



EL DORADO COUNTY PLANNING & BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-5355, Fax (530) 642-0508

Date: December 4, 2020
To: El Dorado County Agricultural Commission
From: Gina Hamilton, Senior Planner
Subject: **Steward Parcel Map (Project No. P17-0008 for APN 060-430-075)**

Planning Services is processing the attached application (Attachment A) for a Tentative Parcel Map and requests the project be placed on the soonest available Agricultural Commission Agenda for advisory review and comment.

The applicant is requesting the following:

Tentative Parcel Map P17-0008 Project Description: A request for Tentative Parcel Map to subdivide a 50- acre parcel into two parcels of 30.0 acres (Parcel A) and 20.0 acres (Parcel B). The project site is located on the west side of State Highway 193, approximately 0.4 miles north of the intersection with Black Oak Mine Road in the Garden Valley area.

Staff requests additional comments on the following:

General Plan Policy 8.1.3.5. requires a recommendation from the Agricultural Commission as follows:

Policy 8.1.3.5. "On any parcel 10 acres or larger identified as having an existing or potential agricultural use, the Agricultural Commission must consider and provide a recommendation on the agricultural use (except for parcels assigned urban or other non-agricultural uses by the land use map for the 1996 General Plan) or potential of that parcel and whether the request will diminish or impair the existing or potential use prior to any discretionary permit being approved."

General Plan Policy 8.1.4.1. requires a recommendation from the Agricultural Commission as follows:

Policy 8.1.4.1. "The County Agricultural Commission shall review all discretionary development applications and the location of proposed public facilities involving land zoned for or designated agriculture, or lands adjacent to such lands, and shall make recommendations to the reviewing authority. Before granting approval, a determination shall be made by the approving authority that the proposed use:

- A. Will not intensify existing conflicts or add new conflicts between adjacent residential areas and agricultural activities; and
- B. Will not create an island effect wherein agricultural lands located between the project site and other non-agricultural lands will be negatively affected; and
- C. Will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to agricultural lands.”

FILE # P17-0008



EL DORADO COUNTY PLANNING SERVICES

TENTATIVE PARCEL MAP APPLICATION

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ASSESSOR'S PARCEL NUMBER(s) 060-430-705

PROJECT NAME/REQUEST: (Describe proposed use)
Tentative Parcel Map creating two parcels

IF SUBDIVISION/PARCEL MAP: Create 2 lots, ranging in size from 30 to 20 acre(s) / square feet

IF ZONE CHANGE: From _____ to _____ IF GENERAL PLAN AMENDMENT: From _____ to _____

IF TIME EXTENSION, REVISION, or CORRECTION: Original approval date _____ Expiration date _____

APPLICANT/AGENT James Steward

Mailing Address P. O. Box 164 Garden Valley CA <pick from list> 95633
P.O. Box or Street City State ZIP
Phone (530) 906-4327 FAX ()

PROPERTY OWNER James and Jennifer Steward

Mailing Address P. O. Box 164 Garden Valley, CA <pick from list> 95633
P.O. Box or Street City State ZIP
Phone (530) 906-4327 FAX ()

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT James (Jim) Willson, Site Consulting, Inc.

Mailing Address 3460 Angel Ln Placerville, CA <pick from list> 95667
P.O. Box or Street City State ZIP
Phone (530) 622-7014 FAX (530) 903-5343

LOCATION: The property is located on the <pick from list> West side of State Hwy 193
N/E/W/S Street or Road

0.4 1000 feet miles <pick from list> North of the intersection with Black Oak Mine Rd
N/E/W/S Major Street or Road

in the Garden Valley <or pick from list> _____ area. PROPERTY SIZE 50 Ac.
Acreage / Square Feet

James Willson 9/20/17
Signature of property owner or authorized agent Date

FOR OFFICE USE ONLY

Date 10/12/17 Fee \$ 13,581 Receipt # 30561 Rec'd by Efrén Sandoz Census _____
Zoning RL-2D GPD AL-A Supervisor District 4 Sec 26 Twn 12N Rng 10E

ACTION BY: ☐ PLANNING COMMISSION
☐ ZONING ADMINISTRATOR

Hearing Date _____

Approved _____ Denied _____
(Findings and/or conditions attached)

Executive Secretary
(Revised 06/07)

ACTION BY BOARD OF SUPERVISORS

Hearing Date _____

Approved _____ Denied _____
(Findings and/or conditions attached)

APPEAL: Approved _____ Denied _____

RESET

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EL DORADO COUNTY PLANNING SERVICES

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REQUIRED SUBMITTAL INFORMATION for Tentative Parcel Map

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The following information must be provided with all applications. **If all the information is not provided, the application will be deemed incomplete and will not be accepted.** For your convenience, please use the check (✓) column on the left to be sure you have all the required information. **All plans and maps MUST be folded to 8½" x 11"**.

FORMS AND MAPS REQUIRED

Check (✓)

- | Applicant | County | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 1. Application Form and Agreement for Payment of Processing Fees, completed and signed. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 2. Letter of authorization from <u>all</u> property owners authorizing agent to act as applicant, when applicable. |
| N/A <input type="checkbox"/> | <input type="checkbox"/> | 3. Proof of ownership (Grant Deed), if the property has changed title since the last tax roll. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 4. A copy of official Assessor's map, showing the property outlined in red. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 5. An 8 ½" x 11" vicinity map showing the location of the project in relation to the distance to major roads, intersections, and town sites. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Environmental Questionnaire form, completed and signed. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 7. Provide name, mailing address and phone number of all property owners and their agents. |
| N/A <input type="checkbox"/> | <input type="checkbox"/> | 8. If public sewer or water service is proposed, obtain and provide a Facilities Improvement Letter if the project is located within the EID service area, or a similar letter if located in another sewer/water district. |
| EXISTING METERS | | |
| N/A <input type="checkbox"/> | <input type="checkbox"/> | 9. If off-site sewer or water facilities are proposed to serve the project, provide four (4) copies of a map showing location and size of proposed facilities. If groundwater is to be used for domestic water, submit a report noting well production data for adjacent parcels, or submit a hydrological report prepared by a geologist noting the potential for water based on the nature of project site geology. |
| N/A <input type="checkbox"/> | <input type="checkbox"/> | 10. Four (4) copies of a tree preservation plan. The tree plan shall accurately include the following: |
| N/A <input type="checkbox"/> | <input type="checkbox"/> | a) General identification of the tree canopy noting significant tree types (pine, oak, etc.) where such groups are clearly distinguishable. Identification of the tree canopy shall either be determined from base aerial photographs or by an on-site survey performed by a qualified licensed arborist or botanist. |

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FORMS AND MAPS REQUIRED

Check (✓)

Applicant County

N/A ☐ ☐

- b) Parcels having canopy cover of at least ten percent (10%) are subject to canopy coverage retention or replacement standards as follows:

<u>Existing Canopy Cover</u>	<u>Percent of Canopy Cover to be Retained or Replaced</u>
80 - 100 percent	60 percent of existing canopy
60 - 79 percent	70 percent of existing canopy
40 - 59 percent	80 percent of existing canopy
20 - 39 percent	85 percent of existing canopy
19 percent or less	90 percent of existing canopy

N/A ☐ ☐

- c) Where item (b) above applies and trees will be removed as the result of project improvements, a replacement plan shall be included with application submittal. The replacement plan shall include a mitigation monitoring plan to ensure that proposed replacement trees survive.

N/A ☐ ☐

- d) Identify on the tree canopy map the location and size of all trees with a diameter of twenty inches or greater diameter at breast height, in all of the following situations where trees would likely be removed:

N/A ☐ ☐

- i) Within building envelope areas when such are proposed, or on any lot less than twenty thousand (20,000) square feet in area when building envelopes are not proposed.

N/A ☐ ☐

- ii) In any situation where the tree or its drip line lie within any proposed road, driveway, leach field area, or cut or fill slope area:

N/A ☐ ☐

- 1) Provide a count of the total number of trees eight (8) inches or greater in diameter at breast height, that will likely be removed due to proposed construction

N/A ☐ ☐

- 2) Any provisions for tree preservation, transplanting, or replacement, shall also be noted on the plan.

N/A ☐ ☐

11. Preceding parcel map, final map, or record of survey, if any exists.

N/A ☐ ☐

12. If located within one of the five Ecological Preserve - EP overlay zones (Mitigation Area 0), rare plants may exist on-site. The State Department of Fish & Game will require an on-site biological plant survey to determine the extent and location of rare plants on the project site. Such a survey can only occur from March 15 through August 15 when plants are readily visible. Therefore, if the State Department of Fish & Game requires the plant survey, a substantial delay in the processing of your application could result. To avoid potential delays, you may choose to provide this survey with application submittal. (A list of possible Botanical Consultants is available at Planning Services.)

N/A ☐ ☐

13. Name and address of Homeowners' Association, CSA 9 Zone of Benefit, or other road maintenance entity if it exists in the project area.

FORMS AND MAPS REQUIRED

Check (✓)

Applicant County

N/A ☐ ☐ 14. NO NEW GRADING

Preliminary grading, drainage plan, and report. The plan should be of sufficient detail to identify the scope of grading, including quantities, depths of cut and fills (for roads and driveways where cuts/fills exceed 6 feet, and mass pad graded lots), location of existing drainage, proposed modifications, and impacts to downstream facilities. (See Section 15.14.240 of County Grading Ordinance for submittal detail.)

EXISTING SEPTIC SYSTEMS

N/A ☐ ☐

15. In an accompanying report, provide the following data for area on each proposed parcel which is to be used for sewage disposal:

N/A ☐ ☐

a) The percolation rate and location of test on 4.5 acres or smaller

N/A ☐ ☐

b) The depth of soil and location of test

N/A ☐ ☐

c) The depth of groundwater and location of test

N/A ☐ ☐

d) The direction and percent of slope of the ground

N/A ☐ ☐

e) The location, if present, of rivers, streams, springs, areas subject to inundation, rock outcropping, lava caps, cuts, fills, and easements

N/A ☐ ☐

f) Identify the area to be used for sewage disposal

N/A ☐ ☐

g) Such additional data and information as may be required by the Director of Environmental Health to assess the source of potable water, the disposal of sewage and other liquid wastes, the disposal of solid wastes, drainage, and erosion control

N/A ☐ ☐

h) In circumstances where there are steep slopes, streams or other constraints as determined by staff, these must be noted on the tentative parcel map

☒ ☒

16. A record search for archaeological resources shall be conducted through the North Central Information Center located at CSU-Sacramento, 6000 J Street, Adams Building, Suite #103, Sacramento, CA 95819-6100, phone number (916) 278-6217. If the record search identifies a need for a field survey, a survey shall be required. (A list of Archaeological Consultants and survey requirements is available at Planning Services.) Archaeological surveys shall meet the "Guidelines for Cultural Resource Studies" approved by the Board of Supervisors, available at Planning Services.

☒ ☒

17. A site-specific wetland investigation shall be required on projects with identified wetlands on the Important Biological Resources Map (located in Planning Services), when proposed improvements will directly impact the wetland (reduce the size of the wetland area) or lie near the wetlands. (Available from Planning Services are the U.S. Corps of Engineers requirements for a wetlands delineation study. A list of qualified consultants is also available.)

FORMS AND MAPS REQUIRED

Check (✓)

Applicant County

- | | | | |
|-----|-------------------------------------|-------------------------------------|--|
| N/A | <input type="checkbox"/> | <input type="checkbox"/> | 18. An acoustical analysis shall be provided whenever a noise-sensitive land use (residences, hospitals, churches, libraries) are proposed adjacent to a major transportation source, or adjacent or near existing stationary noise sources. Such study shall define the existing and projected (2015) noise levels and define how the project will comply with standards set forth in the General Plan. |
| | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 19. Where special status plants and animals are identified on the Important Biological Resources Map located in Planning Services, an on-site biological study shall be required to determine if the site contains special status plant or animal species or natural communities and habitats. |
| N/A | <input type="checkbox"/> | <input type="checkbox"/> | 20. An air quality impact analysis shall be provided utilizing the El Dorado County Air Pollution Control District's "Guide to Air Quality Assessment." |
| | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 21. A traffic study shall be provided utilizing El Dorado County Department of Transportation's "Generic Traffic Study Scope of Work." |
| | | | 22. Required maps on 24" x 36" sheets or smaller, drawn to scale, and of sufficient size to clearly show all details and required data.
All maps <u>MUST</u> be folded to 8 ½" inches x 11" prior to submittal.
<u>NO ROLLED DRAWINGS WILL BE ACCEPTED.</u> |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | a) Twenty-five (25) copies of the tentative map, folded with signature block showing (including one 8½" x 11" reduction). |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | b) Four (4) copies of a slope map noting the following slope range categories: 0 to 10%, 11 to 20%, 21 to 29%, 30% to 39%, 40% and over. |
| N/A | <input checked="" type="checkbox"/> | <input type="checkbox"/> | c) Four (4) copies of preliminary grading and drainage plan. |

REQUIRED INFORMATION ON TENTATIVE MAP

Check (✓)

Applicant County

- | | | |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. North point and scale |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Project boundaries with dimensions |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Approximate dimensions and area of all lots |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Adjacent ownership with book and page number of recorded deeds or parcel map references |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Location, names and right-of-way width of adjacent streets, highways, and alleys. Show access easements to a connection with a public road, together with deed or map reference documenting such access. Also, note all existing encroachments to the public road on adjacent parcels. If a new access is proposed through adjacent parcels, provide letter of authorization and a description of the access easement. |

REQUIRED INFORMATION ON TENTATIVE MAP

Check (✓)

	Applicant	County	
N/A	<input type="checkbox"/>	<input type="checkbox"/>	6. Purpose, width, and approximate location of all proposed and existing easements (other than roads)
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7. Approximate radii of centerline on all street curves
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. Grades and width of proposed and existing roads or road easements, with typical improvement cross-section
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9. Names of adjacent subdivisions
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10. All structures, buildings, utility, transmission lines and dirt roads, and distances to existing and proposed property lines
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	11. The location of all structures for residential, commercial, industrial or recreational use for which permits have either been applied for or granted, but not yet constructed
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Fire hydrant location, existing and/or proposed
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	13. Existing water and sewer line locations
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Contour lines shown at 5-foot intervals if any slopes on the property exceed 10% (contours not required if all slopes are 10% or less). Contours may be shown at 10-foot or 20-foot intervals on parcels of 10 acres or larger (using USGS interpolation or field survey), <u>if said contours reasonably identify significant site features</u> ; i.e., benches or abrupt topographical changes, etc.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	15. The location, if present, of rock outcropping, lava caps, drainage courses, lakes, canals, reservoirs, rivers, streams, spring areas subject to inundation, and wetlands, and show respective 100-foot and 50-foot septic system setbacks when a septic system is proposed.
N/A	<input type="checkbox"/>	<input type="checkbox"/>	16. Note any proposed trails within the project, and where applicable, connection to existing or proposed trail systems.
N/A	<input type="checkbox"/>	<input type="checkbox"/>	17. Location, general type (pine, oak, etc.) and size of all existing trees, 8" DBH (Diameter at Breast Height) or greater in those areas that are subject to grading or otherwise may be removed/affected by proposed improvements. Note quantity of trees to be removed.
N/A	<input type="checkbox"/>	<input type="checkbox"/>	18. Identify areas subject to a 100-year flood, perennial streams or creeks, and show high water level (100-year) on map. Where this data is not readily available, January 1997 flood level can be shown if known.
			19. The following information is to be listed on the tentative parcel map in the following consecutive order:
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	a) Owner of record (name and address)
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	b) Name of applicant (name and address)
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	c) Map prepared by (name and address)
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	d) Scale
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	e) Contour interval (if any)

REQUIRED INFORMATION ON TENTATIVE MAP

Check (√)

Applicant County

- | | | |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | f) Source of topography |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | g) Section, Township and Range |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | h) Assessor's Parcel Number(s) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | i) Present zoning |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | j) Total area |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | k) Total number of parcels |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | l) Minimum parcel area |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | m) Water supply |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | n) Sewage disposal |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | o) Proposed structural fire protection |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | p) Date of preparation |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | q) In the lower right-hand corner of each map a signature block should be shown, giving space for: |

Zoning Administrator: _____

Approval/Denial Date: _____

Board of Supervisors: _____

Approval/Denial Date: _____

Planning Services reserves the right to require additional project information as provided by Section 15060 of the California Environment Quality Act, or as required by the General Plan development policies, when such is necessary to complete the environmental assessment.

NOTE: APPLICATION WILL BE ACCEPTED BY APPOINTMENT ONLY. MAKE YOUR APPOINTMENT IN ADVANCE BY CALLING (530) 621-5355.



Tentative Parcel Map # _____

Applicant/Owners & Agent contact information

Applicant/Owners:

James and Jennifer Steward
P.O. Box 164
Garden Valley, CA 95633
530-906-4327
jennifer@unitstudies.com

Site Address:

7461 State Hwy 193
Georgetown, CA

Applicant's Agent:

James (Jim) Willson
Site Consulting, Inc.
3460 Angel Ln.
Placerville, CA 95667
Office: 530-622-7014
Cell: 530-306-4086
jwillson@siteconsultinginc.com

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3460 Angel Lane, Placerville, CA 95667

PH: (530) 306-4086

FX: (530) 903-5343

web: www.siteconsultinginc.com



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I hereby authorize James Willson of Site Consulting, Inc. to act as my agent with all phases of the Ordinance of the County of El Dorado, State of California, for the application process for a Tentative Parcel Map for the parcel known as Assessor's Parcel Number 060-430-76, being Parcel 2 of Parcel Map file in Book 3 of Parcel Maps at Page 33, located in the Southwest quarter of Section 23 and the Northwest quarter of Section 26, Township 12 North, Range 10 East, M. D. M.

Signed: James Steward Date: 9-19-17

Print Name: James Steward

Signed: Jennifer Steward Date: 9-19-17

Print Name: Jennifer Steward

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3460 Angel Lane, Placerville, CA 95667

PH: (530) 306-4086

FX: (530) 903-5343

web: www.siteconsultinginc.com

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File Number _____
Date Filed _____

EL DORADO COUNTY PLANNING SERVICES
ENVIRONMENTAL QUESTIONNAIRE

Project Title Steward TPM Lead Agency El Dorado County Planning
Name of Owner James & Jennifer Steward Telephone 530-906-4327
Address P. O. Box 164, Garden Valley, CA 95633
Name of Applicant James Steward Telephone 530-906-4327
Address P. O. Box 164, Garden Valley, CA 95633
Project Location 7461 State HWY 193, Georgetown
Assessor's Parcel Number(s) 060-430-765 Acreage 50 Ac. Zoning RL 20

Please answer all of the following questions as completely as possible. Subdivisions and other major projects will require a Technical Supplement to be filed together with this form.

1. Type of project and description:
Tentative Parcel Map creating two parcels
2. What is the number of units/parcels proposed? Two Parcels

GEOLOGY AND SOILS

3. Identify the percentage of land in the following slope categories:

<input checked="" type="checkbox"/> 0 to 10%	<input checked="" type="checkbox"/> 11 to 15%	<input checked="" type="checkbox"/> 16 to 20%	<input checked="" type="checkbox"/> 21 to 29%	<input checked="" type="checkbox"/> over 30%
38.6%	23.8%	5.7%	1.1%	0.1%
4. Have you observed any building or soil settlement, landslides, rock falls or avalanches on this property or in the nearby surrounding area? No
5. Could the project affect any existing agriculture uses or result in the loss of agricultural land? No

DRAINAGE AND HYDROLOGY

6. Is the project located within the flood plain of any stream or river? No
If so, which one? _____
7. What is the distance to the nearest body of water, river, stream or year-round drainage channel? Onsite Name of the water body? Slat Creek

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8. Will the project result in the direct or indirect discharge of silt or any other particles in noticeable amount into any lakes, rivers or streams? No
9. Will the project result in the physical alteration of a natural body of water or drainage way? If so, in what way? No
10. Does the project area contain any wet meadows, marshes or other perennially wet areas? Yes, see Wetland Delineation Report

VEGETATION AND WILDLIFE

11. What is the predominant vegetative cover on the site (trees, brush, grass, etc.)? Estimate percentage of each:
Meadow: 20%, Oak Woodland: 4%, Blackberry Thicket: 10%, Grassland: 32%, Mixed Conifer: 26%, Riparian: 2%
12. How many trees of 6-inch diameter will be removed when this project is implemented?
None

FIRE PROTECTION

13. In what structural fire protection district (if any) is the project located? Garden Valley FPD
14. What is the nearest emergency source of water for fire protection purposes (hydrant, pond, etc.)? Two Fire Hydrants on site, see Tentative Map note 8
15. What is the distance to the nearest fire station? 1.7 miles
16. Will the project create any dead-end roads greater than 500 feet in length? No
17. Will the project involve the burning of any material including brush, trees and construction materials? No

NOISE QUALITY

18. Is the project near an industrial area, freeway, major highway or airport? Yes
If so, how far? adjacent to State Hwy 193
19. What types of noise would be created by the establishment of this land use, both during and after construction? None

AIR QUALITY

20. Would any noticeable amounts of air pollution, such as smoke, dust or odors, be produced by this project? No

WATER QUALITY

21. Is the proposed water source ☒ public or ☐ private, ☒ treated ^{and} ~~xxx~~ ☒ untreated?
Name the system: GDPUD, 2 existing water meters and 2 ditch water boxes
22. What is the water use (residential, agricultural, industrial or commercial)? Residential and Agricultural

AESTHETICS

23. Will the project obstruct scenic views from existing residential areas, public lands, and/or public bodies of water or roads? No

ARCHAEOLOGY/HISTORY

24. Do you know of any archaeological or historical areas within the boundaries or adjacent to the project? (e.g., Indian burial grounds, gold mines, etc.) No
See Cultural Resources Study

SEWAGE

25. What is the proposed method of sewage disposal? ☒ septic system ☐ sanitation district
Name of district: Existing Septic system
26. Would the project require a change in sewage disposal methods from those currently used in the vicinity? No

TRANSPORTATION

27. Will the project create any traffic problems or change any existing roads, highways or existing traffic patterns? No
28. Will the project reduce or restrict access to public lands, parks or any public facilities?
No

GROWTH-INDUCING IMPACTS

29. Will the project result in the introduction of activities not currently found within the community? No
30. Would the project serve to encourage development of presently undeveloped areas, or increases in development intensity of already developed areas (include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?
No

31. Will the project require the extension of existing public utility lines? No
If so, identify and give distances: _____

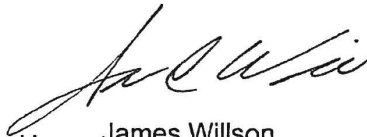
GENERAL

32. Does the project involve lands currently protected under the Williamson Act or an Open Space Agreement? No
33. Will the project involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances or radioactive material?
No
34. Will the proposed project result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, trees, minerals or top soil)?
35. Could the project create new, or aggravate existing health problems (including, but not limited to, flies, mosquitoes, rodents and other disease vectors)? No
36. Will the project displace any community residents? No

DISCUSS ANY YES ANSWERS TO THE PREVIOUS QUESTIONS (attached additional sheets if necessary)

MITIGATION MEASURES (attached additional sheets if necessary)

Proposed mitigation measures for any of the above questions where there will be an adverse impact:



Form completed by: James Willson

Date: 09/11/2017

(Revised 06/07)

AFFIDAVIT OF PREVIOUS LAND DIVISION ACTIVITY (*)

THE UNDERSIGNED hereby certifies that he is the person who executed the following statements, that he has read the same and knows the contents thereof, and that the facts stated herein are true and correct:

1. Have you at any time owned or held any interest whatsoever in any land which included the parcel proposed for division in this application, or which was contiguous to the parcel proposed for subdivision.

☐ Yes

☒ No

If "yes", explain and attach copies of the deeds to such property, if available, the Assessor's Parcel Number, and period of ownership.

2. Have you ever proposed, participated in, or been involved in any manner whatsoever in the subdivision or splitting of a parcel of which the present parcel proposed to be subdivided in this application, was a part or contiguous thereto?

☐ Yes

☒ No

If so, give the relevant details, including date, parcel map number, and your role in the subdivision.

OWNER'S SIGNATURE

Jennifer Steward

DATE

9-19-17

APPLICANT'S SIGNATURE DATE _____

(*) THIS FORM MUST BE COMPLETED BY BOTH THE APPLICANT AND RECORD OWNER(S)

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AFFIDAVIT OF PREVIOUS LAND DIVISION ACTIVITY (*)

THE UNDERSIGNED hereby certifies that he is the person who executed the following statements, that he has read the same and knows the contents thereof, and that the facts stated herein are true and correct:

1. Have you at any time owned or held any interest whatsoever in any land which included the parcel proposed for division in this application, or which was contiguous to the parcel proposed for subdivision.

☐ Yes

☒ No

If "yes", explain and attach copies of the deeds to such property, if available, the Assessor's Parcel Number, and period of ownership.

2. Have you ever proposed, participated in, or been involved in any manner whatsoever in the subdivision or splitting of a parcel of which the present parcel proposed to be subdivided in this application, was a part or contiguous thereto?

☐ Yes

☒ No

If so, give the relevant details, including date, parcel map number, and your role in the subdivision.

OWNER'S SIGNATURE

James J. Steward

DATE

9-19-17

APPLICANT'S SIGNATURE DATE _____

(*) THIS FORM MUST BE COMPLETED BY BOTH THE APPLICANT AND RECORD OWNER(S)

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COMMUNITY DEVELOPMENT SERVICES LONG RANGE PLANNING

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-4650, Fax (530) 642-0508

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Transportation Impact Study (TIS) – Initial Determination

The information provided with this form will be used by County staff to determine if the proposed project will be required to complete a Transportation Impact Study (TIS) or an On-Site Transportation Review (OSTR). If one or both are required, County staff will contact the applicant with more information about the required studies. Both studies are described in the TIS Guidelines, which can be found on the County's website. **An OSTR is typically required for all projects.**

Complete and submit this form along with a detailed project description and a site plan by mail, fax or email.

Mail: CDS, Long Range Planning
Attn: Natalie Porter/Katie Jackson
2850 Fairlane Court
Placerville, CA 95667

Fax: (530) 642-0508
Phone: (530) 621-5442/(530) 621-6624
Email: natalie.porter@edcgov.ua
katie.jackson@edcgov.us

Applicant Information:

Name: James Steward

Phone #: 530-906-4327

Address: P. O. Box 164, Garden Valley
95633

Email: jennifer@unitstudies.com

Project Information:

Name of Project: Steward TPM

Planning Number: _____

Project Location: 7461 State Hwy 193

Bldg Size: N/A

APN(s): 060-430-765

Project Planner: _____

Number of units: Two Parcels

Description of Project: (Use, Number of Units, Building Size, etc.)

This is a division 50 ac. into two parcels, 20ac. and 30ac.
Both parcels will have existing dwellings on them.

Please attach a project site plan

If an OSTR is required, the following information shall be evaluated and the findings signed and stamped by a registered Traffic Engineer or Civil Engineer, and shall be included with the project submittal:

1. Existence of any current traffic problems in the local area such as a high-accident location, non-standard intersection or roadway, or an intersection in need of a traffic signal
2. Proximity of proposed site driveway(s) to other driveways or intersections
3. Adequacy of vehicle parking relative to both the anticipated demand and zoning code requirements
4. Adequacy of the project site design to fully satisfy truck circulation and loading demand on-site, when the anticipated number of deliveries and service calls may exceed 10 per day
5. Adequacy of the project site design to provide at least a 25 foot minimum required throat depth (MRTD) at project driveways, include calculation of the MRTD
6. Adequacy of the project site design to convey all vehicle types
7. Adequacy of sight distance on-site
8. Queuing analysis of "drive-through" facilities

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Transportation Impact Study (TIS) – Initial Determination (Page 2)

TO BE COMPLETED BY COUNTY STAFF:

The following project uses are typically exempt from the preparation of a TIS:

- | | |
|--|---|
| <input type="checkbox"/> 4 or less single family homes | <input type="checkbox"/> 28,000 square feet or less for warehouse |
| <input type="checkbox"/> 14 or less multi-family units | <input type="checkbox"/> 38,000 square feet or less for mini-storage |
| <input type="checkbox"/> 2,300 square feet or less for shopping center | <input type="checkbox"/> 10,000 square feet or less for churches |
| <input type="checkbox"/> 6,400 square feet or less for general office | <input type="checkbox"/> 20 or less sites for campgrounds |
| <input type="checkbox"/> 10,000 square feet or less for industrial | <input type="checkbox"/> 7 or less rooms for rent for bed & breakfast |

☐ None apply ~ a TIS is required with applicable fee.

County Staff Determination:

The TIS or OSTR may be waived if no additional vehicle trips will be generated by the proposed change, no up-zoning is requested, or no intensification of use is requested. Long Range Planning staff may waive the TIS requirement. The Transportation Director or his/her designee may waive the OSTR requirement.

- ☐ TIS and OSTR are both waived. No further transportation studies are required.
- ☐ On-Site Transportation Review is required. A TIS is not required. The OSTR shall address all items listed, unless otherwise noted.
- ☐ The TIS and OSTR are required. An initial deposit for TIS scoping and review is required by CDS Long Range Planning staff. See Attached TIS Initial Fund Request letter.

TIS waiver approved by:

CDS Long Range Planning Signature

Date

ADH TS

OSTR waiver approved by:

Department of Transportation Director or Designee

Date

PRINT

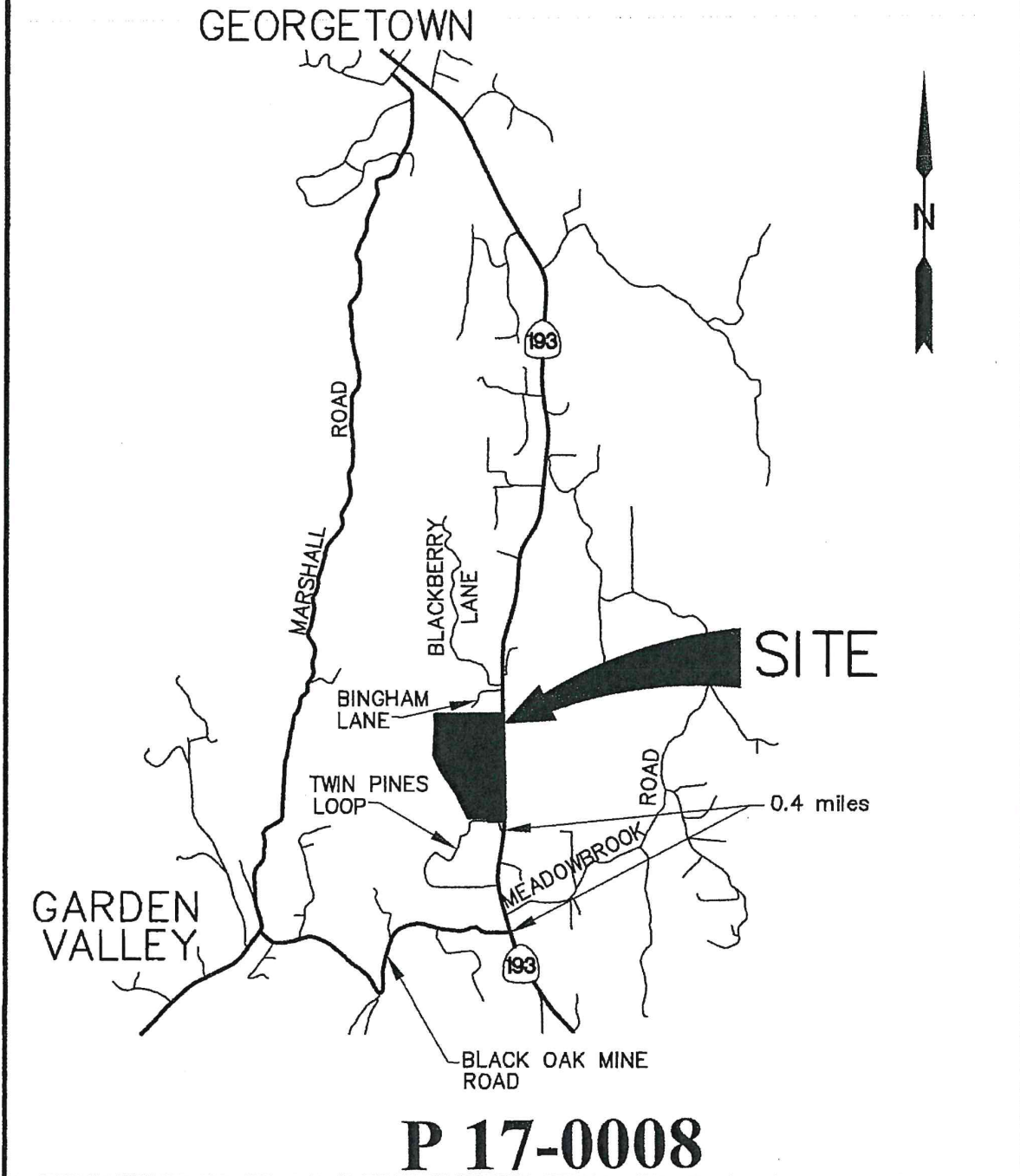
Rev 8/9/17

VICINITY MAP

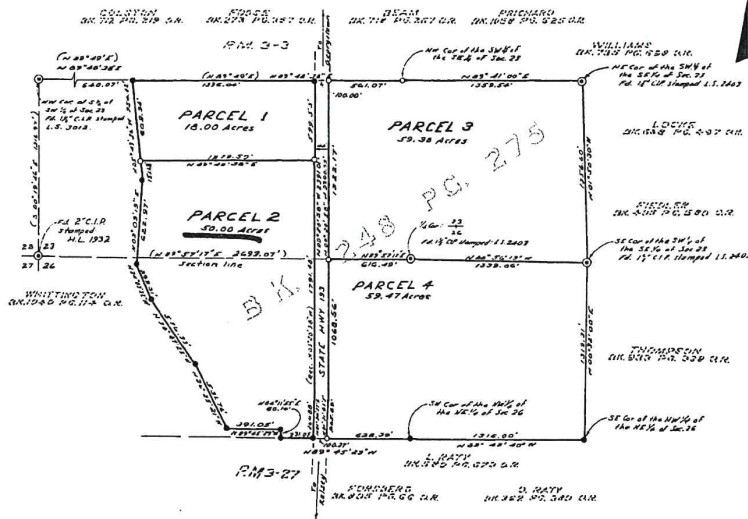
NOT TO SCALE

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Parcel Map

Portions of the S $\frac{1}{2}$ of Section 23 and
the N $\frac{1}{2}$ of Section 26, T12N, R10E, M.D.M.
January, 1973 Scale: 1"=400'

J.E. CHRISTENSEN - LAND SURVEYOR
Cool, California

Legend

- Set 3/4" Capped Iron Pipe, Stamped L.S. 3015
- Found 3/4" Capped Iron Pipe, Stamped L.S. 3015
- ⊙..... Found other Monuments as described

Basis of Bearings:

The meridian of this survey is identical to that of
R.M. 3-3 from found monuments and is true north.

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 of the State
of California, as amended, and I hereby certify
that I am a duly Licensed Surveyor and that I am the
author of this map, and that all provisions of applicable
state law and local ordinances have been complied with.

J.E. CHRISTENSEN L.S. 3015

County Surveyor's Certificate:

This map has been examined this 22 day of March,
1973, for conformance with the requirements of Section
11518 of The Subdivision Map Act.

FRED G. DIBERRY L.S. 2409
County Surveyor
County of El Dorado

County Recorder's Certificate

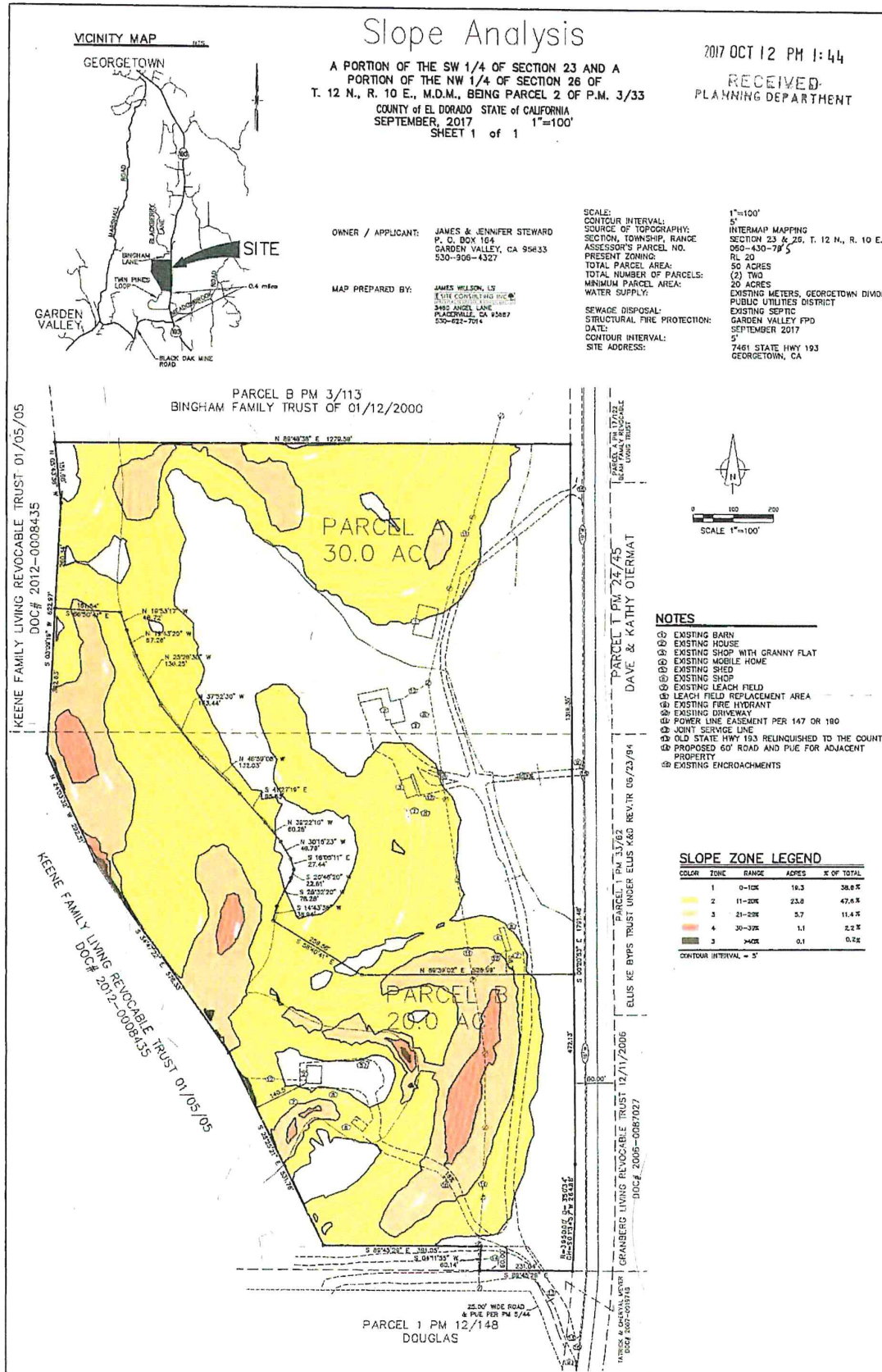
Filed this 22 day of March, 1973, at L. 3:30 PM, in
Book 3 of Parcel Maps at Pg. 23 at the request
of Lisetta Wylie.

Doc. No. 1664

JAMES W. SUGENY
County Recorder
County of El Dorado
By: [Signature] Deputy

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Tentative Map P73-73 Approved March 5, 1973

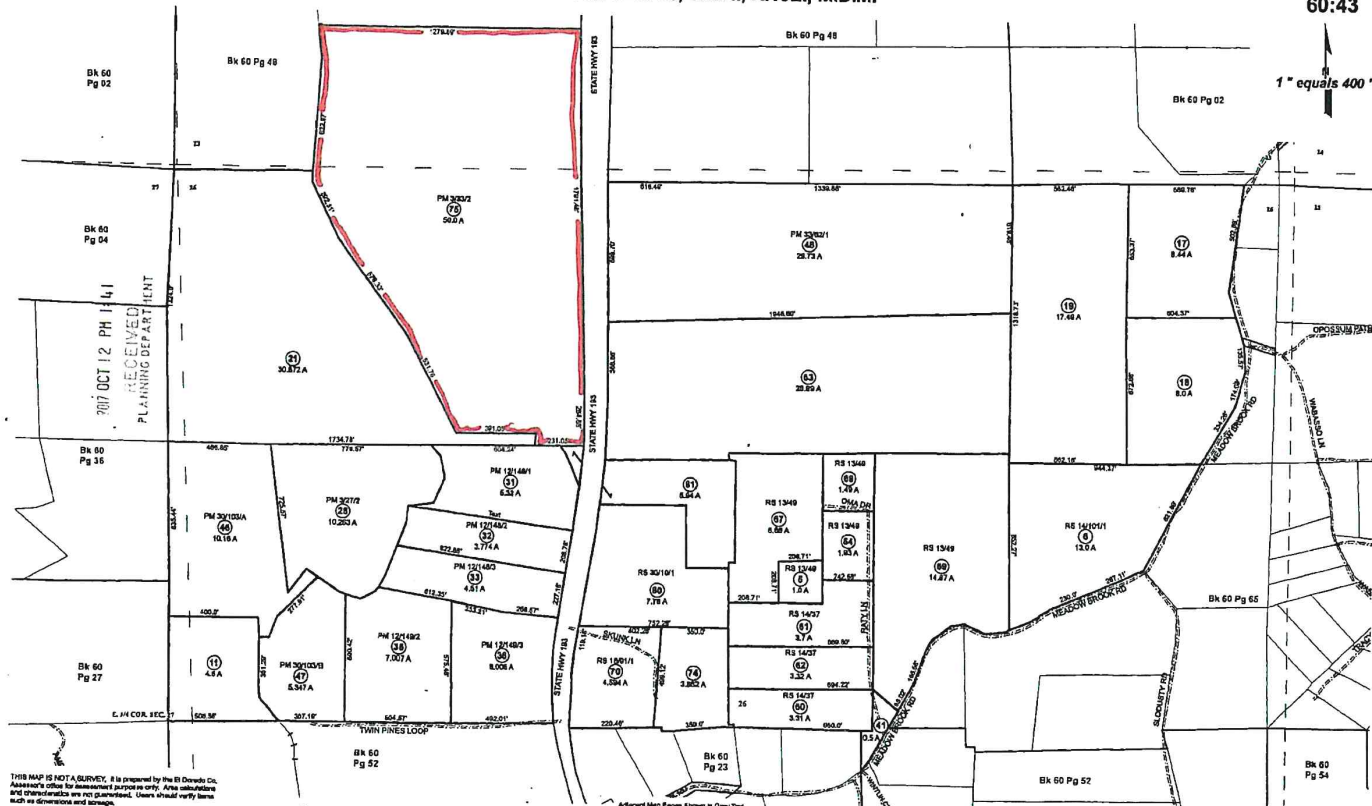


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POR. N1/2 SEC. 26, T.12N., R.10E., M.D.M.

60:43

1" equals 400'



Acreages Are Estimates

P 17-0008

Rev. Mar. 23, 2007

Assessor's Map Bk. 060, Pg. 43
County of El Dorado, CA

