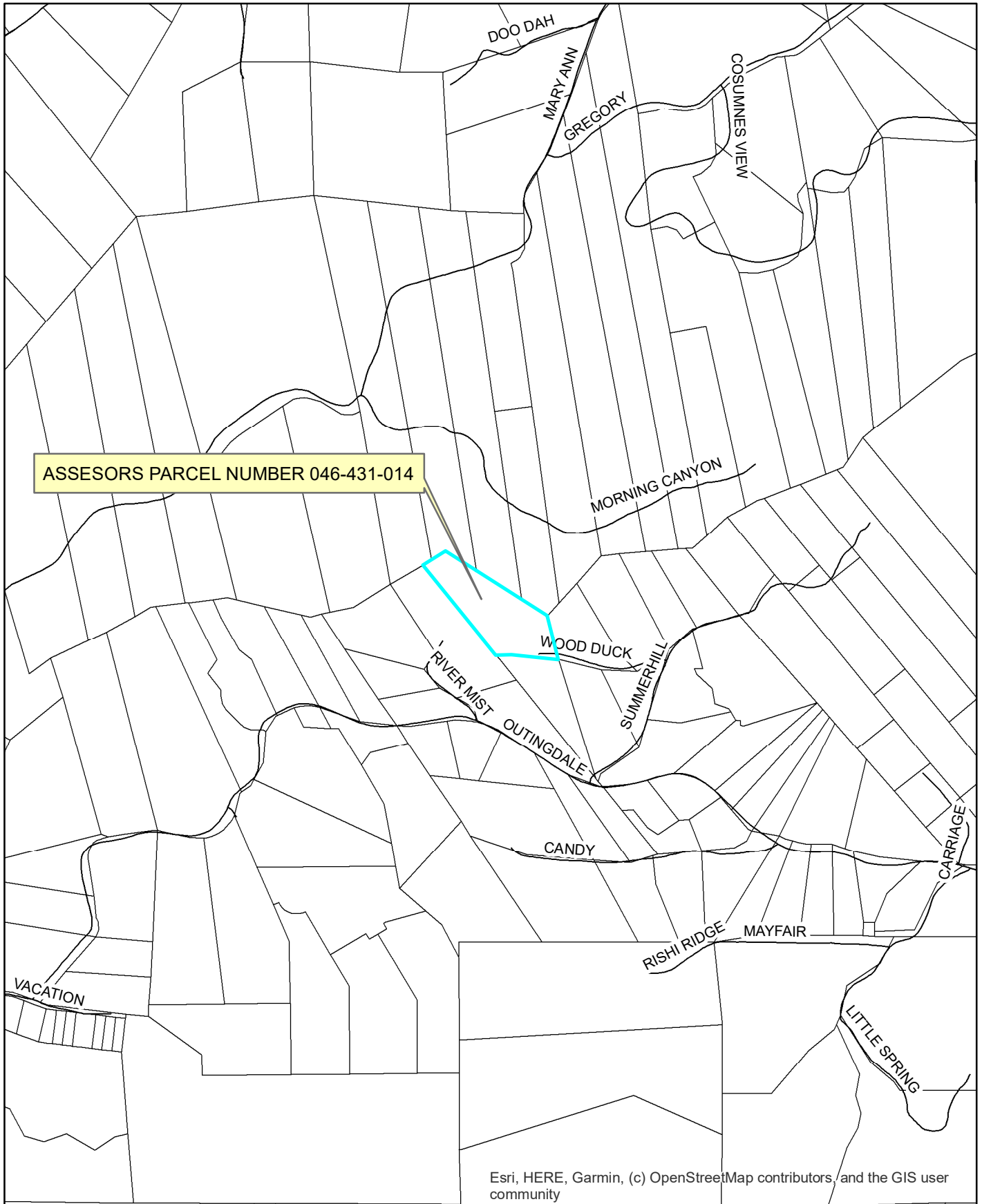
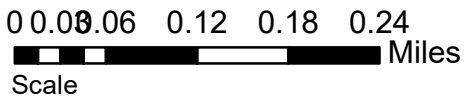


V20-0003 PROSPER FALLS VARIANCE

EXHIBIT A - LOCATION MAP

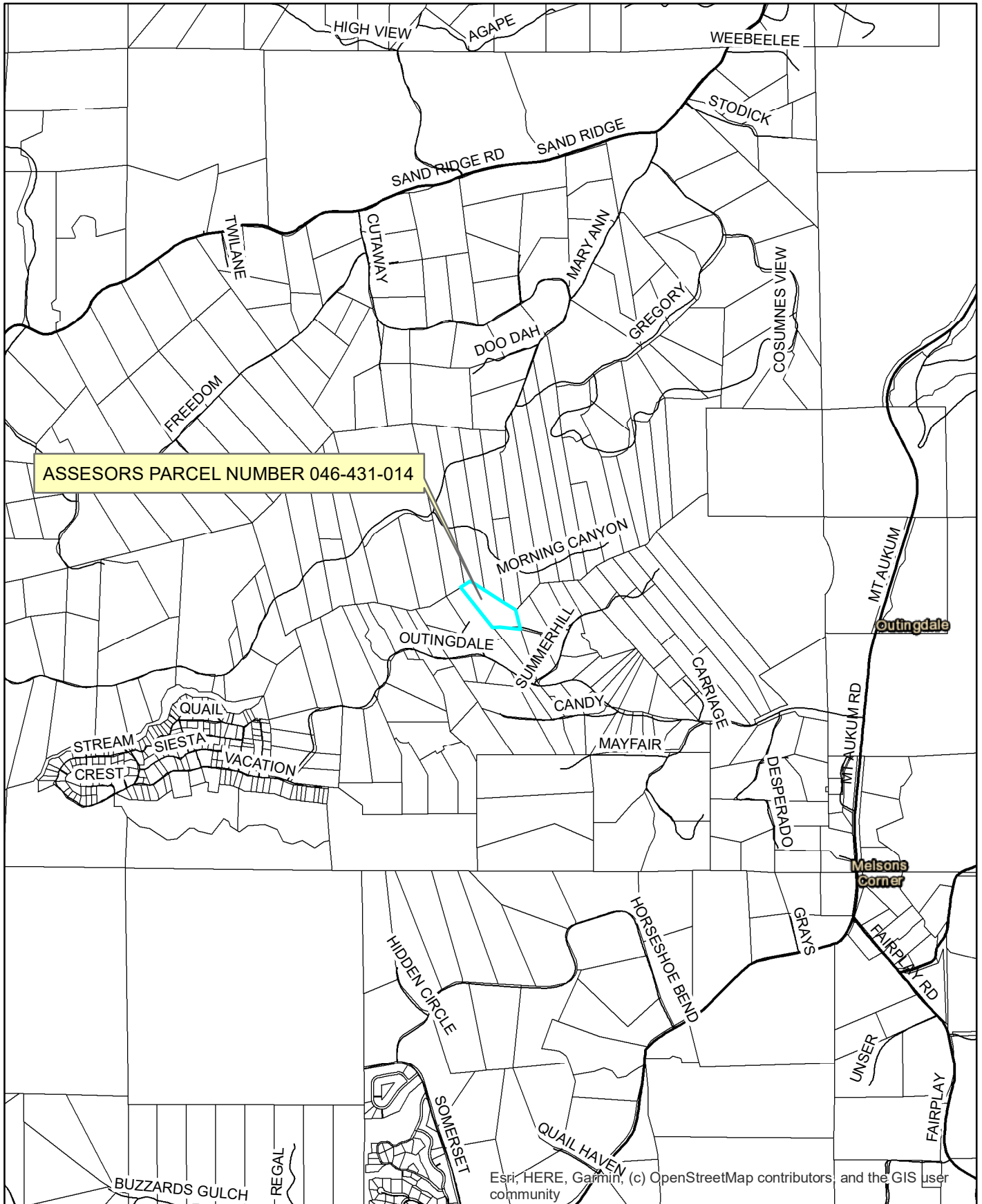


Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

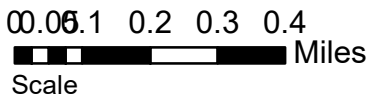


V20-0003 PROSPER FALLS VARIANCE

EXHIBIT B - VICINITY MAP



ASSESORS PARCEL NUMBER 046-431-014



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



V20-0003 PROSPER FALLS VARIANCE

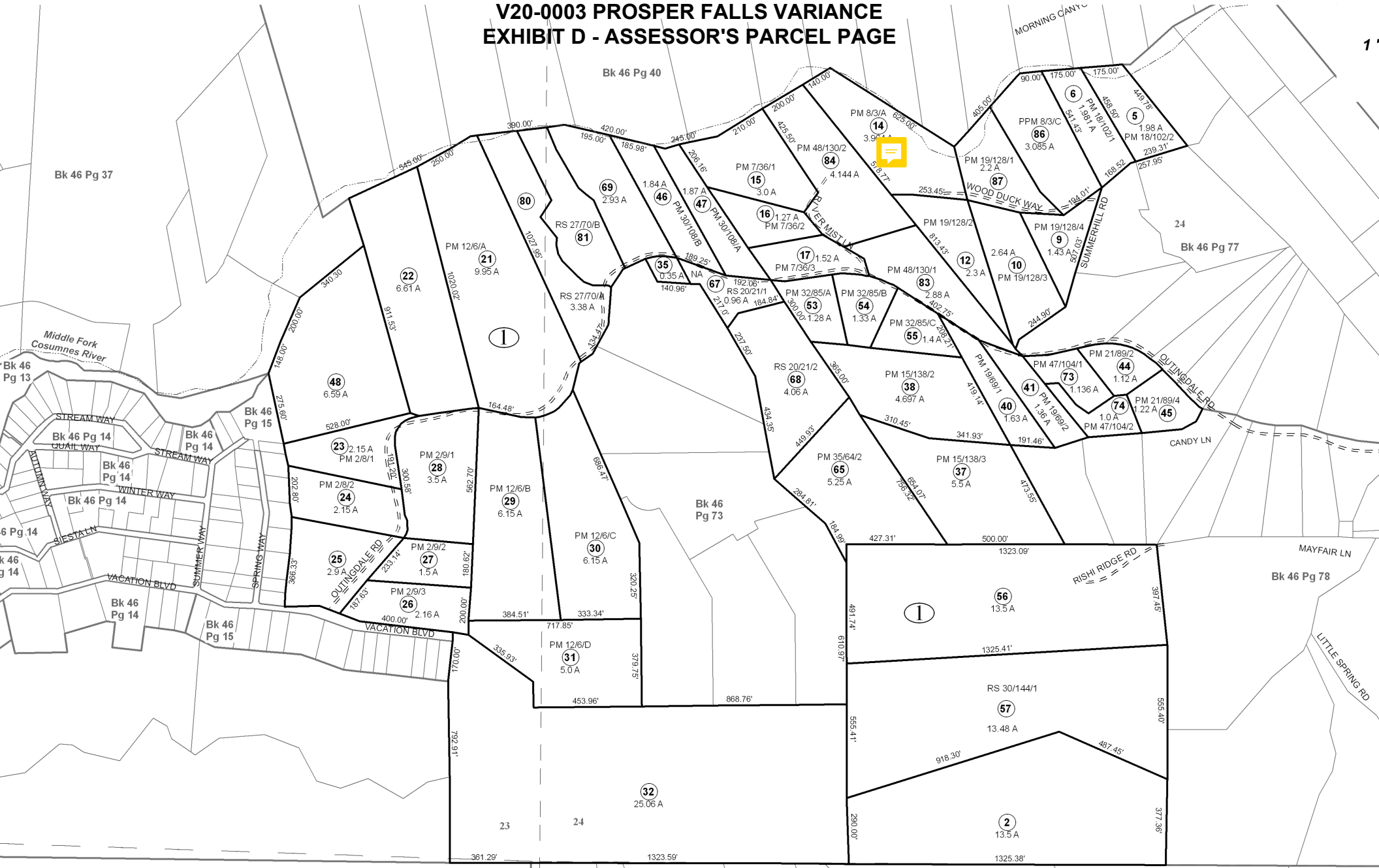
EXHIBIT C - SITE AERIAL PHOTO



0 0.08 0.16 0.24
Miles
Scale



POR. SECS. 23 & 24, T.9N., R.11E., M.D.M.
V20-0003 PROSPER FALLS VARIANCE
EXHIBIT D - ASSESSOR'S PARCEL PAGE



Acreages Are Estimates

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

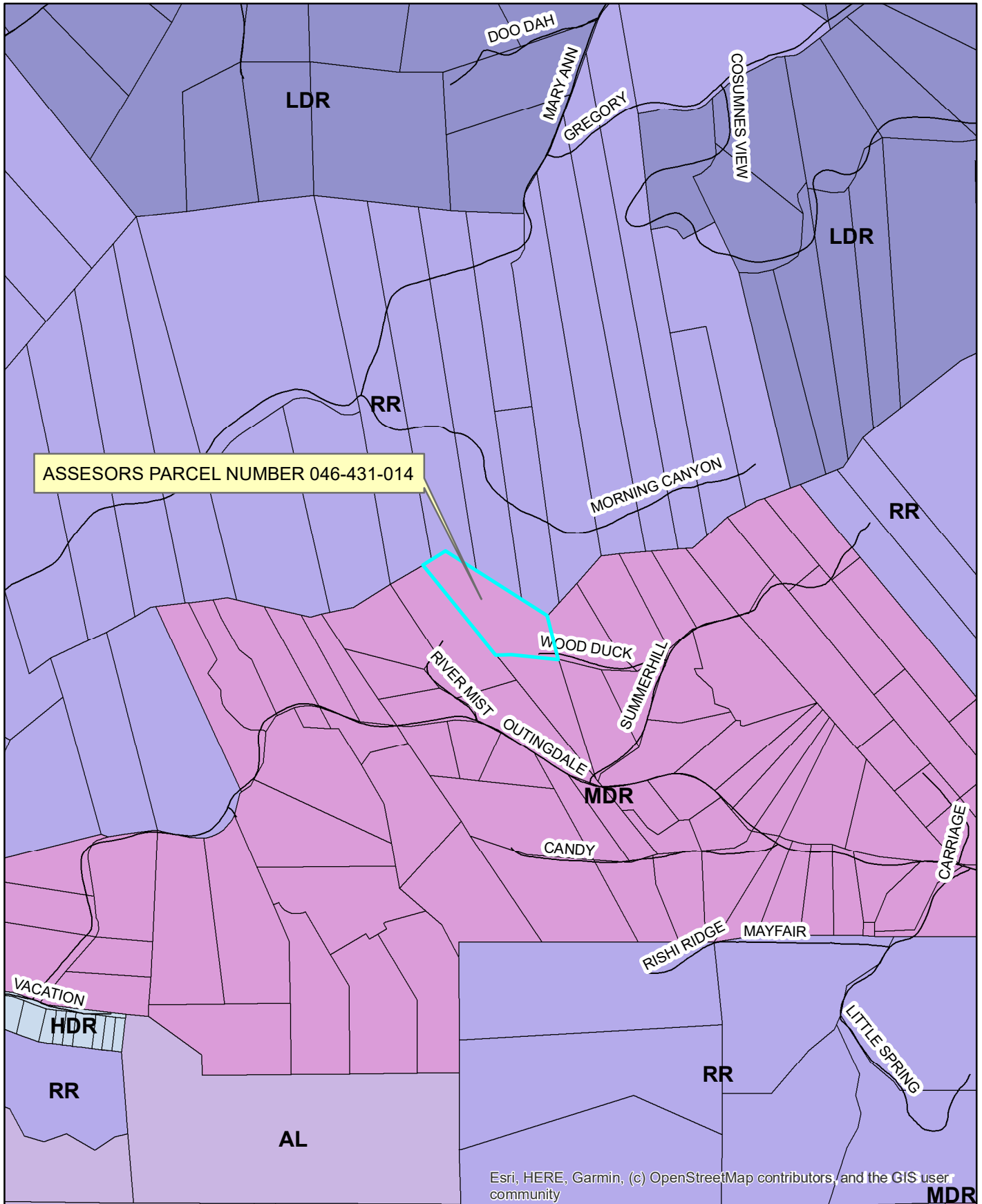
Rev. May 5, 2008

Assessor's Map
 County of Butte

AS SURVEY, it is prepared by the El Dorado Co. for assessment purposes only. Area calculations are not guaranteed. Users should verify items and acreage.

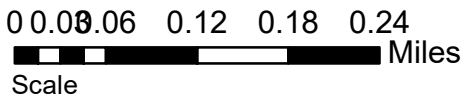
V20-0003 PROSPER FALLS VARIANCE

EXHIBIT E - GENERAL PLAN LAND USE MAP



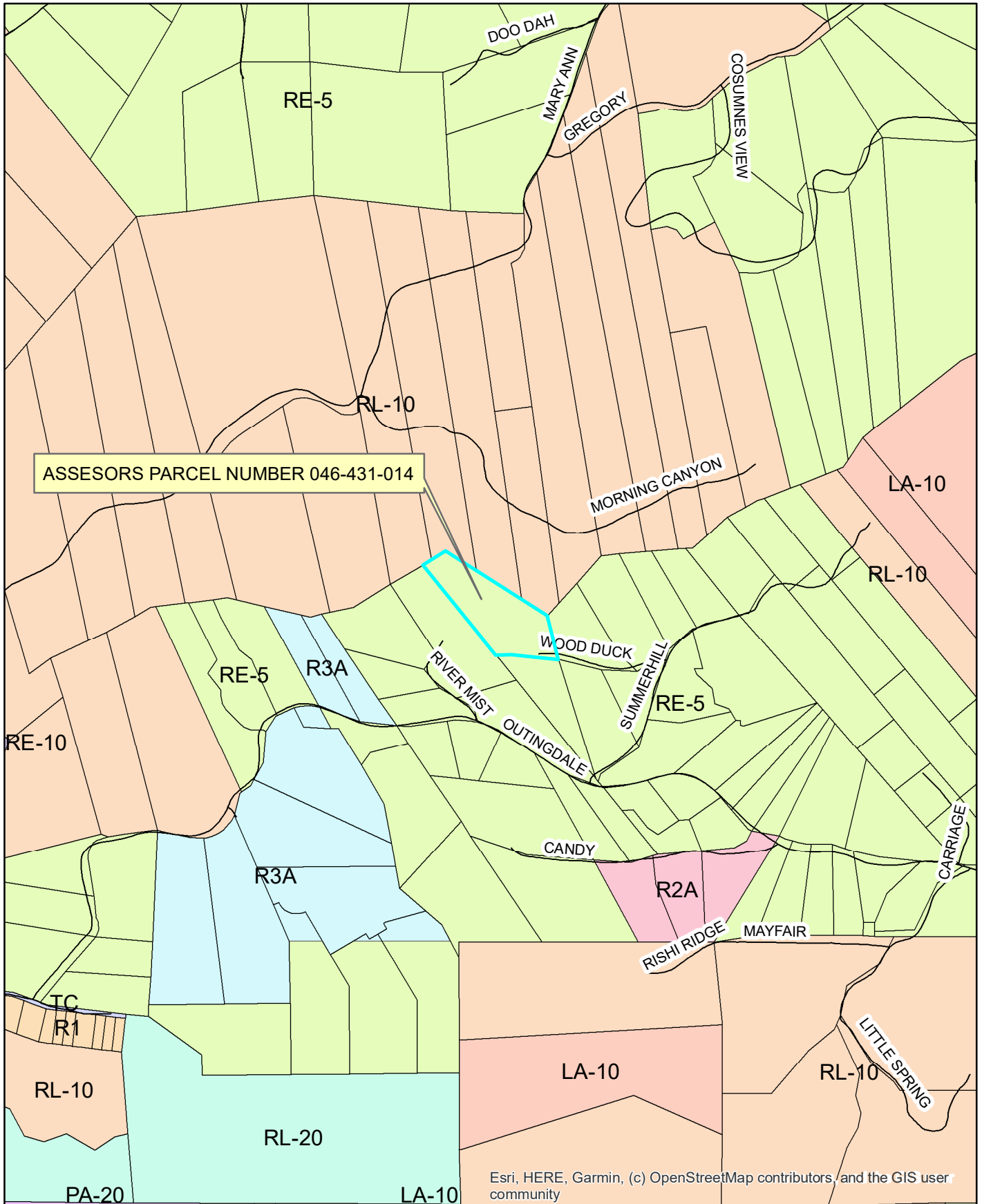
ASSESORS PARCEL NUMBER 046-431-014

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

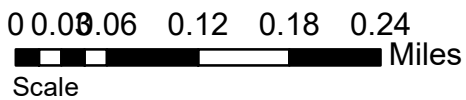


V20-0003 PROSPER FALLS VARIANCE

EXHIBIT F - ZONING MAP

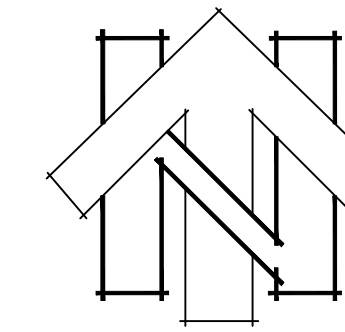


Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community



PROSPER FALLS
6711 WOOD DUCK WAY - SITE PLAN
 SOMERSET, CALIFORNIA
 FEBRUARY, 2021

V20-0003 PROSPER FALLS VARIANCE
EXHIBIT G - SITE PLAN



0 15' 30' 60'
 SCALE: 1" = 30'



PROPOSED FOOTPRINT
 1" = 20' SCALE

X TREES TO BE REMOVED

OVERALL SITE LAYOUT
 1" = 30' SCALE

PROSPER FALLS

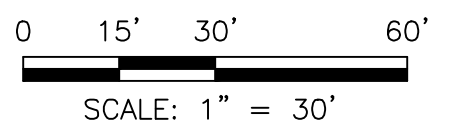
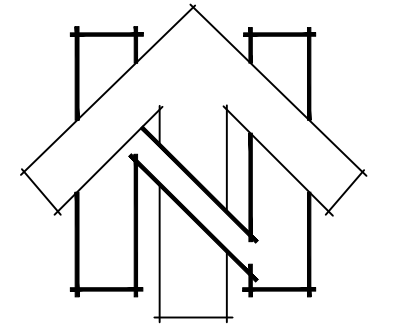
6711 WOOD DUCK WAY - SLOPE MAP

SOMERSET, CALIFORNIA

SCALE: 1"=30'

FEBRUARY, 2021

V20-0003 PROSPER FALLS VARIANCE EXHIBIT H - SLOPE MAP



Number	Minimum Slope	Maximum Slope	Color
1	0.00%	10.00%	Yellow
2	10.00%	15.00%	Orange
3	15.00%	20.00%	Red
4	20.00%	30.00%	Grey
5	30.00%	40.00%	Brown
6	40.00%	100.00%	Dark Brown

Number	Minimum Slope	Maximum Slope	Color	AREA
1	0.00%	0.00%	Light Green	0.05
2	0.00%	10.00%	Light Green	0.02
3	10.00%	15.00%	Light Green	0.02
4	15.00%	20.00%	Light Green	0.03
5	20.00%	30.00%	Light Green	0.00
6	30.00%	40.00%	Light Green	0.00
7	40.00%	100.00%	Light Green	0.08



V20-0003 PROSPER FALLS VARIANCE
EXHIBIT J - DEPARTMENT OF TRANSPORTATION COMMENTS

Bianca Dinkler <bianca.dinkler@edcgov.us>

REVISED-Project for Review & Comment - V20-0003 - PROSPER FALLS VARIANCE

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

Tue, Nov 3, 2020 at 1:45 PM

Bianca -

DOT takes no exceptions to this variance 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

[Quoted text hidden]

 **REVISED Initial Consultation Letter_V20-0003.pdf**
216K

V20-0003 PROSPER FALLS VARIANCE
EXHIBIT K - ENVIRONMENTAL MANAGEMENT DEPARTMENT COMMENTS

COMMUNITY DEVELOPMENT AGENCY

ENVIRONMENTAL MANAGEMENT DIVISION

<http://www.edcgov.us/EMD/>

PLACERVILLE OFFICE:

2850 Fairlane Court
Placerville, CA 95667
(530) 621-5300
(530) 626-7130 Fax

LAKE TAHOE OFFICE:

924 B Emerald Bay Road
South Lake Tahoe, CA 96150
(530) 573-3450
(530) 542-3364 Fax

INTEROFFICE MEMORANDUM

TO: BIANCA DINKLER Project Planner
EDC Development Services Division

FROM: Environmental Management

SUBJECT: V20-0003 PROSPER FALLS VARIANCE

DATE: 11/6/2020

CC:

Environmental Management Division staff has reviewed the subject application. The following reflects our concerns and requirements:

Environmental Health (Bryan Vyverberg x5924):

This variance request will not impact the existing septic system on the parcel. No other comments or concerns.

Hazardous Materials (Mark Moss x6665):

No comments or concerns

Solid Waste Division (Timothy Engle x6587)

No comments or concerns

V20-0003 PROSPER FALLS VARIANCE
EXHIBIT L - COUNTY SURVEYOR'S COMMENTS

Bianca Dinkler <bianca.dinkler@edcgov.us>



Prosper Valls Variance V20-0003

Phil Mosbacher <philip.mosbacher@edcgov.us>
To: Bianca Dinkler <bianca.dinkler@edcgov.us>
Cc: "Brink, Mike" <mbrink@eid.org>

Wed, Dec 2, 2020 at 11:52 AM

Hi Bianca,

The easements shown on the exhibits are private. Any alignment modification will be between the parties involved. A certificate of correction to Parcel Map 08-03 after the realignment is required to draw attention to the revisions that were done.

Please call me if you have any questions.

Philip R. Mosbacher
County Surveyor
El Dorado County Surveyor's Office
(530) 621-5320



On Wed, Dec 2, 2020 at 11:10 AM Brink, Mike <mbrink@eid.org> wrote:

[Quoted text hidden]



V20-0003 PROSPER FALLS VARIANCE
EXHIBIT M - EL DORADO IRRIGATION DISTRICT COMMENTS

Bianca Dinkler <bianca.dinkler@edcgov.us>

Prosper Valls Variance V20-0003

Brink, Mike <mbrink@eid.org>

Thu, Dec 3, 2020 at 7:44 AM

To: Bianca Dinkler <bianca.dinkler@edcgov.us>

Cc: Philip Mosbacher <philip.mosbacher@edcgov.us>

Bianca-

Turns out EID staff has been working with the home owner related to this proposed Granny Flat. That makes sense since we have the PS on the site and a pending future project to upgrade the pumps.

Please add the following EID conditions of approval:

- As determined by EID, the proposed granny flat shall not impact the existing EID waterline and pump station that is located in an easement on the parcel.
- As determined by EID, the applicant shall execute a new easement with EID if the project modifies EID's access road alignment to the pump station.
- The proposed sewer line from the granny flat that will cross EID's waterline shall cross perpendicular to the waterline in a sleeve that is incased in concrete. The sewer line shall cross under the existing waterline. The applicant shall enter into an agreement with EID related the installation and maintenance of the sewer line.

Please let me know if any questions.

[Quoted text hidden]

**V20-0003 PROSPER FALLS VARIANCE
EXHIBIT N - LETTER OF SUPPORT FROM THE NEIGHBORS**

September 1, 2020

2020 SEP 18 PM 3:13
RECEIVED
PLANNING DEPARTMENT

Subject: Support of Variance of Set Back Requirement

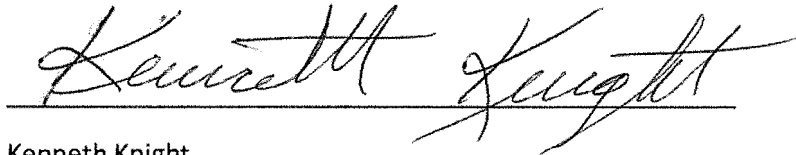
Granny Unit, APN 046-431-14

To Whom it May Concern:

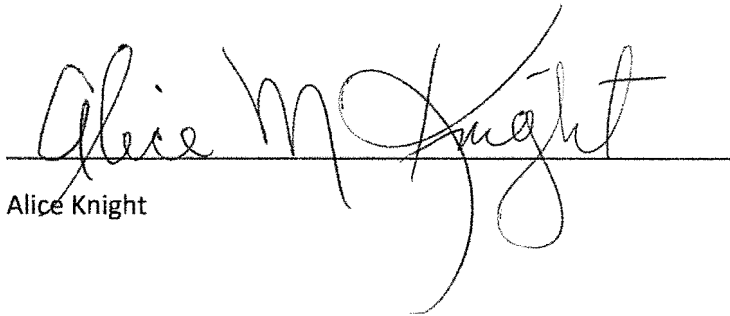
We are the adjacent land owners sharing a lot line with the CABC Trust. We understand that the new setback requested is 5 feet from our property line instead of the 30 feet setback normally required.

Sincerely,

Owners of Adjacent Property APN 046-431-084

A handwritten signature in cursive script, reading "Kenneth Knight", written over a horizontal line.

Kenneth Knight

A handwritten signature in cursive script, reading "Alice Knight", written over a horizontal line.

Alice Knight

V20-0003