



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667
Phone: (530) 621-5355 www.edcgov.us/Planning/

FILE # TM25-0001

ASSESSOR'S PARCEL NUMBER(s) 331-020-057

PROJECT NAME/REQUEST: (Describe proposed use) The El Dorado 'Y' TPM. The project proposes the division
9.772 acre partially developed parcel into four parcels ranging from 1.57 Acres to 3.78 Acres

IF SUBDIVISION/PARCEL MAP: Create 4 lots, ranging in size from 3.78 Ac to 1.57 Ac 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 Willard Overholtzer

Mailing Address 2555 Montgomery Place, El Dorado Hills, CA 95762

P.O. Box or Street City State ZIP
Phone 916-939-3686

PROPERTY OWNER Overholtzer, Willard E. Surv TR & Rev TR of 12/19/90

Mailing Address 2555 Montgomery Place, El Dorado Hills, CA 95762

P.O. Box or Street City State ZIP
Phone 916-939-3686

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT Lebeck Engineering, Inc.

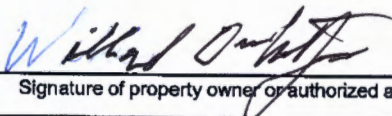
Mailing Address 3430 Robin Lane, Unit 2, Cameron Park, CA 95682

P.O. Box or Street City State ZIP
Phone 630-677-4080 FAX _____

LOCATION: The property is located on the North side of Pleasant Valley Road
900 feet feet/miles East of the intersection with Motherlode Drive
N/E/W/S Street or Road

in the Kingsville area. Major Street or Road
N/E/W/S

PROPERTY SIZE 9.772 Acres
Acreage / Square Feet


Signature of property owner or authorized agent

 12-30-24
Date

FOR OFFICE USE ONLY

Date 2-5-25 Fee \$ 9,024.01 Receipt # E58528 Rec'd by CO Census _____
Zoning FL GPD I Supervisor District 3 Sec 34 Twn 10 Rng 10

ACTION BY: ☐ PLANNING COMMISSION
☐ ZONING ADMINISTRATOR

Hearing Date _____

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

Executive Secretary _____

ACTION BY BOARD OF SUPERVISORS

Hearing Date _____

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

APPEAL:
Approved _____ Denied _____

Revised 11/2017

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FEB 05 2025

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

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Phone: (530) 621-5355 www.edcgov.us/Planning/

TENTATIVE PARCEL MAP REQUIRED SUBMITTAL INFORMATION

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

- | | | |
|-------------------------------------|-------------------------------------|---|
| ☒ | ☒ | 1. Application Form and Agreement for Payment of Processing Fees, completed and signed. |
| NA ☐ | ☐ | 2. Letter of authorization from <u>all</u> property owners authorizing agent to act as applicant, when applicable. |
| ☒ | ☐ | 3. Proof of ownership (Grant Deed), if the property has changed title since the last tax roll. |
| ☒ | ☐ | 4. A copy of official Assessor's map, showing the property outlined in red. |
| ☒ | ☐ | 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. |
| ☒ | ☐ | 6. Environmental Questionnaire form, completed and signed. |
| ☒ | ☐ | 7. Provide name, mailing address and phone number of all property owners and their agents. |
| ☒ | ☐ | 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. |
| NA ☐ | ☐ | 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. |

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PLANNING AND BUILDING DEPARTMENT

TM25-0001

FORMS AND MAPS REQUIRED

Check (✓)

Applicant County

- | | | |
|-------------------------------------|--------------------------|---|
| ☒ | ☐ | 10. Preceding parcel map, final map, or record of survey, if any exists. |
| NA ☐ | ☐ | 11. 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.) |
| NA ☐ | ☐ | 12. Name and address of Homeowners' Association, CSA 9 Zone of Benefit, or other road maintenance entity if it exists in the project area. |
| NA ☐ | ☐ | 13. 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.) |
| | | 14. In an accompanying report, provide the following data for area on each proposed parcel which is to be used for sewage disposal: |
| NA ☐ | ☐ | a) The percolation rate and location of test on 4.5 acres or smaller |
| NA ☐ | ☐ | b) The depth of soil and location of test |
| NA ☐ | ☐ | c) The depth of groundwater and location of test |
| NA ☐ | ☐ | d) The direction and percent of slope of the ground |
| NA ☐ | ☐ | e) The location, if present, of rivers, streams, springs, areas subject to inundation, rock outcropping, lava caps, cuts, fills, and easements |
| NA ☐ | ☐ | f) Identify the area to be used for sewage disposal |
| NA ☐ | ☐ | 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 |
| NA ☐ | ☐ | 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 |

FORMS AND MAPS REQUIRED

Check (✓)

Applicant County

- ☒ ☐ 15. 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.
- NA ☐ ☐ 16. 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.)
- NA ☐ ☐ 17. 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.
- NA ☐ ☐ 18. 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.
- NA ☐ ☐ 19. An air quality impact analysis shall be provided utilizing the El Dorado County Air Pollution Control District's "Guide to Air Quality Assessment."
- NA ☐ ☐ 20. A traffic study shall be provided utilizing El Dorado County Department of Transportation's "Generic Traffic Study Scope of Work."
- Required maps shall be on 24" x 36" sheets or smaller, drawn to scale, and sufficient size to clearly show all details and required data. All maps MUST be folded to 8 1/2" inches x 11" prior to submittal. NO ROLLED DRAWINGS WILL BE ACCEPTED.**
- ☒ ☐ a) Four (4) copies of the tentative map, folded with signature block showing (including one 8 1/2" x 11" reduction).
- ☒ ☐ 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.
- NA ☐ ☐ c) Four (4) copies of preliminary grading and drainage plan.

FORMS AND MAPS REQUIRED

Check (✓)

Applicant County

OAK TREE/OAK WOODLAND REMOVAL

The following supplemental information shall be required if any Oak Woodlands, Individual Native Oak Trees, or Heritage Trees, as defined in Section 130.39.030 (Definitions) will be impacted by the project (i.e. cut down) consistent with Section 130.39.070 (Oak Tree and Oak Woodland Removal Permits – Discretionary Development Projects).

- | | | |
|-------------------------------------|--------------------------|---|
| ☒ | ☐ | 21. Oak Resources Code Compliance Certificate. |
| NA ☐ | ☐ | 22. Oak Resources Technical Report prepared by a Qualified Professional consistent with Section 2.5 (Oak Resources Technical Reports) of the Oak Resources Management Plan. |
| NA ☐ | ☐ | 23. Completed Oak Resources Technical Report Checklist, including supplemental data for impacted Individual Native Oak Trees within Oak Woodlands, as applicable. |
| NA ☐ | ☐ | 24. Security deposit for on-site oak tree/oak woodland retention and/or replacement planting (if proposed as part of project mitigation) consistent with Section 130.39.070.F (Security Deposit for On-Site Oak Tree/Oak Woodland Retention and Section 130.30.070.G (Security Deposit for On-Site Oak Tree/Oak Woodland Replacement Planting). |
| NA ☐ | ☐ | 25. Reason and objective for Impact to oak trees and/or oak woodlands. |

REQUIRED INFORMATION ON TENTATIVE MAP

Check (✓)

Applicant County

- | | | |
|-------------------------------------|--------------------------|---|
| ☒ | ☐ | 1. North point and scale |
| ☒ | ☐ | 2. Project boundaries with dimensions |
| ☒ | ☐ | 3. Approximate dimensions and area of all lots |
| ☒ | ☐ | 4. Adjacent ownership with book and page number of recorded deeds or parcel map references |
| ☒ | ☐ | 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

- | | | |
|-------------------------------------|--------------------------|--|
| ☒ | ☐ | 6. Purpose, width, and approximate location of all proposed and existing easements (other than roads) |
| ☒ | ☐ | 7. Approximate radii of centerline on all street curves |
| ☒ | ☐ | 8. Grades and width of proposed and existing roads or road easements, with typical improvement cross-section |
| ☒ | ☐ | 9. Names of adjacent subdivisions |
| ☒ | ☐ | 10. All structures, buildings, utility, transmission lines and dirt roads, and distances to existing and proposed property lines |
| NA ☐ | ☐ | 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 |
| ☒ | ☐ | 12. Fire hydrant location, existing and/or proposed |
| ☒ | ☐ | 13. Existing water and sewer line locations |
| ☒ | ☐ | 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. |
| NA ☐ | ☐ | 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. |
| NA ☐ | ☐ | 16. Note any proposed trails within the project, and where applicable, connection to existing or proposed trail systems. |
| NA ☐ | ☐ | 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. |
| NA ☐ | ☐ | 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: |
| ☒ | ☐ | a) Owner of record (name and address) |
| ☒ | ☐ | b) Name of applicant (name and address) |
| ☒ | ☐ | c) Map prepared by (name and address) |
| ☒ | ☐ | d) Scale |
| ☒ | ☐ | e) Contour interval (if any) |

REQUIRED INFORMATION ON TENTATIVE MAP

Check (✓)
Applicant County

- | | | |
|-------------------------------------|--------------------------|--|
| ☒ | ☐ | f) Source of topography |
| ☒ | ☐ | g) Section, Township and Range |
| ☒ | ☐ | h) Assessor's Parcel Number(s) |
| ☒ | ☐ | i) Present zoning |
| ☒ | ☐ | j) Total area |
| ☒ | ☐ | k) Total number of parcels |
| ☒ | ☐ | l) Minimum parcel area |
| ☒ | ☐ | m) Water supply |
| ☒ | ☐ | n) Sewage disposal |
| ☒ | ☐ | o) Proposed structural fire protection |
| ☒ | ☐ | p) Date of preparation |
| ☒ | ☐ | 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.



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

<https://www.edcgov.us/Government/Planning>

2850 Fairlane Court, Placerville, CA 95667

OAK RESOURCES CODE COMPLIANCE CERTIFICATE

This Certification is required by the Oak Resources Conservation Ordinance (El Dorado County Code, Title 130, Chapter 130.39).

Assessment Number(s) (ANs): 331-020-057

[Attach additional pages if needed]

Address: 5775 Pleasant Valley Road, Placerville, CA 95667

Permit Number or Description (e.g. building/grading permit, discretionary project, other):

Tentative Parcel Map Application

Under penalty of perjury, I/we certify the following statement(s) (Check all that apply):

- ☒ No Oak Woodlands, Individual Native Oak Trees, or Heritage Trees, as defined in Section 130.39.030 (Definitions), have been impacted (i.e., cut down) on the above listed AN(s) for the current project or within two (2) years prior to the date of this certificate.
- ☐ Yes, Oak Woodlands, Individual Native Oak Trees, or Heritage Trees, as defined in Section 130.39.030 (Definitions), have been impacted (i.e., cut down) on the above listed AN(s) for the current project or within two (2) years prior to the date of this certificate.
- ☐ Oak Resources Technical Report is attached.
- ☐ Oak tree removal qualifies for exemption(s) under Section 130.39.050 (Exemption - Mitigation Reductions) as documented in writing by a Qualified Professional.
[Explain on separate attachment]
- ☐ Oak tree removal was previously permitted by the County. [Attach copies of prior permit(s)]
- ☐ No previous oak mitigation was required. [Explain on separate attachment]

Date: X 12-30-24

By: X Willard E. Overholtzer
Signature of Property Owner/Authorized Agent

Willard E. Overholtzer
Printed Name of Property Owner/Authorized Agent

Signature of Property Owner/Authorized Agent

Printed Name of Property Owner/Authorized Agent

County Use Only

Consistent with Chapter 130.39 (Oak Resources Conservation): ☐ Yes ☐ No

Accepted By Staff (Name):

Date:

Revised 08/17/2020

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**COUNTY OF EL DORADO
CAMPAIGN CONTRIBUTION DISCLOSURE FORM**

Application or Solicitation Number: _____

Application or Solicitation Title: _____

Was a campaign contribution, regardless of the dollar amount, made to any member of the El Dorado County Board of Supervisors or to any County Agency Officer on or after January 1, 2023, by the applicant, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist?

Yes _____ No ✓

If no, please sign and date below.

If yes, please provide the following information:

Applicant's Name: _____

Contributor or Contributor Firm's Name: _____

Contributor or Contributor Firm's Address: _____

Is the Contributor:

- | | | |
|--|-----------|----------|
| ☐ The Applicant | Yes _____ | No _____ |
| ☐ Subcontractor | Yes _____ | No _____ |
| ☐ The Applicant's agent/ or lobbyist | Yes _____ | No _____ |

Note: Under California law as implemented by the Fair Political Practices Commission, campaign contributions made by the Applicant and the Applicant's agent/lobbyist who is representing the Applicant in this application or solicitation must be aggregated together to determine the total campaign contribution made by the Applicant.

Identify the Board of Supervisors Member(s) and County Agency Officer(s) to whom you, your subcontractors, and/or agent/lobbyist made campaign contributions on or after January 1, 2023, the name of the contributor, the dates of contribution(s) and dollar amount of the contribution. Each date must include the exact month, day, and year of the contribution.

Name of Board of Supervisors Member or County Agency Officer: _____

Name of Contributor: _____

Date(s) of Contribution(s): _____

Amount(s): _____

(Please add an additional sheet(s) to identify additional Board Members or County Agency Officer to whom you, your subconsultants, and/or agent/lobbyist made campaign contributions)

By signing below, I certify that the statements made herein are true and correct. I also agree to disclose to the County any future contributions made to Board Members or County Agency Officers by the applicant, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist after the date of signing this disclosure form, and within 12 months following the approval, renewal, or extension of the requested license, permit, or entitlement to use.

12-30-24
Date

[Signature]
Signature of Applicant

Print Firm Name if applicable

Print Name of Applicant

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25-1921 B 9 of 29

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EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

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

Walter Ochoa

DATE

12-30-21

APPLICANT'S SIGNATURE DATE

12-30-21

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

RECORDING REQUESTED BY

PLACER TITLE COMPANY

WHEN RECORDED MAIL TO:
WILLARD E. OVERHOLTZER
2555 MONTGOMERY PLACE
EL DORADO HILLS, CA 95762

Order Number: 201-40849-L.B.



El Dorado, County Recorder
William Schultz Co Recorder Office
DOC- 2009-0019574-00

Acct 6-PLACER TITLE CO

Thursday, APR 30, 2009 08:12:29

Ttl Pd \$27.00

Nbr-0001167781

JLR/C1/1-7

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE(S)

AFFIDAVIT OF CHANGE OF TRUSTEE

**THIS DOCUMENT IS BEING RE-RECORDED TO CORRECT THE
EXECUTION DATE OF THE TRUST NAMED THEREIN**

RECEIVED

FEB 05 2025

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

OADocCover.doc (09/01)

TM25-0001

019574

Recording Requested By

PLACER TITLE COMPANY

And when recorded mail to
WILLARD E. OVERHOLTZER
2555 MONTGOMERY PLACE
EL DORADO HILLS, CA 95762

Escrow No. 201-40849-L.B.

El Dorado, County Recorder
William Schultz Co Recorder Office
DOC- 2008-0054986-00

Recd 6-PLACER TITLE CO

Wednesday, NOV 19, 2008 14:32:52

Ttl Pd \$27.00

Nbr-0001131556

LJP/C1/1-7

(Space above this line for Recorder's use)

AFFIDAVIT OF CHANGE OF TRUSTEE

California Probate Code Section 18105

STATE OF CALIFORNIA)

COUNTY OF EL DORADO)

ss.

PCOS
FILED

WILLARD E. OVERHOLTZER, of legal age, being first duly sworn, deposes and says:

1. The Trust known as THE WILLARD E. OVERHOLTZER AND BETTY J. OVERHOLTZER DECLARATION OF TRUST ESTABLISHED, executed on December 19, 2000¹⁹⁹⁰ is a valid and existing trust.
2. The name(s) of the settlor(s) of the Trust is (are) : WILLARD E. OVERHOLTZER AND BETTY J. OVERHOLTZER
3. The name(s) of the previous trustee(s) of the Trust is (are): WILLARD E. OVERHOLTZER AND BETTY J. OVERHOLTZER
4. I (we) am (are) all of the currently acting successor trustees. WILLARD E. OVERHOLTZER
5. The Trust has not been revoked, modified or amended in any manner which would cause the representations contained herein to be incorrect.
6. The legal description of real property in the Trust is attached hereto as Exhibit "A".
7. I (we) became the successor trustee(s) by reason of ☐ resignation, ☐ incompetency, ☐ guardianship, ☒ death of the prior trustee(s). If death is checked, attach a certified copy of the Death Certificate.

Dated: November 17, 2008

054986

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WILLARD E. OVERHOLTZER

STATE OF CALIFORNIA
COUNTY OF EL DORADO

)
) ss.
)

Subscribed and sworn to (or affirmed) before me on this 18th day of November, 20 08,
by Willard E. Overholtzer
proved to me on the basis of satisfactory evidence to be the person who appeared before me.

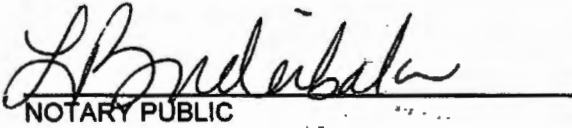

NOTARY PUBLIC



EXHIBIT "A"

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF EL DORADO, UNINCORPORATED AREA, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 10 NORTH, RANGE 10 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POST MARKED B.S.W. COR. ON EASTERLY LINE OF STATE HIGHWAY NO. 50, FROM WHICH THE NORTH QUARTER SECTION CORNER OF SECTION 34, TOWNSHIP 10 NORTH, RANGE 10 EAST, M.D.B.&M., BEARS NORTH 37 DEG 26' EAST 2009.23 FEET; THENCE SOUTH 21 DEG 00' EAST 236.2 FEET TO A 2 INCH BY 2 INCH POST MARKED B.S.E. COR.; THENCE ON THE FENCE LINE ON THE NORTHERLY LINE OF COUNTY ROAD, SOUTH 63 DEG 15' WEST 272.0 FEET AND SOUTH 60 DEG 35' WEST, 189.0 FEET TO A CULVERT POST 210+60; THENCE NORTH 36 DEG 32' EAST 542.3 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION DEEDED TO THE COUNTY OF EL DORADO IN DEED RECORDED NOVEMBER 6, 1976 IN BOOK 1692 AT PAGE 558 OFFICIAL RECORDS OF EL DORADO COUNTY.

ALSO EXCEPTING THEREFROM ALL THAT PORTION DEEDED TO THE COUNTY OF EL DORADO IN QUITCLAIM DEED RECORDED JULY 17, 1980 IN BOOK 1891 AT PAGE 370 OFFICIAL RECORDS OF EL DORADO COUNTY.

PORTION OF A.P.N. 331-020-43-100

PARCEL TWO:

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 10 NORTH, RANGE 10 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

BEGINNING AT A 10 INCH BY 10 INCH FENCE POST CORNER ON THE EASTERLY LINE OF STATE HIGHWAY NO. 50, MARKED B.N.W. COR., FROM WHICH THE NORTH QUARTER SECTION CORNER OF SECTION 34, TOWNSHIP 10 NORTH, RANGE 10 EAST, M.D.B.&M., BEARS NORTH 38 DEG 34' EAST 1769.2 FEET; THENCE SOUTH 29 DEG 12' WEST 243.2 FEET TO A POST MARKED B.S.W. COR., IDENTICAL WITH THE NORTHWEST CORNER OF PARCEL NO. 1; THENCE SOUTH 21 DEG 00' EAST 236.2 FEET TO THE SOUTHEAST CORNER OF PARCEL NO. 1; THENCE ON THE FENCE LINE ON THE NORTHERLY LINE OF COUNTY ROAD, NORTH 64 DEG 10' EAST 427.0 FEET TO A 2 INCH BY 2 INCH POST, MARKED B.S.E. COR.; THENCE NORTH 13 DEG 25' WEST 264.8 FEET TO A 2 INCH BY 2 INCH POST ON FENCE LINE MARKED B.N.E. COR.; THENCE SOUTH 87 DEG 50' WEST 289.10 FEET ON FENCE LINE TO THE POINT OF BEGINNING.

054986

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EXCEPTING THEREFROM THE EASTERLY 50 FEET THEREOF AS MEASURED PARALLEL TO THE EASTERLY LINE OF THE ABOVE DESCRIBED PARCEL.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED, A 1-1/2 INCH CAPPED IRON PIPE STAMPED "L.S. 2725", FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 34 BEARS NORTH 28 DEG 49' EAST 1717.91 FEET; THENCE LEAVING SAID POINT OF BEGINNING SOUTH 13 DEG 58' EAST 150.00 FEET TO A SIMILAR PIPE ON THE NORTHERLY LINE OF THE COUNTY ROAD (OLD U.S. HIGHWAY NO. 50); THENCE ALONG SAID NORTHERLY LINE, SOUTH 64 DEG 10' WEST 110.00 FEET, A SIMILAR PIPE; THENCE LEAVING SAID NORTHERLY LINE, NORTH 13 DEG 58' WEST 150.00 FEET; A SIMILAR PIPE; THENCE NORTH 64 DEG 10' EAST 110.00 FEET TO THE POINT OF BEGINNING.

A PORTION OF A.P.N. 331-020-43-100

PARCEL THREE:

ALL THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 10 NORTH, RANGE 10 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE LAND HEREIN DESCRIBED A 1-1/2 INCH CAPPED IRON PIPE STAMPED "L.S. 2725", FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 34 BEARS NORTH 13 DEG 58' EAST 150 FEET AND NORTH 28 DEG 49' EAST 1717.91 FEET; THENCE LEAVING SAID POINT OF BEGINNING NORTH 64 DEG 10' EAST 50 FEET TO A 2 INCH BY 2 INCH POST, MARKED B.S.E. CORNER; THENCE NORTH 13 DEG 25' WEST 264.8 FEET TO A SIMILAR POST; THENCE SOUTH 87 DEG 50' WEST 50 FEET; THENCE IN A SOUTHEASTERLY DIRECTION TO THE POINT OF BEGINNING.

A.P.N. 331-020-09-100

PARCEL FOUR:

A PORTION OF THE NORTH HALF OF SECTION 34, TOWNSHIP 10 NORTH, RANGE 10 EAST, M.D.B.&M. DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 34, THENCE SOUTH 87 DEG 22' WEST 502.80 FEET TO A POINT ON THE EASTERLY LINE OF U.S. HIGHWAY NO. 50, A 3/4 INCH CAPPED IRON PIPE; THENCE ALONG SAID HIGHWAY ON A CURVE CONCAVE TO THE LEFT WITH A RADIUS OF 4940.0 FEET A DISTANCE OF 214.94 FEET THE CHORD OF WHICH BEARS SOUTH 24 DEG 11' 15" WEST 214.89 FEET; THENCE CONTINUING ALONG SAID HIGHWAY NORTH 67 DEG 08' WEST 9.90 FEET, SOUTH 22 DEG 56' 30" WEST 1102.30 FEET TO A CONCRETE MONUMENT; THENCE CONTINUING ALONG SAID HIGHWAY ON A CURVE CONCAVE TO THE RIGHT WITH A RADIUS OF 3050 FEET A DISTANCE OF 170.34

054986

019574

FEET, THE CHORD OF WHICH BEARS SUTH 24 DEG 29' WEST 170.31 FEET; THENCE DEPARTING FROM SAID HIGHWAY NORTH 87 DEG 45' EAST 290.50 FEET (CITE NORTH 82 DEG 50' EAST 289.10 FEET) TO A METAL POST WHICH THE NORTH QUARTER CORNER OF SAID SECTION 34 BEARS NORTH 30 DEG 40' EAST 1595.45 FEET; THENCE NORTH 87 DEG 45' WEST 598.94 FEET (CITE NORTH 87 DEG 50' EAST) TO A 3/4 INCH CAPPED IRON PIPE; THENCE NORTH 0 DEG 37' 30" EAST 609.13 FEET TO A 3/4 INCH CAPPED IRON PIPE; THENCE NORTH 86 DEG 35' EAST 234.57 FEET; THENCE NORTH 12 DEG 18' 30" EAST 738.27 FEET TO A 3/4 INCH CAPPED IRON PIPE TO THE NORTH LINE OF SAID SECTION 34; THENCE ALONG SAID NORTH LINE NORTH 88 DEG 02' WEST 185.63 FEET (CITE NORTH 88 DEG 55' WEST) TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THE PORTION THEREOF LYING NORTHERLY OF THE SOUTHERLY LINE OF THE RAILROAD RIGHT OF WAY.

PORTION OF A.P.N. 331-020-10-100

PARCEL FIVE:

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 10 NORTH, RANGE 10 EAST, M.D.B.&M. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED SOUTH 30 DEG 40' WEST 1595.45 FEET FROM THE NORTH QUARTER SECTION CORNER OF SECTION 34, TOWNSHIP 10 NORTH, RANGE 10 EAST, M.D.B.&M., THENCE NORTH 87 DEG 50' EAST 646.90 FEET TO A POINT IN THE NORTHERLY LINE OF A COUNTY ROAD; THENCE SOUTH 64 DEG 10' WEST 649.70 FEET ALONG SAID NORTHERLY LINE OF ROAD AND THENCE NORTH 13 DEG 25' WEST 264.80 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM FROM PARCELS 4 AND 5 ABOVE, ALL THAT PORTION OF SECTION 34 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 34 BEARS NORTH 30 DEG 40' EAST 1595.45 FEET; THENCE LEAVING SAID POINT OF BEGINNING, NORTH 64 DEG 10' EAST 180.00 FEET, THENCE SOUTH 13 DEG 25' EAST 264.80 FEET TO A POINT ON THE NORTHWESTERLY LINE OF PLEASANT VALLEY ROAD; THENCE ALONG SAID NORTHWESTERLY LINE SOUTH 64 DEG 10' WEST 180.00 FEET; THENCE LEAVING SAID NORTHWESTERLY LINE NORTH 13 DEG 25' WEST 264.80 FEET TO THE POINT OF BEGINNING.

PORTION OF A.P.N. 331-020-10-100

PARCEL SIX:

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 10 NORTH, RANGE 10 EAST, M.D.B.&M. DESCRIBED AS FOLLOWS:

054986

019574

BEGINNING AT A POINT FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 34 BEARS NORTH 30 DEG 40' EAST 1595.45 FEET; THENCE LEAVING SAID POINT OF BEGINNING, NORTH 64 DEG 10' EAST 180.00 FEET; THENCE SOUTH 13 DEG 25' EAST 264.80 FEET TO A POINT ON THE NORTHWESTERLY LINE OF PLEASANT VALLEY ROAD; THENCE ALONG SAID NORTHWESTERLY LINE SOUTH 64 DEG 10' WEST 180.00 FEET; THENCE LEAVING SAID NORTHWESTERLY LINE NORTH 13 DEG 25' WEST 264.80 FEET TO THE POINT OF BEGINNING.

PORTION OF A.P.N. 331-020-10-100

Date: 02-05-2025

Transmittal Letter from:

To:
EDC Planning
2850 Fairlane Court
Placerville, CA 95667



LEBECK
ENGINEERING, INC.

3430 ROBIN LANE, BLDG. #2

CAMERON PARK, CA 95682

Ph. (530) 677-4080

www.lebeckeng.com

Regarding: Overholtzer Tentative Parcel Map, Initial submittal

# copies	Description
1	Signed Tentative Map Application
1	Check for combined fees (\$9,024.01)
1	Grant Deed
1	Assessor's Plat
1	Vicinity Map
1	Signed Environmental Questionnaire
1	Facilities Improvement Letter
1	Preceding Parcel Map
1	Archaeological Records Search Results
4	Tentative Parcel Maps
4	Slope Maps
1	Signed Oak Resources Code Compliance Certificate
1	Project Description
1	Air Quality Impact Analysis Waiver
1	Title Report
1	Signed Affidavit of Previous Land Division Activity
1	Signed Agreement to Pay Processing Fees
1	Signed Campaign Contribution Disclosure
1	Tentative Parcel Map Checklist

RECEIVED
FEB 05 2025
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

Comments:

Please find enclosed our initial submittal of the Overholtzer Tentative Parcel Map.

Regards,

Ron Personius

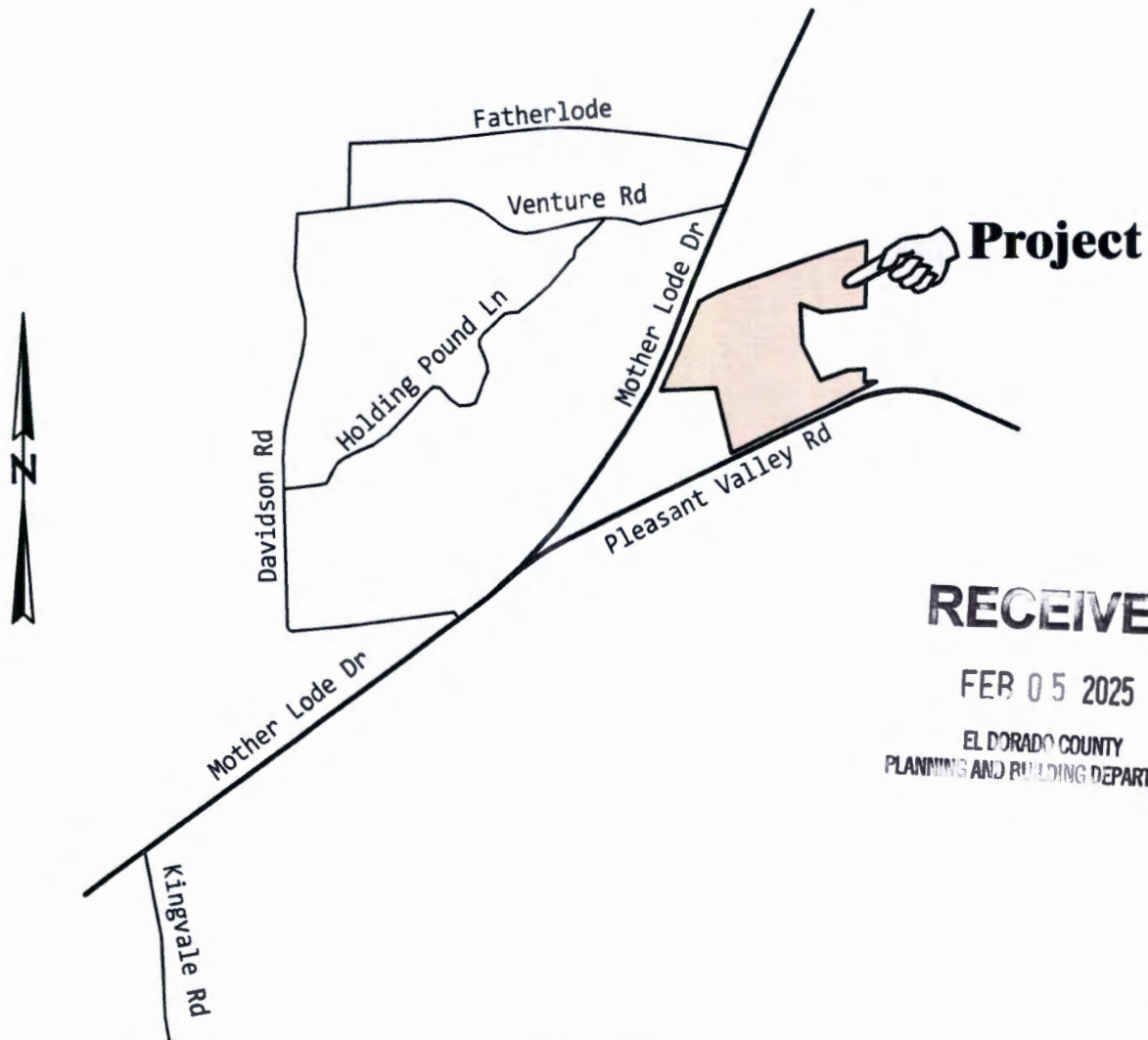
TM25-0001

25-1921 B 18 of 29

Vicinity Map

5775 Pleasant Valley Road, Placerville, CA 95667

APN: 331-020-057 - El Dorado County, CA



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FEB 05 2025

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

NOT TO SCALE

OWNER / APPLICANT:

OVERHOLTZER, WILLARD E. Surv TR & Rev TR of 12/19/90,
Willard E. Overholtzer, Trustee
2555 Montgomery Place, El Dorado Hills, CA 95762
916-939-3686
koverholtzer@sbcglobal.net



LEBECK

ENGINEERING, INC.

3430 ROBIN LANE, BLDG. #2
CAMERON PARK, CA 95682
Ph. (530) 677-4080

TM25-0001



Diamond Springs / El Dorado Fire Protection District
Fire Prevention Division

501 Pleasant Valley Rd Diamond Springs, CA 95619 ~ (530) 626-3190 Fax (530) 626-3188
www.diamondfire.org

October 23, 2024

El Dorado Irrigation District
2890 Mosquito Rd.
Placerville, CA 95667

RECEIVED
FEB 05 2025
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

Re: Fire Flow Letter for The El Dorado Y, Overholtzer Tentative Map
Address: APN 331-020-057

To Whom It May Concern:

The potable water system with the purpose of fire protection for the existng commercial buildings that shall provide a minimum fire flow as indicated below, per the 2022 CFC (Table BB105.1). This requirement is based on the existing square footage and construction type with a reduction given for the installation of a NFPA 13 sprinkler system or without a sprinkler system. This fire flow rate shall be in excess of the maximum daily consumption rate for this project. A set of engineering calculations reflecting the fire flow capabilities of this system shall be supplied to the Fire District for review and approval.

Type V-B construction without sprinklers, upto 3,600 square feet will require 1500 GPM for 2 hours.

Type V-B construction without sprinklers, upto 4,800 square feet will require 1,750 GPM for 2 hours.

Type V-B construction without sprinklers, upto 13,400 square feet will require 3,000 GPM for 2 hours.

Type V-B construction with sprinklers, upto 20,600 square feet will require 1,500 GPM for 2 hours.

See attached Site Plan designed by Lebeck Engineering, TPM dated September 2024.

Existing fire hydrants serve the existing buidings. Any additions, alterations, or new buildings may require addition fire hydrant(s). The location of the fire hydrants shall be approved by the Fire District prior to installation.

If you have any additional questions regarding these comments, please do not hesitate to contact Braden Stirling at stirlingqb@eldofire.com or (530) 626-3190.

Sincerely,

Diamond Springs/El Dorado Fire Protection District

Cc: file

TM25-0001

25-1921 B 20 of 29



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667
Phone: (530) 621-5355 www.edcgov.us/Planning/

EL DORADO COUNTY PLANNING SERVICES ENVIRONMENTAL QUESTIONNAIRE

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File Number _____

Date Filed _____

FEB 05 2025

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

Project Title	The El Dorado 'Y' TPM	Lead Agency	Planning
Name of Owner	Willard E. Overholtzer Trust	Telephone	916-939-3686
Address	2555 Montgomery Place, El Dorado Hills, CA 95762		
Name of Applicant	Willard E. Overholtzer	Telephone	916-939-3686
Address	2555 Montgomery Place, El Dorado Hills, CA 95762		
Project Location	5775 Pleasant Valley Road, Placerville, CA 95667		
Assessor's Parcel Number(s)	331-020-057	Acreage	9.772
		Zoning	IL

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:
A Parcel Map to divide an existing 9.772 Acre, partially developed, parcel into four (4) IL zoned parcels. Proposed parcels range from 1.57 Acres to 3.78 Acres.
2. What is the number of units/parcels proposed? Four (4)

GEOLOGY AND SOILS

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

71% @ 0-10%	13% @ 10-20%	5% @ 20-30%	4% @ 30-40%	7% @ >40%
-------------	--------------	-------------	-------------	-----------

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

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25-1921 B 21 of 29

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

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)? No
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: Ronald V. Personius Date: 08/12/2024

Revised 11/2017

George Osborne, Director, Division 1
Pat Dwyer, Director, Division 2
Brian K. Veerkamp, Director, Division 3



Lori Anzini, Director, Division 4
Alan Day, Director, Division 5
Jim Abercrombie, General Manager
Brian D. Poulsen, General Counsel

Letter No.: DS1224-235

December 17, 2024

Willard Overholtzer
2555 Montgomery Place
El Dorado Hills, CA 95762
Email: koverholtzer@sbcglobal.net

RECEIVED

FEB 05 2025

VIA EMAIL

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

Subject: Facility Improvement Letter (FIL), Overholtzer Parcel Split – 4266FIL
Assessor's Parcel No. 331-020-057 (Placerville)

Dear Mr. Overholtzer:

This letter is in response to your request dated October 30, 2024 and is valid for a period of three years.

This proposed project is a 4-lot commercial subdivision on 9.77 acres. Verification of available fire flow for the existing buildings on the property is requested at this time; this parcel already has a single water meter. Sewer service has not been requested. The property is within the District boundary.

This letter is not a commitment to serve, but does address the location and approximate capacity of existing facilities that may be available to serve your project.

Water Supply

As of January 1, 2022, there were 11,414 equivalent dwelling units (EDUs) of water supply available in the Western/Eastern Water Supply Region. Your project as proposed on this date would require 3 additional EDUs of water supply.

Water Facilities

A 24-inch water line exists in Pleasant Valley Road and the parcel is served by a combination of a 6-inch and 8-inch water line (see enclosed System Map). Water services for each of the new parcels to be created can be installed off of the existing onsite 8-inch water line. The Diamond Springs/El Dorado Fire Protection District has determined that the minimum fire flow for this project ranges from 1,500 GPM up to 3,000 GPM for a 2-hour duration while maintaining a 20-psi residual pressure. **According to the District's hydraulic model, the existing system can only deliver a maximum fire flow of 1,500 GPM.** In order to provide a fire flow greater than 1,500 GPM you would be required to upsize the existing onsite water line or construct a new

connection to the 24-inch water line in Pleasant Valley Road that would loop the onsite water lines. The 24-inch water line located in Pleasant Valley Road can provide the requested 3,000 GPM fire flow. The hydraulic grade line for the existing water distribution facilities is 1,780 feet above mean sea level at static conditions and 1,730 feet above mean sea level during fire flow (1,500 GPM) and maximum day demands.

The flow predicted above was developed using a computer model and is not an actual field flow test.

Sewer Facilities

The existing parcel is apparently served by a private onsite septic system. EID does have existing sewer forcemains on two sides of the existing parcel. EID sewer service was not requested.

Easement Requirements

Proposed water lines, sewer lines and related facilities must be located within an easement accessible by conventional maintenance vehicles. When the water lines or sewer lines are within streets, they shall be located within the paved section of the roadway. No structures will be permitted within the easements of any existing or proposed facilities. The District must have unobstructed access to these easements at all times, and generally does not allow water or sewer facilities along lot lines.

Easements for any new District facilities constructed by this project must be granted to the District prior to District approval of water and/or sewer improvement plans, whether onsite or offsite. In addition, due to either nonexistent or prescriptive easements for some older facilities, any existing onsite District facilities that will remain in place after the development of this property must also have an easement granted to the District.

Environmental

The County is the lead agency for environmental review of this project per Section 15051 of the California Environmental Quality Act Guidelines (CEQA). The County's environmental document should include a review of both offsite and onsite water and sewer facilities that may be constructed by this project. You may be requested to submit a copy of the County's environmental document to the District if your project involves significant off-site facilities. If the County's environmental document does not address all water and sewer facilities and they are not exempt from environmental review, a supplemental environmental document will be required. This document would be prepared by a consultant. It could require several months to prepare and you would be responsible for its cost.

Summary

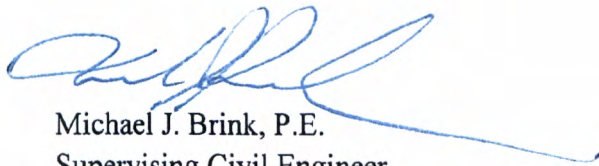
Service to this proposed development is contingent upon the following:

- The availability of uncommitted water supplies at the time service is requested;
- Payment of all District connection costs.

Services shall be provided in accordance with El Dorado Irrigation District Board Policies and Administrative Regulations, as amended from time-to-time. As they relate to conditions of and fees for extension of service, District Administrative Regulations will apply as of the date of a fully executed Extension of Facilities Agreement.

If you have any questions, please contact Marc Mackay at (530) 642-4135.

Sincerely,



Michael J. Brink, P.E.
Supervising Civil Engineer

MB/MM:LV

Enclosures: System Map
Fire Flow Letter

cc w/ Enclosures:

El Dorado County Planning and Building Department
Via email – planning@edcgov.us

Lucas Shepard – Fire Marshal
Diamond Springs / El Dorado Fire Department
Via email – shepardl@eldofire.com

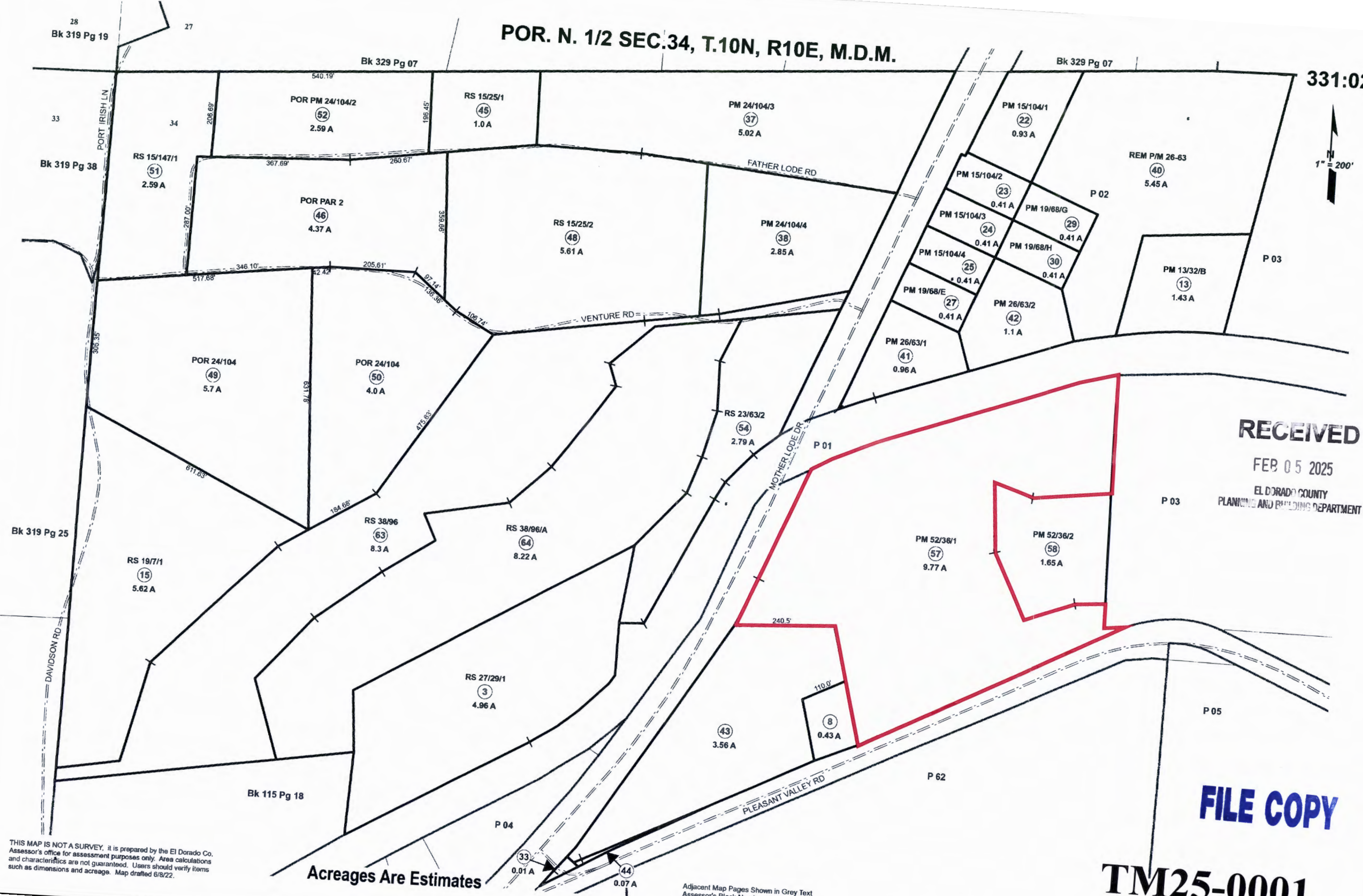
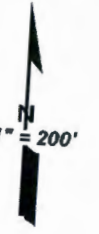
Ron Personius
Lebeck Engineering Inc.
Via email- ron@lebeckeng.com



25-1921 B 26 of 29

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

331:02



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PLANNING AND BUILDING DEPARTMENT

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TM25-0001

Assessor's Map Book 25-1924, B. 27 of 29
County of El Dorado, CA

Rev. May 17, 2023

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

DETAIL "A"

Parcel Map

A PORTION OF THE NORTHWEST QUARTER OF
SECTION 34 T.10N., R.10E., M.D.M.

COUNTY of EL DORADO STATE of CALIFORNIA
JANUARY 2020
SHEET 1 of 2

RECEIVED

FEB 05 2025

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

REFERENCES

- (1) DOC. # 2009-19574
- (2) PM 7-123
- (3) RS 29-124

COUNTY SURVEYOR'S STATEMENT

I HAVE EXAMINED THE MAP. THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF. ALL PROVISIONS OF CHAPTER 2 AND SECTIONS 66412 (D) AND 66467 OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH. I AM SATISFIED THE MAP IS TECHNICALLY CORRECT.

DATED: 1/31/20

Philip R. Mosbacher
PHILIP R. MOSBACHER, L.S. 7189
COUNTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA



BY:

DEPUTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA

COUNTY RECORDER'S CERTIFICATE

I, JANELLE K. HORNE, HEREBY CERTIFY THAT PLACER TITLE COMPANY PARCEL MAP GUARANTEE NO. PMGA-8000779 WAS FILED WITH THIS OFFICE AND THAT THIS PARCEL MAP WAS ACCEPTED FOR RECORD AND FILED THIS 31 DAY OF January, 2020 AT 11:24:11 IN BOOK 52 OF PARCEL MAPS AT PAGE 312, AT THE REQUEST OF WILLARD E. OVERHOLTZER
DOCUMENT NO. 2020-0004413

Janelle K. Horne
JANELLE K. HORNE
COUNTY RECORDER-CLERK
COUNTY OF EL DORADO, CALIFORNIA

BY: *Unichelle Whitford*
DEPUTY

FILE COPY

52/36

52/36

52/36

BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO THE MERIDIAN OF PM 7-123 AS DETERMINED BY FOUND MONUMENTS ALONG THE WEST LINE.

NOTES

1. REFER TO DOCUMENT No. 2020-0004414 FOR THE CONSENT OF ALL PARTIES HAVING RECORD TITLE INTEREST.
2. UNABLE TO LOCATE EASEMENT 99 OR 43 FROM RECORD DOCUMENT.
3. UNABLE TO LOCATE EASEMENT 552 OR 399 FROM RECORD DOCUMENT.
2. UNABLE TO LOCATE EASEMENT 1891 OR 367 FROM RECORD DOCUMENT.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY AND RECORD INFORMATION AS THE BEST AVAILABLE EVIDENCE PRESENTED ITSELF IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF WILLARD E. OVERHOLTZER ON FEBRUARY 2018
I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



B. Williams
BRENDAN WILLIAMS, L.S. 9049
DATED: 01-23-2020

52/36

BLA NO. 18-0006 APPROVED: FEBRUARY 21, 2018

EXISTING FEE PARCEL NUMBERS: 331-020-09 AND 10

TM25-0001
20-1921 B 28 of 29

52/36A

COUNTY of EL DORADO STATE of CALIFORNIA
JANUARY 2020 1"=60'
SHEET 2 of 2

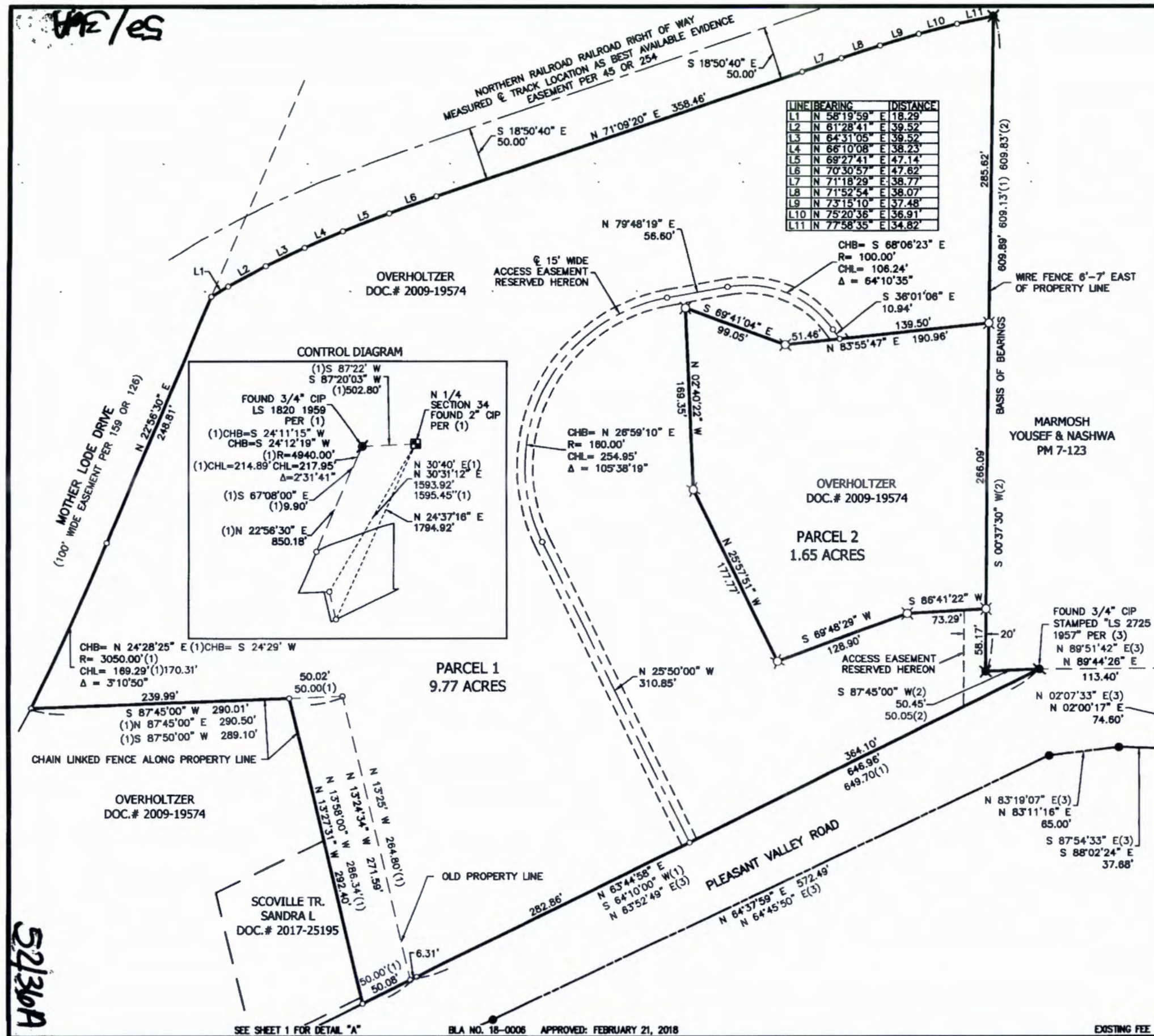


- DIMENSION POINT — NOTHING FOUND OR SET
- ⊗ SET 5/8" REBAR W/ ALUMINUM CAP STAMPED
"LS 9048 — NOR CAL GEOMATICS"
- ⊗ FOUND CAPPED IRON PIPE STAMPED "LS 1820" PER (2)
FOUND MONUMENT AS NOTED
- FOUND 3/4" CIP (CAPPED IRON PIPE) STAMPED "LS 4663" PER (3)
- ⊗ FOUND MONUMENT AS NOTED

FILE COPY

52/36A

TM25-0001
25-1921 B 29 of 29



EXISTING FEE PARCEL NUMBERS: 331-020-09 AND 10

BLA NO. 18-0006 APPROVED: FEBRUARY 21, 2018