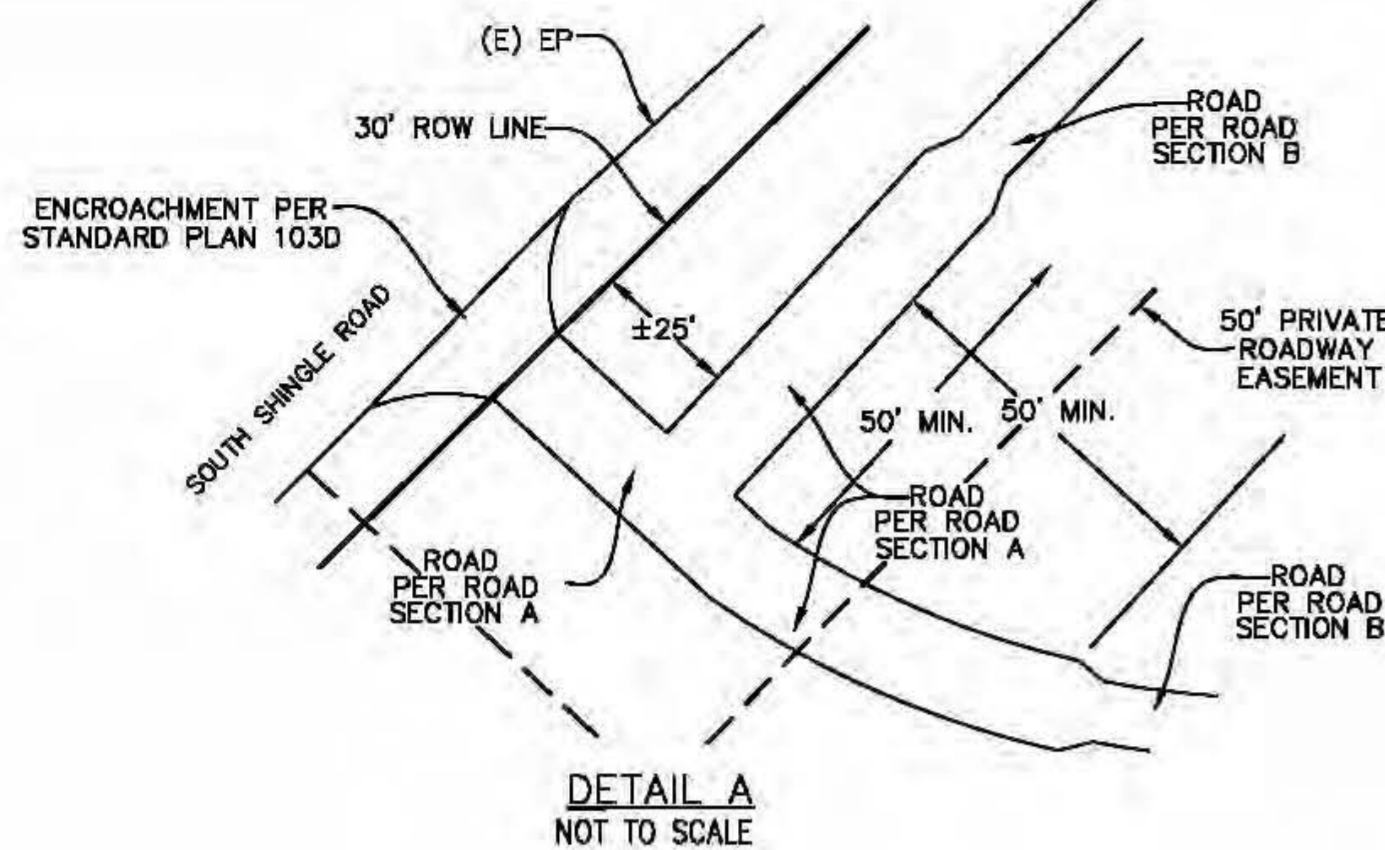
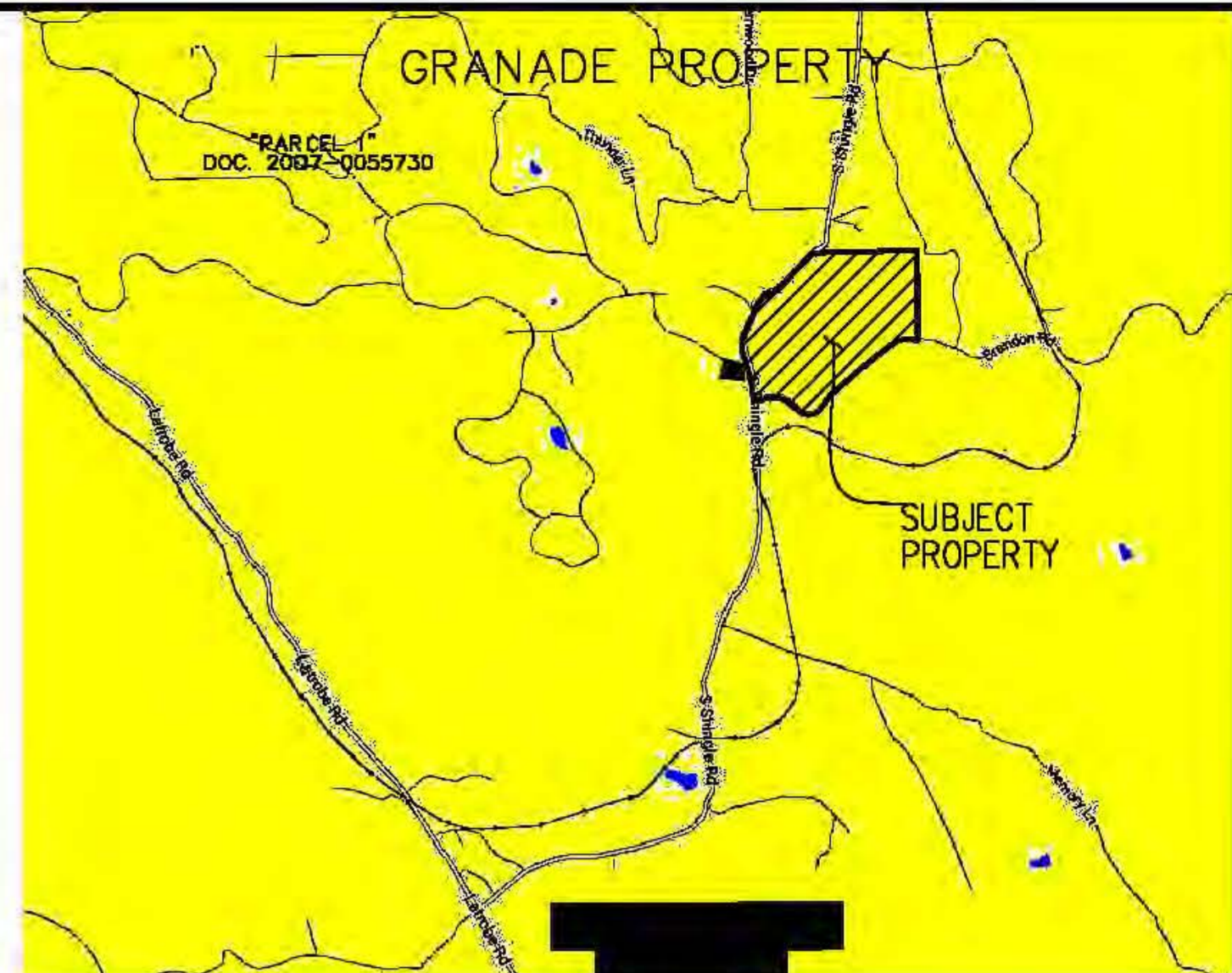


TM-F20-0004 Exhibit A: Location/Vicinity Map

TENTATIVE SUBDIVISION MAP

A PORTION OF THE SOUTH 1/2 OF SECTION 35 T.9N. R.9E. AND
 A PORTION OF THE NORTH 1/2 OF SECTION 2 AND A PORTION
 OF THE NORTHEAST 1/4 OF SECTION 3, T.8N., R.9E., M.D.M.
 COUNTY OF EL DORADO, CALIFORNIA
 JULY 2017 SCALE: 1" = 200'
 SHEET 1 OF 1



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	3000.00	141.66	2°42'20"	N18°24'50"W	141.65
C2	3000.00	349.80	6°40'37"	N13°43'21"W	349.41
C3	3000.00	30.47	0°34'55"	N10°05'36"W	30.47
C4	3000.00	234.35	4°28'33"	N07°33'51"W	234.29
C5	200.00	54.91	15°43'46"	S52°15'24"W	54.73

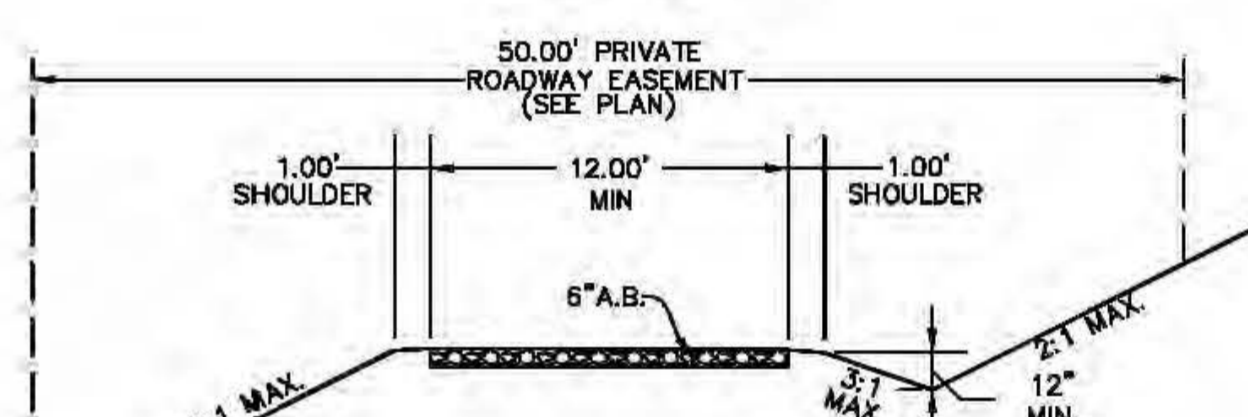
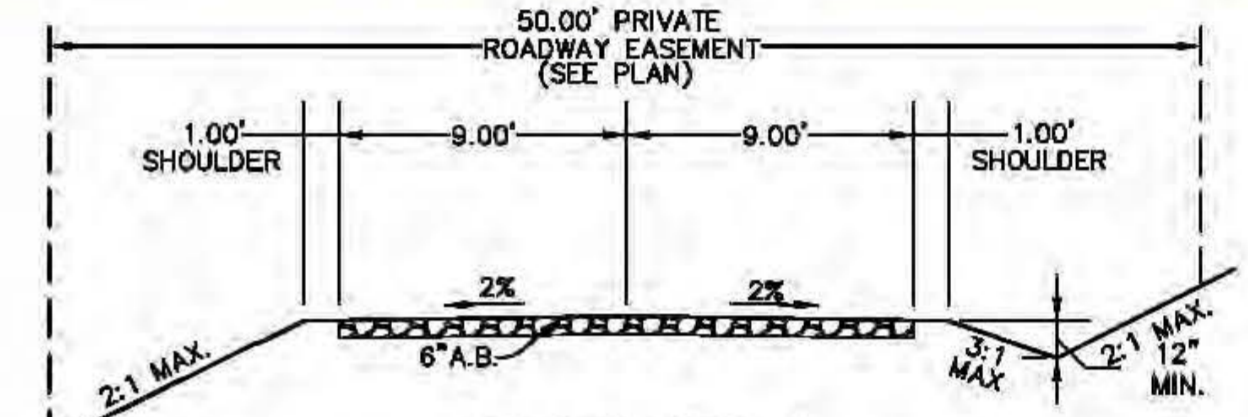
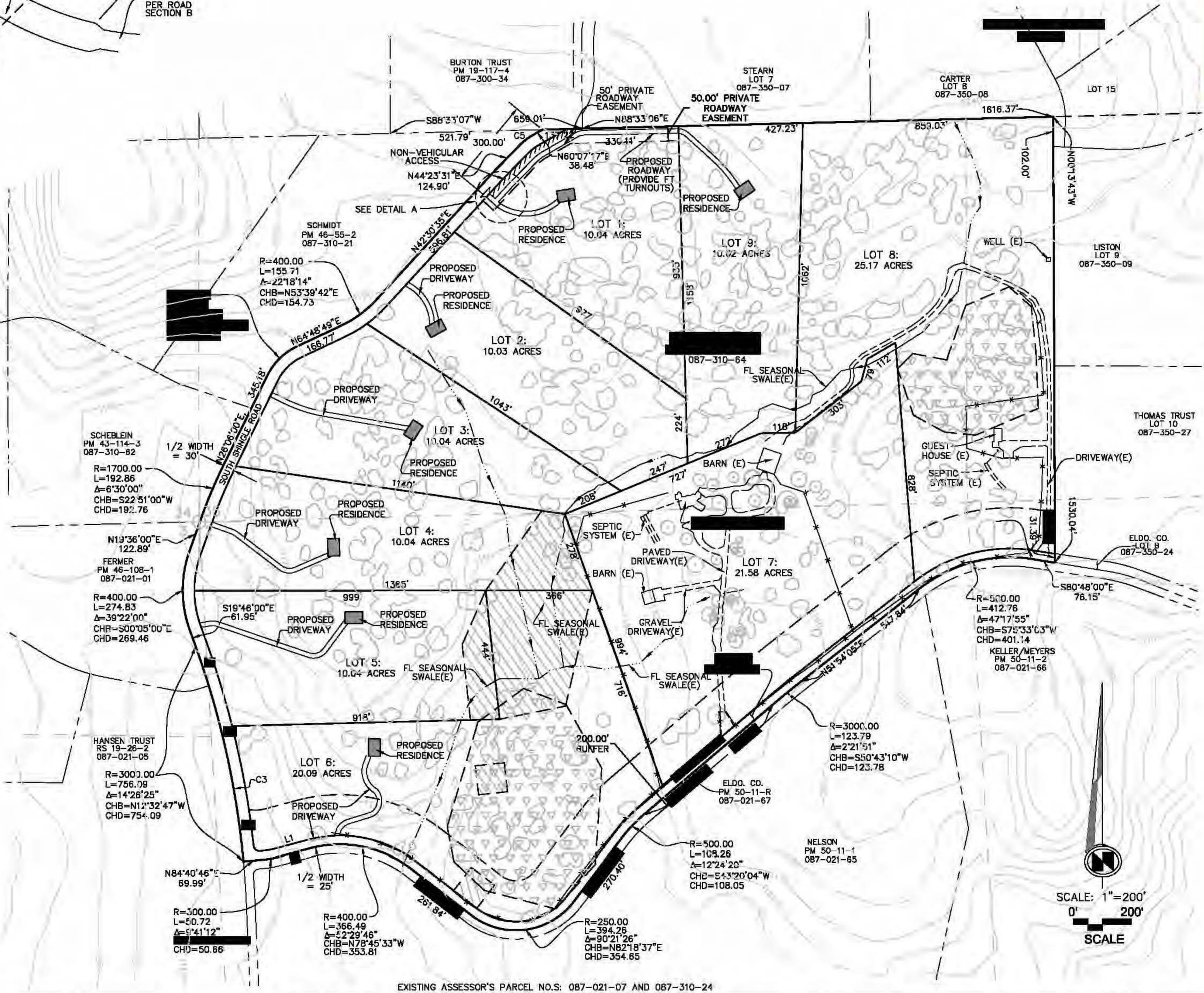
LINE TABLE		
LINE	BEARING	LENGTH
L1	N74°59'34"E	111.58'

LEGEND:

- EXISTING PARCEL BOUNDARY
- PROPOSED PARCEL LINES
- ADJACENT PARCEL BOUNDARY
- EXISTING CONTOUR (10 FT INDEX)
- EDGE OF DRIVEWAY (E)
- SEASONAL DRAINAGE SWALES (E)
- ADJACENT EASEMENTS (E)
- PROPOSED EASEMENTS
- SECTION BREAKDOWN LINES
- TREE CANOPY
- NON-BUILDING AREA
- AREA OF CONSERVATION EASEMENT PER DOC. 2007-0079002
- NON-VEHICULAR ACCESS

NOTES:

- PROPOSED 15 FOOT DRAINAGE EASEMENT LYING 7.5 FEET ON EACH SIDE OF SEASONAL DRAINAGE SWALES. SEPTIC SETBACK 50 FEET FROM EACH SIDE OF SEASONAL DRAINAGE SWALES.
- ARCHEOLOGICAL SURVEY SITES ARE LOCATED WITHIN NON-BUILDING AREA.

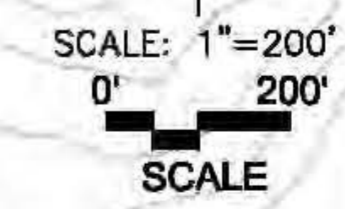


NOTES AND INFORMATION FOR APN 087-310-64

1. EXISTING ZONING:	AE
2. PROPOSED ZONING:	RE-10
3. EXISTING GENERAL PLAN DESIGNATION:	RURAL RESIDENTIAL
4. PROPOSED GENERAL PLAN DESIGNATION:	RURAL RESIDENTIAL
5. LEGAL DESCRIPTION:	PORTION OF THE S1/2 OF SEC 35 T.9N. R.9E. AND PORTION OF THE N1/2 OF SEC 3 T.8N. R.9E. M.D.M.
6. TREE PRESERVATION PLAN:	NO TREES REMOVED

PROPOSED TENTATIVE SUBDIVISION MAP FOR APN 087-310-64

A. OWNER OF RECORD:	DOUG GRANADE GRANADE FAMILY TRUST 4415 COMMODITY WAY SHINGLE SPRINGS, CA 96582
B. NAME OF APPLICANT:	LARRY PATTERSON PATTERSON DEVELOPMENT
C. MAP PREPARED BY:	PATTERSON DEVELOPMENT 6810 MERCHANDISE WAY DIAMOND SPRINGS, CA 95619 PHONE (530) 826-3746
D. SCALE:	1"=200'
E. CONTOUR INTERVAL:	10 FOOT
F. SOURCE OF TOPOGRAPHY:	USGS INTERPOLATED
G. SECTION, TOWNSHIP AND RANGE:	SEC. 35 T.9N. R.9E. MDM SEC. 3 T.8N. R.9E. MDM
H. ASSESSMENT PARCEL NUMBER:	087-310-64
I. PROPOSED ZONING:	RE-10
J. TOTAL AREA:	132.123 ACRES
K. TOTAL NUMBER OF LOTS:	10 (9 RES. AND 1 ROAD LOT "R")
L. MINIMUM LOT AREA:	10.02 ACRES
M. WATER SUPPLY:	WELL
N. SEWAGE DISPOSAL:	SEPTIC SYSTEM
O. PROPOSED STRUCTURAL FIRE PROTECTION:	EL DORADO COUNTY F.P.D.
P. DATE OF PREPARATION:	NOVEMBER 10, 2015 (REVISED 7-7-2017)
Q. SIGNATURES:	
PLANNING COMMISSION:	
APPROVAL/DENIAL DATE:	
BOARD OF SUPERVISORS:	
APPROVAL/DENIAL DATE:	



EXISTING ASSESSOR'S PARCEL NO.S: 087-021-07 AND 087-310-24

NUMBER	DATE	DESCRIPTION	BY

REVISION BLOCK	BY

PATTERSON DEVELOPMENT
 6810 MERCHANDISE WAY,
 DIAMOND SPRINGS, CA. 95619
 (530) 826-3746 FAX (530) 826-8972

DRAWN BY:	PAG	SCALE
DESIGNED BY:	LAP	HORIZONTAL: 1"=200'
CHECKED BY:	LAP	VERTICAL: N/A
SUBMITTED BY:		
DRAWING NAME:	GRANADE-TSDM.Dwg	

TENTATIVE SUBDIVISION MAP

GRANADE APN: 087-310-64

GRANITE SPRINGS

DATE	JULY 7, 2017
SHEET	1
OF	1

GRANITE SPRINGS ESTATES

A RURAL SUBDIVISION

A PORTION OF THE SOUTH 1/2 OF SECTION 35 T.9N. R.9E. AND
A PORTION OF THE NORTH 1/2 OF SECTION 2 AND A PORTION
OF THE NORTHEAST 1/4 OF SECTION 3, T.8N., R.9E., M.D.M.
COUNTY OF EL DORADO, CALIFORNIA
FEBRUARY 2021 SHEET 1 OF 7

NOTE:

REFER TO DOCUMENT NO. _____ FOR NOTICE OF RESTRICTION FOR MITIGATION
MEASURE CUL-1, CUL-2 & CUL-3.

REFER TO DOCUMENT NO. _____ FOR NOTICE OF RESTRICTION FOR WILD LAND
FIRE SAFE PLAN.

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, IN FEE TO THE COUNTY OF EL DORADO THE RIGHTS OF WAY FOR SOUTH SHINGLE ROAD 30- FEET WIDE AND THE RIGHTS OF WAY ON BRANDON RD 25- FEET WIDE, SHOWN HEREON AS LOT 'R', FOR ANY AND ALL PUBLIC PURPOSES.

THE UNDERSIGNED FURTHER MAKES AN IRREVOCABLE OFFER OF DEDICATION TO THE COUNTY OF EL DORADO FOR THE STREETS OR 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 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 FURTHER MAKES AN IRREVOCABLE OFFER OF DEDICATION TO THE COUNTY OF EL DORADO OF THE FOLLOWING:

- EASEMENTS FOR DRAINAGE AND APPURTENANT DRAINAGE COURSES WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON FIFTY FEET (50) ON EACH SIDE OF THE NATURAL DRAINAGE WAYS WHICH EXIST WITHIN THE SUBDIVISION.
- SETBACK AND SLOPE EASEMENTS, TWENTY (20) FEET CONTIGUOUS TO ALL STREETS OR FIVE (5) FEET BEYOND THE TOP OF CUT OR TOE OF FILL WHICHEVER IS LARGER FOR ROAD SLOPE MAINTENANCE PURPOSES.

THE UNDERSIGNED OWNER ALSO HEREBY OFFERS TO THOSE CERTAIN COMPANIES AND PUBLIC ENTITIES WHICH WILL PROVIDE SERVICES:

- 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 TEN (10) FEET ADJACENT TO EACH SIDE AND REAR LOT LINE AND THE FRONT TWENTY (20) FEET CONTIGUOUS TO ALL STREETS. THE PUE'S HEREBY OFFERED FOR DEDICATION ARE TO BE KEPT OPEN AND FREE OF BUILDINGS, STRUCTURES AND WELLS OF ANY KIND.

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

THE GRANADE FAMILY SURVIVORS TRUST

BY: _____
DOUGLAS G. GRANADE, TRUSTEE

NOTARY'S ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL(S) WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF EL DORADO

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.

PRINCIPAL COUNTY OF BUSINESS _____
COMMISSION NO.: _____
COMMISSION EXPIRES: _____

NAME _____

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 THE MAP IS TECHNICALLY CORRECT.

DATE: _____

PHILIP R. MOSBACHER L.S. 7189
COUNTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA

BY: _____
BRIAN K. FRAZIER L.S. 9190
DEPUTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA

COUNTY TAX COLLECTOR'S STATEMENT

I, K.E. COLEMAN, 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: _____

K.E. COLEMAN
TAX COLLECTOR
COUNTY OF EL DORADO, CALIFORNIA

BY: _____
DEPUTY

BOARD CLERK'S STATEMENT

I, KIM DAWSON, 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 AS SHOWN HEREON AND AS OFFERED FOR DEDICATION AND HEREBY REJECT THE OFFERS OF DEDICATION TO THE COUNTY OF EL DORADO OF THE STREETS, OTHER PUBLIC WAYS AND DRAINAGE EASEMENTS AND FACILITIES SHOWN HEREON. EXCEPT SOUTH SHINGLE ROAD AND BRANDON ROAD, SHOWN HEREON AS LOT 'R', WHICH ARE HEREBY ACCEPTED.

DATE: _____

KIM DAWSON
CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF EL DORADO, CALIFORNIA
BY: _____

COUNTY RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____ AT _____: _____: _____, IN BOOK _____, OF MAPS, AT PAGE _____, DOCUMENT NO. _____, AT THE REQUEST OF _____ TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION IS GUARANTEED BY TITLE CERTIFICATE NO. _____ PREPARED BY INTER-COUNTY TITLE COMPANY AND IS ON FILE IN THIS OFFICE.

JANELLE K. HORNE
COUNTY RECORDER-CLERK
COUNTY OF EL DORADO, CALIFORNIA

BY: _____
DEPUTY

GRANITE SPRINGS ESTATES

A RURAL SUBDIVISION

A PORTION OF THE SOUTH 1/2 OF SECTION 35 T.9N. R.9E. AND
A PORTION OF THE NORTH 1/2 OF SECTION 2 AND A PORTION
OF THE NORTHEAST 1/4 OF SECTION 3, T.8N., R.9E., M.D.M.

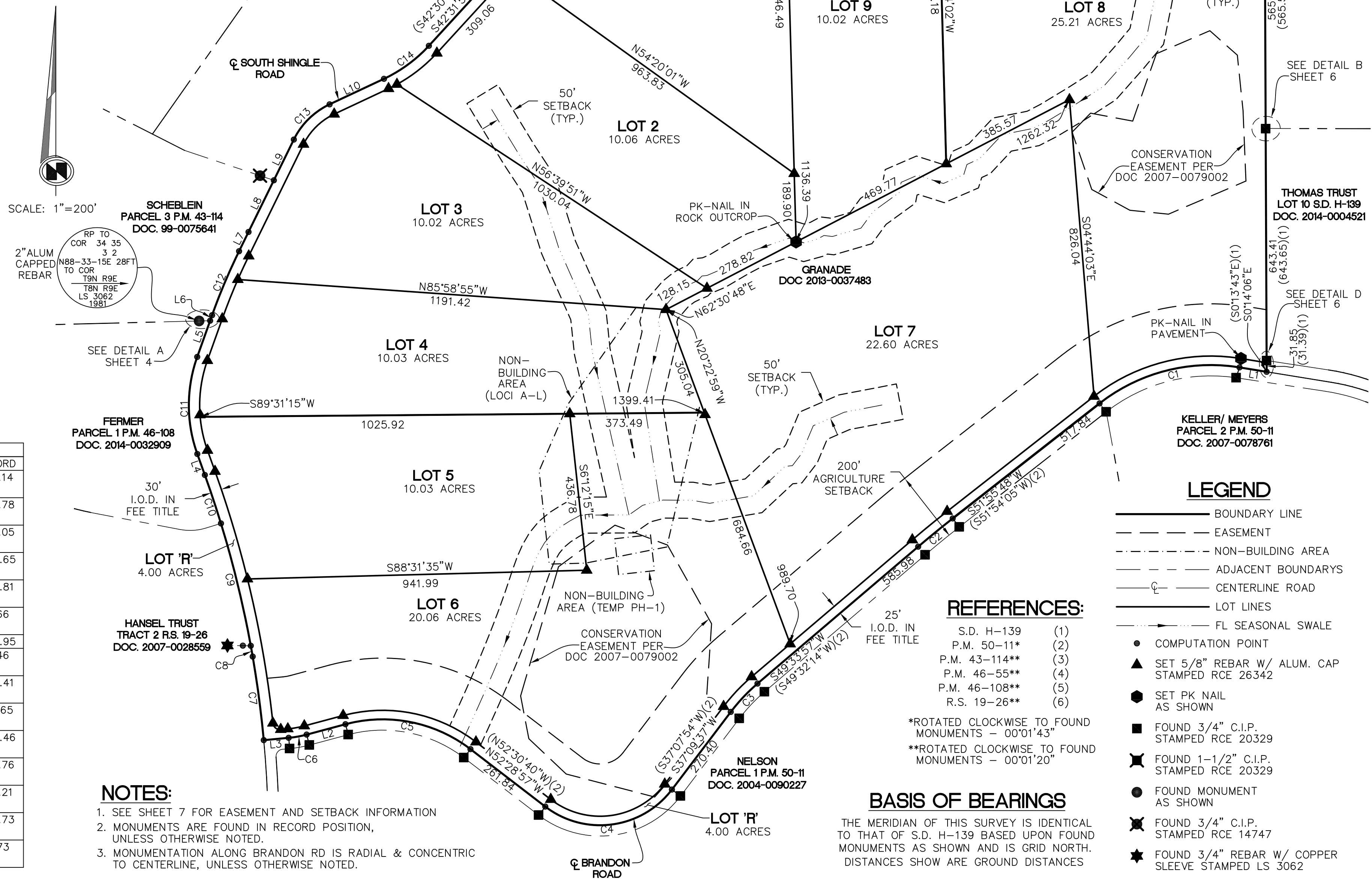
COUNTY OF EL DORADO, CALIFORNIA

FEBRUARY 2021 SCALE: 1" = 200'

SHEET 2 OF 7

LINE	BEARING	DIST.
L1	N80°46'17"W (N80°48'00"W)(2)	76.26 (76.15)(2)
L2	S75°01'17"W (S74°59'34"W)(2)	111.58
L3	S84°42'29"W (S84°40'46"W)(2)	69.40 (69.99)(2)
L4	S19°44'40"E (S19°46'00"E)(5,6)	61.95
L5	S19°37'20"W (S19°36'00"W)(5,6)	106.72 (106.78)(5,6)
L6	S19°37'20"W (S19°36'00"W)(3)	16.17 (16.11)(3)
L7	S26°07'20"W (S26°06'00"W)(3)	59.51
L8	S26°07'20"W (S26°06'00"W)(3)	159.68 (159.64)(3)
L9	S26°07'20"W (S26°06'00"W)(3,4)	125.99 (126.03)(3,4)
L10	S64°50'09"W (S64°48'49"W)(3,4)	166.77
L11	S44°24'51"W (S44°22'31"W)(3,4)	124.90
L12	S60°08'37"W (S60°07'17"W)(3,4)	36.97
L13	N88°31'38"E (N88°30'18"E)(3,4)	63.11
L14	N88°31'38"E (N88°30'18"E)(3,4)	76.24

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	500.00	412.76	47°17'55"	S75°34'46"W (S75°33'03"W)(2)	401.14
C2	3000.00	123.79	02°21'51"	S50°44'53"W (S50°43'10"W)(2)	123.78
C3	500.00	108.26	12°24'20"	S43°21'47"W (S43°20'04"W)(2)	108.05
C4	250.00	394.26	90°21'26"	N82°20'20"E (N82°18'37"E)(2)	354.65
C5	400.00	366.49	52°29'46"	N78°43'50"W (N78°45'33"W)(2)	353.81
C6	300.00	50.72	09°41'12"	N79°51'53"E (N79°50'10"E)(2)	50.66
C7	3000.00	234.01	04°28'10"	N07°32'43"W	233.95
C8	3000.00	30.46	00°34'55"	N10°04'16"W (N10°05'42"W)(6)	30.46
C9	3000.00	349.60	06°40'37"	N13°42'01"W (N13°43'21"W)(6)	349.41
C10	3000.00	141.66	02°42'20"	N18°23'30"W (N18°24'50"W)(5,6)	141.65
C11	400.00	274.83	39°22'00"	S00°03'40"E (S00°05'00"E)(5,6)	269.46
C12	1700.00	192.86	06°30'00"	S22°52'20"W (S22°51'00"W)(3)	192.76
C13	210.00	141.89	38°42'49"	S45°28'45"W (S45°27'25"W)(3,4)	139.21
C14	400.00	155.71	22°18'14"	N53°41'02"E (N53°39'42"E)(3,4)	154.73
C15	200.00	54.91	15°43'46"	S52°16'44"W (S52°15'24"W)(3,4)	54.73



- NOTES:**
- SEE SHEET 7 FOR EASEMENT AND SETBACK INFORMATION
 - MONUMENTS ARE FOUND IN RECORD POSITION, UNLESS OTHERWISE NOTED.
 - MONUMENTATION ALONG BRANDON RD IS RADIAL & CONCENTRIC TO CENTERLINE, UNLESS OTHERWISE NOTED.

- REFERENCES:**
- S.D. H-139 (1)
 - P.M. 50-11* (2)
 - P.M. 43-114** (3)
 - P.M. 46-55** (4)
 - P.M. 46-108** (5)
 - R.S. 19-26** (6)
- *ROTATED CLOCKWISE TO FOUND MONUMENTS - 00°01'43"
**ROTATED CLOCKWISE TO FOUND MONUMENTS - 00°01'20"

BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO THAT OF S.D. H-139 BASED UPON FOUND MONUMENTS AS SHOWN AND IS GRID NORTH. DISTANCES SHOW ARE GROUND DISTANCES

- LEGEND**
- BOUNDARY LINE
 - - - EASEMENT
 - · - · - NON-BUILDING AREA
 - · - · - ADJACENT BOUNDARIES
 - ⊕ CENTERLINE ROAD
 - LOT LINES
 - · - · - FL SEASONAL SWALE
 - COMPUTATION POINT
 - ▲ SET 5/8" REBAR W/ ALUM. CAP STAMPED RCE 26342
 - SET PK NAIL AS SHOWN
 - FOUND 3/4" C.I.P. STAMPED RCE 20329
 - FOUND 1-1/2" C.I.P. STAMPED RCE 20329
 - FOUND MONUMENT AS SHOWN
 - FOUND 3/4" C.I.P. STAMPED RCE 14747
 - ★ FOUND 3/4" REBAR W/ COPPER SLEEVE STAMPED LS 3062

GRANITE SPRINGS ESTATES

A RURAL SUBDIVISION

A PORTION OF THE SOUTH 1/2 OF SECTION 35 T.9N. R.9E. AND
A PORTION OF THE NORTH 1/2 OF SECTION 2 AND A PORTION
OF THE NORTHEAST 1/4 OF SECTION 3, T.8N., R.9E., M.D.M.

COUNTY OF EL DORADO, CALIFORNIA

FEBRUARY 2021 SCALE: 1" = 100'

SHEET 3 OF 7

LEGEND

- BOUNDARY LINE
- - - EASEMENT
- - - ADJACENT BOUNDARIES
- ⊕ CENTERLINE ROAD
- LOT LINES
- FL SEASONAL SWALE
- ▨ NON-VEHICULAR ACCESS

- COMPUTATION POINT
- ▲ SET 5/8" REBAR W/ ALUM. CAP STAMPED RCE 26342
- SET PK NAIL AS SHOWN
- FOUND 3/4" C.I.P. STAMPED RCE 20329
- ⊕ FOUND 1-1/2" C.I.P. STAMPED RCE 20329
- FOUND MONUMENT AS SHOWN
- ⊕ FOUND 3/4" C.I.P. STAMPED RCE 14747
- ★ FOUND 3/4" REBAR W/ COPPER SLEEVE STAMPED LS 3062

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C12	1700.00	192.86	06°30'00"	S22°52'20"W (S22°51'00"W)(3)	192.76
C13	210.00	141.89	38°42'49"	S45°28'45"W (S45°27'25"W)(3,4)	139.21
C14	400.00	155.71	22°18'14"	N53°41'02"E (N53°39'42"E)(3,4)	154.73
C15	200.00	54.91	15°43'46"	S52°16'44"W (S52°15'24"W)(3,4)	54.73
C16	1670.00	72.11	02°28'26"	S24°53'07"W	72.10
C17	180.00	121.62	38°42'49"	S45°28'45"W	119.32
C18	430.00	26.10	03°28'40"	N63°05'49"E	26.10
C19	430.00	141.29	18°49'34"	N51°56'42"E	140.65
C20	170.00	46.67	15°43'46"	S52°16'44"W	46.52

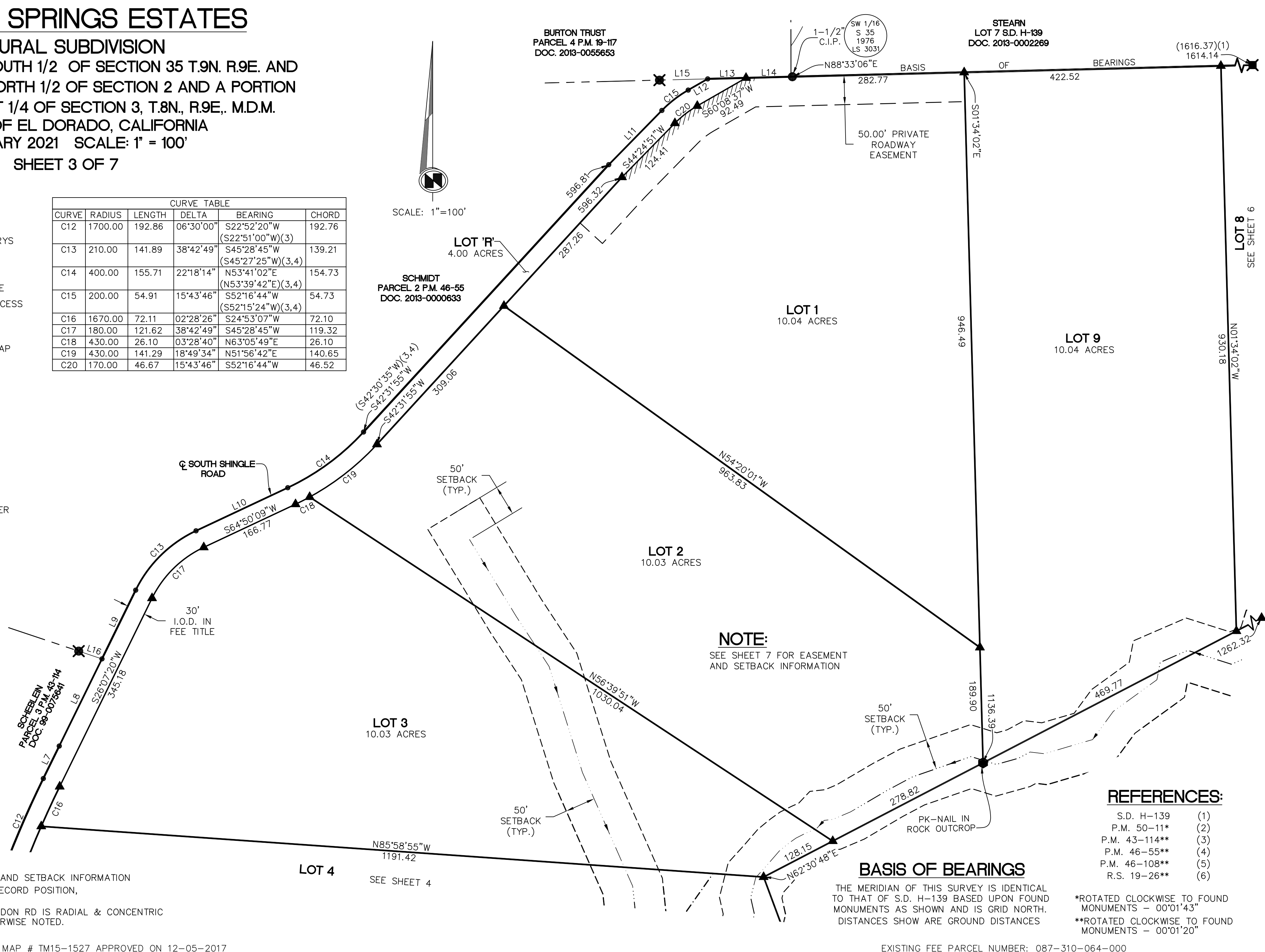
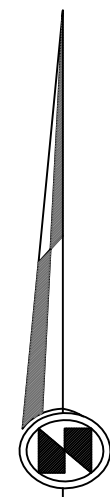
LINE TABLE		
LINE	BEARING	DIST.
L7	S26°07'20"W (S26°06'00"W)(3)	59.51
L8	S26°07'20"W (S26°06'00"W)(3)	159.68 (159.64)(3)
L9	S26°07'20"W (S26°06'00"W)(3,4)	125.99 (126.03)(3,4)
L10	S64°50'09"W (S64°48'49"W)(3,4)	166.77
L11	S44°24'51"W (S44°22'31"W)(3,4)	124.90
L12	S60°08'37"W (S60°07'17"W)(3,4)	36.97
L13	N88°31'38"E (N88°30'18"E)(3,4)	63.11
L14	N88°31'38"E (N88°30'18"E)(3,4)	76.24
L15	N88°31'38"E (N88°30'18"E)(3,4)	79.39
L16	S71°26'18"E (N71°27'38"W)(3,4)	40.35

NOTES:

- SEE SHEET 7 FOR EASEMENT AND SETBACK INFORMATION
- MONUMENTS ARE FOUND IN RECORD POSITION, UNLESS OTHERWISE NOTED.
- MONUMENTATION ALONG BRANDON RD IS RADIAL & CONCENTRIC TO CENTERLINE, UNLESS OTHERWISE NOTED.

TENTATIVE MAP # TM15-1527 APPROVED ON 12-05-2017

SCALE: 1"=100'



NOTE:

SEE SHEET 7 FOR EASEMENT AND SETBACK INFORMATION

BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO THAT OF S.D. H-139 BASED UPON FOUND MONUMENTS AS SHOWN AND IS GRID NORTH. DISTANCES SHOWN ARE GROUND DISTANCES

REFERENCES:

- S.D. H-139 (1)
- P.M. 50-11* (2)
- P.M. 43-114** (3)
- P.M. 46-55** (4)
- P.M. 46-108** (5)
- R.S. 19-26** (6)

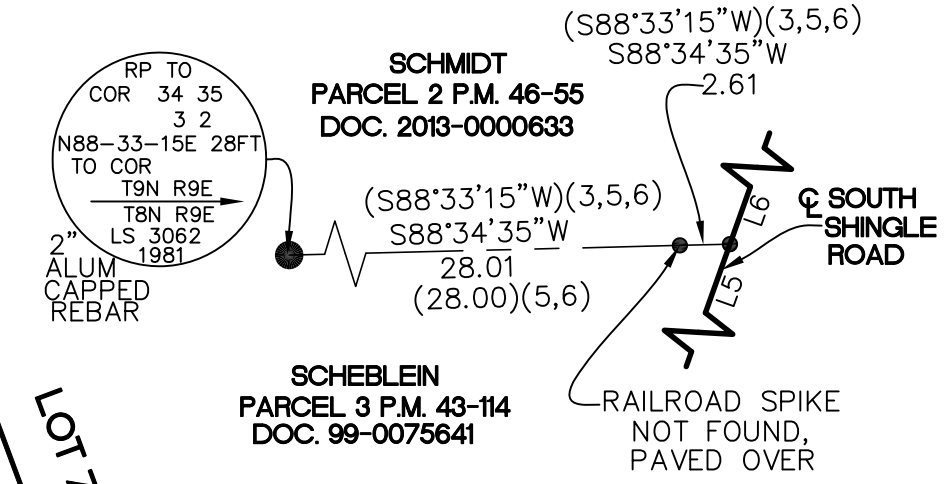
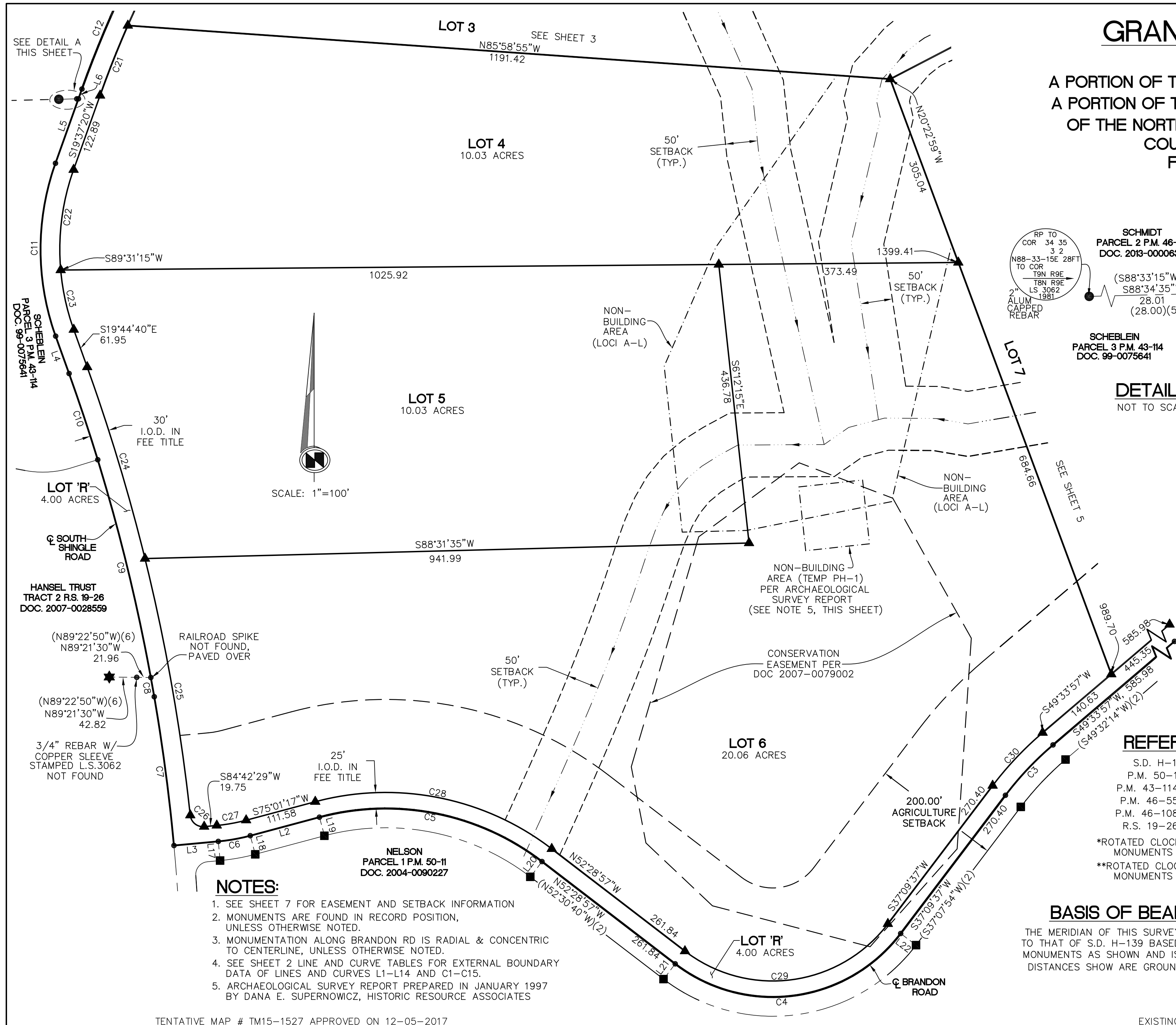
*ROTATED CLOCKWISE TO FOUND MONUMENTS - 00°01'43"
**ROTATED CLOCKWISE TO FOUND MONUMENTS - 00°01'20"

EXISTING FEE PARCEL NUMBER: 087-310-064-000

GRANITE SPRINGS ESTATES

A RURAL SUBDIVISION
 A PORTION OF THE SOUTH 1/2 OF SECTION 35 T.9N. R.9E. AND
 A PORTION OF THE NORTH 1/2 OF SECTION 2 AND A PORTION
 OF THE NORTHEAST 1/4 OF SECTION 3, T.8N., R.9E., M.D.M.
 COUNTY OF EL DORADO, CALIFORNIA
 FEBRUARY 2021 SCALE: 1" = 100'

SHEET 4 OF 7



DETAIL A
 NOT TO SCALE

LINE TABLE		
LINE	BEARING	DIST.
L2	S75°01'17"W (S74°59'34"W)(2)	111.58
L3	S84°42'29"W (S84°40'46"W)(2)	69.40 (69.99)(2)
L17	S05°36'39"E	30.27
L18	S15°05'19"E	30.24
L19	S15°23'09"E	30.22
L20	S36°58'43"W	29.95
L21	S37°05'01"W	29.87
L22	S52°56'28"E	30.14

L17-L22 ARE NON-RADIAL AND NON-CONCENTRIC TO CENTERLINE OF BRANDON ROAD.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C3	500.00	108.26	12°24'20"	S43°21'47"W (S43°20'04"W)(2)	108.05
C4	250.00	394.26	90°21'26"	N82°20'20"E (N82°18'37"E)(2)	354.65
C5	400.00	366.49	52°29'46"	N78°43'50"W (N78°45'33"W)(2)	353.81
C6	300.00	50.72	09°41'12"	N79°51'53"E (N79°50'10"E)(2)	50.66
C21	1670.00	117.35	04°01'34"	S21°38'07"W	117.32
C22	370.00	158.81	24°35'33"	S07°19'34"W	157.59
C23	370.00	95.41	14°46'27"	S12°21'26"E	95.14
C24	3030.00	312.06	05°54'03"	N16°47'38"W	311.92
C25	3030.00	406.56	07°41'17"	N09°59'58"W	406.26
C26	20.00	31.11	89°08'10"	S50°43'26"E	28.07
C27	275.00	46.49	09°41'12"	N79°51'53"E	46.44
C28	425.00	389.40	52°29'46"	N78°43'50"W	375.92
C29	225.00	354.83	90°21'26"	N82°20'20"E	319.19
C30	525.00	113.67	12°24'20"	S43°21'47"W	113.45

LEGEND

- BOUNDARY LINE
- - - EASEMENT
- · - · - NON-BUILDING AREA
- · - · - ADJACENT BOUNDARIES
- C — CENTERLINE ROAD
- LOT LINES
- · - · - FL SEASONAL SWALE

- COMPUTATION POINT
- ▲ SET 5/8" REBAR W/ ALUM. CAP STAMPED RCE 26342
- FOUND 3/4" C.I.P. STAMPED RCE 20329
- ✱ FOUND 1-1/2" C.I.P. STAMPED RCE 20329
- FOUND MONUMENT AS SHOWN
- ✱ FOUND 3/4" C.I.P. STAMPED RCE 14747
- ★ FOUND 3/4" REBAR W/ COPPER SLEEVE STAMPED LS 3062

REFERENCES:

- S.D. H-139 (1)
 - P.M. 50-11* (2)
 - P.M. 43-114** (3)
 - P.M. 46-55** (4)
 - P.M. 46-108** (5)
 - R.S. 19-26** (6)
- *ROTATED CLOCKWISE TO FOUND MONUMENTS - 00°01'43"
 **ROTATED CLOCKWISE TO FOUND MONUMENTS - 00°01'20"

BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO THAT OF S.D. H-139 BASED UPON FOUND MONUMENTS AS SHOWN AND IS GRID NORTH. DISTANCES SHOW ARE GROUND DISTANCES

NOTES:

1. SEE SHEET 7 FOR EASEMENT AND SETBACK INFORMATION
2. MONUMENTS ARE FOUND IN RECORD POSITION, UNLESS OTHERWISE NOTED.
3. MONUMENTATION ALONG BRANDON RD IS RADIAL & CONCENTRIC TO CENTERLINE, UNLESS OTHERWISE NOTED.
4. SEE SHEET 2 LINE AND CURVE TABLES FOR EXTERNAL BOUNDARY DATA OF LINES AND CURVES L1-L14 AND C1-C15.
5. ARCHAEOLOGICAL SURVEY REPORT PREPARED IN JANUARY 1997 BY DANA E. SUPERNOWICZ, HISTORIC RESOURCE ASSOCIATES

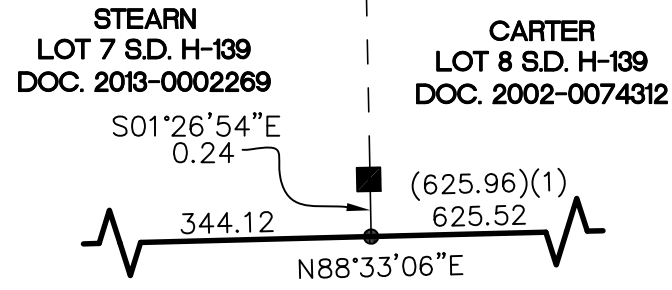
TENTATIVE MAP # TM15-1527 APPROVED ON 12-05-2017

EXISTING FEE PARCEL NUMBER: 087-310-064-000

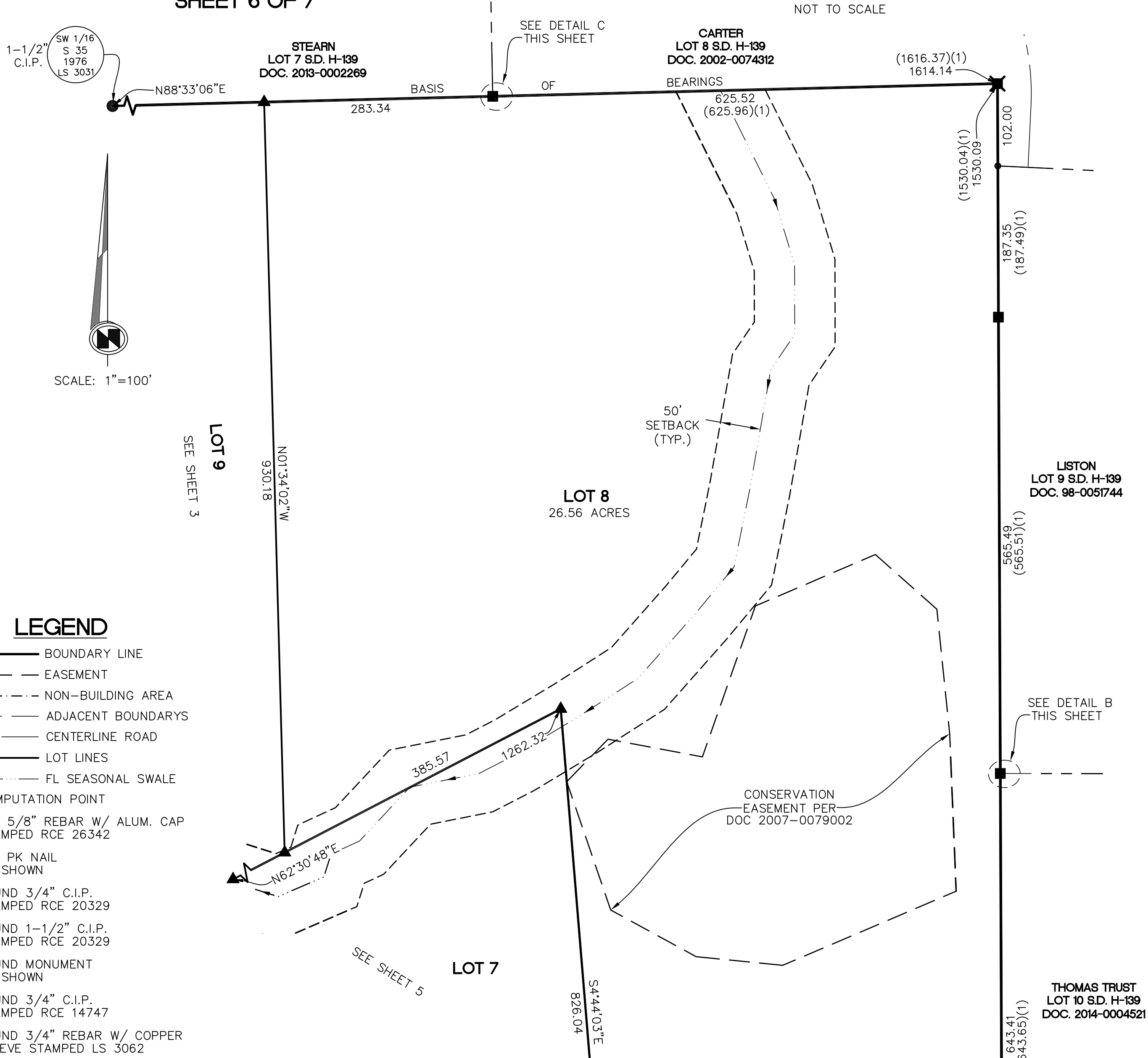
GRANITE SPRINGS ESTATES

A RURAL SUBDIVISION

A PORTION OF THE SOUTH 1/2 OF SECTION 35 T.9N. R.9E. AND
 A PORTION OF THE NORTH 1/2 OF SECTION 2 AND A PORTION
 OF THE NORTHEAST 1/4 OF SECTION 3, T.8N., R.9E., M.D.M.
 COUNTY OF EL DORADO, CALIFORNIA
 FEBRUARY 2021 SCALE: 1" = 100'
 SHEET 6 OF 7



DETAIL C
NOT TO SCALE



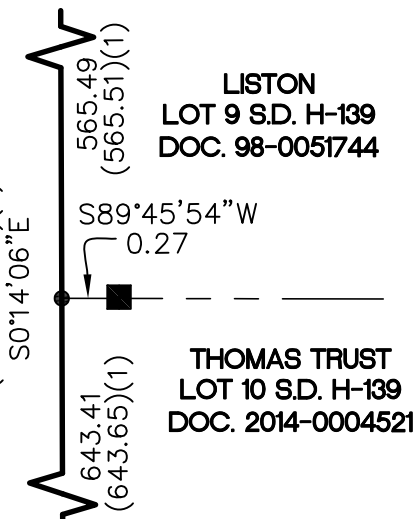
LEGEND

- BOUNDARY LINE
- - - EASEMENT
- · - · - NON-BUILDING AREA
- · - · - ADJACENT BOUNDARIES
- C — CENTERLINE ROAD
- LOT LINES
- FL SEASONAL SWALE
- COMPUTATION POINT
- ▲ SET 5/8" REBAR W/ ALUM. CAP STAMPED RCE 26342
- SET PK NAIL AS SHOWN
- FOUND 3/4" C.I.P. STAMPED RCE 20329
- ✱ FOUND 1-1/2" C.I.P. STAMPED RCE 20329
- FOUND MONUMENT AS SHOWN
- ✱ FOUND 3/4" C.I.P. STAMPED RCE 14747
- ★ FOUND 3/4" REBAR W/ COPPER SLEEVE STAMPED LS 3062

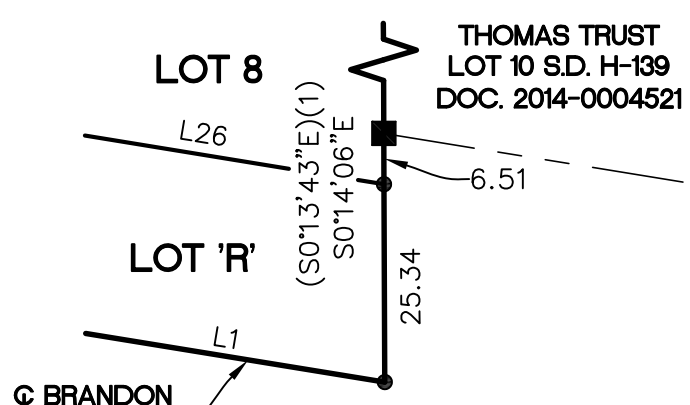
REFERENCES:

- S.D. H-139 (1)
- P.M. 50-11* (2)
- P.M. 43-114** (3)
- P.M. 46-55** (4)
- P.M. 46-108** (5)
- R.S. 19-26** (6)

*ROTATED CLOCKWISE TO FOUND MONUMENTS - 00°01'43"
 **ROTATED CLOCKWISE TO FOUND MONUMENTS - 00°01'20"



DETAIL B
NOT TO SCALE



DETAIL D
NOT TO SCALE

LINE	BEARING	DIST.
L1	N80°46'17"W	76.26
L24	S38°06'51"E	29.71
L25	S18°27'02"W	29.97
L26	N80°46'17"W	72.09

L24 & L25 ARE NON-RADIAL AND NON-CONCENTRIC TO CENTERLINE OF BRANDON ROAD.

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	500.00	412.76	47°17'55"	S75°34'46"W (S75°33'03"W)(2)	401.14
C32	525.00	433.40	47°17'55"	S75°34'46"W	421.19

BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO THAT OF S.D. H-139 BASED UPON FOUND MONUMENTS AS SHOWN AND IS GRID NORTH. DISTANCES SHOWN ARE GROUND DISTANCES

NOTES:

1. SEE SHEET 7 FOR EASEMENT AND SETBACK INFORMATION
2. MONUMENTS ARE FOUND IN RECORD POSITION, UNLESS OTHERWISE NOTED.
3. MONUMENTATION ALONG BRANDON RD IS RADIAL & CONCENTRIC TO CENTERLINE, UNLESS OTHERWISE NOTED.

BUILDING SETBACK AND EASEMENT MAP FOR: GRANITE SPRINGS ESTATES

A RURAL SUBDIVISION

A PORTION OF THE SOUTH 1/2 OF SECTION 35 T.9N. R.9E. AND
A PORTION OF THE NORTH 1/2 OF SECTION 2 AND A PORTION
OF THE NORTHEAST 1/4 OF SECTION 3, T.8N., R.9E., M.D.M.

COUNTY OF EL DORADO, CALIFORNIA
FEBRUARY 2021 SCALE: 1" = 200'

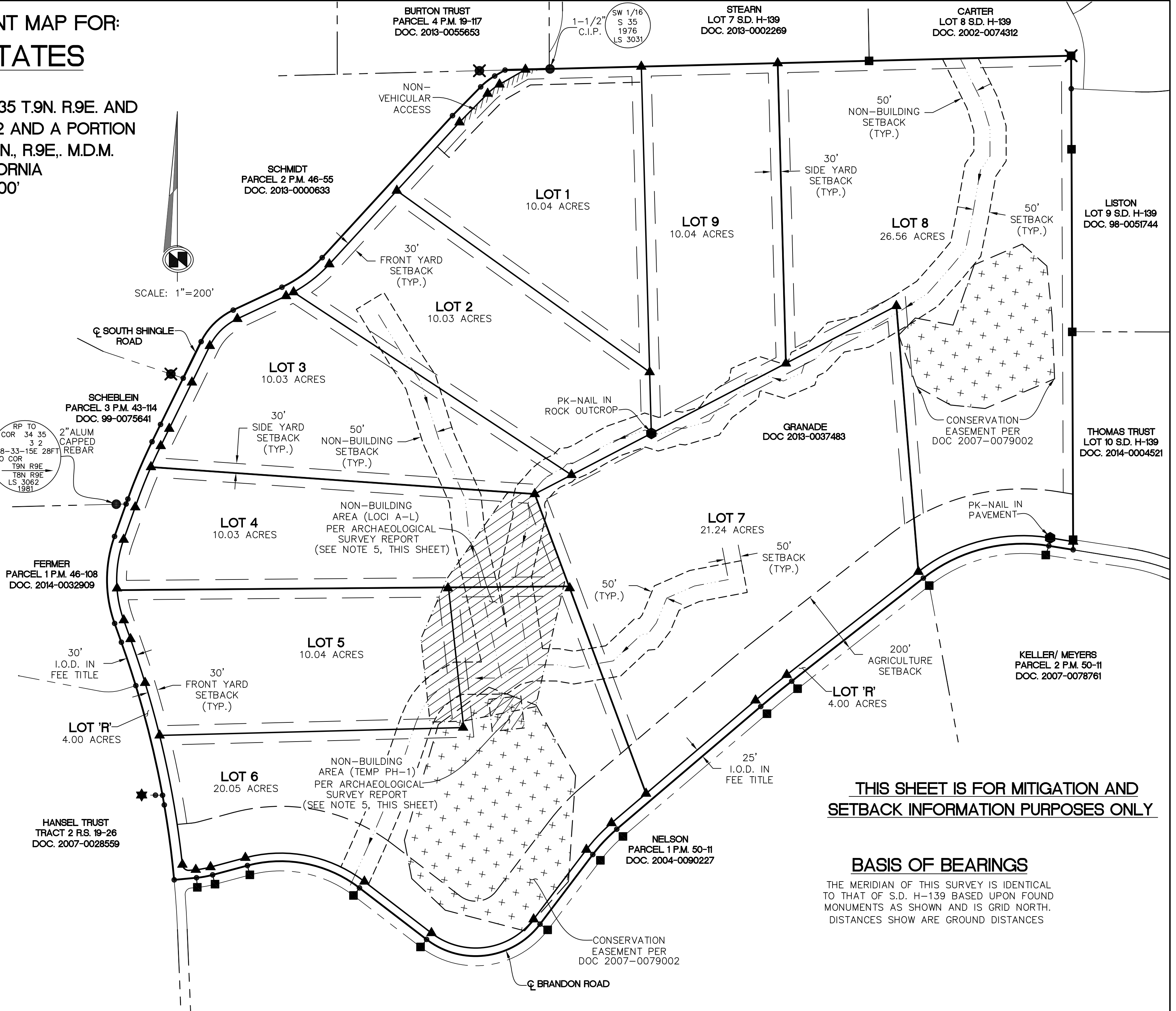
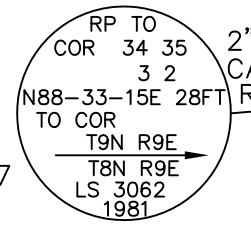
SHEET 7 OF 7

NOTES:

- UNLESS OTHERWISE NOTED, ALL CAPPED IRON PIPES (C.I.P.) SET ALONG ROADS, TO REFERENCE PROPERTY CORNERS OR TO REFERENCE EACH END OF ROAD CURVATURE, ARE OFFSET AT RIGHT ANGLES OR RADIAL TO THE CENTERLINE.
- OFFER OF DEDICATION IN FEE TITLE (LOT 'R') TO THE COUNTY EL DORADO. RIGHT OF WAY LINES ARE BASED UPON ESTABLISHED DESIGN CENTERLINES AND A HALF WIDTH OF 25 FEET ON BRANDON ROAD AND A HALF WIDTH OF 30 FEET ON SOUTH SHINGLE ROAD.
- OFFER OF DEDICATION LINES AT INTERSECTION OF BRANDON ROAD AND SOUTH SHINGLE ROAD FOLLOW ALONG 20 FOOT RADIUS CURVE RETURN AND ARE MARKED AT EACH END BY A C.I.P.
- 50 FOOT NON-BUILDING SETBACK FROM CENTERLINE OF SEASONAL SWALES. APPROXIMATE SWALE CENTERLINE LOCATIONS SHOWN ON MAP.
- ARCHAEOLOGICAL SURVEY REPORT PREPARED IN JANUARY 1997 BY DANA E. SUPERNOWICZ, HISTORIC RESOURCE ASSOCIATES, SHOWN WITHIN NON BUILDING AREAS AS SHOWN ON MAP.

LEGEND

- BOUNDARY LINE
- ADJACENT BOUNDARIES
- CENTERLINE ROAD
- LOT LINES
- FL SEASONAL SWALE
- 50' SWALE SETBACK LINE
- EASEMENT LINE
- SETBACK LINE AS NOTED
- NON-VEHICULAR ACCESS
- NON-BUILDING AREA PER ARCHEOLOGICAL SURVEY REPORT
- CONSERVATION EASEMENT PER DOC 2007-0079002
- COMPUTATION POINT
- SET 5/8" REBAR W/ ALUM. CAP STAMPED RCE 26342
- SET PK NAIL AS SHOWN
- FOUND 3/4" C.I.P. STAMPED RCE 20329
- FOUND 1-1/2" C.I.P. STAMPED RCE 20329
- FOUND MONUMENT AS SHOWN
- FOUND 3/4" C.I.P. STAMPED RCE 14747
- FOUND 3/4" REBAR W/ COPPER SLEEVE STAMPED LS 3062



**THIS SHEET IS FOR MITIGATION AND
SETBACK INFORMATION PURPOSES ONLY**

BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO THAT OF S.D. H-139 BASED UPON FOUND MONUMENTS AS SHOWN AND IS GRID NORTH. DISTANCES SHOWN ARE GROUND DISTANCES

TENTATIVE MAP # TM15-1527 APPROVED ON 12-05-2017

EXISTING FEE PARCEL NUMBER: 087-310-064-000

VERIFICATION OF FINAL MAP CONFORMANCE WITH CONDITIONS OF APPROVAL

Final Map TM-F20-0004 – Granite Springs Estates

TM15-1527– As approved by the Board of Supervisors December 5, 2017

Conditions of Approval

Planning Services

1. This Tentative Subdivision Map is based upon and limited to compliance with the project description, the hearing Exhibit G 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:

TM15-1527 consists of a Tentative Subdivision Map to create nine residential lots ranging in size from 10.02 to 25.17 acres. Access shall be provided via South Shingle Road and Brandon Road. The project shall connect to private wells and private onsite septic systems. The approval includes the following:

Lot Number	Gross Area	Improvements
1	10.04 acres	New Single-family home, driveway improvements and roadway easement, new well, septic system
2	10.03 acres	New Single-family home, driveway improvements, new well, septic system
3	10.04 acres	New Single-family home, driveway improvements, well, septic system
4	10.04 acres	New Single-family home, driveway improvements, well, septic system
5	10.04 acres	New Single-family home, driveway improvements, well, septic system
6	20.09 acres	New Single-family home, driveway improvements, well, septic system
7	21.58 acres	None. (Existing residence, driveway improvements, well, septic system)
8	25.17 acres	Driveway improvements and roadway easement (Existing residence, driveway improvements, well, septic system)
9	10.02 acres	New Single-family home, driveway improvements, well, septic system

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

Staff Verification: Condition Satisfied. The proposed minor changes as described in a letter to EDC Planning dated February 26, 2020 and coupled with the approved Improvement Plans (IPs) and technical advance of the Final Map (FM) by the EDC Surveyor warrant compliance with this COA.

2. **Permit Time Limits:** This Tentative Parcel Map shall expire 36 months from the date of approval unless a timely extension has been filed.

Staff Verification: Condition Satisfied. This Final Map was filed prior to the December 5, 2020 expiration date of the Tentative Subdivision Map.

3. **Fish and Wildlife Fee:** The applicant shall submit to Planning Services a \$50.00 recording fee and the current Department of Fish and Wildlife fee prior to filing of the Notice of Determination by the County. Please submit check for the total amount to Planning Services and make the check payable to El Dorado County. No permits shall be issued or final map filed until said fees are paid.

Staff Verification: Condition Satisfied. The applicant has acknowledged this condition.

4. **Steep Slopes:** Development or disturbance of the project site shall be restricted to areas with slopes not exceeding 30 percent.

Staff Verification: Condition Satisfied. The developer has acknowledged this condition and has proposed all residential siting in areas with slopes of less than 30 percent.

5. **Indemnity:** 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.

The developer and land owner shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a Parcel Map.

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

Staff Verification: Condition Satisfied. The applicant has acknowledged this condition. Furthermore, there is no pending legal action that pertains to the validity of this project.

6. **Final Map Recordation:** Prior to final map recordation, 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.

Staff Verification: Condition Satisfied. The applicant has provided a narrative explaining conformance with all conditions imposed as part of the project approval.

7. **Park Fees:** The subdivision shall be subject to parkland dedication in-lieu fees based on values supplied by the County Assessor and calculated in accordance with Section 16.12.090 of the County Code. The applicant shall provide proof of payment of parkland dedication in-lieu fees to Planning Services prior to filing the final map.

Staff Verification: Condition Satisfied. The applicant paid a one-time \$150 assessment fee on September 11, 2020. No additional fees are required.

8. **Agricultural Setback:** The final map shall include a 200 foot setback for all residential structures adjacent to lands zoned for agriculture. Planning Services shall verify the placement of the setback prior to filing the final map.

Staff Verification: Condition Satisfied. The developer has acknowledged this condition.

9. **Fees:** All fees associated with the tentative subdivision map shall be paid prior to filing the final subdivision map.

Staff Verification: Condition Satisfied. The developer has acknowledged this condition.

10. **Liens and Bonds:** Prior to filing a final map, if the subject property is subject to liens for assessment or bonds, pursuant to the provisions of Government Code Section 66493, the owner or subdivider shall either: (a) Pay the assessment or bond in full, or (b) File security with the Clerk of the Board of Supervisors, or (c) File with the Clerk of the Board of Supervisors the necessary certificate indicating provisions have been made for segregation of bond assessment responsibility pursuant to Government Code Section 66493(d).

Staff Verification: Condition Satisfied. The applicant has acknowledged this condition. The property is not subject to liens for assessment or bonds.

Mitigation Measures

11. **Mitigation Measure BIO-1:** Development shall avoid wetlands and ephemeral, intermittent, and perennial waters. For wetlands, ephemeral waters, and intermittent waters, no development shall occur within 50 feet. The setbacks from all wetlands,

waters, and creeks shall be shown and recorded on the improvement plans and the final map. In the event that project development would result in the fill of Waters of the United States, prior to any grading or construction activities within waters of the United States, the appropriate Section 404 permit will be obtained for any project-related impacts. In association with the Section 404 permit (if applicable) and prior to the issuance of any grading permit, Section 401 Water Quality Certification from the Regional Water Quality Control Board shall be obtained. If it is determined that project development would affect the bed, channel, or associated riparian habitat subject to CDFW jurisdiction under Fish and Game Code Section 1602, a Streambed Alteration Notification shall be submitted to CDFW, pursuant to Section 1600 et seq. of the California Fish and Game Code. If proposed activities are determined to be subject to CDFW jurisdiction, the project proponent shall abide by the conditions of any executed agreement prior to the issuance of a grading permit by El Dorado County.

Monitoring Requirement: The 50-foot setback from wetlands and waters shall be identified on the Final Map prior to recordation, and this mitigation measure and the associated setback shall be noted on future grading and residential construction plans. Planning and Building Department shall verify the inclusion of this requirement on the Final Map.

Monitoring Responsibility: El Dorado County Planning and Building Department.

Staff Verification: Condition Satisfied. All setbacks from wetlands, waters, and creeks are shown on the map in accordance with this condition. Additionally, no development is proposed at this time.

12. **Mitigation Measure BIO-2:** If any grading or construction activities occur during the nesting season (March 1 to August 31), a preconstruction survey for the presence of special-status bird species or any nesting bird species shall be conducted by a qualified biologist within 500 feet of proposed construction areas, no more than 14 days prior to construction activities. During the survey, a qualified wildlife biologist shall inspect the impact area and adjacent areas for nesting birds. The survey shall be submitted to Planning Services for review. If the survey does not identify any nesting birds on or near the construction site, further mitigation is not required. However, should any bird (regulated by MBTA or Fish and Game Code) be found nesting on or near the construction site (within 500 feet of construction activities), the project applicant, in consultation with El Dorado County and CDFW, shall avoid bird nests located in the construction area during breeding season while the nest is occupied by adults, eggs, or young. If active nests are identified in these areas, CDFW and/or USFWS shall be consulted to develop measures to avoid “take” of active nests prior to the initiation of any construction activities. The occupied nest shall be monitored by a qualified wildlife biologist to determine when the nest is no longer used. Avoidance shall include the establishment of a no-disturbance buffer around the nest site. The size of the buffer shall be determined in consultation with El Dorado County and CDFW. Highly visible temporary construction fencing shall delineate the buffer. If a legally protected species nest is located in a tree designated for removal, the removal shall be deferred until after

August 31, or until the adults and young are no longer dependent on the nest site, as determined by a qualified biologist.

Monitoring Requirement: The applicant shall conduct all construction activities outside the nesting season or perform a pre-construction survey and the necessary avoidance measures prior to initiation of construction activities. This mitigation measure shall be noted on the Final Map, in a notice of restriction that shall be recorded on the property and future grading and residential construction plans. If a pre-construction survey is required, the Planning and Building Department shall verify the completion of survey prior to issuance of grading permit.

Monitoring Responsibility: El Dorado County Planning and Building Department.

Staff Verification: Condition Satisfied. The applicant has acknowledged this condition. No work was performed during the nesting period. No development is proposed at this time.

13. **Mitigation Measure BIO-3:** Prior to the commencement of grading at the project site, a California Department of Fish and Wildlife (CDFW)-approved biologist shall conduct a focused survey for big-scale balsamroot. The survey shall be conducted during the evident and identifiable period. If big-scale balsamroot is not found, no further action is necessary. If big-scale balsamroot is found, the project proponent shall either avoid impacts, or submit a mitigation plan to CDFW and El Dorado County. The success criteria of the mitigation plan shall result in no net loss of big-scale balsamroot.

Monitoring Requirement: A qualified botanist shall oversee the installation of temporary orange fencing prior to the commencement of grading at the project site, between construction areas and avoided big-scale balsamroot. This mitigation measure shall be noted on the Final Map, in a notice of restriction that shall be recorded on the property and future grading and residential construction plans.

Monitoring Responsibility: El Dorado County Planning and Building Department.

Staff Verification: Condition Satisfied. The developer has acknowledged this condition. No development is proposed at this time. Future development will be verified for conformance to this condition upon Grading Permit issuance.

14. **Mitigation Measure CUL-1:** No development will be permitted within the site boundary of Loci A-L, as identified in the Cultural Resources Study, without additional archaeological study. If development is proposed for these locations, Phase I archaeological testing shall be conducted.

Monitoring Requirement: The applicant shall conduct all construction activities outside the boundary of Loci A-L, as identified in the figures in the Cultural Resources Study (Historic Resource Associates, January 1997). This mitigation measure shall be noted on future grading and residential construction plans. Planning and Building Department shall

verify the inclusion of this requirement on the Final Map, in a notice of restriction that shall be recorded on the property and future grading and residential construction plans.

Monitoring Responsibility: El Dorado County Planning and Building Department.

Staff Verification: Condition Satisfied. The applicant has acknowledged this condition. No development is proposed at this time. Future development will be verified for conformance to this condition upon issuance of a Grading and/or Building Permit.

15. **Mitigation Measure CUL-2:** In the event archaeological resources are 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. If the find is determined to be a “unique archaeological resource,” contingency funding, and a time allotment sufficient to allow recovering an archaeological sample or to employ one of the avoidance measures may be required under the provisions set forth in Section 21083.2 of the Public Resources Code. Construction work could continue on other parts of the project site while archaeological mitigation takes place.

If the find is determined to be a “unique archaeological resource,” the archaeologist shall determine the proper method(s) for handling the resource or item in accordance with Section 21083.2(b-k). Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken or the site is determined a “nonunique archaeological resource.”

Should the archaeologist determine that Native American tribal archaeological resources are present on the site, he or she shall contact the Native American Heritage Commission. The Native American Heritage Commission will notify the person it believes to be the most likely descendant. Upon the discovery of the Native American resource, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American cultural resource is located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred with the most likely descendants regarding their recommendations. Grading and construction activities may resume after appropriate measures are taken.

Monitoring Requirement: This mitigation measure shall be noted on future grading and residential construction plans. Planning and Building Department shall verify the inclusion of this requirement on the Final Map, and future grading and residential construction plans.

Monitoring Responsibility: El Dorado County Planning and Building Department.

Staff Verification: Condition Satisfied. The applicant has acknowledged this condition. This mitigation measure is noted on the Final Map.

16. **Mitigation Measure CUL-3:** In the event of the discovery of human remains, all work shall cease and the County coroner shall be immediately notified pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendant of the deceased Native American.

Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in Section 5097.98 of the Public Resources Code, with the most likely descendants regarding their recommendations. The descendants shall complete their inspection and make their recommendation within 48 hours of their notification by the Native American Heritage Commission. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials or other proper method(s) for handling the remains in accordance with Section 5097.98(b-h). Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken.

Monitoring Requirement: This mitigation measure shall be noted on the future grading and residential construction plans. Planning and Building Department shall verify the inclusion of this requirement on the Final Map, and future grading and residential construction plans.

Monitoring Responsibility: El Dorado County Planning and Building Department.

Staff Verification: Condition Satisfied. The developer has acknowledged this condition. This requirement is noted on the Final Map.

17. **Tribal Resources:** Prior to all ground disturbance activities the land owner shall contact the Native American Heritage Commission to determine the most likely descent of the indigenous peoples of the project vicinity. The land owner shall commence in consultation with the most likely descendent, regarding the prehistoric cultural resources. This condition of approval shall be completed to the satisfaction of the most likely descendent. Documentation of condition satisfaction shall be submitted to planning by the landowner and most likely descendent prior to the final map.

Staff Verification: Condition Satisfied. The developer has acknowledged this condition.

Transportation Department

18. **Road Design Standards:** The applicant shall construct an access road to Lot 9 through Lot 1, as shown on the tentative map. The on-site portion of driveways for Lot 9 is not required for filing of the final map, but will be constructed with any future building permit issues for those parcels. At locations where the roads split into 2 separate roads/driveways, the applicant shall construct a turnaround as shown on the Tentative Map, and as approved by the Fire District and County Engineer. The applicant shall construct turnouts at locations as required by the fire department. Vehicle turnouts shall be inside the road easement.

Staff Verification: Condition Satisfied. The driveway has been constructed as approved by the Transportation Department and the El Dorado Hills Fire Department Marshall.

19. **Offer of Dedication:** The project shall offer to dedicate, in fee, the rights of way for South Shingle Road 30-feet wide as shown on the tentative map. The project shall also offer to dedicate, in fee, the rights of way on Brandon Rd 25-feet wide as shown on the tentative map. These offers will be accepted by the County.

Staff Verification: Condition satisfied. The developer has acknowledged this condition.

20. **Encroachment:** The applicant shall construct an encroachment on Lot 1 per County Standard Plan 103D. The applicant shall obtain an encroachment permit for any work within the County right of way.

Staff Verification: Condition satisfied. Encroachment has been provided as approved by the Transportation Department and the El Dorado Hills Fire Department Marshall.

21. **Maintenance Entity:** The proposed project must form an entity for the maintenance of public and private roads 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 of the current project. Transportation Department shall review the document forming the entity to ensure the provisions are adequate prior to filing of the final map.

South Shingle Rd is an existing County maintained road shown on General Plan Exhibit TC-1 and will be accepted by County without a Maintenance Entity. Brandon Rd is also a County maintained road and will also be accepted by the County without a maintenance entity.

Staff Verification: Condition satisfied. The developer has acknowledged this condition.

22. **Consistency with County Codes and Standards:** 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 Transportation Department and pay

all applicable fees prior to filing of the final map.

Additionally, the project improvement plans and grading plans shall conform to the County *Grading, Erosion and Sediment Control Ordinance, Grading Design Manual, the Drainage Manual, Storm Water Ordinance (Ord. No. 5022), Off-Street Parking and Loading Ordinance, all applicable State of California Water Quality Orders, the State of California Handicapped Accessibility Standards, and the California Manual on Uniform Traffic Control Devices (MUTCD).*

Staff Verification: Condition Satisfied. Driveway permit has been obtained and DOT fees have been paid.

23. **Water Quality Stamp:** All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to the Storm Water Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. All stamps shall be approved by the El Dorado County inspector prior to being used.

Staff Verification: Condition Satisfied. The developer has acknowledged this condition.

24. **Regulatory Permits and Documents:** All regulatory permits or agreements between the Project and any State or Federal Agency shall be provided to the Transportation Department with the Project Improvement Plans. These project conditions of approval and all regulatory permits shall be incorporated into the Project Improvement Plans.

Staff Verification: Condition Satisfied. The developer has acknowledged this condition.

25. **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 the Transportation Department with the drainage report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.

Staff Verification: Condition Satisfied. The CD for driveway permit has been provided to DOT.

26. **Road Improvements:** Brandon Road shall be widened to 20 feet with 1-foot shoulders, in all areas where the road width measurements are less than aforementioned width requirement, up to the farthest eastern portion.

Staff Verification: Condition Satisfied. Permits for this work have been obtained and all fees paid in full.

Air Quality Management District

27. **Asbestos Dust:** Current county records indicate this subject property is located within the Asbestos Review Area. An Asbestos Dust Mitigation Plan (ADMP) Application with appropriate fees shall be submitted to and approved by the AQMD prior to project

construction if a grading permit is required by the County or if the project moves more than 20 cubic yards of soil. (Rules 223 and 223.2). The project shall adhere to the regulations and mitigation measures for fugitive dust emissions asbestos hazard mitigation during the construction process. Mitigation measures for the control of fugitive dust shall comply with the requirements of Rule 223 and 223.2.

Staff Verification: Condition Satisfied. The developer has acknowledged this condition. This condition will be verified upon issuance of a grading permit.

28. **Paving:** Project construction will involve road development and shall adhere to AQMD Cutback and Emulsified Asphalt Paving Materials (Rule 224).

Staff Verification: Condition Satisfied. The developer has acknowledged this condition. Road widening has been approved by DOT as well as the El Dorado Hills Fire Marshall.

29. **Painting/Coating:** The project construction may involve the application of architectural coating, which shall adhere to AQMD Rule 215 Architectural Coatings.

Staff Verification: Condition Satisfied. The developer has acknowledged this condition.

30. **Open Burning:** Burning of wastes that result from “Land Development Clearing” must be permitted through the AQMD. Only dry vegetative waste materials originating from the property may be disposed of using an open outdoor fire (Rule 300 Open Burning).

Staff Verification: Condition Satisfied. This condition will be verified by the County Air Quality Management Department upon issuance of an open outdoor fire permit.

31. **Construction Emissions:** During construction, all self-propelled diesel-fueled engines greater than 25 horsepower shall be in compliance with the California Air Resources Board (ARB) Regulation for In-Use Off-Road Diesel Fueled Fleets (Section 2449 et al, title 13, article 4.8, chapter 9, California Code of Regulations (CCR)). The full text of the regulation can be found at ARB’s website here: <http://www.arb.ca.gov/msprog/ordiesel/ordiesel.htm>. Questions on applicability should be directed to ARB at 1-866-634-3735. ARB is responsible for enforcement of this regulation.

Staff Verification: Condition Satisfied. The developer has acknowledged this condition.

32. **Portable Equipment:** All portable combustion engine equipment with a rating of 50 horsepower or greater shall be registered with the California Air Resources Board (CARB). A copy of the current portable equipment registration shall be with said equipment. The applicant shall provide a complete list of heavy-duty diesel-fueled equipment to be used on this project, which includes the make, model, year of equipment, daily hours of operations of each piece of equipment.

Staff Verification: Condition Satisfied. The developer has acknowledged this condition.

33. **Fireplaces:** No wood-burning stoves or fireplaces shall be installed in any residence. Any new fireplaces shall be powered with natural gas.

Staff Verification: Condition Satisfied. The developer has acknowledged this condition.

Surveyor's Office

34. All survey monuments must be set prior to the filing of the Final Map or the developer shall have surety of work to be done by bond or cash deposit. Verification of set survey monuments, or amount of bond or deposit, must be coordinated with the County Surveyors Office prior to the filing of the Final Map.

Staff Verification: Condition Satisfied. This condition will be verified by the Surveyor's Office prior to approval of the Final Map.

35. The roads serving the development shall be named by submitting a completed Road Name Petition, with the County Surveyor's Office, prior to filing the Final Map with the Board of Supervisors. Proof of any signage required by the Surveyor's Office must also be provided prior to filing the Final Map. All associated fees will be the responsibility of the applicant.

Staff Verification: Condition Satisfied. This condition will be verified by the Surveyor's Office prior to filing the Final Map.

36. Situs addressing for the project shall be coordinated with the County Surveyor's Office prior to filing the Final Map.

Staff Verification: Condition Satisfied. The developer has acknowledged this condition.

El Dorado Hills Fire Department, on behalf of Latrobe Fire Protection District:

37. The potable water system with the purpose of fire protection for this development will be accomplished by use of a Storage Tank at each building site. The size of the tank will be determined by using NFPA 1142 "Water Supplies for Suburban and Rural Firefighting" and El Dorado County Fire Prevention Standard "Rural Water Supply Without a Purveyor." The Fire Department will assist the applicant with the design of the system. Tank sizes will be a minimum of 10,000 gallons of water.

Staff Verification: Condition Satisfied. Compliance with this condition will be verified by the El Dorado Hills Fire Department prior to issuance of building and/or grading permits.

38. All homes shall be fire sprinklered in accordance with NFPA 130 and Fire Department requirements.

Staff Verification: Condition Satisfied. The developer has acknowledged this condition.

This condition is noted on the improvement plans.

39. A fire hydrant from the tank water supply is required. The exact location of each hydrant shall be determined by the Fire Department.

Staff Verification: Condition Satisfied. The developer has acknowledged this condition,

40. In order to provide this development with adequate fire and emergency medical response during construction, all access roadways and fire protection water tanks shall be installed and in service (on the parcel being developed) prior to combustibles being brought onto the site as specified by the Fire Department, Standard B-003 and Standard D-003.

Staff Verification: Condition Satisfied. The developer has acknowledged this condition and has noted this condition on the improvement plans.

41. Lots that back up to wildland open space shall be required to use non-combustible type fencing.

Staff Verification: Condition Satisfied. The developer has acknowledged this condition and has noted this condition on the improvement plans.

42. This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway.

Staff Verification: Condition Satisfied. The developer has acknowledged this condition and has noted this condition on the improvement plans.

43. This development shall be conditioned to develop and implement a Wildland Fire Safe Plan that has been approved by the Fire Department.

Staff Verification: Condition Satisfied. A Wildland Fire Safe Plan was drafted on May 4, 2020 by William F. Draper, a registered professional forester.

44. The driveways serving this project shall be:

- a. Designed to a maximum of 16% grade and can be increased to 20% if paved.
- b. The following shall apply to the driveways:
 - 1) Lot 1 - turnout near the midpoint of the driveway.
 - 2) Lot 2 - no turnout or turnaround required.
 - 3) Lot 3 - turnout near the midpoint of the driveway and turnaround shall be provided at all building sites.
 - 4) Lot 4 - turnout near the midpoint of the driveway and turnaround shall be provided at all building sites.
 - 5) Lot 5 - turnout near the midpoint of the driveway and turnaround shall be provided at all building sites.
 - 6) Lot 6 - turnout near the midpoint of the driveway and turnaround shall be

provided at all building sites.

- 7) Lot 7 - turnout near the midpoint of the driveway and a turnaround complying with Title 14 shall be provided at all building sites.
- 8) Lot 8 - turnout near the midpoint of the driveway and a turnaround complying with Title 14 shall be provided at all building sites.
- 9) Lot 9 - turnout near the midpoint of the driveway and turnaround shall be provided at all building sites.

- c. All driveways shall be 12' wide and be cleared of vegetation to an unobstructed vertical clearance of not less than 15 feet.

Staff Verification: Condition Satisfied. The developer has acknowledged this condition.

45. No parking will be allowed on Brandon Road or South Shingle Road.

Staff Verification: Condition Satisfied. The developer has acknowledged this condition.

46. Any gate shall meet the El Dorado Hills Fire Department Gate Standard B-002.

Staff Verification: Condition Satisfied. The developer has acknowledged this condition and has noted this condition in the improvement plans.

47. A legal entity (HOA) shall be created with authority for maintaining and enforcing all fuel treatment mitigation measures if homeowners fail to implement or maintain.

Staff Verification: Condition Satisfied. The developer has acknowledged this condition.

48. The driveway/roadway allowing access to Lots 9 and 10 off of Brandon Road will be allowed to be a minimum 12' (feet) wide and shall comply with all aspects of the driveway standard for El Dorado County, including but not limited to turnouts, turnarounds, paving/all-weather surface, and grades.

Staff Verification: Condition Satisfied. The driveway as proposed has been approved by the County Department of Transportation as well as the Fire Marshall.

Environmental Management

49. Evidence of a safe and reliable water supply is required prior to filing the Final Map.

Staff Verification. Condition Satisfied. Well Production reports were completed on September 21, 2019 and approved by Environmental Management. All required wells have been drilled.