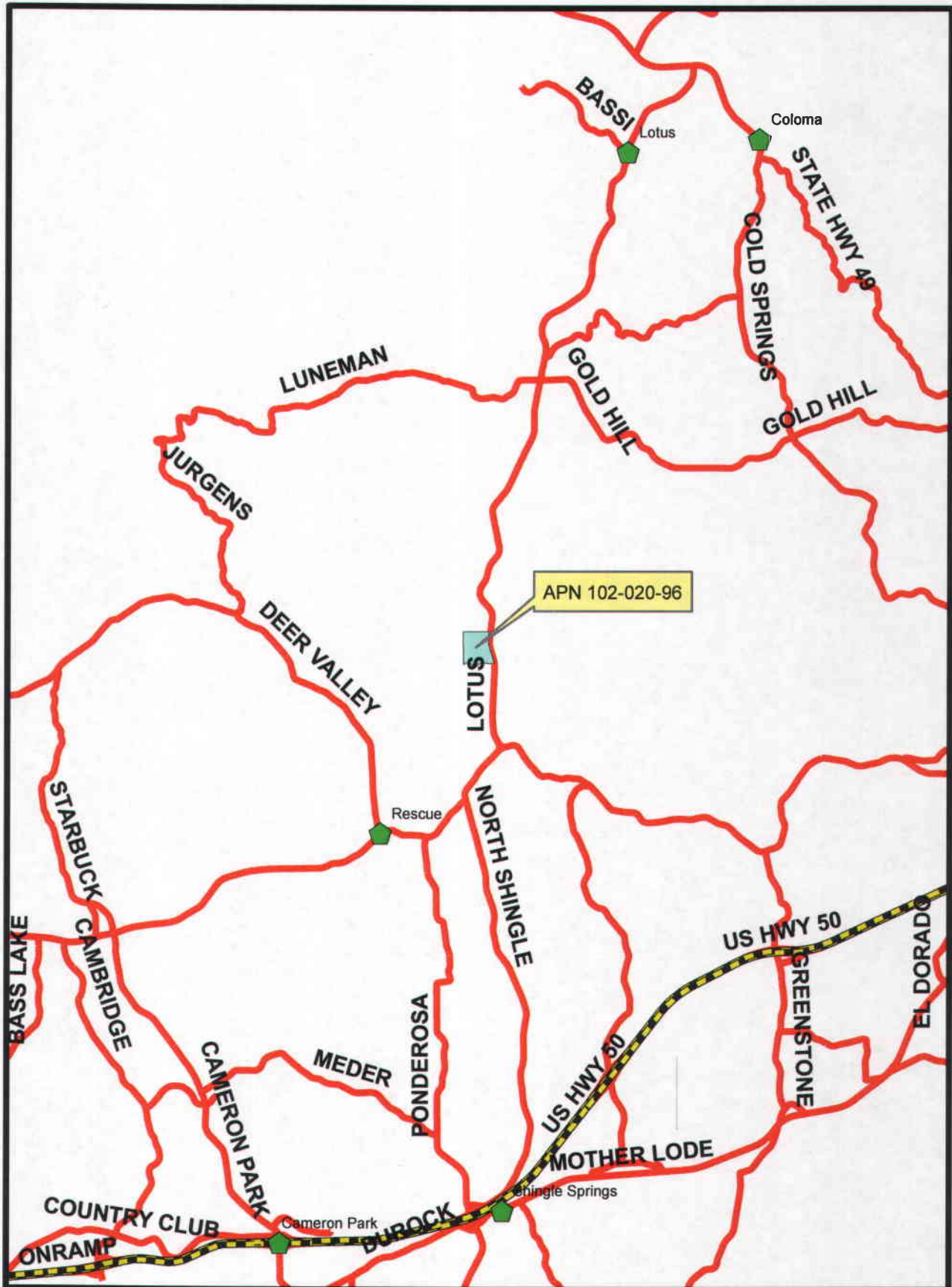
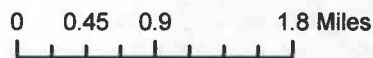


ATTACHMENT A: LOCATION MAP



TM09-1491-F/Williamson Family Trust
PREPARED BY AARON MOUNT



ATTACHMENT B

TENTATIVE SUBDIVISION MAP WILLIAMSON FAMILY TRUST RS 14/128/2

COUNTY OF EL DORADO FEBRUARY, 2010 STATE OF CALIFORNIA

OWNER OF RECORD

WILLIAMSON FAMILY TRUST
8700 DRAKILL WAY
FUR CANY, CA 95624

APPLICANT

KIM HARRIS
8700 DRAKILL WAY
FUR CANY, CA 95624

ENGINEER

TA Engineering
11111 N. BRAD
SUNNYVALE, CA 94086
TEL: (415) 351-1111
WWW.TAENGINEERING.COM

MAP SCALE

1" = 120'

CONTOUR INTERVAL

CONTOUR INTERVAL - 2 FEET

SOURCE OF TOPOGRAPHY

TOPOGRAPHIC SURVEY

SECTION, TOWNSHIP and RANGE

SECTION 12, T10N, 23E, 140W

ASSESSOR'S PARCEL NUMBER

A.P.N. 102-020-24

PROPOSED ZONING

RE-10

TOTAL AREA

42.18 ACRES

TOTAL NO. of LOTS

4 LOTS

MINIMUM LOT AREA

437,949 SQUARE FEET

WATER SUPPLY and SEWAGE DISPOSAL

WATER - PUBLIC WATER
SEWER - ON SITE SEPTIC

PROPOSED STRUCTURAL FIRE PROTECTION

RESCUE FIRE PROTECTION DISTRICT

DATE OF PREPARATION

FEBRUARY, 2010

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS WILLIAMSON FAMILY TRUST HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

FLOA SODRELLI P.E. 27204 DATE

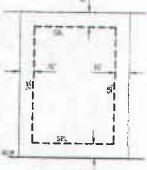
LEGEND

- BOUNDARY
- - - - - (3) LOT LINES
- (1) DIM
- LOT LINE
- SETBACK LINE
- PROPOSED EXISTENCE
- (W) WATER LINE
- (S) SEWER LINE
- (D) DRAINAGE PIPE
- (X) TEST PIT LOCATION
- (F) FIRE HYDRANT
- (S) SEWER DISPOSAL AREA
- 100 YEAR FLOOD LINE
- (S) CEMETERY ENCLOSURE

SEWAGE DISPOSAL NOTE:
SEWAGE DISPOSAL SITES SHOWN ON THIS MAP ARE FOR PRESENTATION PURPOSE ONLY. THE SITES MAY BE PLACED IN ALTERNATIVE LOCATIONS IN ACCORDANCE WITH DEPARTMENT OF ENVIRONMENTAL MANAGEMENT STANDARDS.

GROSS AND NET LOT AREAS

Lot No.	Gross Area (S.F.)	Net Area (S.F.)
1	482,849	260,629
2	482,847	127,776
3	477,982	302,792
4	484,629	327,986



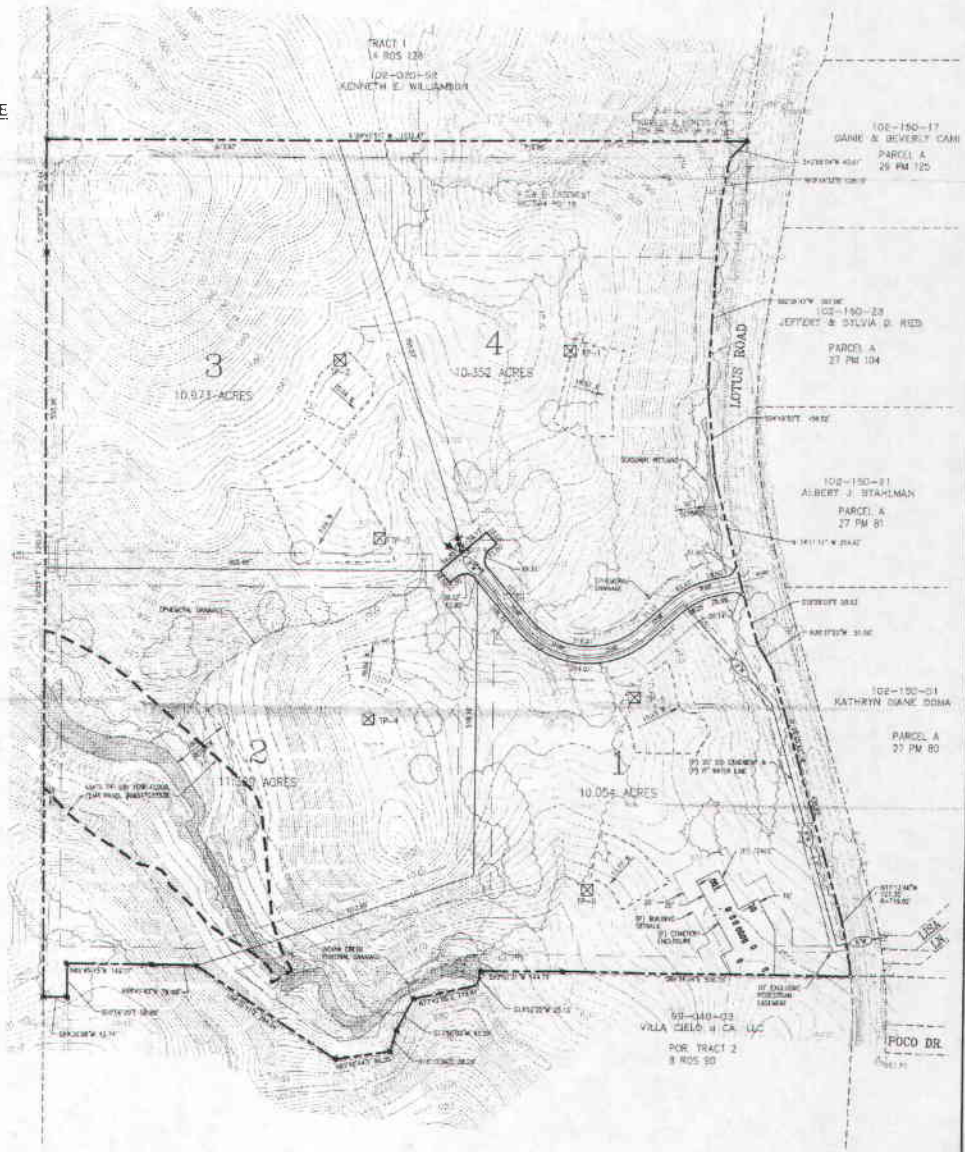
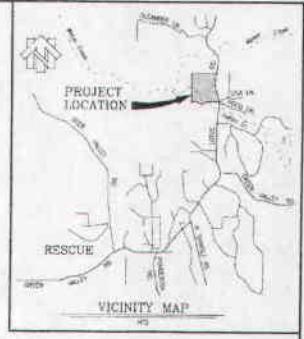
TYPICAL BUILDING SETBACKS RE-10
NOT TO SCALE



WILLIAMSON LANE
SCALE 1"=40'



SCALE: 1" = 100'



PLANNING COMMISSION APPROVED
APPROVAL/GENERAL USE
DATE: 2/10/10
BOARD OF SUPERVISORS APPROVED
APPROVAL/GENERAL USE

OWNER'S STATEMENT

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 WILLIAMSON LANE AS SHOWN HEREON, FOR ANY AND ALL PUBLIC PURPOSES.

THE UNDERSIGNED FURTHER MAKES AN IRREVOCABLE OFFER OF DEDICATION TO THE COUNTY OF EL DORADO FOR OTHER PUBLIC WAYS AND DRAINAGE FACILITIES SHOWN HEREON OR CONSTRUCTED WITHIN THE SUBDIVISION FOR ANY AND ALL PUBLIC PURPOSES INCLUDING IMPROVEMENTS AND MAINTENANCE, SUBJECT TO THE PROVISION THAT SAID STREETS AND OTHER PUBLIC WAYS, DRAINAGE EASEMENTS AND FACILITIES WILL NOT BE IMPROVED OR MAINTAINED BY THE COUNTY OF EL DORADO BUT WILL BE THE RESPONSIBILITY OF THE OWNERS OF THE LOTS IN THE SUBDIVISION ACTING THROUGH A LEGAL ENTITY APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO HAVING THE POWER OF ASSESSMENT. IF FOR ANY REASON THE ENTITY IS NOT FORMED OR IS DISSOLVED, MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE LOTS IN THE SUBDIVISION. THE OWNER RESERVES AND SHALL FURTHER RESERVE THROUGH ANY CONVEYANCE OF TITLE HEREAFTER GRANTED, THE RIGHT TO CONVEY EASEMENTS FOR ROAD AND UTILITY PURPOSES WHICH SHALL BE BENEFICIAL TO ANY OR ALL LOTS SHOWN HEREON OR FOR ADJACENT PROPERTIES HERETO, OVER, UNDER AND ACROSS THE STREETS, OTHER PUBLIC WAYS AND EASEMENTS SHOWN OR CONVEYED HEREON.

THE UNDERSIGNED OWNER ALSO HEREBY OFFERS TO THE COUNTY OF EL DORADO, ON BEHALF OF THE PUBLIC, THE FOLLOWING EASEMENTS FOR THOSE CERTAIN COMPANIES AND PUBLIC ENTITIES, WHICH WILL PROVIDE SERVICES:

A. PUBLIC UTILITY EASEMENTS FOR OVERHEAD AND UNDERGROUND WIRES, CONDUITS, PIPELINES, POLES, GUY WIRES, ANCHORS AND APPURTENANT FIXTURES, WITH THE RIGHT TO TRIM AND REMOVE LIMBS, TREES AND BRUSH THEREFROM, OVER, UNDER AND ACROSS THE STREETS AND OTHER PUBLIC WAYS SHOWN OR CONVEYED HEREON, TOGETHER WITH THE FIVE FEET (5') ON BOTH SIDES OF ALL SIDE LOT LINES, EXTENDING FROM THE STREET RIGHT-OF-WAYS SHOWN HEREON ALONG SAID SIDE LOT LINES A DISTANCE OF FIFTY FEET (50'). WILLIAMSON LANE AND THOSE STRIPS OF LAND DELINEATED AS PUBLIC UTILITY EASEMENTS (P.U.E.) HEREON.

B. RIGHTS OF ACCESS OVER AND ACROSS ANY PORTION OF THE WILLIAMSON LANE FOR THE PURPOSE OF INSPECTING, MAINTAINING OR REPLACING ON SITE FACILITIES.

C. SLOPE EASEMENTS, AS SHOWN HEREON, CONTIGUOUS TO ALL STREETS OR FIVE FEET (5') BEYOND THE TOP OF CUT OR TOE OF FILL, WHICHEVER IS LARGER FOR ROAD SLOPE MAINTENANCE PURPOSES.

D. EASEMENTS FOR DRAINAGE AND APPURTENANT DRAINAGE STRUCTURES AND PIPES WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON AND FIVE FEET (5') ON EACH SIDE OF ALL NATURAL OR CONSTRUCTED DRAINAGE WAYS WHICH EXIST WITHIN THE SUBDIVISION.

E. POSTAL EASEMENTS, FIVE FEET (5') ADJACENT TO ALL STREET RIGHT-OF-WAYS.

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

KIM ANNETTE HARRIS, SUCCESSOR TRUSTEE OF THE WILLIAMSON FAMILY REVOCABLE TRUST DATED SEPTEMBER 26, 1997

NAME: KIM ANNETTE HARRIS

DATE:

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF _____) SS

ON _____, BEFORE _____, A NOTARY PUBLIC, PERSONALLY ME,

APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UNDER BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

COMMISSION NO.: _____
COMMISSION EXPIRES: _____

MY PRINCIPAL PLACE OF BUSINESS IS: _____ COUNTY.

WILLIAMSON FAMILY TRUST SUBDIVISION

TRACT 2 OF ROS 14-128, BEING A PORTION OF THE EAST 1/2 OF SECTION 12, T. 10 N., R. 9 E., M.D.M. COUNTY OF EL DORADO STATE OF CALIFORNIA JULY, 2012



SHEET 1 OF 4

NOTE:

SEE NOTED NUMBER 2, 3 & 4 ON SHEET 2 FOR NOTICES OF RESTRICTIONS.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION, THE SURVEY IS TRUE AND COMPLETE AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF KIM HARRIS, TRUSTEE OF THE WILLIAMSON FAMILY REVOCABLE TRUST IN SEPTEMBER 1997. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP AND THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT SAID MONUMENTS ARE TO ENABLE THE SURVEY TO BE RETRACED.

DATE:



TEDDY F. STEVENS LS 4898

DEVELOPMENT SERVICES DIRECTOR'S STATEMENT

I, ROGER TROUT, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON OCT. 14, 2010 BY THE PLANNING COMMISSION AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVALS HAVE BEEN SATISFIED.

DATE:

ROGER TROUT
DEVELOPMENT SERVICES DIRECTOR
COUNTY OF EL DORADO, CALIFORNIA

BY: _____
PRINCIPAL PLANNER
COUNTY OF EL DORADO, CALIFORNIA

COUNTY ENGINEER'S STATEMENT

I, _____, HEREBY STATE 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 THE SUBDIVISION.

DATE: _____
R.C.E.
COUNTY ENGINEER
DEPARTMENT OF TRANSPORTATION
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.

DATE:

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

BY: _____
PHILIP R. MOSBACHER, L.S. 7189
ASSOCIATE LAND SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA

COUNTY TAX COLLECTOR'S STATEMENT

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

DATE:

C.L. RAFFETY
TAX COLLECTOR
COUNTY OF EL DORADO, CALIFORNIA

BY: _____
DEPUTY

BOARD CLERK'S STATEMENT

I, _____ HEREBY STATE THAT THE BOARD OF SUPERVISORS, BY ORDER ON _____, ADOPTED AND APPROVED THIS FINAL MAP OF THIS SUBDIVISION, AND ACCEPT ON BEHALF OF THOSE PUBLIC ENTITIES WHICH WILL PROVIDE SERVICES, SUBJECT TO THE PURVEYORS CONSTRUCTION STANDARDS, THE EASEMENTS SHOWN HEREON AND AS OFFERED FOR DEDICATION EXCEPT DRAINAGE EASEMENTS AND FACILITIES, AND WILLIAMSON LANE WHICH IS HEREBY REJECTED.

PLANNING DEPARTMENT

DATE:

CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF EL DORADO, CALIFORNIA

BY: _____

COUNTY RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 2012 AT _____, IN BOOK _____

OF MAPS, AT PAGE _____, DOCUMENT NO. _____, AT THE REQUEST OF KIM ANNETTE HARRIS.

TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION IS GUARANTEED BY TITLE CERTIFICATE

NO. _____ PREPARED BY OLD REPUBLIC TITLE COMPANY AND IS ON FILE IN

THIS OFFICE.

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

BY: _____
DEPUTY

ATTACHMENT C-1

WILLIAMSON FAMILY TRUST SUBDIVISION

TRACT 2 OF ROS 14-128, BEING A PORTION OF THE
EAST 1/2 OF SECTION 12, T. 10 N., R. 9 E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA
JULY, 2012

 Engineering & Surveying

SHEET 2 OF 4

BENEFICIARY STATEMENT

SIERRA VISTA BANK, AS BENEFICIARY UNDER DEED OF TRUST DATED MARCH 14, 2012, RECORDED MARCH 16, 2012 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2012-0012932, HEREBY CONSENTS TO THE IRREVOCABLE OFFERS OF DEDICATION, THE PREPARATION AND FILING OF THIS MAP.

SIERRA VISTA BANK

BY: _____

IT'S _____

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF _____) SS

ON _____, BEFORE

ME, _____, A NOTARY PUBLIC, PERSONALLY

APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

COMMISSION NO.: _____
COMMISSION EXPIRES: _____

MY PRINCIPAL PLACE OF BUSINESS IS: _____ COUNTY.

LINE	BEARING	DISTANCE
L1	S00°37'51"W	78.27
L2	S27°37'02"E	64.16
L3	N61°35'17"E	38.25
L4	S27°25'11"E	77.71
L5	S63°28'32"W	42.63
L6	N27°55'05"W	136.75
L7	N61°03'48"E	24.94
L8	S29°06'04"E	37.25
L9	N27°37'02"W	28.60
L10	N27°37'02"W	10.00
L11	N27°37'02"W	25.56
L12	S72°19'05"E	37.44
L13	S72°19'05"E	37.44

CURVE	RADIUS	DELTA	CH. BEARING	CH. DISTANCE
C1	85.00	26°05'21"	S85°21'46"E	38.37
C2	75.00	45°17'57"	S85°01'57"W	57.78
C3	85.00	45°17'57"	S85°01'57"W	65.47
C4	75.00	25°22'44"	S85°00'27"E	32.95
C5	720.00	10°08'54"	N10°35'14"W	127.36
C6	720.00	7°48'13"	N09°24'54"W	97.99
C7	720.00	0°47'59"	N13°42'59"W	10.05
C8	720.00	1°32'42"	N14°53'20"W	19.42

NOTES

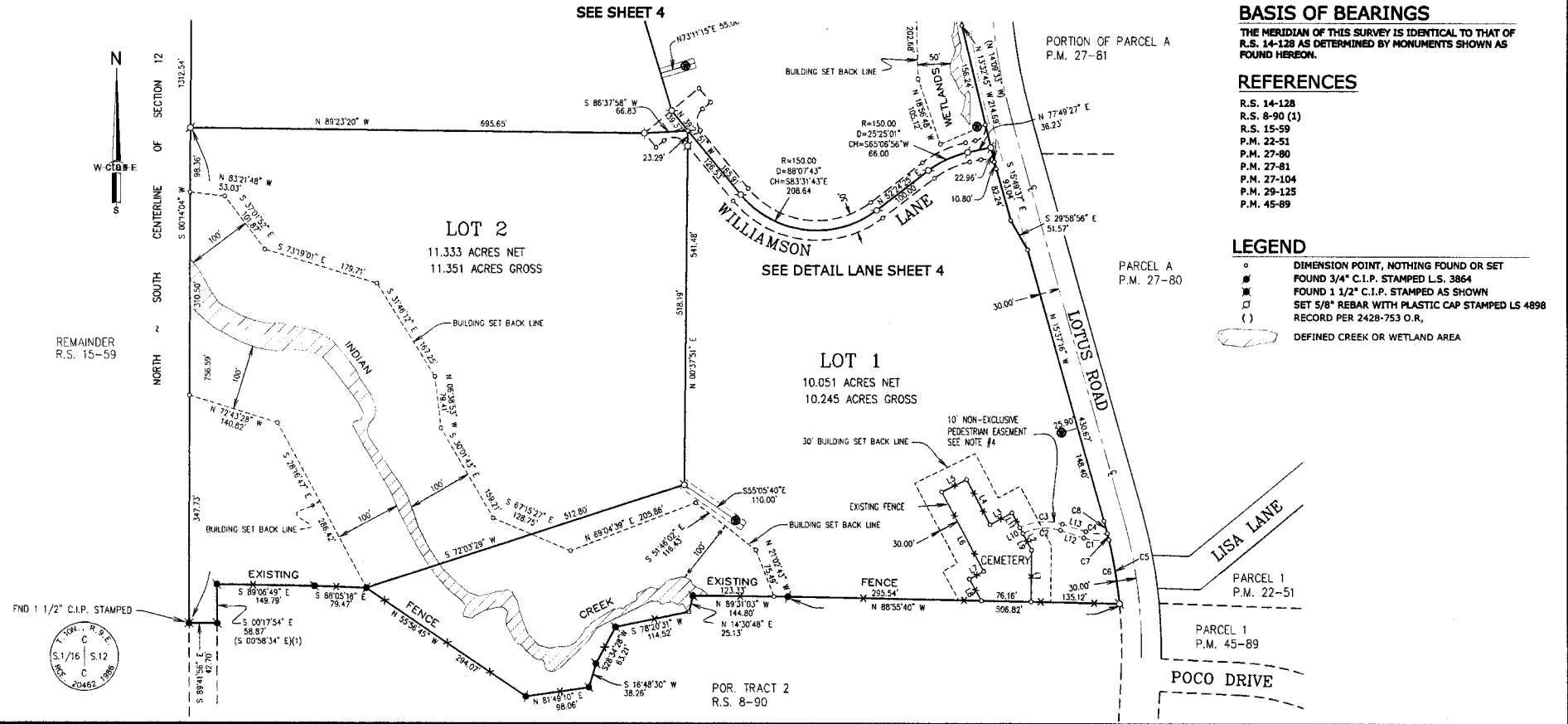
1. THIS SUBDIVISION CONTAINS 43.193 ACRES GROSS, CONSISTING OF 4 RESIDENTIAL LOTS AND IS CONSISTENT WITH THE TENTATIVE MAP 09-1491 APPROVED BY THE PLANNING COMMISSION ON OCTOBER 14, 2010.
2. REFER TO DOCUMENT NO. _____ FOR NOTICE OF RESTRICTION FOR WILDFIRE SAFE PLAN.
3. REFER TO DOCUMENT NO. _____ FOR NOTICE OF RESTRICTION FOR HOME SPRINKLERS AND WATER STORAGE TANKS.
4. REFER TO DOCUMENT NO. _____ FOR NOTICE OF RESTRICTION REGARDING CEMETERY ACCESS EASEMENT.
5. THE WATER DITCH CALLED FOR IN THE EASEMENT FOR A WATER DITCH PER 32-579 OR WAS NOT FOUND.

WILLIAMSON FAMILY TRUST

TRACT 2 OF ROS 14-128, BEING A PORTION OF THE EAST 1/2 OF SECTION 12, T. 10 N., R. 9 E., M.D.M. COUNTY OF EL DORADO STATE OF CALIFORNIA SCALE: 1"=100' JULY, 2012

cta Engineering & Surveying

SHEET 3 OF 4



BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO THAT OF R.S. 14-128 AS DETERMINED BY MONUMENTS SHOWN AS FOUND HEREON.

REFERENCES

- R.S. 14-128
- R.S. 8-90 (1)
- R.S. 15-59
- P.M. 22-51
- P.M. 27-80
- P.M. 27-81
- P.M. 27-104
- P.M. 29-125
- P.M. 45-89

LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
- FOUND 3/4" C.I.P. STAMPED L.S. 3864
- ✱ FOUND 1 1/2" C.I.P. STAMPED AS SHOWN
- () SET 5/8" REBAR WITH PLASTIC CAP STAMPED LS 4898
- () RECORD PER 2428-753 O.R.
- DEFINED CREEK OR WETLAND AREA

ATTACHMENT C-3

LINE	BEARING	DISTANCE
L14	S77°49'27" W	17.31
L15	N50°32'09" E	16.00
L16	S39°27'51" E	28.00
L17	N50°32'09" E	54.83
L18	N50°32'09" E	53.17
L19	S39°27'51" E	28.00
L20	N50°32'09" E	16.00
L21	N77°49'27" E	15.39

CURVE	RADIUS	DELTA	CH. BEARING	CH. DISTANCE
C9	20.00	86°20'56"	N59°00'05" W	27.37
C10	135.00	25°25'02"	S65°06'56" W	59.40
C11	165.00	88°07'44"	S83°31'43" E	229.50
C12	23.00	90°00'00"	N84°27'51" W	32.53
C13	23.00	90°00'00"	S05°32'09" W	32.53
C14	135.00	88°07'44"	S83°31'43" E	187.78
C15	165.00	25°25'02"	S65°06'56" W	72.60
C16	20.00	91°22'12"	N32°08'21" E	28.62

SEE SHEET 3 FOR:
 REFERENCES:
 BASIS OF BEARINGS:
 LEGEND:
 NOTES:

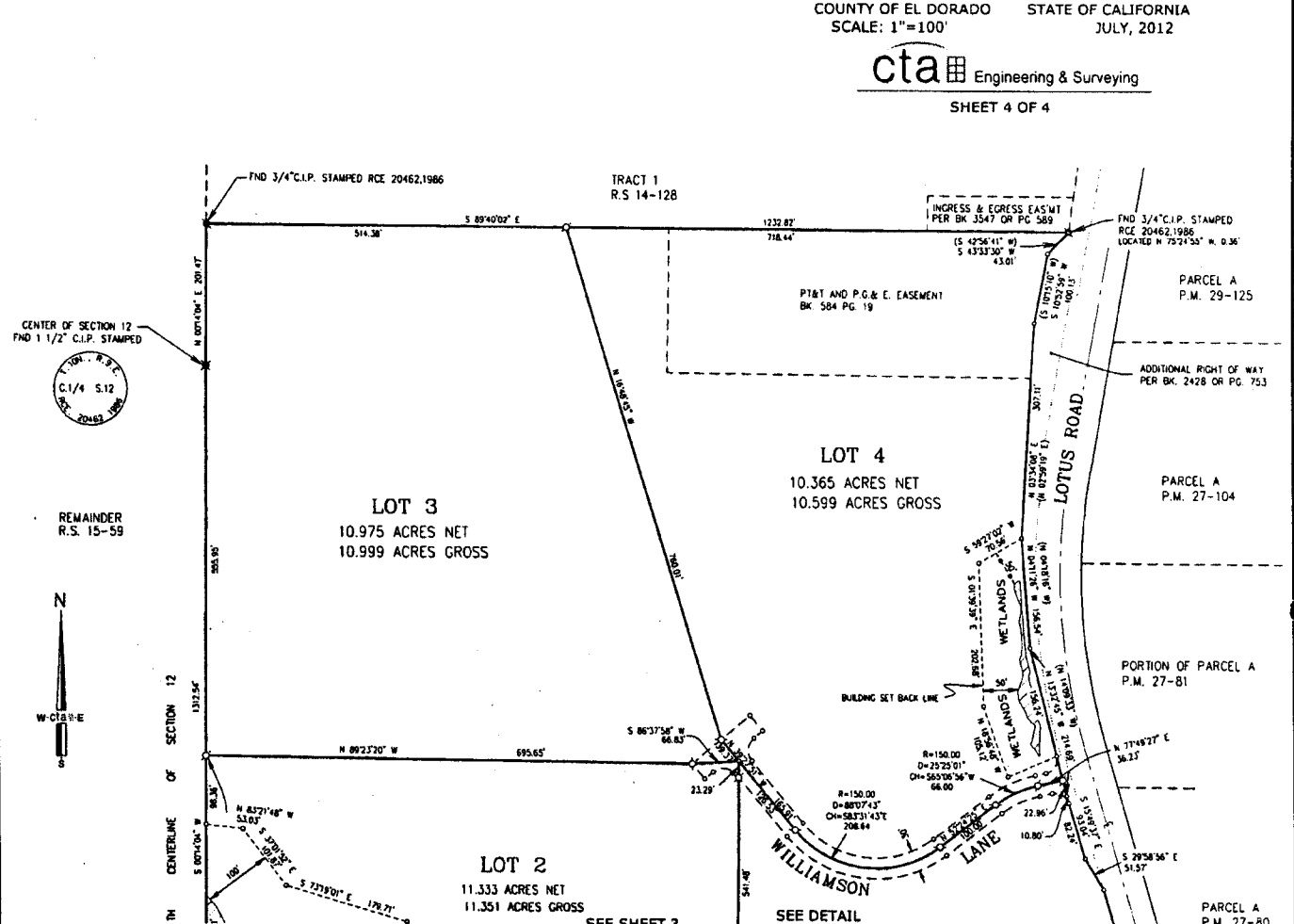
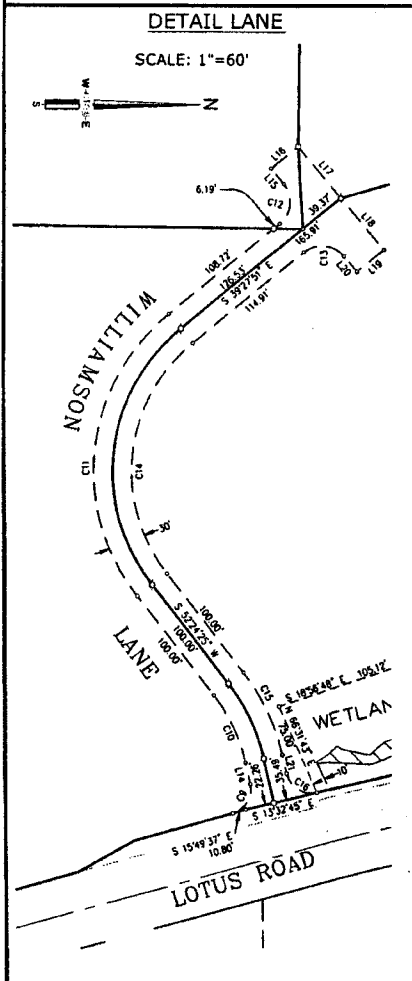
WILLIAMSON FAMILY TRUST

TRACT 2 OF ROS 14-128, BEING A PORTION OF THE EAST 1/2 OF SECTION 12, T. 10 N., R. 9 E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA
 SCALE: 1"=100'

cta Engineering & Surveying

SHEET 4 OF 4



ATTACHMENT C-4

ATTACHMENT D

TM09-1491/Williamson Family Trust Subdivision – As approved by the Planning Commission on October 14, 2010

Conditions of Approval

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

The project description is as follows:

Tentative subdivision map creating four residential lots ranging in size from 10.0 to 11.0 acres on a 43.19 acre site. Primary project access will be provided by an onsite road via a connection to Lotus Road. Public water service will be provided to the lots by the El Dorado Irrigation District. Sewage disposal will be provided by onsite individual septic systems.

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 (including tentative subdivision map, development plan, preliminary grading and drainage plan, preliminary landscape plan, preliminary home elevations, and typical lot setbacks exhibit) must be submitted for review and approval and shall be implemented as approved by the County.

CONDITIONS FROM THE MITIGATED NEGATIVE DELECRATION

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

2. If construction activities are scheduled to occur within the typical breeding season for raptors (March 1 through August 31), on-site pre-construction surveys for raptors and their nests shall be conducted by a qualified biologist no more than 30 days prior to initiation of the proposed development activities. The survey results shall be submitted to the California Department of Fish and Game (CDFG) and Planning Services prior to issuance of a grading permit. If active raptor nests are found on or immediately adjacent

to the site, consultation must be initiated with CDFG to determine appropriate avoidance measures. The applicant shall follow the appropriate avoidance measures issued by CDFG, and no construction activities shall occur on the project site until the avoidance measures are issued and implemented. If no active nests are found, then no further action is required, and construction activities may proceed upon approval by Planning Services (MM BIO-1).

Timing/Implementation: Planning Services shall verify that the above measure has been incorporated on the plans prior to issuance of a grading permit. Development Services shall coordinate with the applicant and/or biologist, assess the pertinent surveys/studies, and conduct on-site verification for conformance with this measure.

Discussion: Condition satisfied. Construction activities were completed outside of the typical breeding season for raptors.

3. The applicant shall place a permanent, secure enclosure and appropriate signage for the cemetery. The enclosure shall be placed a minimum of 10 feet from the nearest potential burial. An archeologist and a representative from El Dorado County Department of Transportation Cemetery Administration Unit shall be present at the time of construction of the post holes for the fencing. If a grave is encountered during excavation, construction shall be stopped and the El Dorado County Sheriff and El Dorado County Coroner's office must be contacted. Further mitigation may be required and will be determined by the Archaeologist and DOT staff at that time.

Timing/Implementation: The applicant shall coordinate with El Dorado County Department of Transportation Cemetery Administration Unit to schedule a representative to be at the project site at the time of construction of the post holes for the fencing. The DOT representative will ensure that an archaeologist is at the site at the time of construction of the post holes. The improvements shall be completed to the satisfaction of the Cemetery Director prior to the filing of the final map.

Discussion: Condition satisfied. Final inspection was approved by the El Dorado County Department of Transportation Cemetery Administration Unit as part of Grading Permit 204180 finalized by DOT on December 02, 2011.

Planning Services

4. **Hold Harmless Agreement:** 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, or employees from any claim, action, or proceedings against El Dorado

County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning the Subdivision Map, which action is brought within the time period provided for in Section 66499.37.

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

5. **Condition Compliance:** Prior to issuance of a building /grading permits or commencement of any use authorized by this permit, the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval. The applicant shall schedule an inspection by Planning Services prior to issuance of a building permit for verification of compliance with applicable Conditions of Approval.

Discussion: Condition satisfied. Conformance documentation was submitted as part of this final map application.

6. **Code Compliance:** Planning Services shall verify that prior to issuance of a building permit or commencement of any use authorized by this permit, that the applicant has complied with appropriate fire and building codes and has obtained all sign offs from appropriate agencies.

Discussion: Condition not applicable. No structures are proposed and therefore fire and building codes are not applicable with the recording of Final Map.

7. **Processing Fee:** Planning Services shall verify that all Development Services and Noticing fees have been paid prior to issuance of any permits.

Discussion: Condition satisfied. All fees have been paid as verified by Planning Services prior to issuance of grading permit number 204180.

8. **Fish and Game Fee:** Planning Services shall verify that the applicant has paid all applicable Fish and Game fees within thirty (30) days of approval of the project. The Building Permit shall not be issued until said fees have been paid.

Discussion: Condition satisfied. Fish and Game fees were paid October 29, 2010.

9. **Map Time Limits:** This Tentative Subdivision Map shall expire in 36 months from date of approval unless a timely extension has been filed.

Discussion: Condition satisfied. The subject Final Map was submitted prior to the 36 month expiration date.

10. **Archeological Resources:** The following shall be incorporated as a note on the grading/improvement plans:

In the event a heritage resource or other item of historical or archaeological interest is discovered during grading and construction activities, the applicant shall ensure that all such activities cease within 50 feet of the discovery until an archaeologist can examine the find in place and determine its significance. If the 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.

In the event of the discovery of human remains, all work is to stop and the County coroner shall be immediately notified pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. If the remains are determined to be Native American, the Coroner must contact the Native American Heritage Commission within 24 hours. The treatment and disposition of human remains shall be completed consistent with guidelines of the Native American Heritage Commission.

Planning Services shall verify the inclusion of this notation on the grading plans prior to the issuance of a grading permit.

Discussion: Condition satisfied. Planning Services verified the inclusion of this notation on the grading plans as part of Grading Permit 204180 finalized by DOT on December 02, 2011..

11. **Oak Woodland Mitigation:** The developer shall pay the mitigation in-lieu fee or provide a replacement plan for all oak canopy removed as part of project implementation (Total 0.62 acres). The mitigation fee shall be paid at a 1:1 ratio as required by the Oak Woodland Management Plan and shall be based on the fee established by the Board of Supervisors. Based on existing oak canopy coverage, the applicant shall mitigate at a 1:1 ratio for 0.62 acres. The applicant shall provide to Planning Services proof of payment of the mitigation in-lieu fee or replacement plan, prepared by a licensed arborist, prior to issuance of a grading permit or removal of any oak trees.

Discussion: Condition satisfied. Mitigation in-lieu fees were paid September 23, 2011.

12. **Park In-lieu Fees:** Pursuant to Section 16.12.090, the subdivision is subject to parkland dedication in-lieu fees. 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 Subdivision Ordinance, to the Development Services Department, and shall submit the receipt to El Dorado County Planning Services with the Final Map application.

Discussion: Condition satisfied. Park fees in the amount of \$168 were paid to the Gold Trail Recreation District.

13. **School Fees:** The developer shall pay all applicable school fees at the time of issuance of building permits for individual lots.

Discussion: Condition not applicable. School fees are remitted prior to issuance of residential building permit and are not applicable with the recording of Final Map.

14. **Public Water:** A meter award letter or similar document shall be provided by the water purveyor prior to filing the final map.

Discussion: Condition satisfied. The project has been found to be substantially consistent with this condition as construction of wells for each parcel was approved by the Environmental Management Department.

15. The final map shall include a 100-foot non-building setback from all perennial streams and a 50-foot non-building setback from all wetlands and seasonal streams. A ten foot setback shall be shown where the road is adjacent to the seasonal wetland at the eastern end of the project parcel near the encroachment onto Lotus Road.

Discussion: Condition satisfied. All setbacks are depicted on the Final Map.

Rescue Fire Protection District and CAL FIRE

16. The applicant shall provide a Fuel Modification and Wildland Fire Safety Plan, to be prepared by a Registered Professional Forester and shall be reviewed and approved by the Rescue Fire Protection District and Cal Fire. A Notice of Restriction shall be filed with the final map which stipulates that a Wildfire Fire Safe Plan has been prepared and wildfire mitigation measures shall be implemented.

Discussion: Condition satisfied. A wildland fire safe plan was signed by the Rescue Fire Protection District and CALFIRE on September, 2011.

17. The on-site road shall be a minimum road width of 20 feet and constructed with an approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

Discussion: Condition satisfied. The on-site road was completed as verified by DOT under grading permit number 204180.

18. When fire flow requirements can not be met, the applicant shall use a NFPA 13D home sprinkler system with a water storage tank for all structures built on each parcel in addition to the hydrant. See the El Dorado County Fire Prevention Standard for water supplies in residential construction, without a purveyor for water storage requirements. Prior to filing of the final map, a notice of restriction shall be recorded noting this requirement.

Discussion: Condition satisfied. A wildland fire safe plan was signed by the Rescue Fire Protection District and CALFIRE on September, 2011. All single family residences are now required to have home sprinkler systems.

19. Rescue Fire Protection District's fire flow requirement for this project is a minimum of 1750 gallons per minute. The required fire flow must meet flow duration of 2 hours with no less than 20 p.s.i. residual pressure. The fire flow must be excess of the maximum daily consumption. This fire flow is based on the requirements for type V-N building construction with a fire area which does not exceed 4,800 total square feet. Fire sprinklers shall be required if fire flows are below 1,750 GPM.

Discussion: Condition satisfied. A wildland fire safe plan was signed by the Rescue Fire Protection District and CALFIRE on September, 2011. All single family residences are now required to have home sprinkler systems.

20. Fire hydrants shall be required for this project. This office will approve the fire hydrants and their locations during plan review. All hydrants shall be tested and working prior to construction.

Discussion: Condition satisfied. A wildland fire safe plan was signed by the Rescue Fire Protection District and CALFIRE on September, 2011. Hydrants are required to be installed at the building permit stage for each single family residence.

21. This project shall meet the requirements of the California SRA Fire Safe Regulations, The California Fire Code 2007 Edition for access and water supply.

Discussion: Condition satisfied. A wildland fire safe plan was signed by the Rescue Fire Protection District and CALFIRE on September, 2011.

Surveyor's Office

22. **Survey Monuments:** All survey monuments must be set prior to the presentation of the Final Map to the Board of Supervisors for approval; or the developer shall have the surety of work to be done by bond or cash deposit. The project applicant shall ensure that verification of set survey monuments, or amount of bond or deposit are acceptable to the County Surveyor's Office.

Discussion: Condition satisfied. The survey monuments have been set as verified by the County Surveyor.

23. **Road Name Petition:** The applicant shall file a completed road name petition for roads serving the development with the County Surveyor's Office prior to filing the Final Map. Proof of any signage required by the Surveyor's Office shall be provided to the Surveyor's Office prior to filing the Final Map.

Discussion: Condition satisfied. A Road Name Petition was approved on May 21, 2012.

LAFCO

24. **Annexation:** The project shall require LAFCO approval for annexation into EID prior to receiving municipal water services.

Discussion: Condition satisfied. The project has been found to be substantially consistent with this condition as construction of wells for each parcel was approved by the Environmental Management Department.

El Dorado County Department of Transportation

25. **Access Roadway:** The proposed roadway access shall meet the requirements of El Dorado County Standard Plan 101C and the 2007 CA Fire Code with a 20-foot wide roadway capable of supporting 75,000 pounds. These 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 filing of the final map.

Discussion: Condition satisfied. Compliance with this condition has been verified with the approval of grading permit 204180 by DOT on December 02, 2011.

26. **Encroachment Permit:** The applicant shall obtain an encroachment permit from DOT and shall construct the roadway encroachment from the proposed access road onto Lotus Road to the provisions of Modified County Design Std 103D. 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 filing of the final map.

Discussion: Condition satisfied. Compliance with this condition has been verified with the approval of encroachment permit 204182 by DOT on December 02, 2011.

27. **Sight Distance:** The sight distance from the proposed roadway onto Lotus Road shall be a minimum of 550 feet in either direction, consistent with Caltrans and/or AASHTO standards. Sight distance easements, if necessary, must be obtained by the applicant and included on the map prior to approval of improvement plans.

Discussion: Condition satisfied. Compliance with this condition has been verified with the approval of grading permit 204180 by DOT on December 02, 2011.

28. **Road & Public Utility Easements:** The applicant shall irrevocably offer to dedicate a 30-foot wide non-exclusive road and public utility easement for the proposed access road, on the final recorded map. Slope easements shall be included as necessary. This offer will be rejected by the County.

Discussion: Condition satisfied. All easements are depicted on the Final Map.

29. **Offer of Dedication (In Fee):** The applicant shall irrevocably offer to dedicate in fee, a 30 foot right-of-way along the entire frontage of Lotus Road measured from the centerline, as determined by EDC DOT, prior to the filing of the map. Slope easements shall be included as necessary. This offer will be accepted by the County.

Discussion: Condition satisfied. All easements are depicted on the Final Map.

30. **Turnaround:** The applicant shall provide turn around at the end of all dead end roads to the provisions of County 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 filing of the final map.

Discussion: Condition satisfied. Compliance with this condition has been verified with the approval of grading permit 204180 by DOT on December 02, 2011.

31. **Cemetery Access Easement:** The applicant shall provide a 10-foot non-exclusive pedestrian easement to the cemetery site for visitation from Lotus Road to the cemetery site prior to filing of the final map.

Discussion: Condition satisfied. Final inspection was approved by the El Dorado County Department of Transportation Cemetery Administration Unit as part of Grading Permit 204180 finalized by DOT on December 02, 2011.

32. **Cemetery Access:** The applicant shall install a 5 feet pedestrian gate located at Right of Way line approximately 100 to 130 feet from the southern property line and a 4-foot walking path to access the cemetery from Lotus Road. The walking path shall have an aggregate surface. A Notice of Restriction for the access easement and the cemetery shall be filed with the Final Map. The improvements shall be completed to the satisfaction of the Cemetery Director prior to the filing of the final map.

Discussion: Condition satisfied. Final inspection was approved by the El Dorado County Department of Transportation Cemetery Administration Unit as part of Grading Permit 204180 finalized by DOT on December 02, 2011.

33. **Setbacks:** All grading and building plans for the affected parcel shall include a 30 foot setback from the cemetery enclosure. Setbacks shall be illustrated and noted on the final map.

Discussion: Condition satisfied. All setbacks are depicted on the Final Map.

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

Discussion: Condition satisfied. All easements are depicted on the Final Map.

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

Discussion: Condition satisfied. Compliance with this condition has been verified with the approval of grading permit 204180 by DOT on December 02, 2011.

36. **Maintenance Entity:** The proposed project must form an entity for the maintenance of any shared or common: private roads, parking facilities, landscaping, signs and drainage facilities. If there is an existing entity, the property owner shall modify the document if the current document does not sufficiently address maintenance of the roads, parking facilities, landscaping, signs, and drainage facilities of the current project. DOT shall review the document forming the entity to ensure the provisions are adequate prior to filing of the final map.

Discussion: Condition satisfied. Compliance with this condition has been verified with the approval of grading permit 204180 by DOT on December 02, 2011.

37. **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: Condition satisfied. Compliance with this condition has been verified with the approval of grading permit 204180 by DOT on December 02, 2011.

38. **DISM Consistency:** The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual (as may be modified by these Conditions of Approval or by approved Design Waivers) from the County Department of Transportation, and pay all applicable fees prior to filing of the final map.

Discussion: Condition satisfied. Compliance with this condition has been verified with the approval of grading permit 204180 by DOT on December 02, 2011.

39. **Improvement Agreement & Security:** The developer shall enter into an Improvement Agreement with the Department of Transportation for all onsite roadway, drainage infrastructure, grading, etc. The developer shall complete the improvements to the satisfaction of DOT or provide security to guarantee performance of the Improvement Agreement as set forth within the County of El Dorado Subdivision Division Ordinance, prior to filing of the final map.

Discussion: Condition satisfied. Compliance with this condition has been verified with the approval of grading permit 204180 by DOT on December 02, 2011.

40. **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: Condition satisfied. Compliance with this condition has been verified with the approval of grading permit 204180 by DOT on December 02, 2011.

41. **Grading Permit / Plan:** A grading permit is required for the project. The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the DOT 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 fees shall be paid at the time of submittal of improvement plans. All applicable inspection fees shall be paid prior to issuance of a permit. The improvements and grading shall be completed to the satisfaction of the DOT or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.

Discussion: Condition satisfied. Compliance with this condition has been verified with the approval of grading permit 204180 by DOT on December 02, 2011.

42. **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: Condition satisfied. Compliance with this condition has been verified with the approval of grading permit 204180 by DOT on December 02, 2011.

43. **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: Condition satisfied. Compliance with this condition has been verified with the approval of grading permit 204180 by DOT on December 02, 2011.

44. **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: Condition satisfied. Compliance with this condition has been verified with the approval of grading permit 204180 by DOT on December 02, 2011.

45. **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:

- a. The site can be adequately drained.
- b. The development of the site will not cause problems to nearby properties, particularly downstream sites.
- c. 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 the applicant shall demonstrate that there are no downstream impacts.
- d. 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: Condition satisfied. Compliance with this condition has been verified with the approval of grading permit 204180 by DOT on December 02, 2011.

46. **Drainage (Cross-Lot):** Cross lot drainage shall be avoided. When concentrated cross lot drainage does occur or when the natural sheet flow drainage is increased by the project, 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 filing of the final map.

Discussion: Condition satisfied. Compliance with this condition has been verified with the approval of grading permit 204180 by DOT on December 02, 2011.

47. **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: Condition satisfied. Compliance with this condition has been verified with the approval of grading permit 204180 by DOT on December 02, 2011.

48. **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: Condition satisfied. Compliance with this condition has been verified with the approval of grading permit 204180 by DOT on December 02, 2011.

49. **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: Condition satisfied. Compliance with this condition has been verified with the approval of grading permit 204180 by DOT on December 02, 2011.

50. **TIM Fees:** The applicant shall pay the traffic impact mitigation fees at issuance of building permit.

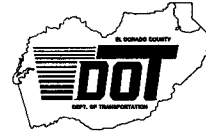
Discussion: Condition not applicable. Traffic impact mitigation fees are remitted prior to issuance of residential building permit and is not applicable with the recording of Final Map.

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ATTACHMENT E



COUNTY OF EL DORADO
DEPARTMENT OF TRANSPORTATION
INTEROFFICE MEMORANDUM



Date: October 25, 2012

To: Rich Briner, County Surveyor

From: Bruce Person, Senior Engineering Technician *BMP*

Via: Greg Hicks, Senior Engineer *GH*

Subject: TM 09-1491F, Conditions of Approval 10/14/2010

DOT staff has reviewed the Final Map packet and has found that the Conditions of Approval for all sections inclusive to be in general conformance with DOT requirements as they relate to the filing of the final map. The narrative of compliance with Conditions has been reviewed and deemed complete.

Should you have any questions, please contact me.

ATTACHMENT F

COUNTY OF EL DORADO
STATE OF CALIFORNIA

COUNTY SURVEYOR
Richard L. Briner



360 Fair Lane, Placerville, CA 95667
Phone (530) 621-5440
Fax (530) 626-8731
e-mail: surveyor@edcgov.us

DATE: November 28, 2012

TO: Aaron Mount

FROM: Steven Prescott

SUBJECT: TM 09-1491 Williamson Family Trust Subdivision

Aaron;

Please be advised that Conditions 22 and 23 of TM 09-1491 have been satisfied

Steven Prescott
Assistant Surveyor
County Surveyor's Office

Cc: Richard Briner



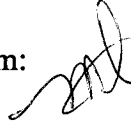
COUNTY OF EL DORADO
DEPARTMENT OF TRANSPORTATION



INTEROFFICE MEMORANDUM

Date: November 27, 2012

To: Aaron Mount, Associate Planner

From:  Michele Smith, Administrative Service Officer

Subject: TM 09-1491 Williamson Family Trust Subdivision, APN 102-020-96 - Conditions of Approval related to Indian Creek Cemetery (also known as Somerset House Cemetery and B.O.B. Ranch Cemetery)

This confirms that measures required by Condition #3 Enclosure and Signage, #31 Cemetery Access Easement, and #32 Cemetery Access, and #33 Setbacks, of the Conditions of Approval for the Williamson Family Trust Subdivision Tentative Map 09-1491 have been satisfied. The cemetery is shown on Lot 1 of the subdivision map. Fence and signage were installed, access provided, and non-disturbance setbacks are illustrated on the map submitted for final approval.

As stated in the project conditions, a Notice of Restriction for Lot 1 shall be recorded with the Final Map that provides limited public access to the Indian Creek Cemetery and requires that the cemetery enclosure be maintained and/or replaced at the expense of the property owner in the configuration existing at the time the Final Map is recorded.

ATTACHMENT H

**EL DORADO
COUNTY**



**Environmental
Management
Department**

Gerri Silva
M.S., REHS
Director

*Environmental
Health*

*Solid Waste &
Hazardous Materials*

Vector Control

*Air Quality
Management
District*

River Management

Park Operations



**PLACERVILLE
OFFICE**
2850 Fairlane Ct.
Building C
Placerville, CA 95667

Ph. 530.621.5300
Fax 530.642.1531
Fax 530.626.7130

**SOUTH LAKE
TAHOE OFFICE**
3368 Lake Tahoe Blvd.
Suite 303
South Lake Tahoe, CA
96150

Ph. 530.573.3450
Fax 530.542.3364

November 26, 2012

CTA Engineering & Surveying Inc
3233 Monier Circle
Rancho Cordova CA 95742

Williamson Family Trust
8260 Barnhill Way
Fair Oaks CA 95628

SUBJECT: WILLIAMSON FAMILY TRUST/TM 09-1491

Dear Ms. Sciorelli:

Environmental Health Conditions have been met for the above listed TM. Percolation Tests and soil mantle test have proven on site sewage disposal capability and well locations and acceptable easements are shown on the map.

Respectfully,

Fred Sanford, REHS
Supervising environmental Health Specialist
El Dorado County Environmental Management
Environmental Health

CC: Aaron Mount, Planning
County Surveyors

ATTACHMENT I



Rescue Fire Protection District

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

October 30, 2012

Aaron Mount
Project Planner
Planning Department
El Dorado County
2850 Fairlane Court
Placerville CA 95667

RE: Williamson Family Trust TM 09- 1419

Dear: Aaron

The Williamson Family Trust project has met the Rescue Fire Protection District requirements required to move the project forward.

This project shall meet the requirements of the California SRA Fire Safe Regulations, The California Fire Code 2007 Edition for access and water supply.

If you have any questions regarding these matters, please telephone me Monday through Friday @ (916) 677-1868 during normal business hours.

Respectfully,

Guy M. Delaney, Captain

Cc: Chief, Tom Keating