

RECORDING REQUESTED BY:
EL DORADO COUNTY PLANNING SERVICES

WHEN RECORDED, RETURN TO:

DEPARTMENT: El Dorado County Planning Service
MAILING ADDRESS: 2850 Fairlane Court
CITY, STATE, ZIP: Placerville, CA 95667



El Dorado, County Recorder
William Schultz Co Recorder Office
DOC- 2008-0012417-00

Acct 22-EL DORADO CO PLANNING

Tuesday, MAR 18, 2008 09:45:46

Ttl Pd \$0.00

Nbr-0001070112

JLR/C1/1-4

Submitted by R. Treat

#11

at Board Hearing of 9/27/11

SPACE ABOVE RESERVED FOR RECORDERS US

CORRECTORY CONDITIONAL CERTIFICATE OF COMPLIANCE

Assessor's Parcel Number: 089-010-47 / 6.990 acres

Thomas R. Van Noord

File Number: COC 02-317

The County of El Dorado hereby certifies that the lands described in **Exhibit "A"**, attached hereto and incorporated as if fully set forth herein, have been evaluated pursuant to Ordinance 4632 and California Government Code Section 66499.34 et seq.

Said lands shall be subject to the conditions described in **Exhibit "B"**, attached hereto and incorporated as if fully set forth herein, and shall remain undevelopable pending compliance with said conditions and the recording of a Certificate of Compliance or Parcel Map.

This certificate relates only to issues of compliance or noncompliance with the Subdivision Map Act and local ordinances enacted pursuant thereto. The parcel described herein may be sold, leased, or financed without further compliance with the Subdivision Map Act or any local ordinance enacted pursuant thereto. Development of the parcel may require issuance of a permit or permits, or other grant or grants of approval.

DATE: 3-11-08

COUNTY OF EL DORADO

By

Pierre Rivas

State of California
County of El Dorado

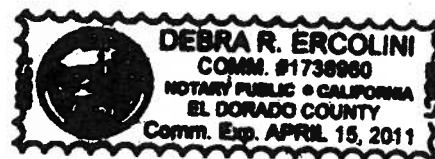
On March 11, 2008, before me, Debra R. Ercolini, Notary Public,
(insert name and title of the officer)

personally appeared Pierre Rivas, Principal Planner, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Debra R. Ercolini (Seal)



11-1037.B.1

EXHIBIT "A"

Assessor's Parcel Number: 089-010-47 / 6.990 acres

Thomas R. Van Noord

File Number: COC 02-317

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

That portion of the Northeast 1/4 of the Southwest 1/4 of Section 30, Township 11 North, Range 10 East, Mount Diablo Meridian that lies Southerly of the centerline of Thompson Hill Road as described in Doc. No. 2000-0021378 El Dorado County Records excepting therefrom that portion of said northeast 1/4 of the Southwest 1/4 of said Section 30, that lies within that parcel described as 23.51 acre exception from the East 1/2 of the Southwest 1/4 of said Section 30 in Volume 103 at Page 434, El Dorado County Records as follows:

Commencing at the SE corner of the tract herein described: an iron bar 1 inch dia. 15 ins. long set 9 ins. deep in ground on the bank of a ditch; whence the 1/4 cor. of sec. 30, T.11 N.R. 10,E. M.D.M. bears 8.0°02' W. 1288.9 feet; a nut pine 15 ins.dia. bears N. 2° 06' W. 19.7 feet; a yellow pine, 2 feet dia. bears S.44° 20' W. 16.25 feet, each blazed and scribed "E V Sec. BT", thence N 1° 27' E. 1456.8 feet to a point in the middle of the County Road, marked by an iron spike, 4 ins. long, set below the surface of the road; whence the west fork of a black oak 8 ins. dia. bears S.46° 50' E. 26.7 feet; the north fork of a black oak, 8 ins. dia. bears S.87° 47' E. 48.7 feet, each blazed and scribed "E V NE COR BT". Thence along said County Road all points therein being marked by iron spikes, 4 ins. long, set below the surface of the ground, S.65°32' W. 74.45 feet; S.47° 43' W. 274.9 feet; N.83° 39' W. 173.35 feet; S.64° 12' W.126.4 feet; S.36° 40' W.237.0 feet; S.29° 09'W. 127.4 feet; S.12°59' W. 126.45 feet; S.88° 02' W. 174.75 feet; S.49° 05' W. 175.5 feet to a point on the North side of said road, marked by an iron bar, 1 in dia. two feet long, set 1 1/2 feet. deep in the ground in a mound of rock, whence a black oak, 15 ins. dia. bears N.71°44' E.58.3 feet; a black oak,10 ins.dia. bears S.84° 13' W. 21.3 feet, each blazed and scribed "E V NW COR BT". thence leaving said road, 8.13° 46' E. 212.0 feet to a live oak, 6 ins. dia. blazed and scribed "E V COR". Thence S. 32° 01' E.94.7 feet to an iron pin 1 1/2 by 2 ins. 10 ins. long set full length in the ground on the west side of granite boulder. Thence S. 47° 33' E. 186.1 feet to a white oak 1 foot dia. blazed and scribed "E V COR." Thence S. 64° 33' E. 747.7 feet to the south -west corner, an iron bar, 1 inch in dia. 2 feet long, set 1 3/4 feet deep on the bank of a ditch; whence a black oak 15 ins. dia. bears S.71 ° 41' W. 46.35 feet, and a black oak, 15 ins. dia. bears S.28°56' W. 46.0 feet, each blazed and scribed "E V SWC BT." Thence N.63° 18' E. 164.2 feet to the north-east corner, the place of beginning, containing 23.51 acres.

NOTE: The information hereon, including but not limited to legal description, is obtained from official records in the Office of the County Recorder. Planning Services makes no representation as to the accuracy of that information and disclaims all warranties-express or implied with respect to that information.

NOTE: All parcels cited hereinabove constitute only one parcel of land in conformance with the Subdivision Map Act.

EXHIBIT "B"

Assessor's Parcel Number: 089-010-47 / 6.990 acres

Thomas R. Van Noord

File Number: COC 02-0317

CONDITIONS OF APPROVAL

1. A Grading Permit shall be obtained from the Department of Transportation prior to the commencement of any road construction within the County right-of-way for Thompson Hill Road.
2. All grading and erosion control shall be in conformance with the requirements of Chapter 15.14 of the El Dorado County Code, *Grading, Erosion and Sediment Control Ordinance*. A letter from the local enforcement agency shall be submitted to Planning Services prior to the issuance of a clear certificate of compliance.
3. An irrevocable offer of dedication, 25 feet from the centerline of Thompson Hill Road (both sides), for road and public utility purposes, including all slope easements, shall be offered to the County across the frontage of the subject parcel. The offer of dedication shall be made on a form approved by the Department of Transportation.
4. Any fencing on either parcel shall be located outside the road easement, unless approved through an Encroachment Permit issued by the Department of Transportation.
5. The on-site access road easement shall be improved to Standard Plan 101-C with a chip seal surface. Thompson Hill Road across the frontage of the subject parcels shall meet minimum California Fire Safe Regulations. At a minimum, Thompson Hill Road frontage shall be widened to provide an unrestricted roadway of 18 feet. Said improvements shall be subject to the review and approval of the El Dorado County Department of Transportation and the El Dorado County Fire Protection District.

Mitigation Measures

- 6 The owner of Assessor's Parcel Number 089-010-27 shall establish and show a defined 100-foot non-disturbance setback on each side of the centerline of Granite Creek on the record of survey, or other recorded document for Assessor's Parcel Number 089-010-27. Grading, filling, and construction activities within the setback area shall be minimized to the greatest extent possible, and no buildings or permanent parking areas will be allowed within the defined setback area. No healthy vegetation or trees shall be removed within the defined setback area. Dead, weakened, or diseased trees or vegetation may be removed, but only after review by a licensed arborist, El Dorado County, and any other responsible agency.

7. The property owner of Assessor's Parcel Number 089-010-27 shall file a Notice of Restriction stating that no earth moving, grading, or any other ground disturbance may occur within 100 feet of the identified archaeological resource sites without having an El Dorado County approved archaeologist or historian on site. This notice of restriction shall serve as notice to any future property owners that no earth moving, grading, or any other ground disturbance may occur within 100 feet of the identified resources located on Assessor's Parcel Number 089-010-27.
8. The property owner of Assessor's Parcel Number 089-010-27 and the property owner of Assessor's Parcel Number 089-010-47 shall each file a Notice of Restriction stating that in the event a heritage resource or other item of historical or archaeological interest is discovered during any grading and construction activities on the subject parcel, the property owner shall ensure that all such activities cease within 50 feet of the discovery until an archaeologist can examine the find in place and determine its significance. If the find is determined to be significant and authenticated, the archaeologist shall determine the proper method(s) for handling the resource or item. Grading and construction activities may resume after appropriate measures are taken or the site is determined not to be of significance. All future grading plans for the property shall include this condition on the plans. Planning Services shall review the grading plans prior to issuance of a grading permit.
9. The property owner of Assessor's Parcel Number 089-010-27 and the property owner of Assessor's Parcel Number 089-010-47 shall each file a Notice of Restriction stating that in the event of the discovery of human remains, all grading and construction activity on the subject parcel is to stop and the County coroner shall be immediately notified pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. If the remains are determined to be Native American, the Coroner must contact the Native American Heritage Commission within 24 hours. The treatment and disposition of human remains shall be completed consistent with guidelines of the Native American Heritage Commission. All future grading plans for the property shall include this condition on the plans. Planning Services shall review the grading plans prior to issuance of a grading permit.

NOTE: The information hereon, including but not limited to legal description, is obtained from official records in the Office of the County Recorder. The Planning Department makes no representation as to the accuracy of that information and disclaims all warranties-express or implied with respect to that information.

NOTE: All parcels cited hereinabove constitute only one parcel of land in conformance with the Subdivision Map Act.