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OCT 11 2022

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

2022 OCT 12 PM 4:41

FILE # PA22-0018



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EL DORADO COUNTY PLANNING SERVICES
PLANNING DEPARTMENT

PRE-APPLICATION AND CONCEPTUAL REVIEW PROCESS

ASSESSOR'S PARCEL NUMBER(S) 102-030-10-100

PROJECT NAME/REQUEST (Describe proposed use and use separate sheet if necessary):

Project address is 2525 Green Vally Road, Rescue. Requesting for a tentative subdivision map entitlement.

IF SUBDIVISION/PARCEL MAP: Create 54 lots, ranging in size from 0.25 to 0.51 acre(s)/square feet

IF ZONE CHANGE: From Rural Land over 20 acres to R1 - Residential

IF GENERAL PLAN AMENDMENT: From Rural to Residential, Single Family

APPLICANT/AGENT JTS Engineering Consultants, Inc. - contact: Javed T. Siddiqui, P.E.

Mailing Address 1808 J Street Sacramento CA 95811
P.O. Box or Street City State ZIP
Phone (916) 441-6708 FAX (916) 441-6708

PROPERTY OWNER M&H Rescue, a California LLC - Contact - Omar Sharif

Mailing Address 1338 Howe Avenue Sacramento CA 95825
P.O. Box or Street City State ZIP
Phone (916) 468-9391 FAX _____

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT JTS Engineering Consultants, Inc. - contact: Javed T. Siddiqui, P.E.

Mailing Address 1808 J Street Sacramento CA 95811
P.O. Box or Street City State ZIP
Phone (916) 441-6708 FAX (916) 441-5336

LOCATION: The property is located on the N side of Green Valley Road
N/E/W/S Street or Road
~~feet/miles~~ of the intersection with Silver Springs Parkway
N/E/W/S Major Street or Road

in the Rescue area PROPERTY SIZE 25.43 acres
Acre(s) / Square Feet
X M.S. Sharif Date 9/26/22
Signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date _____ Fee \$ _____ Receipt # _____ Rec'd by _____ Census _____
Zoning _____ GPD _____ Supervisor District _____ Sec _____ Twn _____ Rng _____
Pre-application completed by: _____ Date completed: _____

**JTS ENGINEERING
CONSULTANTS, INC.**

1808 J STREET
SACRAMENTO, CA 95811-3010
(916) 441-6708; FAX (916) 441-5336
"ENGINEERING FOR PUBLIC WORKS & INDUSTRY"

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PLANNING DEPARTMENT

October 6, 2022

Job No: 2017-087

County of El Dorado
El Dorado Planning Services, Bldg. C
2850 Fairlane Court
Placerville, CA 95667
Attn: Planning Staff

**RE: Request for Pre-Application Review for 2525 Green Valley Road, Rescue, El
Dorado County
APN: 102-030-10-00**

Dear Planning Staff,

We are submitting our application for a Pre-Application Review on the project. We are providing herewith the following:

1. Signed Pre-Application Review form.
2. Five (5) full size copies of the "Tentative Subdivision Map for Pre-Application" exhibit.
3. Fee for Pre-Application Review (Major application) in the amount of \$5,490.00

Please process our request at your earliest convenience. If you have any questions or comments, please feel free to give me a call.

Please email us to confirm receipt. Florida.O'Brien@jtsengineering.com

Thank you.

Sincerely,

for Florida O'Brien
Javed T. Siddiqui, P.E.
JTS Engineering Consultants, Inc.
Javed.siddiqui@jtsengineering.com

JTS/fob

Encl:

Client: Omar Shari - Omar@sharifjewelers.com



ENGINEERING, PLANNING, COMPUTER APPLICATIONS, FEASIBILITY STUDIES, HYDROLOGY STUDIES

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Letter of Agency
PLANNING DEPARTMENT

Letter of Agency

If the applicant is not the owner of record of the subject site, a Letter of Agency from the owner or the owner's authorized representative must be submitted which grants the applicant permission to apply for the requested entitlement(s).

Date: September 23, 2022

To:

El Dorado County
Community Development Services
Planning and Building Department
2850 Fairlane Court
Placerville, CA 95667

I, the undersigned legal owner of record, hereby grant permission to:

Applicant: JTS Engineering Consultants, Inc. Phone: (916) 441-6708

Applicant's Address: 1808 J Street, Sacramento, CA 95811

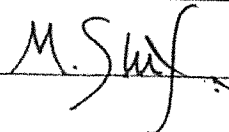
to apply for the following entitlement(s): Tentative Subdivision Map

The subject property located at: 2525 Green Vally Road, Rescue

Assessor's Parcel Number: 102-030-010-000

Printed Name of Owner of Record: M&H Rescue, a California LLC

Address of Owner of Record: 1338 Howe Avenue Phone: (916) 468-9391
Sacramento, CA 95825

Signature of Owner of Record: 

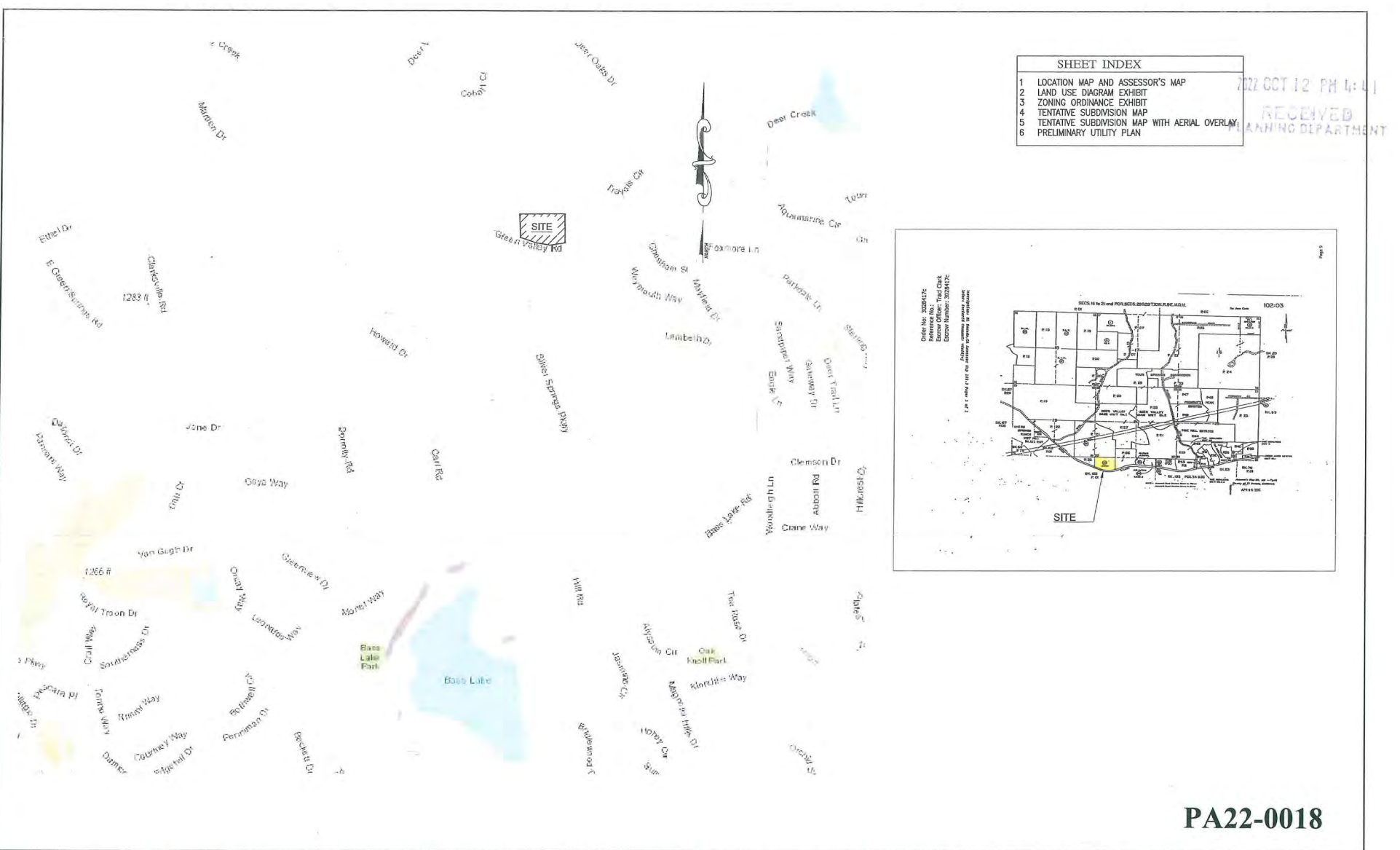
PA22-0018

2017-287

COMMUNITY DEVELOPMENT Combined Fees

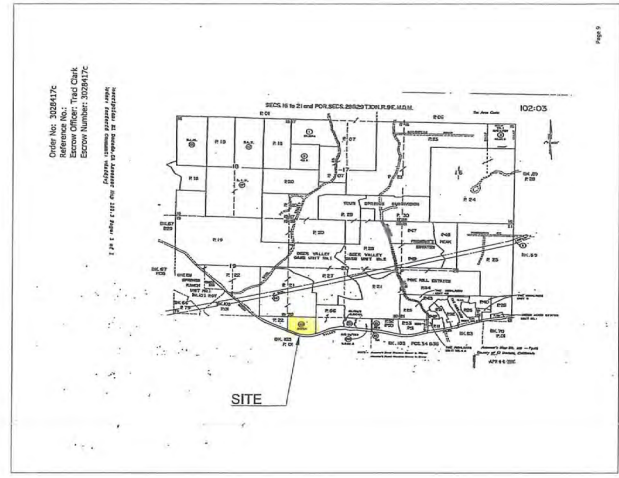
APPLICATION TYPE / SERVICE	FEE / DEPOSIT			
	PLANNING	EM	TRANSPORTATION	TOTAL
PRE-APPLICATION REVIEW				
Minor	\$1,103	\$86	\$397	\$1,586
Major	\$4,213	\$86	\$1,191	\$5,490
REACTIVATION OR REVISION TO APPLICATION (Applications that are continued off-calendar, on hold, or incomplete one year or longer, when such delay is caused by or at the request of applicant. Also, applications that are revised by applicant during the review process and require redistribution due to design changes or other significant change in the project)				
Reactivation	\$1,000 T&M			\$1,000 T&M
Revision	\$1,000 T&M	\$171		\$1,171 T&M
RECLAMATION				
Reclamation Plan	\$1,000 T&M			\$1,000 T&M
Reclamation Plan Revisions	\$1,000 T&M			\$1,000 T&M
Annual Inspection Report	\$1,000 T&M			\$1,000 T&M
RESEARCH REQUESTS, RECORDS				
Reconstruction after Burn-Down Letter, Zone Verification Letter, Flood Determination Letter	\$140			\$140
ABC License Verification, DMV Zoning, and HCD Compliance (Campground, RV Parks)	\$70			\$70
Public Convenience and Necessity	\$350			\$350
Unlisted Services and Research	\$140 T&M			\$140 T&M
REVERSION TO ACREAGE	\$210			\$210
SPECIFIC PLANS AND REVISIONS (Staff costs only. Consultant costs are covered by separate contract)	\$1,000 T&M			\$1,000 T&M
SUBDIVISION MAPS				
Preliminary Map	\$1,000 T&M	\$171		\$1,171 T&M
TENTATIVE MAP				
Public (Sewer&Water)	\$1,000 T&M	\$171	\$5,000 + 2.5%** T&M	\$6,171 + 2.5%** T&M
0-99 lots	\$1,000 T&M	\$566	\$5,000 + 2.5%** T&M	\$6,566 + 2.5%** T&M
100 plus lots	\$1,000 T&M	\$660	\$5,000 + 2.5%** T&M	\$6,660 + 2.5%** T&M

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SHEET INDEX	
1	LOCATION MAP AND ASSESSOR'S MAP
2	LAND USE DIAGRAM EXHIBIT
3	ZONING ORDINANCE EXHIBIT
4	TENTATIVE SUBDIVISION MAP
5	TENTATIVE SUBDIVISION MAP WITH AERIAL OVERLAY
6	PRELIMINARY UTILITY PLAN

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BENCHMARK ELEVATION: 315.719 METERS
 BENCHMARK HAS DATA SHEET PID DC2882
 2 INCH SURVEY DISK IN CONCRETE
 HEADWALL OVER DRAINAGE DITCH NE COR
 OF PLEASANT VALLEY MIDDLE SCHOOL BLDG.

JTS ENGINEERING CONSULTANTS, INC.
 1808 J STREET
 SACRAMENTO, CALIFORNIA 95811 TEL: (916) 441-6708

DESIGNED:	CTR / OJS	SCALE:	
DRAWN:	CTR	H:	1"=60'
CHECKED:	JTS	V:	
SUBMITTED:	JAVED T. SIDDIQUI	RCE:	25924



NO.	DESCRIPTION	ENGR		APPROVAL	
		INIT	BY	DATE	

LOCATION MAP & ASSESSOR'S MAP
2525 GREEN VALLEY ROAD
 COUNTY OF EL DORADO APN: 102-030-10-000 CALIFORNIA

DATE: 10-5-22
SHEET
1
OF 6

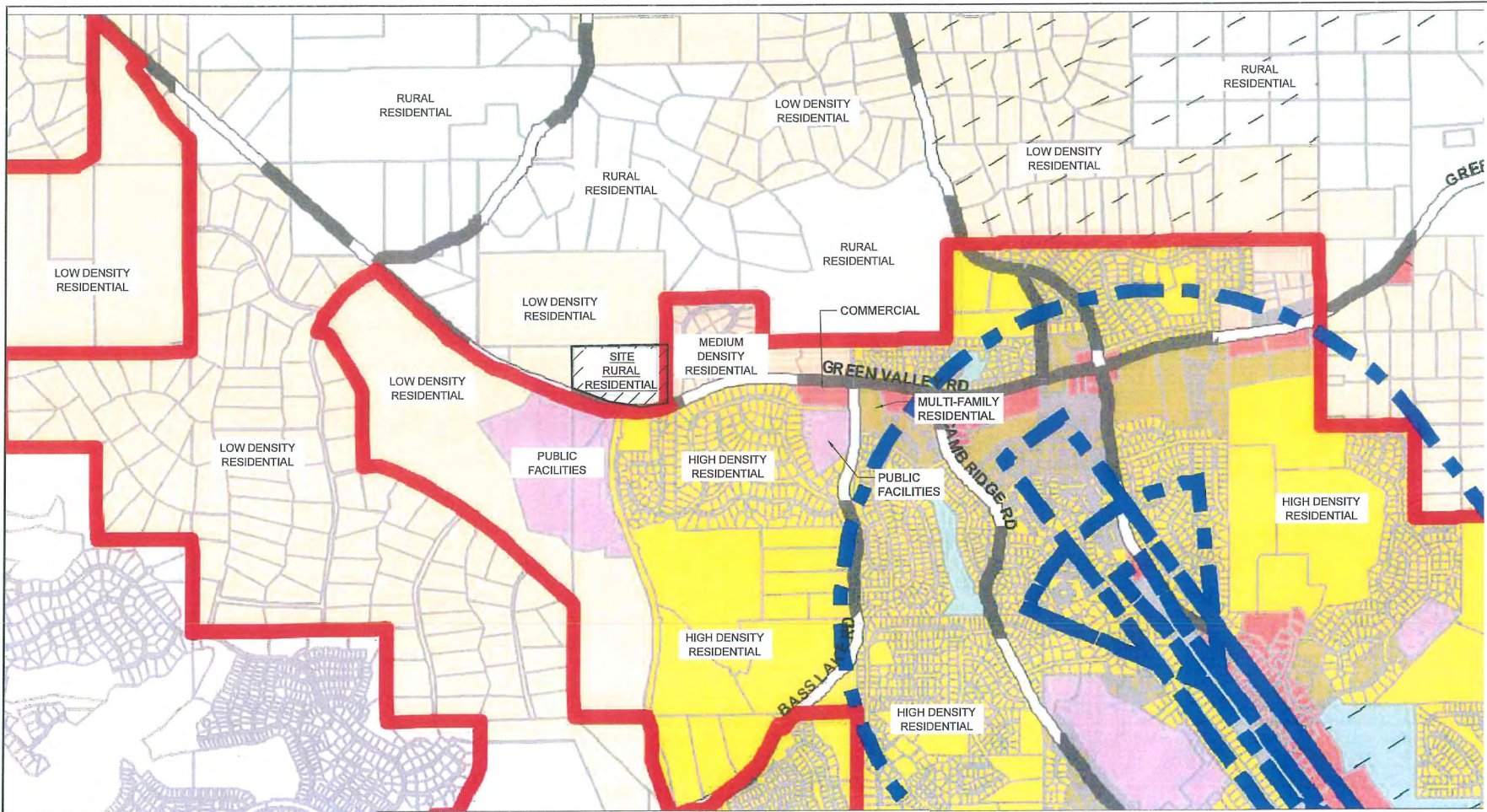


FIGURE LU - 1 : LAND USE DIAGRAM

EXHIBIT NOTES:

1) ALL INFORMATION SHOWN ON THIS EXHIBIT HAVE BEEN TAKEN FROM THE COUNTY OF EL DORADO WEBSITE.

Legend	
	Adopted Plan
	Agricultural Lands
	Commercial
	High Density Residential
	Industrial
	Low Density Residential
	Medium Density Residential
	Multi-Family Residential
	Nature Resources
	Open Space
	Public Facilities
	Research & Development
	Rural Residential
	Tourist Recreational
	Major Roads
	Agricultural District
	Community Regions
	Rural Centers
	Airport Safety Zone
	Texas Hill Reservoir Take Line
	Important Biological Corridor
	Mineral Resource
	Paved Lane
	Ecological Preserve

BENCHMARK ELEVATION: 315.719 METERS
1050.8 FEET
BENCHMARK HAS DATA SHEET PID D0382.
FINISH SURVEY DONE IN CONCRETE
HEADWALL OVER DRAINAGE DITCH NE COR
OF PLEASANT VALLEY MIDDLE SCHOOL SIGN.

JTS ENGINEERING CONSULTANTS, INC.
1808 J STREET
SACRAMENTO, CALIFORNIA 95811 TEL: (916) 441-8708

DESIGNED: CTR / OJS
DRAWN: CTR
CHECKED: JTS
SUBMITTED: JAVED T. SIDDIQUI
SCALE: H: 1"=60'
V:
RCE: 26924



NO.	DESCRIPTION	ENGR INIT	APPROVAL	
			BY	DATE

LAND USE DIAGRAM EXHIBIT
2525 GREEN VALLEY ROAD
COUNTY OF EL DORADO APN: 102-030-10-1000 CALIFORNIA

DATE: 10-5-22
SHEET
2
OF **6**