

16 JAN -7 AM 11:41

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PLANNING DEPARTMENT

FILE # TM 06-1421-E

EL DORADO COUNTY PLANNING DEPARTMENT

APPLICATION FOR Time Extension

ASSESSOR'S PARCEL NO.(s) 126.100.24

PROJECT NAME/REQUEST: (Describe proposed use) TM 06-1421 Diamante Estates

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 10/27/09 Expiration date 10/27/16

APPLICANT/AGENT Same as property owner

Mailing Address _____

Phone (_____) _____ FAX (_____) _____

PROPERTY OWNER Omni Financial

Mailing Address 1260 41st Ave., Suite O, Capitola, CA 95010

Phone (831) 464-5021 FAX (831) 462-1618

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

Agent/
ENGINEER/ARCHITECT CIA Engineering & Surveying

Mailing Address 3233 Mariner Circle, Rancho Cordova, CA 95742

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

LOCATION: The property is located on the N side of Malcolm Dixon Rd.
N/E/W/S street or road

4250' (feet/miles) W of the intersection with Green Valley Rd
N/E/W/S major street or road

in the El Dorado Hills area. PROPERTY SIZE 113.11 +/-
(acreage) square footage

x ✓ Martin Brown Date ✓ 12-18-15
signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date 1/7/16 Fee \$ 1441.00 Receipt # 20653 Rec'd by JF Census _____

Zoning RE5 GPD LDR Supervisor Dist 4 Sec/Twn/Rng 14 10 8

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 _____

Revised 07/02)

TM 06-1421-E

PROPERTY OWNER / APPLICANT:

OMNI Financial
1260 41st Avenue, Suite O
Capitola, CA 95010
831-464-5021
Contact: Martin Boone

ENGINEERING / AGENT:

CTA Engineering & Surveying
3233 Monier Circle
Rancho Cordova, CA 95742
916-638-0919
Contact: Olga Sciorelli, PE

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REQUIRED SUBMITTAL INFORMATION
for
Time Extension for Parcel & Subdivision Maps

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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

- ✓ _____ 1) Application Form and Agreement for Payment of Processing Fees, completed and signed.
- ✓ _____ 2) Letter of authorization from all property owners authorizing agent to act as applicant, when applicable.
- n/a _____ 3) Proof of ownership (Grant Deed), if the property has changed title since the last tax roll.
- ✓ _____ 4) Written narrative describing:
 - ✓ _____ 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);
 - ✓ _____ b) General status of the project. Specifically describe those conditions of approval already completed (this can be documented with dates completed, dollars spent, etc.).
- ✓ _____ 5) A copy of official Assessor's map, showing the property outlined in red.
- ✓ _____ 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.
- ✓ _____ 7) Provide name, mailing address and phone number of all property owners and their agents.
- ✓ _____ 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.
- n/a _____ 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.

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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 ½" x 11". NO ROLLED DRAWINGS WILL BE ACCEPTED.**
- ✓ _____ a) ^{Ten 10} ~~Twenty five (25)~~ copies of the tentative map, folded with signature block showing (including one 8½" x 11" reduction).
- n/a _____ 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.
- n/a _____ 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

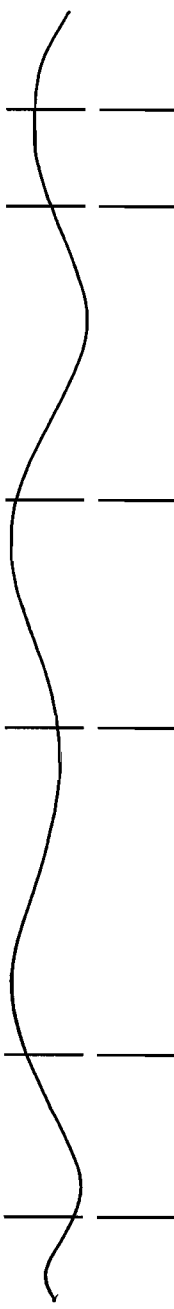
- c) Where item (b) above applies and trees will be removed as the result of project improvements, a replacement plan shall be included with application submittal. The replacement plan shall include a mitigation monitoring plan to ensure that proposed replacement trees survive.
- d) Identify on the tree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



(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."
_____ 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) Subdivisions: 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 identify significant site features; i.e., benches or abrupt topographical changes, etc.

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.



— OMNI

1260 41st Ave., Ste 0, Capitola, CA 95010

(831) 464 5027 Fax (831) 462 1618

December 18, 2015

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

RE: Diamante Estates TM 06-1421

LADIES AND GENTLEMEN:

This letter shall serve as authorization for CTA Engineering and Surveying to act as our agent for the above mentioned project.

Should you have any questions, please feel free to contact the undersigned.

Sincerely,

Martin Boone,
Manager
831-464-5021 – Direct
831-419-7580 – Cellular
Martin@shermanandboone.com – Email

16 JAN - 7 AM 11:41
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TM 06-1421-E

January 6, 2016

Ms. Tiffany Schmid
El Dorado County
Community Development Agency
Planning Division
2850 Fairlane Court, Bldg. C
Placerville, CA 95667

RE: DIAMANTE ESTATES TM 06-1421 TIME EXTENSION

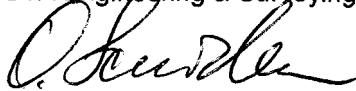
Dear Tiffany:

On behalf of our Client, Omni Financial, CTA Engineering and Surveying is submitting a Tentative Map application to extend TM 06-1421, a 19 lot single family subdivision located in El Dorado Hills, CA (District IV) and request five one-year extensions. The project was approved by the Board of Supervisors on 10/27/09 and according to our records would expire on 10/27/16.

Recent economic downturn & the collapse of the land and financing market have prevented this project from being feasible. The time extension is needed to facilitate project financing, allow for local land market to recover, and build the project according to the conditions of approval including offsite public improvements. No material changes are introduced to this project with this submittal in order to facilitate its timely processing. Phasing map is incorporated to expedite orderly construction of the project and its financing.

Sincerely,

CTA Engineering & Surveying



Olga Sciorelli, PE

OS/csp

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TM 06-1421-E

TRANSMITTAL LETTER

To: Tiffany Schmid
El Dorado County
Community Development Agency
Planning Division
2850 Fairlane Court, Bldg. C
Placerville, Ca 95667

Via Courier

From: Connie S. Peach 

Date: January 6, 2016

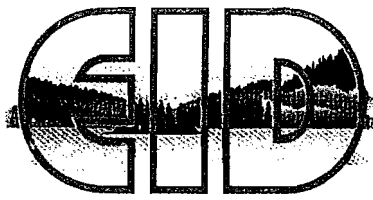
Project No.: 06-018-001
11-006-002
11-066-001

Subject: Porter Property
Diamante Estates
Indian Creek Ranch

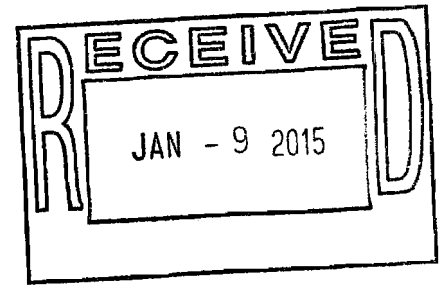
REMARKS: Enclosed is the tentative map time extension submittal package for each of the above referenced projects, along with the applicable submittal fees.

Should you have any questions, please do not hesitate to contact our office.

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El Dorado Irrigation District



Letter No.: EEO 2014-0046

January 7, 2015

VIA FIRST-CLASS MAIL

Martin Boone
Omni Financial
1260 41st Avenue, Suite O
Capitola, CA 95010

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Subject: Facility Improvement Letter (FIL), Diamante Estates -Annexation
Assessor's Parcel No. 126-100-24 (Outside)

Dear Mr. Boone :

This letter is in response to your request dated September 24, 2014 and is valid for a period of three years. If a Facility Plan Report (FPR) for your project is not submitted to El Dorado Irrigation District (EID or District) within three years of the date of this letter, a new FIL 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 19-lot residential subdivision on 113.11 acres. Water service and fire hydrants are requested. The property is not within the District boundary and will require annexation before service can be obtained.

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, 2013, there were approximately 4,687 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 57 EDUs of water supply.

Water Facilities

The Salmon Falls Tank and an 18-inch water line are located in the northern portion of this project. An 8-inch water line is located south of the property to be developed in Alta Vista Court. A 12-inch water line is located in Green Valley Road. The El Dorado Hills Fire

TM 06-1421-E

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.

The hydraulic grade line for the Salmon Falls Tank and associated 18-inch water line is 800 feet above mean sea level at static conditions. In order to provide fire flow and domestic service from this tank, a new booster pump station would be required near the tank site. Any adjacent lands that would need to be served by the pump station must be identified and included in the sizing of the station.

The hydraulic grade line of the 8-inch water line in Alta Vista Court is 886 feet above mean sea level at static conditions and 816 feet above mean sea level during fire flow and maximum day demands. This water line as it is currently configured is not able to serve the development without additional connections and looping.

An alternative that might eliminate a booster pump station would include connecting to the 12-inch water line in Green Valley Road (960 zone) and reconfiguring the existing pressure zone supplying Alta Vista Court. In order to receive service from the 960 zone some offsite system improvements would be required; several options exist that would need to be analyzed and field verified in order to determine feasibility as part of the FPR process. The 12-inch water line located in Green Valley Road would need to be looped in order to provide service to the proposed project. The hydraulic grade line for this water line is 955 feet above mean sea level at static condition, and approximately 940 feet about mean sea level during fire flow and maximum day demands. These numbers will need to be refined once the offsite improvements have been identified.

As stated above, these facilities have different hydraulic grade lines that will need to be evaluated in the FPR. The flow and pressures predicted above were developed using a computer model and is not an actual field flow test.

Sewer Facilities

The project, as proposed, would be served by individual septic systems permitted by the County. District sewer service is not being requested.

Facility Plan Report

An FPR will be required for this project. The FPR shall address the expansion of the water facilities 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 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

Customer and 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 and related facilities must be located within an easement accessible by conventional maintenance vehicles. When the water 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 these easements at all times, and does not generally allow water 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 improvement plans, whether on-site or off-site. In addition, due to either nonexistent or prescriptive easements for any pre-existing facilities located on or near the property subject to this FIL, any existing District facilities that will remain in place after the development of this property must also have an easement granted to the District.

In particular, the District retains all easement rights, including future easement rights, granted to the District in that Court Supervised Settlement Agreement, entered on or about August 24, 2007, in the matter of Alto LLC v. Daniel Chartraw, et al., El Dorado Superior Court Action No. PC 2006-0086. The District, as a condition of any future approval of the project subject to this FIL, will require the applicant to grant to the District an easement for permanent access the District's Salmon Falls Tank.

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 wastewater 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.

Annexation

The applicant is charged for all costs associated with the annexation proposal. A preliminary cost benefit analysis has been completed. This project as currently defined **will not** have a negative financial impact on the District. Please contact Development Services regarding the annexation process.

Summary

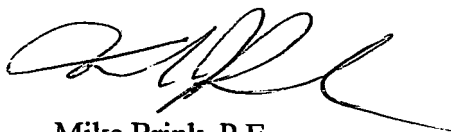
Service to this proposed development is contingent upon the following:

- Annexation approval from the District's Board of Directors and El Dorado County Local Agency Formation Commission
- Payment of District Annexation Impact Fee (Contact Development Services for fee calculation)
- Inclusion of lands into the District's service area from the United States Department of the Interior Bureau of Reclamation (Contact Development Services for more information)
- 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 a Facility Plan Report by the District
- Approval of an extension of facilities application by the District
- 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
- 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 Marc Mackay at (530) 642-4135.

Sincerely,



Mike Brink, P.E.
Senior Civil Engineer

MB/MM:krc

Enclosures: System Map
FPR guidelines and transmittal

cc w/ System Map:

Mike Lillienthal, Division Chief/Fire Marshal
El Dorado Hills Fire Department
1050 Wilson Blvd.
El Dorado Hills, CA 95762

Olga Sciorelli
CTA Engineering & Surveying
3233 Monier Circle
Rancho Cordova, CA 95742

Roger Trout, Director
El Dorado County Development Services Department
2850 Fairlane Court
Placerville, CA 95667

José C. Henríquez, Executive Officer
El Dorado County LAFCO
550 Main Street, Suite E
Placerville, CA 95667

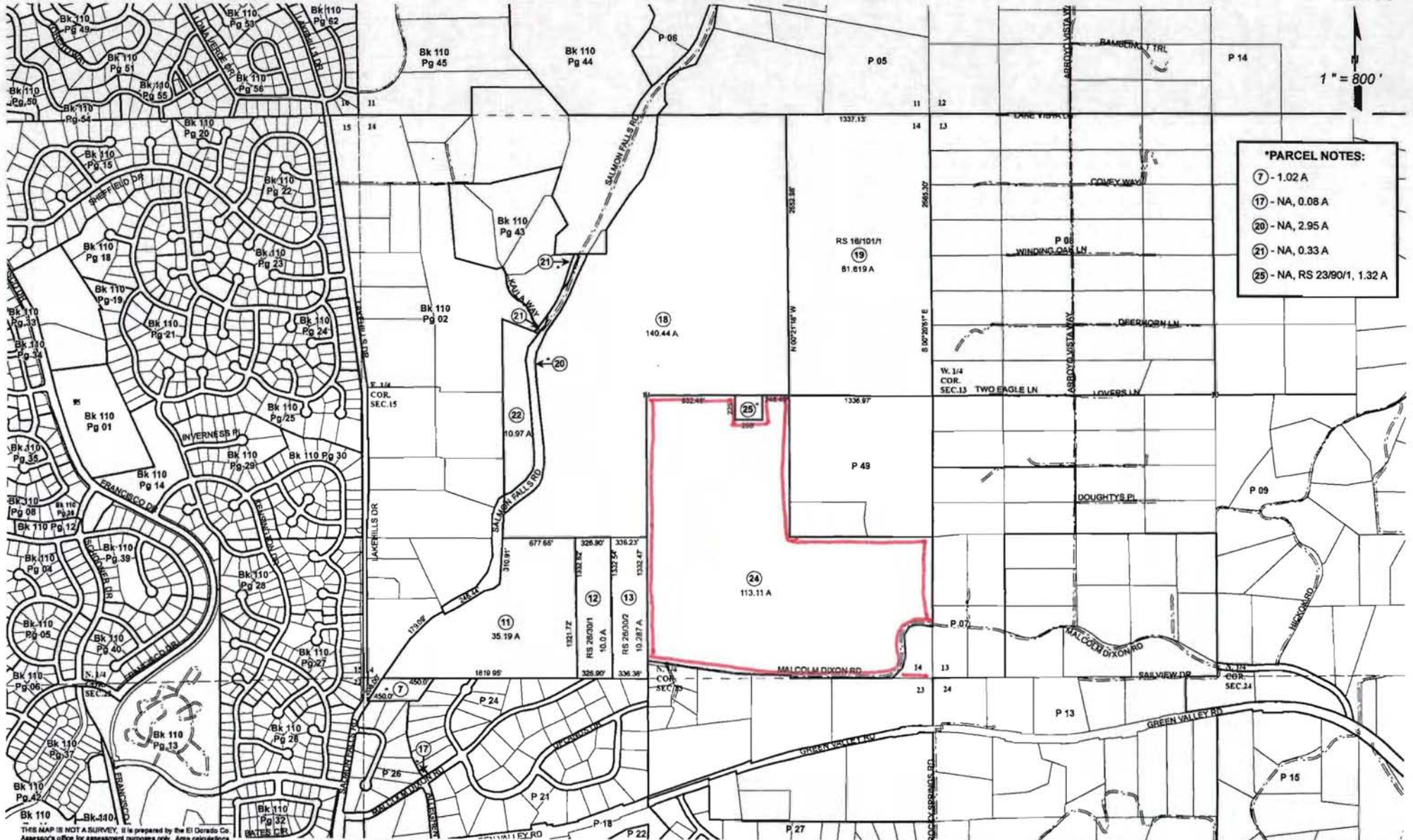
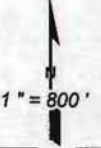
El Dorado Irrigation District
Mary Lynn Carlton, Communications/Customer Services Director
Elizabeth Wells, Engineering Manager
Marc Mackay, Associate Engineer

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POR. SECS. 14, 22 & 23, T.10N., R.8E., M.D.M

126:10



***PARCEL NOTES:**

- ⑦ - 1.02 A
- ⑰ - NA, 0.08 A
- ⑳ - NA, 2.95 A
- ㉑ - NA, 0.33 A
- ㉕ - NA, RS 23/90/1, 1.32 A

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

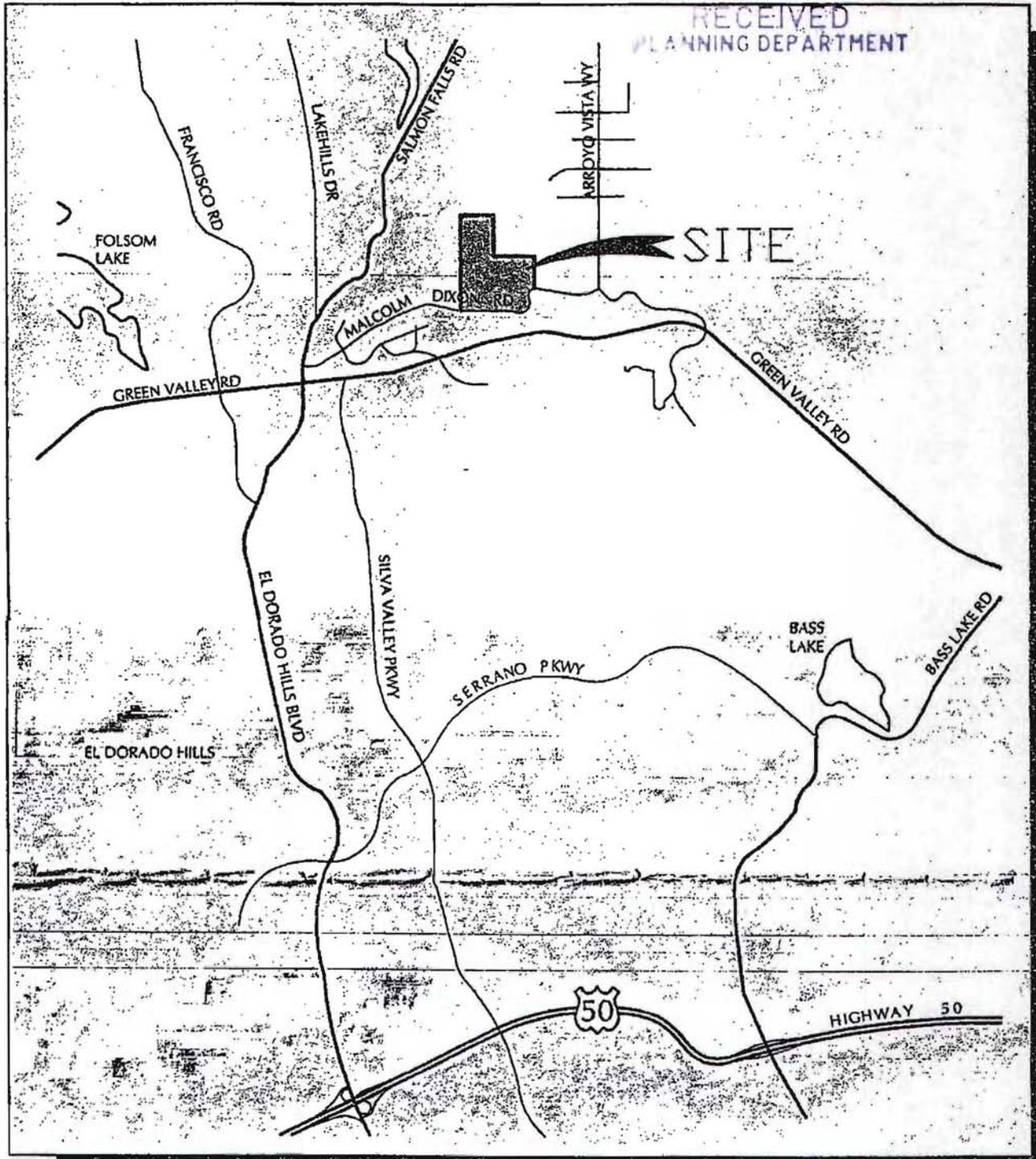
Rev. Aug 8, 2013

Assessor's Map Bk. 126, Pg. 10
County of El Dorado, CA

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VICINITY MAP
NOT TO SCALE

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