

EL DORADO COUNTY BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL
Meeting of September 26, 2006

AGENDA TITLE: Certificate of Correction – TM98-1356, Promontory/Village 2 (District I)

DEPARTMENT: Development Services/Planning

CONTACT: Gregory L. Fuz/Gina Hunter

DATE: 9/18/2006

PHONE: 5445/3615

DEPT SIGNOFF:

CAO USE ONLY:

DEPARTMENT SUMMARY AND REQUESTED BOARD ACTION:

Planning Services requesting a Certificate of Correction to TM98-1356, Promontory/Village 2, to alter a drainage easement and to allow grading on non-graded Lots 33 and 54. The properties, identified by Assessor's Parcel Numbers 124-120-33 and -54, are located on the south side of Bordeaux Drive and Corsica Drive, 866 feet east of the intersection with Sophia Parkway, in the El Dorado Hills area. Applicant: BRENT BOMBOLA.

RECOMMENDATION: Staff recommends the Board approve TM98-1356 pursuant to Subdivision Map Act Section 66472.1 which allows corrections to approved maps due to changes in circumstances.

CAO RECOMMENDATIONS:

Financial impact? () Yes (X) No

BUDGET SUMMARY:

Total Est. Cost _____

Funding

Budgeted _____

New Funding _____

Savings _____

Other _____

Total Funding _____

Change in Net County Cost _____

Funding Source: () Gen Fund () Other

Other: _____

CAO Office Use Only:

4/5's Vote Required () Yes () No

Change in Policy () Yes () No

New Personnel () Yes () No

CONCURRENCES:

Risk Management _____

County Counsel _____

Other _____

***Explain**

BOARD ACTIONS:

Vote: Unanimous _____ Or

Ayes:

Noes:

Abstentions:

Absent:

I hereby certify that this is a true and correct copy of an action taken and entered into the minutes of the Board of Supervisors

Date: _____

Attest: Cindy Keck, Board of Supervisors Clerk

By: _____

RECEIVED
 BOARD OF SUPERVISORS
 2006 SEP 19 PM 2:00

**EL DORADO COUNTY
BOARD OF SUPERVISORS
AGENDA TRANSMITTAL
MEETING OF SEPTEMBER 26, 2006**

**Page 3, TM98-1356C, Promontory, Village 2
Memo to Board of Supervisors
September 18, 2006**

A Certificate of Correction to the recorded map has been requested in compliance the Subdivision Map Act. The Certificate of Correction will allow for the applicant to move forward with the onsite drainage improvements and to develop the lots with single family residential units.

Fiscal Impact:

There would be no fiscal impact with this project.

Action to be Taken Following Approval:

The property owner shall be required to file a Certificate of Correction, prepared by an appropriately licensed professional, to the County Surveyor pursuant to the Subdivision Map Act and County Code for review. Upon approval by the County Surveyor, the Certificate of Correction shall be recorded in the County Recorder's Office. The property owner shall be responsible for all associated processing and recording fees.

Environmental Review: The project has been determined to be exempt from CEQA pursuant to Section 15301(c) of the CEQA Guidelines stating that repair, maintenance or minor alterations of existing public or private facilities involving negligible or no expansion of use beyond that existing at the time of the lead agencies determination. Existing facilities include but not limited to sidewalks, gutters (easements) and similar facilities are exempt from further CEQA review.

ATTACHMENTS

Attachment 1 – Conditions of Approvals
Attachment 2 – Findings
Attachment A – Vicinity Map
Attachment B - Memo from County Department of Transportation
Attachment C – Assessor's Map
Attachment D – Recorded Grading and Drainage Plan
Attachment E – Proposed Amendment
Attachment F – I-135 Final Map
Attachment G – Engineer's Report, Youngdahl Engineering Group dated July 11, 2005

ATTACHMENT 1
CONDITIONS OF APPROVAL
CERTIFICATE OF CORRECTION

FILE NUMBER TM98-1356C

September 26, 2006

PROJECT DESCRIPTION

Certificate of Correction to TM98-1356 (Promontory, Village 2) to alter a drainage easement and to allow grading on non-graded Lots 33 and 54. The properties, identified by Assessor's Parcel Numbers 124-120-33 and -54, are located on the south side of Bordeaux Drive and Corsica Drive, 866 feet east of the intersection with Sophia Parkway in the El Dorado Hills area.

PROJECT SPECIFIC CONDITIONS

1. It is hereby directed that the property owners shall submit a Certificate of Correction, prepared by an appropriately licensed professional, to the County Surveyor pursuant to the Subdivision Map Act and County Code for review. Upon approval by the County Surveyor, the Certificate of Correction shall be recorded in the County Recorder's Office. The property owners are responsible for all associated processing and recording fees.
2. The applicant shall work with the Promontory Architectural Review Committee regarding the tree replacement plan. Tree replacement shall adhere to the approved Promontory Oak Tree Protection, Revegetation, and Monitoring Plan. All replacement trees shall be planted prior to final occupancy of the single family residential units on each lot.

ATTACHMENT 2
FINDINGS

CERTIFICATE OF CORRECTION

FILE NUMBER TM98-1356C

September 26, 2006

1.0 CEQA FINDING

- 1.1** The Board of Supervisors finds that the project is exempt from CEQA pursuant to Section 15301(c) stating minor alteration to existing facilities stating that existing sidewalks, gutters (easement) and similar facilities are exempt from further CEQA review.

2.0 ADMINISTRATIVE FINDINGS

- 2.1.1 That there are changes in circumstances which make any or all of the conditions of such a map no longer appropriate or necessary.**

This finding requires determination that there has been a change in circumstances. The Department of Transportation will issue a grading permit upon approval from the Board of Supervisors. That the grading of the non-graded lot status has been modified with oak tree removal, and that the onsite tree replacement shall mitigate for the oak tree loss.

- 2.1.2 That modifications proposed did not impose any additional burden on the present fee owner of the property.**

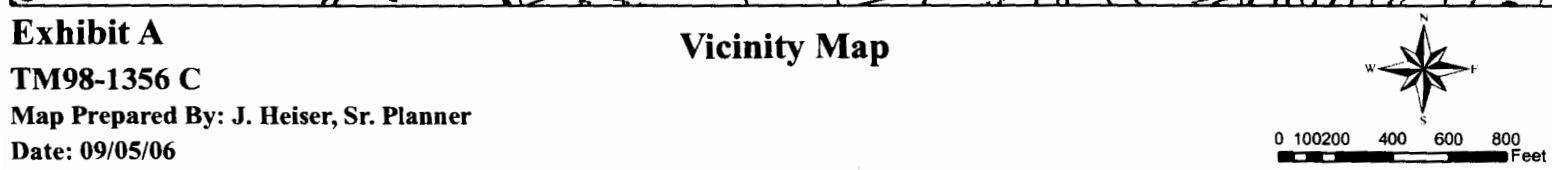
The certificate of correction to amend the recorded drainage easement and grading does not impose additional burdens on the present fee owner of the property. The amendment would benefit the owner because the property is less unencumbered allowing development that otherwise would have been prohibited with the recorded drainage easement and oak trees.

- 2.1.3 That the modifications proposed do not alter any right, title or interest in the real property reflected in the recorded map.**

The Certificate of Correction does not alter the property, owner, title or interest reflective in the recorded map.

- 2.1.4 That the map as modified conforms to the provisions of Section 66474 of the Government Code.**

There would be no affect on the map regarding the findings for approval/denial of a final map pursuant to Section 66474 of the Subdivision Map Act. Section 66474 includes requirements for consistency with General Plan, site suitability, environmental protection, and public health. The proposed changes to the drainage easement and grading will not affect any of the provisions for findings for approval/denial of a final map since no physical change to the environment will occur and the map correction is consistent with the General Plan policies. The Certificate of Correction maintains the same density as the original map and is consistent with the original approval; therefore there are no grounds to deny the map per Section 66474.



Date: 09/05/06

Vicinity Map



0 100 200 400 600 800 Feet

COUNTY OF EL DORADO

DEPARTMENT OF TRANSPORTATION



MAINTENANCE DIVISION
2441 Headington Road
Placerville CA 95667
Phone: (530) 642-4909
Fax: (530) 642-9238

RICHARD W. SHEPARD, P.E.
Director of Transportation

Internet Web Site:
<http://co.el-dorado.ca.us/dot>

MAIN OFFICE:
2850 Fairlane Court
Placerville CA 95667
Phone: (530) 621-5900
Fax: (530) 626-0387



July 21, 2006
Brent Bombola
3181 Stardust Street
Rocklin, California 95671

Subject: Prolonged Uncontrolled Surface Flows over the Rockery Wall

Dear Mr. Bombola

This letter is in regards to the letter that was given to the County by you from Youngdahl Consulting Group, Inc. dated 28 April 2006 that has the following passage:

However, uncontrolled surface flows should not be allowed to flow over the walls for extended periods of time.

The Department of Transportation wants your engineer to demonstrate to the satisfaction of the County how he proposes to prevent extended periods of uncontrolled flow over the wall from occurring. Once this issue has been accomplished the Department of Transportation will process a grading permit.

In addition to having Planning and DOT sign off on the permit you will have to have the Air Quality Management District which is located in this building sign off on your plans once a permit number is issued. Please contact them after a permit number is issued.

Should you have any other questions, please contact me at 530-621-5929.

Sincerely,

Gregory Hicks
Senior Civil Engineer

POR. SEC. 27 & 28, T.10N., R.8E., M.D.M.
THE PROMONTORY VILLAGE NO. 2
I-135

124:12

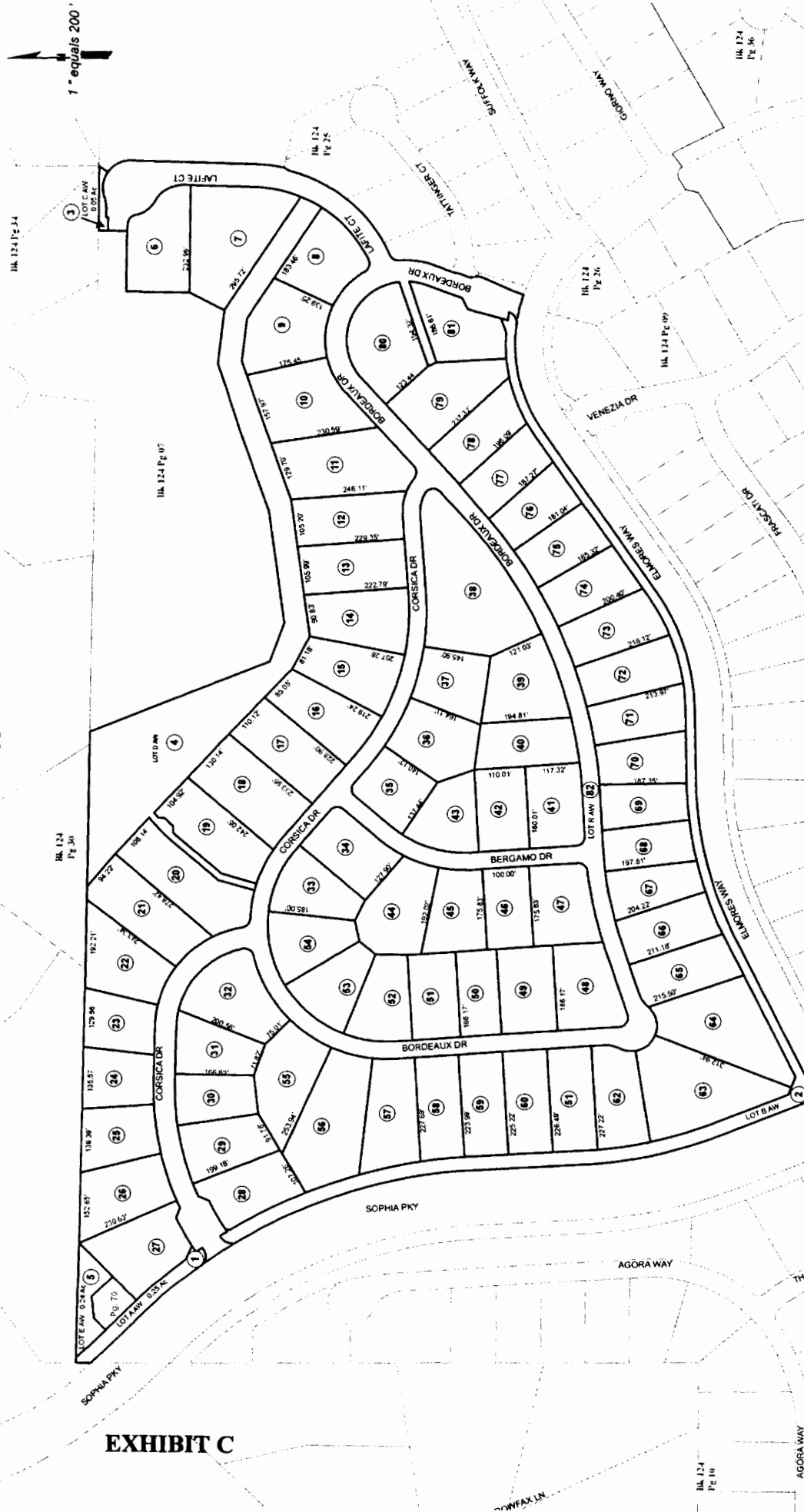


EXHIBIT C

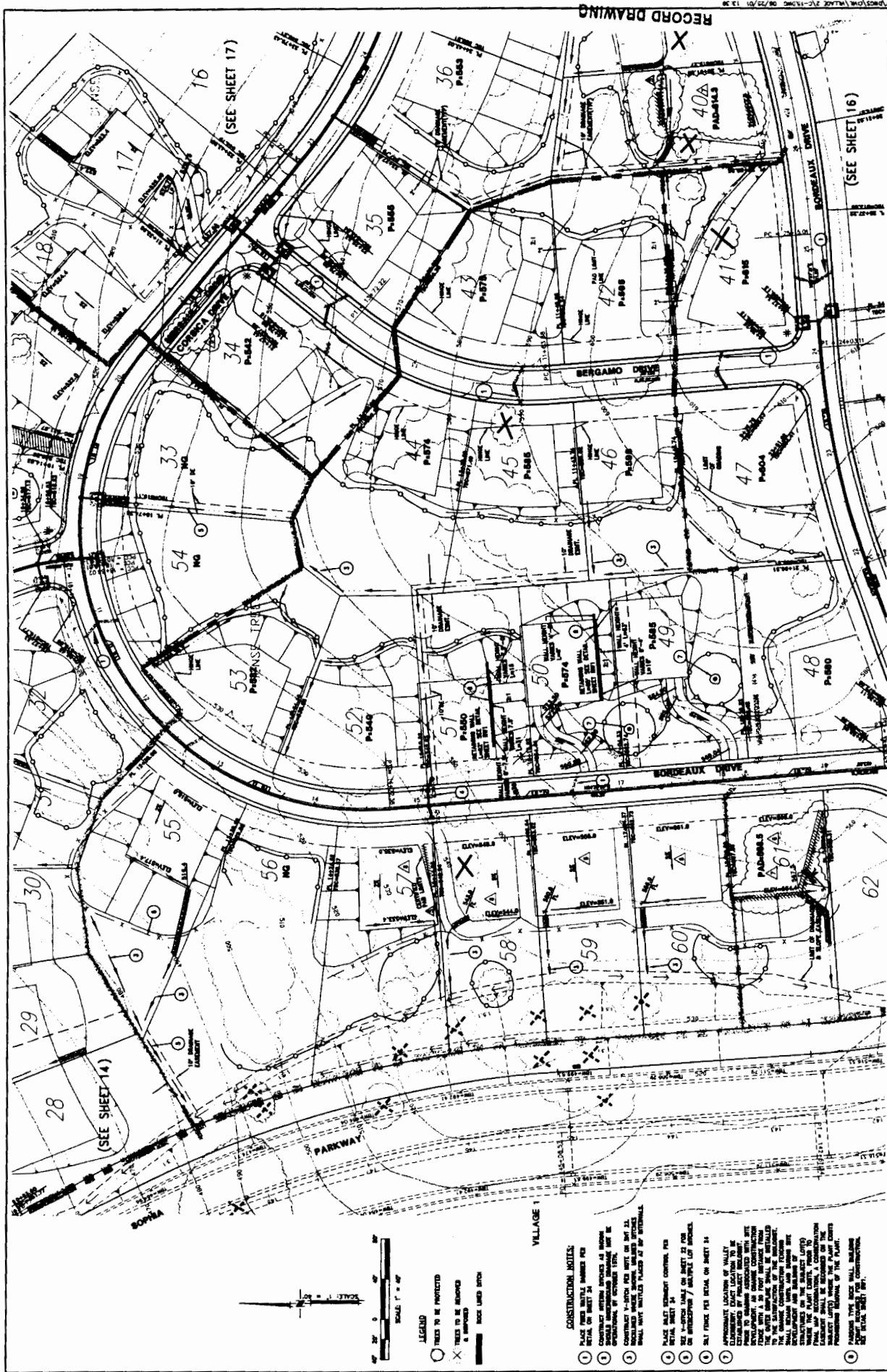
THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's office for assessment purposes only.

Acres are Estimates

Adjacent Map Sheets Shown in Grey Tint
Assessor's Parcel Number Shown in Grey

Rev. June 12, 2006

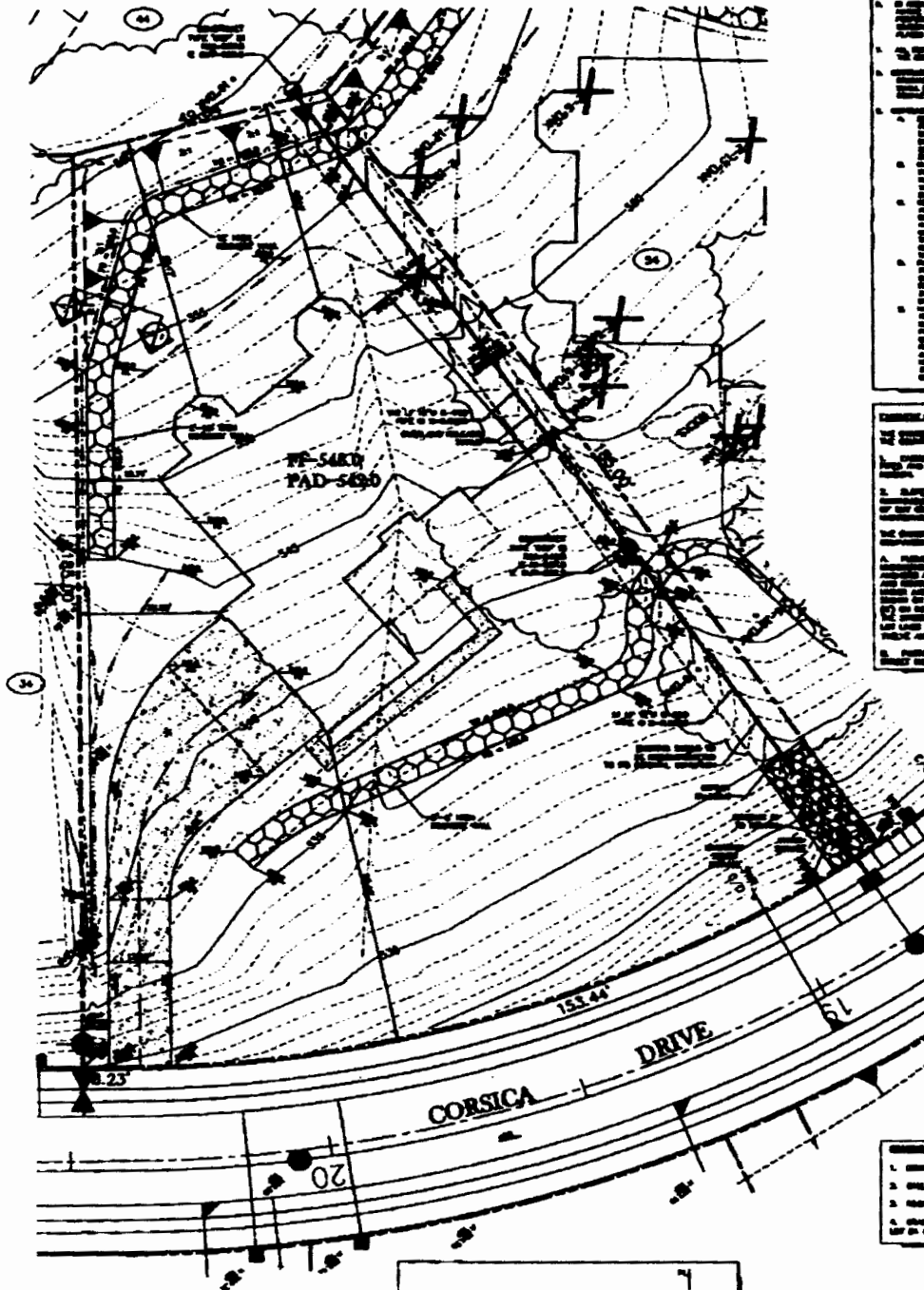
Assessor's Map Bk. 124, Pg. 12
County of El Dorado, CA



SHEET 15 OF 24		PROJECT NO. 1047.001	
DESIGNER RODGERSON		CHECKED BY P. J. J. J.	
DATE 11/15/78		DATE 11/15/78	
SCALE 1" = 40'		SCALE 1" = 40'	
DRAWN BY P. J. J. J.		DRAWN BY P. J. J. J.	
DATE 11/15/78		DATE 11/15/78	
REVISIONS NO. DATE BY DESCRIPTION 1 11/15/78 P.J.J.J. SEE SHEET 14 2 11/15/78 P.J.J.J. SEE SHEET 16 3 11/15/78 P.J.J.J. SEE SHEET 17		REVISIONS NO. DATE BY DESCRIPTION 1 11/15/78 P.J.J.J. SEE SHEET 14 2 11/15/78 P.J.J.J. SEE SHEET 16 3 11/15/78 P.J.J.J. SEE SHEET 17	
EL DORADO COUNTY PROMONTORY - VILLAGE 2 GRADING & EROSION CONTROL PLAN			
UNAPPROVED PLANS FOR EL DORADO COUNTY			

EXHIBIT D

THE PROMONTORY
VILLAGE 2 - LOT 33
3072 CORSICA DRIVE
APN 112-750-33-100
EL DORADO COUNTY, CALIFORNIA



RECOMMENDATIONS:

1. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE REVIEW OF THE EL DORADO COUNTY BOARD OF SUPERVISORS AND THE EL DORADO COUNTY BOARD OF SUPERVISORS.
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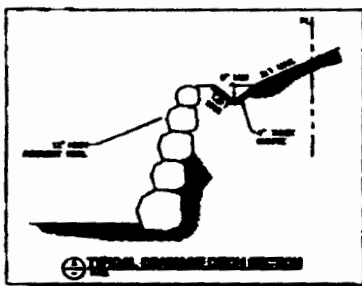
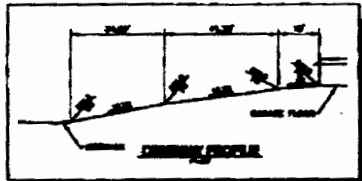


RECOMMENDATIONS:

CITY - 1,100 CF
FILL - 1,100 CF

RECOMMENDATIONS:

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RECOMMENDATIONS:

Call before you Dig
1-800-485-3444

REVISED AUGUST 10, 2006
MARCH 21, 2005

TSD Engineering, Inc.
Total Site Design
24 Marine Drive, Suite 200
Palo Alto, CA 94301
TEL: 916-632-9365 FAX: 916-632-9366

THE PROMONTORY
VILLAGE 2 - LOT 83

3072 CORSICA DRIVE
APN 112-750-33-100
EL DORADO COUNTY, CALIFORNIA

THE PROMONTORY
VILLAGE 2 - LOT 54

3205 BORDEAUX DRIVE
APN 112-750-54-100
EL DORADO COUNTY, CALIFORNIA

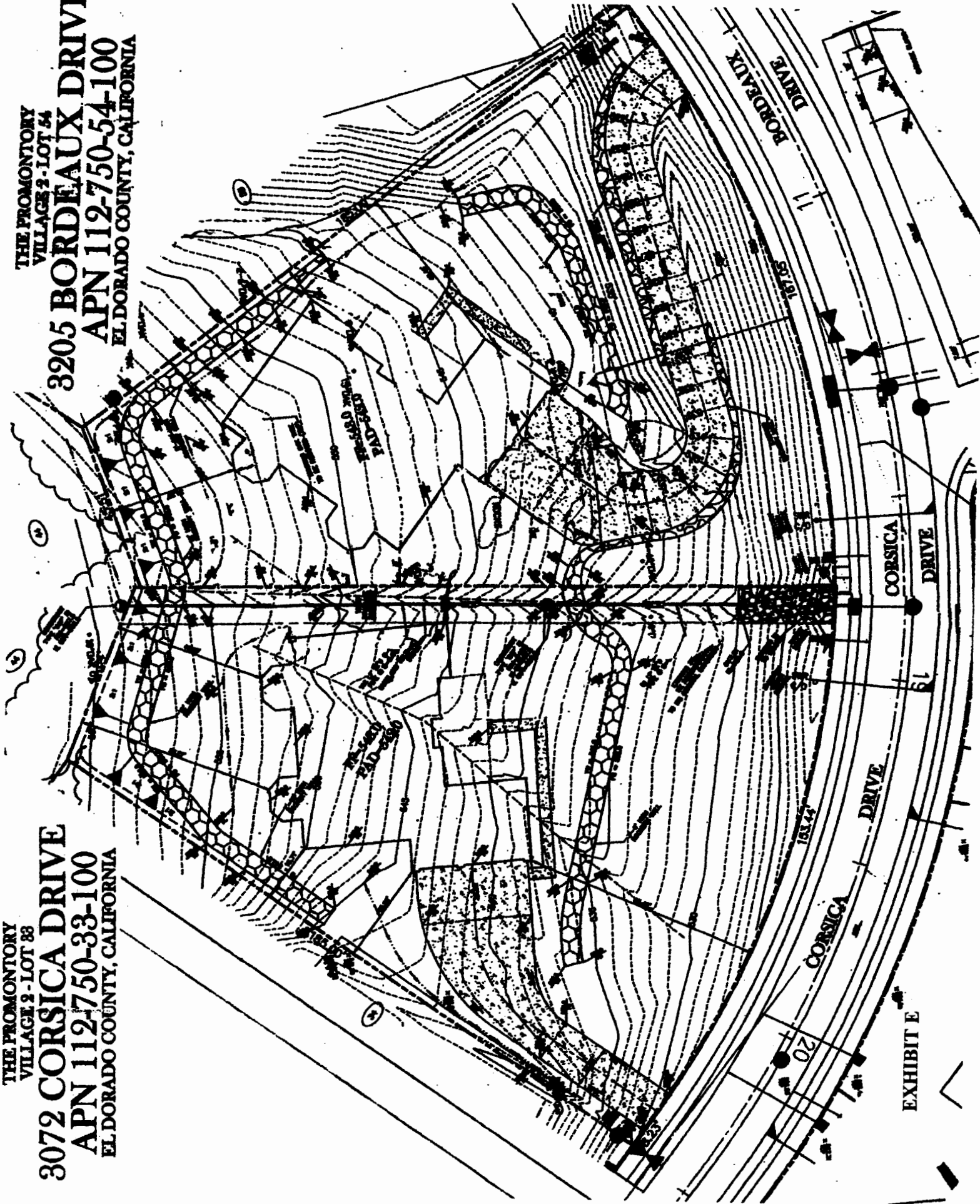


EXHIBIT E

Project No. E05126.4
11 July 2005

Mr. Brent Bombola
3181 Stardust Court
Rocklin, CA 95677

Subject: **BELLA LAGO, LOT 54**
Bordeaux Drive, El Dorado Hills, El Dorado County, California
**REPORT OF CONSULTATION AND OBSERVATION SERVICES DURING
BUILDING PAD AND ROCKERY WALL CONSTRUCTION**

- References:
1. Geotechnical Engineering Study for The Promontory Villages 1 - 3, prepared by Youngdahl & Associates, Inc., dated 17 December 1999 (Project No. 00345).
 2. Report of Engineering Consultation, Observation, and Testing Services During Earthwork Operations for The Promontory, Village 2, prepared by Youngdahl Consulting Group, Inc., dated 8 March 2001 (Project No. 00345.B).
 3. Geotechnical Parameters for a Gravity Rockery Wall prepared by Youngdahl Consulting Group, Inc. dated 2 July 2001 (00345.10).
 4. Summary Report of Compaction Testing Services During Building Pad Construction and Site Improvements for The Promontory, Village 2, prepared by Youngdahl Consulting Group, Inc., dated 25 October 2002 (Project No. 00345.9).
 5. Rockery Retaining Wall Design for Bella Lago, Lot 54 prepared by Youngdahl Consulting Group, Inc., dated 21 March 2005 (Project No. E05126).
 6. Executed Contract for Bella Lago, Lot 54 prepared by Youngdahl Consulting Group, Inc., dated 14 April 2005 (Project No. E05126.4).

Dear Mr. Bombola:

As requested, Youngdahl Consulting Group, Inc. has provided consultation and observation services on an intermittent basis from 2 May to 30 June 2005 during grading and rockery wall construction operations for the above referenced project. We understand that the proposed construction will consist of a single family wood-frame residence with slab on grade floors.

The scope of this report includes observation and density testing during building pad construction operations and construction of two rockery retaining walls. The southern wall and the upper tier of the northern wall was designed by our firm (Reference 5) and we understand the lower tier of the northern wall has been designed by others. Our scope of services was limited to observation and density testing during construction of the southern and the upper tier of the northern rockery wall. The lower tier of the northern rockery wall was constructed under the purview of others.

The subject lot was previously graded between 2001 and 2002 mass grading operations for the subdivision. A description of previous grading operations is contained in References 1, 2, and 4. Building pad and rockery wall construction operations are described below:

Building Pad Observations

- Grading operations generally consisted of building pad construction with cuts on the south side and fills on the north side of the subject site.
- The subject site was observed by a representative of Youngdahl Consulting Group, Inc. to be stripped of organic material and scarified prior to grading operations.



- A bench was constructed into firm native material on the north side of the building pad. The bench was observed by our representative to be suitable for placement of engineered fill.
- Maximum depth of fill is approximately 5 ½ feet on the northwest side of the building pad. The fill-slope was observed to be overbuilt and cut-back to firm material. A rockery wall was constructed to support the upper fill slope.
- Maximum depth of cut is approximately 14 feet on the south side of the building pad. A rockery wall was constructed to support the cut slope to a height of 12 feet; with a 2H:1V slope above.
- A cut/fill transition generally trends east/west through the northern portion of the building pad. Please refer to the following recommendation section of this letter regarding additional structural reinforcement to decrease the effects of differential settlement.

Field density testing performed by our firm indicates that a minimum relative compaction of 90% was achieved in the fill areas tested. The laboratory maximum density was determined by the ASTM D1557 test method. Field density testing was based on the ASTM D2922 and D3017 test methods. The locations of our field density tests are based on our observations in the field. Summarized on Tables I and II are the results of all field and laboratory tests performed to date by our firm for the grading of the project. The test results reported represent the moisture and density at the locations and depths indicated. *No guarantee or warranty of the contractor's work is made, expressed or implied. Conditions and limitations of the executed contract (Reference 7) shall apply to work performed.*

Based on our observations and test results, the grading performed to date for the project has been completed in general accordance with the recommendations provided in the References 1 through 4. **The building pad is considered suitable and ready for structural improvements constructed in accordance with Reference 1 through 4 and the recommendations provided below.**

Rockery Wall Observations

The north wall was constructed at a maximum exposed height of approximately 4 feet and at a length of approximately 85 lineal feet. The south wall was constructed at a maximum exposed height of approximately 12 feet and at a length of approximately 120 lineal feet.

In general, our representative observed the base course excavations to achieve the recommended widths and depths. Placement of back-drainage provisions were observed behind the walls. The walls were observed to have been constructed at an approximate 1H:4V (horizontal to vertical) to 1H:6V batter with adequate three point contact between the boulders; and free void spaces were observed to be adequately filled with chink rock.

Our representative observed a portion of the north rockery wall footing to be excavated to a depth of approximately 5 ½ feet and backfilled with approximately 2 feet of concrete slurry in order to establish adequate setback between the lower and upper rockery wall footings as recommended in reference 5. In addition, a bubbler drain was installed on the north west side of the northern wall and outlets on the northeast side of the site. Please refer to the following recommendations section regarding drainage outlets.

The scope of our services was limited to intermittent consultation and observation of the structural elements of rockery wall construction when scheduled, and does not express or imply a warranty of the contractor's work. Ultimately, construction of the rockery walls and adherence to project construction recommendations remains the purview of the wall contractor. Based upon our intermittent observations, the rockery wall construction appeared to generally comply with the recommendations of the Reference No. 5 report. The wall should have drains connected to an appropriate discharge facility (i.e. future landscape drainage improvements) in the near future.

Consultation and observation of aesthetic features such as placement of the cap rock and non-structural face chinking was not in our scope of services. Under no circumstances should the rockery wall be used as climbing facilities or any other purpose for which they were not intended.

RECOMMENDATIONS

Maintenance

In order to maintain the strength characteristics of the soil for support of the residence on the fill materials, maintenance of the lot will need to be performed. This maintenance generally includes, but is not limited to, proper drainage and control of surface and subsurface water which could affect structural support and fill integrity. A difficulty exists in determining which areas are prone to the negative impacts resulting from high moisture conditions due to the diverse nature of potential sources of water; some of which are outlined in the paragraph below. We suggest that measures be installed to minimize exposure to the adverse effects of moisture, but this will not guarantee that excessive moisture conditions will not affect the structure. It is important to understand that we have no control over the adverse impacts that excessive moisture can have on engineered fill or cut building pads. In general, engineered fills constructed according to the referenced Geotechnical Engineering Study and California Building Code recommendations are not designed to endure prolonged inundation of water without some adverse impact.

Surface & Subsurface Water

Some of the diverse sources of moisture could include water from landscape irrigation, annual rainfall, offsite construction activities, runoff from impermeable surfaces, collected and channeled water, water perched in the subsurface soils on relatively impermeable bedrock, and water bearing fractures in exposed bedrock. Some of these sources can be controlled through drainage features installed either by the homeowner or homebuilder. Others may not become evident until they, or the effects of the presence of excessive moisture, are visually observed on the property.

Some measures that can be employed to minimize the build up of moisture include, but are not limited to; proper backfill materials and compaction of utility trenches on the lot and within the footprint of the proposed residence to minimize the transmission of moisture through these areas; grout plugs at foundation penetrations; collection and channeling of drained water from impermeable surfaces (i.e. roofs, concrete or asphalt paved areas); installation of subdrain and/or cut-off drain provisions; utilization of low flow irrigation systems; and sufficient knowledge for the homeowner to maintain and/or design landscaping and drainage facilities that they or their landscaper installs.

Drainage & Erosion

Finish grading and landscape grading should include positive drainage away from all foundations. *All final grades should provide rapid removal of surface water runoff; water should not be allowed to pond on building pads or adjacent to foundations or other structural improvements at any time during or following construction.*



All retaining walls and/or stem walls at grade changes should be provided with adequate back-drainage provisions; adequate gradients to discharge water that collects behind the retaining wall; and an appropriate outfall area with drainage directed away from the building pad area.

We recommend that erosion control measures for cut and fill slopes be implemented at a minimum as soon as possible according to the attached El Dorado County Resource Conservation District Erosion Control Requirements and Specifications (Telephone No. 530-295-5630). These recommendations should be implemented to promote long-term slope stability. In addition, we have attached a homeowner letter which describes some common situations and maintenance discussions that the homeowners can refer to while maintaining the lot.

OTHER RECOMMENDED SERVICES

We recommend that Youngdahl Consulting Group, Inc. be retained to perform a footing observation following their excavation to verify soil conditions prior to placement of steel reinforcement and concrete.

We recommend that structural footing reinforcing steel bars which cross any cut-fill transition or soil to rock interface be doubled top and bottom (minimum, four #4 reinforcing bars, two each top and bottom) extending a minimum of 10 feet continuous length on both sides of the transition to minimize the effects of differential settlement.

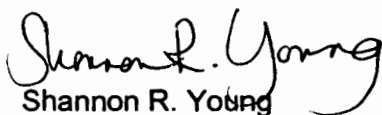
We recommend that spoils generated from excavated footings and utility trenches be reused as engineered backfill within the trenches (if suitable as trench backfill materials), incorporated as engineered fill within the building pad and/or landscape areas, or removed from the project site. *Loose soils should not be deposited on the lots or slopes unless placed as engineered fills.*

Under our current scope of services, we are not involved with the residential construction process following our testing of the building pad. *If you would like further consultation on the items discussed above, please notify our office to prepare a scope and proposal.*

Should you have any questions or require additional information, please contact our office at your convenience.

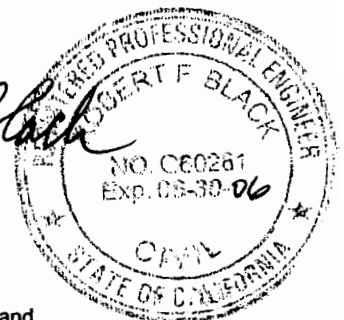
Very truly yours,

Very truly yours,
Youngdahl Consulting Group, Inc.


Shannon R. Young

Reviewed by:


Robert F. Black, P.E.
Project Engineer



Distribution: 4 Copies: Client
1 FAX: 916-632-9365

Attachments: Table I & II
- El Dorado County Resource Conservation District Erosion Control Requirements and Specifications, dated 12 July 1999.
- Homeowner's Letter for Maintenance of Hillside Home-Sites for Slope Stability and Erosion Control, prepared by Youngdahl Consulting Group, Inc., undated.

TABLE I - LABORATORY TEST RESULTS

Soil Type	Description	Dry Density (pcf)	Optimum Moisture (%)
1.0	Brown Silty SAND with Trace Clay & Some Gravel (Native)	135.5	10.5
1.1	Soil Type 1.0 with 10% Rock Correction	138.2	9.5
1.3	Soil Type 1.0 with 30% Rock Correction	144.0	17.2

TABLE II - FIELD DENSITY TEST RESULTS

Test No.	Date	Location	Depth Below Grade (ft)	Moisture Content (%)	Dry Density (pcf)	Relative Compaction (%)	Required Compaction (%)	Notes	Soil Type
YEAR - 2005									
Building Pad and Rockery Wall Fill Areas									
1	5/25	NW, Sliver Fill	4	9	128.8	93	90		1.1
2	5/25	NE, Sliver Fill	2	11	133.1	96	90		1.1
3	6/30	NW	FG	9	130.9	91	90		1.3

Notes:

STA	- Station	OG	- Original Ground	MH	- Manhole	*	- Failing Test
SD	- Storm Drain	SG	- Subgrade	PE	- Pipe Envelope	RT	- Retest
SL	- Sewer Lateral	RSG	- Rough Subgrade	FB	- Footing Base	RWA	- ReWorked & Approved
SM	- Sewer Main	RFG	- Rough Finish Grade	CL	- Center Line	**	- Approved by Visual
WL	- Water Lateral	FG	- Finish Grade	AB	- Aggregate Base		Observation Due to High
WM	- Water Main			AC	- Asphaltic Concrete		Rock Content

N, NE, E, SE, S, SW, W, NW = North, Northeast, East, Southeast, South, Southwest, West, & Northwest

DEVELOPMENT SERVICES DEPARTMENT

County of
EL DORADO

<http://www.co.el-dorado.ca.us/devservices>

PLANNING
SERVICES



PLACERVILLE OFFICE:
2850 FAIRLANE COURT
PLACERVILLE, CA. 95667
(530) 621-5355
(530) 642-0508 Fax
Counter Hours: 7:30 AM to 4:30 PM
planning@co.el-dorado.ca.us

LAKE TAHOE OFFICE:
3368 LAKE TAHOE BLVD. SUITE 302
SOUTH LAKE TAHOE, CA 96150
(530) 573-3330
(530) 542-9082 Fax
Counter Hours: 7:30 AM to 4:30 PM
tahoebuild@co.el-dorado.ca.us

EL DORADO HILLS OFFICE:
4950 HILLSDALE CIRCLE, SUITE 100
EL DORADO HILLS, CA 95762
(916) 941-4967 and (530) 621-5582
(916) 941-0269 Fax
Counter Hours: 7:30 AM to 4:30 PM
planning@co.el-dorado.ca.us

September 18, 2006

Brent Bombola
3181 Stardust Street
Rocklin, CA 95667

Dear Mr. Bombola:

Your application for a correction to the map for Promontory, Village 2/Lots 33 and 54, has been forwarded to the Board of Supervisors and will be considered on September 26, 2006, at 2:00 p.m., in the Supervisors Meeting Room, 330 Fair Lane, Placerville, CA 95667. A copy of the memo to the Board is enclosed for your information. If you have any questions, please contact Gina Hunter in Planning Services at (530) 621-5355.

Sincerely,

A handwritten signature in cursive script, reading "Jo Ann Brillisour".

Jo Ann Brillisour
Clerk to the Planning Commission

Enclosure