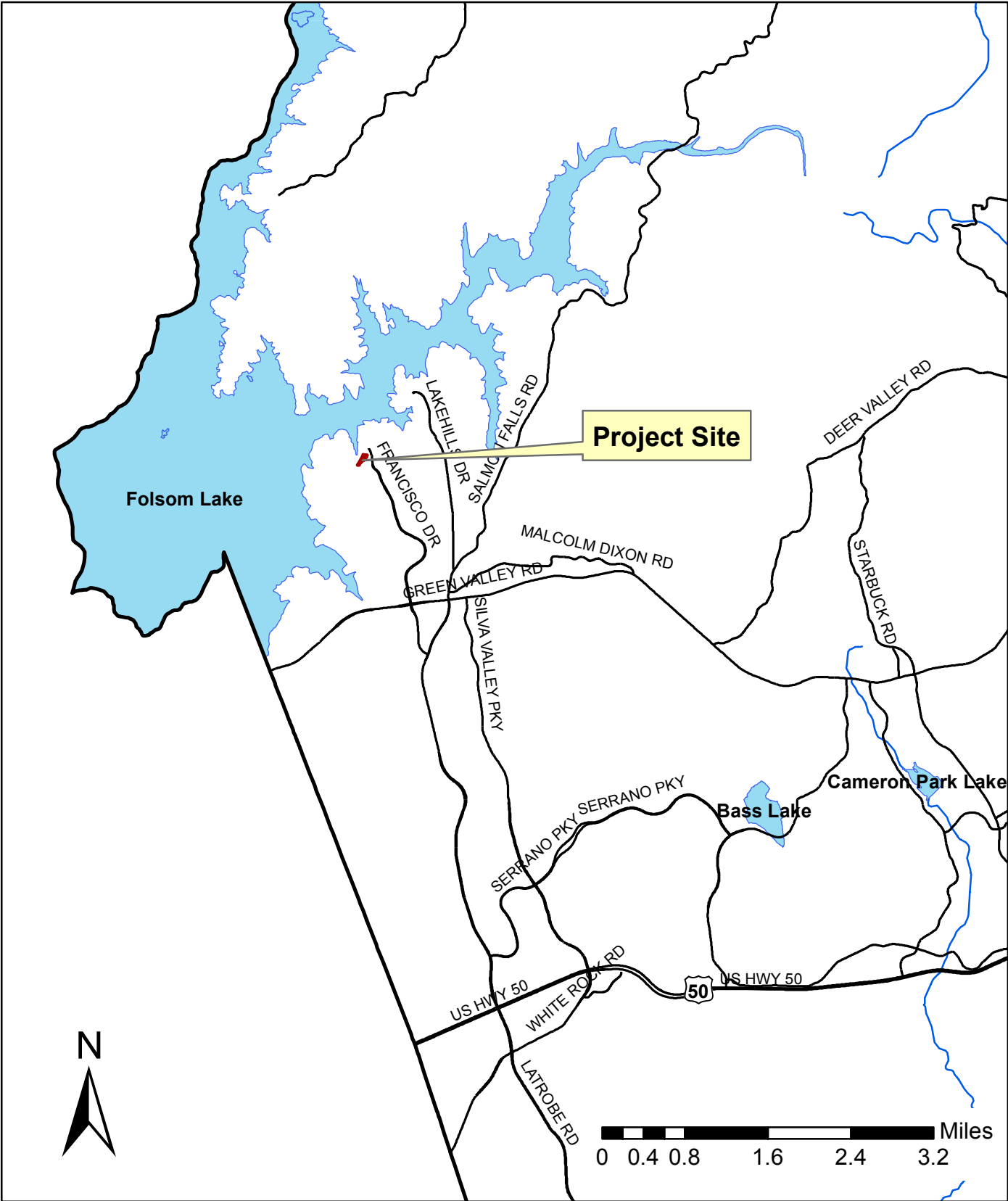
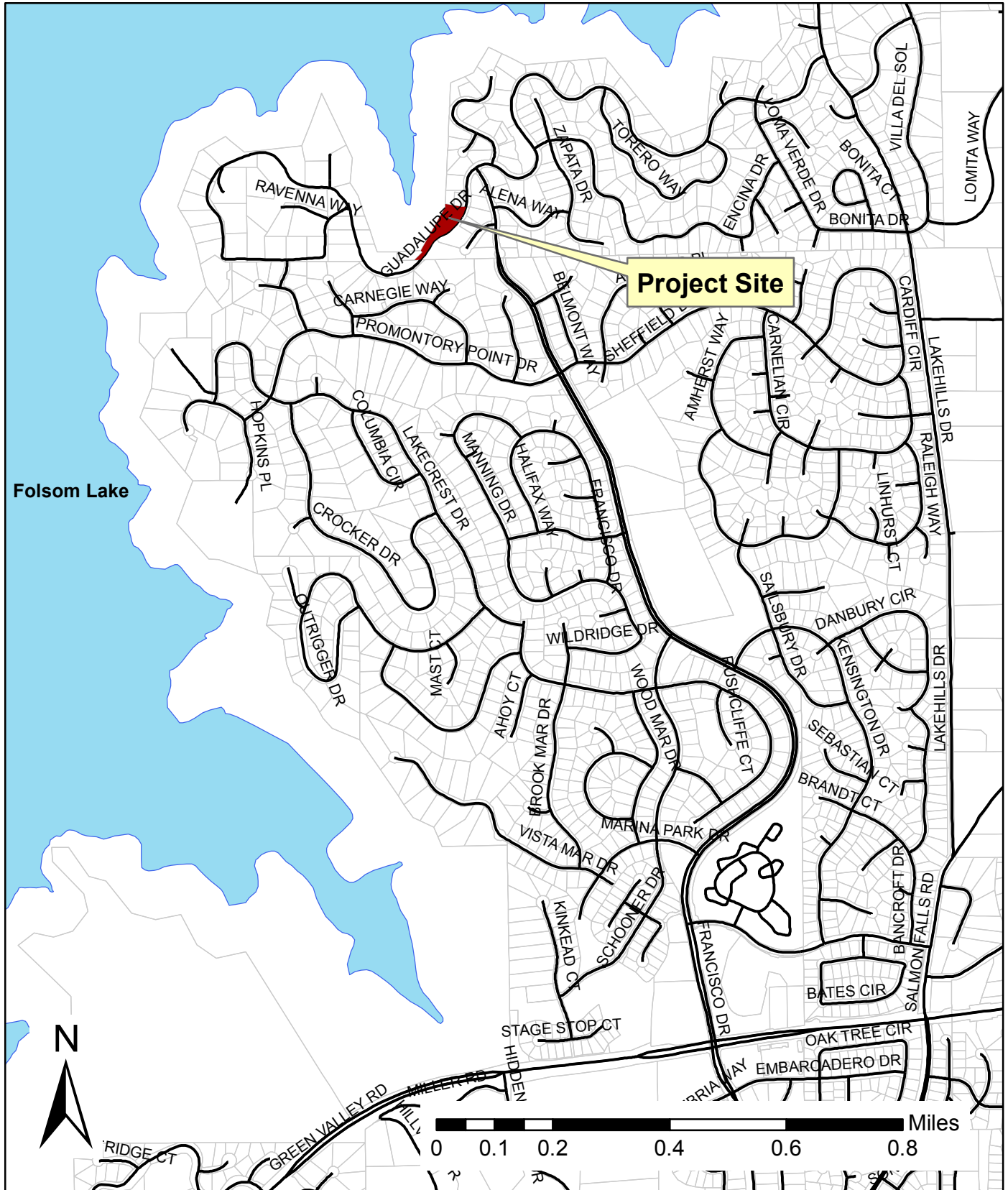


V18-0005 EXHIBIT A - LOCATION MAP



V18-0005 EXHIBIT B - VICINITY MAP



V18-0005 EXHIBIT C- SITE AERIAL PHOTO

APN 110-460-017

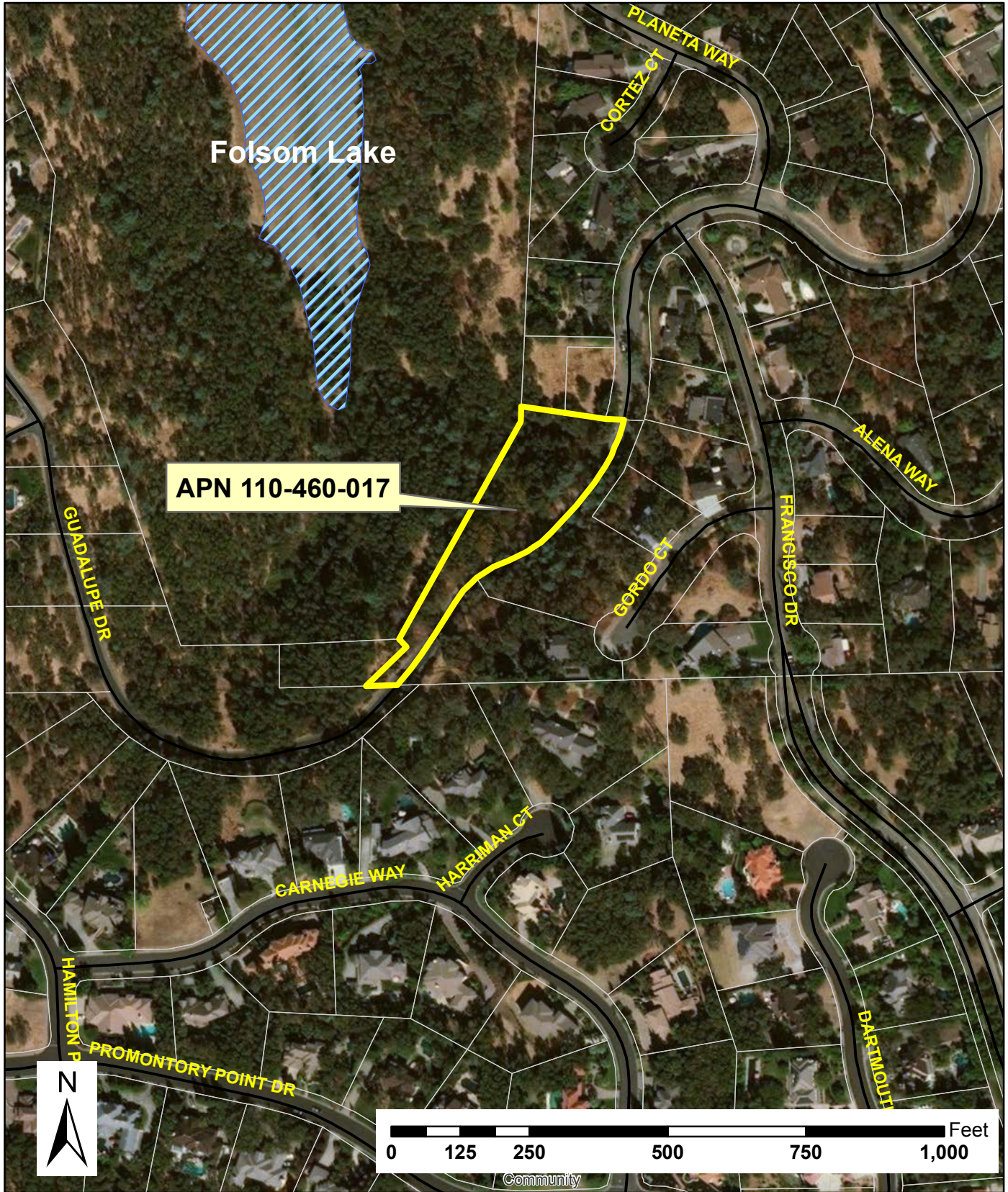
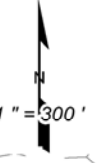


EXHIBIT D - ASSESSOR'S PARCEL PAGE

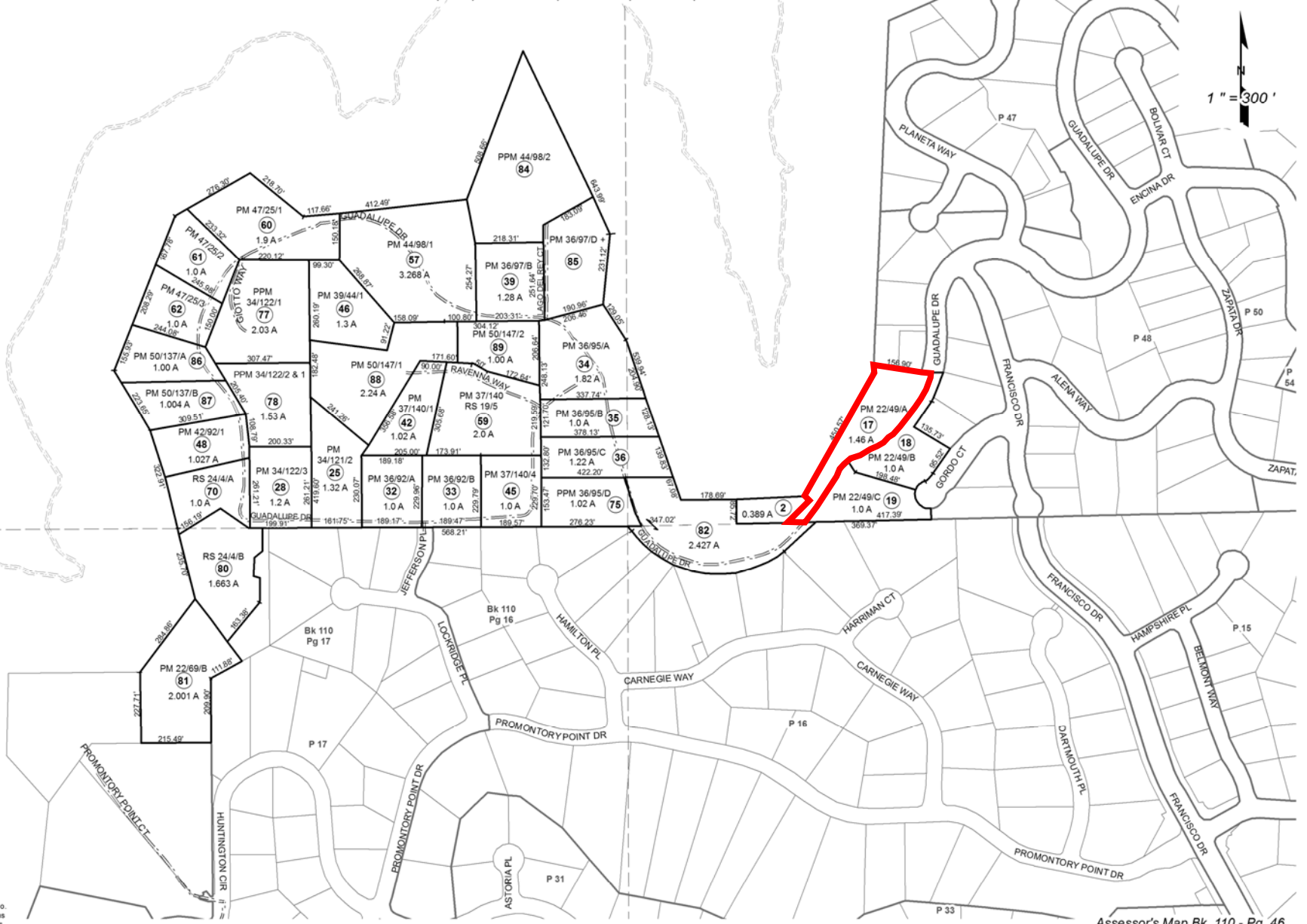
POR. SECS. 9, 10, 15 & 16, T.10N., R.8E., M.D.M.

110:46



Folsom Lake

P 44



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.

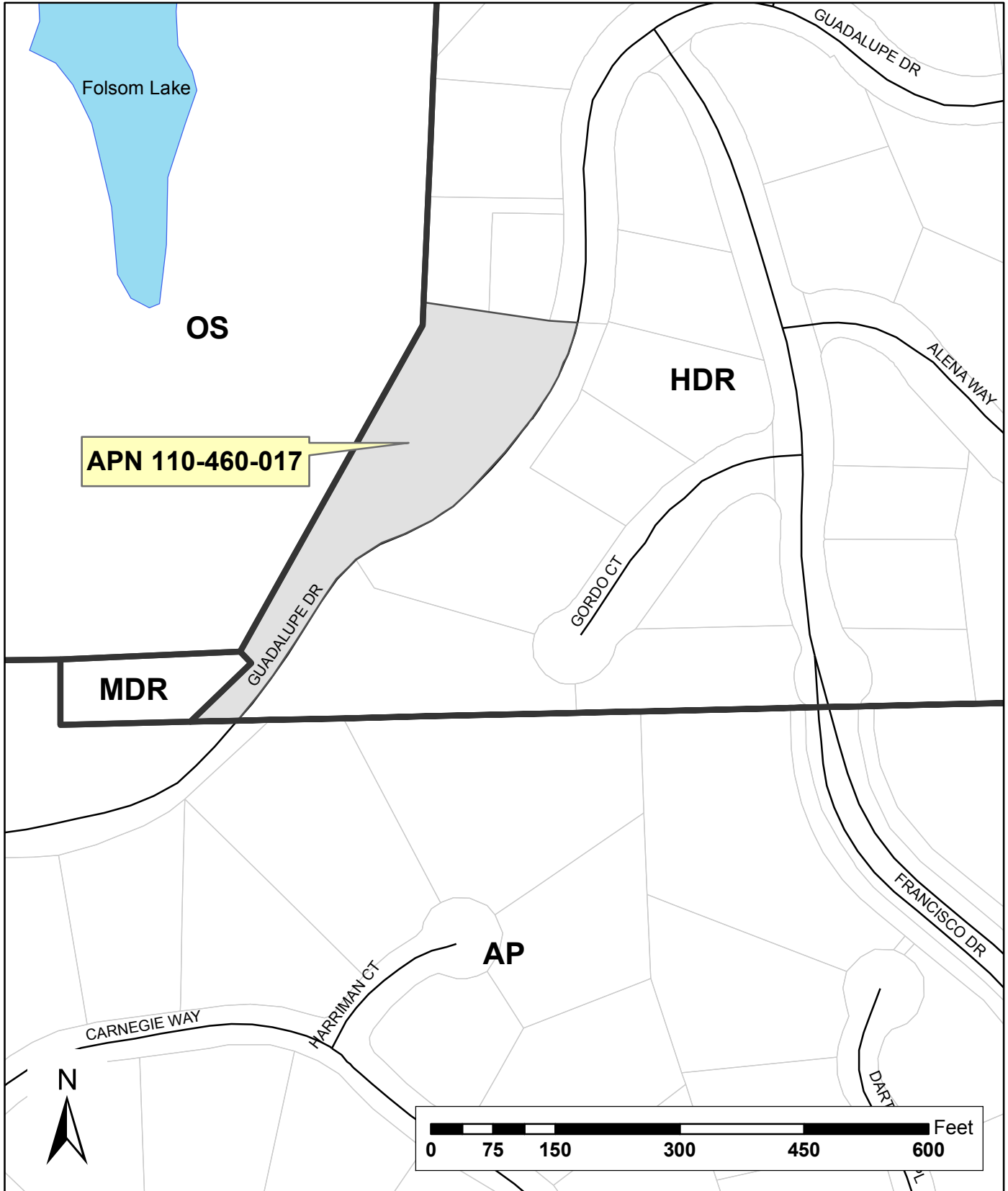
Acreages Are Estimates

Rev. Aug. 9, 2012

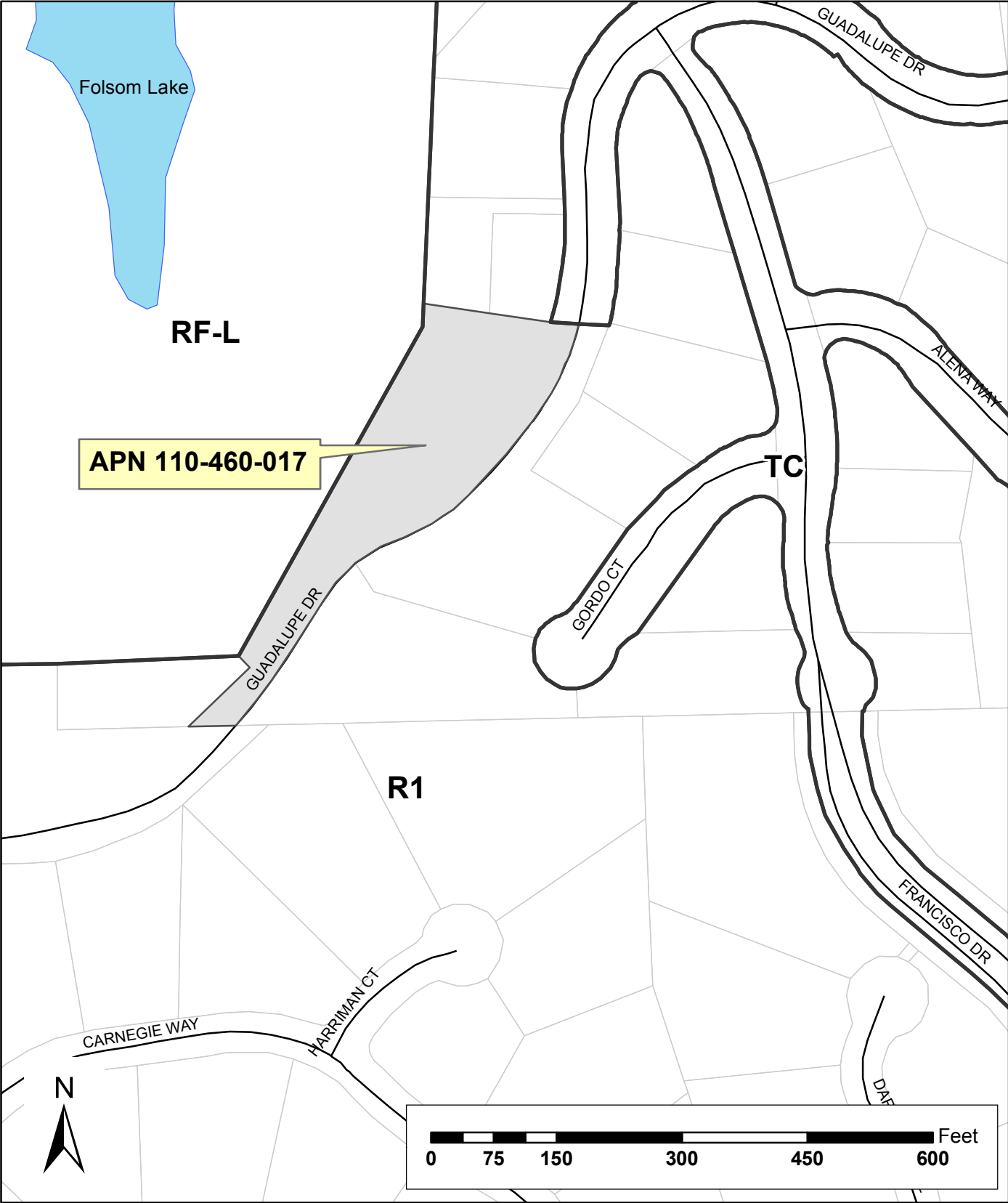
Assessor's Map Bk. 110 - Pg. 46
County of El Dorado, CA

V18-0005 EXHIBIT E

GENERAL PLAN LAND USE DESIGNATION

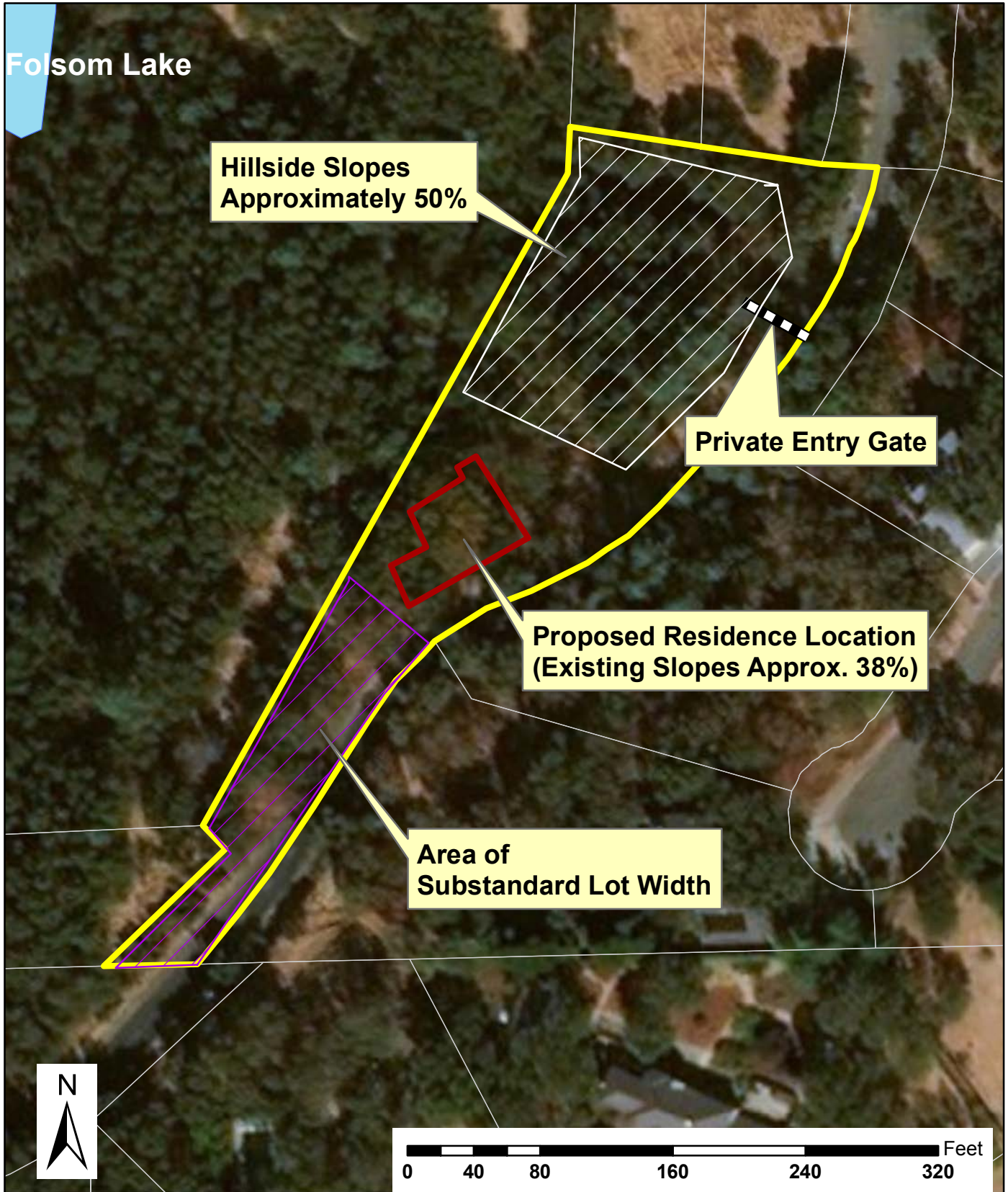


V18-0005 EXHIBIT F ZONING MAP



V18-0005 EXHIBIT G - SITE CONSTRAINTS

APN 110-460-017

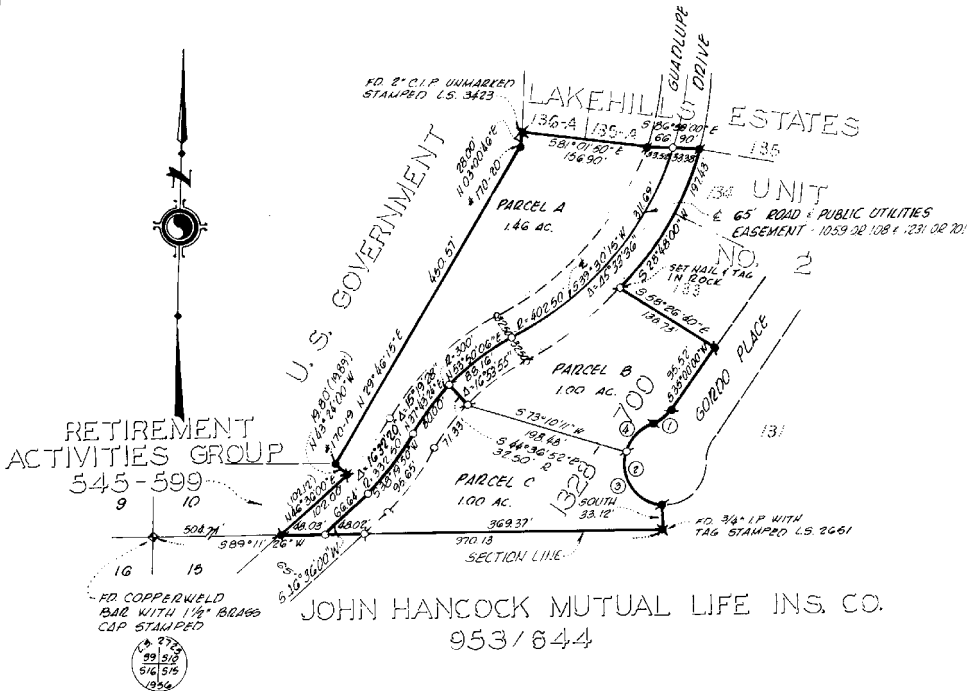


22-49

PARCEL MAP

PORTION OF THE S W 1/4
SECTION 10, T.10N, R.8E. M.D.M.
COUNTY OF EL DORADO, CALIFORNIA

LOUIS F. BUTZ & ASSOCIATES
SCALE: 1"=100' NOVEMBER 1978



CURVE DATA

- ① R=40' 26.67'
S=4° 28' 15" W
Δ=38° 56' 51"
- ② R=50' 99.02'
S=08° 01' 45" E
Δ=167° 56' 39"
- ③ R=50' 80.30'
N=36° 35' 06" W
Δ=106° 49' 49"
- ④ R=50' 47.80'
S=46° 23' 09" W
Δ=57° 06' 42"

BASIS OF BEARING

THE MERIDIAN OF THIS SURVEY IS IDENTICAL WITH "LAKE HILLS ESTATES UNIT NO. 2" BOOK "C" OF MAPS, MAP NO. 6 AS ESTABLISHED BETWEEN MONUMENTS FOUND ON THE SOUTH LINE OF SAID SUBDIVISION WHICH IS S 89° 11' 26" W. DISTANCES ALONG CURVED LINES ARE CHORD LENGTHS.

LEGEND

- SET 3/4" CAPPED IRON PIPE MONUMENT STAMPED L.S. 3423
- DIMENSION POINT, NOTHING SET OR FOUND
- FOUND 3/4" CAPPED IRON PIPE STAMPED FOR LOT CORNERS
- FOUND BUREAU OF RECLAMATION BRASS DISC MONUMENT NUMBERED AS SHOWN
- ✱ FOUND 1" IRON PIPE WITH TAG STAMPED L.S. 3423 OR AS SHOWN

REFERENCE

S.D. C.G.
P.M. 5-118

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 STEVEN WAYNE CASSINELLI ON JULY 6, 1978. I HEREBY STATE THAT THE PARCEL MAP PROCEDURES OF THE LOCAL AGENCY HAVE BEEN COMPLIED WITH AND THAT THIS PARCEL MAP CONFORMS TO THE TENTATIVE MAP AND THE CONDITIONS OF APPROVAL THEREOF WHICH WERE REQUIRED TO BE FULFILLED PRIOR TO THE FILING OF THE PARCEL MAP.

NEIL A. WATERS L.S. 3423

COUNTY SURVEYOR'S CERTIFICATE

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE
DATED Nov 30, 1978

Fred G. DeBerry
FRED G. DEBERRY L.S. 2108
COUNTY SURVEYOR
COUNTY OF EL DORADO



COUNTY RECORDER'S CERTIFICATE

FILED THIS 30th DAY OF November 1978 AT 11:44 A.M. IN BOOK 22 OF PARCEL MAPS AT PAGE 49 AT THE REQUEST OF STEVEN WAYNE CASSINELLI.

DOCUMENT NO. 55135

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

BY *Mary L. Fols*
DEPUTY

22-49



Melanie Shasha <melanie.shasha@edcgov.us>

RE: Project for Review & Comment - V18-0005/P-C18-0001 - CHELLAPPAN FRONT SETBACK VARIANCE/PARCEL MAP CORRECTION

roland@brecekenenterprises.com <roland@brecekenenterprises.com>

Mon, Sep 10, 2018 at 9:40 AM

To: Melanie Shasha <melanie.shasha@edcgov.us>

Melanie,

Please find attached, a response from our Association concerning the front setback request concerning V18-0005/P-C18-0001 - CHELLAPPAN FRONT SETBACK VARIANCE/PARCEL MAP CORRECTION.

Sincerely,

Roland Brecek

Association President

Lake Pointe View Road Owners Association

81 Guadalupe Drive

El Dorado Hills, CA 95762

916-752-7369

----- Original Message -----

Subject: Fwd: Project for Review & Comment - V18-0005/P-C18-0001 - CHELLAPPAN FRONT SETBACK VARIANCE/PARCEL MAP CORRECTION

From: Melanie Shasha <melanie.shasha@edcgov.us>

Date: Tue, August 28, 2018 11:55 am

To: roland@brecekenenterprises.com

Hi Roland,

See below for the meeting information:

Melanie Shasha

Associate Planner

County of El Dorado

Community Development Services

Planning and Building Department

[2850 Fairlane Court,](#)[Placerville, CA 95667](#)

530.621.6530

[924 B Emerald Bay Road](#)[South Lake Tahoe, CA 96150](#)

530.573.7904

melanie.shasha@edcgov.us

----- Forwarded message -----

From: **Planning Department** <planning@edcgov.us>

Date: Tue, Aug 28, 2018 at 11:33 AM

Subject: Project for Review & Comment - V18-0005/P-C18-0001 - CHELLAPPAN FRONT SETBACK VARIANCE/PARCEL MAP CORRECTION

To:

Please find attached **V18-0005/P-C18-0001 - CHELLAPPAN FRONT SETBACK VARIANCE/PARCEL MAP CORRECTION** initial consultation for review and comment.

V18-0005 EXHIBIT I**ROAD OWNER'S ASSOCIATION COMMENTS**

County Planner: Melanie Shasha

EMAIL: melanie.shasha@edcgov.us

Thank you, Debbie

Debra Ercolini
Development Aide II

County of El Dorado
Planning and Building Department
2850 Fairlane Court
Placerville, CA 95667
(530) 621-7674 / FAX (530) 642-0508

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2 attachments



Chellappan Front setback request.pdf

326K



Exhibit B-Proposed Map Correction and Variance.pdf

2244K

V18-0005 EXHIBIT I

ROAD OWNER'S ASSOCIATION COMMENTS

Lake Pointe View Road Owners Association
81 Guadalupe Drive
El Dorado Hills, CA 95762

September 8, 2018

Melanie Shasha
Associate Planner
Community Development Services
Planning and Building Department
County of El Dorado
2850 Fairlane Court
Placerville, CA 95667

Dear Melanie,

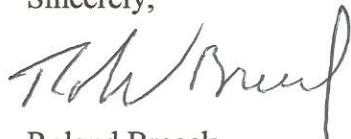
Concerning Application: **V18-0005/P-C18-0001** - Chellappan Front Setback Variance Request

We are an elected Board that represents the Road Owners Association, for Lake Pointe View, a subdivision in El Dorado Hills. It is the same village/neighborhood in which the above referenced applicant is requesting a variance so as to build their home. The applicants have requested a modified front yard setback, to zero feet, on the same road that services our entire subdivision. According to the El Dorado County Zoning Ordinance Table 130.24.030, setbacks for residential zones are normally 30 feet. From viewing the applicant's plans, it appears that the setbacks on the front and rear of the property will violate county setback rules.

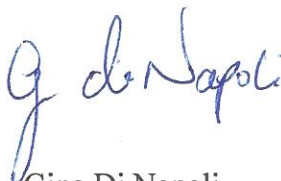
Based on their plan drawing (attached to this correspondence), it appears that a major safety issue will result from the proposed location of the planned driveway, relative to the curve of the narrow two lane ROA private road. As proposed, the applicants would have to back out of their driveway into a blind curve. Because of the potential safety issue, we feel that this variance should be denied.

Please note that our Road Association Board would like to attend any future meetings concerning setbacks on this property.

Sincerely,



Roland Brecek
Association President



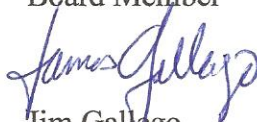
Gina Di Napoli
Board Member



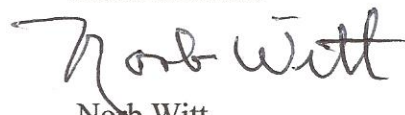
Leonard Crawford
Board Member



Thomas Borge
Board Member



Jim Gallego
Board Member



Norb Witt
Consultant to Board

V18-0005 EXHIBIT I
ROAD OWNER'S ASSOCIATION COMMENTS



Melanie Shasha <melanie.shasha@edcgov.us>

VARIANCE APPLICATION V18-0005

Norb <nwitt@sbcglobal.net>

Fri, Feb 22, 2019 at 9:27 AM

To: Melanie Shasha <melanie.shasha@edcgov.us>, edc.cob@edcgov.us

Cc: Satheesh Chellappan <satheesh_chell@yahoo.com>

Melanie,

Attached is a PETITION against approval of VARIANCE APPLICATION V18-0005 signed on-line by a majority of the residents and a majority of the property owners in Lake Pointe View. We were unable to obtain any document listing the on-line signatures, but most of the signatories plan to attend any Public Hearing. If the Variance is approved and a Building Permit issued for a house at that location

and an accident occurs the property owners and El Dorado County could be held liable.

A copy of this email has been sent to the Clerk of the Board of Supervisors for distribution to all five Supervisors. A copy has also been sent to the APPLICANT.

Please forward a copy of this email to DAVE at the DOT who was at the TAC meeting. I will send a copy to the El Dorado Hills Fire Marshall.

Thank you,

Norb Witt

V18-0005 EXHIBIT I
ROAD OWNER'S ASSOCIATION COMMENTS

PETITION

The following residents of the Lake Pointe View Subdivision located in El Dorado County, California object to the El Dorado County Variance Application V-18-0005 filed 2018 JUN 18 for the following reasons:

1. The proposed location of the garage/home is on very narrow private road at a blind curve with a steep cliff on one side and a mountain on the other side. Normal traffic stays in the middle of the road away from the cliff and mountain. The proposed driveway in front of the garage would force vehicles to back out onto the road causing an extremely dangerous condition. There is no visibility around the dangerous curve.
2. The Variance Application requests reduction of the 15 foot rear setback to the state forest to 5 feet. The Fire Department already told the owner at the TAC meeting that the setback would not be reduced and other conditions of approval might be added. The proposed home is two stories up against a heavily forested state area. Large oak trees on the state property could have branches within a couple of feet of the home.
3. The Variance Application requests significant reduction of the front setback to allow the home to be built with reduced front and rear setback. This is inconsistent with all the other homes in the subdivision.



Tom Purciel <tom.purciel@edcgov.us>

Fwd: VARIANCE V18-0005-C18-0001

1 message

Melanie Shasha <melanie.shasha@edcgov.us>
To: Tom Purciel <tom.purciel@edcgov.us>

Thu, Apr 11, 2019 at 2:54 PM

Melanie Shasha
Associate Planner**County of El Dorado**
Community Development Services
Planning and Building Department2850 Fairlane Court,
Placerville, CA 95667
530.621.6530924 B Emerald Bay Road
South Lake Tahoe, CA 96150
530.573.7904
melanie.shasha@edcgov.us

----- Forwarded message -----

From: **Norb** <nwitt@sbcglobal.net>
Date: Wed, Apr 10, 2019 at 12:06 PM
Subject: VARIANCE V18-0005-C18-0001
To: Melanie Shasha <melanie.shasha@edcgov.us>, <edc.cob@edcgov.us>

Melanie and BOS,

The above variance cannot be approved because it requests a reduction of both the front and rear setbacks. I already notified you previously that the front setback contains a minimum of EID water lines and possibly others. The attached photos shows EID crews repairing a broken water line on the BLIND curve in the pavement exactly where the proposed house is to be located. EID would NEVER give up a utility easement above any of their lines. The reduction of the rear setback from 15 feet to 5 feet is out of the question because the state forest has large trees which hang over the property line. A representative of the EDH Fire Department warned at the TAC meeting that a reduction was not possible and probably other restriction on the house location might be imposed by the Fire Department. There is still the question of access to the property. The current owner is locked out of the electric gate because he refuses to join the Road Maintenance Association.

Norb Witt

2 attachments**20190410_102455_resized.jpg**

3190K

V18-0005 EXHIBIT I**ROAD OWNER'S ASSOCIATION COMMENTS**



20190410_102457_resized.jpg
3082K

V18-0005 EXHIBIT I

ROAD OWNER'S ASSOCIATION COMMENTS



Melanie Shasha <melanie.shasha@edcgov.us>

VARIANCE V18-0005

Norb <nwitt@sbcglobal.net>
To: Melanie Shasha <melanie.shasha@edcgov.us>
Cc: rbreck@aol.com

Thu, Jan 17, 2019 at 5:07 PM

Subject: VARIANCE V18-0005

Hi Melanie,

I reviewed the Variance Application and have the following comments:

NOTE: Excerpts from the Application are in quotes.

"We request for the total feet reduction in the front of our property from 52.5 feet (easement and setback) to 25 feet (both easement & setback) so we can build the home 25 feet from the edge of the road. Also please reduce the back setback to 5 feet". The setback is only 47.5 feet (32.5 feet to the center of the road which has a 65 foot Road and Public Utilities easement and 15 feet R1 front setback from the easement). He states he wants to build the home 25 feet from the edge of the road not from the easement, but his numbers do not add up. The road is only 18 feet wide, so 9 feet of the 32.5 foot easement is road.

"A. requires reduction in the total easement & setback from edge of the PRIVATE road". He has no legal right to go past the gate. He has refused to pay the fee to join the Road Association plus the \$1,000.00 current annual dues plus legal fees. The property is NOT LANDLOCKED since it starts 66 feet from the gate and he has room in front of the gate to access from the county road - at significant cost! Our attorney has already notified him that he has no right to enter the private gate and he would be guilty of trespassing. The gate code has been changed to prevent access by him, his contractors or his guests. This would also prevent him from getting to his garages off the private road.

"B. The easement and setback reduction will not cause right of way to the neighboring properties or the road and utility access. Lesser trees to cut and cost..." He lists cost as one of the reasons he needs a variance. The home could be build elsewhere on the 1.46 acre lot, but it would cost more. The property is much deeper further toward the gate (North), but construction would cost more. We do not believe the county should consider cost in their decision.

"C. The narrow area requires variance to the front easement and setback and backside setback" The Fire Department stated during the TAC meeting that the rear setback would not be reduced and more conditions might be imposed.

"D. The utility might use 25 feet in the easement." I have never heard of PG&E, EID or the Fire Department giving up any portion of their easement. We do not know where there are existing water or sewer lines underground. The PRIVATE road does have numerous Fire Hydrants along the cliff side of the road (as far as 9 feet from the edge of the asphalt) past the subject property. Does El Dorado County have a legal right to modify a Road and Public Utilities easement filed over 35 years ago???

V18-0005 EXHIBIT I

ROAD OWNER'S ASSOCIATION COMMENTS

SUBMITTAL INFORMATION - SITE PLAN REQUIREMENTS

"9) Location of Native Oak Trees

"No native oaks (just regular oak trees)" The property is covered with native oak trees. A number have already been removed (PERMIT???) to allow for a septic system and leach field. In addition there are white ties around over 40 other trees. Some are numbered, but many are not. As soon as the weather clears we plan to survey all the marked trees and the stumps of those already removed. Who do we contact for Oak Tree Ordinance issues???

According to the Old Republic Title Company Plot Plan submitted with the application he is requesting the following variances:

Front from 52.5 feet to 20 feet If the TOTAL setback (Easement and R1 setback) were reduced to 20 feet (See Old Republic Title Co. Plot Plan notes) a vehicle parked in the driveway would be in the road since the asphalt is 9 feet - leaving only 11 feet. If the TOTAL is reduced to 25 feet that would leave 16 feet - most SUVs are over 16 feet and some sedans are close to 20 feet.

Rear from 15 feet to 0 feet (At the TAC meeting the Fire Department said NO and that there might be more conditions)

Sides from 5 feet to 0 feet (There is plenty of room on both sides. No need to change)

The home owners are very concerned about a home being built on a dangerous mountain road at the APEX of a BLIND CURVE. There is a mountain on one side and a cliff on the other. He is proposing to build on the cliff side. Most vehicles cross over the middle of the road to stay away from either edge. Vehicles parked in the proposed driveway would force incoming vehicles further over the middle of the road. AN ACCIDENT WAITING TO HAPPEN!!!

Please arrange for at least ten residents to speak during the public hearing. We will also be sending copies of our communication and a petition signed by a number of home owners opposed to any variance. We are NOT OPPOSED to a home being built on the property - just not at that location. We also plan to have photos and video of the dangerous curve. We intend to invite you, the DOT, Fire Department and ALL members of the BOS to a presentation at the location prior to the public hearing.

Thank you for your consideration.

Lake Point View Road Association

Roland Brecek, President

Norb Witt, Advisor

V18-0005 EXHIBIT I ROAD OWNER'S ASSOCIATION COMMENTS

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From: David Temblador <dtemplador@hthjlaw.com>
Sent: Tuesday, January 29, 2019 5:38 PM
To: Kamian, Alicia <AKamian@ortc.com>
Subject: RE: Guadalupe Road Owners Association

Ms. Kamian,

Thank you for your email. I have passed it along to my contact at the Guadalupe Road Owners Association.

I must admit that I am a bit confused by your question. My understanding is that your clients' property extends north of the access gate and abuts the public portions of Guadalupe Road, which they, of course, can freely access at any time.

Attached is a survey prepared by your clients in conjunction with their County Permit application. I have marked the location of the gate as identified by the surveyor for your reference.

Best,

David

DAVID P. TEMBLADOR, ESQ.
HARRISON TEMBLADOR HUNGERFORD & JOHNSON
MINING LAND USE NATURAL RESOURCES

2801 T Street
SACRAMENTO, CA 95816
OFFICE: 916.706.2639 • CELL: 916.396.2100 • FAX: 916.382.4380
DTEMPLADOR@HTHJLAW.COM • WWW.HTHJLAW.COM

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V18-0005 EXHIBIT I
ROAD OWNER'S ASSOCIATION COMMENTS

From: Kamian, Alicia <AKamian@ortc.com>
Sent: Monday, January 28, 2019 1:07 PM
To: David Temblador <dtemplador@hthjlaw.com>
Subject: Guadalupe Road Owners Association

Good afternoon Mr. Temblador,

This follows your November 19, 2018 letter and my November 26, 2018 reply (attached for your convenient reference). As previously noted, I represent Old Republic National Title Insurance Company which issued an owner's policy of title insurance to Sathlya Shanmugam and Satheesh Chellappan for the property on Guadalupe Road identified as El Dorado County APN 110-460-17-100. Ms. Shanmugam informed me she and Mr. Chellappan tried to access their property but the Guadalupe Road Owners Association has locked them out. Ms. Shanmugam sent me a copy of the text message from "Mr. Rick Dunbar who keeps and updates the gate access computer."

4 attachments

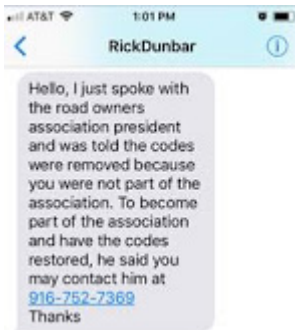



image001.jpg
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 **ATT00007.html**
4K

 **SKMBT_C75419013010130.pdf**
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 **ATT00010.html**
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V18-0005 EXHIBIT I
ROAD OWNER'S ASSOCIATION COMMENTS

Given the actual situation on the ground, unless a new/expanded roadway is constructed within the easement (which I assume no one wants), it appears that our clients are going to have to work together to find a mutually acceptable solution.

Best,

David

DAVID P. TEMBLADOR, ESQ.
HARRISON TEMBLADOR HUNGERFORD & JOHNSON
MINING LAND USE NATURAL RESOURCES

2801 T Street
SACRAMENTO, CA 95816
OFFICE: 916.706.2639 • CELL: 916.396.2100 • FAX: 916.382.4380
DTEMBLADOR@HTHJLAW.COM • WWW.HTHJLAW.COM

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From: Kamian, Alicia <AKamian@ortc.com>
Sent: Wednesday, January 30, 2019 9:17 AM
To: David Temblador <dtemblador@hthjlaw.com>
Subject: RE: Guadalupe Road Owners Association

Good morning David,

Thank you for passing my email to your contact. With the hope of alleviating any confusion, I understand Sathlya Shanmugam and Satheesh Chellappan own a portion of Guadalupe Road subject to a road and utility easement. The easement gives others the right to cross their land. Please see the attached 1974 easement deed through which Ms. Shanmugam's and Mr. Chellappan's predecessor-in-interest Steve Wayne Cassinelli granted the easement. As a convenience to aid you in locating the easement, see the attached depiction on which the easement is highlighted in green with Ms. Shanmugam's and Mr. Chellappan's property outlined in red.

Alicia

Alicia Kamian
Counsel | Legal Department

T: 415.421.3500 | F: 415.398.5813 | Extension: 47140

akamian@ortc.com

Old Republic Title | Old Republic Insurance Group
275 Battery Street, Suite 1500 | San Francisco, CA 94111

V18-0005 EXHIBIT I
ROAD OWNER'S ASSOCIATION COMMENTS



Melanie Shasha <melanie.shasha@edcgov.us>

FW: Additional lot 17 correspondence

Norb <nwitt@sbcglobal.net>
To: Melanie Shasha <melanie.shasha@edcgov.us>
Cc: Roland Email <rbreck@aol.com>

Thu, Jan 31, 2019 at 3:16 PM

Melanie,

Until the PRIVATE ROAD issue is settled there is no use to schedule a Public Hearing because any garage could not be entered from the Road Association PRIVATE ROAD.

Also please note that the proposed house location submitted with the Variance Application does not agree with the location on the Topo Survey Map attached.

Norb Witt

From: Roland Email [mailto:rbreck@aol.com]
Sent: Wednesday, January 30, 2019 10:37 AM
To: nwitt@sbcglobal.net; kari@gallegoconsulting.com; ginabrit@aol.com; tborge@axioshomes.com; lenny@sbcglobal.net; jimgallego@gallegoconsulting.com
Subject: Additional lot 17 correspondence

Sent from my iPhone

Begin forwarded message:

From: David Temblador <dtemplador@hthjlaw.com>
Date: January 30, 2019 at 10:21:42 AM PST
To: "Kamian, Alicia" <AKamian@ortc.com>
Subject: RE: Guadalupe Road Owners Association

Good morning Alicia,

Thank you for the additional clarification. It is helpful. It, however, still does not appear to resolve the issue.

Again, the survey prepared by your clients is instructive in understanding the actual circumstances on the ground, which plots both the location of the easement you reference, as well as the physical location of the existing paved roadway.

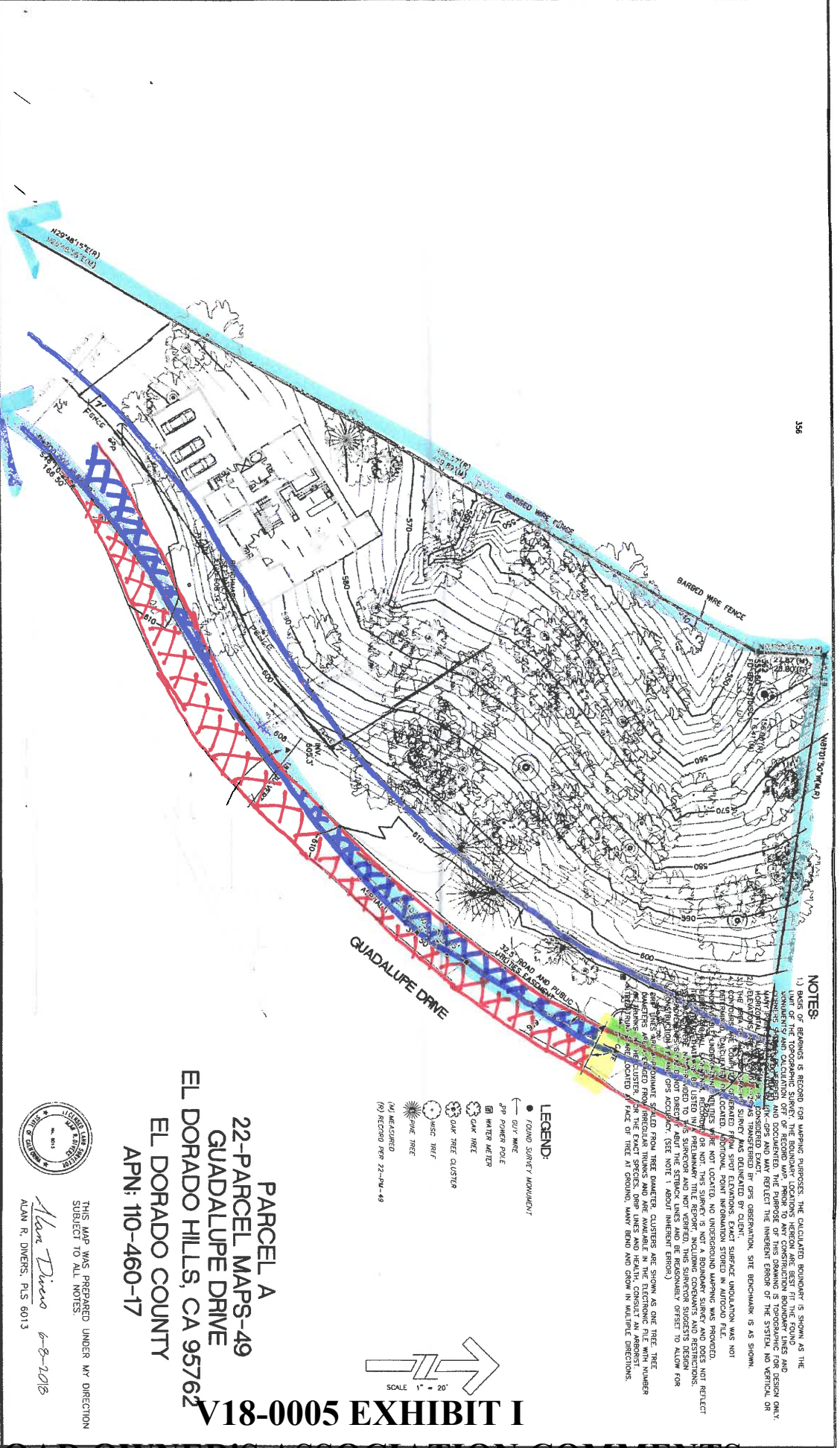
As you will note on the attached mark-up, only a small portion of the existing roadway (blue hatching) is located within your client's easement with the balance of the paved roadway (red hatching) located outside of the easement.

V18-0005 EXHIBIT I
ROAD OWNER'S ASSOCIATION COMMENTS

DATE: 6-8-2018
 SCALE: 1"=20'
 JOB NUMBER: 18-42
 DWG NAME: TOPO



Alan R. Divers, PLS
 Land Surveying
 1010 CAMERADO DR #101 CAMERON PARK
 CA. 95682 (530) 642-1755



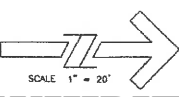
356

NOTES:

- (1) Reference is made to record map information. The calculated boundary is shown as the unit of the topographic survey. THE BOUNDARY LOCATIONS HEREON ARE BEST FIT TO THE FOUND MONUMENTS AND CALCULATION OF RECORD MAPS. PRIOR TO ANY CONSTRUCTION BOUNDARY LINES AND MONUMENTS SHOULD BE RECHECKED AND LOCATIONS SHOULD BE RECORDED IN RECORD MAPS. THIS SURVEY IS NOT A BOUNDARY SURVEY AND DOES NOT REFLECT THE INTERESTS OF THE STATE, NO VERTICAL OR HORIZONTAL CONTROL WAS OBTAINED FOR THIS SURVEY. THE BENCHMARK IS AS SHOWN.
- (2) ELEVATIONS WERE OBTAINED BY GPS OBSERVATION. SITE BENCHMARK IS AS SHOWN.
- (3) CONVEYANCE OF THIS SURVEY IS NOT A BOUNDARY SURVEY AND DOES NOT REFLECT THE INTERESTS OF THE STATE, NO VERTICAL OR HORIZONTAL CONTROL WAS OBTAINED FOR THIS SURVEY. THE BENCHMARK IS AS SHOWN.
- (4) THIS SURVEY IS NOT A BOUNDARY SURVEY AND DOES NOT REFLECT THE INTERESTS OF THE STATE, NO VERTICAL OR HORIZONTAL CONTROL WAS OBTAINED FOR THIS SURVEY. THE BENCHMARK IS AS SHOWN.
- (5) THIS SURVEY IS NOT A BOUNDARY SURVEY AND DOES NOT REFLECT THE INTERESTS OF THE STATE, NO VERTICAL OR HORIZONTAL CONTROL WAS OBTAINED FOR THIS SURVEY. THE BENCHMARK IS AS SHOWN.
- (6) THIS SURVEY IS NOT A BOUNDARY SURVEY AND DOES NOT REFLECT THE INTERESTS OF THE STATE, NO VERTICAL OR HORIZONTAL CONTROL WAS OBTAINED FOR THIS SURVEY. THE BENCHMARK IS AS SHOWN.
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- (8) THIS SURVEY IS NOT A BOUNDARY SURVEY AND DOES NOT REFLECT THE INTERESTS OF THE STATE, NO VERTICAL OR HORIZONTAL CONTROL WAS OBTAINED FOR THIS SURVEY. THE BENCHMARK IS AS SHOWN.
- (9) THIS SURVEY IS NOT A BOUNDARY SURVEY AND DOES NOT REFLECT THE INTERESTS OF THE STATE, NO VERTICAL OR HORIZONTAL CONTROL WAS OBTAINED FOR THIS SURVEY. THE BENCHMARK IS AS SHOWN.
- (10) THIS SURVEY IS NOT A BOUNDARY SURVEY AND DOES NOT REFLECT THE INTERESTS OF THE STATE, NO VERTICAL OR HORIZONTAL CONTROL WAS OBTAINED FOR THIS SURVEY. THE BENCHMARK IS AS SHOWN.

LEGEND:

- FOUND SURVEY MONUMENT
- GUY WIRE
- PP POWER POLE
- WATER METER
- DAK TREE
- DAK TREE CLUSTER
- MISC TRIF
- PINE TREE
- (M) MEASURED
- (R) RECORD PER 22-PAU-49



PARCEL A
22-PARCEL MAPS-49
QUADALUPE DRIVE
EL DORADO HILLS, CA 95762
EL DORADO COUNTY
APN: 110-460-17



THIS MAP WAS PREPARED UNDER MY DIRECTION
 SUBJECT TO ALL NOTES.
Alan Divers 6-8-2018
 ALAN R. DIVERS, PLS 8013

TOPOGRAPHIC SURVEY
FOR
SATHEESH CHELLAPPAN

SHEET
 1
 OF
 1

P-C18-0001



Melanie Shasha <melanie.shasha@edcgov.us>

FW: Project Review TAC Meeting 9/17/18 V18-0005/P-C18-0001

Norb <nwitt@sbcglobal.net>
To: Melanie Shasha <melanie.shasha@edcgov.us>
Cc: rbreck@aol.com

Sat, Jan 5, 2019 at 10:39 AM

Hi Melanie,

Thank you for sending us the copy of the EDC Title 130, Ordinance No. 5090, 130.52.070 VARIANCE.

Under D. FINDINGS REQUIRED

Part 4. ... not detrimental to the public health, safety and welfare or injurious to the neighborhood.

A vast majority of the residents feel the PUBLIC SAFETY is endangered by allowing construction of a home with driveway on a narrow mountain road at a blind curve. We plan to provide a video at the Public Hearing to support the danger. Also the proposed setback from the edge of payment impacts the value of our homes.

Thank you!

Norb & Roland

From: Melanie Shasha [<mailto:melanie.shasha@edcgov.us>]
Sent: Friday, January 04, 2019 8:56 AM
To: Norb
Cc: rbreck@aol.com
Subject: Re: FW: Project Review TAC Meeting 9/17/18 V18-0005/P-C18-0001

[Quoted text hidden]

WARNING: This email and any attachments may contain private, confidential, and privileged material for the sole use of the intended recipient. Any unauthorized review, copying, or distribution of this email (or any attachments) by other than the intended recipient is strictly prohibited. If you are not the intended recipient, please contact the sender immediately and permanently delete the original and any copies of this email and any attachments.

V18-0005 EXHIBIT I
ROAD OWNER'S ASSOCIATION COMMENTS



Tom Purciel <tom.purciel@edcgov.us>

Fwd: VARIANCE V18-0005-C18-0001

1 message

Melanie Shasha <melanie.shasha@edcgov.us>
To: Tom Purciel <tom.purciel@edcgov.us>

Thu, Apr 11, 2019 at 2:54 PM

Melanie Shasha
Associate Planner**County of El Dorado**
Community Development Services
Planning and Building Department2850 Fairlane Court,
Placerville, CA 95667
530.621.6530924 B Emerald Bay Road
South Lake Tahoe, CA 96150
530.573.7904
melanie.shasha@edcgov.us

----- Forwarded message -----

From: **Norb** <nwitt@sbcglobal.net>
Date: Wed, Apr 10, 2019 at 12:06 PM
Subject: VARIANCE V18-0005-C18-0001
To: Melanie Shasha <melanie.shasha@edcgov.us>, <edc.cob@edcgov.us>

Melanie and BOS,

The above variance cannot be approved because it requests a reduction of both the front and rear setbacks. I already notified you previously that the front setback contains a minimum of EID water lines and possibly others. The attached photos shows EID crews repairing a broken water line on the BLIND curve in the pavement exactly where the proposed house is to be located. EID would NEVER give up a utility easement above any of their lines. The reduction of the rear setback from 15 feet to 5 feet is out of the question because the state forest has large trees which hang over the property line. A representative of the EDH Fire Department warned at the TAC meeting that a reduction was not possible and probably other restriction on the house location might be imposed by the Fire Department. There is still the question of access to the property. The current owner is locked out of the electric gate because he refuses to join the Road Maintenance Association.

Norb Witt

2 attachments**20190410_102455_resized.jpg**

3190K

V18-0005 EXHIBIT I**ROAD OWNER'S ASSOCIATION COMMENTS**



20190410_102457_resized.jpg
3082K

V18-0005 EXHIBIT I

ROAD OWNER'S ASSOCIATION COMMENTS



TSD ENGINEERING, INC.
expect more.

April 30, 2019

Department of Public Works
2850 Fairlane Court
Placerville CA 95667
Phone: (530)621-5900

Subject: APN: 110-460-017-000
Guadalupe Drive, El Dorado County, CA
95667 Site Distance Exhibit

Dear Reviewer,

This letter is to confirm that TSD Engineering, Inc. provided the attached Site Distance Exhibit Map dated April 30, 2019 for the subject parcel that includes field data gathered from an onsite survey and mapped in cad. We have indicated on the exhibit that in the Left turn portion of the sight distance exhibit indicates a 193 feet of unobstructed sight distance. For the right turn condition indicates 278 feet of unobstructed sight distance. The proposed driveway is determined to have adequate site distance based on the findings per the DOT figure 201.2 that indicates the safe stopping sight distance of 100 feet for a left turn and 225 feet for a right turn.

Sincerely,

Casey Feickert, P.E., CE#58930, Vice President



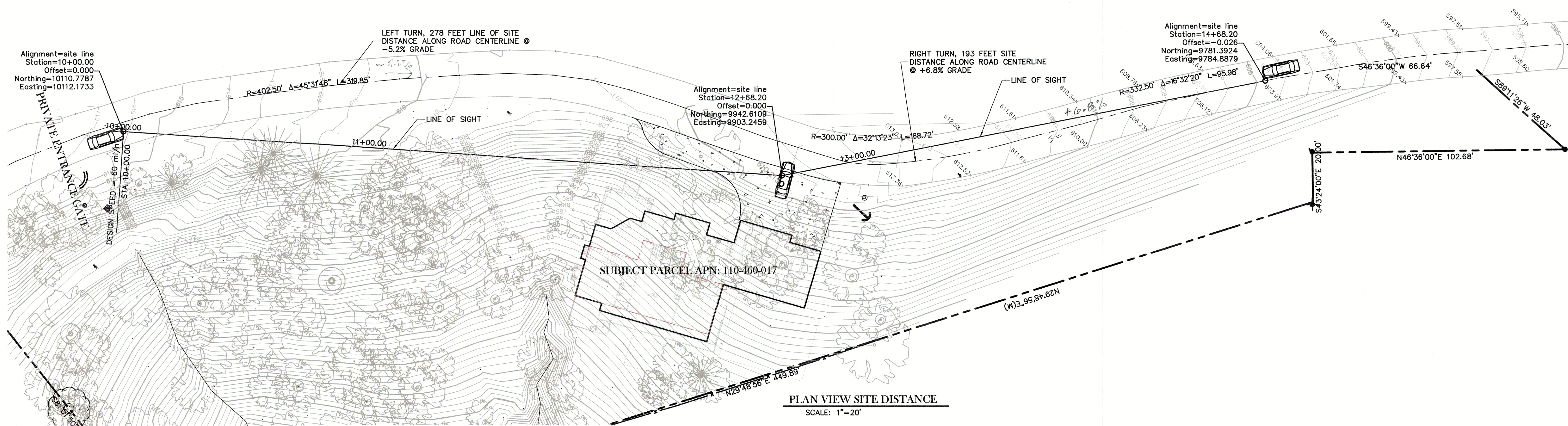
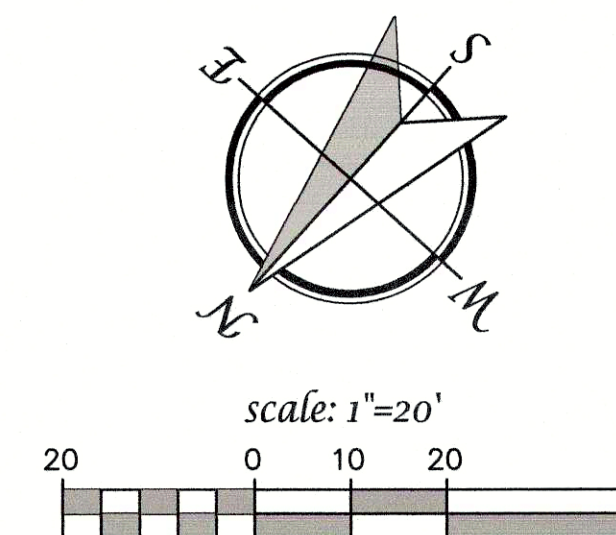
785 Orchard Drive, Suite 110, Folsom, CA 95630 P 916.608.0707 F 916.608.0701

expect more.

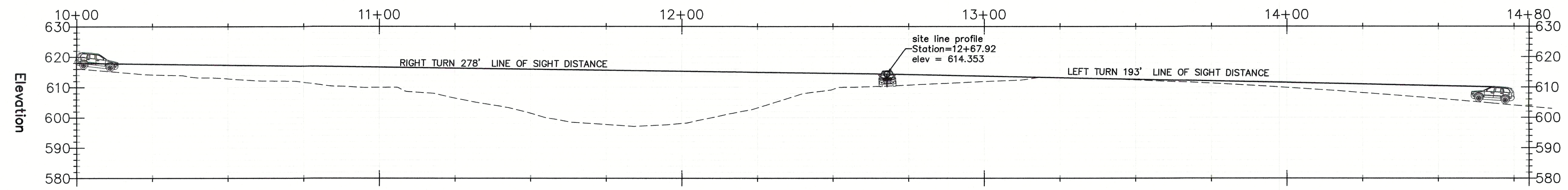


V18-0005 EXHIBIT J - DRIVEWAY LINE OF SIGHT ANALYSIS

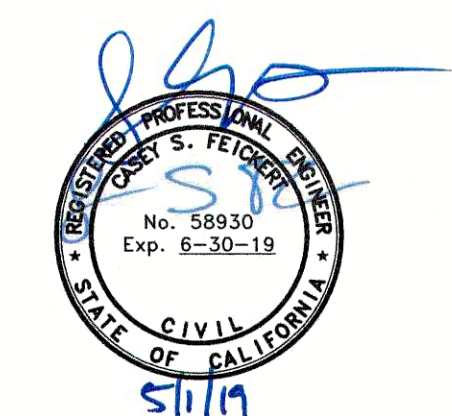
**SIGHT DISTANCE EXHIBIT MAP FOR:
 PARCEL A OF 22 PM 49
 APN: 110-460-017-000
 GUADALUPE DRIVE
 EL DORADO COUNTY, CA 95762**



PLAN VIEW SITE DISTANCE
 SCALE: 1"=20'



PROFILE VIEW SITE DISTANCE
 SCALE: 1"=20' HORIZ., 1"=20' VERT.



EXISTING SITE DISTANCE
 EXHIBIT
 GUADALUPE DRIVE
 APRIL 30, 2019

TOPOGRAPHIC SURVEY
 TOPOGRAPHIC SURVEY HAS BEEN PROVIDED BY ALAN DIVERS DATED 6/8/2018 AND ADDITIONAL ROADWAY CENTERLINE GRADES WHERE PROVIDED BY TSD ENGINEERING SURVEYING 4/15/2019.

V18-0005 EXHIBIT J - DRIVEWAY LINE OF SIGHT ANALYSIS

785 Orchard Drive, Suite #110
 Folsom, CA 95630
 Phone: (916) 608-0707
 Fax: (916) 608-0701

P:\Projects\221-376\02 DWG-C- CIVIL\MASTER\SITE EXHIBIT\SITE-EXHIBIT_2019_0416.dwg TSD-Station16_10_56_34_05-01-19

March 26, 2019

Re: SETBACK VARIANCE REQUEST

Dear Mr. Chellappan:

The El Dorado Hills Fire Department has reviewed your request for a side setback reduction on the project located of Guadalupe Drive on parcel APN# 110-460-17. The current property size is 1 acre or larger. According to Title 14 – SRA Fire Safe Regulations Section 1276.01, a 30' setback is required from all property lines.

Your request for a variance (*Sections 1270.07 & 1270.08*) is granted under the following conditions:

1. All buildings on the parcel shall be constructed in accordance with Chapter 7A of the 2016 California Building Code.
2. The area of the structure and landscape that falls within the reduced setback zone shall be made from non-combustible material and/or hardened to reduce the chances of ignition from fire or embers. This includes limiting windows, penetrations, no exposed wood or combustible material will be allowed on any portion of the structure(s).
3. The entire parcel (front to back and side to side) shall be cleared of all combustible weeds (down to 2" in height). All trees shall be pruned up, so that all branches are a minimum of 6' above ground level.
4. At all times, maintain compliance with PRC 4291 (100' defensible space rules).

Contact Marshall Cox at the El Dorado Hills Fire Department with any questions or to schedule inspections, tests **(min. 3 working days in advance)** at 916-933-6623 x1017.

Sincerely,

EL DORADO HILLS FIRE DEPARTMENT



Marshall Cox
Fire Marshal

V18-0005 EXHIBIT K
EDH FIRE DISTRICT FIRE SAFE APPROVAL LETTER



TSD ENGINEERING, INC.
expect more.

June 13, 2019

221-376

Department of Public Works

2850 Fairlane Court
Placerville CA 95667
Phone: (530)621-5900

Subject: **APN: 110-460-017-000**
Guadalupe Drive, El Dorado County, CA On site
Grading Constraints

Dear Reviewer,

This letter is to confirm that TSD Engineering, Inc. has done a preliminary assessment of the site and has determined that a grading plan can be accomplished on the site with the following design constraints in place:

1. No site retaining walls (stand alone) will be taller than 7 feet. From the base to the top.
2. Total disturbed soil area for the developed site shall be no more than 15,000 square feet or 0.344 Acre.

These items can be applied only if the building design meets certain assumptions as well.

- Raised floor (no slab on grade design except driveway)
- Yard size to be minimized by a 7 foot high max retaining wall.
- All retaining walls will be constructed with the Architectural building footings.
- We are confident that the site can be developed under the above outlined circumstances and criteria.

Sincerely,

Casey Feickert, P.E., CE#58930, Vice President



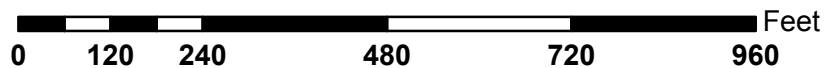
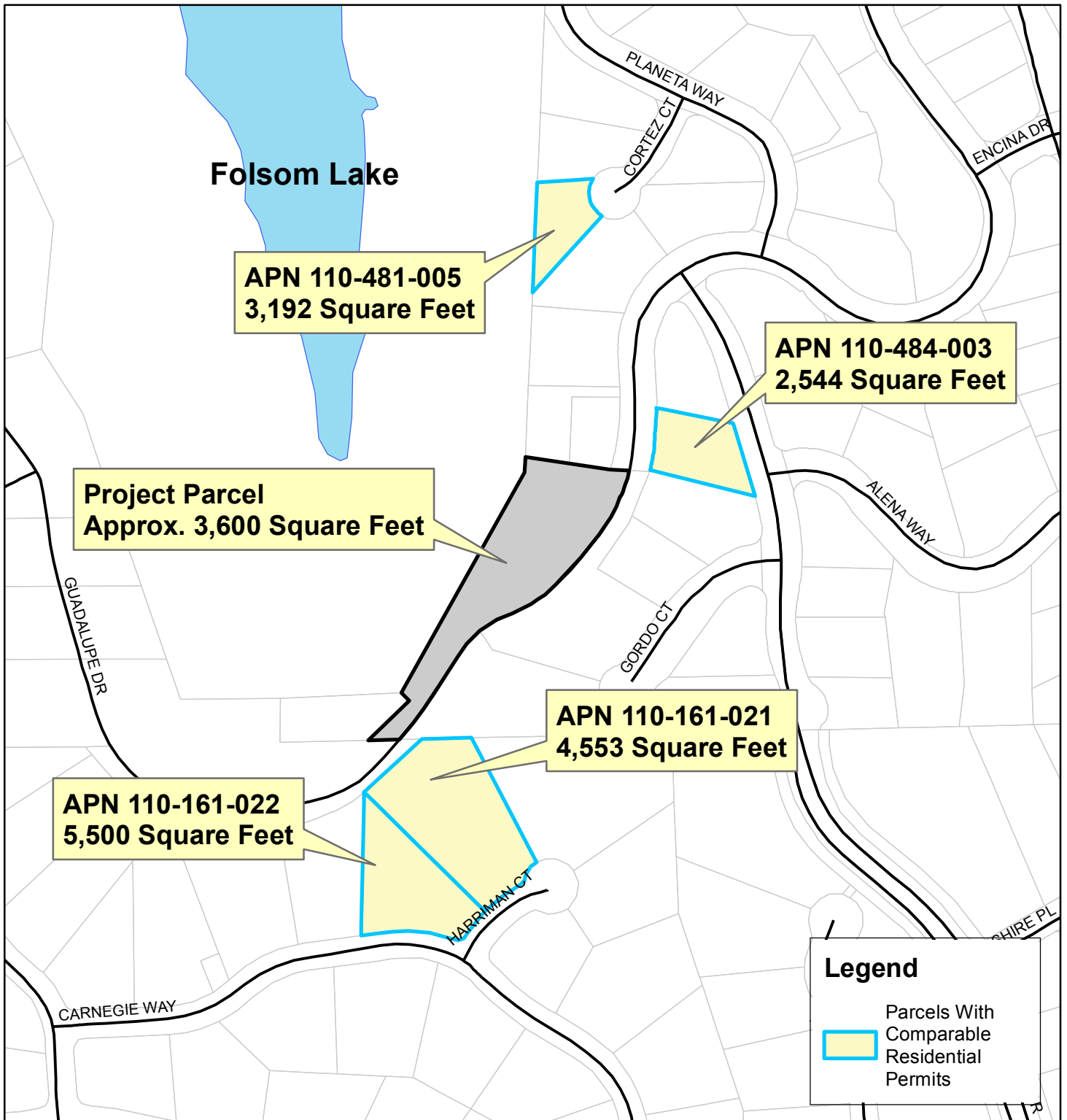
785 Orchard Drive, Suite 110, Folsom, CA 95630 P 916.608.0707 F 916.608.0701

expect more.



V18-0005 EXHIBIT L - SOIL DISTURBANCE ANALYSIS

V18-0005 EXHIBIT M COMPARABLE RESIDENTIAL PERMITS IN PROJECT VICINITY





Road Entry Gate

Hillside Slopes
Approximately 50%

V18-0005 EXHIBIT N - SITE PHOTOS



Proposed
Building Site

V18-0005 EXHIBIT N - SITE PHOTOS



**Proposed Building Site
(looking north from edge of pavement)**



Proposed
Driveway Location

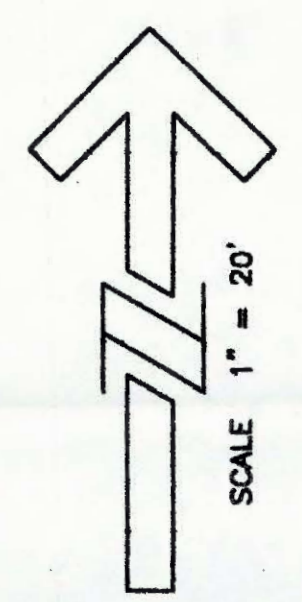
V18-0005 EXHIBIT O - PROJECT SITE PLAN

NOTES:

- 1.) BASIS OF BEARINGS IS RECORD FOR MAPPING PURPOSES. THE CALCULATED BOUNDARY IS SHOWN AS THE LIMIT OF THE TOPOGRAPHIC SURVEY. THE BOUNDARY LOCATIONS HEREON ARE BEST FIT THE FOUND MONUMENTS AND CALCULATION OFF OF RECORD MAP. PRIOR TO ANY CONSTRUCTION BOUNDARY LINES AND CORNERS SHOULD BE VERIFIED AND DOCUMENTED. THE PURPOSE OF THIS DRAWING IS TOPOGRAPHIC FOR DESIGN ONLY. MANY POINTS ARE LOCATED BY RTK-GPS AND MAY REFLECT THE INHERENT ERROR OF THE SYSTEM. NO VERTICAL OR HORIZONTAL VALUE SHOULD BE CONSIDERED EXACT.
- 2.) ELEVATIONS ARE N.G.V.D. 1929 AS TRANSFERRED BY GPS OBSERVATION, SITE BENCHMARK IS AS SHOWN.
- 3.) THE AREA OF THE TOPOGRAPHIC SURVEY WAS DELINEATED BY CLIENT.
- 4.) CONTOURS ARE COMPUTER GENERATED FROM SPOT ELEVATIONS. EXACT SURFACE UNDULATION WAS NOT DETERMINED, CALCULATED OR LOCATED. ADDITIONAL POINT INFORMATION STORED IN AUTOCAD FILE.
- 5.) NON-VISIBLE UNDERGROUND UTILITIES WERE NOT LOCATED. NO UNDERGROUND MAPPING WAS PROVIDED.
- 6.) SUBJECT TO ALL EASEMENTS, RECORDED OR NOT. THIS SURVEY IS NOT A BOUNDARY SURVEY AND DOES NOT REFLECT THOSE ITEMS THAT MAY BE LISTED IN A PRELIMINARY TITLE REPORT, INCLUDING COVENANTS AND RESTRICTIONS.
- 7.) SETBACKS WERE NOT PROVIDED TO THIS SURVEYOR AND NOT VERIFIED, THIS SURVEYOR SUGGESTS DESIGN IMPROVEMENTS SHOULD NOT DIRECTLY ABOUT THE SETBACK LINES AND BE REASONABLY OFFSET TO ALLOW FOR CONSTRUCTION FIT AND GPS ACCURACY. (SEE NOTE 1 ABOUT INHERENT ERROR.)
- 8.) DRIP LINES ARE APPROXIMATE SCALED FROM TREE DIAMETER. CLUSTERS ARE SHOWN AS ONE TREE. TREE DIAMETERS ARE AVERAGED FROM IRREGULAR TRUNKS AND ARE AVAILABLE IN THE ELECTRONIC FILE WITH NUMBER OF TRUNKS IN THE CLUSTER. FOR THE EXACT SPECIES, DRIP LINES AND HEALTH, CONSULT AN ARBORIST. TREE TRUNKS ARE LOCATED AT FACE OF TREE AT GROUND, MANY BEND AND GROW IN MULTIPLE DIRECTIONS.

LEGEND:

- FOUND SURVEY MONUMENT
- GUY WIRE
- PP POWER POLE
- ⊠ WATER METER
- OAK TREE
- ⊗ OAK TREE CLUSTER
- MISC. TREE
- ⊙ PINE TREE
- (M) MEASURED
- (R) RECORD PER 22-PM-49



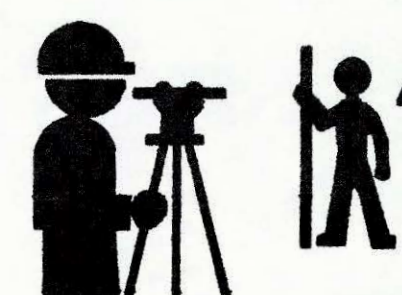
PARCEL A
 22-PARCEL MAPS-49
 GUADALUPE DRIVE
 EL DORADO HILLS, CA 95762
 EL DORADO COUNTY
 APN: 110-460-17



THIS MAP WAS PREPARED UNDER MY DIRECTION
 SUBJECT TO ALL NOTES.

Alan Divers 6-8-2018
 ALAN R. DIVERS, PLS 6013

DATE: 6-8-2018
 SCALE: 1"=20'
 JOB NUMBER: 18-42
 DWG NAME: TOPO



Alan R. Divers, PLS
 Land Surveying
 1010 CAMERADO DR. #101 CAMERON PARK
 CA. 95682 (530) 642-1755

TOPOGRAPHIC SURVEY
 FOR
 SATHEESH CHELLAPPAN

SHEET
 1
 OF
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V18-0005