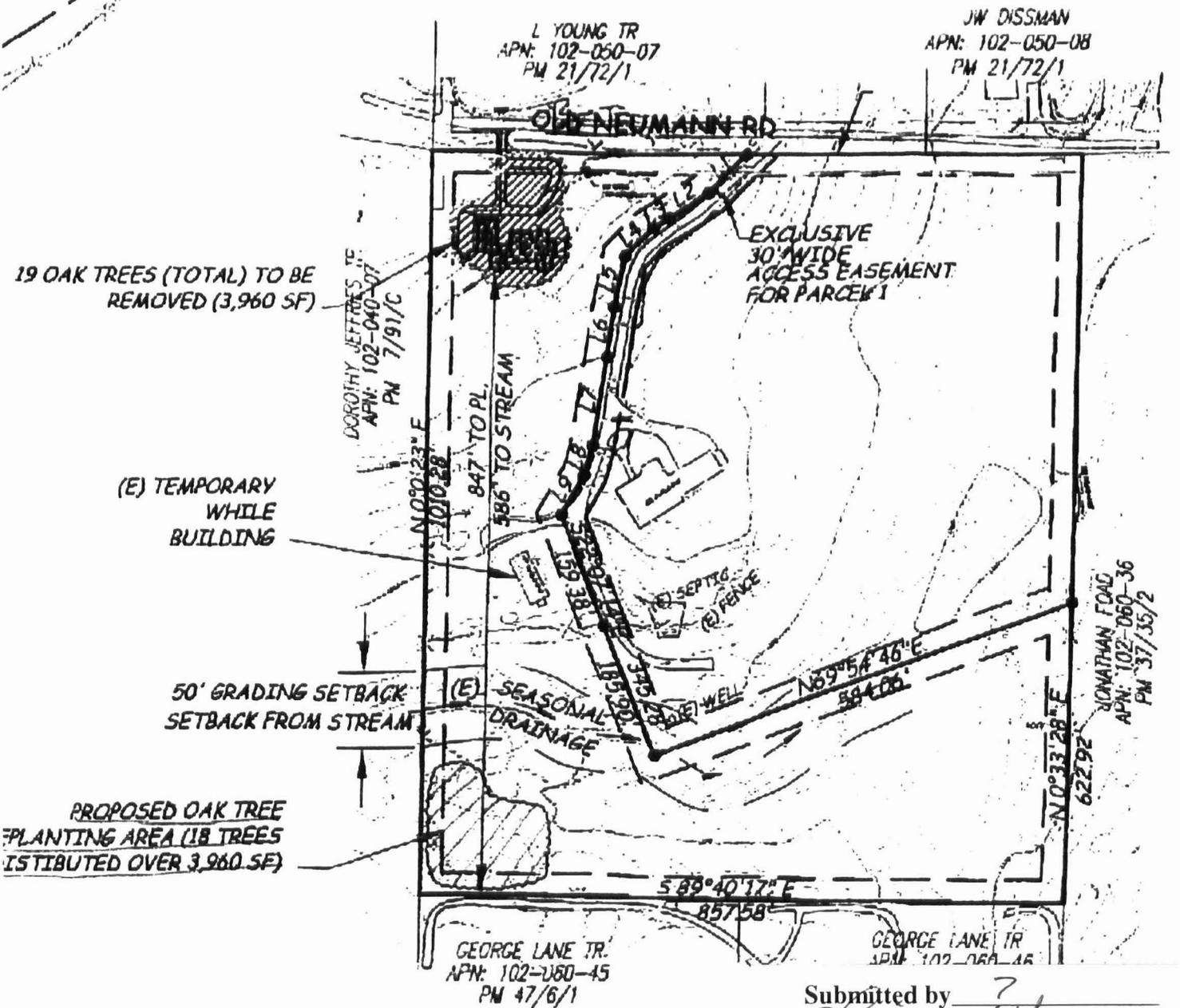
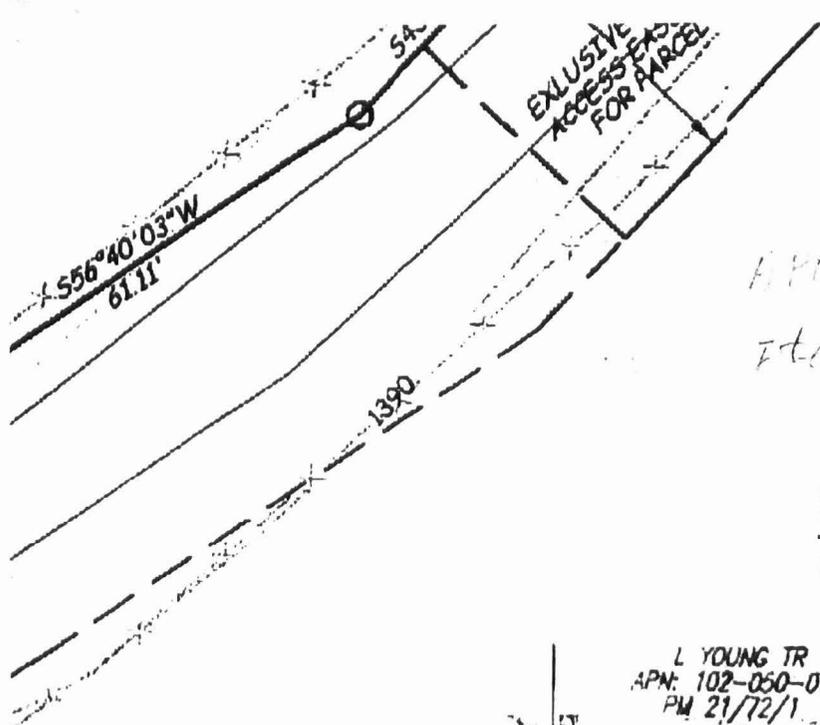


APN 102-060-35  
Item # Consent-6

# SITE PLAN

August 9, 2007  
(REFER TO P-06-0004)  
SCALE: 1"=200'



Submitted by ?  
Kellian Young  
at Board Hearing of 9/11/07  
#37



0 45 90 180 270 360 Feet

P06-0004-



**Disclaimer:**

This depiction was compiled from unverified public and private sources and is illustrative only.  
No representation is made as to the accuracy of this information. Parcel boundaries are particularly unreliable.  
Users make use of this depiction at their own risk.

Exhibit J1



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

**RICHARD W. SHEPARD, PE**  
 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



February 5, 2007

W.R. Koerting, PE  
 2165 Carlos Street  
 Moss Beach, CA 94038

**Re: Lungren Parcel Split, P06-0004**

Dear Mr. Koerting,

I have been asked to respond to your letter of January 5, 2007 which was attached to Ms. Lillian Young's letter to Richard Shepard, also dated January 5, 2007. I have been in contact with Dan Russell, County Surveyor, Jon Vegna, DOT Senior Engineering Technician, Tom Dougherty, County Planner, and Joe Herrlie, Assistant Civil Engineer/DOT grading inspector, regarding this matter. All of these individuals have had some level of involvement with the Lungren Parcel Split.

- a) Mr. Herrlie is not in charge of the Lungren Improvements. The Lungren's were conditioned by the County to make certain improvements in order to do their parcel split. Mr. Herrlie inspects and verifies whether or not the work is being completed satisfactorily. For the record, the work has not been approved because some has yet to be completed.
- b) Regarding your grading permit inquiry (your questions #1 and #5), minor projects that have cuts or fills of less than 5 feet and less than 250 yards of graded material are exempt from a Grading Permit. However, if this changes, the Lungren's will be required to take out a General Grading Permit. Mr. Herrlie had verified that this is the case with the Lungren Parcel Split. There was very little grading done since the majority of the roadway for Old Neumann Road was already in existence, and has been for several decades (See Grant Deed and attached maps).
- c) Regarding your questions #2 and #4, since this is a parcel split, there is no Subdivision Improvement Plan. Offsite improvements are being done as conditioned by El Dorado County. We have not received any improvement plans from the Lungren's to date; however, they do need to add the limits of the roadway improvements to their Parcel Map as per their conditions (we are pursuing this with them). Richard Allen Divers is the licensed Land Surveyor (L 6013) that has been hired to help the Lungren's with their parcel split and has verified the boundaries for their Parcel Map.
- d) Addressing question #3 about the roadway being outside of the Lungren's property: As an engineer, you are familiar with "Grant Deeds" and other vehicles such as "Easements" for ingress and egress. In 1967, such a Grant Deed was recorded (see attached). The existing Grant Deed gave the Lungren's property the rights to use Old Neumann Road and to bring it up to minimum fire safe standards. This was conditioned by El Dorado County and the Department of Forestry under the California Public Resources Code. I have also verified the Grant Deed description with the County Land Surveyor, Dan Russell. As a side note, it is the applicant's responsibility to provide a Parcel Map Guarantee issued by a title company to the County Surveyor before this project can be finalized.

- e) The details for the roadway improvement are contained in the conditions that were approved by the Zoning Administrator on November 1, 2006. The typical section of the roadway for this project is determined by Fire Safe Regulations, Title 14 Natural Resources, Division 1.5 the California Department of Forestry and Fire Protection (CDF), Chapter 7 – Fire Protection, Subchapter 2 SRA (18 feet minimum and vegetation clearance). The roadway width and vegetation clearance was accepted on their behalf by the Rescue Fire Protection District (letter attached). Material to be used is dictated by the County Standard Plans, 101C. An initial site visit was made and a request for a soils report, including compaction tests, was made by the County.

The following responses are in reference to your questions numbered #7 through #15:

- 7. "What allowed the County, the Lungren's, and/or contractors to perform the work and change the character of "the Road" within the private land of Young?"  
Please refer to paragraph "d".
- 8. "Did you permit the removal of materials, vegetation, and trees from the private property of Young?"  
No. Anything done outside the twenty foot road limits as described in the Grant Deed, book 834, Page 612 is not sanctioned by the County with the exception of vegetation removal as per CDF (only 18 feet of roadway was needed).
- 9. "Did you permit and inspect the excavation along "the Road" for the widening?"  
Light grading was done per the roadway conditions of the parcel split. Mr. Herrlie was only the inspector.
- 10. "Did you inspect and approve the addition and the quality of the aggregate used in the widening?"  
Mr. Herrlie inspected the site and has re-requested compaction tests.
- 11. "In the widening of "the Road", the ditch that existed along the south edge of the seal coated surface was obliterated by the excavation and filled by the widening. The widening extends directly into the newly graded denuded slopes. Did you approve the elimination of the ditch?"  
Mr. Herrlie has informed me that there is a culvert that your client has blocked with the recent grading done on her property. There is nothing to substantiate that the ditch you have alluded to has ceased to function. Please send photos if you have them. The culvert was the main vehicle for sheet flow in that section of road, and needs to be restored by your client as it was installed by the road maintenance association to prevent water from flowing across the road.
- 12 & 13. "What provision has been made for the run-off water that the ditch previously accommodated?" and "Won't the run-off over the now denuded slopes contaminate the aggregate placed for the widening of "the Road"?"  
Please refer to the response given for question 11.
- 14. "When asked about the roadwork within the Young private property, Mr. Dougherty indicated that you determined "the road was within the easement". What are the County recorded book, page and document number(s) for the drawing(s) and Deed(s) for said easement(s)?"  
Please refer to the response for question 8.

- 15. "You indicated in your letter that you are an Assistant Civil Engineer. If you are a registered engineer or surveyor, please provide your registration number(s). If you are not registered, please provide the name and registration number of the engineer responsible for overseeing your engineering and survey work".

Assistant Engineers are not registered, hence the term Assistant vs. Associate. The Supervising Civil Engineer that Mr. Herrlie reports to is me, Chuck S. Pazzi.

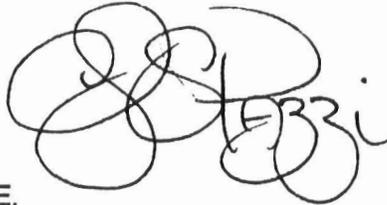
If I could direct you to page one of the Grading, Erosion and Sediment Control Manual of which you have been paraphrasing, we can address the issue of Ms. Young's work on her own property.

Under **15.14.040 Definitions** "an Agricultural operation is .....when conducted on agriculturally zoned land and is not surface mining or borrow pit operations." Now if you return to page 7, letter "D" under exemptions, you can appreciate the fact that this does not apply to your client. Ms. Young's property is zoned RE10 which is residential. Looking at the photos that Mr. Herrlie took, I see an open pit about four feet deep with three feet or more in height of spoils placed at the edge of the pit (cut plus fill is in excess of 5 feet). This is an unsafe condition and there are no erosion control devices on site. Mr. Herrlie was correct for getting involved with Ms. Young's grading.

I agree that there is less than 250 yards of material, however, please see that your client mitigates the above mentioned safety issues and the drainage/culvert blockage.

If I can be of further service, please don't hesitate to contact me.

Sincerely,



Chuck S. Pazzi, PE.  
Supervising Civil Engineer  
Department of Transportation  
Phone: (530) 621-6077

**Attachments**

cc: Richard Shepard, Director, Department of Transportation, El Dorado County  
Jim Ware (DOT) Deputy Director, Transportation Planning & Land Development  
Chuck Pazzi (DOT) Supervising Civil Engineer, Land Development  
Lillian Young, 3650 Sneath Lane, San Bruno, CA 94066



## Rescue Fire Protection District

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

July 20, 2006

Tom Dougherty  
Planning Department  
El Dorado County  
2850 Fairlane Court  
Placerville CA 95667

RE: Fire Safe Plan

Project: P06-0004- David Lungren (Parcel Split)

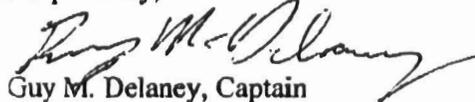
Dear: Tom

The site inspection I made July 20, 2006 on Old Neumann Road, meets the Rescue Fire Protection District requirements for this road.

1. Old Neumann Road has been widened from 12 feet to 18 feet, with an all weather surface.
2. Vertical clearance has been met at 15 feet, 5 feet of vegetation clearance has been completed on both sides of Old Neumann Road.

If you have any questions please feel free to call me.

Respectfully,

  
Guy M. Delaney, Captain  
Rescue Fire Protection District

INTER-COUNTY TITLE CO.

AND WHEN RECORDED MAIL TO

Alan S. Woodham  
1811 Fairchild Drive  
Carmichael, California

RECORD REQUESTED BY  
INTER-COUNTY TITLE CO.  
JUN 13 2 56 PM 1967

JAMES W. SWEENEY  
COUNTY RECORDER

JCS

#5

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APRIS I.H.S. S. IN THIS SPACE

### Grant Deed

Order No. 73001-514

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

IRVING S. CAMPBELL, JR. and BETTY JO CAMPBELL, husband and wife, and  
ELVIN C. DIXON and LILLIAN DIXON, husband and wife  
hereby GRANT(S) to

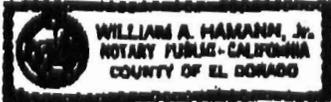
ALAN S. WOODHAM and ANNE B. WOODHAM, husband and wife, as Joint Tenants

the following described real property in the  
County of El Dorado State of California:

A non-exclusive right of way 20 feet in width for road purposes lying within  
the West half of the West half of Section 9, Township 10 North, Range 9 East,  
N.D.S. & M., to be used in common with others entitled thereto, over an existing  
roadway, extending from the Southeast corner of the Northeast quarter of the  
Northeast quarter of Section 9, Township 10 North, Range 9 East, N.D.S. & M., and  
running thence in a general Easterly and Southerly direction to Deer Valley Road.

STATE OF CALIFORNIA,

County of El Dorado } ss.  
On this 9th day of June in the year one thousand nine  
hundred and 67 before me, William A. Hamann, Jr.,  
a Notary Public, State of California, duly commissioned and sworn, personally appeared  
Elvin C. Dixon and Lillian Dixon



known to me to be the persons whose names are subscribed to the within instrument  
and acknowledged to me that they executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and official seal  
in the County of El Dorado the day and year in this  
certificate first above written.

William A. Hamann, Jr. Notary Public, State of California.  
My Commission Expires 9-29-68

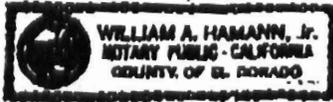
Notary's Form No. 28-A (Revised 1-30-66) 61-0410  
(C. C. Sec. 1180)

STATE OF CALIFORNIA  
COUNTY OF El Dorado } ss.  
On May 2, 1967 before me (the undersigned,  
a Notary Public in and by said State, personally appeared  
Irving S. Campbell and  
Betty Jo Campbell

Date: March 26, 1967  
Irving S. Campbell  
Betty Jo Campbell  
Elvin C. Dixon  
Lillian Dixon

known to me to be the persons whose names are subscribed to the within  
instrument and acknowledged that they executed the same.  
WITNESS my hand and official seal.

William A. Hamann, Jr.  
Name (Typed or Printed)



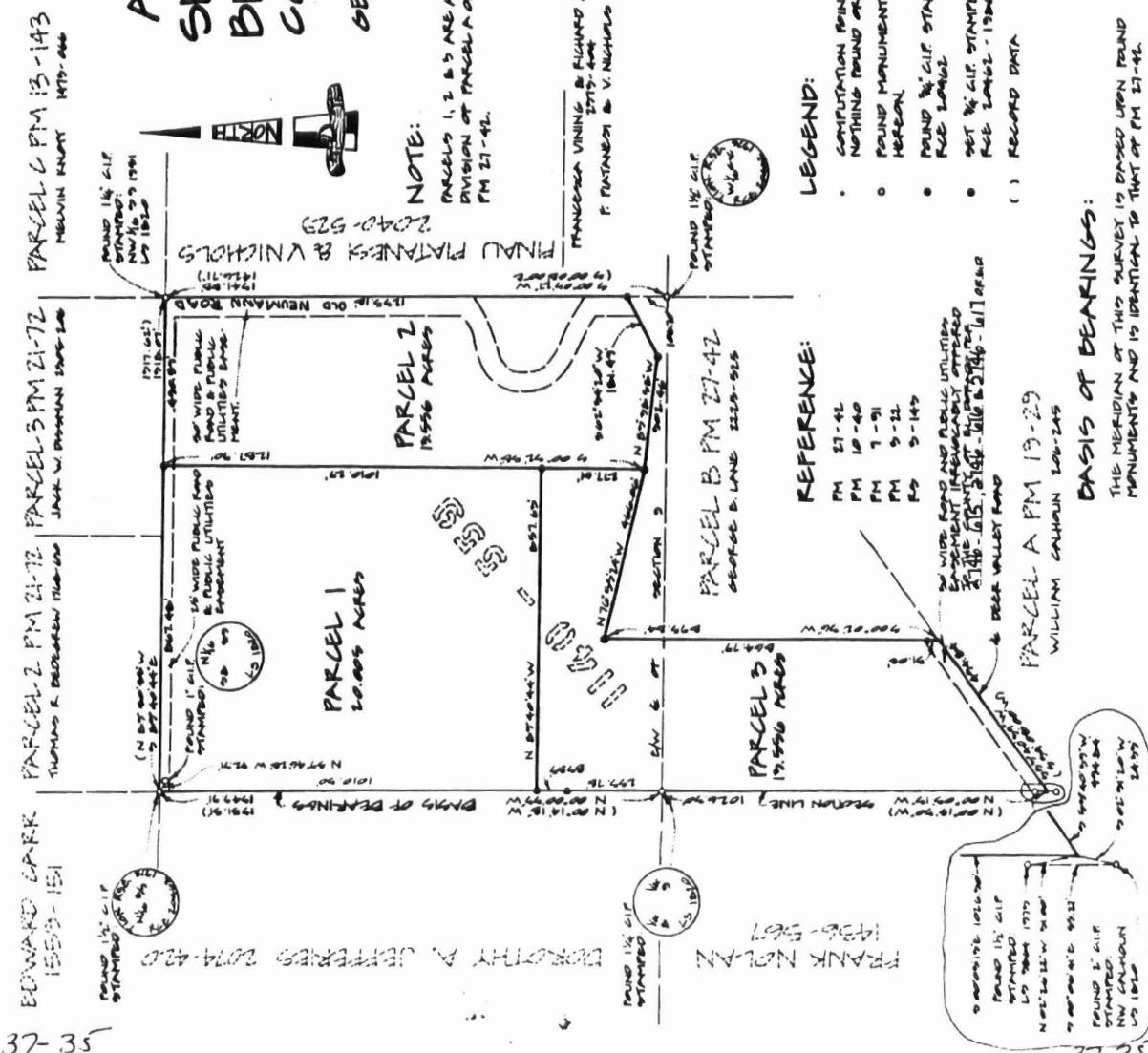
END OF DOCUMENT 834 PAGE 612

# PARCEL MAP

A PORTION OF THE W 1/2 OF SECTION 9, T.10N., R. 9 E., M.D.M. BEING PARCEL A OF PM 27-42 COUNTY OF EL DORADO, CALIFORNIA SCALE: 1" = 200' ~ JANUARY 1986 GENE E. THORNE & ASSOCIATES RCE 20462

37-35

37-35



## SURVEYOR'S CERTIFICATE:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE RESIST OF ARTHUR C. AND MARY ANN FORD ON NOVEMBER 17, 1986. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. ALL MONUMENTS ARE AT THE CHARACTER AND ACCURACY THE POSITIONS INDICATED ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED.



## COUNTY SURVEYOR'S CERTIFICATE:

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE DATED APRIL 20, 1987.



## COUNTY RECORDER'S CERTIFICATE:

FILED THIS 30 DAY OF April 1987 AT 2:36 P.M. IN BOOK 37 AT PARCEL MAP NO. 20462 AT THE RESIDENT OFFICE OF ARTHUR C. AND MARY ANN FORD DOCUMENT NO. 20462-533

Deborah Carr  
COUNTY CLERK  
COUNTY OF EL DORADO, CALIFORNIA

TENTATIVE PARCEL MAP NO. 192-000-99 APPROVED ON: JANUARY 2, 1986

## NOTE:

PARCELS 1, 2 & 3 ARE A DIVISION OF PARCEL A OF PM 27-42.

TRANSFERRED VINING & RIGGED LINES  
F. PATRICK & V. NICHOLS 2040-900

## LEGEND:

- COMPUTATION POINT ONLY; NOTHING FOUND AT POST.
- FOUND MONUMENT AS DESCRIBED HEREON.
- FOUND 1/2 C.I.P. STAMPED; SEE LABEL.
- POST 1/2 C.I.P. STAMPED; SEE LABEL - 1986
- ( ) RECEIVED DATA

## REFERENCE:

- PM 51-42
- PM 10-40
- PM 7-91
- PM 5-22
- PM 5-143

## BASIS OF BEARINGS:

THE MERIDIAN OF THIS SURVEY IS BASED UPON FOUND MONUMENTS AND IS IDENTICAL TO THAT OF PM 27-42.

EXISTING ADJACENT PARCEL NO. 192-000-99

37-35

37-35