

**EL DORADO COUNTY PLANNING DEPARTMENT**

**APPLICATION FOR Time Extension**

ASSESSOR'S PARCEL NO.(s) 120-010-01

PROJECT NAME/REQUEST: (Describe proposed use) Ridgeview Village 9 (TM08-1477) - Tentative Map Extension

IF SUBDIVISION/PARCEL MAP: Create \_\_\_\_\_ lots, ranging in size from \_\_\_\_\_ to \_\_\_\_\_ acre(s) / SF

IF ZONE CHANGE: From \_\_\_\_\_ to \_\_\_\_\_ IF GENERAL PLAN AMENDMENT: From \_\_\_\_\_ to \_\_\_\_\_

IF TIME EXTENSION, REVISION, CORRECTION: Original approval date 07/11/2013 Expiration date 07/11/2018

APPLICANT/AGENT Same as Property Owner

Mailing Address \_\_\_\_\_

Phone ( \_\_\_\_\_ ) \_\_\_\_\_ FAX ( \_\_\_\_\_ ) \_\_\_\_\_

PROPERTY OWNER Pacific States Development

Mailing Address 991 Governor Drive, Suite 103, El Dorado Hills, CA 95762

Phone ( 916 ) 933-6601 FAX ( 916 ) 933-6603

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT CTA Engineering & Surveying

Mailing Address 3233 Monier Circle, Rancho Cordova, CA 95742

Phone ( 916 ) 638-0919 FAX ( 916 ) 638-2479

LOCATION: The property is located on the \_\_\_\_\_ side of Beatty Drive street or road

.1 feet/miles S of the intersection with Powers Drive major street or road

in the El Dorado Hills area. PROPERTY SIZE 22.4 acreage/square footage

[Signature] President Date 8-2-2017  
signature of property owner or authorized agent

**FOR OFFICE USE ONLY**

Date 8/16/17 Fee \$ 1,000 Receipt # 30484 Rec'd by MLP Census —

Zoning R1 GPD HDR Supervisor Dist 1 Sec/Twn/Rng 34 T10 R8

ACTION BY:  PLANNING COMMISSION  
 ZONING ADMINISTRATOR  
 PLANNING DIRECTOR

ACTION BY BOARD OF SUPERVISORS  
Hearing Date \_\_\_\_\_

Hearing Date \_\_\_\_\_

Approved  Denied (findings and/or conditions attached)

Approved  Denied (findings and/or conditions attached)

APPEAL:  Approved  Denied

Executive Secretary \_\_\_\_\_

Executive Secretary \_\_\_\_\_

**TM 08-1477-E**

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**REQUIRED SUBMITTAL INFORMATION  
for  
Time Extension for Parcel & Subdivision Maps**

The following information must be provided with all applications. **If all the information is not provided, the application will be deemed incomplete and will not be accepted.** For your convenience, please use the check (✓) column on the left to be sure you have all the required information. **All plans and maps MUST be folded to 8½" x 11"**.

**FORMS AND MAPS REQUIRED**

Check (✓)  
Applicant County

- |            |          |    |  |
|------------|----------|----|--|
| <u>✓</u>   | <u>✓</u> | 1) | Application Form and Agreement for Payment of Processing Fees, completed and signed.   |
| <u>✓</u>   | <u>✓</u> | 2) | Letter of authorization from all property owners authorizing agent to act as applicant, when applicable.   |
| <u>n/a</u> |          | 3) | Proof of ownership (Grant Deed), if the property has changed title since the last tax roll.  |
| <u>✓</u>   | <u>✓</u> | 4) | Written narrative describing:  |
| <u>✓</u>   | <u>✓</u> | a) | Reasons why map was not filed within time period prescribed by the County Ordinances (parcel maps - 36 months, tentative subdivision maps - 36 months, vesting maps - 24 months);  |
| <u>✓</u>   |          | b) | General status of the project. Specifically describe those conditions of approval already completed (this can be documented with dates completed, dollars spent, etc.).  |
| <u>✓</u>   | <u>✓</u> | 5) | A copy of official Assessor's map, showing the property outlined in red.   |
| <u>✓</u>   | <u>✓</u> | 6) | An 8 ½ x 11" vicinity map showing the location of the project in relation to the distance to major roads, intersections, and town sites.   |
| <u>✓</u>   | <u>✓</u> | 7) | Provide name, mailing address and phone number of all property owners and their agents.  |
| <u>✓</u>   | <u>✓</u> | 8) | If public sewer or water service is proposed, obtain and provide a Facilities Improvement Letter if the project is located within the EID service area, or a similar letter if located in another sewer/water district.  |
| <u>n/a</u> |          | 9) | If off-site sewer or water facilities are proposed to serve the project, provide four (4) copies of a map showing location and size of proposed facilities. If groundwater is to be used for domestic water, submit a report noting well production data for adjacent parcels, or submit a hydrological report prepared by a geologist noting the potential for water based on the nature of project site geology. |

**TM 08-1477-E**

**FORMS AND MAPS REQUIRED**

Check (✓)  
 Applicant County

✓ ✓ 10) Required maps on 24" x 36" sheets or smaller, drawn to scale, and of sufficient size to clearly show all details and required data. **All maps MUST be folded to 8 1/2" x 11". NO ROLLED DRAWINGS WILL BE ACCEPTED.**

✓ ✓ a) Twenty-five (25) copies of the tentative map, folded with signature block showing (including one 8 1/2" x 11" reduction).

✓ ✓ b) Four (4) copies of a slope map noting the following slope range categories: 0 to 10%, 11 to 20%, 21 to 29%, 30% to 39%, 40% and over.

✓ ✓ c) Four (4) copies of preliminary grading and drainage plan.

**NOTE: The following is required if not submitted with the original subdivision or parcel map:**

n/a 11) Four (4) copies of a tree preservation plan. The tree plan shall accurately include the following:

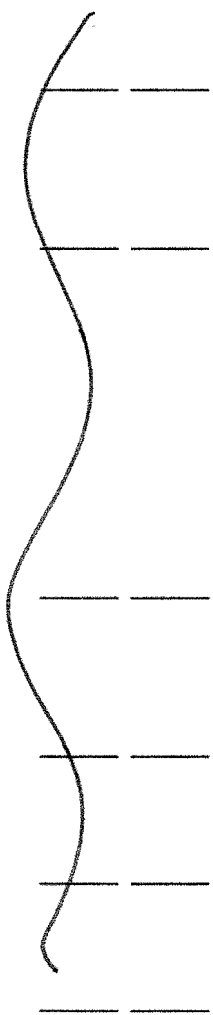
- a) General identification of the tree canopy, noting significant tree types (pine, oak, etc.) where such groups are clearly distinguishable. Identification of the tree canopy shall be determined from base aerial photographs or by an on-site survey performed by a qualified licensed arborist or botanist.
- b) Parcels having canopy cover of at least ten percent (10%) are subject to canopy coverage retention or replacement standards as follows:

<u>Existing Canopy Cover</u>	<u>Percent of Canopy Cover to be Retained or Replaced</u>
80 - 100 percent	60 percent of existing canopy
60 - 79 percent	70 percent of existing canopy
40 - 59 percent	80 percent of existing canopy
20 - 39 percent	85 percent of existing canopy
19 percent or less	90 percent of existing canopy

c) Where item (b) above applies and trees will be removed as the result of project improvements, a replacement plan shall be included with application submittal. The replacement plan shall include a mitigation monitoring plan to ensure that proposed replacement trees survive.

d) Identify on the tree canopy map the location and size of all trees with a diameter of twenty inches or greater diameter at breast height, in all of the following situations where trees would likely be removed:

- i) Within building envelope areas when such are proposed, or on any lot less than twenty thousand (20,000) square feet in area when building envelopes are not proposed.
- ii) In any situation where the tree or its dripline lie within any proposed road, driveway, leach field area, or cut or fill slope area:



**FORMS AND MAPS REQUIRED**

Check ( )  
Applicant County

n/a

\_\_\_\_\_

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(1) Provide a count of the total number of trees eight (8) inches or greater in diameter at breast height, that will likely be removed due to proposed construction.

(2) Any provisions for tree preservation, transplanting, or replacement, shall also be noted on the plan.

12) A record search for archaeological resources shall be conducted through the North Central Information Center located at CSU-Sacramento, 6000 J Street, Adams Building, Suite #103, Sacramento, CA 95819-6100, phone number (916) 278-6217. If the record search identifies a need for a field survey, a survey shall be required. (A list of Archaeological Consultants and survey requirements is available at the Planning Department.) Archaeological surveys shall meet the "Guidelines for Cultural Resource Studies" approved by the Board of Supervisors, available at the Planning Department.

13) A site-specific wetland investigation shall be required on projects with identified wetlands on the Important Biological Resources Map (located in the Planning Department), when proposed improvements will directly impact the wetland (reduce the size of the wetland area) or lie near the wetlands. (Available from the Planning Department are the U.S. Corps of Engineers requirements for a wetlands delineation study. A list of qualified consultants is also available.)

14) If located within one of the five Ecological Preserve - EP overlay zones (Mitigation Area 0), rare plants may exist on-site. The State Department of Fish & Game will require an on-site biological plant survey to determine the extent and location of rare plants on the project site. Such a survey can only occur from March 15 through August 15 when plants are readily visible. Therefore, if the State Department of Fish & Game requires the plant survey, a substantial delay in the processing of your application could result. To avoid potential delays, you may choose to provide this survey with application submittal. (A list of possible Botanical Consultants is available at the Planning Department.)

15) Where special status plants and animals are identified on the Important Biological Resources Map located in the Planning Department, an on-site biological study shall be required to determine if the site contains special status plant or animal species or natural communities and habitats.

16) Name and address of Homeowners' Association, CSA 9 Zone of Benefit, or other road maintenance entity if it exists in the project area.

17) Preliminary grading, drainage plan, and report. The plan should be of sufficient detail to identify the scope of grading, including quantities, depths of cut and fills (for roads and driveways where cuts/fills exceed 6 feet, and mass pad graded lots), location of existing drainage, proposed modifications, and impacts to downstream facilities. (See Section 15.14.240 of County Grading Ordinance for submittal detail)

**FORMS AND MAPS REQUIRED**

- | Check (√) | Applicant | County |   |
|-----------|-----------|--------|---|
|           | n/a       |        | 18) An air quality impact analysis shall be provided utilizing the El Dorado County Air Pollution Control District's "Guide to Air Quality Assessment." |
|           | S         | N/A    | 19) A traffic study shall be provided utilizing El Dorado County Department of Transportation's "Generic Traffic Study Scope of Work."                  |

**REQUIRED INFORMATION ON TENTATIVE MAP**

- | Check (√) | Applicant | County |   |
|-----------|-----------|--------|---|
| ✓         |           |        | 1) North point and scale  |
|           |           |        | 2) Project boundaries with dimensions   |
|           |           |        | 3) The approximate dimensions and area of all lots  |
|           |           |        | 4) Adjacent ownership with book and page number of recorded deeds or parcel map references  |
|           |           |        | 5) Names of adjacent subdivisions   |
|           |           |        | 6) The location, names and right-of-way width of adjacent streets, highways, and alleys. Show access easements to a connection with a public road, together with deed or map reference documenting such access. If a new access is proposed through adjacent parcels, provide letter of authorization and a description of the access easement. |
|           |           |        | 7) Purpose, width, and approximate location of all proposed and existing easements (other than roads)   |
|           |           |        | 8) Approximate radii of centerline on all street curves   |
|           |           |        | 9) Grades and width of proposed and existing roads or road easements, with typical improvement cross-section.   |
|           |           |        | 10) All structures, buildings, utility, transmission lines, dirt roads and distances to existing and proposed property lines.   |
|           |           |        | 11) Fire hydrant location, existing and/or proposed   |
|           |           |        | 12) Existing water and sewer line locations   |
|           |           |        | 13) <u>Subdivisions</u> : Contours of not more than five-foot intervals based on aerial photogrammetry or on-site survey (USGS interpolation is not acceptable).  |

Parcel Maps: Contour lines shown at five-foot intervals if any slopes on the property exceed 10% (contours not required if all slopes are 10% or less). Contours may be shown at ten-foot or twenty-foot intervals on parcels of ten acres or larger (using USGS interpolation of field survey), if said contours reasonably

**REQUIRED INFORMATION ON TENTATIVE MAP**

Check (✓)  
 Applicant County

- |   |  |  |     |   |
|---|--|--|-----|---|
| ✓ |  |  | 14) | If phasing is proposed, show boundaries of each phase. Without a phasing plan, the resultant final map submitted for recording must include the total project. (This information may be shown on a separate financing lot map if such is proposed.)                     |
|   |  |  | 15) | The location, if present, of rock outcropping, lava caps, drainage courses, lakes, canals, reservoirs, rivers, streams, spring areas subject to inundation, and wetlands. Show respective 100-foot and 50-foot septic system setbacks when a septic system is proposed. |
|   |  |  | 16) | Identify areas subject to a 100-year flood on perennial streams or creeks and show high water level (100-year) on map. Where this data is not readily available, January 1997 flood level can be shown if known.  |
|   |  |  | 17) | Note any proposed trails within the project, and where applicable, connection to existing or proposed trail systems.  |
|   |  |  | 18) | The following information is to be listed on the tentative subdivision map in the following consecutive order:  |
|   |  |  | a)  | Owner of record (name and address)  |
|   |  |  | b)  | Name of applicant (name and address)  |
|   |  |  | c)  | Map prepared by (name and address)  |
|   |  |  | d)  | Scale   |
|   |  |  | e)  | Contour interval  |
|   |  |  | f)  | Source of topography  |
|   |  |  | g)  | Section, Township and Range   |
|   |  |  | h)  | Assessor's parcel number(s)   |
|   |  |  | i)  | Present zoning  |
|   |  |  | j)  | Total area  |
|   |  |  | k)  | Total number of parcels   |
|   |  |  | l)  | Minimum parcel area   |
|   |  |  | m)  | Water supply  |
|   |  |  | n)  | Sewage disposal   |
|   |  |  | o)  | Proposed structural fire protection   |
|   |  |  | p)  | Date of preparation   |

The Planning Department reserves the right to require additional project information as provided by Section 15060 of the California Environment Quality Act, or as required by the General Plan development policies, when such is necessary to complete the environmental assessment.

**NOTE: APPLICATION WILL BE ACCEPTED BY APPOINTMENT ONLY. MAKE YOUR APPOINTMENT IN ADVANCE BY CALLING (530) 621-5355.**

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PROPERTY OWNER / APPLICANT:

Pacific States Development  
991 Governor Drive, Suite 103  
El Dorado Hills, CA 95762  
Contact: Bill Fisher  
916-933-6601

ENGINEER / AGENT:

CTA Engineering & Surveying  
3233 Monier Circle  
Rancho Cordova, CA 95742  
916-638-0919  
Contact: David R. Crosariol, PE

**TM 08-1477-E**



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August 8, 2017

Mr. Rommel Pabalinas  
El Dorado County  
Community Development Agency  
Planning Division  
2850 Fairlane Court, Bldg. C  
Placerville, CA 95667

RE: RIDGEVIEW VILLAGE UNIT 9 / TM08-1477

Dear Mel:

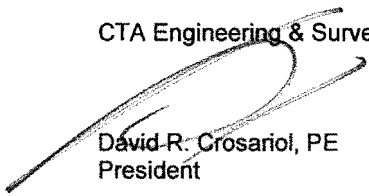
Pursuant to Article 2 - Tentative Maps 66452.6(e) and on behalf of our Client, Pacific States Development, CTA Engineering and Surveying is submitting a Tentative Map extension request to extend TM08-1477, a 44 lot single family subdivision located in the El Dorado Hills Community Region. (District I) and requests six one-year extensions. The TSM was approved by the Planning Commission on 07/11/2013 and will expire on 07/11/2018.

The economic downturn and subsequent breakdown of the land and financing market have prevented this project from being practicable. The time extension is required to facilitate project financing, allow for the local land market to recover, and to build the project in accordance with the conditions of approval (COAs) including off-site improvements.

Meanwhile, the project submitted the Facility Plan Report to the EID. Improvement Plans are under design and the Final Map is in preparation for submittal in September 2017 for review by the DOT, Planning, EID and the County Surveyor. The overall real estate market has begun to improve and construction may begin in the 2018/2019 time frame.

Sincerely,

CTA Engineering & Surveying



David R. Crosariol, PE  
President

DRC/csp

enc.

**TM 08-1477-E**





## TRANSMITTAL LETTER

TO: Mel Pabalinas  
El Dorado County  
Community Development Agency  
Planning Division  
2850 Fairlane Court, Bldg. C  
Placerville, CA 95667

Via Courier

FROM: Connie S. Peach 

DATE: August 9, 2017

Project N<sup>o</sup>: 16-021-001

Subject: Tentative Map Extension

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REMARKS: Enclosed is the submittal package for the above mentioned subject, along with submittal fees of \$1,000 (Ch. 9731 dated 7/25/17) for the Ridgeview Village 9. Please email the receipt to me and I will forward to the Client, along with their copy of the submittal package.

Please call if you have any questions.

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# TM 08-1477-E

PACIFIC STATES  
DEVELOPMENT  
CORPORATION

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July 26, 2017

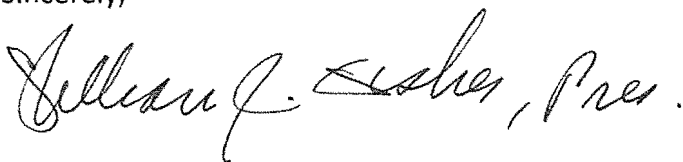
El Dorado County  
Community Development Agency  
Planning Division  
2850 Fair Lane Court, Building C  
Placerville, CA 95667

RE: TENTATIVE MAP EXTENSION  
TM08-1477

To Whom it May Concern:

This letter shall serve as our authorization for CTA Engineering & Surveying to act as our agent in relationship to the above mentioned subject.

Sincerely,

William J. Fisher, Pres.

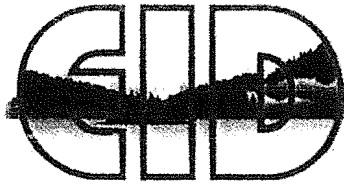
991 GOVERNOR DRIVE, SUITE 103

EL DORADO HILLS, CA 95762

(916) 933-6601

FAX (916) 933-6603

**TM 08-1477-E**



## El Dorado Irrigation District

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Letter No.: EEO 2016-1042

August 19, 2016

VIA FIRST-CLASS MAIL

Bill Fisher  
Pacific States Development Corporation  
991 Governor Drive, Suite 103  
El Dorado Hills, CA 95762

Subject: Facility Improvement Letter (FIL), Ridgeview Village Unit 9  
Assessor's Parcel No.: 120-010-01 (El Dorado Hills)  
EDC Project No: TM08-1477

Dear Mr. Fisher:

This letter is in response to your request dated July 18, 2016 and is valid for a period of three years. If a Facility Plan Report (FPR) for this project has not been submitted to El Dorado Irrigation District (EID or District) within three years of the date of this letter, a new Facility Improvement Letter will be required.

Design drawings for your project must be in conformance with the District's *Water, Sewer and Recycled Water Design and Construction Standards*.

This project is a 44-lot residential subdivision with on 22.4 acres. Water service, sewer service, and fire hydrants are requested. The property is within the District boundary.

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

### **Water Supply**

As of January 1, 2015, there were approximately 4,088 equivalent dwelling units (EDUs) of water supply available in the El Dorado Hills Water Supply Region. Your project as proposed on this date would require 44 EDUs of water supply.

### **Water Facilities**

An 8-inch water line exists in the east end of Julie Ann Way and at the intersection of Julie Ann Way and Beatty Drive. The El Dorado Hills Fire Department has determined that the minimum fire flow for this project is 1,000 GPM for a 2-hour duration while maintaining a 20-psi residual pressure. According to the District's hydraulic model, the existing system can deliver the required fire flow. In order to receive service, you must construct a looped water line extension from Julie Ann Way to Beatty Drive. The hydraulic grade line for the existing water distribution facilities is 1,165 feet above

mean sea level at static conditions and 1.105 feet above mean sea level during fire flow and maximum day demands.

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

### **Sewer Facilities**

A 6-inch gravity sewer line is located at the intersection of Beatty Drive and Via Fiori. A 15-inch gravity sewer main is located west of the property to be developed. These sewer lines have adequate capacity to serve this project at this time. The District does not allow sewer lines to be constructed along residential property lines. Any new sewer mains to be located outside of a Public Utility Easement (traditional street location) shall be located in dedicated easements that are accessible and maintainable. Your project as proposed on this date would require 44 EDUs of sewer service.

### **Facility Plan Report**

An FPR will be required for this project. The FPR shall address the expansion of the water and sewer facilities, phasing, and the specific fire flow requirements for all phases of the project. A meeting to discuss the content of the report will be required. Please contact this office to arrange the meeting. A preliminary utility plan, prepared by your engineer, must be brought to the meeting.

Two copies of the FPR (and a PDF copy on CD) will be required along with a \$2,000.00 deposit. You will be billed for actual time spent in review and processing of your FPR. Please submit the FPR and fee to our Development Services Department. Enclosed is the FPR description and transmittal form for your use. The items listed under content in the description and the completed transmittal form must be bound in each copy of the FPR.

### **Easement Requirements**

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

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

### **Environmental**

The County is the lead agency for environmental review of this project per Section 15051 of the California Environmental Quality Act Guidelines (CEQA). The County's environmental document should include a review of both off-site and on-site water and sewer facilities that may be constructed



by this project. You may be requested to submit a copy of the County's environmental document to the District if your project involves significant off-site facilities. If the County's environmental document does not address all water and sewer facilities and they are not exempt from environmental review, a supplemental environmental document will be required. This document would be prepared by a consultant. It could require several months to prepare and you would be responsible for its cost.

**Summary**

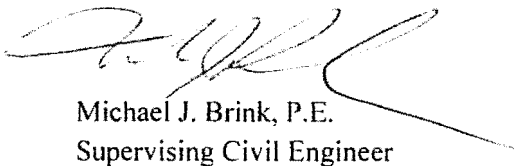
Service to this proposed development is contingent upon the following:

- The availability of uncommitted water supplies at the time service is requested;
- Approval of the County's environmental document by the District (if requested);
- Approval of an extension of facilities application by the District;
- Approval of a Facility Plan Report by the District;
- Executed grant documents for all required easements;
- Approval of facility improvement plans by the District;
- Construction by the developer of all on-site and off-site proposed water and sewer facilities;
- Acceptance of these facilities by the District; and
- Payment of all District connection costs.

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

If you have any questions, please contact me at (530) 642-4054.

Sincerely,



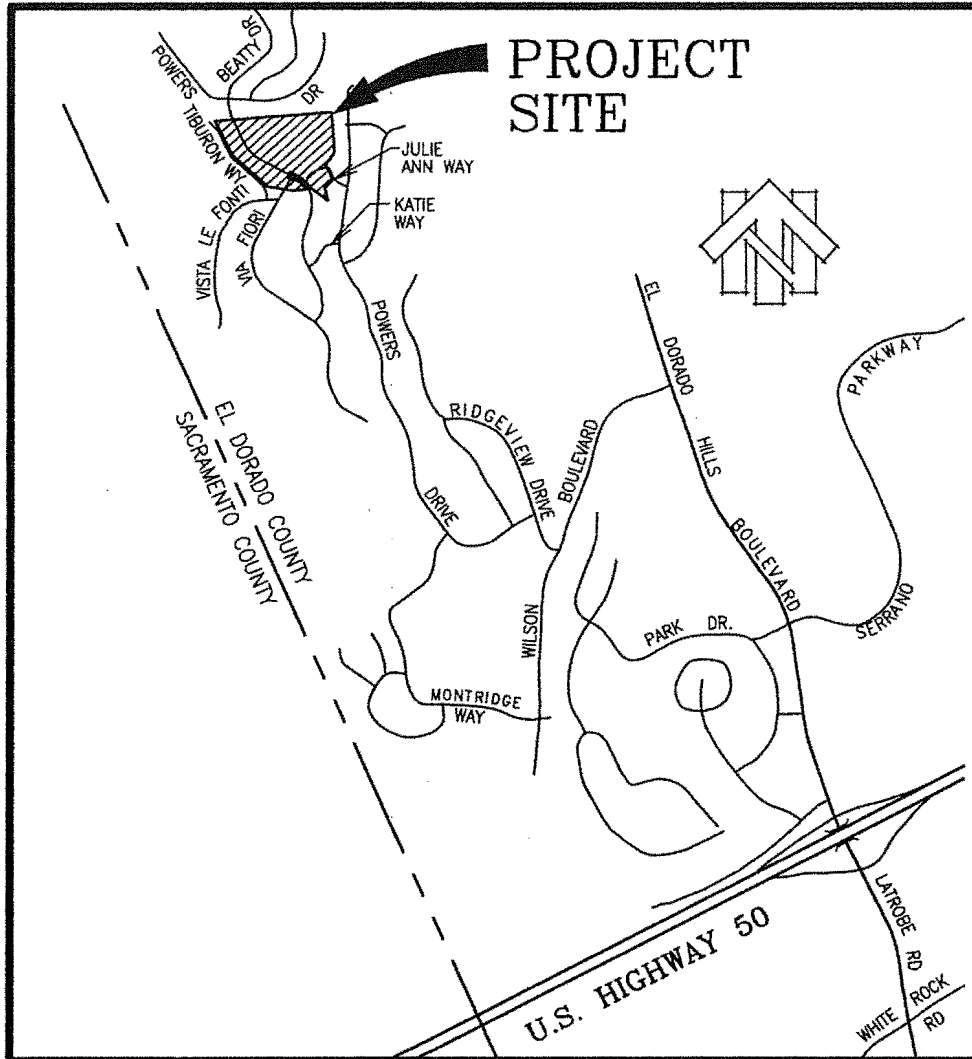
Michael J. Brink, P.E.  
Supervising Civil Engineer

MB/MM:at

Enclosures: System Map  
FPR Guidelines and transmittal

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VICINITY MAP

NOT TO SCALE

**TM 08-1477-E**

POR. SEC. 34, T.10N., R.8E., M.D.M.

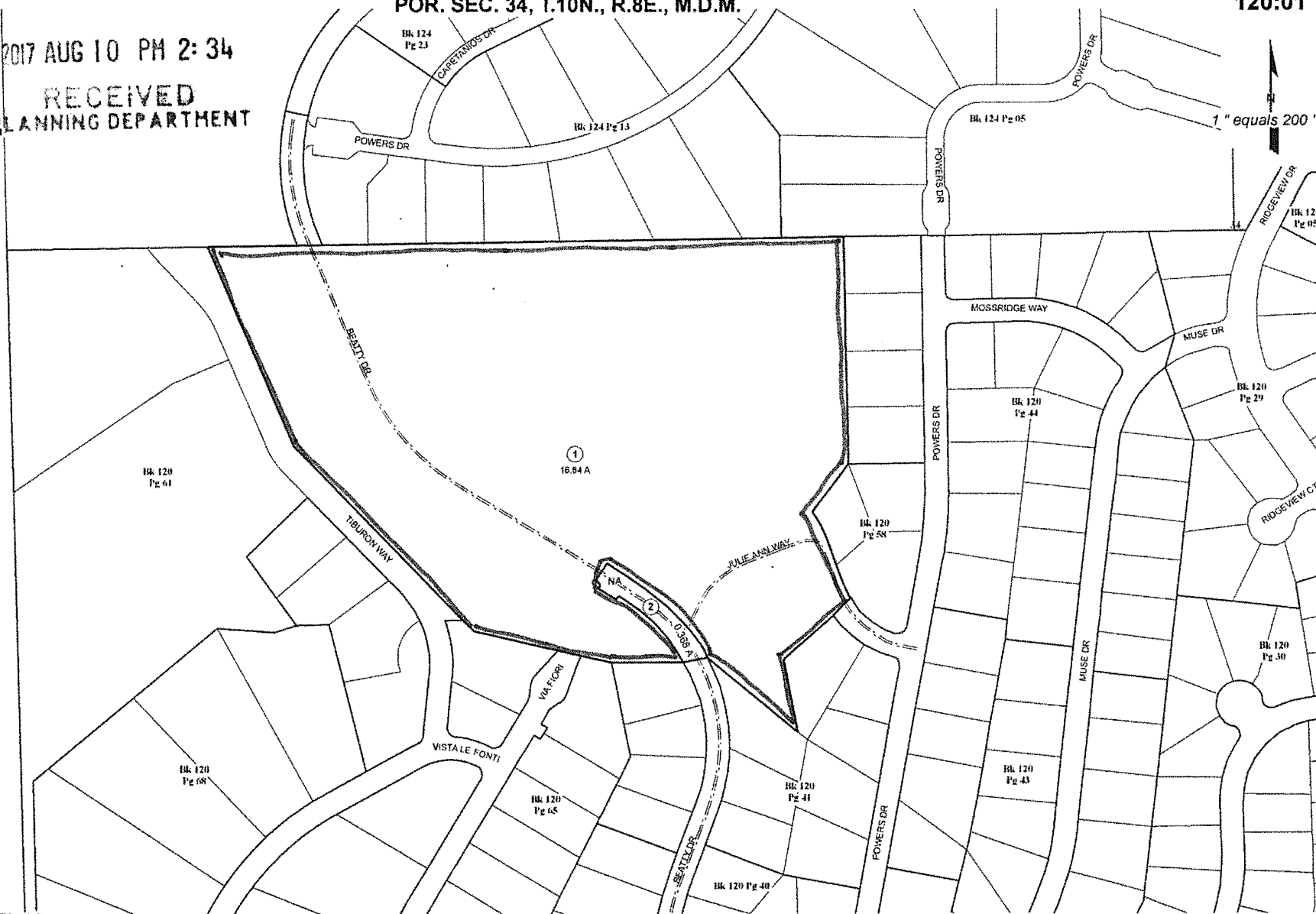
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Bk. 124 Pg. 11

1" equals 200'



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. June 12, 2006

Assessor's Map Bk. 120, Pg. 01  
County of El Dorado, CA

TM 08-1477-E