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PLANNING DEPARTMENT



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667
Phone: (530) 621-5355 www.edcgov.us/Planning/

APPLICATION FOR: **CONDITIONAL/MINOR USE PERMIT** FILE # CUP18-0008
ASSESSOR'S PARCEL NO.(S) 118-010-12-100

PROJECT NAME/REQUEST: (Describe proposed use) 2,000 SF Dental Office at existing 1010 White Rock Rd, Suite 500, El Dorado Hills - Montano De El Dorado Shopping Plaza.

APPLICANT/AGENT Steven Walls, DMD
Mailing Address 6040 Bramblewood Lane, Shingle Springs, CA 95682
P.O. Box or Street City State & Zip

Phone (916) 337-9592 EMAIL: Stevenrwalls@gmail.com

PROPERTY OWNER Arrowest Properties, Inc.
Mailing Address 4330 Sierra College Blvd, #200 Rocklin, CA 95677
P.O. Box or Street City State & Zip

Phone (916) 624-6200 EMAIL: Jeremypp@westerncare.biz

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT Joe Church, AIA
Mailing Address 1422 Dolgony Street, Suite 411, Denver, Co. 80202
P.O. Box or Street City State & Zip

Phone (720) 946-3230 EMAIL: www.joechurch.net.com

LOCATION: The property is located on the SE side of White Rock Road
N / E / W / S street or road

150 feet/miles E of the intersection with Latrobe Road
N / E / W / S major street or road

in the Town Center area. PROPERTY SIZE Approx 15 Acres (8300 SF. Blg)
acreage / square footage

X [Signature] Date 7/25/18
signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date 7-31-2018 Fee \$ 6,554 Receipt # 3163 Rec'd by [Signature] Census _____
Zoning CR GPD C Supervisor Dist 1 Sec _____ TwN _____ Rng _____

ACTION BY PLANNING COMMISSION
ZONING ADMINISTRATOR

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 _____

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EL DORADO COUNTY PLANNING SERVICES
ENVIRONMENTAL QUESTIONNAIRE

File Number _____

Date Filed 7/31/18

Project Title Montano Dental CUP Lead Agency _____

Name of Owner Montano Dr. El Dorado Telephone 916-284-2555

Address 1000 White Rock Rd, #700, El Dorado Hills CA 9576

Name of Applicant Steven R. Walls DMD Telephone 916-337-9592

Address _____

Project Location 1010 White Rock Rd, Suite 500, El Dorado Hills, CA 9571

Assessor's Parcel Number(s) 115010-12-600 Acreage 16 Acres Zoning RC

Please answer all of the following questions as completely as possible. Subdivisions and other major projects will require a Technical Supplement to be filed together with this form.

1. Type of project and description: T.I. Modification, CUP Application for Dental Use (minor CUP)
2. What is the number of units/parcels proposed? 1

GEOLOGY AND SOILS

3. Identify the percentage of land in the following slope categories:

- 0 to 10% 11 to 15% 16 to 20% 21 to 29% over 30%

4. Have you observed any building or soil settlement, landslides, rock falls or avalanches on this property or in the nearby surrounding area? NO

5. Could the project affect any existing agriculture uses or result in the loss of agricultural land? NO - None

CUP18-0008

DRAINAGE AND HYDROLOGY

6. Is the project located within the flood plain of any stream or river? NO
If so, which one? _____
7. What is the distance to the nearest body of water, river, stream or year-round drainage channel?
1/4 mile Name of the water body? Carson Creek
8. Will the project result in the direct or indirect discharge of silt or any other particles in noticeable amount into any lakes, rivers or streams? NO
9. Will the project result in the physical alteration of a natural body of water or drainage way?
If so, in what way? NO
10. Does the project area contain any wet meadows, marshes or other perennially wet areas?

VEGETATION AND WILDLIFE

11. What is the predominant vegetative cover on the site (trees, brush, grass, etc.)? Estimate percentage of each: Typical landscape outside of building.
12. How many trees of 6-inch diameter will be removed when this project is implemented?
0

FIRE PROTECTION

13. In what structural fire protection district (if any) is the project located? El Dorado Hills
14. What is the nearest emergency source of water for fire protection purposes (hydrant, pond, etc.)? Hydrant
15. What is the distance to the nearest fire station? 1/2 mile
16. Will the project create any dead-end roads greater than 500 feet in length? NO
17. Will the project involve the burning of any material including brush, trees and construction materials? NO

NOISE QUALITY

18. Is the project near an industrial area, freeway, major highway or airport? Yes
If so, how far? 1 mile
19. What types of noise would be created by the establishment of this land use, both during and after construction? None

AIR QUALITY

20. Would any noticeable amounts of air pollution, such as smoke, dust or odors, be produced by this project? No

WATER QUALITY

21. Is the proposed water source public or private, treated or untreated?

22. What is the water use (residential, agricultural, industrial or commercial)? Comm. - SID

AESTHETICS

23. Will the project obstruct scenic views from existing residential areas, public lands, and/or public bodies of water or roads? No

ARCHAEOLOGY/HISTORY

24. Do you know of any archaeological or historical areas within the boundaries or adjacent to the project? (e.g., Indian burial grounds, gold mines, etc.) No

SEWAGE

25. What is the proposed method of sewage disposal? septic system sanitation district
Name of district: SID

26. Would the project require a change in sewage disposal methods from those currently used in the vicinity? No

TRANSPORTATION

27. Will the project create any traffic problems or change any existing roads, highways or existing traffic patterns? No

28. Will the project reduce or restrict access to public lands, parks or any public facilities?
 No

GROWTH-INDUCING IMPACTS

29. Will the project result in the introduction of activities not currently found within the community?
 No

30. Would the project serve to encourage development of presently undeveloped areas, or increases in development intensity of already developed areas (include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?

31. Will the project require the extension of existing public utility lines? NO
If so, identify and give distances: _____

GENERAL

32. Does the project involve lands currently protected under the Williamson Act or an Open Space Agreement? NO

33. Will the project involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances or radioactive material?
NO

34. Will the proposed project result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, trees, minerals or top soil)?

35. Could the project create new, or aggravate existing health problems (including, but not limited to, flies, mosquitoes, rodents and other disease vectors)? NO

36. Will the project displace any community residents? No.

DISCUSS ANY YES ANSWERS TO THE PREVIOUS QUESTIONS (attached additional sheets if necessary)

MITIGATION MEASURES (attached additional sheets if necessary)

Proposed mitigation measures for any of the above questions where there will be an adverse impact:

Form Completed by: Vingl Perkins, Owner
Montano De El Dorado
Shopping Plaza

Date: 7/31/18



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July 31st, 2018

El Dorado County
Department of Planning Services
2850 Fairlane Court
Placerville, CA 95667

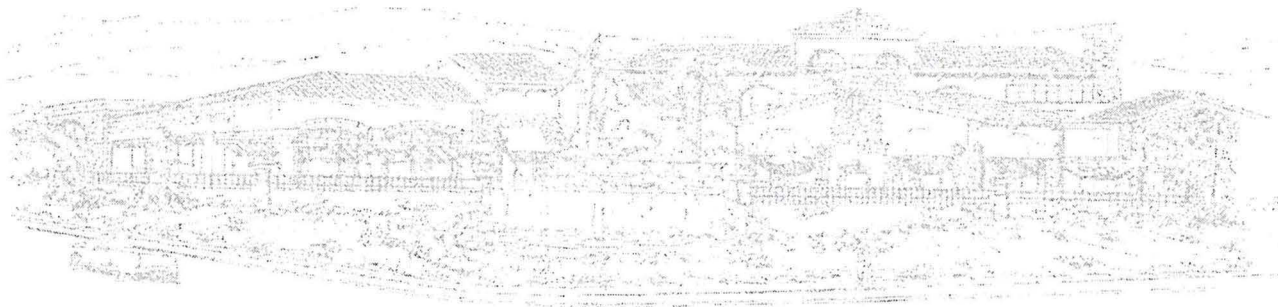
**Re: Authorization to apply for Minor CUP – General Dentist Office
Steven R Walls, DMD – Montano de El Dorado Shopping Plaza**

To Whom It May Concern,

This letter represents authorization to allow Steven R Walls, DMD or its representative to apply/submit application for approval for a CONDITIONAL/MINOR USE PERMIT to open for business at Montano de El Dorado Shopping Plaza, El Dorado Hills, for a General Dentistry use at Montano de El Dorado Retail Center in El Dorado Hills, CA.

Thank you for your attention to this matter.


Vinal Perkins, Managing Member
Montano De El Dorado Shopping Plaza
Montano Venture I, LLC
Arrowest Properties, Inc.
Montano Property Management
Dir – 916.284.2555



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July 23rd, 2018

El Dorado County
Department of Planning Services
2850 Fairlane Court
Placerville, CA 95667

**Re: Request for Approval – General Dentist Office
Minor CUP – Montano de El Dorado Shopping Plaza**

To Whom It May Concern,

This letter represents a Project Description to accompany the Application for CONDITIONAL/MINOR USE PERMIT for a General Dentistry use at Montano de El Dorado Retail Center in El Dorado Hills, CA.

Currently located in a small suite at El Dorado Town Center nearby, Steven R Walls, DMD has outgrown his space and desires to relocate to an ideal suite at Montano de El Dorado. Specifically, the unit is the former Fidelity National Title Company Office at 1010 White Rock Road, Suite 500, El Dorado Hills, Ca. The Unit is 2,240 square feet of usable area. In 2013, the unit was completely built-out for the Title Company with individual office areas which will be slightly modified to fit the dental patient area needs. The use is General Dentistry.

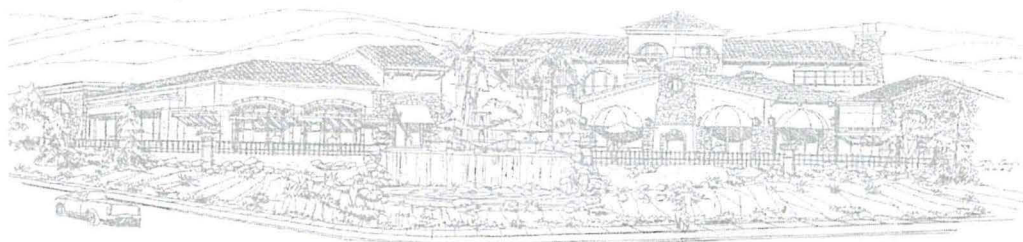
Montano de El Dorado Shopping Center currently consists of five (5) buildings with a Gross leasable area of approximately 41,200 square feet with predominately service oriented retail tenants. The plaza is currently zoned RC (Regional Commercial). While we understand the El Dorado County Zoning Code may be changed to allow this use in the future without CUP, at this point we wish to seek out the CUP approval do to (a) lease timing issues and (b) current availability of the desired suite at Montano.

Regarding parking requirements and traffic impact, we feel the General Dentistry use would have less impact upon traffic and parking than the prior Title Company office had. As shown on the attached site plan, while the Title Company space plan encompassed 4 private offices, a bull pin (central) area with 6 desks, a customer waiting area, and 2 signing rooms with the approximate employee count (office and bull pin area) of about 15 (not including customers) - the dentist office will host approximately 6 patient rooms, and primarily utilize the existing built-out unit configuration but have no bull pin office area. Employees will total 5-7 with strict customer scheduling with 1-2 dentists in attendance. Per County code, while the former Title Company use required 4 parking spaces per thousand square feet of usable space, the dentist requires 5 parking spaces per thousand square feet of usable space. Since the space is only 2,240 square feet, the parking requirement only increases from 9 to 11 spaces. While we think Montano's parking area can easily handle the additional 2 spaces, we also believe there will be little to no impact, if not reduce the parking demand realistically speaking. Also, in 2014 Montano added an additional 1-acre overflow parking area adjacent to this building that has enough space for about 70 vehicles but it is rarely utilized except during events such as annual Saint Patrick's Day celebration.

In closing, as an Owner and Property Manager of this Retail Plaza, I fully support this excellent use and look forward to adding this reputable tenant to our plaza. Montano de El Dorado has thrived from the excellent diversity of its Tenants who offer a healthy balance of key community services and products rather than predominately E-Commerce competition.

Thank you for your attention to this matter.


Vinal Perkins, Managing Member
Montano Property Management
Dir – 916.284.2555



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July 31st, 2018

El Dorado County
Department of Planning Services
2850 Fairlane Court
Placerville, CA 95667

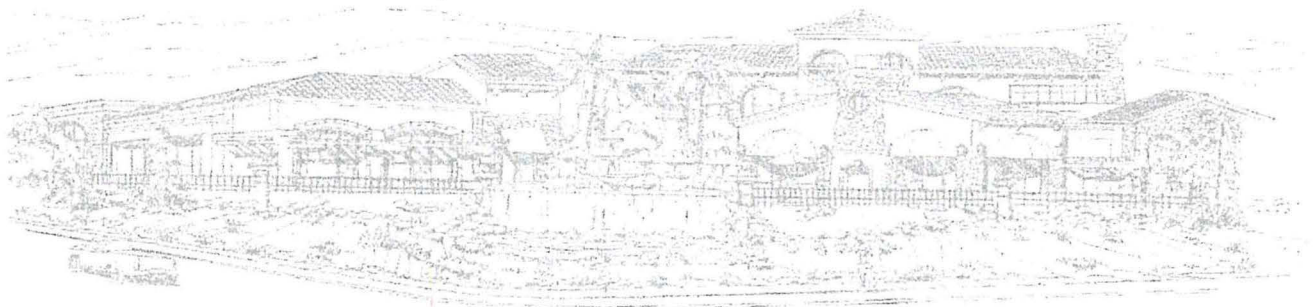
**Re: Authorization to apply for Minor CUP – General Dentist Office
Steven R Walls, DMD – Montano de El Dorado Shopping Plaza**

To Whom It May Concern,

This letter represents authorization to allow Steven R Walls, DMD or its representative to apply/submit application for approval for a CONDITIONAL/MINOR USE PERMIT to open for business at Montano de El Dorado Shopping Plaza, El Dorado Hills, for a General Dentistry use at Montano de El Dorado Retail Center in El Dorado Hills, CA.

Thank you for your attention to this matter.


Vinal Perkins, Managing Member
Montano De El Dorado Shopping Plaza
Montano Venture I, LLC
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Dir – 916.284.2555



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COMMUNITY DEVELOPMENT SERVICES
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CONDITIONAL/MINOR USE PERMIT

PURPOSE

Within each zone district there are land uses permitted by right and land uses permitted only by approval of a minor or conditional use permit. Land uses which are permitted by right are typically authorized by issuance of a building permit or business license. Those uses which are permitted only by the use permit process are those which are not typically found in the applicable zoning district and may be injurious to the neighborhood if not properly controlled. However, the use permit may be approved after public notice, public hearing, and subject to conditions which may limit or control the use.

Minor Use Permit. A Minor Use Permit is a process for reviewing uses and activities that are typically compatible with other allowed uses within a zone but due to their nature require consideration of site design and adjacent uses. Minor Use Permits provide for a discretionary review of minor projects or uses that are allowed, but do not meet the standards for administrative review. Unless the project incorporates standards or conditions that are capable of mitigating potentially significant environmental impacts to a level less than significant or is determined to be exempt from CEQA, it will be processed as a Conditional Use Permit.

A Minor Use Permit shall also be necessary for permitting oak tree/oak woodland removal in association with ministerial development (e.g., building or grading permits) where replacement planting or Oak Woodlands conservation (i.e. retention) is requested (either on-site or off-site), in accordance with Section 130.39.060.D (Mitigation – Oak Woodland Removal) of the Zoning Ordinance.

Conditional Use Permit. The determination for a Conditional Use Permit shall be made by the Director based on the nature of the application and the policy issues raised by the project.

REQUIRED FINDINGS

In accordance with Section 130.52.020 and 130.52.021 of the Zoning Ordinance, the following findings must be made by the Zoning Administrator or Planning Commission before the Minor/conditional use permit can be approved:

1. The issuance of the permit is consistent with the General Plan;
2. The proposed use would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood; and
3. The proposed use is specifically permitted by minor/conditional use permit pursuant to this Title.

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PROCESS

1. Applicant/agent prepares all required submittal information and makes an appointment to submit the application to Planning Services.
2. Planner is assigned and the application is distributed to affected agencies for consultation and recommendation.
3. Assigned planner and representative from Transportation Division perform site visit and meet on-site with the applicant/agent, if necessary.
4. Draft environmental document is prepared and conditions of approval are drafted (or recommendation for denial is proposed).

Based upon the provisions set forth in the California Environmental Quality Act (CEQA), a Negative Declaration or Mitigated Negative Declaration may be prepared for a proposed project that *will not* have significant environmental impacts, or where those impacts can be mitigated to a less than significant level, respectively. However, if the project *will* have significant environmental impacts that cannot be mitigated, an Environmental Impact Report (EIR) is required. Certain projects may be listed in CEQA as Statutorily or Categorically Exempt from those provisions, in which case the timing and processing of the project is expedited. If it is determined that an EIR is required for your project, processing of the application is placed on "hold" status. The project only proceeds if the applicant agrees to fund the more costly EIR process. The applicant has the right to appeal the decision to require an EIR to the Board of Supervisors.

5. Applicant/agent meet with the Technical Advisory Committee (TAC - staff representatives of affected agencies) to discuss environmental review, conditions of approval (or recommendation for denial), and potential hearing date(s).

NOTE: This is a critical meeting and it is absolutely necessary for the applicant or agent to attend. If issues arise which cannot be resolved at this meeting, the application will either be placed on hold or the meeting rescheduled when the issue is resolved.

6. Project is noticed in the local newspaper advertising the required 30-day public review period for Negative Declarations as set by State law, or noting the project is Categorically Exempt from CEQA review.
7. Applicant receives the staff report at least two weeks prior to the public hearing which includes staff recommendation and proposed conditions of approval or mitigation measures.
8. Public hearing is conducted before the Zoning Administrator or Planning Commission where a final decision is made unless appealed by the applicant or affected party
9. An appeal may be filed by either the applicant or affected party within ten working days after decision (see Appeal process below).

TIMING

Steps 1 through 5 are typically completed within 60 days. The remaining steps are more flexible depending on the complexity of the application. Most applications will reach public hearing in four months. If appealed, an additional 30 days is required for the Board of Supervisors to hear the matter.

HEARING

Applications must be heard by either the Zoning Administrator (minor use permit applications) or the Planning Commission (conditional use permit applications), depending on the complexity of the application. More complex applications are typically heard by the Planning Commission. All public hearings are advertised in a local newspaper and notice is mailed to all property owners within a minimum 1,000-foot radius of the subject property.

APPEALS

If an appeal is made, the matter is heard at a public hearing of the Planning Commission or Board of Supervisors, depending on whether a minor or conditional use permit, with notice given as described above. Said appeal is usually heard 30 days after Zoning Administrator or Planning Commission decision.

FEES

Current application fees may be obtained by contacting Planning Services at (530) 621-5355 or by accessing Planning Services online fee schedule at www.edcgov.us/Government/planning/Pages/fees.aspx.

NOTE: Should your application be denied, application fees are nonrefundable. Should you request withdrawal of the application before a decision has been made, you may receive only that portion of the fee which has not yet been expended. If the public hearing notice has been advertised, fees are nonrefundable.

NOTE: In accordance with State Legislation (AB3158), you will be required to pay a State Department of Fish and Wildlife fee after approval of your application prior to the County filing the Notice of Determination on your project. This fee that increases annually, less \$50.00 processing fee, is forwarded to the State Department of Fish and Wildlife and is used to help defray the cost of managing and protecting the State's fish and wildlife resources. If the project is found to have no effect on fish and game resources or otherwise exempt, only the \$50.00 processing fee is required to file the Notice of Exemption with the State. These fees are due immediately after project approval, checks payable to "El Dorado County" and submitted to Planning Services for processing.

CONVERSION TO TIME AND MATERIALS

When in the opinion of the Development Services Director the required fee for an application is going to be inadequate to cover processing costs due to the complexity of the project or potential controversy that it may generate, the Development Services Director may convert the application to a time and materials process. When this conversion is proposed, the applicant will be notified in writing and will be requested to submit a deposit in an amount estimated to be sufficient to cover the remaining staff work to bring the application to a final decision. Staff work on the application will stop until a deposit is provided. Normally this conversion will occur when it is obvious the required fee is going to be insufficient, which would typically occur during or soon after the Technical Advisory committee meeting. However, it could occur later in the project if controversy becomes more evident and/or revisions are proposed to the project to mitigate project impacts or neighbor concerns. After the conversion, the applicant will receive a monthly statement/bill identifying the remaining processing fee and/or deposit, or the amount due if deposited funds have been exhausted. If monies are owed, they shall be paid before action by the hearing body.

CONDITIONS OF APPROVAL

As an applicant, you should be aware that environmental mitigation measures or other requirements will likely be made conditions of approval. Depending on the nature of the application, conditions of approval might involve landscaping, protection of riparian areas, fencing, paving of parking or access road, limited hours of operation, etc.

If your application involves a building permit, you should be aware of other costs that may be part of the building permit process that typically follows approval of an application. In addition to normal building permit fees, you will likely be required to pay traffic impact mitigation (TIM) fees, school fees based on square footage of the proposed building, plus fire and solid waste fees. The County Building Services has an informational document on commercial projects which identifies the extent of fees that may be required. It is also beneficial to contact those departments or agencies requiring the fees to determine actual estimated costs.

DEED RESTRICTIONS

Please review and understand any private deed restrictions recorded against your property to insure your proposed application does not violate such deed restrictions. If a conflict exists between the deed restrictions and your application, the County can still approve your application and issue necessary permits. However, County approval does not absolve your obligation to comply with deed restrictions.

APPLICATION

If the application and submittal requirements are not attached to this information packet, please contact Planning Services. You may also call Planning Services at **(530) 621-5355** for general assistance.

APPOINTMENT

Applications are accepted by appointment only. Please call ahead for an appointment with a planner when you are ready to submit your application. Please have all required submittal information completed before your appointment. Appointments are generally made within 48 hours of your call to Planning Services at **(530) 621-5355**.



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

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Phone: (530) 621-5355 www.edcgov.us/Planning/

Conditional/Minor Use Permit

REQUIRED SUBMITTAL INFORMATION

The following items 1 through 9 must be provided with all applications. The remaining items shall be required where applicable. **If all the required and applicable 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 and applicable information. **All plans and maps MUST be folded to 8½" x 11"**.

FORMS AND MAPS REQUIRED

Check (✓)
Applicant County

- 1) Application form, 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) A copy of official Assessor's map, showing the property outlined in red.
- 5) 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.
- 6) Environmental Questionnaire form, completed and signed.
- 7) Provide name, mailing address and phone number of all property owners and their agents.
- 8) A record search for archaeological resources shall be conducted through the North Central Information Center located at CSU-Sacramento, 6000 J Street, Adams Bldg, #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.
- 9) A traffic impact determination shall be provided utilizing El Dorado County's "Transportation Impact Study (TIS) – Initial Determination Form, located on the Planning Services website under "Applications and Forms".
- 10) 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.

CUP18-0008

FORMS AND MAPS REQUIRED

Check (✓)
Applicant County

- NA 11) 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 ground water 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.
- NA 12) In an accompanying report, provide the following data for area on each proposed parcel that is to be used for sewage disposal:
a) Percolation rate and location of test on 4.5 acres or smaller
b) Depth of soil and location of test
c) Depth of groundwater and location of test
d) Direction and percent of slope of the ground
e) Location, if present, of rivers, streams, springs, areas subject to inundation, rock outcropping, lava caps, cuts, fills, and easements
f) Identify the area to be used for sewage disposal
g) Such additional data and information as may be required by the Division Director of Environmental Management to assess the source of potable water, the disposal of sewage and other liquid wastes, the disposal of solid wastes, drainage, and erosion control
- ✓ 13) Preceding parcel map, final map, or record of survey, if any exists.
- NA 14) 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 110.14.240 of County Grading Ordinance for submittal detail)
- NA 15) 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 & Wildlife 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 & Wildlife 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 Planning Services.)
- NA 16) Name and address of Homeowner's Association, CSA 9 Zone of Benefit, or other road maintenance entity if it exists in the project area.
- NA 17) A site-specific wetland investigation shall be required on projects with identified wetlands as delineated on the applicable U.S.G.S. Quadrangle and/or by site visit, when proposed improvements will directly impact the wetland (reduce the size of the wetland area) or lie near the wetlands. (Available from Planning Services are the U.S. Corps of Engineers requirements for a wetlands delineation study. A list of qualified consultants is also available.)

- 18) An acoustical analysis shall be provided whenever a noise-sensitive land use (residences, hospitals, churches, libraries) are proposed adjacent to a major transportation source, or adjacent or near existing stationary noise sources. Such study shall define the existing and projected noise levels and define how the project will comply with standards set forth in the General Plan.
- 19) Where potential for special status plant and/or animal habitats are identified on the parcel(s), 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.
- 20) An air quality impact analysis shall be provided utilizing the El Dorado County Air Pollution Control District's "Guide to Air Quality Assessment."

OAK TREE/OAK WOODLAND REMOVAL

The following supplemental information shall be required if any Oak Woodlands, Individual Native Oak Trees, or Heritage Trees, as defined in Section 130.39.030 (Definitions) will be impacted by the project (i.e. cut down) consistent with Section 130.39.070 (Oak Tree and Oak Woodland Removal Permits – Discretionary Development Projects).

- Check (✓)
Applicant County
- 1) Oak Resources Code Compliance Certificate.
 - 2) Oak Resources Technical Report prepared by a Qualified Professional consistent with Section 2.5 (Oak Resources Technical Reports) of the Oak Resources Management Plan.
 - 3) Completed Oak Resources Technical Report Checklist, including supplemental data for impacted Individual Native Oak Trees within Oak Woodlands, as applicable.
 - 4) Security deposit for on-site oak tree/oak woodland retention and/or replacement planting (if proposed as part of project mitigation) consistent with Section 130.39.070.F (Security Deposit for On-Site Oak Tree/Oak Woodland Retention and Section 130.30.070.G (Security Deposit for On-Site Oak Tree/Oak Woodland Replacement Planting).
 - 5) Reason and objective for impact to oak trees and/or oak woodlands.

SITE PLAN REQUIREMENTS

Five (5) copies plus an electronic copy (CD-ROM or other medium) of the site plan detailing what exists on the site at time of application shall be submitted on 24" x 36" sheets or smaller, drawn to scale, and of sufficient size to clearly show all details and required data. **All plans MUST be folded to 8½" x 11", plus one 8½" x 11" reduction. NO ROLLED DRAWINGS WILL BE ACCEPTED.**

For your convenience, please check the Applicant column on the left to be sure you have all the required submittal information.

- Check (✓)
Applicant County
- 1) Project name (if applicable).
 - 2) Name, address of applicant and designer (if applicable).

MA

- 3) Date, north arrow, and scale.
- 4) Entire parcel of land showing perimeter with dimensions.
- 5) All roads, alleys, streets, and their names.
- 6) Location of easements, their purpose and width.
- 7) All existing and proposed uses (i.e. buildings, driveways, dwellings, utility transmission lines, etc.).
- 8) Parking and loading stalls with dimensions (refer to Zoning Ordinance Chapter 130.35 and the Community Design Standards-Parking and Loading Standards).
- 9) Trash and litter storage or collection areas, and propane tank location(s).
- 10) Total gross square footage of proposed buildings.
- 11) Proposed/existing fences or walls.
- 12) Sign locations and sizes (if proposed) (refer to Zoning Ordinance Chapter 130.16).
- 13) Pedestrian walkways, courtyards, etc. (if proposed).
- 14) Exterior lighting plan (if proposed), along with a Photometric Study and fixture specifications (refer to Zoning Ordinance Chapter 130.34 and the Community Design Standards-Outdoor Lighting Standards) .
- 15) Existing/proposed water, sewer, septic systems, and wells (if applicable).
- 16) Existing/proposed fire hydrants.
- 17) Tentative subdivision or parcel map (if applicable).
- 18) Public uses (schools, parks, etc.)
- 19) 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).
- 20) 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. (Refer to the Federal Emergency Management Agency (FEMA) website).
- 21) Note any proposed trails within the project; and where applicable, connection to existing or proposed trail systems.

PRELIMINARY LANDSCAPE PLAN REQUIREMENTS

Required when parking facilities are proposed or otherwise at planner's discretion. (Refer to Zoning Ordinance Chapter 130.33 and the Community Design Standards – Landscaping and Irrigation Standards).

(Five (5) copies plus an electronic copy (CD-ROM or other medium), **folded to 8½" x 11", plus one 11" x 17" reduction**).

Check (√)
Applicant County

NR

- 1) Location, quantity, and a gallon size of proposed plant material (See Zoning Ordinance Chapter 130.33 and the Community Design Standards – Landscaping and Irrigation Standards).
- 2) Note quantity/type of trees to be removed.
- 3) Location, general type (pine, oak, etc.) and size of all existing trees, in those areas that are subject to grading or otherwise may be removed/affected by proposed improvements. Note quantity of trees to be removed.
- 4) List of both common and botanical names of plant material (use of drought tolerant species is highly recommended). A recommended list of drought-tolerant species is available at Planning Services.
- 5) Location of irrigation proposed. (NOTE: The final Landscape Plan will ultimately be required to meet the County's Water Conserving Landscape Standards. Copies are available at Planning Services).

PRELIMINARY GRADING AND DRAINAGE PLAN

Required whenever any grading is proposed.

(Five (5) copies plus an electronic copy (CD-ROM or other medium), **folded to 8½" x 11", plus one 8.5" x 11" reduction**).

Check (√)
Applicant County

NA

- 1) Contours or slope data (pursuant to Chapter 110.14 of County Code Grading, Erosion, and Sediment Control Ordinance).
- 2) Drainage improvements, culverts, drains, etc.
- 3) Limits of cut and fill. _____

PLAN OF BUILDING ELEVATIONS

Required whenever a new structure or addition is proposed.

(Five (5) copies plus an electronic copy (CD-ROM or other medium), **folded to 8½" x 11", plus one 8.5" x 11" reduction**).

Check (√)
Applicant County

NA

- 1) Building design, elevations of all sides.
- 2) Exterior materials, finishes, and colors.
- 3) Existing/proposed signs showing location, height and dimensions. Include sign plan for project with multiple businesses.

Planning Services 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.

SECS. 11 & 12, T.9N., R.8E., M.D.M.



118:01

Bk 118 Pg 17

1" equals 300'

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PLANNING DEPARTMENT
2018 JUL 31 PM 4:50

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 Ellipses
Assessor's Parcel Numbers Shown in Circles

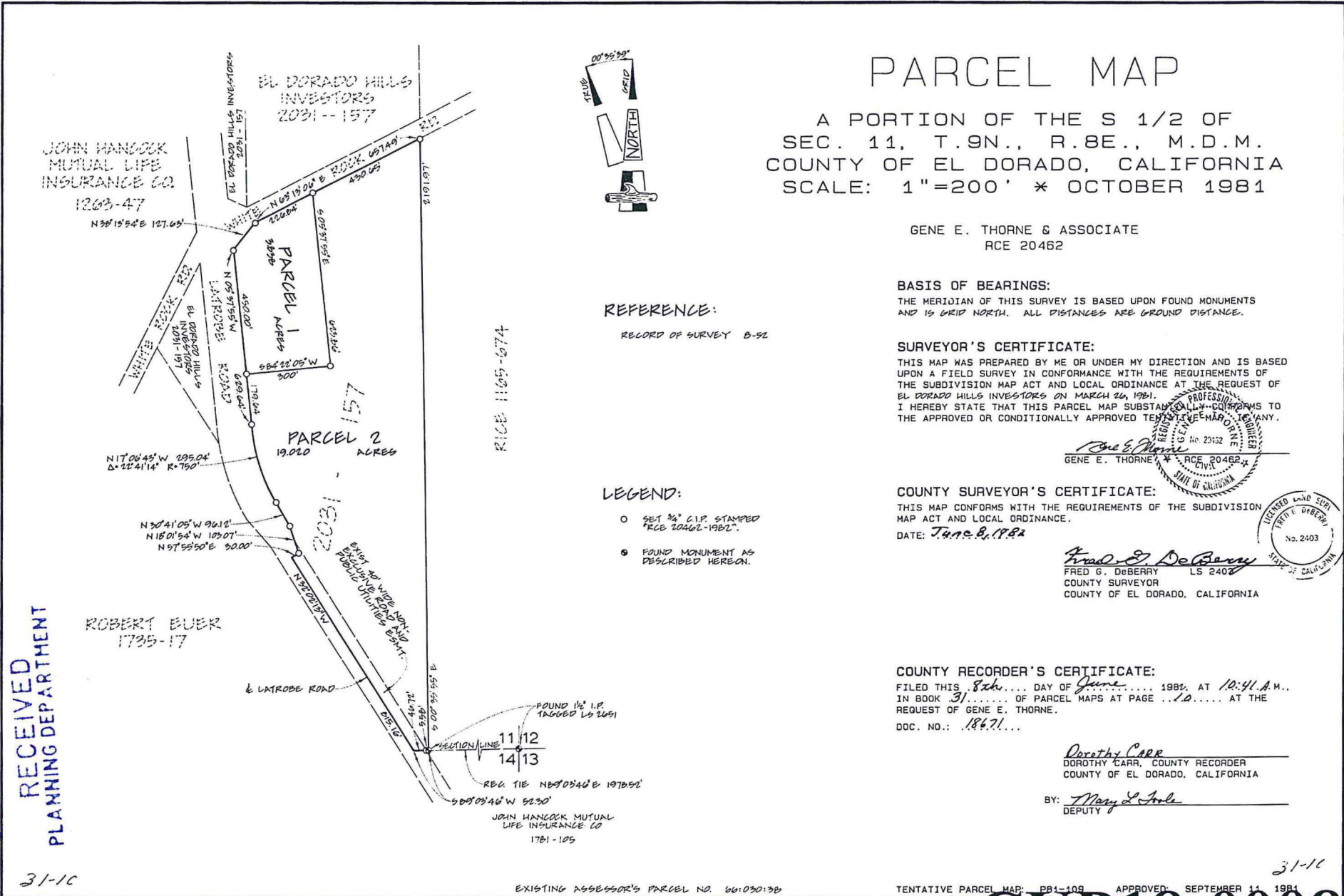
Rev. Oct. 29, 2008

Assessor's Map Bk. 118 - Pg. 01
County of El Dorado, CA

CUP18-0008

31-10

31-10



PARCEL MAP

A PORTION OF THE S 1/2 OF
 SEC. 11, T.9N., R.8E., M.D.M.
 COUNTY OF EL DORADO, CALIFORNIA
 SCALE: 1"=200' * OCTOBER 1981

GENE E. THORNE & ASSOCIATE
 RCE 20462

REFERENCE:
 RECORD OF SURVEY B-52

BASIS OF BEARINGS:
 THE MERIDIAN OF THIS SURVEY IS BASED UPON FOUND MONUMENTS AND IS GRID NORTH. ALL DISTANCES ARE GROUND DISTANCE.

SURVEYOR'S CERTIFICATE:
 THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF EL DORADO HILLS INVESTORS ON MARCH 26, 1981. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP.

Gene E. Thorne
 GENE E. THORNE, RCE 20462
 CIVIL ENGINEER
 STATE OF CALIFORNIA

LEGEND:

- SET 3/4" C.I.P. STAMPED "RCE 20462-1982".
- FOUND MONUMENT AS DESCRIBED HEREON.

COUNTY SURVEYOR'S CERTIFICATE:
 THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE.

DATE: *June 8, 1982*

Fred G. DeBerry
 FRED G. DEBERRY, LS 2400
 COUNTY SURVEYOR
 COUNTY OF EL DORADO, CALIFORNIA

COUNTY RECORDER'S CERTIFICATE:
 FILED THIS *8th* DAY OF *June*, 1982, AT *10:41 A.M.* IN BOOK *31* OF PARCEL MAPS AT PAGE *10* AT THE REQUEST OF GENE E. THORNE.
 DOC. NO.: *18671*

Dorothy Carr
 DOROTHY CARR, COUNTY RECORDER
 COUNTY OF EL DORADO, CALIFORNIA

BY: *Mary L. Amb*
 DEPUTY

01-1-2018 JUL 31 PM 4:51
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31-10

EXISTING ASSESSOR'S PARCEL NO. 66:030:38

TENTATIVE PARCEL MAP: PB1-108 APPROVED: SEPTEMBER 14, 1981

CUP18-0008

31-10

EXHIBIT A-2
SITE PLAN OF PROJECT

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****Please show Premises as crosshatched****

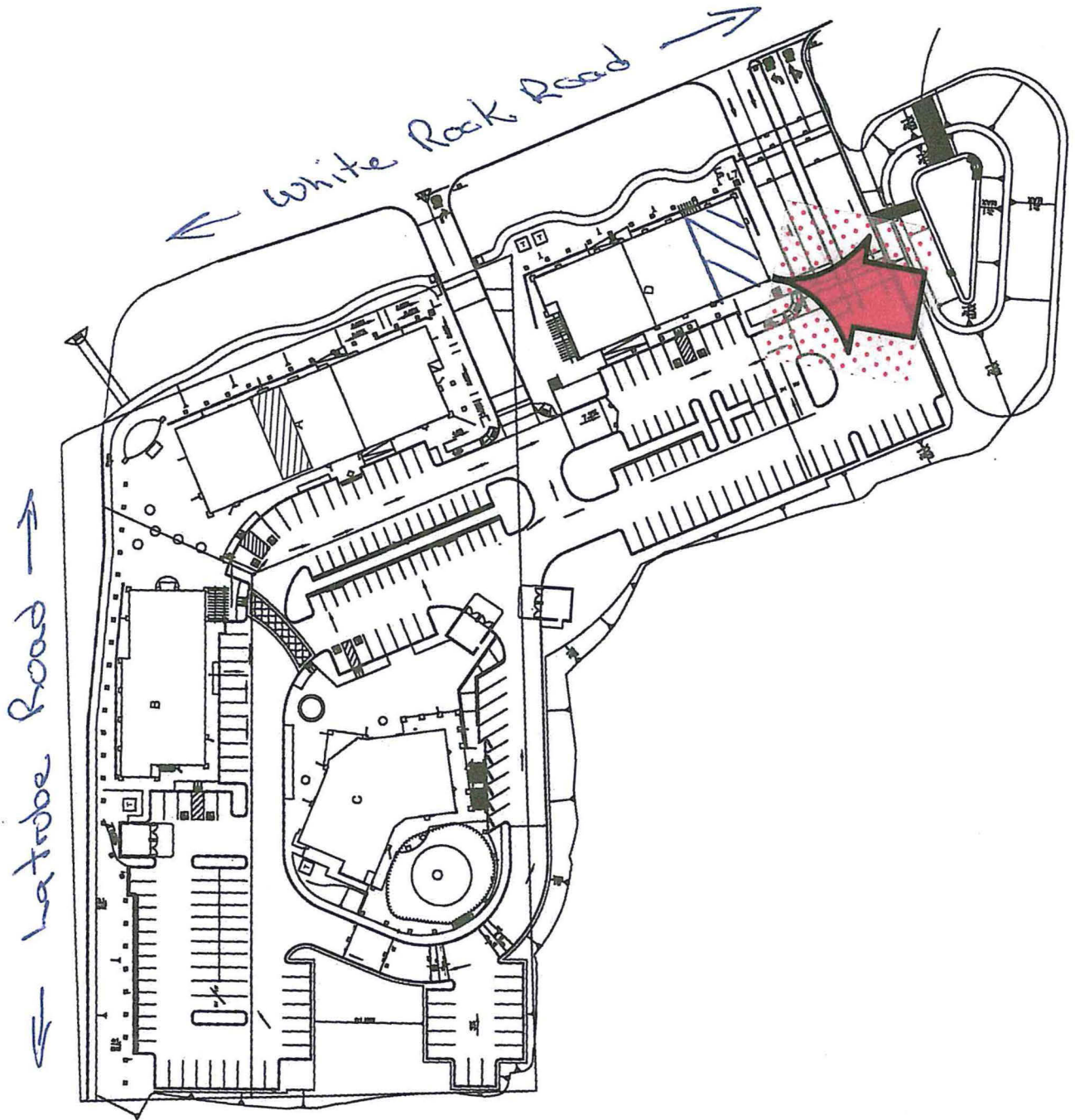


EXHIBIT A-3

SITE PLAN OF SHOPPING CENTER

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