

TM07-1440-E

FILE # 7#1 1D#  
21100

**EL DORADO COUNTY PLANNING DEPARTMENT**

**APPLICATION FOR Time Extension**

ASSESSOR'S PARCEL NO.(s) 102-210-12 and 102-220-13

PROJECT NAME/REQUEST: (Describe proposed use) Summerbrook / 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 3/11/08 Expiration date 3/11/17

APPLICANT/AGENT Same as Property Owner

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

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

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

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PROPERTY OWNER Amar Ghori and Imran Aziz

JAN 12 2017

Mailing Address 657 Lakecrest Drive, El Dorado Hills, CA 95762

Phone ( 916 ) 220-0823

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

**EL DORADO COUNTY  
DEVELOPMENT SERVICES DEPT**

**LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE**

ENGINEER/ARCHITECT CTA Engineering & Surveying

Mailing Address 3233 Monier Circle, Rancho Cordova, CA 95742

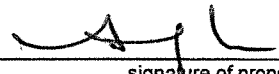
Phone ( 916 ) 638-0919

FAX ( 916 ) 638-2479

LOCATION: The property is located on the N side of Green Valley Road  
N/E/W/S street or road

500 feet/miles W of the intersection with Bass Lake Road  
N/E/W/S major street or road

in the Cameron Park area. PROPERTY SIZE 90  
acreage / square footage

X  signature of property owner or authorized agent

Date 11/4/16

**FOR OFFICE USE ONLY**

Date 1/12/17 Fee \$ 1,000 Receipt # 30202 Rec'd by mup Census \_\_\_\_\_

Zoning RE-5 PD GPD HDR Supervisor Dist \_\_\_\_\_ Sec/Twn/Rng \_\_\_\_\_

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)

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EL DORADO COUNTY PLANNING DEPARTMENT

JAN 12 2017

EL DORADO COUNTY DEVELOPMENT SERVICES DEPT

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 8 1/2" 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.
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...
b) General status of the project. Specifically describe those conditions of approval already completed...
5) A copy of official Assessor's map, showing the property outlined in red.
6) An 8 1/2 x 11" vicinity map showing the location of the project in relation to the distance to major roads...
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...
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...

TM 07-1440-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) <sup>Ten 10</sup> ~~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:**

- \_\_\_\_\_ 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.**

**AGENT AUTHORIZATION FORM**

Amar Ghori and Imran Aziz are the owners of the property for which the following application is being submitted:

- General Plan Amendment
- Rezone
- Tentative Subdivision Map (Vesting map? \_\_\_ Yes \_\_\_ No)
- Tentative Parcel Map (Vesting map? \_\_\_ Yes \_\_\_ No)
- Planned Development Permit
- Use Permit
- Variance
- Other: Tentative Map Time Extension

The property is located In El Dorado Hills, CA

**APN's:** 102-210-12 and 102-220-13

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JAN 12 2017

The agent for this project is:

EL DORADO COUNTY  
DEVELOPMENT SERVICES DEPT

Name: CTA Engineering & Surveying

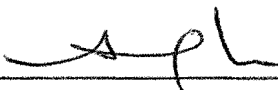
Address: 3233 Monier Circle

Rancho Cordova, CA 95742

Telephone Number: (916) 638-0919

Fax Number: (916) 638-2479

Signature(s) of Owner(s)



AMAR GHORI  
Type or print name

   
Type or print name

PROPERTY OWNERS / APPLICANT:

Amar Ghori  
657 Lakecrest Drive  
El Dorado Hills, CA  
916-220-0823

Imran Aziz  
600 Hardcastle Court  
San Ramon, CA 94583  
510-266-3594  
925-820-8839 (fax)

ENGINEER / AGENT:

CTA Engineering & Surveying  
3233 Monier Circle  
Rancho Cordova, CA 95742  
Contact: Olga Sciorelli, PE  
916-638-0919  
916-638-2479 - fax

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**EL DORADO COUNTY  
DEVELOPMENT SERVICES DEPT**

**TM 07-1440-E**



January 10, 2017

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**JAN 12 2017**

**EL DORADO COUNTY  
DEVELOPMENT SERVICES DEPT**

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

RE: SUMMERBROOK TM07-1440-R

Dear Mel:

Pursuant to Article 2 - Tentative Maps 66452.6(e) and on behalf of our Client, Amar Ghorri and Imran Aziz; CTA Engineering and Surveying is submitting a Tentative Map extension request to extend TM 07-1440-R, a 29 lot single family subdivision located in the Rural Region and abutting the Cameron Park Community Region, (District IV) and requests six one-year extensions. The project was approved by the Board of Supervisors on 03/11/2008 and will expire on 03/11/2017.

The economic downturn and subsequent breakdown of the land and financing market have to this point 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 completed its annexation into the EID. This is a major milestone in the process to obtain water service from the District. The EID requires the completion of the annexation prior to approving and processing Facility Plan Reports and Improvement Plans. The overall real estate market has begun to improve but the custom lot absorption has notably lagged the market. This project being a custom lot subdivision has been no exception. Nevertheless Improvement Plans may be initiated in 2017 in anticipation of the 2018 construction season.

Sincerely,

CTA Engineering & Surveying

  
David R. Grosariol, PE  
President

DRC/csp

enc.

**TM 07-1440-E**

George W. Osborne – *President*  
Division 1

John P. Fraser – *Director*  
Division 2

Alan Day – *Director*  
Division 5



## El Dorado Irrigation District

George A. Wheeldon – *Vice President*  
Division 4

Bill George – *Director*  
Division 3

Jim Abercrombie  
*General Manager*

Thomas D. Cumpston  
*General Counsel*

In Reply Refer To: FIL1113-025

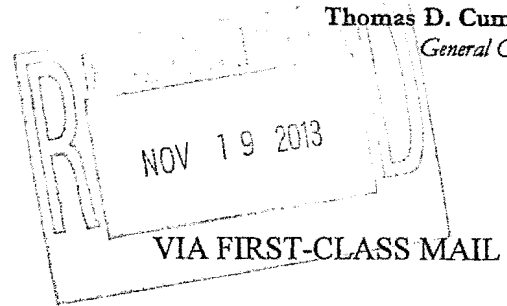
November 18, 2013

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EL DORADO COUNTY  
DEVELOPMENT SERVICES DEPT

Amar Ghori  
657 Lakecrest Drive  
El Dorado Hills, CA 95762



SUBJECT: Facility Improvement Letter (FIL), Ghori Property  
Assessor's Parcel No.(s) 102-210-12, 102-220-13 (Cameron Park)

Dear Mr. Ghori:

This letter is in response to your request dated September 11, 2013. This letter is valid for a period of three years. If facility improvement plans for your project have not been submitted to the 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 29-lot residential subdivision on 90 acres. Water 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

In terms of water supply, as of January 1, 2013, there were 1,935 equivalent dwelling units (EDUs) available in the Western/Eastern Water Supply Region. Your project as proposed on this date would require 31 EDUs of water supply.

### Water Facilities

A 12-inch water line exists in Green Valley Road approximately 900 feet southeast of your parcel. The Rescue Fire Protection District has determined that the minimum fire flow for this project is 2000 GPM for a two-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 provide this fire flow and receive service, you must construct a water line extension connecting to the existing 12-inch water line in Green Valley Road. The hydraulic grade line for the existing

# TM 07-1440-E

2890 Mosquito Road, Placerville, California 95667 • (530) 622-4513

FIL  
06-03-001  
17

water distribution facilities is 1488 feet above mean sea level at static conditions and 1447 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**

Sewer service is not requested for this project as the development is proposing individual septic systems. Please refer to the District's Design and Construction Standards regarding the required minimum horizontal separation between public potable water lines and septic systems.

### **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 these easements at all times, and generally does not 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 onsite or offsite. In addition, due to either nonexistent or prescriptive easements for some older facilities, any existing onsite 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 offsite and onsite 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 offsite 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)


- ◆ Executed grant documents for all required easements
- ◆ Approval of an extension of facilities application by the District
- ◆ Approval of facility improvement plans by the District
- ◆ Construction by the developer of all onsite and offsite 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,

EL DORADO IRRIGATION DISTRICT



Elizabeth D. Wells, P.E.  
Engineering Division Manager

EW/MM:bp

Enclosure: System Map

cc w/enclosure:

Guy M. Delaney, Captain  
Rescue Fire Protection District  
P.O. Box 201  
Rescue, CA 95672

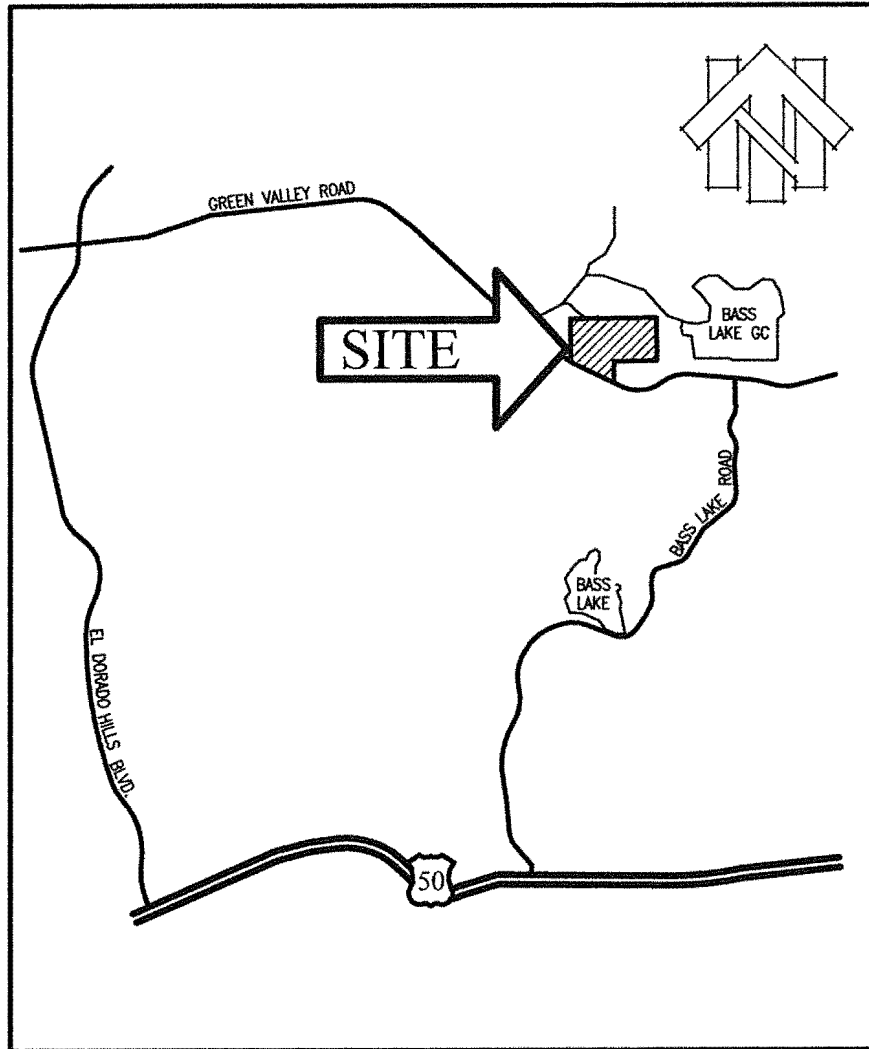
Roger Trout, Director  
El Dorado County Development Services Department  
2850 Fairlane Court  
Placerville, CA 95667

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

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DEVELOPMENT SERVICES DEPT



VICINITY MAP

NOT TO SCALE

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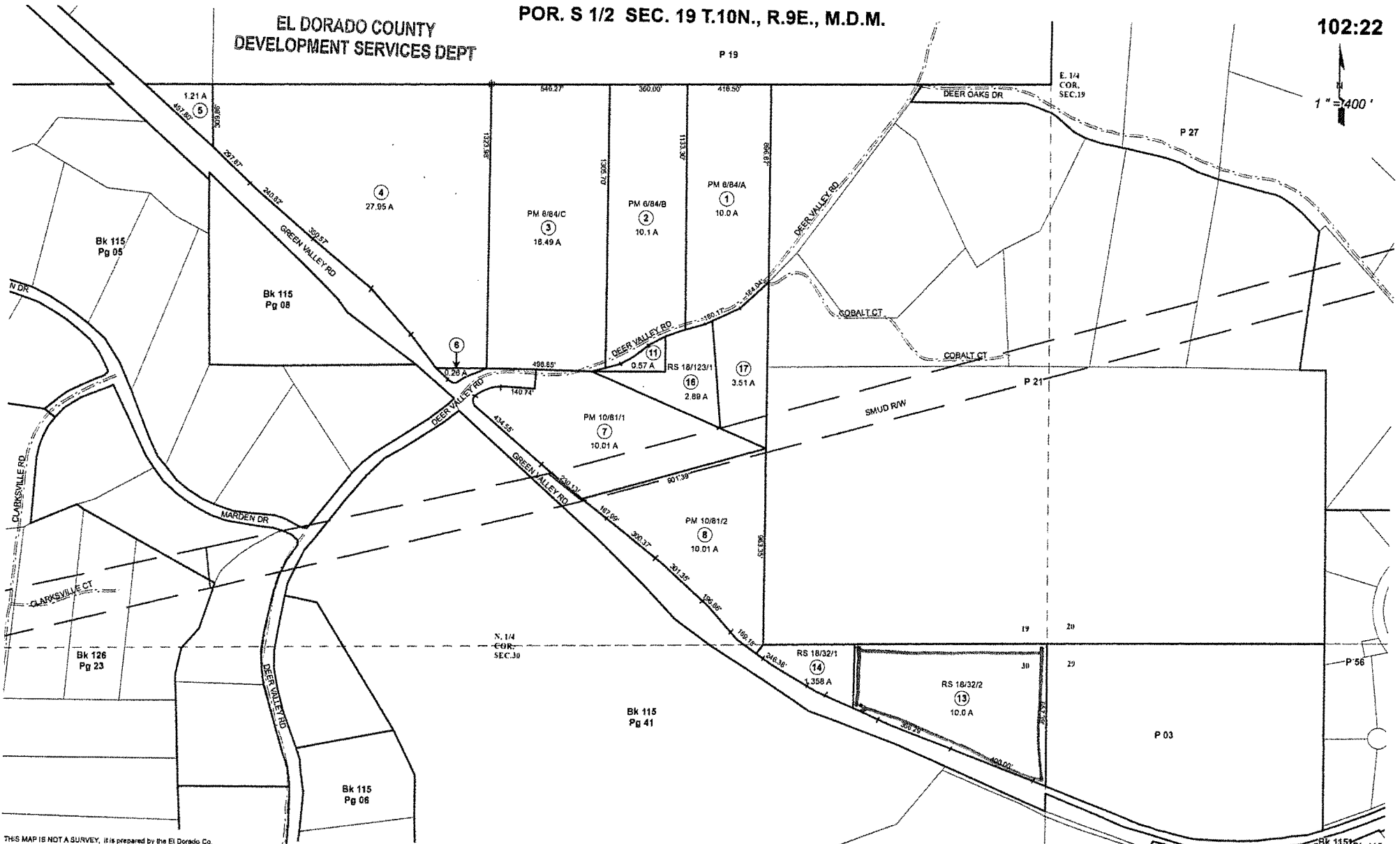
JAN 12 2017

EL DORADO COUNTY  
DEVELOPMENT SERVICES DEPT

POR. S 1/2 SEC. 19 T.10N., R.9E., M.D.M.

P 19

102:22



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

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

Rev. June 19, 2012 Assessor's Map Bk. 102, Pg. 22  
County of El Dorado, CA

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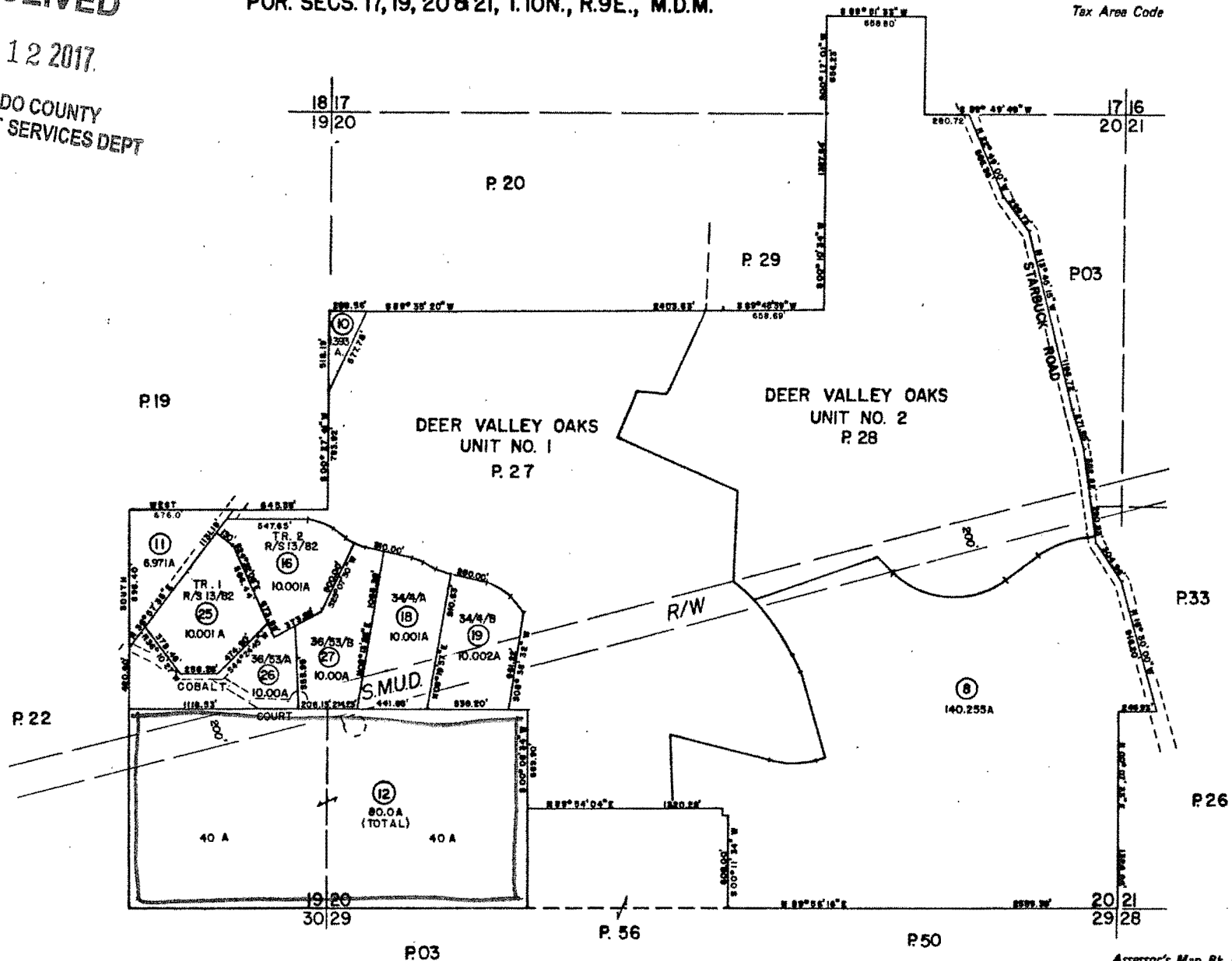
JAN 12 2017

EL DORADO COUNTY  
DEVELOPMENT SERVICES DEPT

POR. SECS. 17, 19, 20 & 21, T. 10N., R. 9E., M.D.M.

Tax Area Code

102:21



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

Assessor's Map Bk. 102 - Pg. 21  
County of El Dorado, California

APR 2 2009

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