

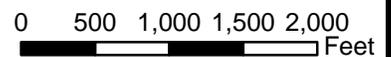


COC-R26-0001/High Sierra Industries Location Map

-  Project Site
-  Roads
-  Parcels



Exhibit A



COC-R26-0001/High Sierra Industries
 Exhibit B: Assessor's Parcel Number Map

POR. N. 1/2 SEC.34, T.10N, R10E, M.D.M.



THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage. Map drafted 6/8/22.

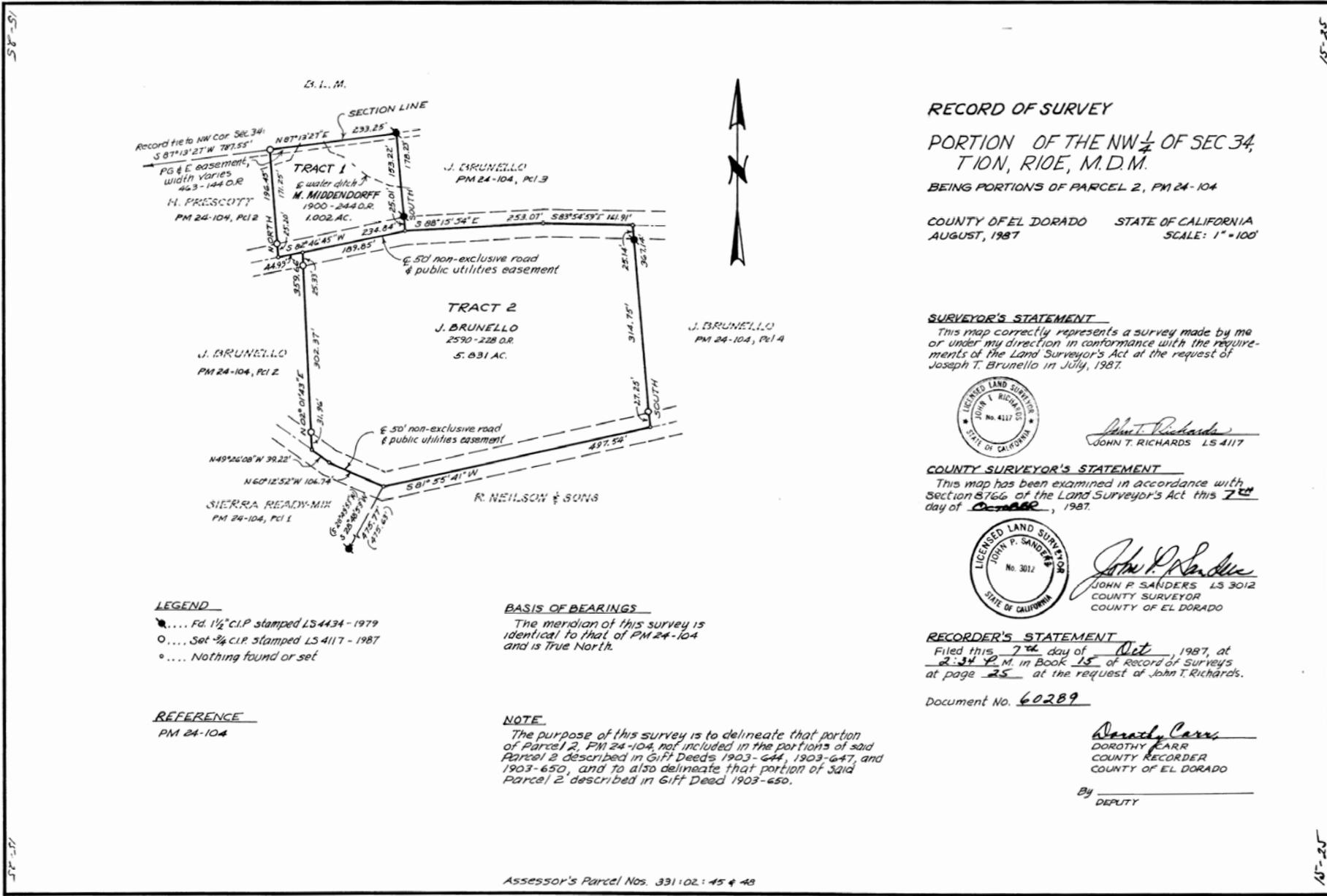
Acreages Are Estimates

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

Rev. May 17, 2023

Assessor's Map Book 331 Page 02
 County of El Dorado, CA

COC-R26-0001/High Sierra Industries
Exhibit C: Record of Survey 15-025



RECORD OF SURVEY

PORTION OF THE NW 1/4 OF SEC 34,
T10N, R10E, M.D.M.

BEING PORTIONS OF PARCEL 2, PM 24-104

COUNTY OF EL DORADO STATE OF CALIFORNIA
AUGUST, 1987 SCALE: 1" = 100'

SURVEYOR'S STATEMENT

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Land Surveyor's Act at the request of Joseph T. Brunello in July, 1987.



John T. Richards
JOHN T. RICHARDS LS 4117

COUNTY SURVEYOR'S STATEMENT

This map has been examined in accordance with Section 8766 of the Land Surveyor's Act this 7th day of ~~October~~, 1987.



John P. Sanders
JOHN P. SANDERS LS 3012
COUNTY SURVEYOR
COUNTY OF EL DORADO

RECORDER'S STATEMENT

Filed this 7th day of Nov, 1987, at 2:34 P.M. in Book 15 of Record of Surveys at page 25 at the request of John T. Richards.

Document No. 60289

Dorothy Farr
DOROTHY FARR
COUNTY RECORDER
COUNTY OF EL DORADO
By _____
DEPUTY

LEGEND

- Fd. 1/2" C.I.P. stamped LS 4434-1979
- Set 3/4" C.I.P. stamped LS 4117-1987
- Nothing found or set

REFERENCE

PM 24-104

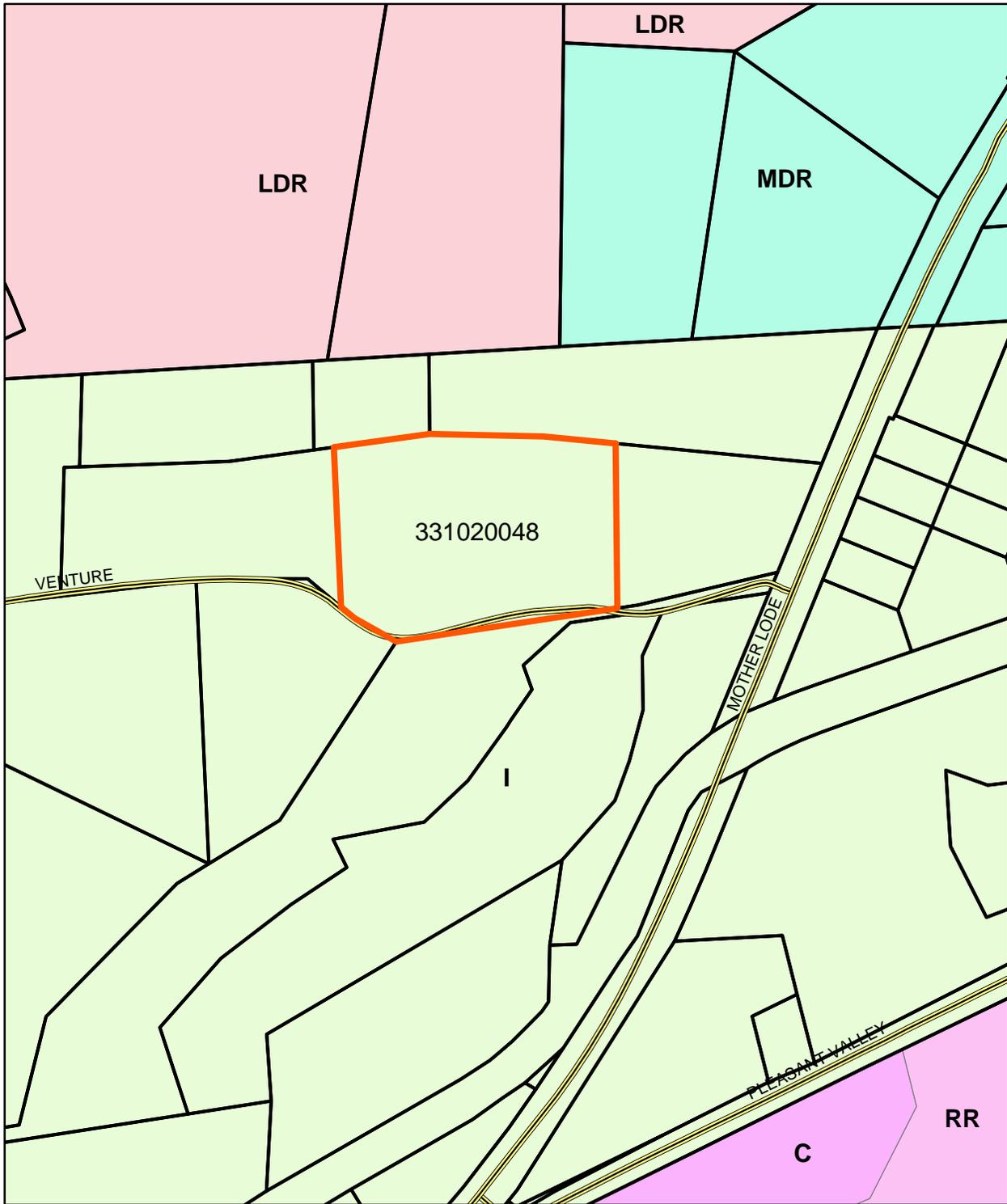
BASIS OF BEARINGS

The meridian of this survey is identical to that of PM 24-104 and is True North.

NOTE

The purpose of this survey is to delineate that portion of Parcel 2, PM 24-104, not included in the portions of said Parcel 2 described in Gift Deeds 1903-644, 1903-647, and 1903-650, and to also delineate that portion of said Parcel 2 described in Gift Deed 1903-650.

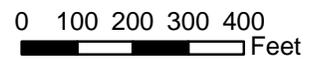
Assessor's Parcel Nos. 331:02:45 & 48

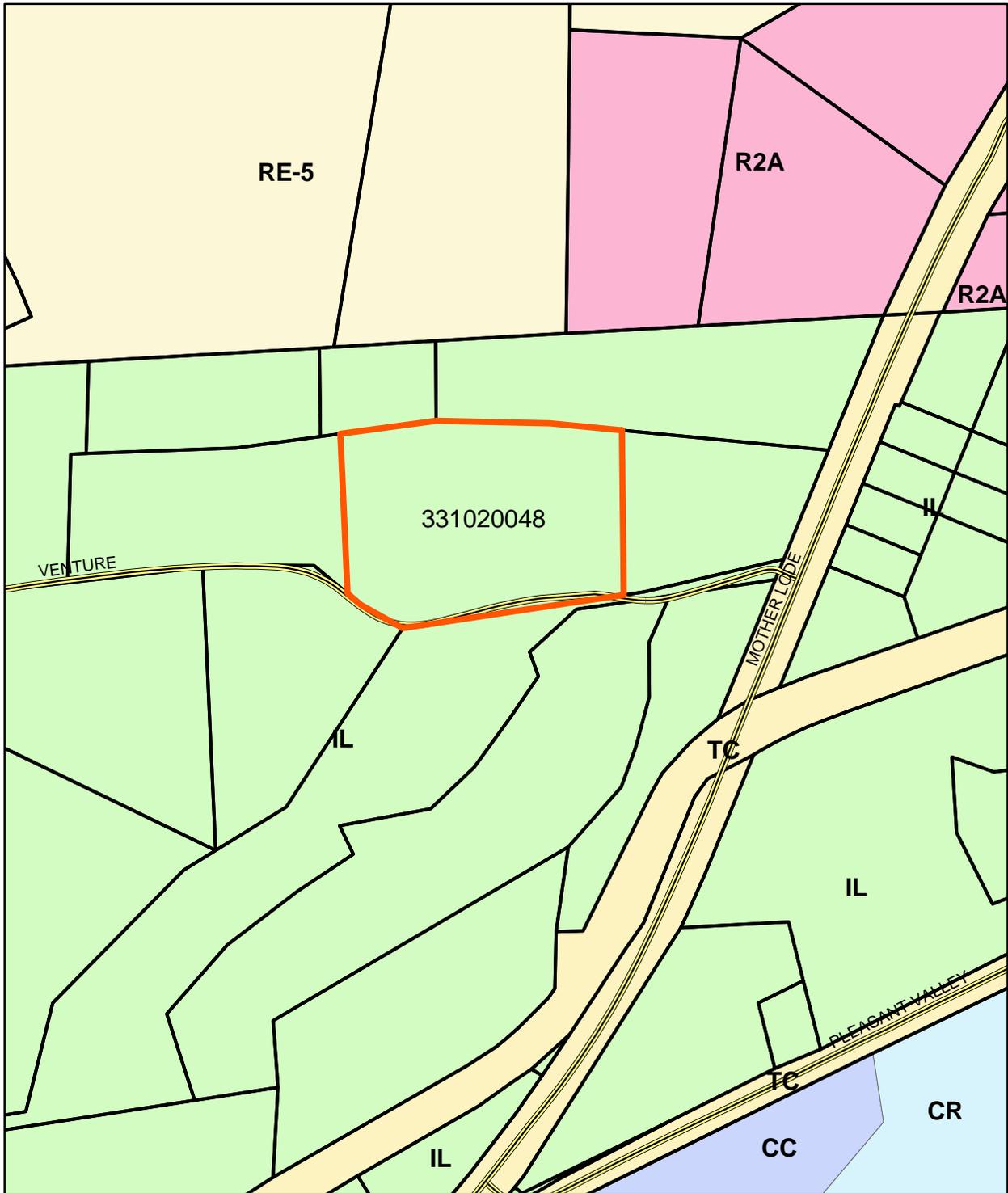


COC-R26-0001/High Sierra Industries General Plan Land Use Map

- C - Commercial
- LDR - Low-Density Residential
- MDR - Medium-Density Residential
- I - Industrial
- RR - Rural Residential

Exhibit D





COC-R26-0001/High Sierra Industries Zoning Designation Map

- CC - Community Commercial
- CR - Regional Commercial
- IL - Light Industrial
- R2A - Two-Acre Residential
- RE-5 - Estate Residential 5-Acre
- TC - Transportation Corridor

Exhibit E

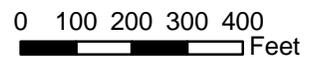


EXHIBIT E2

5164

RECORDED RETURN TO
Office of Supervisors

CONDITIONAL CERTIFICATE OF COMPLIANCE

ASSESSOR'S PARCEL NO. 331-020-48 (5.83 acres)

Mother Lode Associates

The County of El Dorado hereby certifies that the lands described herein constitute legally valid parcels.

Said parcels have been found not to be contrary to the public health or public safety as provided in the California Government Code Section 66499.34 et seq. and are hereby approved for development.

The parcels contained in said parcels are more particularly described in Exhibit "A" attached hereto and incorporated as if fully set forth herein.

The parcels are subject to the conditions, more particularly described in Exhibit "B" attached hereto and incorporated as if fully set forth herein.

DATE: October 18, 1988

COUNTY OF EL DORADO

ATTEST: BILLIE MITCHELL, County Clerk and
ex officio Clerk of the Board of Supervisors

By Marjorie E. Moody
Deputy Clerk 10/18/88

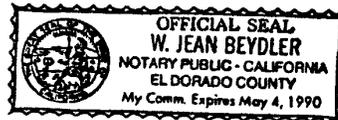
By Patricia R. Lowe
Chairman, El Dorado County
Board of Supervisors

STATE OF CALIFORNIA)
) ss.
County of El Dorado)

On this 15th day of November in the year 1988, before me
W. JEAN BEYDLER, Notary Public, personally
appeared PATRICIA R. LOWE, personally known
to me (or proved to me on the bases of satisfactory evidence)
to be the person who executed this instrument as Chairman of
the Board of Supervisors for the County of El Dorado, a
political subdivision of the State of California, executed it.

WITNESS my hand and official seal.

W. Jean Beydler
State



Notary Public in and for said

rev. 8/29/88

cc: Planning (after recordation)

FILE NUMBER: CC-88-126

COC-R26-0001/High Sierra Industries
Exhibit F: COC 88-126 (Including Property Description)

Staff Report 11-0728.A.14

EXHIBIT "A"



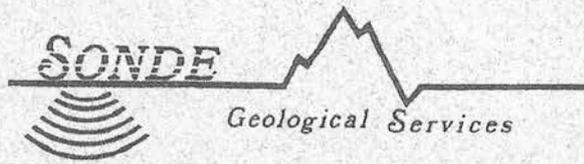
The real property situated in the State of California, County of El Dorado unincorporated area, and described as follows:

All that property in the unincorporated area of the County of El Dorado, State of California, being TRACT 2 of that certain Record of Survey entitled: "Portion of the NW 1/4 of Sec. 34, T10N., R10E., M.D.M.", filed October 7, 1987 in Book 15 of Record of Surveys at Page 25, El Dorado County Records.

EXHIBIT B

CONDITIONS; 88-126

1. Subject to improving road easements to County Standard Plan 112 with a 32 foot width and no sidewalk requirement. Said improvements shall be from the northeast corner of the property to the northwest corner and from the southeast corner of the property to the southwest corner.
2. A complete drainage plan shall be submitted to the County Department of Transportation for approval. A letter of compliance from the Department of Transportation shall be provided to the County Planning Division prior to issuance of a Certificate of Compliance.
3. El Dorado Irrigation District Water and sewer service shall be provided to the property in accordance with the regulations of the El Dorado Irrigation District.
4. A fire hydrant shall be provided within 150 feet of the subject property. A letter of compliance from the Diamond Springs/El Dorado Fire Department shall be provided to the County Planning Division prior to issuance of the Certificate of Compliance.
5. The Access road serving this development shall be named by filing a completed Private Road Name Petition with the County Surveyor's office. Street signs, in conformance with Standard Plan 105 (C) shall be installed at each of intersections of Mother Lode Dr. and the unnamed access roads.
6. The \$600 Road Impact Fee shall be paid to the County Planning Division in accordance with Section 12.28.010 of the County Code.
7. All improvements shall be completed within three years from the date of issuance of this Conditional Certificate of Compliance.
8. No building permits shall be issued until all conditions have been satisfied.



3369 Kimberly Road
Cameron Park, CA 95682
(530) 677-3055

Professional Geologist #4717

PERCOLATION TEST REPORT

Date: June 11, 2025

Owner/Builder & Address:

APN: 331-020-048

Chris Meyer

Day Phone: (530) 363-0433

Water Source: Public

Purpose of Test: Bathrooms for a planned Outbuilding

Directions to Property: 1051 Fatherlode Drive

Date of Test: 6/3/2025

Weather at time of Test: Clear; V. Warm

Soil Profile: 0-8.5 feet: Brown silty, clayey soil grading to weathered, fractured shale like rock below 4 feet.

TEST DATA

Hole Number:	1	2	3	4
Depth of Test Holes (inches):	48	44	36	32
Stabilized Perc. Rate (min/inch):	60	40	34.3	48
Number of Holes:	4			
Average Percolation Rate:	45.6 minutes per inch			



**EL DORADO COUNTY
ENVIRONMENTAL MANAGEMENT
ENVIRONMENTAL HEALTH DIVISION**
2850 Fairlane Ct., Bldg. C, Placerville, CA 95667 - (530) 621-5300
3368 Lake Tahoe Blvd., #303, So. Lake Tahoe, CA 96150 - (530)573-3450

SITE EVALUATION & SOIL DESCRIPTION REPORT

Date of Evaluation: 6/3/25 Assessor Parcel Number: 331-020-048

Septic System Designer's Name: Clyde Hebbron
Registration Number: PG 4717

Project Description

Project Location (street address and driving directions):
1051 FATHERLOBE DR

Proposed Project: BUT BUILDING w/ BATHROOM

Size of Parcel: 5.61 Domestic Water Source: PUBLIC

Longitude & Latitude: 38° 41' 39.6" N Elevation: 1575
120° 52' 6.82" W

Site Evaluation

Depth of Pit: 8.5 Slope: 5-10% Depth of Roots: 6'

Groundwater Observed: NO

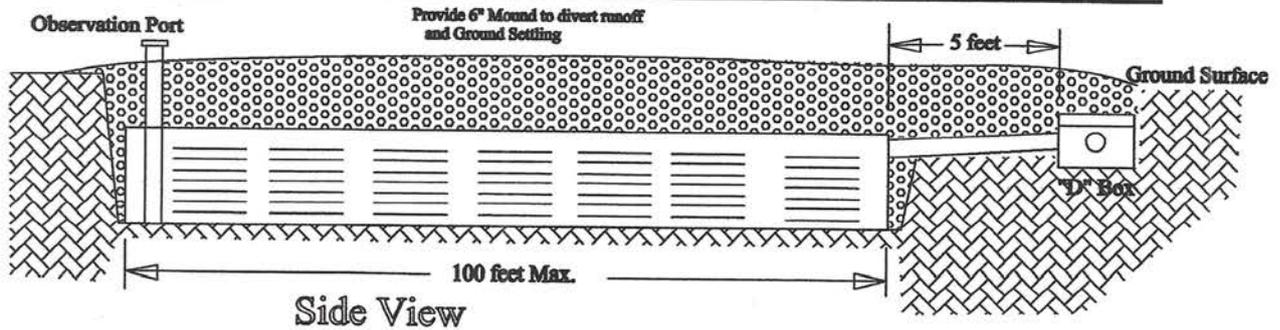
Soil Description: 0-8.5 BROWN SILTY CLAYEY SOIL
GRADING TO WEATHERED, FRACTURED,
SHALE LIKE ROCK BELOW 4'

Mail or Fax this form and a scaled map showing the soil test pit location within 60 days of site evaluation to: Environmental Mgmt, 2850 Fairlane Ct., Bldg. C, Placerville, CA 95667 or fax 530-642-1531.

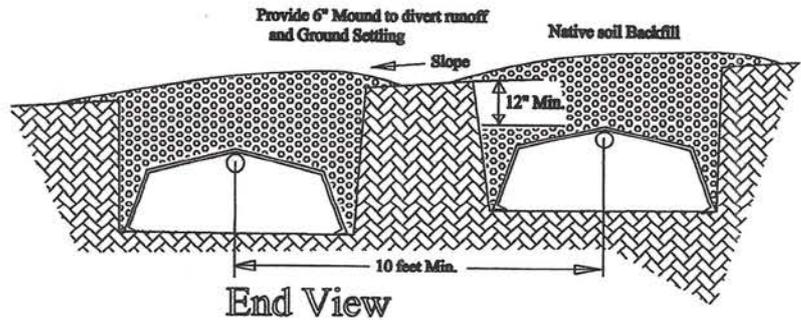
SEPTIC DESIGN - Infiltrator Design

FIXTURE COUNT - SEE BELOW

_____ Bedroom House =	<u>800</u>	Gal/Day
Average Percolation Rate =	<u>45.6</u>	Min/inch
Allowable Application Rate =	<u>0.7404</u>	Gal/Sq ft/Day
Required Surface Area =	<u>1,080</u>	Square feet
Depth of System (D) =	<u>2.5</u>	Feet
Width of System (W) =	<u>3</u>	Feet
Length of System (L) =	<u>216</u>	Feet Infiltrator Design - See Below



Trench Design



Other Design Considerations

- 1) All tight lines shall be schedule 40 PVC, ABS or SDR 35.
- 2) Lines must be constructed level or with a maximum of 3 inch fall in 100 feet
- 3) An Effluent filter required on tank outlet.
- 4) Septic tank lids (manholes) shall be brought to grade, with water tight gaskets

Number of ^{QUICK 4 HIGH CAPACITY} Standard/High Capacity Infiltrator Units: 1,080 Sq. ft. div. by 20 ~~18.75~~ = 54 Use 54

Total Length of System = 54 Units X 4.0 feet = 216

+ 4 - TOILETS - TANK X 4 = 16

4 - WASH SINKS X 2 = 8

2 - URINALS - WALL X 4 = 8

32 X 25 = 800

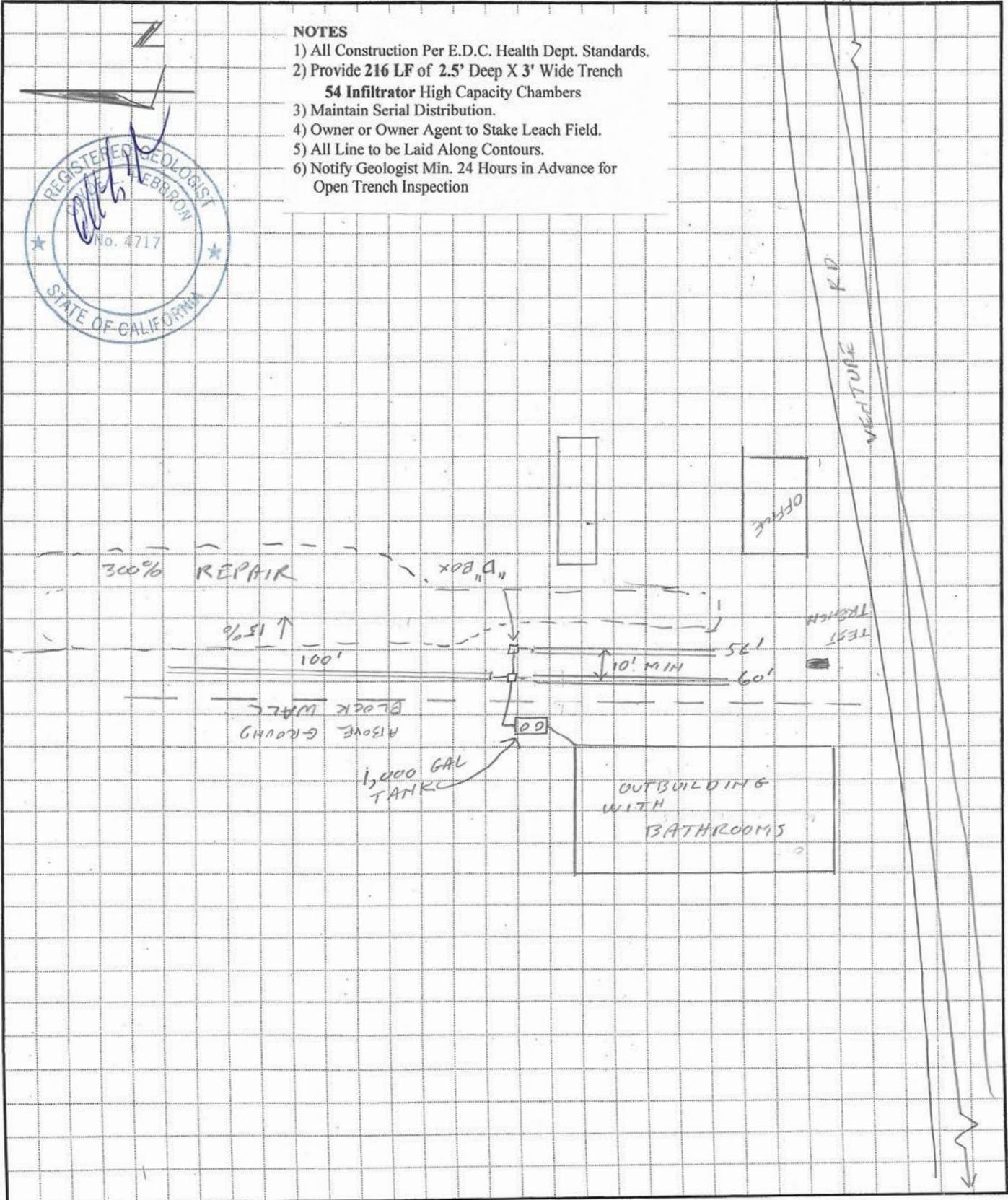
SONDE GEOLOGICAL SERVICES

3369 Kimberly Road
CAMERON PARK, CA 95682
(530) 677-3055

JOB MEYOR APN 331-020-048
SHEET NO. PLUT PLAN OF _____
CALCULATED BY CLH DATE 6/11/25
CHECKED BY _____ DATE _____
SCALE 1"=40'

NOTES

- 1) All Construction Per E.D.C. Health Dept. Standards.
- 2) Provide 216 LF of 2.5' Deep X 3' Wide Trench
 54 Infiltrator High Capacity Chambers
- 3) Maintain Serial Distribution.
- 4) Owner or Owner Agent to Stake Leach Field.
- 5) All Line to be Laid Along Contours.
- 6) Notify Geologist Min. 24 Hours in Advance for
 Open Trench Inspection





El Dorado County Fire Protection District
partnering with Diamond Springs-El Dorado Fire Protection District
501 Pleasant Valley Road, Diamond Springs, CA 95619
ECF 530-644-9630 | DSP 530-626-3190
www.eldoradocountyfire.com | www.diamondfire.org

April 16, 2024

County of El Dorado
Attn: Robert Peters
Planning and Building Department
2850 Fairlane Court, Building C
Placerville, CA 95667

Re: Certificate of Compliance (88-126) APN: 331-020-048

The Diamond Springs El Dorado Fire Protection District has reviewed the above referenced project and submits the following comment regarding Exhibit B, item 4, regarding fire hydrant distance to be within 150 feet to the property. The conditions have been met, and a fire hydrant is located within 70 feet of the property located on Venture Rd located just west of the property line.

Do not hesitate to contact Braden Stirling at El Dorado County Fire Protection District with any questions at (530) 626-3190.

Regards,

Braden Stirling
Fire Marshal
EL DORADO COUNTY FIRE PROTECTION DISTRICT *partnering with* DIAMOND SPRINGS – EL DORADO FIRE PROTECTION DISTRICT

COC-R26-0001/High Sierra Industries
Exhibit I: Official Notification of Situs Address

COUNTY OF EL DORADO
STATE OF CALIFORNIA



COUNTY SURVEYOR
Brian K. Frazier

360 Fair Lane, Placerville, CA 95667
Phone (530) 621-5440
email: surveyor@edcgov.us

OFFICIAL NOTIFICATION OF SITUS ADDRESS

March 28, 2022

To Whom It May Concern:

Assessor's Parcel Number 331-020-048 has been officially assigned the situs address of:

1051 Father Lode Road (Previously 3101 Venture Road)

If you have any questions, please contact me at 530-621-5121 or jane.mcclusky@edcgov.us.

Regards,

Jane McClusky

Jane McClusky
Survey Technician
Surveyor's Office
El Dorado County

Please note that it is your responsibility to update all your mailing address contacts.