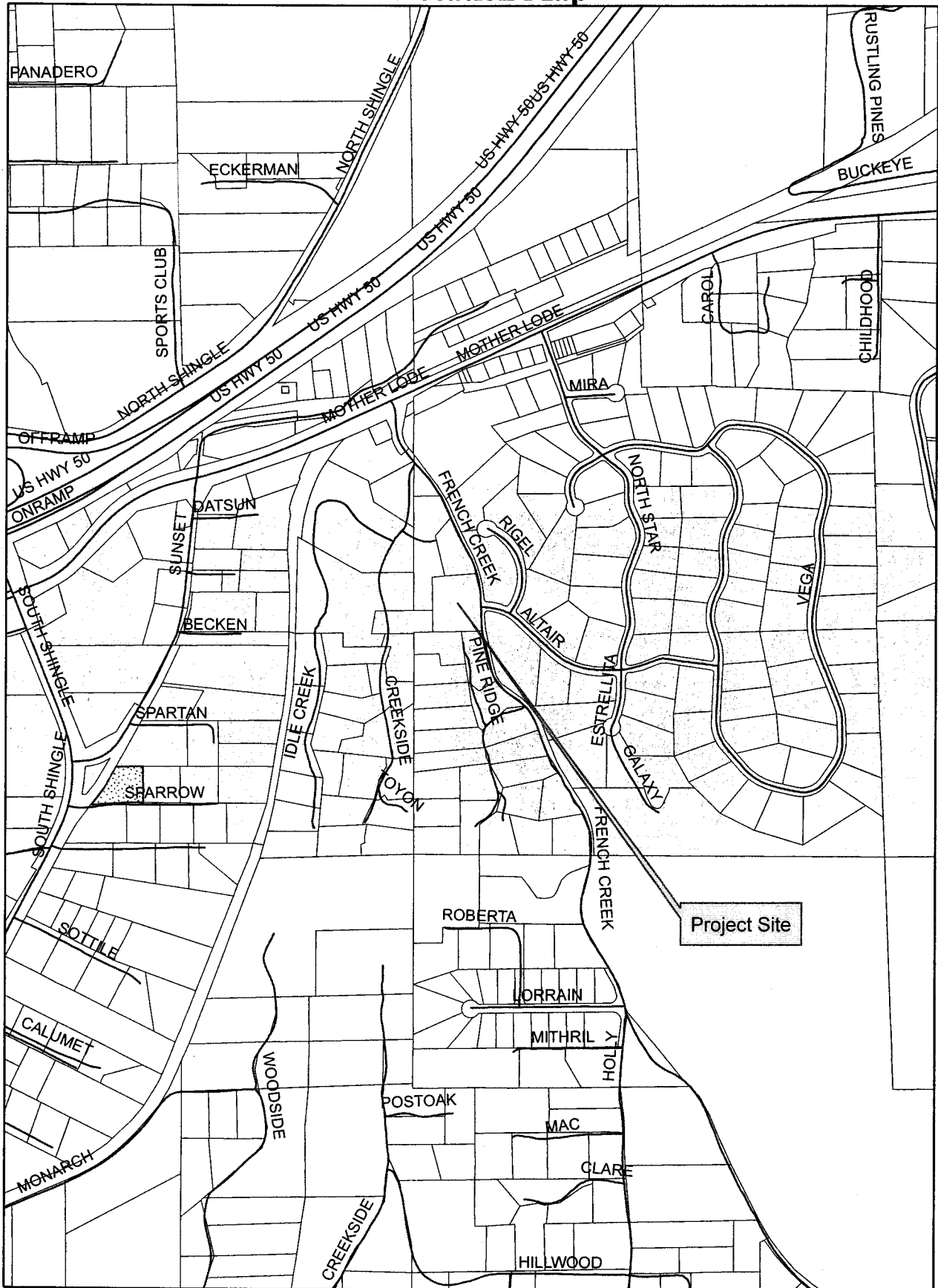


# Kovach Parcel Map P09-0002/A09-0001/Z09-0001

## Location Map

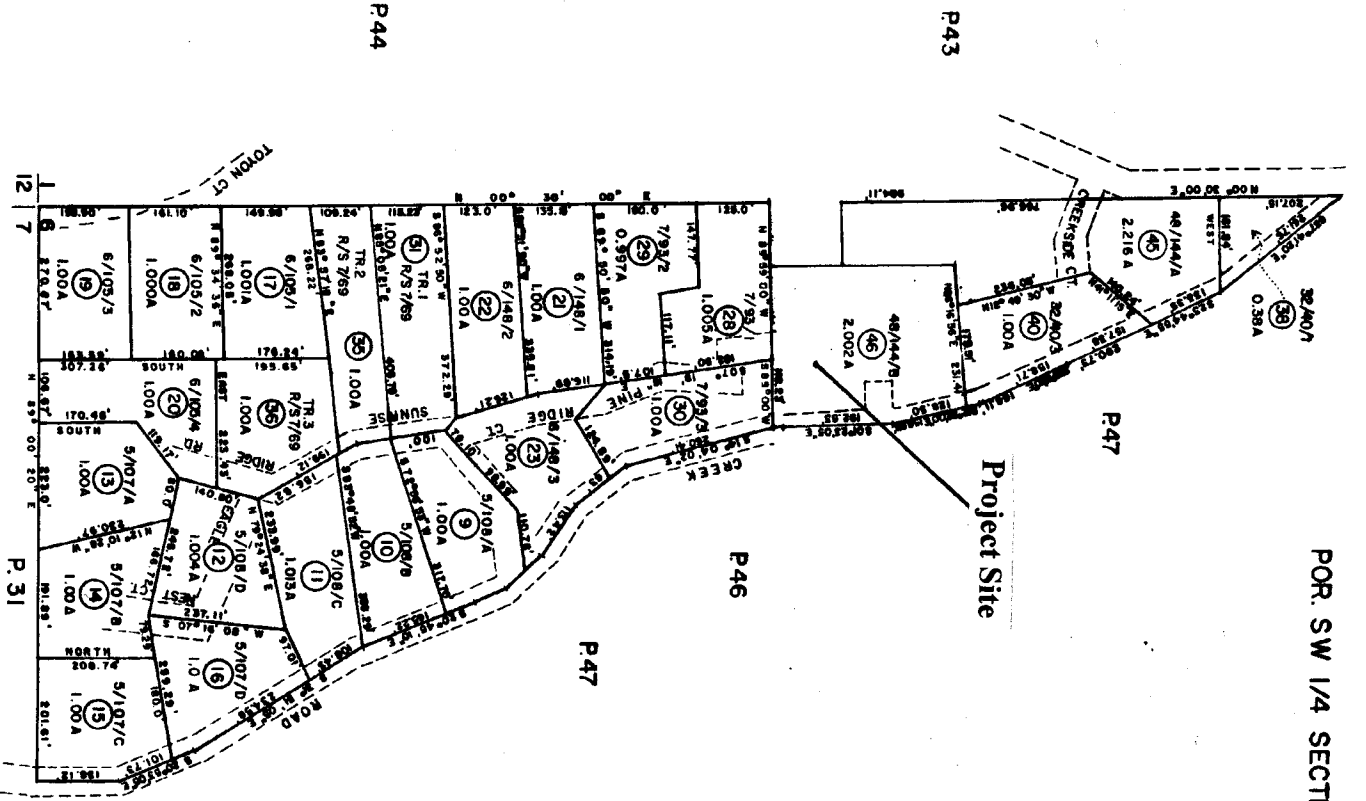
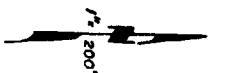


Map prepared by  
Pat Kelly  
El Dorado County  
Planning Services

0 250 500 1,000 Feet



Exhibit A

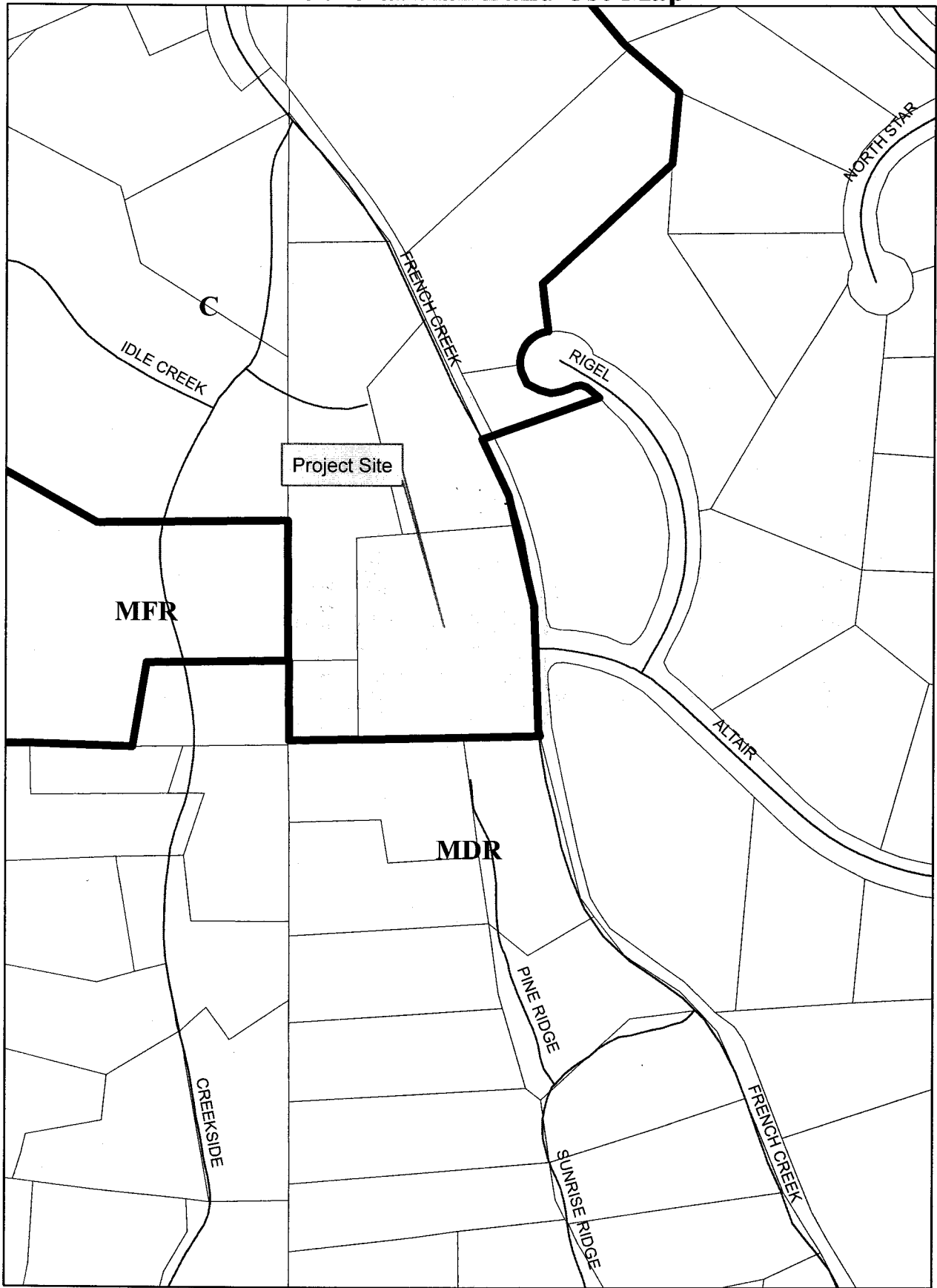


NOTE - Assessor's Block Numbers Shown in Ellipse  
Assessor's Parcel Numbers Shown in Circle

Assessor's Map BK. 90 - Pg. 29  
County of El Dorado, California  
JUL 11 2005

# EXHIBIT B

**Kovach Parcel Map P09-0002/A09-0001/Z09-0001  
General Plan Land Use Map**



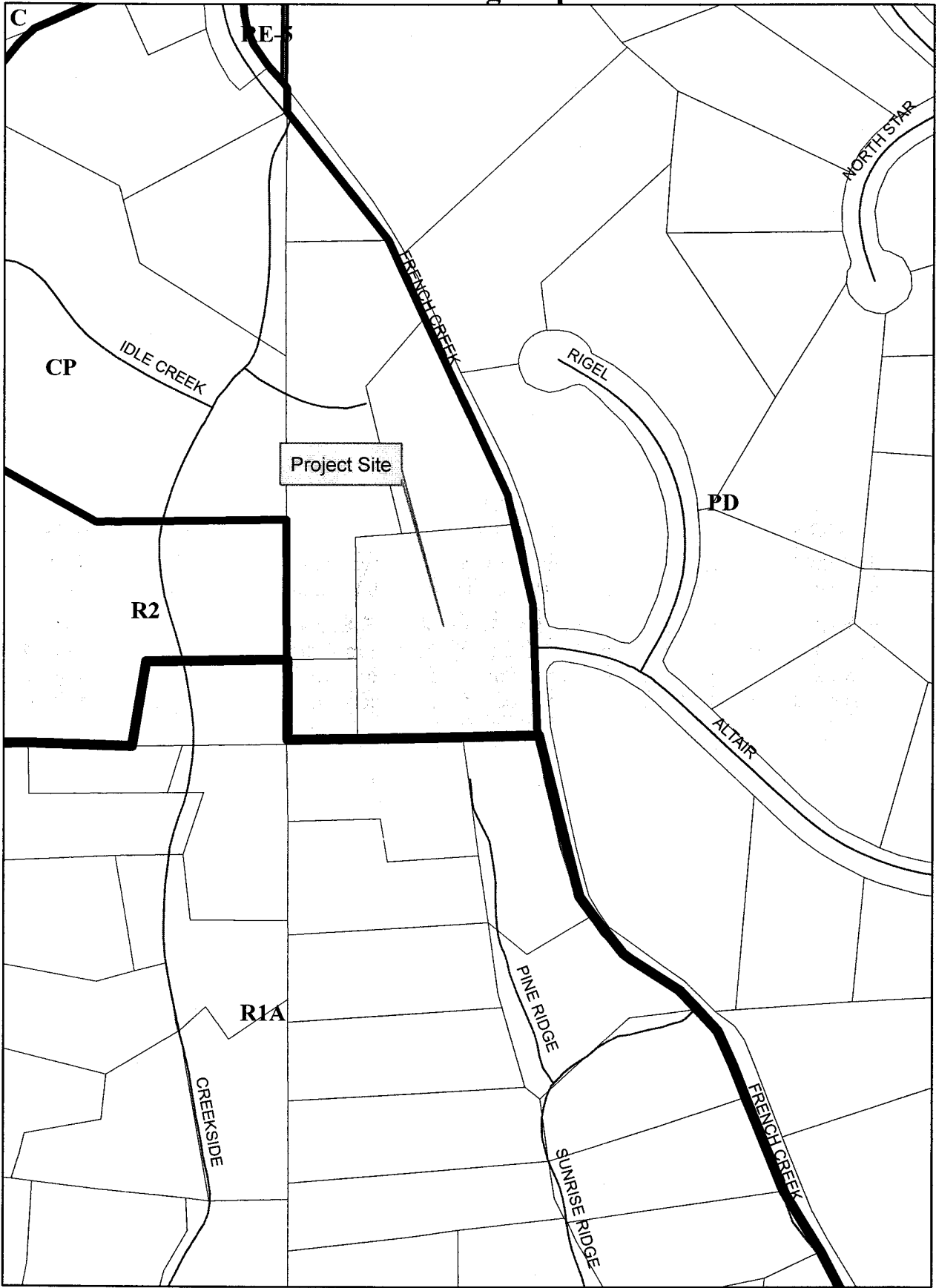
Map prepared by  
Pat Kelly  
El Dorado County  
Planning Services

0 50 100 200 Feet  
[Scale bar with tick marks]



Exhibit C

# Kovach Parcel Map P09-0002/A09-0001/Z09-0001 Zoning Map



Map prepared by  
Pat Kelly  
El Dorado County  
Planning Services

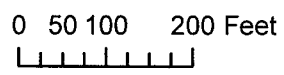


Exhibit D

COMPUTED AREA: 20

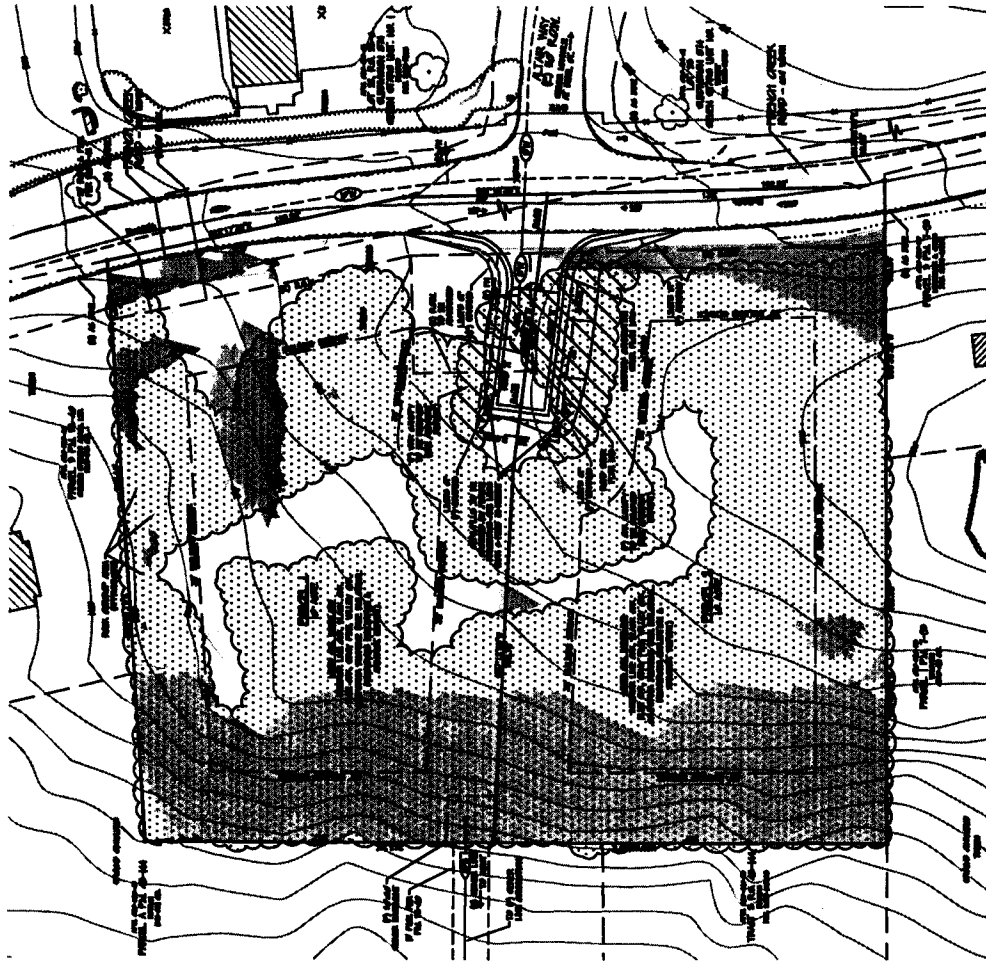
RECEIVED  
PLANNING DEPARTMENT



**PROJECT NOTES:**  
1. THIS TENTATIVE MAP IS BEING SUBMITTED TO THE PLANNING DEPARTMENT FOR REVIEW AND COMMENT ONLY. IT IS NOT TO BE CONSIDERED A FINAL MAP OR A GUARANTEE OF ANY KIND.  
2. THE PLANNING DEPARTMENT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.  
3. THE PLANNING DEPARTMENT DOES NOT WARRANT THE COMPLETION OF THE PROJECT OR THE TIMELY FILING OF THE TENTATIVE MAP.  
4. THE PLANNING DEPARTMENT DOES NOT WARRANT THE VALIDITY OF THE CLAIMS MADE IN THIS TENTATIVE MAP.

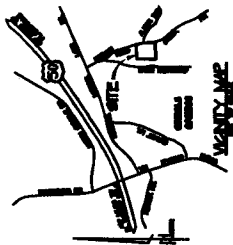
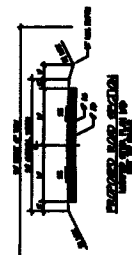
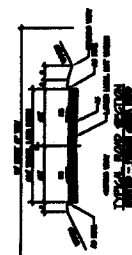
**PROJECT NOTES:**  
1. THIS TENTATIVE MAP IS BEING SUBMITTED TO THE PLANNING DEPARTMENT FOR REVIEW AND COMMENT ONLY. IT IS NOT TO BE CONSIDERED A FINAL MAP OR A GUARANTEE OF ANY KIND.  
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4. THE PLANNING DEPARTMENT DOES NOT WARRANT THE VALIDITY OF THE CLAIMS MADE IN THIS TENTATIVE MAP.

**TENTATIVE PARCEL MAP  
BEING PARCEL D, PM 48-144  
COUNTY OF EL DORADO, STATE OF CALIFORNIA**



**PROJECT NOTES:**  
1. THIS TENTATIVE MAP IS BEING SUBMITTED TO THE PLANNING DEPARTMENT FOR REVIEW AND COMMENT ONLY. IT IS NOT TO BE CONSIDERED A FINAL MAP OR A GUARANTEE OF ANY KIND.  
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4. THE PLANNING DEPARTMENT DOES NOT WARRANT THE VALIDITY OF THE CLAIMS MADE IN THIS TENTATIVE MAP.

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2. THE PLANNING DEPARTMENT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.  
3. THE PLANNING DEPARTMENT DOES NOT WARRANT THE COMPLETION OF THE PROJECT OR THE TIMELY FILING OF THE TENTATIVE MAP.  
4. THE PLANNING DEPARTMENT DOES NOT WARRANT THE VALIDITY OF THE CLAIMS MADE IN THIS TENTATIVE MAP.



- LEGEND:**
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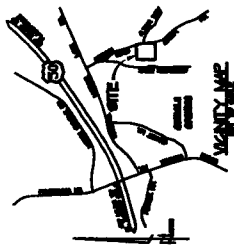


**A 09-0001 Z 09-0001/P 09-0002  
EXHIBIT E**

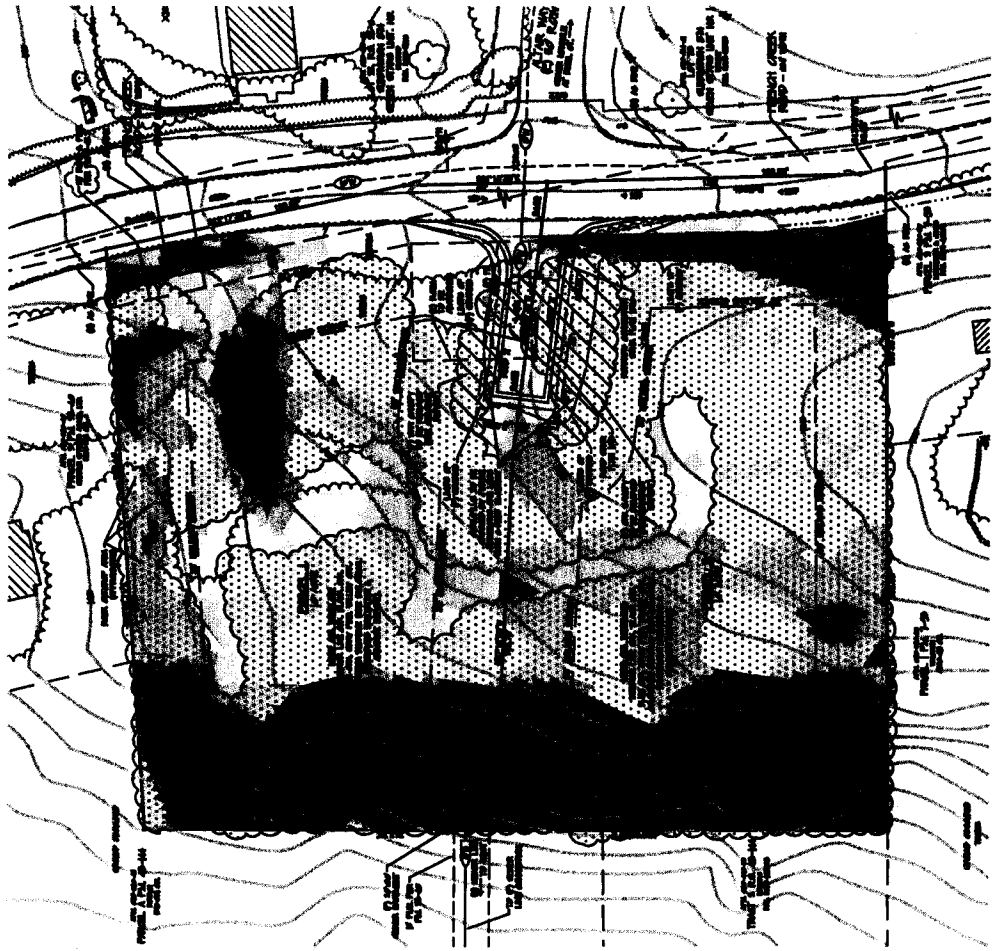
KAWAHI TENTATIVE PARCEL MAP  
1980

# SLOPE MAP

BEING PARCELS P.M. 48-144  
COUNTY OF EL DORADO, STATE OF CALIFORNIA



**PROJECT NOTES**  
1. THIS SLOPE MAP WAS PREPARED BY THE ENGINEER FOR THE PROJECT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.  
2. THE SLOPE MAP IS BASED ON THE DATA PROVIDED BY THE CLIENT AND THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE DATA.  
3. THE SLOPE MAP IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED.  
4. THE ENGINEER ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THIS SLOPE MAP.



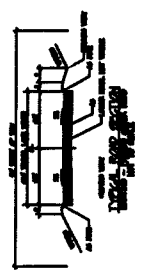
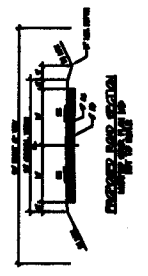
**LEGEND**  
 10% SLOPE  
 15% SLOPE  
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 4. THE ENGINEER ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THIS SLOPE MAP.

**SLOPE STUDY REPORT**

DATE	10/15/2010
PROJECT	WINDY ME
CLIENT	MR. J. SMITH
ENGINEER	DR. A. BROWN
SCALE	AS SHOWN



A 09-0001 Z 09-0001/P 09-0002  
EXHIBIT F



# PARCEL MAP

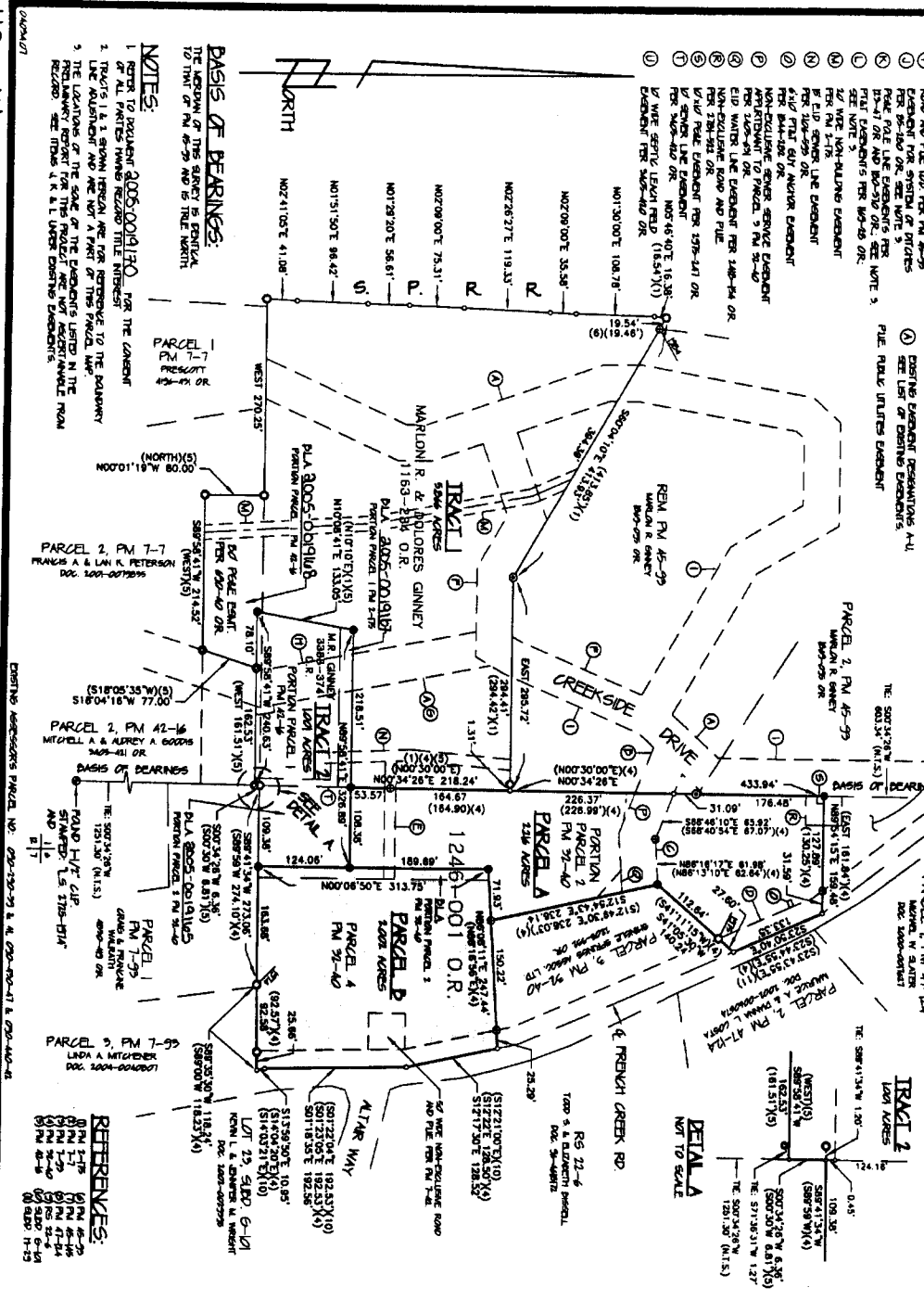
### EXISTING EASEMENTS:

- 1. 10' NON-EXCLUSIVE ROAD AND PLE PER FM 7-11 OR
- 2. 10' NON-EXCLUSIVE ROAD AND PLE PER FM 31-40
- 3. 10' NON-EXCLUSIVE ROAD AND PLE PER FM 31-40
- 4. 10' NON-EXCLUSIVE ROAD AND PLE PER FM 31-40
- 5. 10' NON-EXCLUSIVE ROAD AND PLE PER FM 31-40
- 6. 10' NON-EXCLUSIVE ROAD AND PLE PER FM 31-40
- 7. 10' NON-EXCLUSIVE ROAD AND PLE PER FM 31-40
- 8. 10' NON-EXCLUSIVE ROAD AND PLE PER FM 31-40
- 9. 10' NON-EXCLUSIVE ROAD AND PLE PER FM 31-40
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- 11. 10' NON-EXCLUSIVE ROAD AND PLE PER FM 31-40
- 12. 10' NON-EXCLUSIVE ROAD AND PLE PER FM 31-40
- 13. 10' NON-EXCLUSIVE ROAD AND PLE PER FM 31-40
- 14. 10' NON-EXCLUSIVE ROAD AND PLE PER FM 31-40
- 15. 10' NON-EXCLUSIVE ROAD AND PLE PER FM 31-40
- 16. 10' NON-EXCLUSIVE ROAD AND PLE PER FM 31-40
- 17. 10' NON-EXCLUSIVE ROAD AND PLE PER FM 31-40
- 18. 10' NON-EXCLUSIVE ROAD AND PLE PER FM 31-40
- 19. 10' NON-EXCLUSIVE ROAD AND PLE PER FM 31-40
- 20. 10' NON-EXCLUSIVE ROAD AND PLE PER FM 31-40

### LEGEND:

- 1. COMPARISON POINT ONLY
- 2. ROAD 3/4" CUP STAMPED 15.175-079
- 3. ROAD 1/2" CUP STAMPED 15.175-079
- 4. ROAD 1/4" CUP STAMPED 15.175-079
- 5. ROAD 1/8" CUP STAMPED 15.175-079
- 6. ROAD 1/16" CUP STAMPED 15.175-079
- 7. ROAD 1/32" CUP STAMPED 15.175-079
- 8. ROAD 1/64" CUP STAMPED 15.175-079
- 9. ROAD 1/128" CUP STAMPED 15.175-079
- 10. ROAD 1/256" CUP STAMPED 15.175-079
- 11. ROAD 1/512" CUP STAMPED 15.175-079
- 12. ROAD 1/1024" CUP STAMPED 15.175-079
- 13. ROAD 1/2048" CUP STAMPED 15.175-079
- 14. ROAD 1/4096" CUP STAMPED 15.175-079
- 15. ROAD 1/8192" CUP STAMPED 15.175-079
- 16. ROAD 1/16384" CUP STAMPED 15.175-079
- 17. ROAD 1/32768" CUP STAMPED 15.175-079
- 18. ROAD 1/65536" CUP STAMPED 15.175-079
- 19. ROAD 1/131072" CUP STAMPED 15.175-079
- 20. ROAD 1/262144" CUP STAMPED 15.175-079

PORTIONS OF THE E 1/2 OF SECTION 1, T. 9 N., R. 9 E., MDN. & A PORTION OF THE SW 1/4 OF SECTION 6, T. 9 N., R. 10 E., MDN. BEING A PORTION OF PARCEL 1 OF FM 2-175, PARCELS 2 & 4 OF FM 32-40 AND PARCEL 1 OF FM 42-16 COUNTY OF EL DORADO STATE OF CALIFORNIA DECEMBER 2004 SCALE: 1"=100' GENE E. THORNE & ASSOCIATES, INC.



**DEVELOPMENT SERVICES DIRECTOR'S STATEMENT:**  
 I HAVE REVIEWED THE PARCEL MAP AND THE INFORMATION CONTAINED THEREIN AND I AM Satisfied THAT THE PARCEL MAP IS CORRECT AND ACCURATE AND THAT THE INFORMATION CONTAINED THEREIN IS TRUE AND CORRECT AND THAT THE PARCEL MAP IS IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 44100 AND 44101 OF THE SUBDIVISION MAP ACT.

**SURVEYOR'S STATEMENT:**  
 I HAVE DRAWN THE MAP, THE SUBDIVISION AS SHOWN IS ACCURATELY AND CORRECTLY DRAWN AND THE INFORMATION CONTAINED THEREIN IS TRUE AND CORRECT AND THAT THE PARCEL MAP IS IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 44100 AND 44101 OF THE SUBDIVISION MAP ACT.

**COUNTY RECORDER'S CERTIFICATE:**  
 I, WILLIAM E. SCHULTZ, COUNTY RECORDER, COUNTY OF EL DORADO, CALIFORNIA, DO HEREBY CERTIFY THAT THE PARCEL MAP WAS FILED WITH ME AND THAT I HAVE RECORDED THE SAME IN MY OFFICE AND THAT THE PARCEL MAP IS IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 44100 AND 44101 OF THE SUBDIVISION MAP ACT.

**NOTARIES:**  
 WILLIAM E. SCHULTZ  
 COUNTY RECORDER  
 COUNTY OF EL DORADO, CALIFORNIA

**APPROVED:**  
 JULY 24, 2004

48-144

Z 09-0001/P 09-0002

EXHIBIT H





**EL DORADO COUNTY PLANNING SERVICES  
2850 FAIRLANE COURT  
PLACERVILLE, CA 95667  
DRAFT NEGATIVE DECLARATION**

**Project Title:** A09-0001/Z09-0001/P09-0002/Kovach Tentative Parcel Map

**Lead Agency Name and Address:** El Dorado County, 2850 Fairlane Court, Placerville, CA 95667

**Contact Person:** Pat Kelly, Associate Planner

**Phone Number:** (530) 621-5355

**Project Owner's Name and Address:** Bernita A. Kovach, Trustee, 4220 Mc Neil road, Shingle Springs, CA 95682

**Project Location:** On the north side of French Creek Road, 0.25 miles south of the intersection with Mother Lode Drive in the Shingle Springs area, Supervisorial District II

**Assessors Parcel No.:** 090-290-046

**Parcel Size:** 2 acres

**Zoning:** Planned Commercial

**Section:** 6 **T:** 9N

**R:** 10E

**General Plan Designation:** Commercial

**Description of Project:** **Project Description:** The project request is for a General Plan Amendment, Rezone, and Parcel Map. Discussed below are important project characteristics.

**General Plan Amendment:** Request for a General Plan Amendment to change the General Plan Land Use Designation from Commercial (C) to Medium-Density Residential (MDR).

**Rezone:** Request for a rezone to change the zoning from Planned Commercial (CP) to One-Acre Residential (RIA).

**Tentative Parcel Map:** Request to creating two (2) parcels, one-acre in size, on a two-acre site. The two proposed parcels would be served by public water and sewer. The project would utilize French Creek Road, a County maintained road, as the primary access.

Design waiver requests to:

- a. Reduce the Design Improvement Standards Manual (DISM) 101B requirement of a roadway width from 28-feet and 2-foot shoulders as required by the DISM to a roadway width of 20-feet and 2-foot shoulders on each side for an overall roadway width of 24-feet and omit curbs, gutters and sidewalks.
- b. Reduce the right-of-way from 50-feet to 35-feet

**Road Abandonment:** Abandoned the existing 50-foot wide non-exclusive road and public utility easement for the on-site access roadway as shown between Parcel C and D on the Parcel Map recorded in Book 7 at Page 52, El Dorado County.

**Surrounding Land Uses and Setting:**

**EXHIBIT I**

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

	<u>Zoning</u>	<u>General Plan</u>	<u>Land Use</u> (e.g., Single Family Residences, Grazing, Park, School)
Site	CP	C	Commercial/Undeveloped
North:	CP	C	Commercial/Apartments
East:	PD	MDR	Planned Development/Single-family residence
South:	R1A	MDR	Medium density residential, Single-family residence
West:	CP	C	Commercial/Undeveloped

**Briefly Describe the environmental setting:** The project site is situated at an elevation range of approximately 1,480 to 1,550 feet. The building sites for the proposed parcels would be in the areas of each proposed parcel that lie closest to French Creek Road and the proposed on-site roadway as well as east of the 30 percent or greater slopes along the west side of the project site. The project site is adjacent to apartments to the north, French Creek Road to the east, a single-family residence to the south, and oak woodland to the west.

Soils on the site are classified in the Auburn, Boomer, Argonaut, and Sobrante series. The soil type is Auburn very rocky silt loam, 2 to 30 percent slopes (AxD).

There are approximately 1.55 acres of mixed oak woodland partially-closed canopy community on the project site. Dominant trees in this community are interior live oaks, black oak blue oak and gray pines. Valley oaks and California buckeye also occur in lesser abundance.

**Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):**

1. El Dorado County Department of Transportation: Grading permit for on-site road improvements.
2. El Dorado County Air Quality Management District requires an approved Asbestos Dust Mitigation Plan for grading.
3. County Surveyor Office
4. Department of Forestry and Fire Protection (Cal Fire) for a fire safe plan.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

	Aesthetics		Agriculture Resources		Air Quality
X	Biological Resources		Cultural Resources		Geology / Soils
	Hazards & Hazardous Materials		Hydrology / Water Quality		Land Use / Planning
	Mineral Resources		Noise		Population / Housing
	Public Services		Recreation		Transportation/Traffic
	Utilities / Service Systems		Mandatory Findings of Significance		

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

**DETERMINATION**

**On the basis of this initial evaluation:**

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect: 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards; and 2) has been addressed by mitigation measures based on the earlier analysis as described in attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects: a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION**, pursuant to applicable standards; and b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: Patricia Kelly For: El Dorado County

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: Pierre Rivas For: El Dorado County