAVE EXAMINED THIS FINAL MAP THAT IT IS SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON FEB. 26, 1986, BY THE BOARD OF SUPERVISORS THAT IT IS TECHNICALLY CORRECT, AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE COUNTY ORDINANCES HAVE BEEN COMPLIED WITH.

Witness signature of John P. Sanbers

JOHN P. SANBERS L.S. 3012 COUNTY SURVEYOR COUNTY OF EL DORADO STATE OF CALIFORNIA



TAX COLLECTOR'S CERTIFICATE

I, C. L. RAFFETY, HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THIS OFFICE THERE ARE NO LIENS AGAINST THIS SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, PROVIDED THAT THE FINAL MAP IS ACCEPTED FOR RECORD AND FILED PRIOR TO THE NEXT SUCCEEDING LIEN DATE.

Witness signature of C. L. Raffety

C. L. RAFFETY TAX COLLECTOR COUNTY OF EL DORADO, CALIFORNIA DEPUTY [Signature]

COUNTY ENGINEER'S CERTIFICATE

I, G. ARTHUR CURT, HEREBY CERTIFY THAT ALL THE REQUIRED CONSTRUCTION PLANS AND SPECIFICATIONS WERE APPROVED AND THAT THE SUBDIVIDER HAS EXECUTED THE NECESSARY AGREEMENT AND SUBMITTED THE REQUIRED SECURITY TO SECURE COMPLETION OF THE REQUIRED IMPROVEMENTS FOR THIS SUBDIVISION.

Witness signature of G. Arthur Curt

G. ARTHUR CURT DIRECTOR, DEPARTMENT OF PUBLIC WORKS EX-OFFICIO COUNTY ENGINEER COUNTY OF EL DORADO, CALIFORNIA

PLANNING DIRECTOR'S CERTIFICATE

I, LARRY D. VALERO, HEREBY CERTIFY THAT THIS FINAL MAP CONFIRMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THE SUBDIVISION APPROVED ON FEB. 26, 1986, BY THE BOARD OF SUPERVISORS AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVAL HAVE BEEN SATISFIED.

Witness signature of Larry D. Valero

LARRY D. VALERO PLANNING DIRECTOR COUNTY OF EL DORADO, CALIFORNIA

COUNTY CLERK'S CERTIFICATE

I, BILLIE MITCHELL, HEREBY CERTIFY THAT THE BOARD OF SUPERVISORS, BY ORDER ON FEBRUARY 26, 1986, ADOPTED AND APPROVED THIS FINAL MAP OF THIS SUBDIVISION AND ACCEPT, SUBJECT TO IMPROVEMENT, FOR PUBLIC USE THE DRIVES, COURTS, WAYS AND EASEMENTS SHOWN HEREON AS OFFERED FOR DEDICATION.

Witness signature of Billie Mitchell

BILLIE MITCHELL COUNTY CLERK & EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS COUNTY OF EL DORADO, CALIFORNIA DEPUTY [Signature]



COUNTY RECORDER'S CERTIFICATE

I, DOROTHY CARR, HEREBY CERTIFY THAT THIS COUNTY TITLE CERTIFICATE NO. 26342 WAS FILED WITH THIS OFFICE AND THAT THE FINAL MAP WAS ACCEPTED FOR RECORD AND FILED IN MAP BOOK G, PAGE 49, ON FEBRUARY 26, 1986 AT 10:00 O'CLOCK P.M.

Witness signature of Dorothy Carr

DOROTHY CARR COUNTY RECORDER COUNTY OF EL DORADO, CALIFORNIA DEPUTY [Signature]

3-49

G-49

P-C21-0001 VEERKAMP PARCEL MAP AMENDMENT
 EXHIBIT H - SUBDIVISION MAP BARNETT BUSINESS PARK G-49 LOT 7

SUBDIVISION MAP
BARNETT BUSINESS PARK

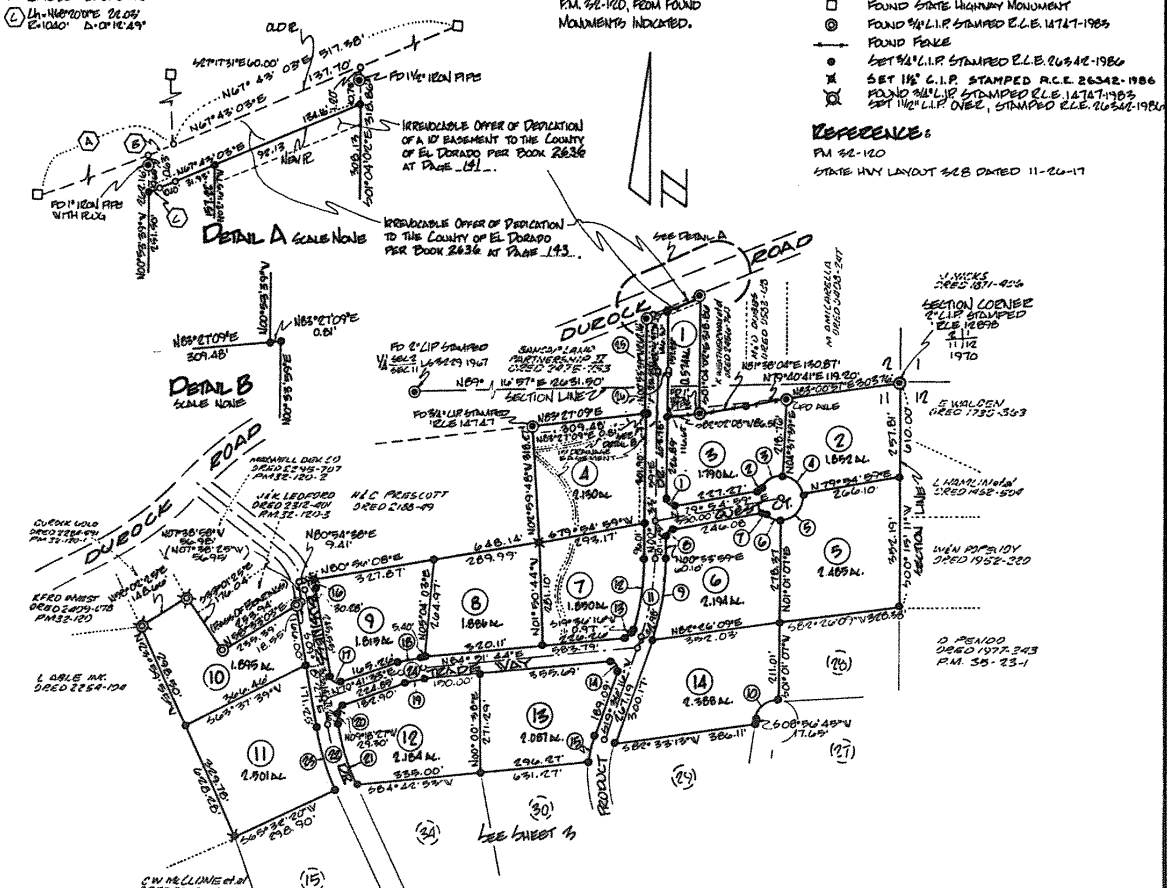
PORTIONS OF THE SE 1/4 OF SEC. 2 AND THE E 1/2 OF SEC. 11, T. 9 N., R. 9 E., M. 2 M. 5
 COUNTY OF EL DORADO, STATE OF CALIFORNIA
 MAY, 1986 SCALE 1" = 200'
 PATTERSON DEVELOPMENT CO.
 SHEET 2 OF 3

- Curve Data:**
- (A) Ch. 110°14'18" E 609.94'
E=105.0' D=1718.28'
 - (B) Ch. 110°15'09" E 18.28'
E=105.0' D=0'01'40"
 - (C) Ch. 110°07'06" E 22.05'
E=105.0' D=0'12'49"

Basis of Bearings:
 THE MERIDIAN OF THIS SURVEY IS
 TRUE NORTH AND IS IDENTICAL TO
 P.M. 22-120, FROM FOUND
 MONUMENTS INDICATED.

- LEGEND:**
- COMPUTED POINT - NOTHING FOUND OR SET
 - ⊙ FOUND AS INDICATED
 - FOUND STATE HIGHWAY MONUMENT
 - ⊗ FOUND 3/4" L.I.P. STAMPED R.L.E. 1474-1985
 - ⊕ FOUND PILE
 - SET 3/4" L.I.P. STAMPED R.L.E. 20542-1986
 - ✕ SET 1/2" L.I.P. STAMPED R.L.E. 26342-1986
 - ⊗ FOUND 3/4" L.I.P. STAMPED R.L.E. 1474-1985
 - ⊕ SET 1/2" L.I.P. OVER, STAMPED R.L.E. 20542-1986

REFERENCE:
 P.M. 22-120
 STATE HWY LAYOUT 242 DATED 11-26-17



Curve Data:

- | | | | | |
|---|--|--|---|---|
| 1 Ch. 110°15'21" E 17.92'
E=20' D=100'59"00" | 7 Ch. 67°14'25' E 17.34'
E=20' D=51'19"04" | 13 Ch. 65°2'14"00" N 21.97'
E=20' D=69'19"20" | 19 Ch. 117°46'39" E 54.27'
E=220' D=14°10'11" | 25 Ch. 60°51'29" E 9.94'
E=200' D=02'30"36" |
| 2 Ch. 65°19'27" N 17.92'
E=20' D=51'19"04" | 8 Ch. 110°14'29" E 29.94'
E=20' D=79°21'00" | 14 Ch. 65°14'00" E 33.69'
E=20' D=114°44'32" | 20 Ch. 115°01'33" E 25.71'
E=20' D=80°00'00" | 26 Ch. 60°51'29" E 11.44'
E=250' D=02'30"36" |
| 3 Ch. 60°15'21" N 69.87'
E=60' D=64°18'53" | 9 Ch. 110°05'08" E 22.91'
E=60' D=19°02'17" | 15 Ch. 51°05'26" N 12.97'
D=13°05'39" | 21 Ch. 116°43'38" N 173.05'
E=610' D=14°30'23" | |
| 4 Ch. 110°15'07" N 74.70'
E=60' D=77°00'42" | 10 Ch. 61°05'58" S 78.78'
E=60' D=23°04'22" | 16 Ch. 61°45'32" E 24.65'
E=205' D=06°54'10" | 22 Ch. 51°02'03" E 182.93'
E=700' D=13°08'53" | |
| 5 Ch. 110°15'08" E 92.66'
E=60' D=101°06'08" | 11 Ch. 51°05'08" N 225.07'
E=690' D=19°02'17" | 17 Ch. 65°15'21" E 30.64'
E=20' D=100°00'00" | 23 Ch. 51°02'03" E 182.93'
E=700' D=13°08'53" | |
| 6 Ch. 66°52'28" E 41.28'
E=60' D=40°12'37" | 12 Ch. 51°05'08" N 225.07'
E=690' D=19°02'17" | 18 Ch. 117°46'39" E 67.07'
E=280' D=14°10'11" | 24 Ch. 117°46'39" E 61.67'
E=290' D=14°10'11" | |

G-49A

G-49A

**P-C21-0001 VEERKAMP PARCEL MAP AMENDMENT
EXHIBIT H - SUBDIVISION MAP BARNETT BUSINESS PARK G-49 LOT 7**

G-49B

G-49B

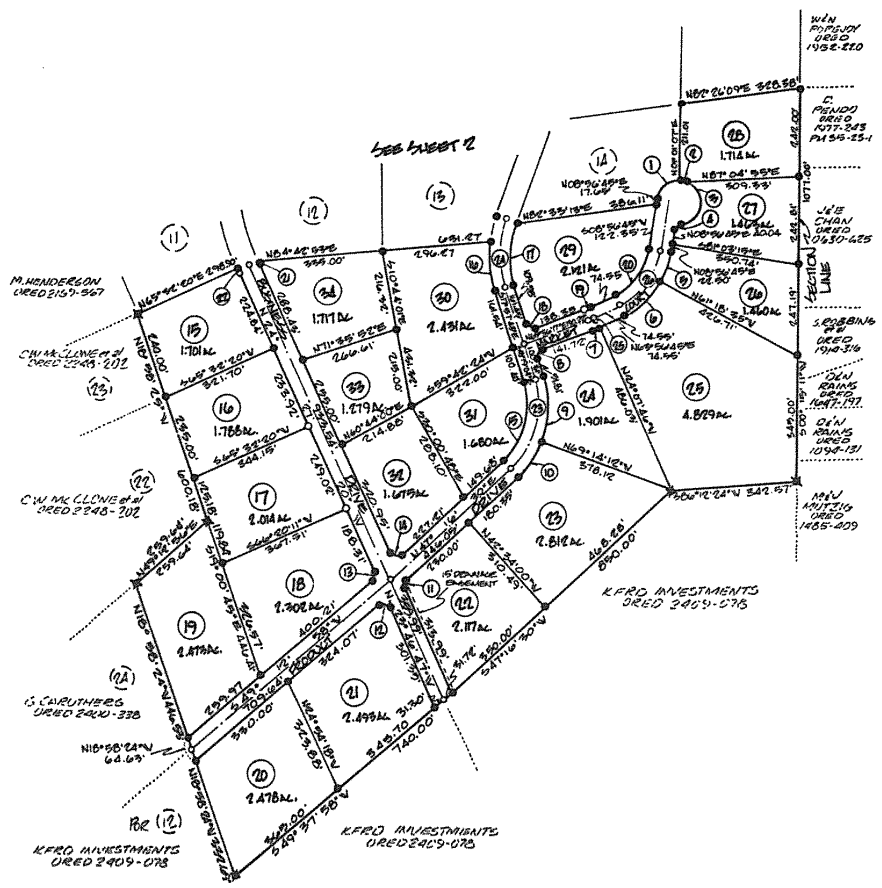
**SUBDIVISION MAP
BARNETT BUSINESS PARK**

PORTIONS OF THE SE 1/4 OF SEC 2 AND THE E 1/2 OF SEC 11, T.9N., R.9E., M.D.M.
COUNTY OF EL DORADO, STATE OF CALIFORNIA
MAY, 1986 SCALE 1" = 200'
PATTERSON DEVELOPMENT CO.
SHEET 3 OF 3

BASIS OF BEARINGS
THE MERIDIAN OF THIS SURVEY IS TRUE NORTH AND IS IDENTICAL TO P.M. 32-120, FROM FOUND MONUMENTS INDICATED.

REFERENCE:
P.M. 32-120
STATE HIGHWAY LAYOUT
328 DATED 11-26-77

- LEGEND:**
- COMPUTED POINT-NOTHING FOUND OR SET
 - ⊙ FOUND AS INDICATED
 - FOUND STATE HIGHWAY MONUMENT
 - ⊗ FOUND 3/4" L.I.P. STAMPED E.C.E. 14747-1985
 - FOUND FENCE
 - SET 3/4" L.I.P. STAMPED R.L.B. 20342-1986
 - ✕ SET 1/2" L.I.P. STAMPED R.L.B. 20342-1986



LOT DATA:

- ① 40°48'58" 1/2" 78.70'
R 260' D 182°04' 22"
- ② 40°17' 34" 5/8" 19.60'
R 60' D 110° 47' 54"
- ③ 40°10' 05" 3/8" 177.05'
R 160' D 154° 37' 04"
- ④ 40°14' 02" 2/8" 22.49'
R 220' D 175° 51' 21"
- ⑤ 40°11' 54" 0/8" 78.87'
R 250' D 149° 44' 41"
- ⑥ 40°14' 19' 0/8" 139.50'
R 250' D 55° 15' 19"
- ⑦ 40°16' 56" 3/8" 24.04'
R 250' D 05° 50' 52"
- ⑧ 40°25' 48" 2/8" 27.85'
R 220' D 85° 19' 21"
- ⑨ 40°10' 15" 2/8" 177.27'
R 175' D 35° 04' 52"
- ⑩ 40°12' 01' 0/8" 121.95'
R 260' D 26° 30' 42"
- ⑪ 40°11' 48' 5/8" 25.24'
R 220' D 71° 03' 17"
- ⑫ 40°17' 16' 5/8" 32.16'
R 220' D 107° 00' 14"
- ⑬ 40°12' 22' 4/8" 23.56'
R 220' D 75° 40' 18"
- ⑭ 40°12' 38' 2/8" 32.16'
R 220' D 107° 00' 14"
- ⑮ 40°14' 28' 5/8" 22.83'
R 250' D 46° 55' 54"
- ⑯ 40°10' 15' 2/8" 135.14'
R 260' D 24° 28' 20"
- ⑰ 40°10' 09' 1/8" 107.45'
R 260' D 37° 33' 59"
- ⑱ 40°10' 00' 5/8" 28.80'
R 250' D 97° 00' 00"
- ⑲ 40°16' 56" 3/8" 177.77'
R 170' D 05° 59' 52"
- ⑳ 40°15' 24' 4/8" 156.99'
R 170' D 35° 00' 00"
- ㉑ 40°12' 18' 0/8" 34.61'
R 170' D 00° 18' 50"
- ㉒ 40°10' 58' 5/8" 14.06'
R 170' D 01° 00' 14"
- ㉓ 40°12' 13' 3/8" 254.88'
R 250' D 06° 55' 54"
- ㉔ 40°00' 47' 1/8" 186.78'
R 290' D 55° 55' 59"
- ㉕ 40°16' 56" 3/8" 20.91'
R 200' D 00° 59' 52"
- ㉖ 40°12' 26' 5/8" 184.70'
R 220' D 55° 00' 00"

G-49B

G-49B

PARCEL MAP

ALL OF LOTS 8 AND 9 OF "BARNETT BUSINESS PARK" FILED IN BOOK "G",
OF MAPS, AT PAGE 49 OF THE EL DORADO COUNTY RECORDS LYING IN THE
THE NORTHEAST 1/4 OF SECTION. 11, TOWNSHIP 9 NORTH, RANGE 9 EAST, M.D.M.
COUNTY OF EL DORADO, STATE OF CALIFORNIA
JANUARY 2012 SHEET 1 OF 2

OWNER'S STATEMENT

REFER TO DOCUMENT No. 2012-7168 FOR THE
CONSENT OF ALL PARTIES HAVING RECORD TITLE INTEREST.

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND
IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE
REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE
REQUEST OF DOUG VEERKAMP GENERAL ENGINEERING, INC. ON 10/25/2011
I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS
TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.
ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS
INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Alan Divers
ALAN R. DIVERS, L.S. 6013



DATED 2-04-2012

DEVELOPMENT SERVICES DIRECTOR'S STATEMENT

THIS MAP CONFORMS WITH THE REQUIREMENTS OF SECTION 66412(D) AND 6647
OF THE SUBDIVISION MAP ACT.

DATED 2-7-2012

Roger Trout
ROGER TROUT
DEVELOPMENT SERVICES DIRECTOR
COUNTY OF EL DORADO, CALIFORNIA

PRINCIPAL PLANNER
COUNTY OF EL DORADO, CALIFORNIA

COUNTY SURVEYOR'S STATEMENT

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

DATED 2-7-2012

Richard L. Briner

RICHARD L. BRINER L.S. 5084
COUNTY SURVEYOR, COUNTY OF EL DORADO, CALIFORNIA



COUNTY RECORDER'S CERTIFICATE:

I, WILLIAM E. SCHULTZ, HEREBY CERTIFY THAT PLACER TITLE CO.
PARCEL MAP GUARANTEE NUMBER 023-000987, WAS FILED WITH
THIS OFFICE AND THAT THIS PARCEL MAP WAS ACCEPTED FOR RECORD
AND FILED THIS 15th DAY OF February 2012 AT 11:40:34 IN
BOOK 50 OF PARCEL MAPS AT PAGE 136, AT THE REQUEST OF
ALAN DIVERS.

DOCUMENT NUMBER 2012-7168 William E. Schultz

WILLIAM E. SCHULTZ
COUNTY RECORDER, CLERK
COUNTY OF EL DORADO, CALIFORNIA

BY Donelle Wilton
DEPUTY

50/136A

1991/364

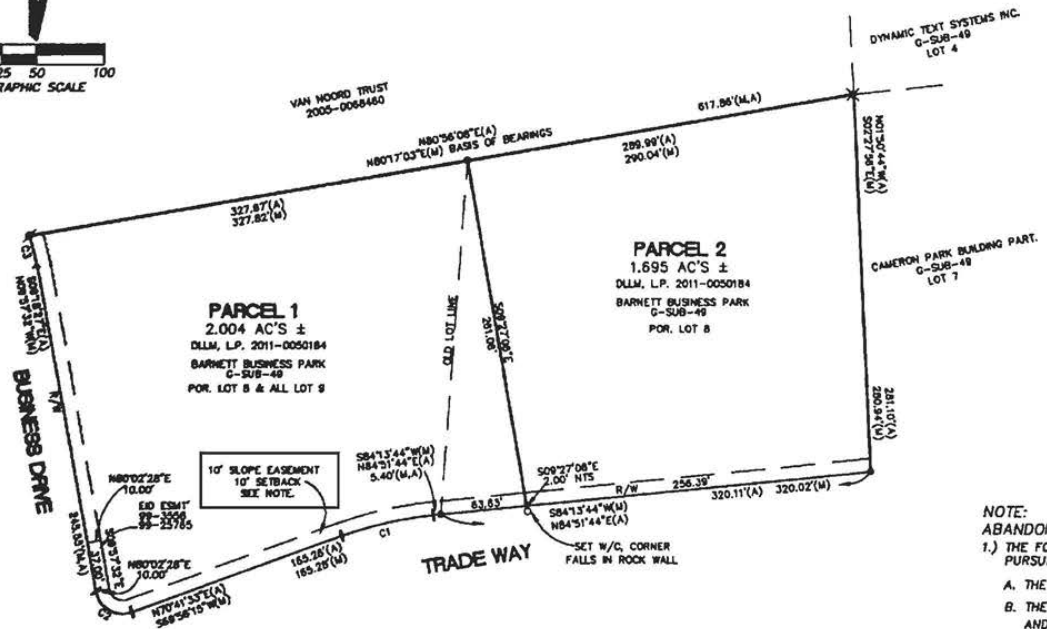
PARCEL MAP

ALL OF LOTS 8 AND 9 OF "BARNETT BUSINESS PARK" FILED IN BOOK "G", OF MAPS, AT PAGE 49 OF THE EL DORADO COUNTY RECORDS LYING IN THE THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 9 NORTH, RANGE 9 EAST, M.D.M. COUNTY OF EL DORADO, STATE OF CALIFORNIA
 JANUARY 2012 SHEET 2 OF 2

BASIS OF BEARINGS:
 IS CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 2, AS TRANSLATED AND CALCULATED BY GPS OBSERVATION ALONG THE NORTHERN (REAR) BOUNDARY OF LOTS 8 AND 9 OF "BARNETT BUSINESS PARK" SHOWN HEREON. OBSERVED LATITUDE AND LONGITUDE AVERAGED DURING A STATIC SESSION.



- LEGEND:**
- (M) MEASURED. ALL DISTANCE MEASURED UNLESS NOTED OTHERWISE.
 - FD. 5/8" REBAR WITH ALUM. CAP STAMPED RCE 22180 1982.(E)
 - X FD. 2" PIPE WITH CAP MISSING (NR) (NT)
 - FD. 3/4" CIP STAMPED RCE 26342-1986 (A)
 - ⊘ FD. 3/4" CIP STAMPED RCE 26342-1986 (A) CALLED 1 1/2" DIAMETER ON MAP (A).
 - △ FD. 60P NAIL (NR) (NT)
 - SET 3/4" REBAR WITH 2" ALUM. CAP STAMPED LS 6013 W/C FOR WITNESS CORNER.
 - NTS NOT TO SCALE
 - FD. FOUND
 - CIP CAPPED IRON PIPE
 - + CALCULATED POINT, NOTHING FD. OR SET.



- NOTE:**
 ABANDONMENT OF EASEMENTS:
 1.) THE FOLLOWING PUBLIC EASEMENTS ARE HEREBY ABANDONED OR AMENDED PURSUANT TO SECTION 66445 (J) OF THE GOVERNMENT CODE:
- A. THE TEN FOOT (10') PUE ALONG THE NORTH SIDE OF BOTH LOTS 8 AND 9.
 - B. THE FIVE FOOT (5') PUE'S ALONG THE WEST AND EAST SIDES OF LOT 8 AND THE EAST SIDE OF LOT 9.
 - C. A REDUCTION OF THE TWENTY FOOT (20') SLOPE EASEMENT ALONG THE FRONTAGE OF LOTS 8 AND 9 TO TEN FEET (10').
 - D. A REDUCTION OF THE TWENTY FOOT (20') BUILDING SETBACK ALONG THE FRONTAGE OF LOTS 8 AND 9 TO TEN FEET (10').

CURVE TABLE (M)					
CURVE	LENGTH	RADIUS	CHORD	CHD BEARING	DELTA
C1	69.25	280.00	69.07	S77°08'38"W	147°10'11"
C2	34.91	20.00	30.64	N59°57'32"W	100°00'00"
C3	24.70	205.00	24.68	N13°24'37"W	6°54'10"

CURVE TABLE (A)				
CURVE	RADIUS	CHORD	CHD BEARING	DELTA
C1	280.00	69.07	S77°46'39"W	147°10'11"
C2	20.00	30.64	S59°18'27"E	100°00'00"
C3	205.00	24.68	N12°45'32"W	6°54'10"

REFERENCES:
 (A) G-SUB-49
 (B) DOC# 2011-0050184

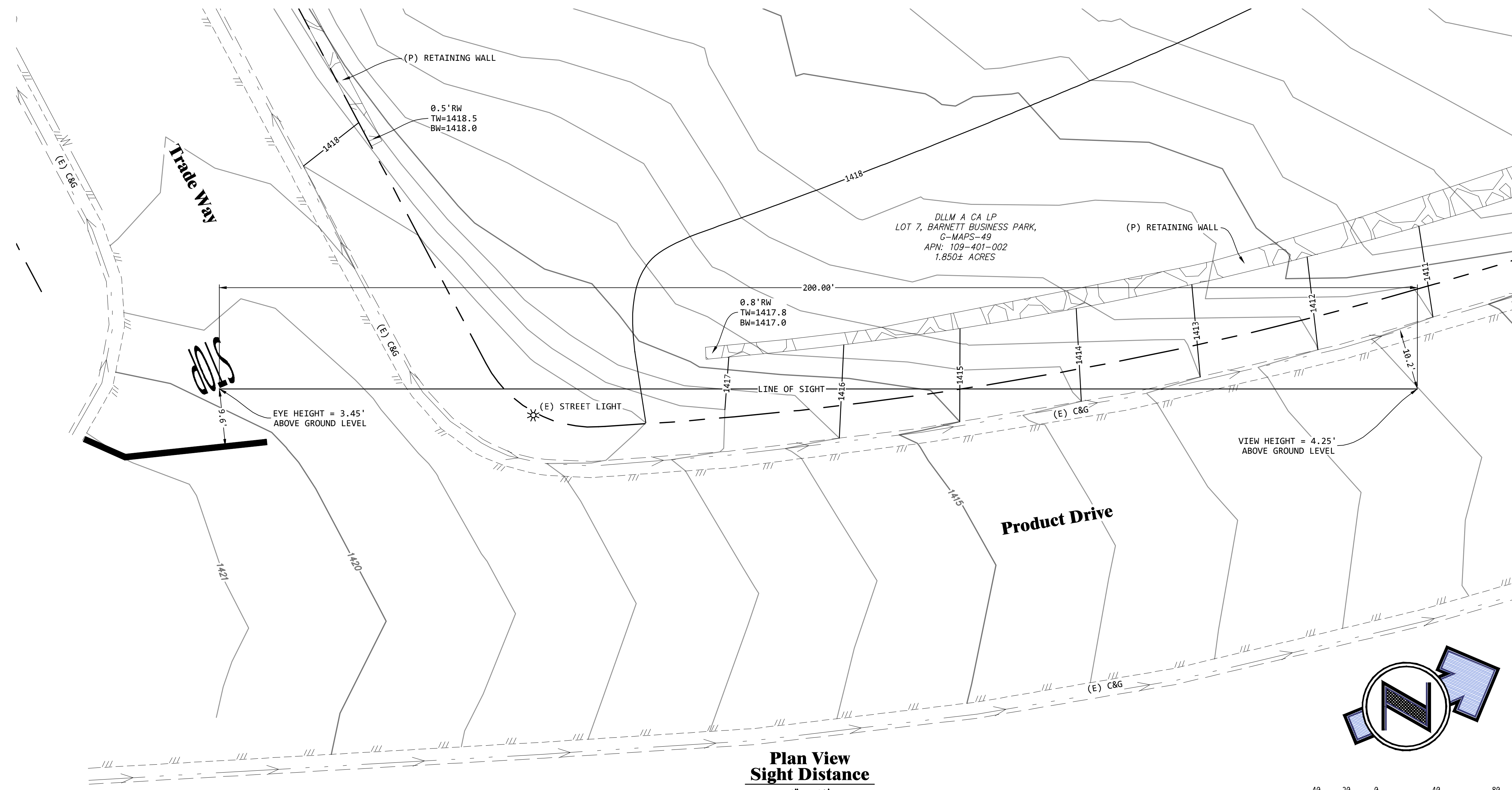
SHEET 2 OF 2

50/136A

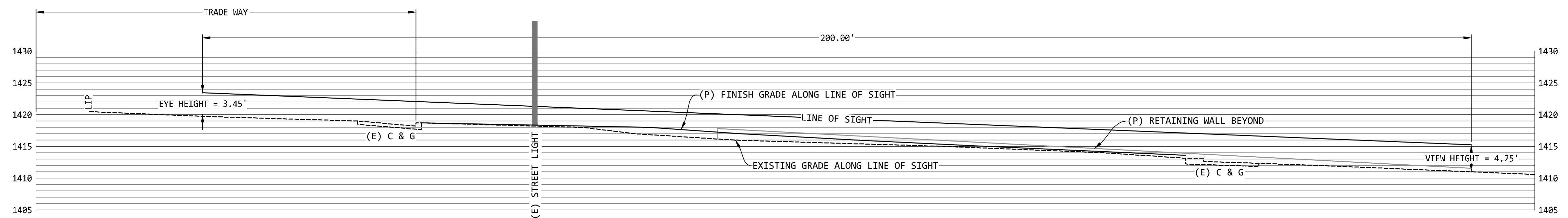
P-C21-0001 VEERKAMP PARCEL MAP AMENDMENT
EXHIBIT I - PARCEL MAP 50-136, REFERENCE ADJACENT LOTS 8 & 9

Doug Veerkamp General Engineering, Inc.

Lot 7, G-Maps-49
Shingle Springs, CA 95682
APN: 109-401-002
March 2021



**Plan View
Sight Distance**
1" = 10'



**Profile View
Sight Distance**
1" = 10'

<p>Veerkamp General Engineering, Inc. Sight Distance Exhibit</p> <p><small>PLOTTED: Mar 22, 2021 - 9:28am</small></p>	<p>SHEET NO.</p> <p>EX</p>
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P-C21-0001 VEERKAMP PARCEL MAP AMENDMENT
EXHIBIT J - SITE DISTANCE EXHIBIT

**P-C21-0001 VEERKAMP PARCEL MAP AMENDMENT
EXHIBIT K - EXECUTED RESOLUTION 207-2021**

2021-0005556

El Dorado

Janelle K. Horne
Recorder-Clerk

01/27/2021 08:19:07 AM

CONFORMED COPY

Copy of document recorded.
Has not been compared with original.

Recording Requested by:
Board of Supervisors

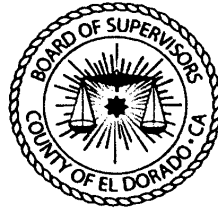
When Recorded Mail to:
Board of Supervisors
330 Fair Lane
Placerville, CA 95667

TITLE

**RESOLUTION 207-2021
OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO**

Abandonment of Easement No. 20-0005
Assessor's Parcel Number 109-401-002
DLLM, L.P., a California limited partnership

**P-C21-0001 VEERKAMP PARCEL MAP AMENDMENT
EXHIBIT K - EXECUTED RESOLUTION 207-2021**



RESOLUTION NO. 207-2021

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

Abandonment of Easement No. 20-0005
Assessor's Parcel Number 109-401-002
DLLM, L.P., a California limited partnership

WHEREAS, the El Dorado County Board of Supervisors exercises the authority established by Section 8333 of the Streets and Highways Code, which authorizes the Board of Supervisors to summarily vacate public service easements by Resolution adopted in accordance with Section 8335 of the Streets and Highways code; and

WHEREAS, on September 23, 1986, Joe Vicini Inc. a California Corporation and KFRD Investments, Inc. a California Corporation, irrevocably offered for dedication slope, public utility and drainage easements on Lot 7 as shown on the final map of Barnett Business Park, recorded in Book G of Subdivisions at Page 49, in the County of El Dorado Recorder's Office; and

WHEREAS, the County of El Dorado has received an application from DLLM, L.P., a California limited partnership, the legal owners of Lot 7 in Barnett Business Park, requesting that the County of El Dorado vacate slope, public utility and drainage easements of said property, identified as Assessor's Parcel Number 109-401-002; and

WHEREAS, AT&T, Comcast, El Dorado Irrigation District, Pacific Gas & Electric and El Dorado County Department of Transportation have not used the subject easements for the purposes for which they were dedicated and find no present or future need exists for the subject easements and do not object to their vacation, and to that end, have all issued letters to that effect; and

WHEREAS, the Surveyor's Office has determined that the subject easements, herein described in Exhibit A and depicted on Exhibit B, and made a part thereof, have not been used for the purpose for which they were dedicated and has no objection; and

WHEREAS, all other existing easements shall remain.

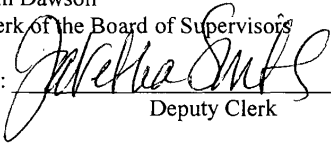
NOW, THEREFORE, BE IT RESOLVED, that from and after the date this Resolution is recorded, the subject easements, described in Exhibit A and depicted on Exhibit B, are terminated and abandoned and no longer constitute an offer for easement. In addition, a Certificate of Correction, Modification or Amendment is hereby authorized to be signed and recorded.

**P-C21-0001 VEERKAMP PARCEL MAP AMENDMENT
EXHIBIT K - EXECUTED RESOLUTION 207-2021**

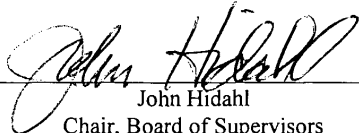
PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the 26th day of January, 2021, by the following vote of said Board:

Attest:
Kim Dawson
Clerk of the Board of Supervisors

By:


Deputy Clerk

Ayes: Hidahl, Turnboo, Thomas, Parlin, Novasel
Noes: None
Absent: None


John Hidahl
Chair, Board of Supervisors

**P-C21-0001 VEERKAMP PARCEL MAP AMENDMENT
EXHIBIT K - EXECUTED RESOLUTION 207-2021**

**EXHIBIT "A"
LEGAL DESCRIPTION OF PORTIONS OF
SLOPE, PUBLIC UTILITY, AND/OR DRAINAGE EASEMENTS TO BE ABANDONED
LOT 7 "BARNETT BUSINESS PARK" G-MAPS-49**

All those certain Slope, Public Utility and/or Drainage Easements, being a portion of Lot 7 as laid out and shown on the subdivision map entitled "Barnett Business Park" filed in Book "G" of Subdivision Maps, at Page 49 of the El Dorado County Records; lying in portions of section 11 Township 9 North, Range 9 East, Mount Diablo Meridian, County of El Dorado, State of California, and being more particularly described as follows:

All the public utility and drainage easement being the western 5.00 feet as measured at right angles in an easterly direction from the western most (side) boundary of said lot 7, as above described.

Together with the drainage easement being the northern 5.00 feet as measured at right angles in a southerly direction from the northernmost (side) boundary of said Lot 7.


Together with that portion of the public utility easement being the northern 5.00 feet as measured at right angles in a southerly direction from the northernmost (side) boundary of said Lot 7, less the easternmost 30.00 feet as measured at right angles in a westerly direction from the western right of way line of Product Drive as laid out and shown on said map of "Barnett Business Park"

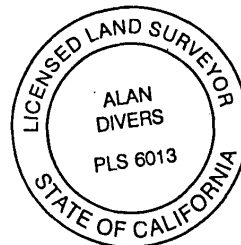
Together with all that certain 15-foot-wide drainage easement as laid out and shown on the above subdivision map being a part of Lot 7, as above described, and running in a northerly direction across said lot 7.

Together with westerly 10.00 feet of the easterly 20.00 feet of the slope easement lying adjacent to the western right of way line of said Product Drive, being a part of said Lot 7.

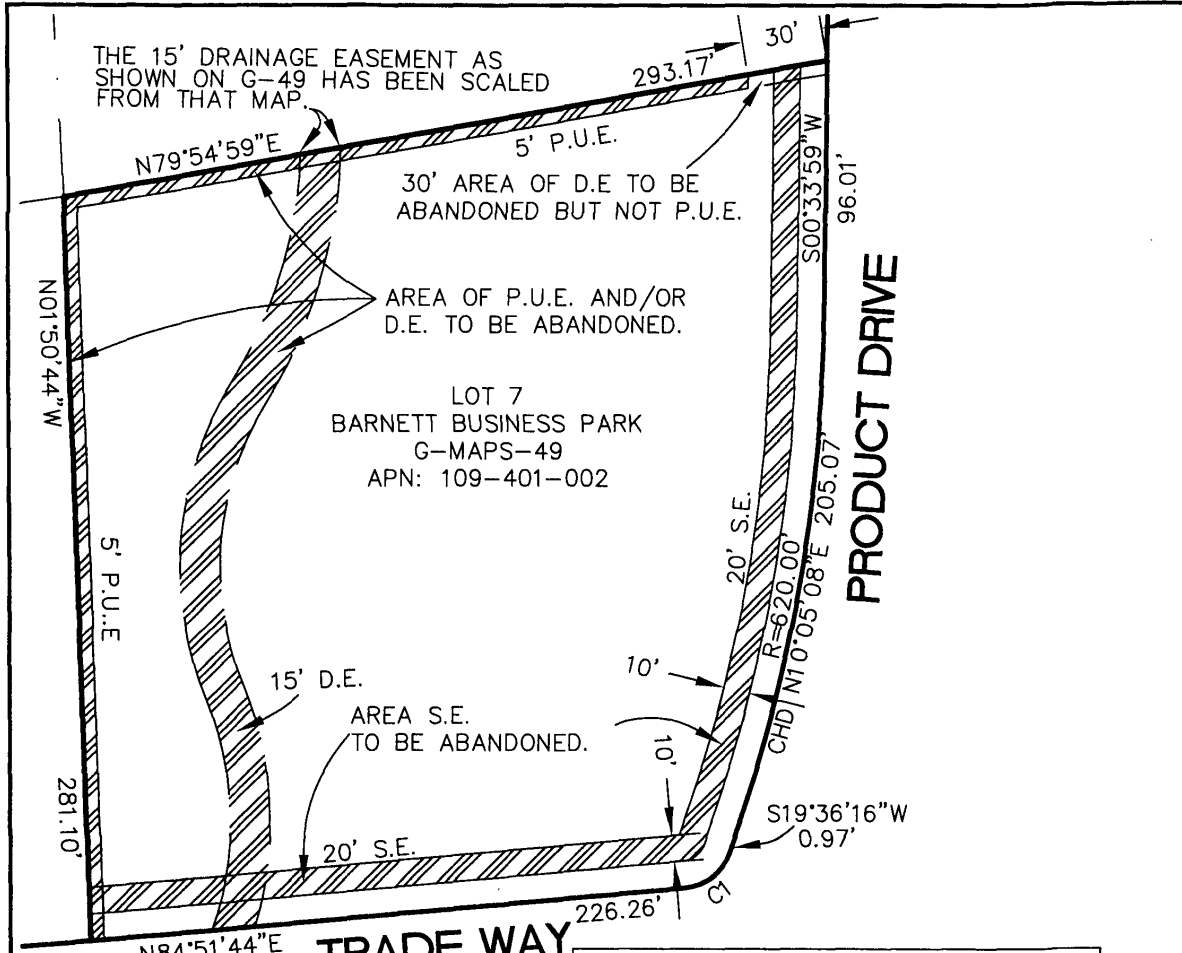
Together with northerly 10.00 feet of the southerly 20.00 feet of the slope easement lying adjacent to the northern right of way line of Trade Way as laid out and shown on said map of "Barnett Business Park", being a part of said Lot 7

All said portions of said easements described above, to be abandoned, are as described in the owner's statement laid out and shown on said above mentioned subdivision map entitled "Barnett Business Park".


09/29/2020
ALAN R. DIVERS, PLS 6013



**P-C21-0001 VEERKAMP PARCEL MAP AMENDMENT
EXHIBIT K - EXECUTED RESOLUTION 207-2021**



CURVE TABLE			
CURVE	RADIUS	CHORD	DIST
C1	20.00'	N52°14'00\"E	21.57'

S.E. = SLOPE EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT

LOCATED EL DORADO COUNTY, CA.
BASIS OF BEARINGS IS RECORD
FOR MAPPING PURPOSES
THIS MAP WAS PREPARED UNDER
MY DIRECTION

Alan R. Divers 9-29-2020
ALAN R. DIVERS, PLS 6013



DATE: 9-2-2020
SCALE: 1"=60'
JOB NUMBER: 20-20
DWG NAME: A.O.E.



Alan R. Divers, PLS
Land Surveying
994 THOMPSON WAY
PLACERVILLE CA. 95682 (530) 642-1755

EXHIBIT B
EASEMENT
ABANDONMENT

**P-C21-0001 VEERKAMP PARCEL MAP AMENDMENT
EXHIBIT L - CERTIFICATE OF CORRECTION
ABANDONMENT OF DRAINAGE EASEMENT**

When recorded mail to:

COUNTY SURVEYOR

Requested by the County Surveyor
to satisfy condition authorized by
Resolution 207-2021 of the
Board of Supervisors of El Dorado County

Recorded in Official Records
County of El Dorado
Janelle K. Horne
Recorder-Clerk

2021-0007471

02/03/2021 Titles: 1 Pages: 3
08:15:54 AM
PL Fees: \$0.00
Taxes: \$0.00
GL CA SB2 Fee: \$0.00
Total: \$0.00



CERTIFICATE OF CORRECTION, MODIFICATION, OR AMENDMENT

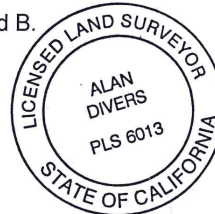
Pursuant to the authority outlined in County Ordinance Code 120.72 and California Government Code Section 66470 and 66472.1 of the Subdivision Map Act, I hereby certify the following correction, modification or amendment to apply to Lot 7 of that subdivision map entitled "Barnett Business Park" filed in Book "G" of Maps, at page 49 of El Dorado County Records.

At the regular meeting of the El Dorado County Board of Supervisors, a noticed public hearing, on January 26, 2021, Resolution of Vacation Number 207 - 2021 was adopted and filed for record on January 27, 2021, in the El Dorado County Recorders Office at document # 2021-0005556. At the meeting, the findings required to authorize the following amendments were made.

See Attached Exhibits A and B.

Alan Divers, LS 6013

9/29/2020
Date



Fee Owners affected: DLLM, L.P., a California limited partnership

This certificate has been examined this 2ND day of FEBRUARY, 2021, for conformance with Section 66471 and 66472 of the Subdivision Map Act.

PHILIP R. MOSBACHER

Philip R. Mosbacher L.S. 7189
County Surveyor
County of El Dorado, California



Brian K. Frazier L.S. 9190
Deputy Surveyor
County of El Dorado, California

**P-C21-0001 VEERKAMP PARCEL MAP AMENDMENT
EXHIBIT L - CERTIFICATE OF CORRECTION
ABANDONMENT OF DRAINAGE EASEMENT**

**EXHIBIT "A"
LEGAL DESCRIPTION OF PORTIONS OF
SLOPE, PUBLIC UTILITY, AND/OR DRAINAGE EASEMENTS TO BE ABANDONED
LOT 7 "BARNETT BUSINESS PARK" G-MAPS-49**

All those certain Slope, Public Utility and/or Drainage Easements, being a portion of Lot 7 as laid out and shown on the subdivision map entitled "Barnett Business Park" filed in Book "G" of Subdivision Maps, at Page 49 of the El Dorado County Records; lying in portions of section 11 Township 9 North, Range 9 East, Mount Diablo Meridian, County of El Dorado, State of California, and being more particularly described as follows:

All the public utility and drainage easement being the western 5.00 feet as measured at right angles in an easterly direction from the western most (side) boundary of said lot 7, as above described.

Together with the drainage easement being the northern 5.00 feet as measured at right angles in a southerly direction from the northernmost (side) boundary of said Lot 7.

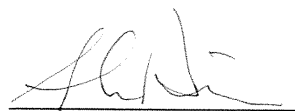
Together with that portion of the public utility easement being the northern 5.00 feet as measured at right angles in a southerly direction from the northernmost (side) boundary of said Lot 7, less the easternmost 30.00 feet as measured at right angles in a westerly direction from the western right of way line of Product Drive as laid out and shown on said map of "Barnett Business Park"

Together with all that certain 15-foot-wide drainage easement as laid out and shown on the above subdivision map being a part of Lot 7, as above described, and running in a northerly direction across said lot 7.

Together with westerly 10.00 feet of the easterly 20.00 feet of the slope easement lying adjacent to the western right of way line of said Product Drive, being a part of said Lot 7.

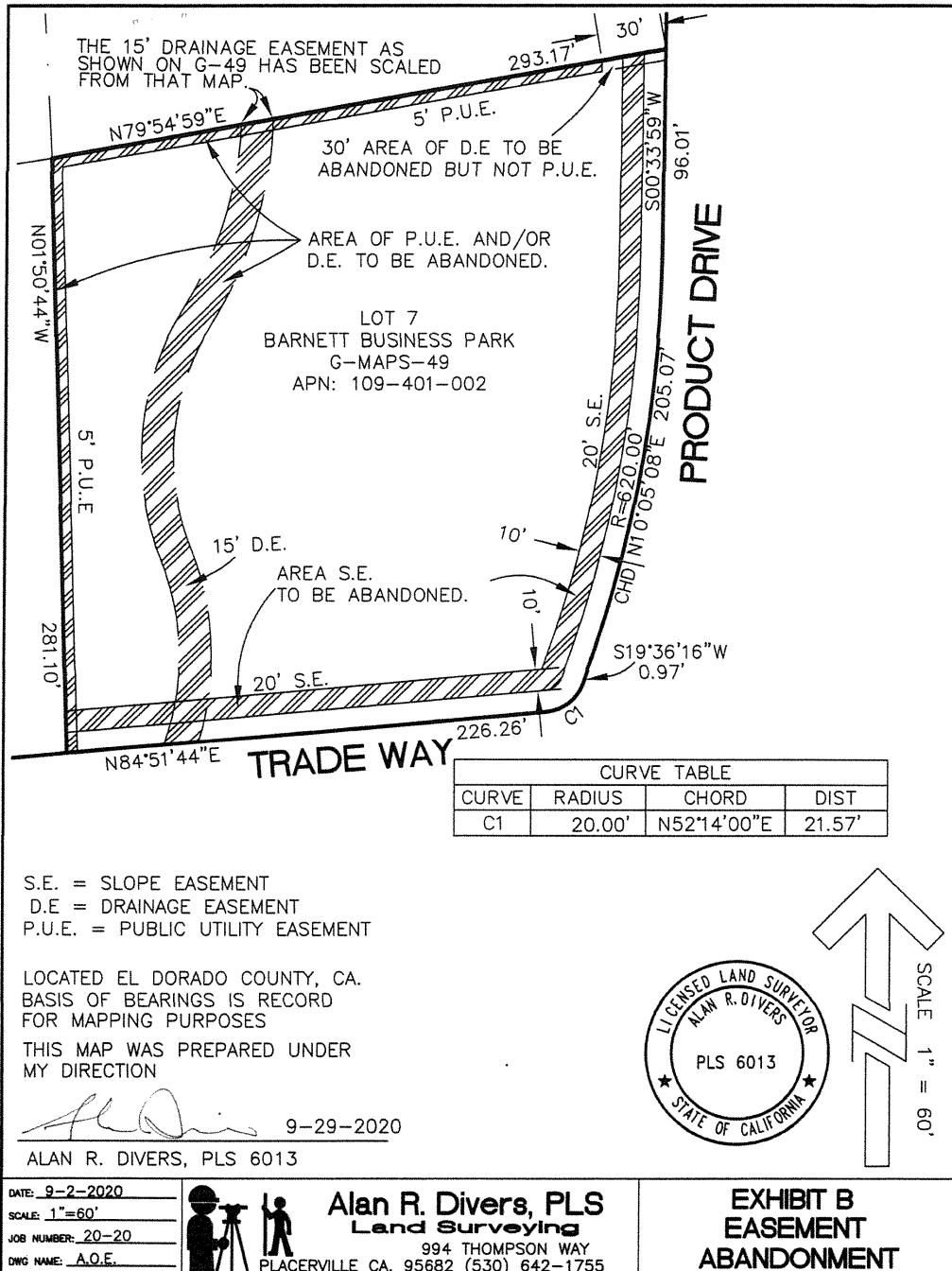
Together with northerly 10.00 feet of the southerly 20.00 feet of the slope easement lying adjacent to the northern right of way line of Trade Way as laid out and shown on said map of "Barnett Business Park", being a part of said Lot 7

All said portions of said easements described above, to be abandoned, are as described in the owner's statement laid out and shown on said above mentioned subdivision map entitled "Barnett Business Park".


ALAN R. DIVERS, PLS 6013 09/29/2020



**P-C21-0001 VEERKAMP PARCEL MAP AMENDMENT
EXHIBIT L - CERTIFICATE OF CORRECTION
ABANDONMENT OF DRAINAGE EASEMENT**



**P-C21-0001 VEERKAMP PARCEL MAP AMENDMENT
EXHIBIT M - BIOLOGICAL SURVEY**



SYCAMORE ENVIRONMENTAL CONSULTANTS, INC.

6355 Riverside Blvd., Suite C, Sacramento, CA 95831
916/ 427-0703

www.sycamoreenv.com

2020 OCT 12 PM 12: 03
RECEIVED
PLANNING DEPARTMENT

9 October 2020

Mr. Eric Wunschel
DLLM, LP
2585 Cold Springs Road
Placerville, CA 95667
Phone: 530.676.0825

Subject: *Biological Survey Results for the Veerkamp Parcel 7 Project (APN 109-401-002), El Dorado County, CA*

Dear Mr. Wunschel,

Sycamore Environmental completed a biological survey with a focus on special-status plants for the Veerkamp Parcel 7 Project on 8 October 2020. The Project site is located within the El Dorado County Rare Plant Mitigation Area 1, an area where a group of special status plants known as *The Pine Hill Plants* may occur. No special-status species were observed within the biological study area during the survey.

STUDY AREA

The 1.85-acre Biological Study Area (BSA) is located on the northwest corner of Trade Way and Product Drive in the Barnett Business Park in El Dorado County, CA (APN 109-401-002). US Highway 50 and the communities of Cameron Park and Shingle Springs are located north of the Project. Soils present in the BSA consist of Rescue extremely stony sandy loam, 3 to 50 percent slopes (NRCS 1974). The BSA is mostly barren with some areas of nonnative annual grassland. Portions of the BSA have been disturbed in the past by tree removal and spoils pile stockpiling. No chaparral occurs in the BSA.

METHODS

The biological survey was conducted on 8 October 2020 by Sycamore Environmental biologist Elliot Maldonado, B.S. The survey was conducted in accordance with applicable portions of the California Department of Fish and Wildlife protocol for surveying and evaluating impacts to special status native plant populations and natural communities (CDFW 2018), the U.S. Fish and Wildlife Service guidelines for conducting and reporting botanical inventories for federally listed, proposed and candidate plants (USFWS 1996), and the California Native Plant Society botanical survey guidelines (CNPS 2001).

A list was obtained from the U.S. Fish and Wildlife Service (USFWS), Sacramento Field Office (dated 29 September 2020). The list identifies federal-listed, candidate, or proposed species that potentially occur in or could be affected by the Project. The California Natural Diversity Database (CNDDDB) was queried for known occurrences of special-status species near the BSA (Shingle Springs and 8 surrounding quads; data dated 30 August 2020). The California Native Plant Society (CNPS) online inventory of rare and

DR-R20-0005

**P-C21-0001 VEERKAMP PARCEL MAP AMENDMENT
EXHIBIT M - BIOLOGICAL SURVEY**

*Veerkamp Parcel 7 Project
APN 169-01-002
Biological Survey Results
El Dorado County, CA*

endangered plants was queried for known occurrences of special-status plants in or near the BSA (Shingle Springs and 8 surrounding quads; dated 29 September 2020). A review of The Pine Hill Plant species was performed prior to the survey. The review included the following species: Pine Hill ceanothus, Bisbee Peak rush-rose, Stebbins' morning-glory, El Dorado mule-ears, El Dorado bedstraw, Pine Hill flannelbush, Red Hills soaproot, and Layne's butterweed

The survey consisted of walking through the BSA at transects spaced between 10 to 15 feet apart, depending upon vegetation and obstructions. The biologist walked transects, stopping frequently to scan the survey area with binoculars. Trees and vegetation within and near the Project site were inspected. Trees were inspected from multiple angles. Trees located on private property overhanging or adjacent to the Project site were inspected with binoculars from the Project site and publicly accessible areas such as roads.

RESULTS

Weather during the survey was partly cloudy. Temperatures ranged from 70°F to 75°F. Wind speeds ranged from 2- 6 mph. The majority of the site consists of barren earth, with intermittent patches of nonnative annual grassland. The western edge of the project site consists of stockpiles of construction materials, including boulders. There are no trees on the project site. There are horticultural trees associated with the business along the northern portion of the site, outside of the BSA. No special-status plants were observed in the BSA during the biological survey. There are no CNDDDB records of special-status plants in the BSA (CDFW 2020). A list of species observed in the BSA is in Attachment A. Photographs from the survey are included in Attachment B.

Please contact me if you have any questions.

Yours truly,



Elliot Maldonado, B.S.
Botanist/Biologist

Attachment A Species Observed
Attachment B Photographs

**P-C21-0001 VEERKAMP PARCEL MAP AMENDMENT
EXHIBIT M - BIOLOGICAL SURVEY**

*Veerkamp Parcel 7 Project
APN 109-401-002
Biological Survey Results
El Dorado County, CA*

Attachment A

Species Observed

Plant species observed.

FAMILY	SCIENTIFIC NAME	COMMON NAME	NI ¹	CAL-IPC PEST RATING ²
CONIFERS				
Cupressaceae	<i>Cupressus</i> sp. (horticultural)	Cypress	I	
Pinaceae	<i>Pinus</i> sp. (seedling; likely <i>P. sabiniana</i>)	Gray pine	N	--
EUDICOTS				
Anacardiaceae	<i>Toxicodendron diversilobum</i>	Western poison oak	N	--
Apiaceae	<i>Daucus pusillus</i>	Daucus	N	--
	<i>Torilis arvensis</i>	Tall sock-destroyer	I	Moderate
Asteraceae	<i>Achillea millefolium</i>	Yarrow	N	--
	<i>Agoseris</i> sp.	Agoseris	N	--
	<i>Baccharis pilularis</i>	Coyote brush	N	--
	<i>Centaurea solstitialis</i>	Yellow star-thistle	I	High
	<i>Dittrichia graveolens</i>	Stinkwort	I	Moderate
	<i>Erigeron (=Conyza) bonariensis</i>	Flax-leaved horseweed	I	--
	<i>Leontodon saxatilis</i>	Hawkbit	I	--
	<i>Lactuca scariola</i>	Prickly lettuce	I	--
	<i>Madia</i> sp.	Tarweed	N	--
Ericaceae	<i>Arctostaphylos viscida</i> ssp. <i>viscida</i>	Manzanita	N	--
Euphorbiaceae	<i>Chamaesyce</i> sp.	Spurge	I	--
	<i>Croton setigerus</i>	Turkey-mullein	N	--
Fabaceae	<i>Acmispon americanus</i>	Deervetch	N	--
	<i>Cercis occidentalis</i>	Western redbud	N	--
	<i>Vicia villosa</i> ssp. <i>villosa</i>	Hairy vetch	I	--
Fagaceae	<i>Quercus douglasii</i> (saplings only)	Blue oak	N	--
	<i>Quercus wislizenii</i> (saplings only)	Interior live oak	N	--
Geraniaceae	<i>Erodium moschatum</i>	Filaree	I	--
	<i>Geranium dissectum</i>	Cranesbill, geranium	I	Limited
Onagraceae	<i>Epilobium</i> sp.	Fireweed	N	--
Papaveraceae	<i>Eschscholzia californica</i>	California poppy	N	--
Plantaginaceae	<i>Kickxia</i> sp.	Kickxia	I	--
Polygonaceae	<i>Rumex crispus</i>	Curly dock	I	Limited
Rosaceae	<i>Photinia</i> sp.	Photinia	I	--
	<i>Rubus armeniacus</i>	Himalayan blackberry	I	High
Rubiaceae	<i>Galium parisiense</i>	Wall bedstraw	I	--
	<i>Sherardia arvensis</i>	Field madder	I	--
Salicaceae	<i>Populus fremontii</i> (saplings only)	Fremont cottonwood	N	--
	<i>Salix</i> sp. (saplings only)	Willow	N	--
Sapindaceae	<i>Acer saccharinum</i> (horticultural)	Silver maple	I	--
MONOCOTS				
Agavaceae	<i>Chlorogalum pomeridianum</i> var. <i>pomeridianum</i>	Soaproot	N	--
Cyperaceae	<i>Cyperus eragrostis</i>	Nutsedge	N	--
Poaceae	<i>Avena barbata</i>	Slender wild oat	I	Moderate
	<i>Brachypodium distachyon</i>	False brome	I	Moderate
	<i>Bromus diandrus</i>	Ripgut grass	I	Moderate
	<i>Bromus hordeaceus</i>	Soft brome	I	Limited
	<i>Cynosurus echinatus</i>	Hedgehog dogtail	I	Moderate
	<i>Festuca perennis</i>	Italian ryegrass	I	Moderate
	<i>Phalaris</i> sp.	Phalaris	I	--
	<i>Sorghum halepense</i>	Johnson grass	I	--

**P-C21-0001 VEERKAMP PARCEL MAP AMENDMENT
EXHIBIT M - BIOLOGICAL SURVEY**

*Shingle Lime Mine Road Project
APN 109-349-30
Botanical Survey Results
El Dorado County, CA*

Wildlife Species Observed

COMMON NAME	SCIENTIFIC NAME
Birds	
Acorn woodpecker	<i>Melanerpes formicivorus</i>
Anna's hummingbird	<i>Calypte anna</i>
Black phoebe	<i>Sayornis nigricans</i>
Bushtit	<i>Psaltriparus minimus</i>
California towhee	<i>Meozone crissalis</i>
California scrub-jay	<i>Aphelocoma californica</i>
Lesser goldfinch	<i>Spinus psaltria</i>
Nuttall's woodpecker	<i>Dryobates nuttallii</i>
Oak titmouse	<i>Baeolophus inornatus</i>
Spotted towhee	<i>Pipilo maculatus</i>
Turkey vulture	<i>Cathartes aura</i>
White-breasted nuthatch	<i>Sitta carolinensis</i>
Wild turkey	<i>Meleagris gallopavo</i>
Mammals	
Columbian black-tailed deer	<i>Odocoileus hemionus columbianus</i>
Western gray squirrel	<i>Sciurus griseus</i>

**P-C21-0001 VEERKAMP PARCEL MAP AMENDMENT
EXHIBIT M - BIOLOGICAL SURVEY**

*Attachment B Photographs
Veerkamp Parcel 7 Project
APN 169-401-002
El Dorado, CA*

Attachment B

8 October 2020
Photographs



Photo 1. View looking northeast at the project site from the southwest corner of the BSA.



Photo 2. View looking at the northwest corner of the project site from the northern edge of the BSA.



Photo 3. View looking south at the project site from the northern edge of the BSA.



Photo 4. View looking north toward the western edge of the project site.



Photo 5. View looking northeast toward the project site from the southwest corner of the BSA.



Photo 6. View looking northwest at the project site from the southeast corner of the BSA.

P-C21-0001 VEERKAMP PARCEL MAP AMENDMENT EXHIBIT N - COMMENTS, DEPARTMENT OF TRANSPORTATION

3/22/2021

Edcgov.us Mail - **REVISED-2** Project for Review & Comment - P-C21-0001 - VEERKAMP PARCEL MAP AMENDMENT (PM 50-136)



Bianca Dinkler <bianca.dinkler@edcgov.us>

****REVISED-2** Project for Review & Comment - P-C21-0001 - VEERKAMP PARCEL MAP AMENDMENT (PM 50-136)**

Dave Spiegelberg <dave.spiegelberg@edcgov.us>
To: Bianca Dinkler <bianca.dinkler@edcgov.us>

Mon, Mar 22, 2021 at 10:40 AM

Bianca - Here's the sight distance exhibit Bobbie provided.

DOT takes no exceptions to this map correction and offers no further comments or conditions.

Dave W. Spiegelberg, P.E.
Senior Civil Engineer

County of El Dorado
Community Development
Department of Transportation, Development Section
2850 Fairlane Court
Placerville, CA 95667
530-621-6077 / 530-957-3521 (cell) / 530-295-2655 (fax)
dave.spiegelberg@edcgov.us

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----- Forwarded message -----

From: Ron <Ron@lebeckeng.com>
Date: Mon, Mar 22, 2021 at 10:05 AM
Subject: Re: **REVISED-2** Project for Review & Comment - P-C21-0001 - VEERKAMP PARCEL MAP AMENDMENT (PM 50-136)
To: Dave Spiegelberg <dave.spiegelberg@edcgov.us>
Cc: Bobbie <Bobbie@lebeckeng.com>, Eric Wunschel <eric.wunschel@dougveerkamp.com>

Hi Dave,

Please find attached, per your request, an intersection sight distance exhibit for the Trade Way/Product Drive intersection.

Regards,

Ron Personius
Lebeck Engineering, Inc.
3430 Robin Lane, Bldg #2
Cameron Park, CA 95682
530-677-4080

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

<https://mail.google.com/mail/u/0?ik=edafeab77b&view=pt&search=all&permmsgid=msg-f%3A1694954810696359425&simpl=msg-f%3A16949548106...> 1/2

P-C21-0001 VEERKAMP PARCEL MAP AMENDMENT EXHIBIT N - COMMENTS, DEPARTMENT OF TRANSPORTATION

3/22/2021 Edcgov.us Mail - **REVISED-2** Project for Review & Comment - P-C21-0001 - VEERKAMP PARCEL MAP AMENDMENT (PM 50-136)

Subject:Fwd: **REVISED-2** Project for Review & Comment - P-C21-0001 - VEERKAMP PARCEL MAP AMENDMENT (PM 50-136)

Date:Fri, 19 Mar 2021 11:40:34 -0700

From:Dave Spiegelberg <dave.spiegelberg@edcgov.us>

To:Bobbie <Bobbie@lebeckeng.com>, Eric Alliguié <eric@lebeckeng.com>

CC:Bianca Dinkler <bianca.dinkler@edcgov.us>

[Quoted text hidden]

[Quoted text hidden]

 **Veerkamp - Prelim Site Distance Ex 2021-03-22.pdf**
121K

**P-C21-0001 VEERKAMP PARCEL MAP AMENDMENT
EXHIBIT O - COMMENTS, ENVIRONMENTAL MANAGEMENT**



ENVIRONMENTAL MANAGEMENT DEPARTMENT

<http://www.edcgov.us/EMD/>

PLACERVILLE OFFICE:

2850 Fairlane Court
Placerville, CA 95667
(530) 621-5300
(530) 626-7130 Fax

LAKE TAHOE OFFICE:

924 B Emerald Bay Road
South Lake Tahoe, CA 96150
(530) 573-3450
(530) 542-3364 Fax

INTEROFFICE MEMORANDUM

TO: **BIANCA DINKLER**, Project Planner
EDC Planning Services

FROM: Environmental Management

SUBJECT: P-C21-0001 VEERKAMP PARCEL MAP

DATE: 3/18/2021

CC:

Environmental Management Department staff has reviewed the subject application. The following reflects our concerns and requirements:

Environmental Health (Bryan Vyverberg x5924):

No comments or concerns for this project.

Hazmat (Mark Moss x7665):

EMD CUPA/Hazmat: No comments or concerns.

Solid Waste (Timothy Engle x6587):

No comments or concerns for this project.

**P-C21-0001 VEERKAMP PARCEL MAP AMENDMENT
EXHIBIT P - COMMENTS, COUNTY SURVEYORS OFFICE**

**COUNTY OF EL DORADO
OFFICE of COUNTY SURVEYOR**

MEMO

DATE: May 26, 2021

TO: Bianca Dinkler, Project Planner

FROM: Brian Frazier - Phone (530) 621-5325 brian.frazier@edcgov.us

**SUBJECT: P-C21-0001 – VEERKAMP SUBDIVISION AMENDMENT BARNETT
BUSINESS PARK (SD G-49) (DLLM, L.P. Doug Veerkamp/Lebeck Engineering, Inc.
Bobbie Lebeck)**

We have reviewed the application and have the following comments:

- 1) “It is hereby directed that the property owners shall submit a “Certificate of Correction” effecting Barnett Business Park, SD G-49. The certificate shall be prepared and submitted by an appropriately licensed professional, to the County Surveyor, pursuant to the Subdivision Map Act and County Code, for review. Then upon approval by the County Surveyor the “Certificate of Correction” shall be recorded in the County Recorder’s Office. The property owners are responsible for all associated processing and recording fees.”
- 2) All boundary monuments disturbed during project construction shall be reset by a Professional Land Surveyor or Qualified Engineer as defined by Section 8771 of the California Business and Professions Code (Land Surveyors Act).

**P-C21-0001 VEERKAMP PARCEL MAP AMENDMENT
EXHIBIT Q - COMMENTS, PG&E**

February 22, 2021

Bianca Dinkler
County of El Dorado
2850 Fairlane Ct
Placerville, CA 95667

Ref: Gas and Electric Transmission and Distribution

Dear Bianca Dinkler,

Thank you for submitting the Veerkamp Parcel Map Amendment plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: https://www.pge.com/en_US/business/services/building-and-renovation/overview/overview.page.
2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.
3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851 filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team
Land Management

**P-C21-0001 VEERKAMP PARCEL MAP AMENDMENT
EXHIBIT Q - COMMENTS, PG&E**

Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: <https://www.usanorth811.org/images/pdfs/CA-LAW-2018.pdf>

1. Standby Inspection: A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.

2. Access: At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

3. Wheel Loads: To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. Grading: PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.

5. Excavating: Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 12 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch

**P-C21-0001 VEERKAMP PARCEL MAP AMENDMENT
EXHIBIT Q - COMMENTS, PG&E**

wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [$24/2 + 24 + 36/2 = 54$] away, or be entirely dug by hand.)

Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 12 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible ($90^\circ \pm 15^\circ$). All utility lines crossing the gas pipeline must have a minimum of 12 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.

**P-C21-0001 VEERKAMP PARCEL MAP AMENDMENT
EXHIBIT Q - COMMENTS, PG&E**

11. Cathodic Protection: PG&E pipelines are protected from corrosion with an “Impressed Current” cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E’s facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.

**P-C21-0001 VEERKAMP PARCEL MAP AMENDMENT
EXHIBIT Q - COMMENTS, PG&E**

Attachment 2 – Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. Buildings and Other Structures: No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as **"RESTRICTED USE AREA – NO BUILDING."**
2. Grading: Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.
3. Fences: Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E's facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.
4. Landscaping: Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 15 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.
5. Reservoirs, Sumps, Drainage Basins, and Ponds: Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.
6. Automobile Parking: Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.
7. Storage of Flammable, Explosive or Corrosive Materials: There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.

**P-C21-0001 VEERKAMP PARCEL MAP AMENDMENT
EXHIBIT Q - COMMENTS, PG&E**

8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 (http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.