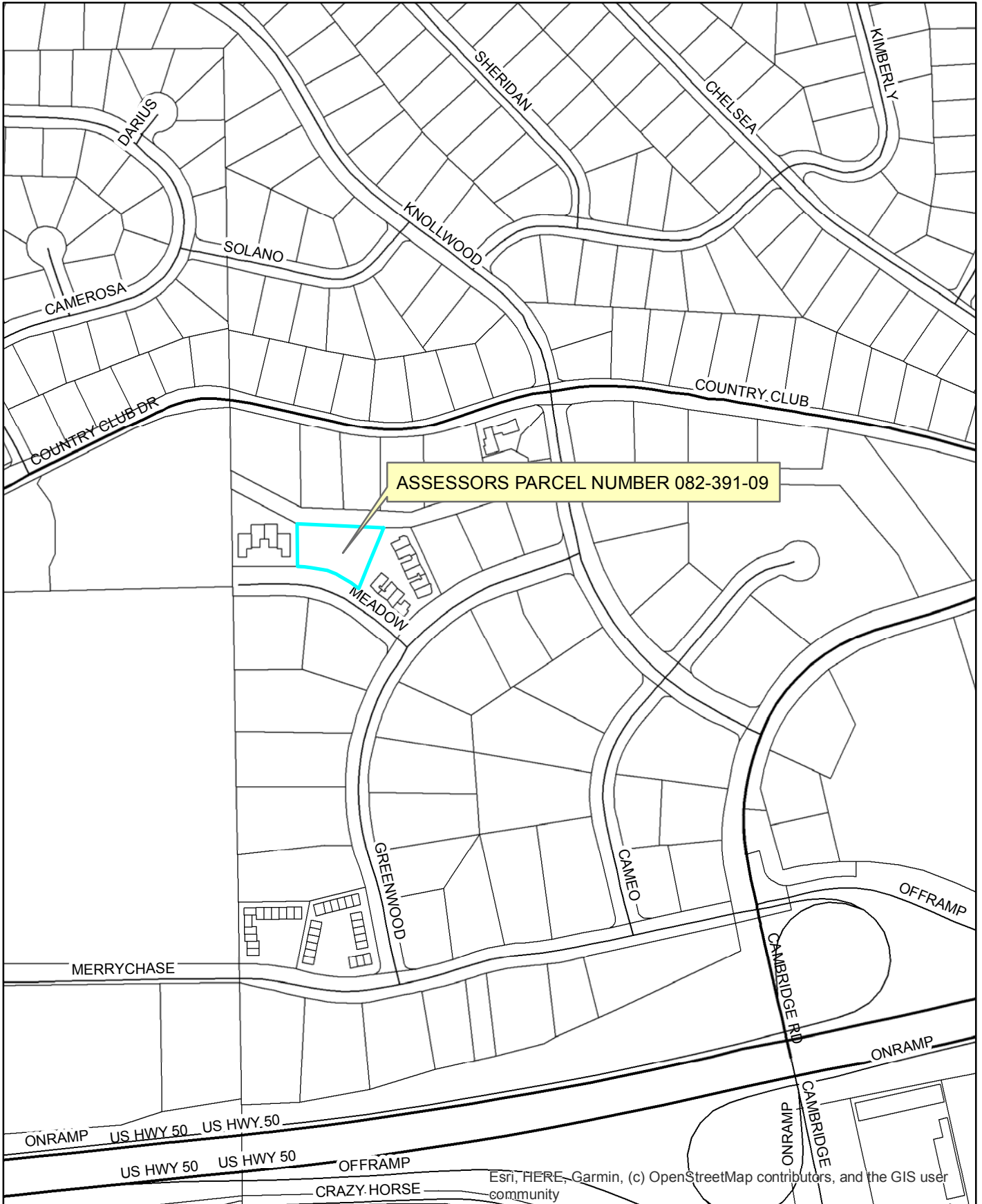
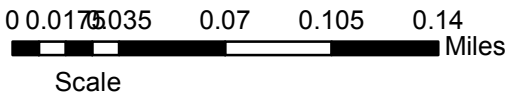


P19-0006 MEADOW OAK TOWNHOMES
EXHIBIT A - LOCATION MAP



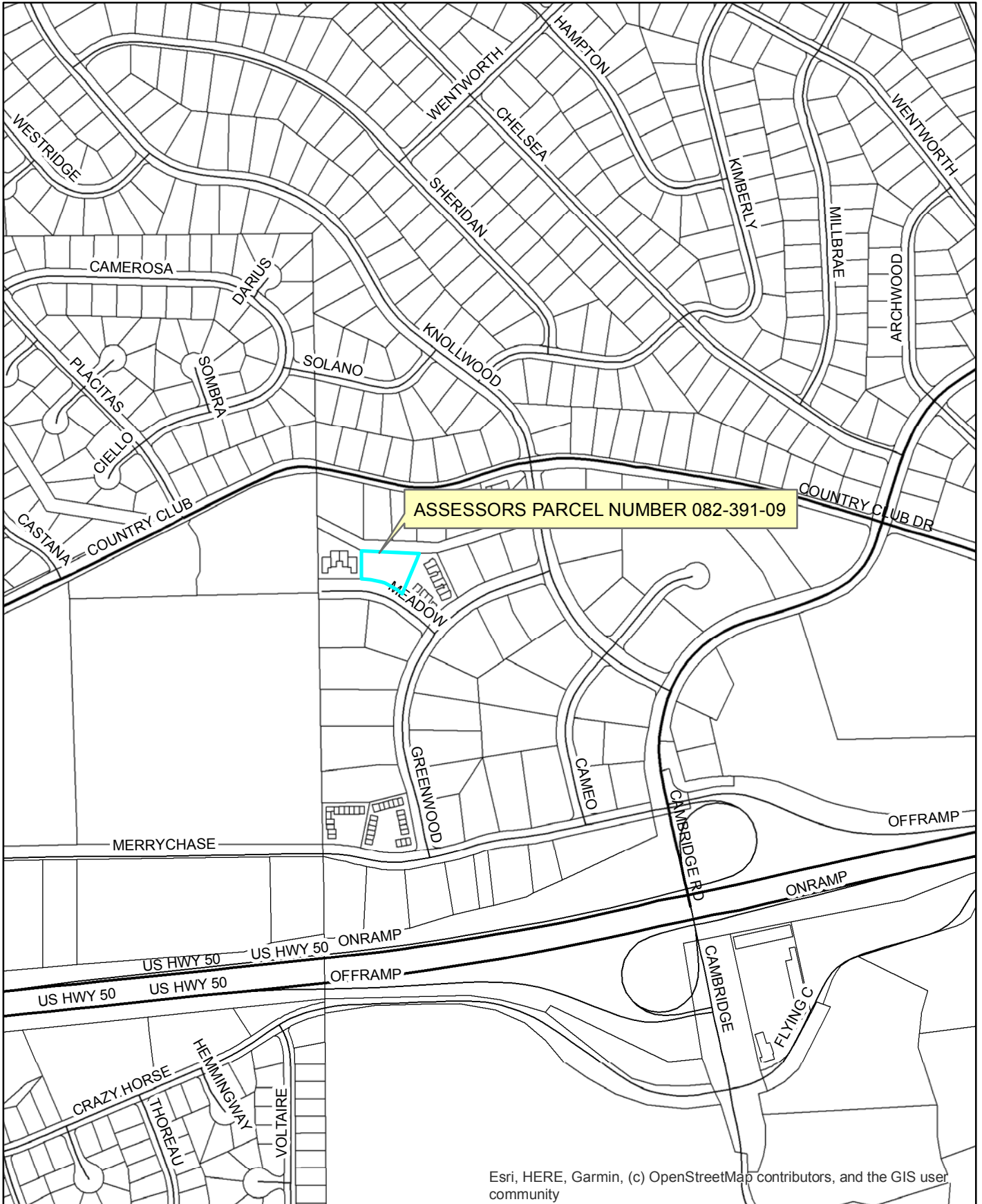
ASSESSORS PARCEL NUMBER 082-391-09



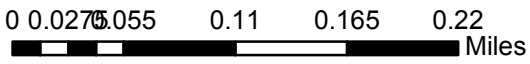
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community



P19-0006 MEADOW OAK TOWNHOMES
EXHIBIT B - VICINITY MAP



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community



Scale



P19-0006 MEADOW OAK TOWNHOMES
EXHIBIT C - SITE AERIAL PHOTO



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

0 0.0175 0.035 0.07 0.105 0.14
Miles

Scale

N

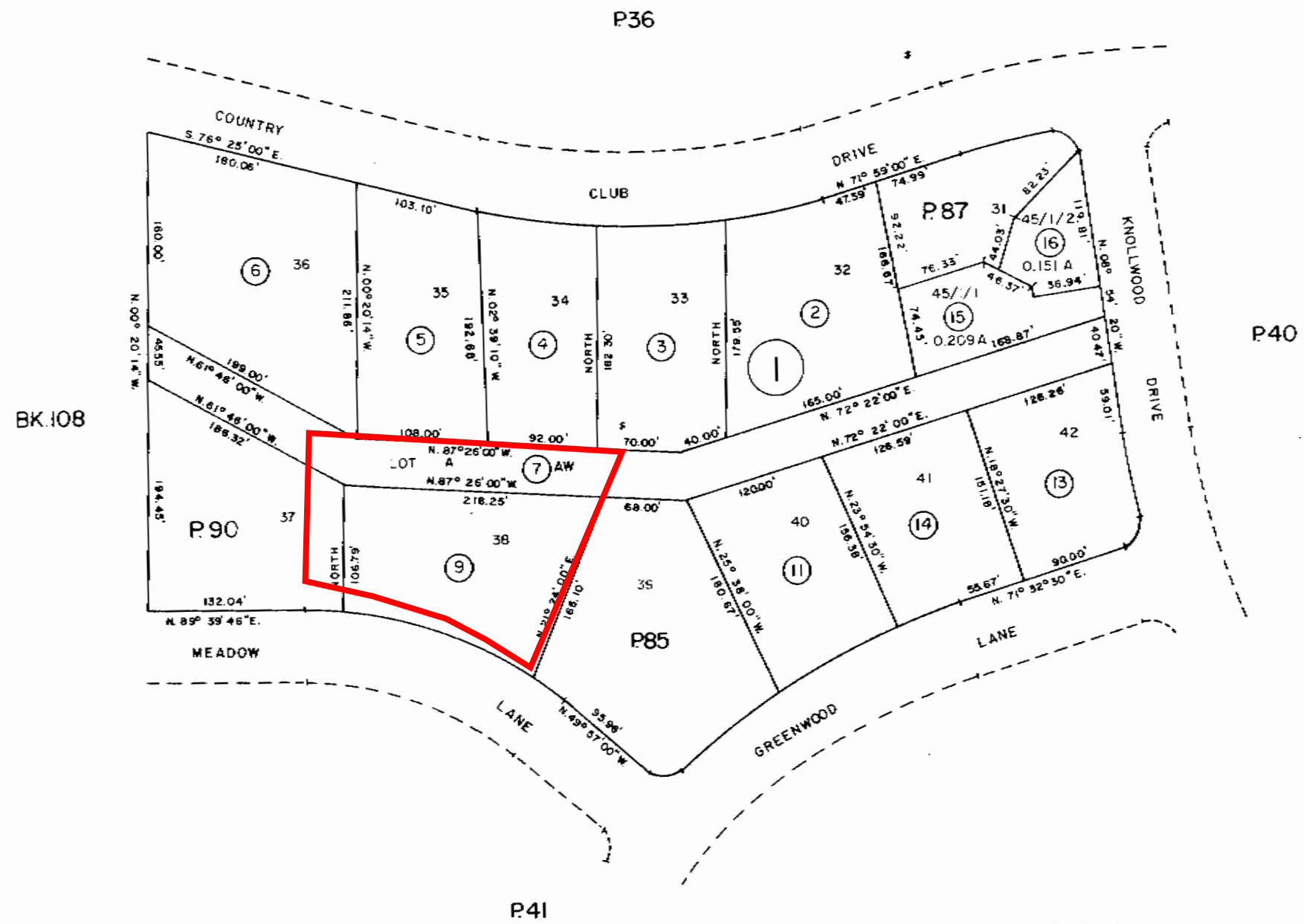
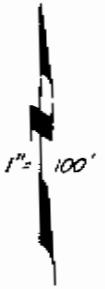


**P19-0006 MEADOW OAK TOWNHOMES
EXHIBIT D - ASSESSORS PARCEL MAP**

POR. SECS. 4 & 9, T.9N., R.9E., M.D.M.
CAMERON PARK NORTH UNIT NO. 5
D - 93

Tax Area Code

82:39



BK.108

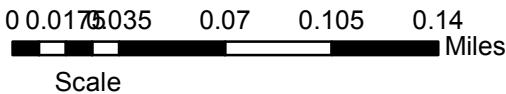
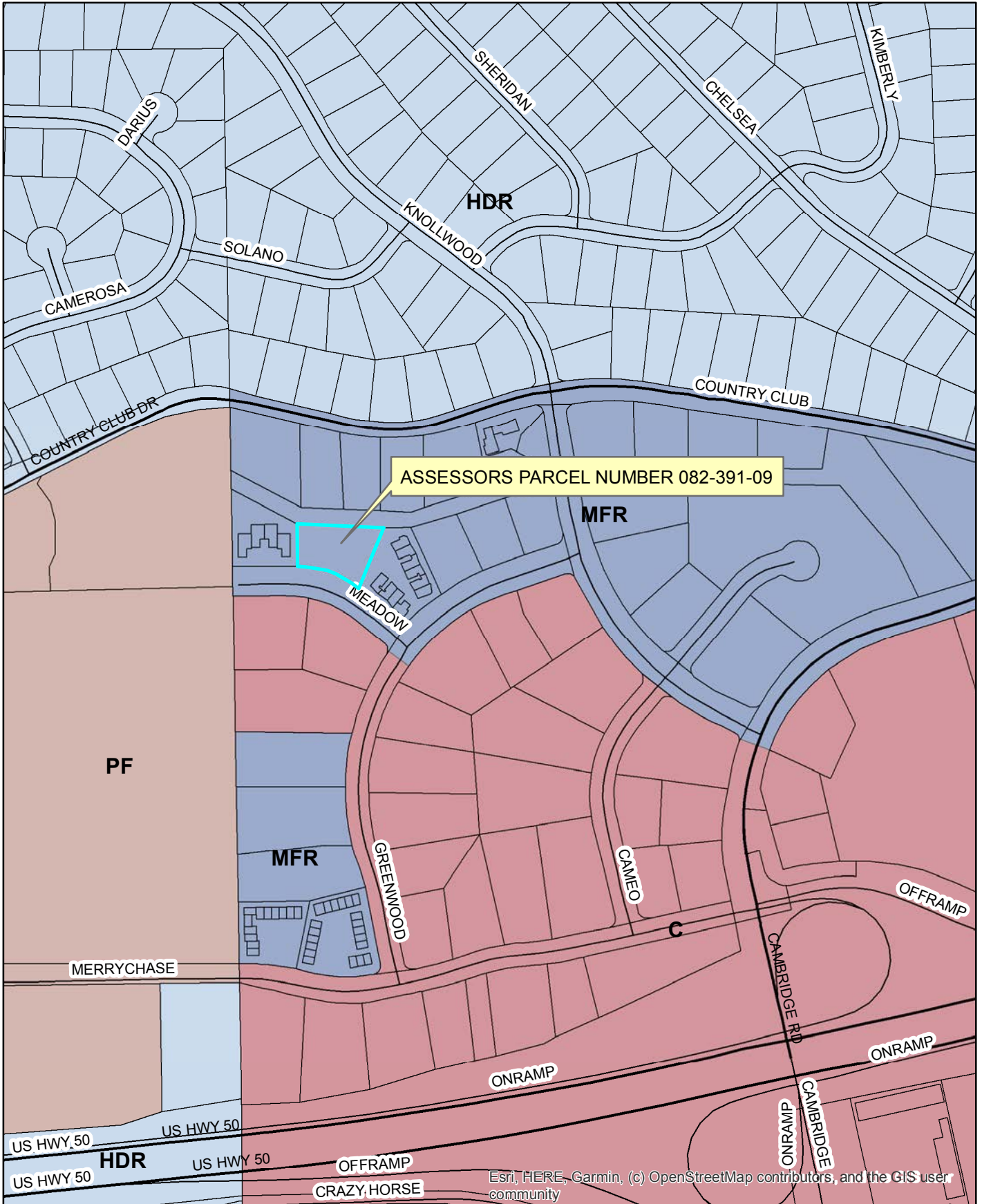
**ACREAGES
ARE
ESTIMATES**

Assessor's Map Bk. 82 - Pg. 39
County of El Dorado, California

THIS MAP IS NOT A SURVEY, It is prepared by the El Dorado Co. Assessor's office for assessment purposes only.

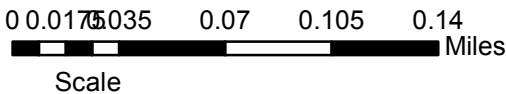
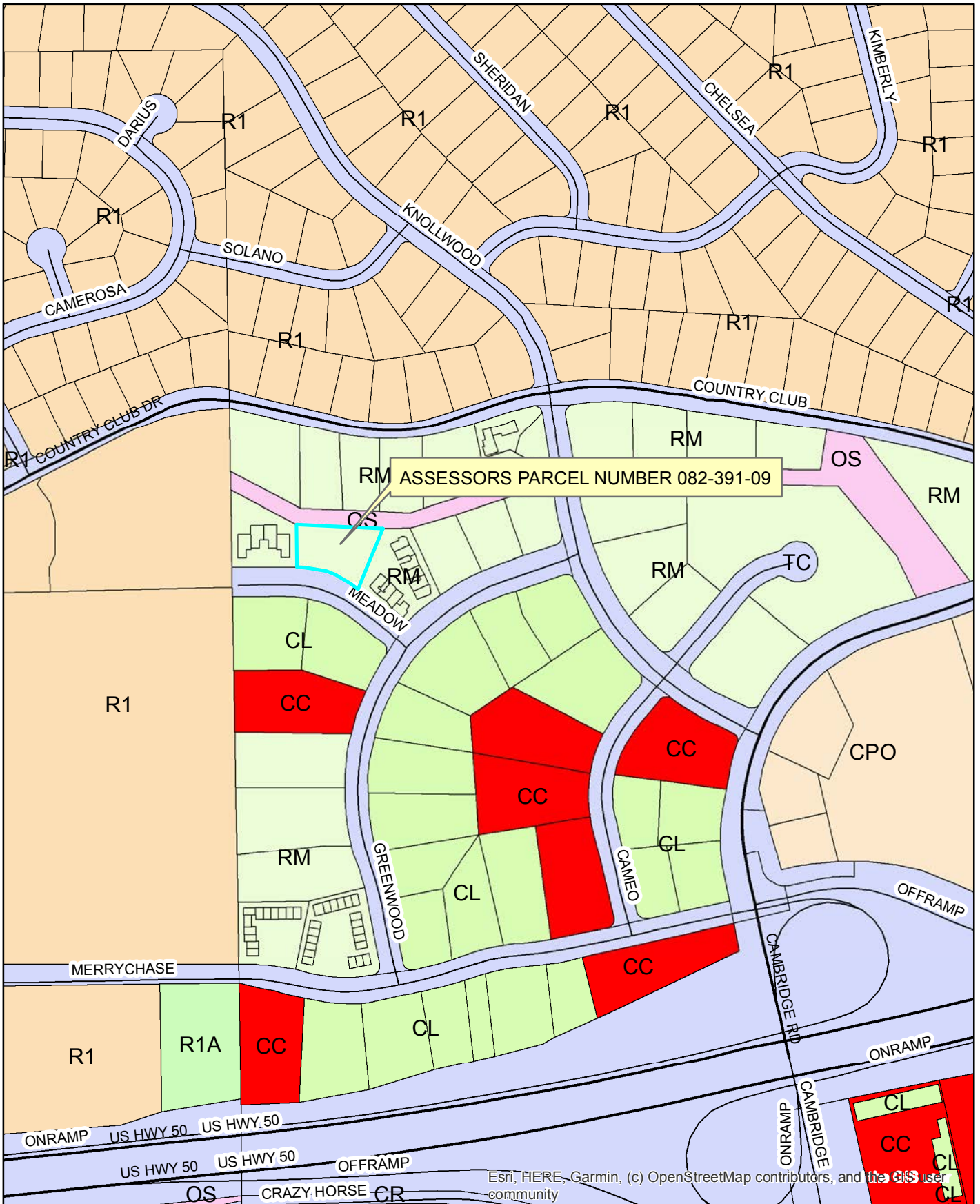
NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

P19-0006 MEADOW OAK TOWNHOMES
EXHIBIT E - GENERAL PLAN LAND USE MAP



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

P19-0006 MEADOW OAK TOWNHOMES EXHIBIT F - ZONING MAP



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community



TENTATIVE MAP FOR MEADOW OAK TOWNHOMES - TM04-1388

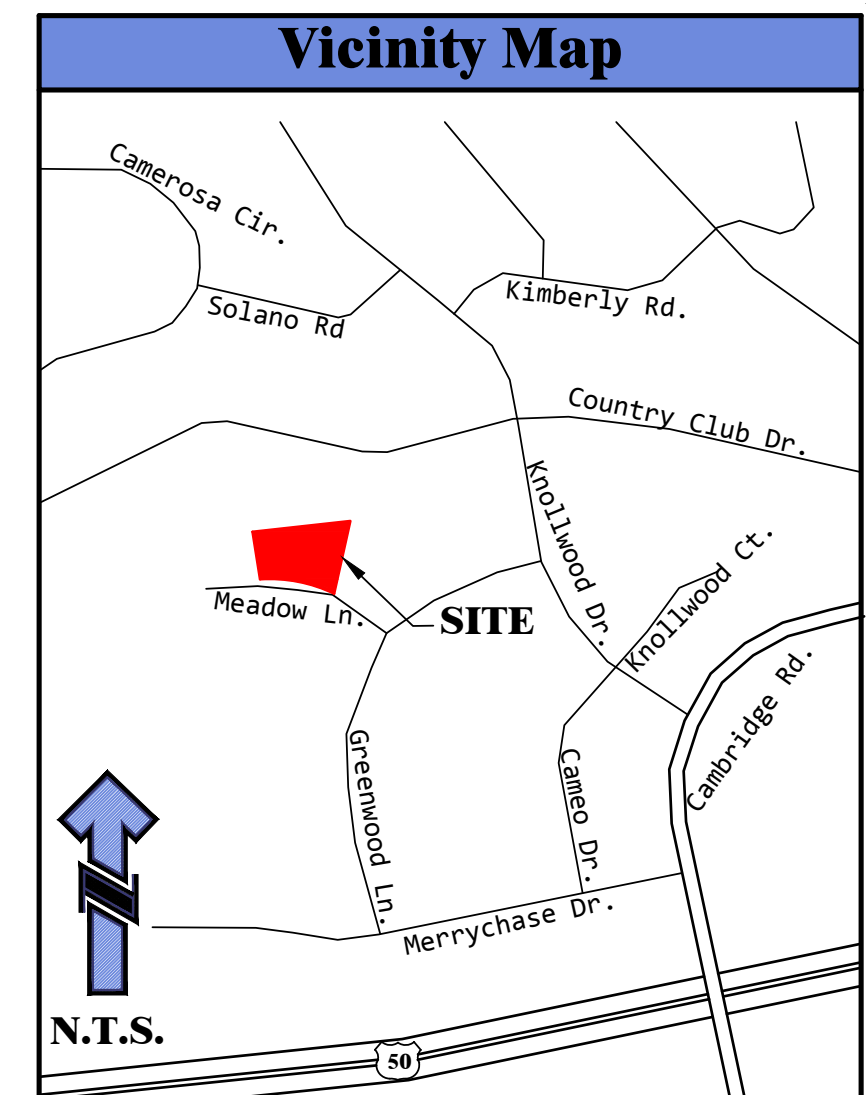
**2581, 2583, 2585 & 2587 MEADOW LANE, CAMERON PARK, CA
APN 082-391-09 / LOT 38, CAMERON PARK NORTH, UNIT NO. 5
EL DORADO COUNTY, CA
REVISED JANUARY 2019**

SURVEY LEGEND:

- FOUND SURVEY MONUMENT
- GAS VALVE
- GAS METER
- ∞ SEWER CLEANOUT
- ⊕ SANITARY SEWER MANHOLE
- ⊠ MAIL BOX
- ⊠ WATER BOX
- ⊠ WATER FAUCET
- ⊠ IRRIGATION VALVE
- ⊠ IRRIGATION BOX
- ⊠ BACK FLOW VALVE
- ⊠ FIRE HYDRANT
- ⊠ A/C UNIT
- OAK TREE
- OAK TREE CLUSTER
- PINE TREE
- MISC. TREE
- PUE PUBLIC UTILITY EASEMENT
- (M) MEASURED
- (R) RECORD PER D-MAPS-93

SURVEY 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. SUBJECT ITEMS LISTED IN PLACER TITLE CO. #202-55760 DATED 9-03-2003 INCLUDING COVENANTS AND RESTRICTIONS.
- 7.) SETBACKS WERE NOT PROVIDED TO THIS SURVEYOR AND NOT VERIFIED. THIS SURVEYOR SUGGESTS DESIGN IMPROVEMENTS SHOULD NOT DIRECTLY ABUT 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.



Abbreviations

BSW	BACK OF SIDEWALK	LF	LEFT
BW	BOTTOM OF WALL AT	LPG	PROPANE TANK
FG			
CH	CHORD BEARING	(P)	PROPOSED
CL	CHORD LENGTH	PAD	FINISHED PAD
CR	CURB RETURN	PKG	PARKING
D	DEGREE OF CURVE	PP	POSTAL POLE
DI	DROP INLET	P.E.	POSTAL EASEMENT
DWY	DRIVEWAY	PUE	PUBLIC UTILITIES EASEMENT
(E)	EXISTING	R	CURVE RADIUS PER FINAL MAP
E.D.C.	EL DORADO COUNTY	ROW	RIGHT OF WAY
EL	ELEVATION	RT	RIGHT
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
FC	FACE OF CURB	SS	SEWER SERVICE
FF	FINISHED FLOOR	SW	SIDEWALK
FG	FINISHED GRADE	TBC	TOP BACK OF CURB
FH	FIRE HYDRANT	TC	TOP OF CURB ELEV.
FL	FLOWLINE	TW	TOP OF WALL
FND.	FOUND	UPC	UNIVERSAL PLUMBING CODE
GA	GUY ANCHOR	US	UTILITY SERVICE
GB	GRADE BREAK	W	WALL HEIGHT
HP	HIGH POINT	WL	WATER LINE
JP	JOINT POLE	WS	WATER SERVICE

NOTE:
PRIOR APPLICATIONS PD04-0004 & Z04-0005 ARE NO LONGER NEEDED AND ARE HEREBY WITHDRAWN.

Project Data	
OWNER	ROBERT "BOB" MATHEWSON 817 MARGARITA AVE. CORONADO, CA 92118-2324
APPLICANT	LEBECK & YOUNG ENGINEERING, INC. 3430 ROBIN LANE, BLDG. #2 CAMERON PARK, CA 95682 Ph. (530) 677-4080 Fax. (530) 677-4096
PREPARED BY	BOBBIE LEBECK
SCALE	1" = 10'
CONTOUR INTERVAL	1'
SOURCE OF TOPOGRAPHY	FIELD TOPOGRAPHY BY A.R. DIVERS LAND SURVEYING
SECTION, TOWNSHIP AND RANGE	POR. SEC. 5 4 & 9, T. 9N., R. 9E. M.D.M.
PARCEL ADDRESS	2581, 2583, 2585, & 2587 MEADOW LANE, CAMERON PARK, CA
ASSESSOR'S PARCEL NUMBER	082-391-09
PRESENT ZONING	RM
PROPOSED ZONING	RM
TOTAL AREA	0.60± ACRES
TOTAL # OF PARCELS	4 PARCELS (3 NEW & 1 EXISTING)
MINIMUM PARCEL AREA	5566.80 FT ² (0.13 ACRES)
WATER SUPPLY	EID
SEWAGE DISPOSAL	EID
PROPOSED FIRE PROTECTION	CAMERON PARK FIRE DEPARTMENT
DATE OF PREPARATION	JANUARY 2019
PROJECT #:	18-169

GREENWOOD PK TOWNHOMES HO ASSN.
0.47 Acres
A.P.N. 082-850-11

PREPARED BY:
LEBECK & YOUNG ENGINEERING, INC.
3430 ROBIN LANE, BLDG. #2
CAMERON PARK, CA 95682
Ph. (530) 677-4080 Fax. (530) 677-4096

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

SHEET NO.
MATHEWSON PARCEL SPLIT TENTATIVE MAP
TM-1
PLOT DATE: 2019-01-18

**P19-0006 MEADOW OAK TOWNHOMES
EXHIBIT H - COMMENTS, PG&E**

July 22, 2020

Bianca Dinkler
County of El Dorado
2850 Fairlane Ct
Placerville, CA 95667

Ref: Gas and Electric Transmission and Distribution

Dear Bianca Dinkler,

Thank you for submitting the Meadow Oak Townhomes plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: https://www.pge.com/en_US/business/services/building-and-renovation/overview/overview.page.
2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.
3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851 filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team
Land Management

**P19-0006 MEADOW OAK TOWNHOMES
EXHIBIT H - COMMENTS, PG&E**

Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: <https://www.usanorth811.org/images/pdfs/CA-LAW-2018.pdf>

1. **Standby Inspection:** A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.
2. **Access:** At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.
3. **Wheel Loads:** To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. **Grading:** PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.
5. **Excavating:** Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 12 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch

P19-0006 MEADOW OAK TOWNHOMES
EXHIBIT H - COMMENTS, PG&E

wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [$24/2 + 24 + 36/2 = 54$] away, or be entirely dug by hand.)

Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 12 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible ($90^\circ \pm 15^\circ$). All utility lines crossing the gas pipeline must have a minimum of 12 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.

P19-0006 MEADOW OAK TOWNHOMES
EXHIBIT H - COMMENTS, PG&E

11. Cathodic Protection: PG&E pipelines are protected from corrosion with an “Impressed Current” cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E’s facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.

**P19-0006 MEADOW OAK TOWNHOMES
EXHIBIT H - COMMENTS, PG&E**

Attachment 2 – Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. Buildings and Other Structures: No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as **"RESTRICTED USE AREA – NO BUILDING."**
2. Grading: Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.
3. Fences: Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E's facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.
4. Landscaping: Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 15 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.
5. Reservoirs, Sumps, Drainage Basins, and Ponds: Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.
6. Automobile Parking: Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.
7. Storage of Flammable, Explosive or Corrosive Materials: There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.

P19-0006 MEADOW OAK TOWNHOMES
EXHIBIT H - COMMENTS, PG&E

8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 (http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.

**P19-0006 MEADOW OAK TOWNHOMES
EXHIBIT I - COMMENTS, EL DORADO IRRIGATION DISTRICT**

7/30/2020

Edcgov.us Mail - Project for Review & Comment - P19-0006/PD19-0004/Z19-0004 - Meadow Oak Townhomes (Previously TM04-1388)



Bianca Dinkler <bianca.dinkler@edcgov.us>

Project for Review & Comment - P19-0006/PD19-0004/Z19-0004 - Meadow Oak Townhomes (Previously TM04-1388)

Brink, Mike <mbrink@eid.org>

Thu, Jul 30, 2020 at 2:24 PM

To: Bianca Dinkler <bianca.dinkler@edcgov.us>, Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Cc: Mailbox - services <services@eid.org>

Bianca-

Per our records each townhouse has its own water meter and sewer service. I do not know the location of each meter relative to the proposed parcel lines, but assume some of meters will end up being on a parcel they do not serve. Those parcels will need to enter into "offsite service agreements" with EID.

Also, per our record there is a 5th meter onsite, which I assume is a landscape meter. The resulting parcel where that meter is located will be responsible for the account. They may want to establish an agreement between the parcels regarding maintenance/irrigation of the common areas?

A FIL will be required if the Fire Marshall requires any fire protection upgrades/new FH associated with this parcel split.

Please inform the applicant of these items and have them contact Development Services at 642-4028 or services@eid.org if any questions. EID does not plan to attend the TAC meeting.

Mike Brink, PE

EID Supervising Engineer

(530) 642-4054

From: debra.ercolini@edcgov.us <debra.ercolini@edcgov.us> **On Behalf Of** Planning Department

Sent: Wednesday, July 22, 2020 9:19 AM

[Quoted text hidden]


[Quoted text hidden]

[Quoted text hidden]

**P19-0006 MEADOW OAK TOWNHOMES
EXHIBIT I - COMMENTS, EL DORADO IRRIGATION DISTRICT**

7/30/2020

Edcgov.us Mail - Project for Review & Comment - P19-0006/PD19-0004/Z19-0004 - Meadow Oak Townhomes (Previously TM04-1388)

 **Initial Consultation Letter_Z19-0004,PD19-0004,P19-0006.pdf**
126K

**P19-0006 MEADOW OAK TOWNHOMES
EXHIBIT J - COMMENTS, DEPARTMENT OF TRANSPORTATION**

8/6/2020

Edcgov.us Mail - Project for Review & Comment - P19-0006/PD19-0004/Z19-0004 - Meadow Oak Townhomes (Previously TM04-1388)



Bianca Dinkler <bianca.dinkler@edcgov.us>

Project for Review & Comment - P19-0006/PD19-0004/Z19-0004 - Meadow Oak Townhomes (Previously TM04-1388)

Dave Spiegelberg <dave.spiegelberg@edcgov.us>
To: Bianca Dinkler <bianca.dinkler@edcgov.us>

Thu, Aug 6, 2020 at 4:02 PM

Bianca - now that the TIS-ID form is complete (with waiver of both TIS and OSTR - DOT takes no exceptions to this parcel map, and offers no further comments or conditions.

Dave W. Spiegelberg, P.E.
Senior Civil Engineer

County of El Dorado
Community Development
Department of Transportation, Development Section
[2850 Fairlane Court](#)
[Placerville, CA 95667](#)
530-621-6077 / 530-957-3521 (cell) / 530-295-2655 (fax)
dave.spiegelberg@edcgov.us


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

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

Date: Wed, Jul 22, 2020 at 9:19 AM

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 **Initial Consultation Letter_Z19-0004,PD19-0004,P19-0006.pdf**
126K

P19-0006 MEADOW OAK TOWNHOMES
EXHIBIT K - COMMENTS, CAMERON PARK COMMUNITY SERVICES DISTRICT



2502 Country Club Drive, Cameron Park, CA 95682
telephone (530) 677-2231 • fax (530) 677-2201 •
www.cameronpark.org

August 10, 2020

Bianca Dinkler, County Planner
Planning Department, El Dorado County

RE: Meadow Oak Townhomes (P19-0006/PD19-0004/Z19-0004)

Dear Bianca,

Meadow Oak Townhomes is within the Cameron Park Community Services District (District) boundaries; therefore, Quimby and Park Development Impact Fees payable to the District apply to the development. The District has no additional comments at this time. It should be noted the Cameron Park Community Center is in close proximity to the development, and for larger events, street parking sometimes occurs on Meadow and Greenwood.

Please let me know if you have further questions.

Sincerely,

Jill Ritzman
General Manager

COUNTY OF EL DORADO
OFFICE of COUNTY SURVEYOR

MEMO

DATE: August 10, 2020

TO: Bianca Dinkler, Project Planner

FROM: Phil Mosbacher - phone (530) 621-5320 philip.mosbacher@edcgov.us

SUBJECT: P19-0006–Meadow Oak Townhomes Parcel Map (Lebeck Young Engineers)

We have looked over the application and have the following comments.

- 1) All survey monuments must be set prior to filing the Parcel Map.
- 2) Prior to filing the Parcel Map, a letter will be required from all agencies that have placed conditions on the map. The letter will state that **“all conditions placed on P19-0006 by (that agency) have been satisfied.”** The letter is to be sent to the County Surveyor and copied to the Consultant and the Applicant.

MEETING DATE: August 24, 2020
FILE NO.: P19-0006, PD19-0004, Z19-0004
PROJECT: Meadow Oak Townhomes (Previously TM04-1388)
APPLICANT: Robert Mathewson/Lebeck Young Engineering, Inc.

DESIGN REVIEW COMMITTEE COMMENTS

Cameron Park Pollock Pines Staff Review

Setbacks:

Landscaping And Existing Growth:
Install landscaping in the area between the driveway access and Meadow Lane.

Fencing:
If fences are the original fences from when the units were built, replace the fences.

Mail Boxes:

Signs:

Lighting:

Parking:

Trash Areas:

Vehicular Access:

Siding Or Exterior:

Colors:

Roofing Materials:

Air Conditioning:

Roof-Mounted Items:

