

File No. TM14-1523
Location Map

- Project Parcel
- Parcels
- Roads

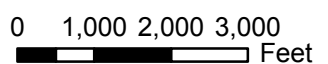
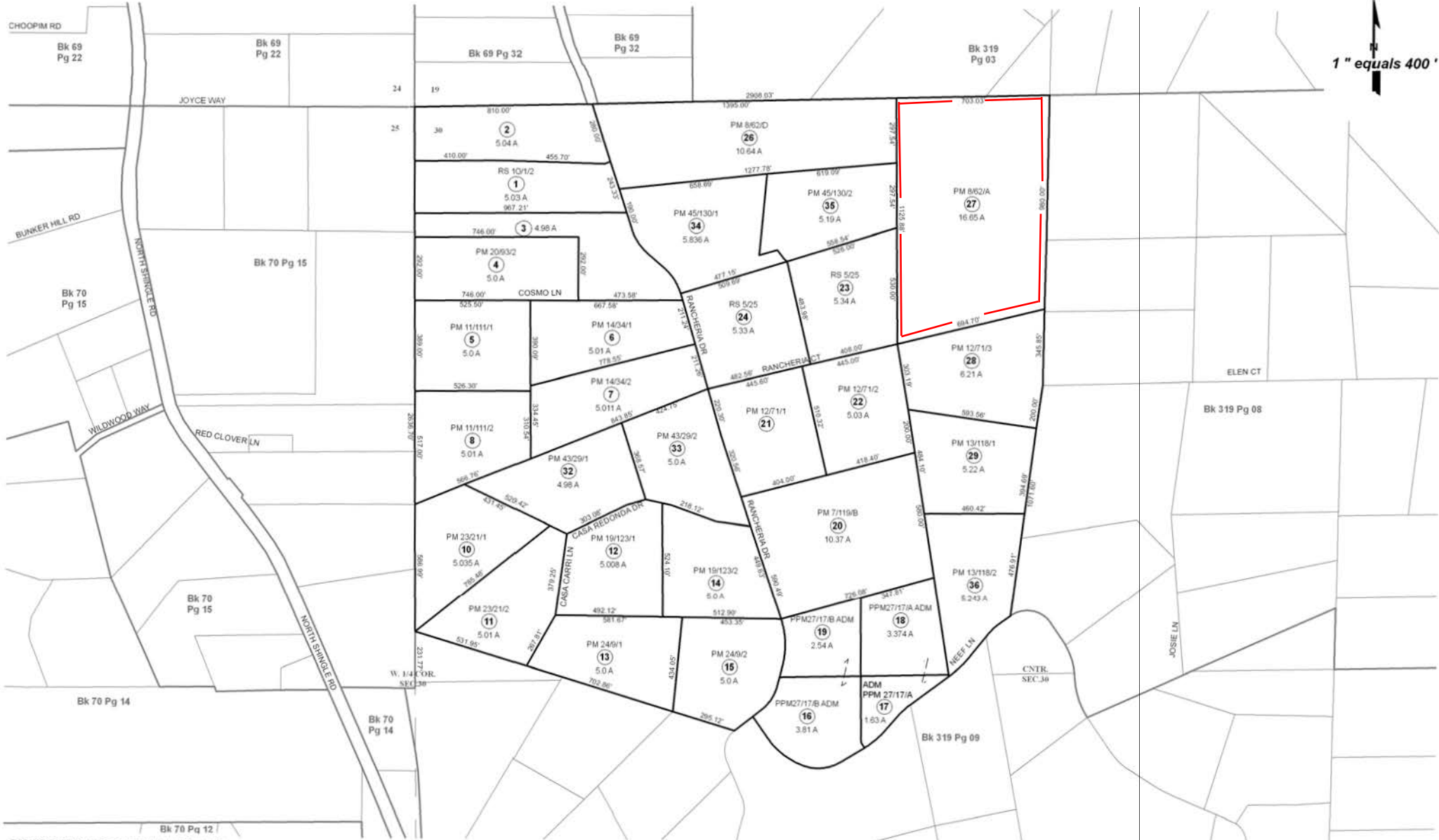


Exhibit A

POR. N.W. 1/4 SEC. 30, T.10N., R.10E., M.D.M.

319:33



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.

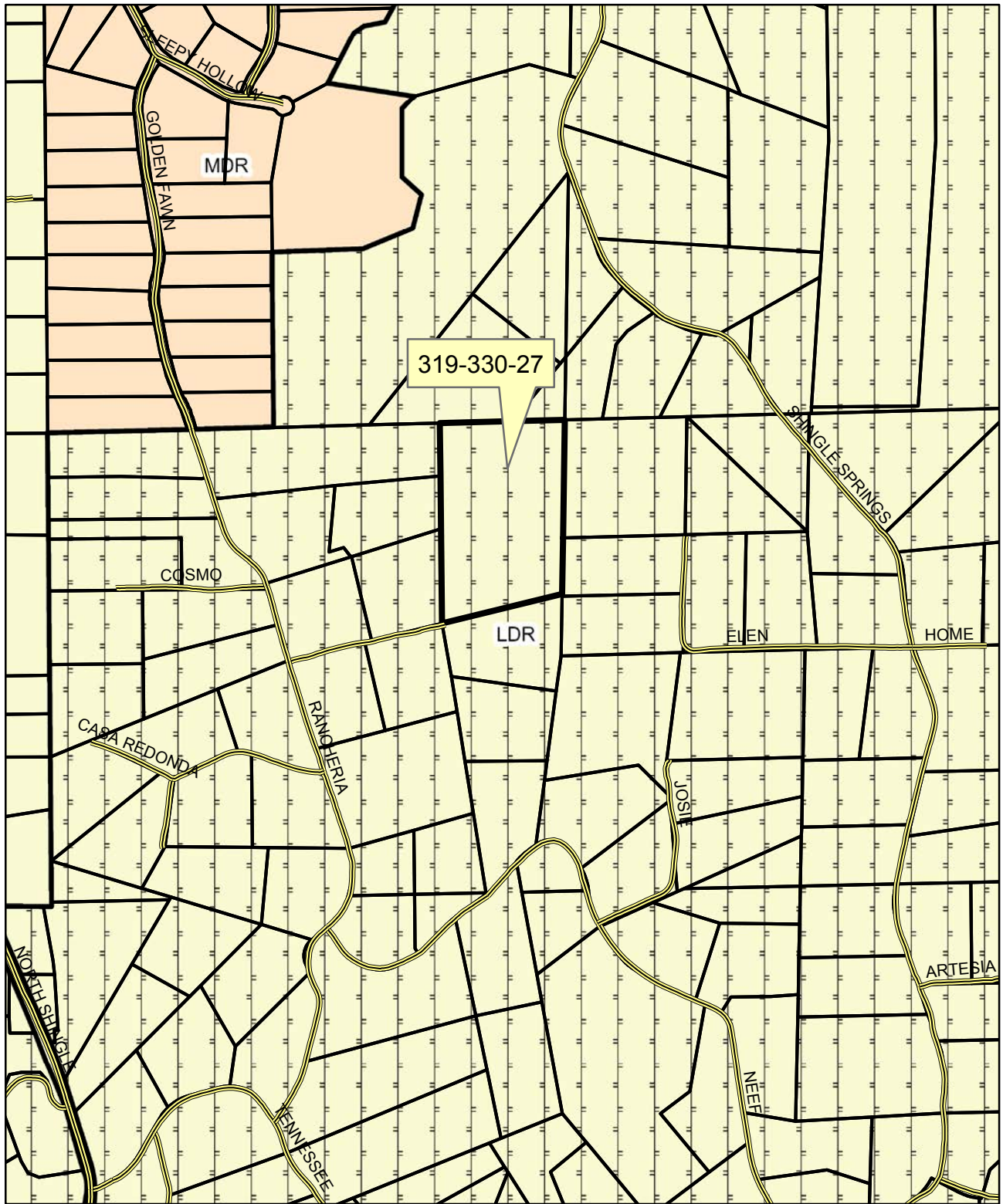
Acreages Are Estimates

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

Rev. Jan 2, 2007

Assessor's Map Bk. 319, Pg. 33
County of El Dorado, CA

Exhibit B



File No. TM14-1523

General Plan Land Use Map







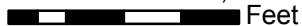
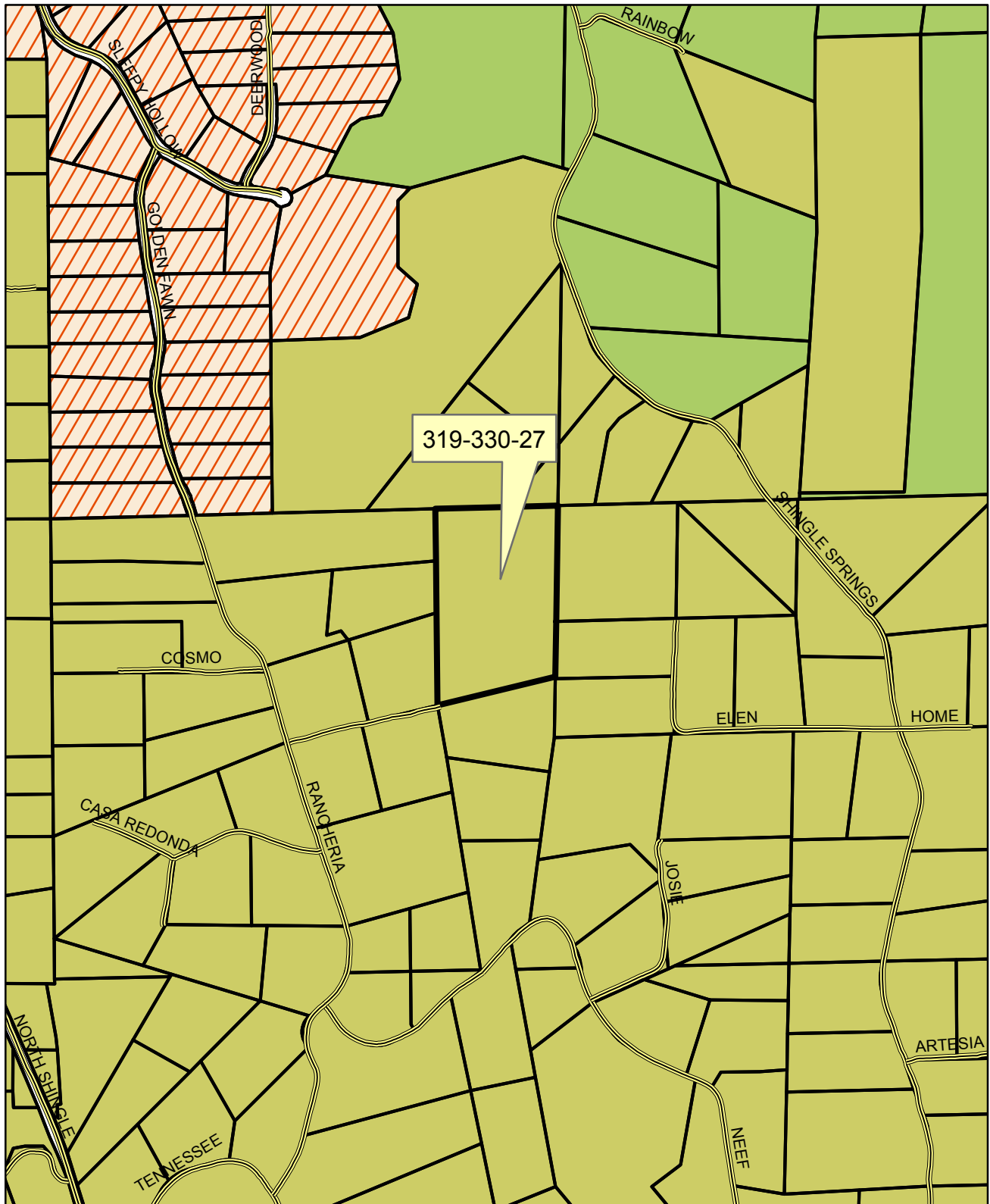
-  Project Parcel
-  Roads
-  Parcels
-  Low-Density Residential
-  Medium-Density Residential
-  Important Biological Corridor









Exhibit C

0 250 500 750 1,000 Feet





319-330-27

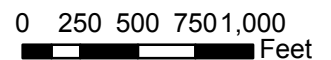
-  Project Parcel
-  Roads
-  Parcels
-  R2A = Residential 2 Acres
-  RE-5 = Residential Estate 5 Acres
-  RE-10 = Residential Estate 10 Acres

File No. TM14-1523

Zoning Map



Exhibit D



8-62

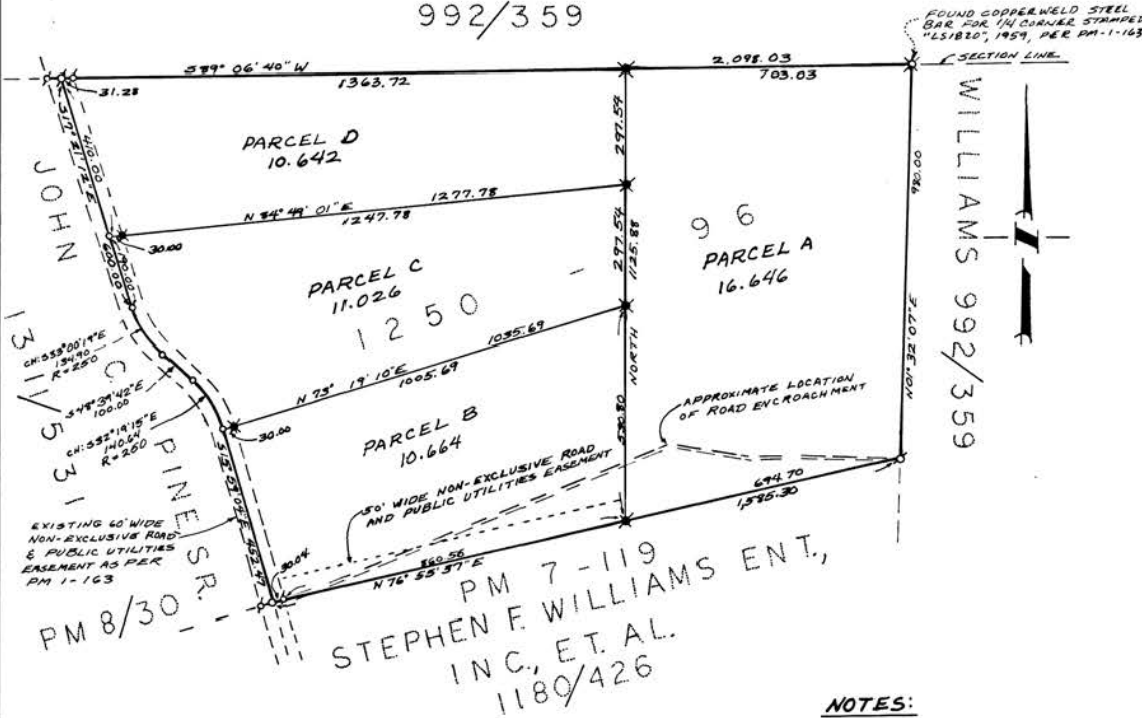
27-8

27-8

PARCEL MAP
 BEING PARCEL 23, PM 1-163
 A PORTION OF THE N 1/2 OF SECTION 30
 T.10N, R.10E., M.D.M.
 COUNTY OF EL DORADO, CALIFORNIA

R&M LAND SURVEYORS
 CALIFORNIA
 SCALE: 1" = 200' JULY, 1975

STEPHEN F. WILLIAMS ENTERPRISES, INC., ET. AL.
 992/359



FOUND COPPER WELD STEEL BAR FOR 1/4 CORNER STAMPED "LS1820", 1954, PER PM 1-163

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 AT THE REQUEST OF RAYMOND TANIS, ON APRIL 1, 1975 I HEREBY CERTIFY THAT IT CONFORMS TO THE APPROVED TENTATIVE MAP AND THE CONDITIONS OF APPROVAL THEREOF.

Robert J. Ralph
 ROBERT J. RALPH, LS 3680

COUNTY SURVEYOR'S CERTIFICATE

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE.
 DATED: July 28, 1975

Fred G. DeBerry
 FRED G. DEBERRY, LS 2483
 COUNTY SURVEYOR
 COUNTY OF EL DORADO



COUNTY RECORDER'S CERTIFICATE

FILED THIS 28 DAY OF July, 1975, AT 3:21 PM,
 IN BOOK 8 OF PARCEL MAPS AT PAGE 62 AT THE
 REQUEST OF ROBERT J. RALPH.
 DOCUMENT NO. 20069

James W. Sweeney
 JAMES W. SWEENEY
 COUNTY RECORDER
 COUNTY OF EL DORADO

BY: _____
 DEPUTY

NOTES:

ALL BEARINGS AND DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
 PARCELS A THRU D ARE A DIVISION OF PARCEL 23, PM 1-163

LEGEND

⊙ = FOUND 1 1/2" C.I.P. STAMPED "LS3185"
 ⊙ = SET 3/4" C.I.P. STAMPED "LS3680"
 ○ = NOTHING FOUND, NOTHING SET

REFERENCES

PM 1-163
 PM 8-30
 PM 7-119

BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS IDENTICAL WITH THAT SHOWN ON PM 1-163, AND IS TRUE NORTH

8-62

8-62

8-62

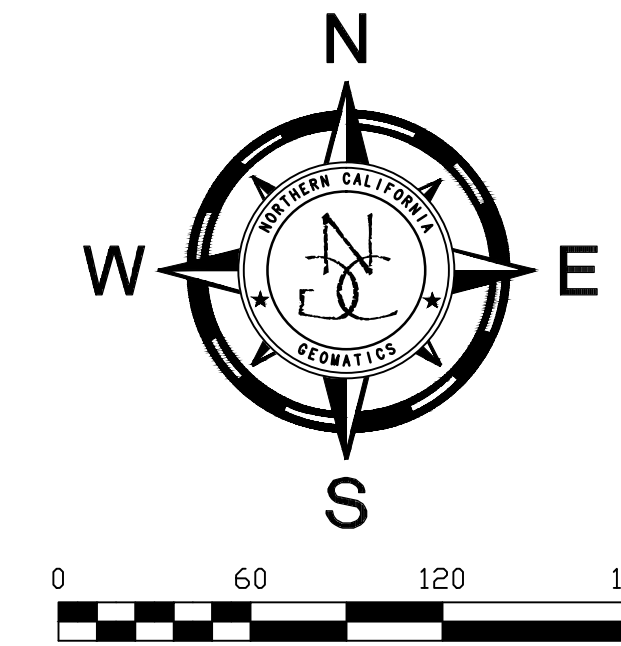
TENTATIVE MAP NO. P75-111 APPROVED: 7/7/75

8-62

Tentative Subdivision Map

RANCHERIA COURT – TANIS JOB# 1102014
 PARCEL A OF PM 8-62 ALSO BEING A PORTION OF THE NORTH HALF
 OF SECTION 30 T.10N., R.10E., M.D.M.

COUNTY of EL DORADO STATE of CALIFORNIA
 AUGUST, 2016 1"=60'
 SHEET 1 of 1



LEGEND

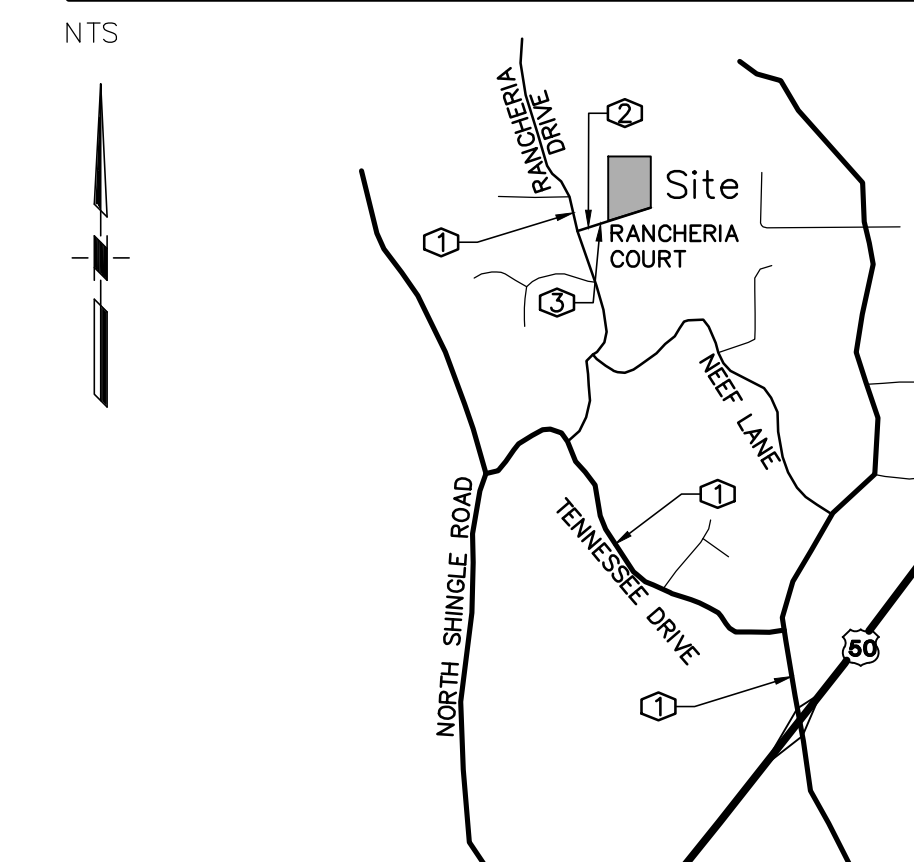
- DIMENSION POINT, NOTHING FOUND OR SET
- EXISTING WELL
- EXISTING JOINT POLE
- EXISTING GUY ANCHOR
- BOUNDARY LINE
- PROPOSED LOT LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- DITCH DRAINAGE LINE
- FIELD FENCE
- TREE CANOPY
- AREAS OF 30% SLOPE OR GREATER
- EP
- PCL
- PM
- SUBD
- (E)
- (P)

OWNER / APPLICANT: RAYMOND TANIS
 3069 RANCHERIA COURT
 SHINGLE SPRINGS, CA 95682
 (530) 672-6266

MAP PREPARED BY: 1044 DIAMANTE ROBLES CT.
 DIAMOND SPRINGS, CA 95619
 (530) 957-0293

SCALE OF MAP: 1"=60'
 CONTOUR INTERVAL: 1'
 SOURCE OF TOPOGRAPHY: AERIAL SURVEY
 SECTION, TOWNSHIP, RANGE: SECTION 30, T. 10 N., R. 10 E
 ASSESSOR'S PARCEL NO.: 319-330-27
 PRESENT ZONING: RE 5
 PROPOSED ZONING: RE 5
 TOTAL PARCEL AREA: 16.646 ACRES
 TOTAL NUMBER OF PARCELS: 2
 MINIMUM PARCEL AREA: 5.11 ACRES
 WATER SUPPLY: WELL
 SEWAGE DISPOSAL: SEPTIC
 STRUCTURAL FIRE PROTECTION: DIAMOND SPRINGS FPD
 DATE OF PREPARATION: DECEMBER, 2014

VICINITY MAP



VICINITY MAP REFERENCE

- ① 60' ROAD RIGHT OF WAY PER PM 1-163
- ② 50' WIDE NON-EXCLUSIVE ROAD AND P.U.E. PER PM 8-62
- ③ 60' WIDE NON-EXCLUSIVE ROAD AND P.U.E. PER PM 12-71, 1406 OR 552 AND 1406 OR 553

ZONING ADMINISTRATOR: _____

APPROVAL / DENIAL DATE: _____

BOARD OF SUPERVISORS: _____

APPROVAL / DENIAL DATE: _____

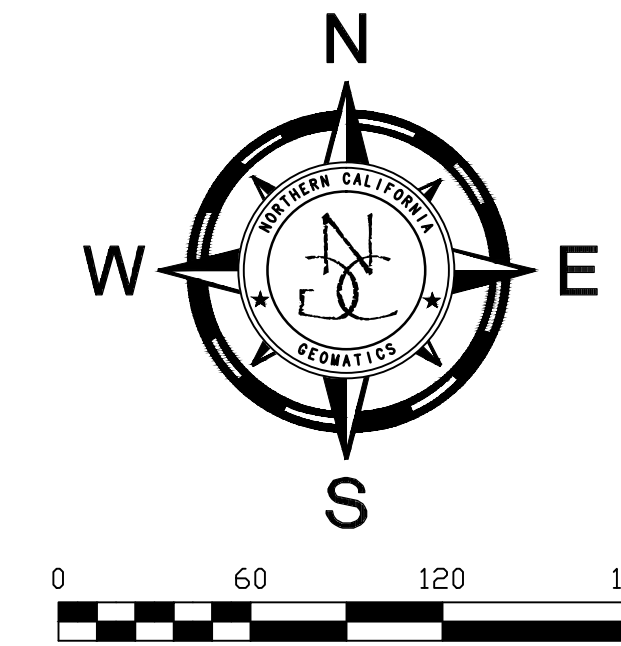


EXISTING ASSESSORS PARCEL NUMBER: 319-330-27

Tentative Subdivision Map

RANCHERIA COURT – TANIS JOB# 1102014
 PARCEL A OF PM 8-62 ALSO BEING A PORTION OF THE NORTH HALF
 OF SECTION 30 T.10N., R.10E., M.D.M.

COUNTY of EL DORADO STATE of CALIFORNIA
 AUGUST, 2016 1"=60'
 SHEET 1 of 1



LEGEND

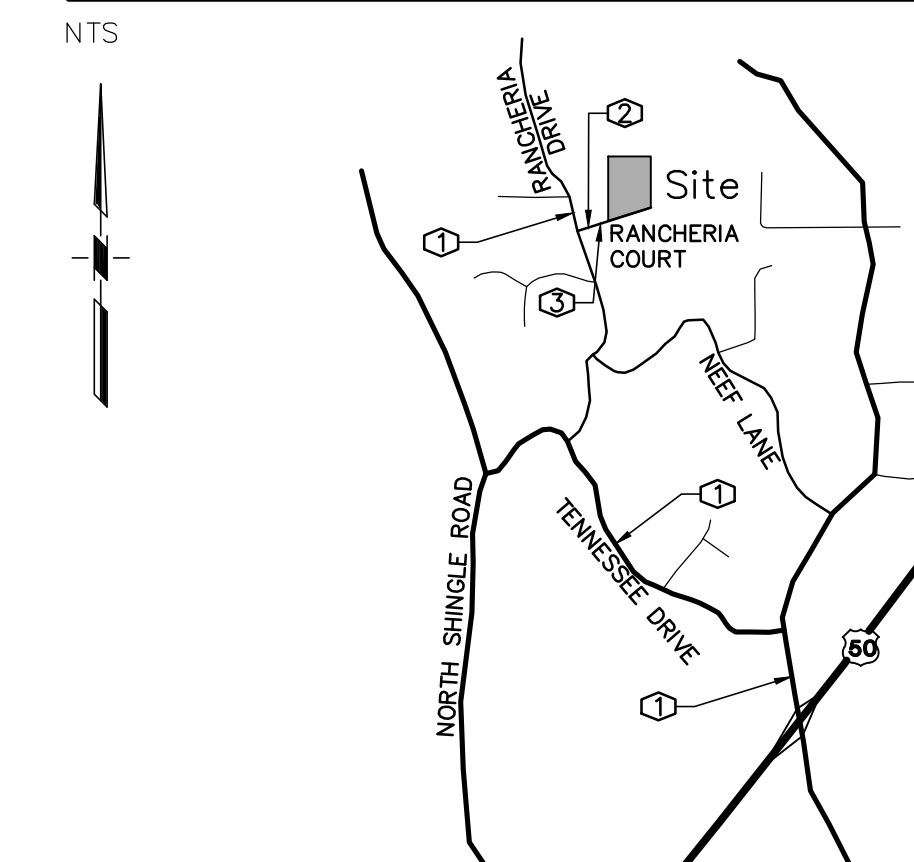
- DIMENSION POINT, NOTHING FOUND OR SET
- EXISTING WELL
- EXISTING JOINT POLE
- EXISTING GUY ANCHOR
- BOUNDARY LINE
- PROPOSED LOT LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- DITCH DRAINAGE LINE
- FIELD FENCE
- TREE CANOPY
- AREAS OF 30% SLOPE OR GREATER
- EP
- PCL
- PM
- SUBD (E)
- (P)

OWNER / APPLICANT: RAYMOND TANIS
 3069 RANCHERIA COURT
 SHINGLE SPRINGS, CA 95682
 (530) 672-6266

MAP PREPARED BY: 1044 DIAMANTE ROBLES CT.
 DIAMOND SPRINGS, CA 95619
 (530) 957-0293

SCALE OF MAP: 1"=60'
 CONTOUR INTERVAL: 1'
 SOURCE OF TOPOGRAPHY: AERIAL SURVEY
 SECTION, TOWNSHIP, RANGE: SECTION 30, T. 10 N., R. 10 E
 ASSESSOR'S PARCEL NO.: 319-330-27
 PRESENT ZONING: RE 5
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 WATER SUPPLY: WELL
 SEWAGE DISPOSAL: SEPTIC
 STRUCTURAL FIRE PROTECTION: DIAMOND SPRINGS FPD
 DATE OF PREPARATION: DECEMBER, 2014

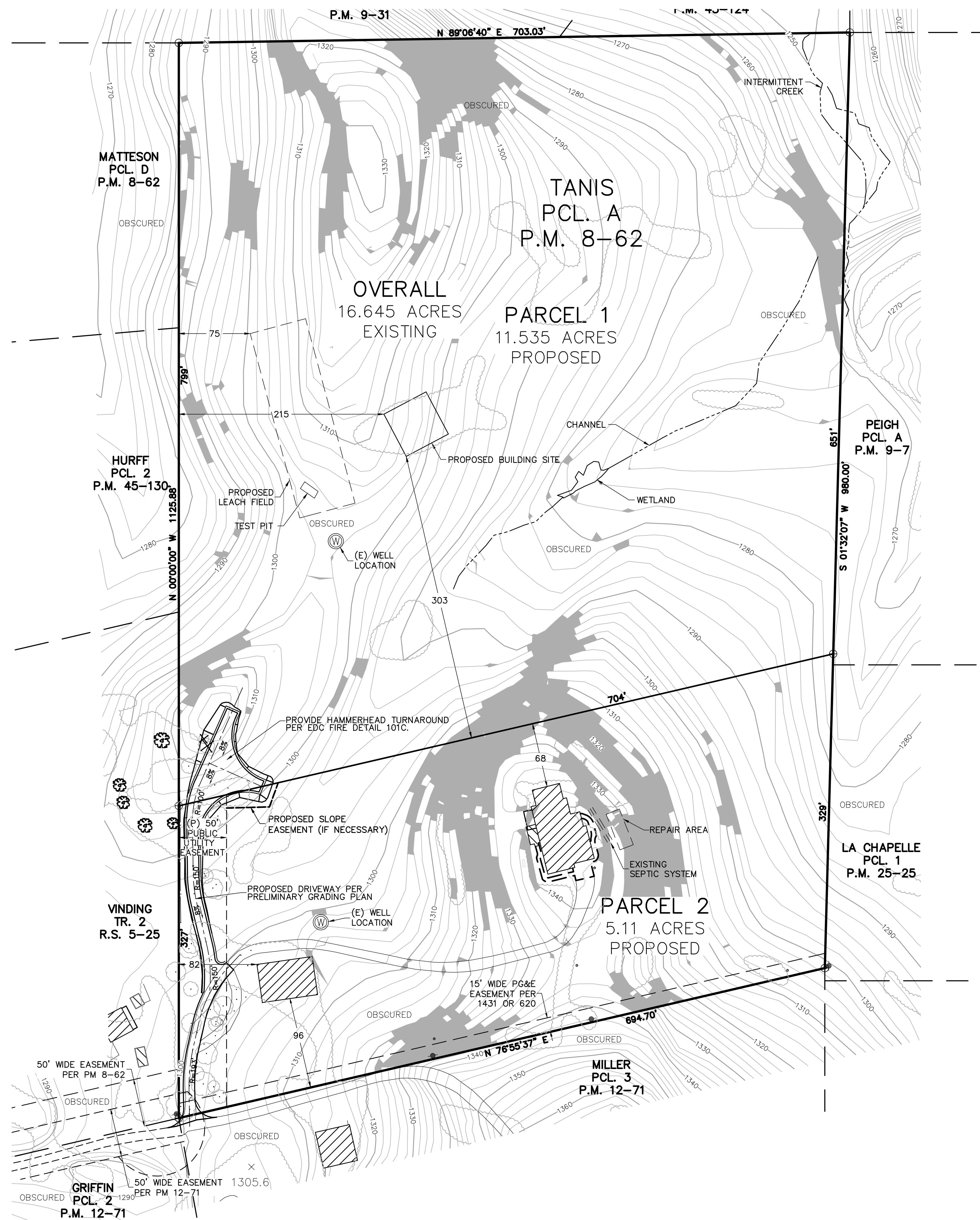
VICINITY MAP



VICINITY MAP REFERENCE

- ① 60' ROAD RIGHT OF WAY PER PM 1-163
- ② 50' WIDE NON-EXCLUSIVE ROAD AND P.U.E. PER PM 8-62
- ③ 60' WIDE NON-EXCLUSIVE ROAD AND P.U.E. PER PM 12-71, 1406 OR 552 AND 1406 OR 553

ZONING ADMINISTRATOR: _____
 APPROVAL / DENIAL DATE: _____
 BOARD OF SUPERVISORS: _____
 APPROVAL / DENIAL DATE: _____

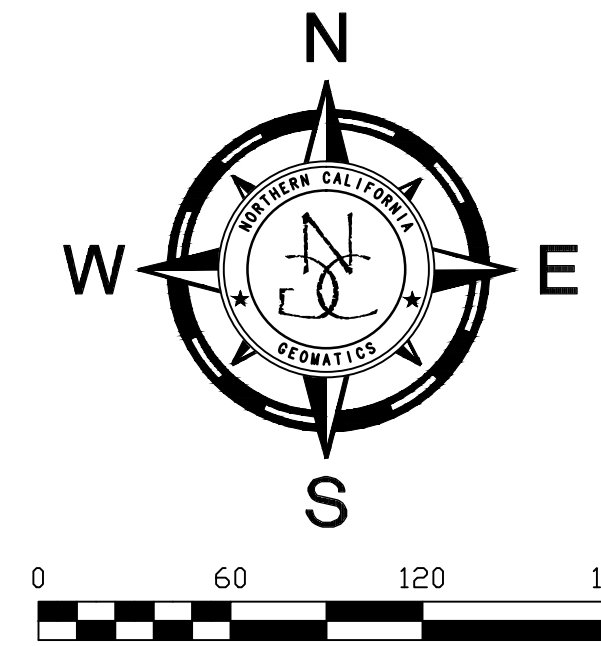


EXISTING ASSESSORS PARCEL NUMBER: 319-330-27

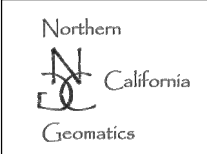
Tentative Subdivision Map

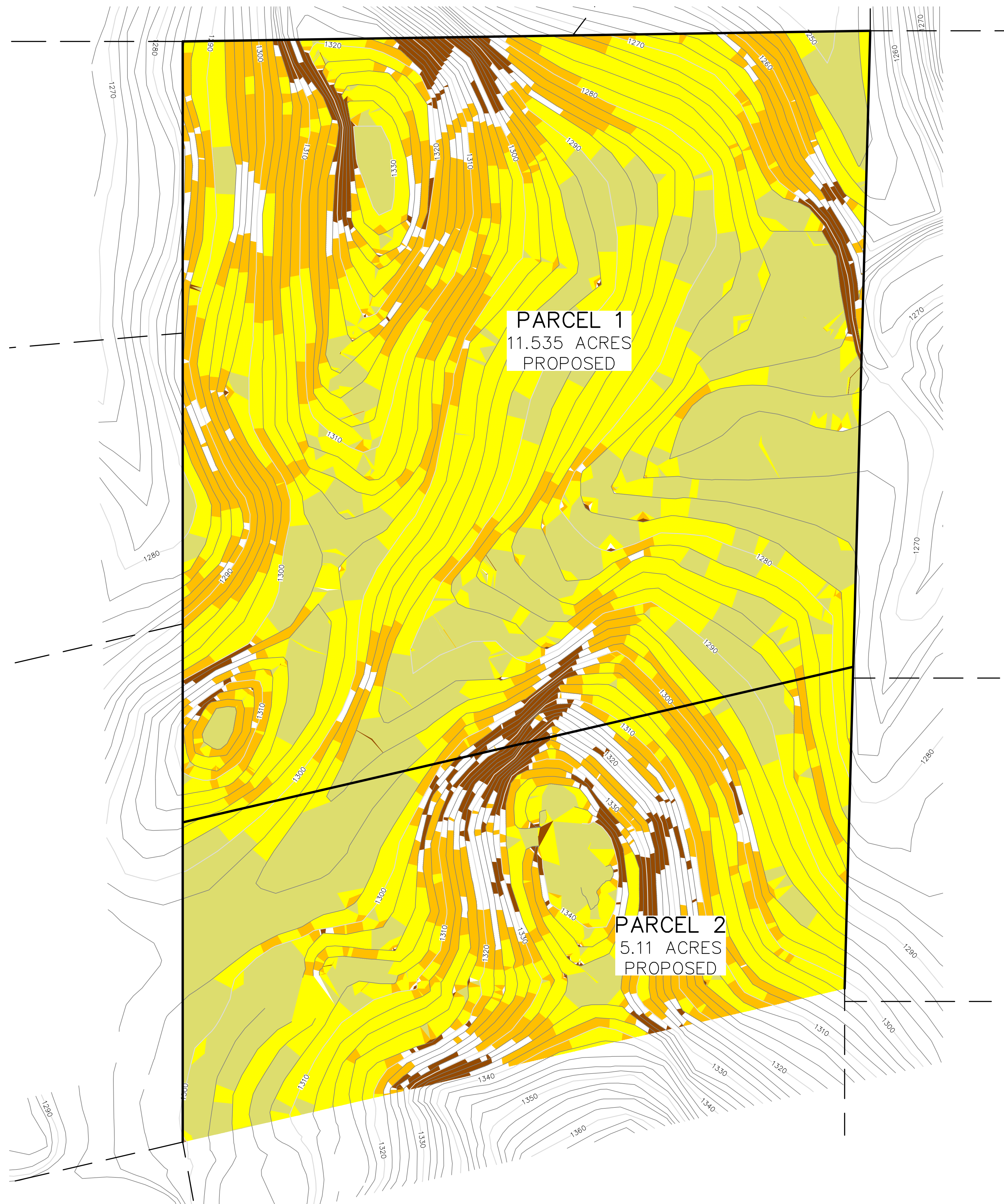
Slope Map

RANCHERIA COURT – TANIS JOB# 1102014
 PARCEL A OF PM 8-62 ALSO BEING A PORTION OF THE NORTH HALF
 OF SECTION 30 T.10N., R.10E., M.D.M.
 COUNTY of EL DORADO STATE of CALIFORNIA
 AUGUST, 2016 1"=60'
 SHEET 1 of 1



OWNER / APPLICANT: RAYMOND TANIS
 3069 RANCHERIA COURT
 SHINGLE SPRINGS, CA 95682
 (530) 672-6266

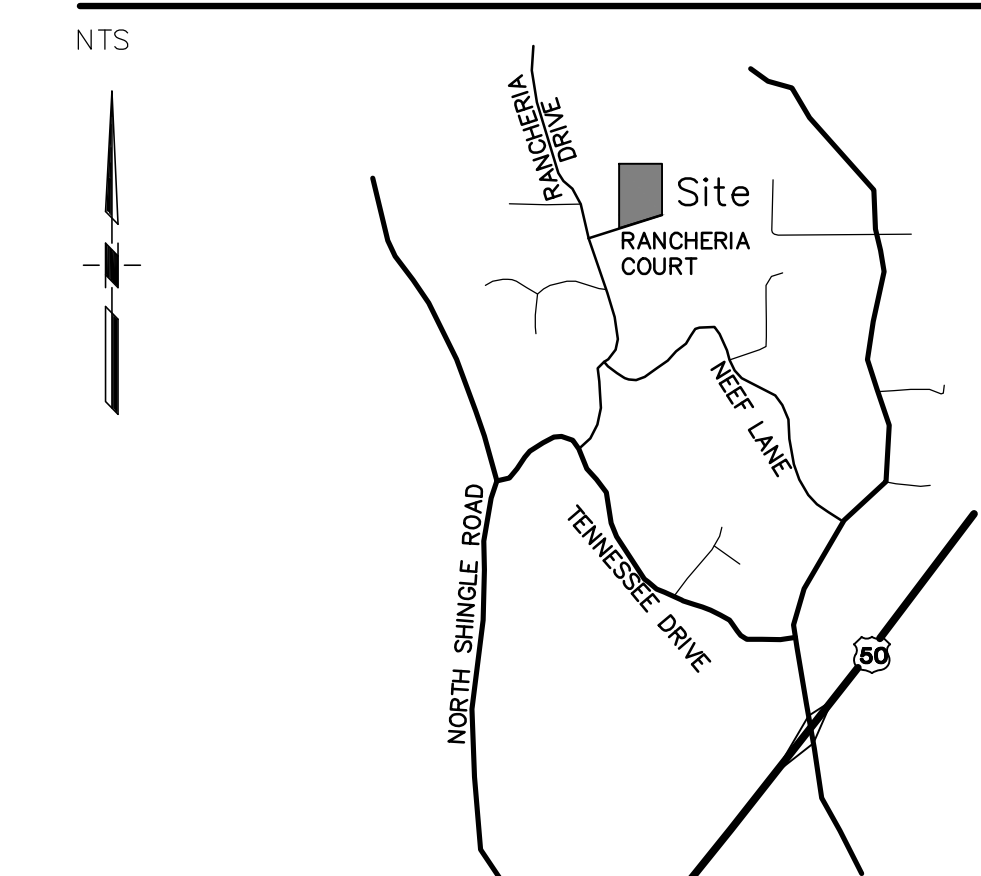
MAP PREPARED BY:  1044 DIAMANTE ROBLES CT.
 DIAMOND SPRINGS, CA 95619
 (530) 957-0293



SLOPE ZONE LEGEND

COLOR	ZONE	RANGE	AREA S.F.	ACRES	% OF TOTAL
Light Green	1	0-10%	202801.3	4.656	27.97
Yellow	2	11-20%	302504.6	6.945	41.72
Orange	3	21-29%	147240.5	3.380	20.31
White	4	30-39%	47161.1	1.083	6.50
Brown	5	>40%	25388.3	0.583	3.5

VICINITY MAP



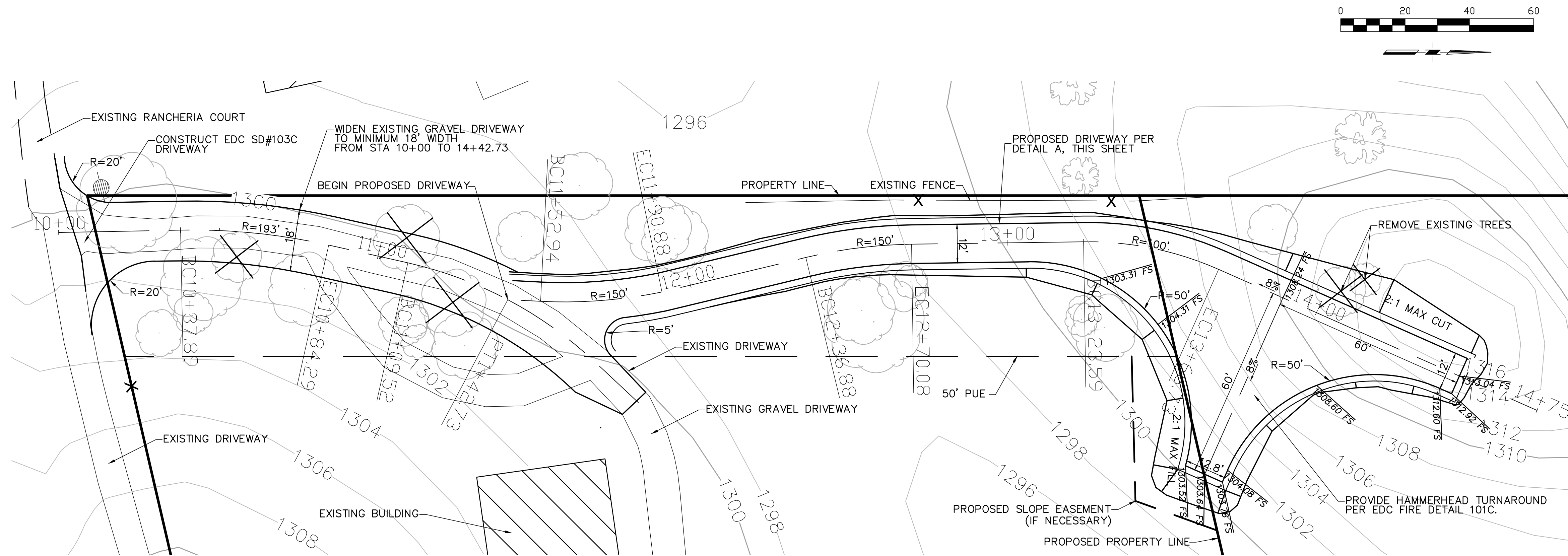
EXISTING ASSESSORS PARCEL NUMBER: 319-330-27

Tentative Subdivision Map Onsite Preliminary Grading Plan

RANCHERIA COURT – TANIS JOB# 201401
 PARCEL A OF PM 8-62 ALSO BEING A PORTION OF THE NORTH HALF
 OF SECTION 30 T.10N., R.10E., M.D.M.
 COUNTY of EL DORADO STATE of CALIFORNIA
 AUGUST, 2016 1"=20'
 SHEET 1 of 1

OWNER: RAYMOND TANIS
 3069 RANCHERIA COURT
 SHINGLE SPRINGS, CA 95682
 (530) 672-6266

PREPARED BY: MICHAEL HAUGE, P.E.
 3157 CAVU HILL ROAD
 SHINGLE SPRINGS, CA 95682
 (530) 626-2038



NOTES

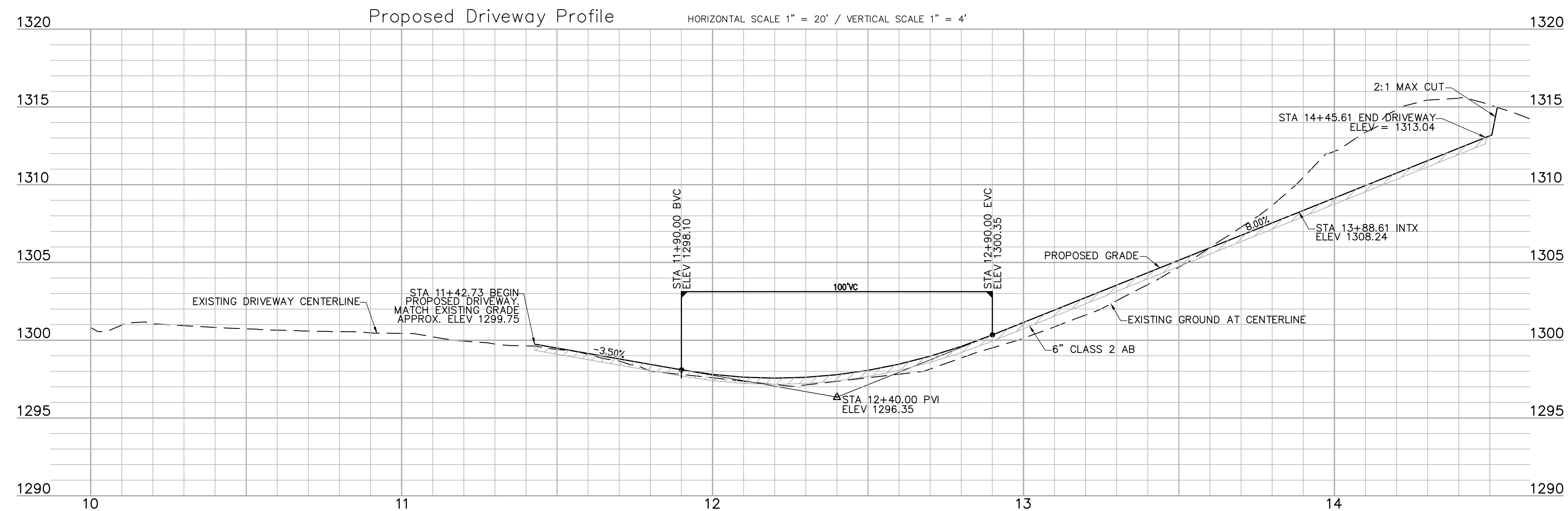
- 1) THE ROAD SHOWN HEREON IS TO BE CONSTRUCTED IN COMPLIANCE WITH EL DORADO COUNTY STANDARDS.
- 2) UPON APPROVAL OF THE TENTATIVE MAP DETERMINATION WILL BE MADE AS TO THE NEED FOR ROCK LINE DITCHES AND OR ENERGY DISSIPATORS. IF SUCH ARE DEEMED NECESSARY THEY SHALL BE DESIGNED AND INSTALLED PER EL DORADO COUNTY STANDARDS.
- 3) PROVIDE 15 FT UNOBSTRUCTED VERTICAL CLEARANCE ALONG ENTIRE LENGTH OF PROPOSED DRIVEWAY. AND HAMMERHEAD TURNAROUND.

LEGEND

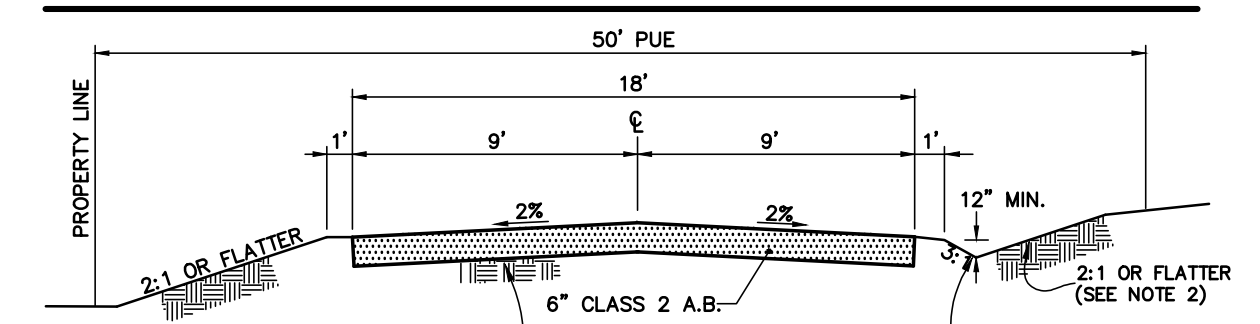
- ⊙ DIMENSION POINT ONLY
- ⊕ FIRE HYDRANT PROPOSED WATER
- ⊙ SEPTIC TANK
- ⊙ LEACH SYSTEM VENTS
- ⊙ OVERHEAD UTILITY POLE
- (E) EXISTING
- (P) PROPOSED

ABBREVIATIONS

- AB AGGREGATE BASE
- BC BEGIN CURVE
- BVC BEGIN VERTICAL CURVE
- EC END CURVE
- ELEV ELEVATION
- EDC EL DORADO COUNTY
- EVC END VERTICAL CURVE
- FS FINISHED SURFACE
- INTX INTERSECTION
- MAX MAXIMUM
- PT POINT TANGENT
- PUE PUBLIC UTILITIES EASEMENT
- PVI POINT VERTICAL INTERSECTION
- R RADIUS
- SD# STANDARD DRAWING NUMBER
- STA STATION
- VC VERTICAL CURVE

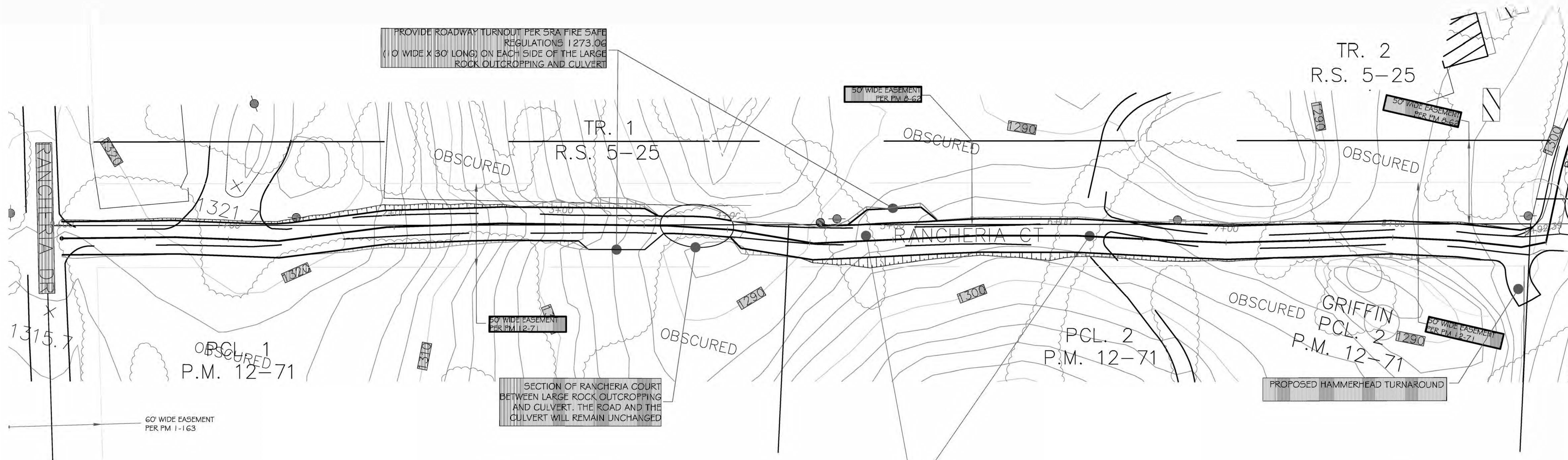


DETAIL A – DRIVEWAY SECTION



- 1) EMBANKMENT SHALL BE COMPACTED TO 90% (C.T.M. 231F OR A.S.T.M. 1556) THE TOP 6" OF NATIVE SUBGRADE WILL BE COMPACTED TO 95% AS WELL AS CLASS II AGGREGATE BASE AND SUBBASE.
- 2) CUT AND FILL SLOPES SHALL BE NO STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL.

PROVIDE ROADWAY TURNOUT PER SRA FIRE SAFE REGULATIONS 1273.06 (10' WIDE X 30' LONG) ON EACH SIDE OF THE LARGE ROCK OUTCROPPING AND CULVERT



CIVIL ENGINEER:

Andrew Hammond

ANDREW HAMMOND
PROFESSIONAL ENGINEER

1/30/2016
DATE

ROAD GRADING PLAN



1:30

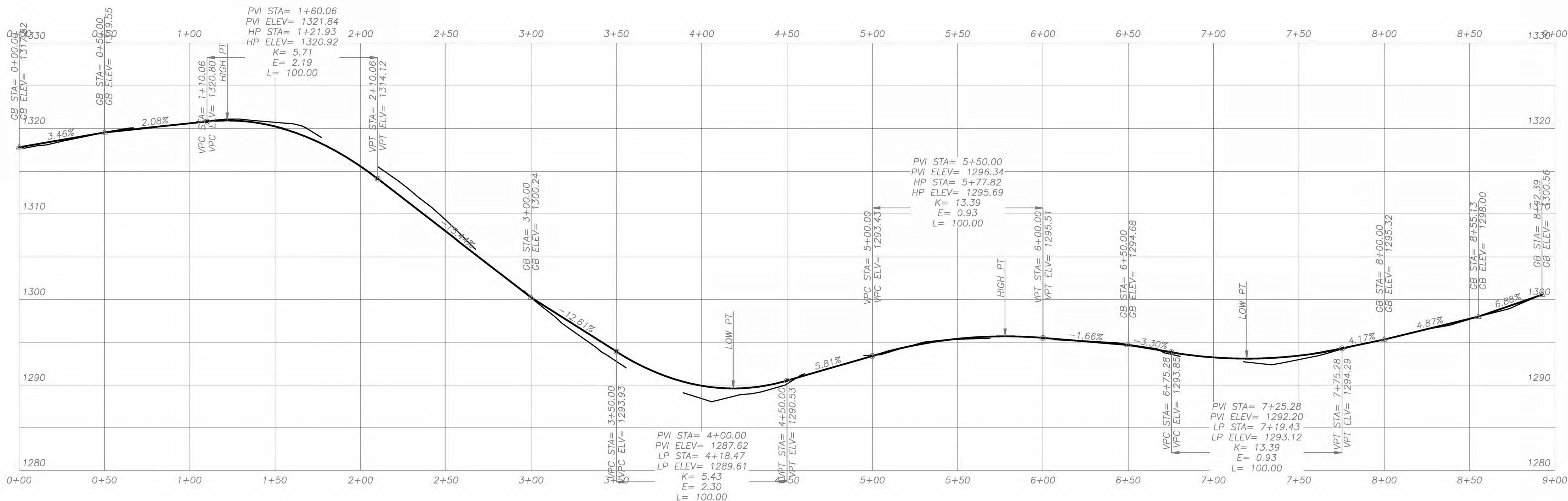
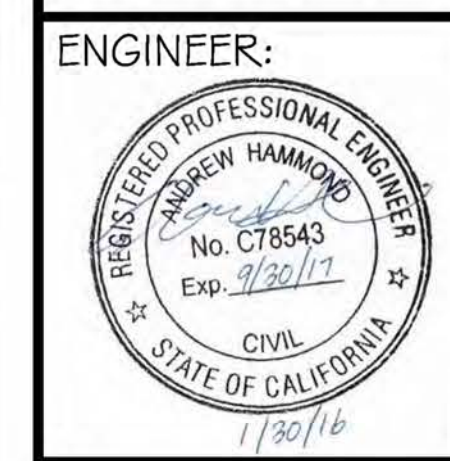


Exhibit J

DATE:	
REVISIONS:	



ROAD GRADING FOR:
RANCHERIA COURT - TANIS
3069 RANCHERIA CT
SHINGLE SPRINGS, CA 95682

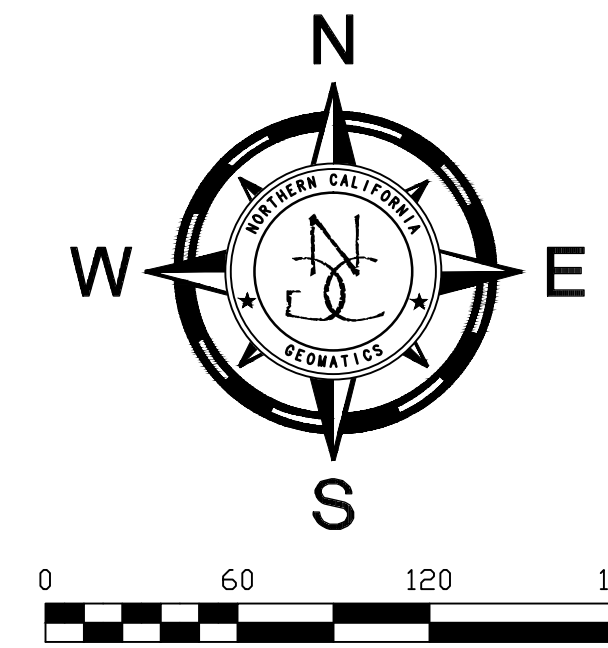
SCALE: 1"=30'
DRAWN: AMH
CHECKED: AMH
DATE: 1/30/16
NOTES:

SHEET
C3

Tentative Subdivision Map

Tree Canopy Map

RANCHERIA COURT – TANIS JOB# 1102014
 PARCEL A OF PM 8-62 ALSO BEING A PORTION OF THE NORTH HALF
 OF SECTION 30 T.10N., R.10E., M.D.M.
 COUNTY of EL DORADO STATE of CALIFORNIA
 AUGUST, 2016 SHEET 1 of 1
 1"=60'



OWNER / APPLICANT: RAYMOND TANIS
 3069 RANCHERIA COURT
 SHINGLE SPRINGS, CA 95682
 (530) 672-6266

MAP PREPARED BY: [Redacted] 1044 DIAMANTE ROBLES CT.
 DIAMOND SPRINGS, CA 95619
 (530) 957-0293

CANOPY COVER STANDARD

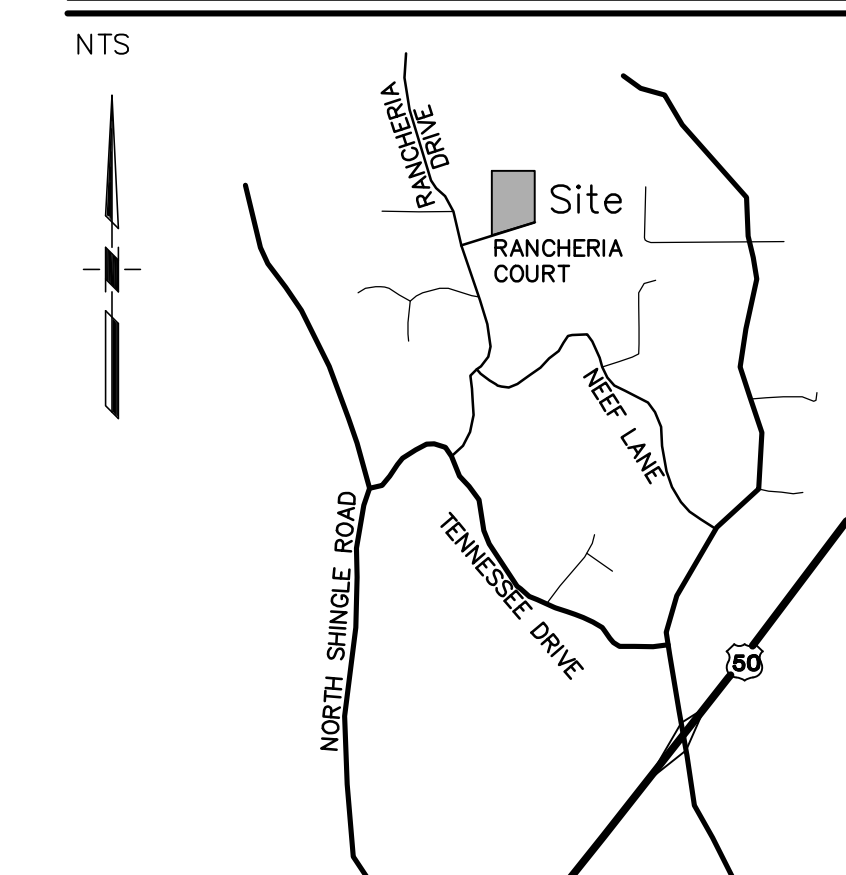
EXISTING CANOPY COVERAGE	PERCENT OF CANOPY COVER TO RETAIN
80 - 100 PERCENT	60 % OF (E) CANOPY
60 - 79 PERCENT	70 % OF (E) CANOPY
40 - 59 PERCENT	80 % OF (E) CANOPY
20 - 39 PERCENT	85 % OF (E) CANOPY
19 PERCENT OR LESS	90 % OF (E) CANOPY

* SEE BIOLOGICAL RESOURCES REPORT DATED NOVEMBER 2014 FOR DETAILED REPORT

SUMMARY

SITE AREA = 723096 SQ. FT.
 EXISTING TREE CANOPY AREA = 678853 SQ. FT.
 EXISTING CANOPY COVERAGE = 93.9%
 CANOPY AREA TO BE REMOVED = 42254 SQ. FT.
 PERCENT OF CANOPY COVER RETAINED = 94.2%

VICINITY MAP



TREE NO.	COMMON NAME	DBH in.	DRIP RADIUS ft.
100	BLUE OAK	25	26
101	BLUE OAK	11	18
102	BLUE OAK	25	35
103	LIVE OAK	18	10
104	BLUE OAK	13	12
105	BLUE OAK	28	25
106	BLUE OAK	16	24
107	BLUE OAK	22	23
108	BLUE OAK	19	27
109	BLUE OAK	8.5	12
110	BLUE OAK	8	9
111*	BLUE OAK	15,17	28
112	BLUE OAK	17	25
113	BLUE OAK	9	12
114	BLUE OAK	19	25
115*	BLUE OAK	7,10	21
116	BLUE OAK	12.5	25
117*	LIVE OAK	19,26,17	32
118	BLUE OAK	18	30
119	BLUE OAK	22	34
120*	LIVE OAK	12,12,14	38
121	LIVE OAK	11	31
122	LIVE OAK	7	17
123*	LIVE OAK	13,25,8	26
124*	LIVE OAK	15,11	27
125*	LIVE OAK	12,11	22
126	BLUE OAK	11	14
127	BLUE OAK	14	25
128	BLUE OAK	15	19
129*	BLUE OAK	11,12	22
130*	LIVE OAK	10,6,12	21
131*	LIVE OAK	11,12,14, 8,4,4,6,3	34
132	LIVE OAK	10	32
133*	LIVE OAK	14,15,10, 11,13,14	37
134	LIVE OAK	10	8
135*	BLUE OAK	10,8,9	25
136	BLUE OAK	9	7
137*	BLACK OAK	11,22	28
138*	LIVE OAK	5,6,6, 8,8,8	26
139	BLACK OAK	16	18
140	VALLEY OAK	9	23
141	LIVE OAK	11	12
142*	LIVE OAK	8,5,2	18
143*	BLUE OAK	8,6,4	28
144*	BLACK OAK	8,11,11, 11,12	40
145*	BLACK OAK	13,13,13, 15,9,11	34
146*	BLUE OAK	9,16,9	26
147*	BLACK OAK	11,12,12, 13,14	23
148	LIVE OAK	7	17
149*	BLACK OAK	15,11,8, 12,18	30
150*	BLACK OAK	11,12,13	38
151*	LIVE OAK	8,9,12,11, 8,11,10	37
152*	BLACK OAK	8,8,5	15
153	LIVE OAK	9	26
154*	BLACK OAK	6,7,7,9, 9,9,12	28
155*	BLACK OAK	12,13,15	22
156*	LIVE OAK	7,7	18
157*	BLACK OAK	9,13	15
158*	BLACK OAK	8,8,9,11,9, 10,12,15	30
159*	BLACK OAK	14,13,13	19
160	VALLEY OAK	14	19
161	LIVE OAK	6	13
162	LIVE OAK	6	18
163*	LIVE OAK	12,22	20
164*	LIVE OAK	16,9,8	27
165*	LIVE OAK	12,10,7	19

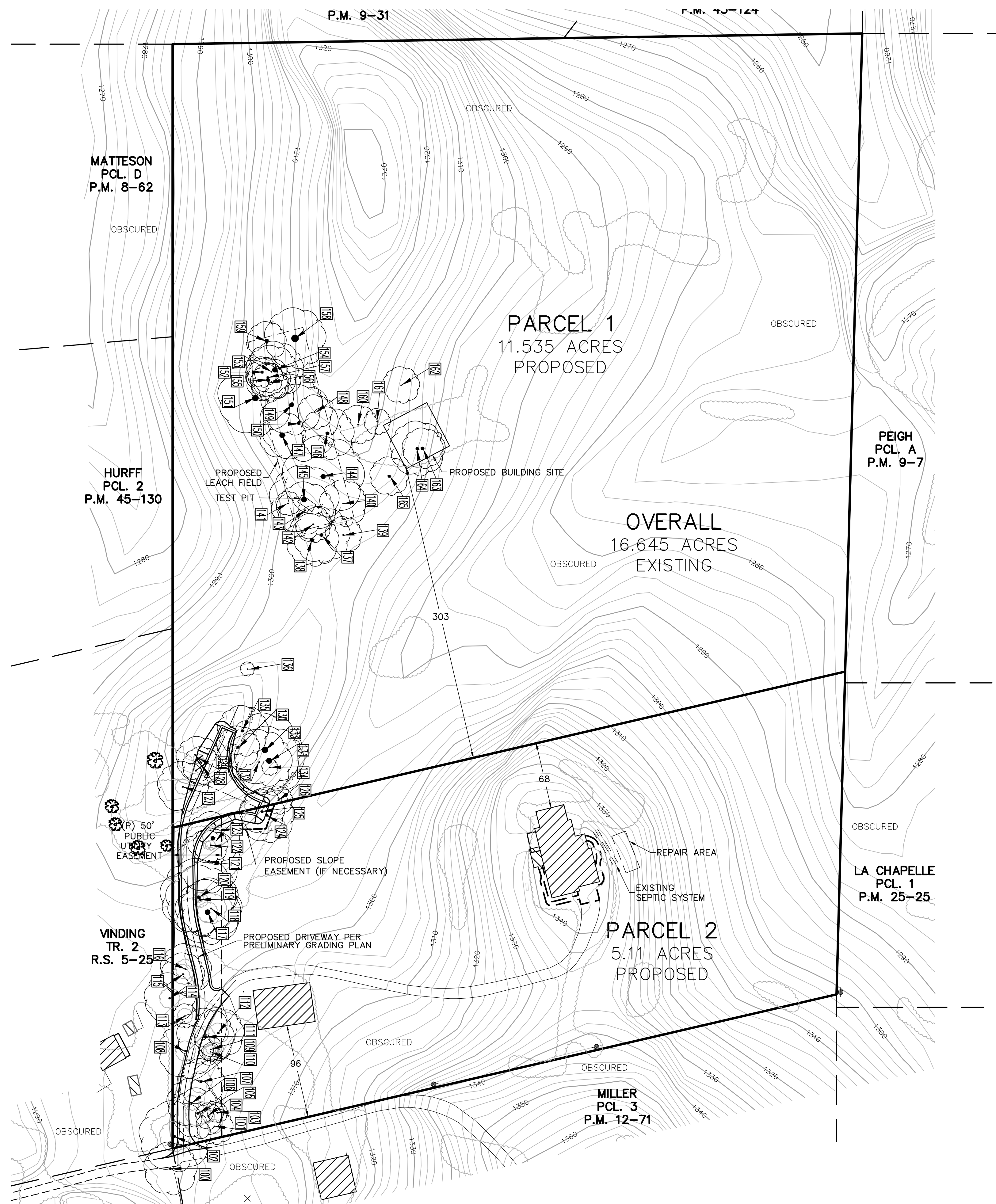
* MULTI-TRUNK TREE, SEE APPENDIX F FOR ACCUMULATIVE DIAMETER

■ TREE TO BE REMOVED

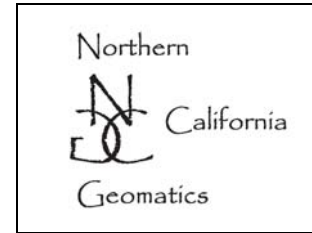
■ TREE TO REMAIN, >25% ROOT DISTURBANCE COUNTED AS CANOPY REMOVED

LEGEND

- OAK TREE TO BE REMOVED
- OAK TREE TO REMAIN
- Ⓜ TREE NUMBER



EXISTING ASSESSORS PARCEL NUMBER: 319-330-27



March 11, 2015

Mr. Joe Prutch
El Dorado County Planning
2850 Fairlane Ct
Placerville CA 95667

RE: Design Waiver for Rancheria Court Tanis

Dear Mr. Prutch,

For the proposed Tentative Map / Final Map we wish to apply for the following design waiver requests.

1. Per the design manual the width for Rancheria Court is to follow Standard Plan 101C with a minimum of 18 feet but we are requesting that the existing Court be left unmodified based on the following criteria.
 - El Dorado County Fire Protection District has already reviewed and approved the existing Court as satisfactory to their standards and access requirements.
 - Based on the exhibit provided the drive-able space and there are multiple turnouts if fire trucks needed to pass a car or truck driving in the opposite direction.
 - Utilizing the existing Court will eliminate undue costs for the expansion and grading of the court.
 - The existing Court serves the existing five lots adequately and this project proposes to add one additional lot which will be the last remaining lot available to be added to Rancheria Court.

2. Per the design manual the proposed roadway width passing through Parcel 2 is to follow Standard Plan 101C with a minimum of 18 feet but we are requesting the reduction to 12' based on the following criteria.
 - El Dorado County Fire Protection District has already reviewed and approved the proposed road as satisfactory to their standards and access requirements.
 - After it splits off of Rancheria Court this road (150 feet long) will split into two single lot driveways, each having separate turnouts provided for fire truck access.
 - Allowing the reduction will prevent the removal of several large mature oak trees as well as reduce the amount of grading required.

If you have any questions or require additional information please contact me at (530) 957-0293.

Sincerely,

A handwritten signature in blue ink, appearing to read "BWilliams".

Brendan Williams, PLS 9049
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Exhibit L