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MAR 14 2024

FILE # \_\_\_\_\_

EL DORADO COUNTY  
PLANNING AND BUILDING DEPARTMENT

EL DORADO COUNTY PLANNING SERVICES



PRE-APPLICATION AND CONCEPTUAL REVIEW PROCESS

ASSESSOR'S PARCEL NUMBER(s) 118-100-036-000

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

subdivide 1.3 acre lot to between 7-9 lots

IF SUBDIVISION/PARCEL MAP: Create 7-9 lots, ranging in size from 6,000 to 7,500 acre(s)/square feet

IF ZONE CHANGE: From \_\_\_\_\_ to \_\_\_\_\_

IF GENERAL PLAN AMENDMENT: From \_\_\_\_\_ to \_\_\_\_\_

APPLICANT/AGENT Lot of Land Inc. email: Mr@lotofland.com  
Mailing Address 5965 Stirling Rd #530 Davie FL 33314  
P.O. Box or Street City State ZIP  
Phone 423-616-9369 FAX \_\_\_\_\_

PROPERTY OWNER We are in contract with Jaspreet Mann  
Mailing Address same as above " " "  
P.O. Box or Street City State ZIP  
Phone " " " FAX \_\_\_\_\_

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
P.O. Box or Street City State ZIP  
Phone \_\_\_\_\_ FAX \_\_\_\_\_

LOCATION: The property is located on the N side of Orofino Rd Drive  
N/E/W/S Street or Road  
\_\_\_\_\_ feet/miles \_\_\_\_\_ of the intersection with \_\_\_\_\_  
N/E/W/S Major Street or Road

in the El Dorado Hills area. PROPERTY SIZE 1.33  
Acre(s) / Square Feet  
X M. Pappalardo Date 3/12/2024  
Signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date 3/14/2024 Fee \$ 2,419.26 Receipt # R52554 Rec'd by UN Census \_\_\_\_\_  
Zoning R-1 GPD HDR Supervisor District 2 Sec 11 Twn 9N Rng 8E  
Pre-application completed by: \_\_\_\_\_ Date completed: \_\_\_\_\_

## El Dorado Hills Pre App Meeting Cover Letter

Attn Planning Services  
Pre Application Submittal

Today, March 12th 2024, Lot of Land is pleased to present this application for a pre app meeting/review to receive feedback on our proposed subdivision.

Attached please find the application, parcel information, aerial photos, air quality management waiver, Traffic Department correspondence and application, Cultural Resource Sensitivity Letter stating the property artifacts are insignificant, and a check for the pre app fee.

Below is an outline of the subdivision we are proposing:

Subdivide parcel # 118-100-036-000, roughly 1.3 acres, into (between 7 - 9) residential single family lots for future use. The current zoning allows for minimum 6,000 sq ft lots, and 7,500 for corner lots. However, as all of the proposed lots will have road frontage, it is our understanding that we therefore will not be required to have a corner lot.

Please provide feedback on the amount, size and orientation to ensure a successful project.

Should you have any questions, or need further clarifications, please feel free to reach out.

My email: Mr@lotofland.com  
My phone : 423-616-9369

Kindly,

Menachem Rappaport  
Lot of Land



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EL DORADO COUNTY  
PLANNING AND BUILDING DEPARTMENT

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EL DORADO COUNTY PLANNING SERVICES DEPARTMENT  
2850 Fairlane Court, Placerville CA 95667

(530) 621-5355 | fax: (530) 642-0508 | <http://www.edcgov.us/planning>

## **PRE-APPLICATION AND CONCEPTUAL REVIEW PROCESS**

(Revised February 2014)

### **PURPOSE OF PRE-APPLICATION**

It is the purpose of the pre-application process to:

- Review preliminary project design to ensure conformance with County Policies and Ordinances;
- Provide early identification of issues giving the applicant the opportunity to seek solutions or consider alternative designs before the filing of an application;
- Suggest alternatives for the project which in the experience of the staff have improved chances of a recommendation for approval;
- Assist the applicant in determining the scope of material required for submittal of an application, especially those which are complex or involve multiple applications; and
- Improve the quality of the application when submitted, thereby simplifying the processing of the application.

### **PURPOSE OF CONCEPTUAL REVIEW**

It is the purpose of the conceptual review process to:

- Allow staff to prepare a minor report to the decision-makers that outlines the basic issues for discussion;
- Provide an opportunity for projects to receive early feedback from either the Planning Commission or Board of Supervisors in an informal workshop setting without benefit of a vote; and
- Provide legal notice of the workshop, allowing public input, but allow the applicant to decide if input is requested at that time from the surrounding property owners.

### **WHEN A PRE-APPLICATION OR CONCEPTUAL REVIEW IS NEEDED**

The Pre-Application is an optional process designed for those who may not be familiar with current County regulations and policies or for those who are attempting projects with new concepts, where some direction from county staff may be of value before committing substantial costs on a project.

The General Plan Initiation Process, Board Policy J-6, was adopted by the Board of Supervisors on December 10, 2013, requiring a Pre-Application and Conceptual Review for any privately-initiated application to amend the General Plan, adopt a new Specific Plan, and/or amend a Specific Plan that is proposing to increase allowable residential densities of 50 or more dwelling units. This policy specifies the manner in which amendments to the El Dorado County General Plan, Specific Plan Applications and Specific Plan Amendments sought by private parties shall be initiated.

For all other projects not subject to Board Policy J-6, applicants interested in receiving early feedback from either the Planning Commission or Board of Supervisors on a specific project or an interpretation of an existing code, may schedule a Conceptual Review workshop.

### **PROCESS**

An application form and the payment of fees are required as part of the submittal process for the minor and major Pre-Application. The Conceptual Review application is processed as a major Pre-Application.

Typical minor Pre-Application projects include: minor research by staff on a particular property, code section, etc., parcel maps, small subdivisions and small commercial or industrial development.

Typical major Pre-Application projects include: major research by staff, general plan amendments, new Specific Plans and/or amendments to Specific Plans proposing to increase allowable residential densities of 50 or more dwelling units, rezones, planned developments, large tract maps and large commercial or industrial development.

If it is unclear which application fee to pay, please call Planning Services at (530) 621-5355 and speak with a planner. Once submitted, a planner will be assigned within the first few days at which time the applicant will be contacted to schedule a meeting. Major Pre-Applications can include review by a number of agencies, so a Technical Advisory Committee (TAC) may be held to evaluate the proposed project. If the applicant desires to have a Conceptual Review workshop before the decision-makers, more time is required in order to obtain information from the TAC group (if necessary) and to conduct any necessary research prior to preparing a memo and scheduling and noticing the hearing.

For more formal review specifically of subdivisions, including comments from affected agencies and other County departments, the "Preliminary Map" process may be used. Please contact the department for more information or go to the web page to download an application.

### **FEES**

Current application fees may be obtained by contracting Planning Services at (530) 621-5355 or by accessing the on-line Fee Schedule at <http://www.edcgov.us/Planning/fees.html>.

### **LIMITS OF STAFF RESPONSE**

While staff will take utmost care to accurately represent County Codes, Policies and applicable past positions of staff, the Planning Commission and the Board of Supervisors, it should be noted that matters discussed in the Pre-Application meeting should be not construed to bind, restrict or obligate the staff or review boards when processing a subsequent application. A more thorough review that occurs during the formal application process could reveal issues and circumstances that were not known or reviewed during the much shorter review of the Pre-Application review process. Further, it is incumbent on the part of the applicant to obtain and understand all applicable Codes and policies.

**SUBMITTAL PROCESS**

To initiate this process, submit an application (attached or on the web) requesting a Pre-Application meeting or a Conceptual Review workshop, and enclose the application fees from the Current Fee schedule. Mail or hand deliver application and any supplemental information to Planning Services, Building C, 2850 Fairlane Court, Placerville, CA 95667.

**NUMBER OF COPIES**

Minor Pre-Application: 3 copies of all application and supplemental materials

Major Pre-Application: 5 copies of all application and supplemental materials

Conceptual Review Workshop: 10 copies of all application and supplemental materials



MAR 14 2024

EL DORADO COUNTY  
PLANNING AND BUILDING DEPARTMENT



EL DORADO COUNTY PLANNING SERVICES

SUBMITTAL INFORMATION

for

PRE-APPLICATION/CONCEPTUAL REVIEW

There are no minimum submittal requirements for the Pre-Application meeting. However, the following is a list of desirable information that should be available, to the extent practical, for staff to maximize the productivity of the Pre-Application meeting. **All plans and maps MUST be folded to 8 1/2" x 11"**. The items with an asterisk (\*) below must be submitted for a Conceptual Review Workshop.

Choose at least one:

- I request a Pre-Application Meeting
- I request a Conceptual Review Workshop with the Planning Commission
- I request a Conceptual Review Workshop with the Board of Supervisors

Check (v)

<u>Applicant</u>	<u>County</u>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1) Assessors Parcel Map noting the subject parcel.*
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2) A conceptual site plan or map plan, preferably showing the following:*
<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Number of units or lots, approximate size of lots, and overall density (buildings, square footage, parking and if multi-family housing or town homes/condos).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	b. Access to the site from County or State road system.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	c. Existing Zoning and Land Use designation, and any proposed zoning or Land Use designation changes.
<input type="checkbox"/>	<input type="checkbox"/>	d. Such items as existing/proposed open space, recreation areas, and trail systems.
<input type="checkbox"/>	<input type="checkbox"/>	e. Identification of wetlands, reservoirs, creeks, slopes which are 30% or greater, key types of vegetation (trees, shrubs, grass), and any other significant natural features. The presence of these features can be approximated.
<input type="checkbox"/>	<input type="checkbox"/>	f. Any information on previous applications and parcel creation, existing code violations, nonconforming uses, etc. that would be helpful to staff.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3) Aerial photograph of the project area.*
<input type="checkbox"/>	<input type="checkbox"/>	4) Any other information which helps to define the proposal, including preliminary grading, drainage, etc., which may help the review team understand and comment on the proposed project.

Like all other programs, this service is intended to meet your needs in a timely and inexpensive manner. If after the review, you have comments and suggestions on the value of the service or how it can be improved, please let us know.



COUNTY OF EL DORADO, CALIFORNIA  
BOARD OF SUPERVISORS POLICY

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EL DORADO COUNTY  
PLANNING AND BUILDING DEPARTMENT

Subject:  GENERAL PLAN AMENDMENT INITIATION HEARING & VOLUNTARY CONCEPTUAL REVIEW PROCESS	Policy Number:  J-6	Page Number:  1 of 4
	Originally Adopted: 12/10/2013	Last Revised Date: 10/06/2020

**I. PURPOSE**

The purpose of this Policy is to:

- A. Ensure that applicants are informed of the potential concerns and risks associated with privately initiated General Plan Amendments, including Specific Plan Amendments and new Specific Plans that would result in increasing allowable density by 50 or more dwelling units.
- B. Assist the County Board of Supervisors in determining whether a proposed change to the General Plan furthers the overall goals and objectives of the Board of Supervisors based on the Criteria listed below in Section III.
- C. Provide for early public knowledge and involvement in the General Plan Amendment initiation process.
- D. Specify the manner in which amendments to the El Dorado County General Plan, including Specific Plan Amendments and new Specific Plans sought by private parties shall be initiated pursuant to Government Code Section 65358 (general plan amendments), Government Code Section 65453 (specific plan amendments), and General Plan Policies (2.9.1.1 through 2.9.1.6).
- E. Provide the framework for applicants to follow when voluntarily requesting a Conceptual Review before the Planning Commission or the Board of Supervisors for any development project pursuant to Section 130.51.090 of the County's Zoning Ordinance.

This review process will result in neither approval nor denial of the proposed project. The more thorough review that occurs during the formal application process could reveal issues and circumstances that were not known or reviewed during the much shorter review of the Initiation Hearing/Conceptual Review process.

**II. POLICY**

- A. Any privately-initiated application to amend the General Plan, including Specific Plan Amendments and new Specific Plans (herein collectively referred to as "Applications") proposing to increase allowable residential densities by 50 or more dwelling units shall require an Initiation Hearing before the Board of Supervisors. The Initiation Hearing is the first point of consideration by a decision maker and is intentionally limited in scope. The hearing shall focus on a high-level policy assessment of how well the proposed application furthers the overall goals and objectives of the Board of Supervisors based on the Criteria listed below in Section III.
- B. This Policy shall apply only to applications submitted after the effective date of this Policy.



# COUNTY OF EL DORADO, CALIFORNIA

## BOARD OF SUPERVISORS POLICY

Subject: GENERAL PLAN AMENDMENT INITIATION HEARING & VOLUNTARY CONCEPTUAL REVIEW PROCESS	Policy Number: J-6	Page Number: 2 of 4
	Originally Adopted: 12/10/2013	Last Revised Date: 10/06/2020

### III. PROCEDURE

A. Applicants shall submit a complete application to the Planning and Building Department. The completed application shall include, but not be limited to, the following items:

1. A description of the proposed project and General Plan amendment, Specific Plan amendment, or new Specific Plan including a discussion of the elements and policies to be amended, the reasons for the amendment, and how the amendment meets the Criteria listed below;
2. Vicinity and Location Maps;
3. Site plan(s) showing existing and proposed General Plan land use and Zoning designations for the subject property and surrounding properties; and
4. Optional exhibits, such as photographs or aerial photographs.

B. Once staff has determined the application is complete, a staff report shall be prepared and the application shall be referred to the Board of Supervisors for a hearing to evaluate whether the application meets the criteria identified below. The County will strive to schedule this hearing within 60 days from the date staff determines the application is complete.

Notice shall be provided in accordance with and as outlined in County of El Dorado Zoning Ordinance Section 130.51.050 Public Notice Requirements and Procedures. Public Notice range to be determined by Department Director with a minimum range of a half (1/2) mile. Notice of the hearing shall be provided in the manner required by Government Code section 65091 or as otherwise required by County Ordinance or Resolution.

C. An application shall be evaluated to determine how well it meets the following Criteria:

1. The proposed application is consistent with the goals and objectives of the General Plan, and/or County adopted Strategic Plan, and/or Board of Supervisors adopted community vision and implementation plan; and
2. Public infrastructure, facilities and services are available or can be feasibly provided to serve the proposed project without adverse impact to existing or approved development; and





## COUNTY OF EL DORADO, CALIFORNIA BOARD OF SUPERVISORS POLICY

Subject:  GENERAL PLAN AMENDMENT INITIATION HEARING & VOLUNTARY CONCEPTUAL REVIEW PROCESS	Policy Number:  J-6	Page Number:  3 of 4
	Originally Adopted: 12/10/2013	Last Revised Date: 10/06/2020

3. The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan, or site design. This can be achieved by meeting one or more of the following goals and objectives:
  - a) Increases employment opportunities within El Dorado County.
  - b) Promotes the development of housing affordable to moderate income households earning at or below 120% of the median monthly income for El Dorado County, as defined by the U.S. Department of Housing and Urban Development.
  - c) Provides additional opportunities to retain retail sales and sales tax revenues within El Dorado County.
  - d) Protects and enhances the agricultural and natural resource industries.

D. Additional considerations for discussion may include, but not be limited to:

1. Level and diversity of community support and opposition;
2. Appropriateness of the proposed size, density and boundary of the project site;
3. Provision of additional benefit to the community;
4. Provision of public facilities;
5. Potential environmental effects; and
6. Future potential zoning and allowed uses.
7. Special consideration to be given to projects within high fire zone areas.

E. Exemptions

General Plan and Specific Plan amendments necessary to correct technical errors or mapping errors, to facilitate the development of qualified housing projects available to very low- or low-income households, to protect the public health and safety, to comply with changes in state or federal law, or that propose to increase allowable density/intensity by less than 50 dwelling units are exempt from the provisions of this Policy.



COUNTY OF EL DORADO, CALIFORNIA  
BOARD OF SUPERVISORS POLICY

Subject: GENERAL PLAN AMENDMENT INITIATION HEARING & VOLUNTARY CONCEPTUAL REVIEW PROCESS	Policy Number: J-6	Page Number: 4 of 4
	Originally Adopted: 12/10/2013	Last Revised Date: 10/06/2020

**IV. RESPONSIBLE DEPARTMENT**

Planning and Building Department  
Department of Transportation

**V. DATES (ADOPTED, REVISED, NEXT REVIEW)**

<b>Originally Adopted:</b>	12/10/2013		
<b>Last Revision:</b>	10/06/2020	<b>Next Review:</b>	10/06/2023

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EL DORADO COUNTY  
PLANNING AND BUILDING DEPARTMENT

COUNTY OF EL DORADO  
CAMPAIGN CONTRIBUTION DISCLOSURE FORM

Application or Solicitation Number: \_\_\_\_\_

Application or Solicitation Title: \_\_\_\_\_

Was a campaign contribution, regardless of the dollar amount, made to any member of the El Dorado County Board of Supervisors or to any County Agency Officer on or after January 1, 2023, by the applicant, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist?

Yes \_\_\_\_\_ No     /    

If no, please sign and date below.

If yes, please provide the following information:

Applicant's Name: \_\_\_\_\_

Contributor or Contributor Firm's Name: \_\_\_\_\_

Contributor or Contributor Firm's Address: \_\_\_\_\_

Is the Contributor:

- The Applicant Yes \_\_\_\_\_ No \_\_\_\_\_
- Subcontractor Yes \_\_\_\_\_ No \_\_\_\_\_
- The Applicant's agent/ or lobbyist Yes \_\_\_\_\_ No \_\_\_\_\_

**Note:** Under California law as implemented by the Fair Political Practices Commission, campaign contributions made by the Applicant and the Applicant's agent/lobbyist who is representing the Applicant in this application or solicitation must be aggregated together to determine the total campaign contribution made by the Applicant.

\_\_\_\_\_

Identify the Board of Supervisors Member(s) and County Agency Officer(s) to whom you, your subcontractors, and/or agent/lobbyist made campaign contributions on or after January 1, 2023, the name of the contributor, the dates of contribution(s) and dollar amount of the contribution. Each date must include the exact month, day, and year of the contribution.

Name of Board of Supervisors Member or County Agency Officer: \_\_\_\_\_

Name of Contributor: \_\_\_\_\_

Date(s) of Contribution(s): \_\_\_\_\_

Amount(s): \_\_\_\_\_

(Please add an additional sheet(s) to identify additional Board Members or County Agency Officer to whom you, your subconsultants, and/or agent/lobbyist made campaign contributions)

By signing below, I certify that the statements made herein are true and correct. I also agree to disclose to the County any future contributions made to Board Members or County Agency Officers by the applicant, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist after the date of signing this disclosure form, and within 12 months following the approval, renewal, or extension of the requested license, permit, or entitlement to use.

03/12/2024  
Date

Lot of Land Inc  
Print Firm Name if applicable

M. Raffaport  
Signature of Applicant

Meredith Raffaport  
Print Name of Applicant

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EL DORADO COUNTY  
PLANNING AND BUILDING DEPARTMENT

**EL DORADO COUNTY BOARD OF  
SUPERVISORS AND COUNTY AGENCY  
OFFICERS**

**Board of Supervisors**

John Hidahl, District One

George Turnboo, District Two

Wendy Thomas, District Three

Lori Parlin, District Four

Brook Laine, District Five

**County Agency Officers**

Jon DeVille, Assessor

Joe Harn, Auditor-Controller

Vern Pierson, District Attorney

Janelle K. Horne, Recorder-Clerk

Jeff Leikauf, Sheriff-Coroner-Public Administrator

K.E. Coleman, Treasurer-Tax Collector



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EL DORADO COUNTY  
PLANNING AND BUILDING DEPARTMENT

**Attachment A**

**GOVERNMENT CODE SECTION 84308**

(a) The definitions set forth in this subdivision shall govern the interpretation of this section.

(1) "Party" means any person who files an application for, or is the subject of, a proceeding involving a license, permit, or other entitlement for use.

(2) "Participant" means any person who is not a party but who actively supports or opposes a particular decision in a proceeding involving a license, permit, or other entitlement for use and who has a financial interest in the decision, as described in Article 1 (commencing with Section 87100) of Chapter 7. A person actively supports or opposes a particular decision in a proceeding if that person lobbies in person the officers or employees of the agency, testifies in person before the agency, or otherwise acts to influence officers of the agency.

(3) "Agency" means an agency as defined in Section 82003 except that it does not include the courts or any agency in the judicial branch of government, the Legislature, the Board of Equalization, or constitutional officers. However, this section applies to any person who is a member of an exempted agency but is acting as a voting member of another agency.

(4) "Officer" means any elected or appointed officer of an agency, any alternate to an elected or appointed officer of an agency, and any candidate for elective office in an agency.

(5) "License, permit, or other entitlement for use" means all business, professional, trade, and land use licenses and permits and all other entitlements for use, including all entitlements for land use, all contracts (other than competitively bid, labor, or personal employment contracts), and all franchises.

(6) "Contribution" includes contributions to candidates and committees in federal, state, or local elections.

(b) While a proceeding involving a license, permit, or other entitlement for use is pending, and for 12 months following the date a final decision is rendered in the proceeding, an officer of an agency shall not accept, solicit, or direct a contribution of more than two hundred fifty dollars (\$250) from any party or a party's agent, or from any participant or a participant's agent if the officer knows or has reason to know that the participant has a financial interest, as that term is used in Article 1 (commencing with Section 87100) of Chapter 7. This prohibition shall apply regardless of whether the officer accepts, solicits, or directs the contribution on the officer's own behalf, or on behalf of any other officer, or on behalf of any candidate for office or on behalf of any committee.

(c) Prior to rendering any decision in a proceeding involving a license, permit, or other entitlement for use pending before an agency, each officer of the agency who received a contribution within the preceding 12 months in an amount of more than two hundred fifty dollars (\$250) from a party or from any participant shall disclose that fact on the record of the proceeding. An officer of an agency shall not make, participate in making, or in any way attempt to use the officer's official position to influence the decision in a proceeding involving a license, permit, or other entitlement for use pending before the agency if the officer has willfully or knowingly received a contribution

in an amount of more than two hundred fifty dollars (\$250) within the preceding 12 months from a party or a party's agent, or from any participant or a participant's agent if the officer knows or has reason to know that the participant has a financial interest in the decision, as that term is described with respect to public officials in Article 1 (commencing with Section 87100) of Chapter 7.

(d)(1) If an officer receives a contribution which would otherwise require disqualification under this section, and returns the contribution within 30 days from the time the officer knows, or should have known, about the contribution and the proceeding involving a license, permit, or other entitlement for use, the officer shall be permitted to participate in the proceeding.

(2)(A) Subject to subparagraph (B), if an officer accepts, solicits, or directs a contribution of more than two hundred fifty dollars (\$250) during the 12 months after the date a final decision is rendered in the proceeding in violation of subdivision (b), the officer may cure the violation by returning the contribution, or the portion of the contribution in excess of two hundred fifty dollars (\$250), within 14 days of accepting, soliciting, or directing the contribution, whichever comes latest.

(B) An officer may cure a violation as specified in subparagraph (A) only if the officer did not knowingly and willfully accept, solicit, or direct the prohibited contribution.

(C) An officer's controlled committee, or the officer if no controlled committee exists, shall maintain records of curing any violation pursuant to this paragraph.

(e)(1) A party to a proceeding before an agency involving a license, permit, or other entitlement for use shall disclose on the record of the proceeding any contribution in an amount of more than two hundred fifty dollars (\$250) made within the preceding 12 months by the party or the party's agent.

(2) A party, or agent to a party, to a proceeding involving a license, permit, or other entitlement for use pending before any agency or a participant, or agent to a participant, in the proceeding shall not make a contribution of more than two hundred fifty dollars (\$250) to any officer of that agency during the proceeding and for 12 months following the date a final decision is rendered by the agency in the proceeding.

(3) When a closed corporation is a party to, or a participant in, a proceeding involving a license, permit, or other entitlement for use pending before an agency, the majority shareholder is subject to the disclosure and prohibition requirements specified in this section.

(f) This section shall not be construed to imply that any contribution subject to being reported under this title shall not be so reported.

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EL DORADO COUNTY  
PLANNING AND BUILDING DEPARTMENT

**Attachment B**

**COUNTY OF EL DORADO  
CAMPAIGN CONTRIBUTION DISCLOSURE INFORMATION**

The attached Campaign Contribution Disclosure Form must be completed by applicants for, or persons who are the subject of, any proceeding involving a license, permit, or other entitlement for use, including most contracts and franchises, pending before the Board of Supervisors ("Board") of the County of El Dorado or any of its affiliated agencies.

**IMPORTANT NOTICE**

Government Code section 84308 (also known as the "Levine Act") contains requirements that are summarized generally as follows:

- A. If you are an applicant for, or the subject of, any proceeding involving a license, permit, or other entitlement for use, you are prohibited from making a campaign contribution of more than \$250 to any member of the Board of Supervisors or other County official who may participate in your proceeding. This prohibition begins on the date your application is filed or the proceeding is otherwise initiated, and the prohibition ends 12 months after a final decision is rendered by the Board of Supervisors or other County officer. In addition, no Board member or other County official who may participate in your proceeding alternate may solicit or accept a campaign contribution of more than \$250 from you during this period.
- B. These prohibitions also apply to your agents, and, if you are a closely held corporation, to your majority shareholder as well. These prohibitions also apply to your subcontractor(s), joint venturer(s), and partner(s) in this proceeding. Also included are parent companies and subsidiary companies directed and controlled by you, and political action committees directed and controlled by you.
- C. You must file the attached disclosure form and disclose whether you or your agent(s) have in the aggregate contributed more than \$250 to any Board member or other County officer who may participate in your proceeding during the 12-month period preceding the filing of the application or the initiation of the proceeding.
- D. If you or your agent have in the aggregate contributed more than \$250 to any individual Board member or other County officer who may participate in your proceeding during the 12 months preceding the decision on the application or proceeding, that Board member or other County officer must disqualify himself or herself from the decision. However, disqualification is not required if the Board member or other County official returns the campaign contribution within 30 days from the time the member or official knows, or should have known, about both the contribution and the fact that you are a party in the proceeding. The Campaign Contribution Disclosure Form should be completed and filed with your application or proposal, or with the first written document you file or submit after the proceeding commences.

1. A proceeding involving “a license, permit, or other entitlement for use” includes all business, professional, trade and land use licenses and permits, and all other entitlements for use, including all entitlements for land use, all contracts (other than competitively bid, labor or personal employment contracts), and all franchises.
2. Your “agent” is someone who represents you in connection with a proceeding involving a license, permit or other entitlement for use. If an individual acting as an agent is also acting in his or her capacity as an employee or member of a law, architectural, engineering, consulting firm, or similar business entity, both the business entity and the individual are “agents.”
3. To determine whether a campaign contribution of more than \$250 has been made by you, campaign contributions made by you within the preceding 12 months must be aggregated with those made by your agent within the preceding 12 months or the period of the agency relationship, whichever is shorter. Contributions made by your majority shareholder (if a closely held corporation), your subcontractor(s), your joint venturer(s), and your partner(s) in this proceeding must also be included as part of the aggregation. Campaign contributions made to different Board of Supervisors members or other County officer who may participate in your proceeding are not aggregated.
4. A list of the Board of Supervisors members and other County officials is attached.

This notice summarizes the major requirements of Government Code section 84308 of the Political Reform Act and California Code of Regulations, Title 2 sections 18438.1-18438.8.





Office of the Assessor

# Historical Property Information

Parcel Number: 118-100-36-100

Property Address:

Assessor's information is for assessment and tax purposes only and should not be relied upon for status of development or building purposes.

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EL DORADO COUNTY  
PLANNING AND BUILDING DEPARTMENT

### Property Description:

Primary Use\*\*: 00, VACANT RES - UP TO 2.5 AC (1-3 UNITS ALLOWED)

Subdivision Tract Number: 2069

Subdivision Tract Name: CREEKSIDE GREENS UNIT NO 3

APN Status: 00, Active

Reference: L A

Tax Rate Area: 054-186

School District: BUCKEYE UNION

Last Appraisal Effective Date: 11/6/2015

Last Appraisal Reason: 100% CHG IN OWNER THAT CLEARS A P8

MPR Card: 118-100-36

\*\*The USE is only reviewed at the time of the last taxable event, and may not be a legal use

### Associated Maps for: 118-100-36-100

Most Recent Plat: Assessor's Plat 118-10

Historical Plat:

Subdivision Maps: Creekside Greens #3: J-004

Creekside Greens #3: J-004A

Creekside Greens #3: J-004B

### 2017 - 2018 Taxable Property Values for: 118-100-36-100

Property	Value
Land	\$55,973
<b>Land Total</b>	<b>\$55,973</b>
<b>Improvement Total</b>	<b>\$0</b>
<b>Personal property Total</b>	<b>\$0</b>
<b>Total Roll</b>	<b>\$55,973</b>
<b>(Exemptions Total)</b>	<b>\$0</b>

Net Roll	\$55,973
----------	----------

Event List for: 118-100-36-100

Roll	Event Date	Bill Status	Event Status	Seq #	Event Type	Stmnt. Status	ID	Tax Bill #	Value
2018	1/1/2018	Active	Annual Roll	1	Roll	Pending			\$55,973
2017	1/1/2017	Active	Annual Roll	1	Roll	Paid		076908	\$54,876
2016	1/1/2016	Active	Annual Roll	1	Roll	Paid		076616	\$53,800
2015	11/6/2015	Active Suppl	Billed	1	Change in Ownership	Refund	<u>0058574</u>	408565R	\$53,800
2015	1/1/2015	Active	Annual Roll	1	Roll	Paid		076426	\$200,000
2014	1/1/2014	Active	Annual Roll	1	Roll	Dflt_Abstr		076384	\$200,000
2013	1/1/2013	Active	Annual Roll	1	Roll	Dflt_Abstr		076412	\$270,000
2012	1/1/2012	Active	Annual Roll	1	Roll	Dflt_Abstr		076390	\$270,000
2011	1/1/2011	Active	Annual Roll	1	Roll	Dflt_Abstr		076418	\$270,000
2010	1/1/2010	Active	Annual Roll	1	Roll	Dflt_Abstr		076417	\$314,500
2009	1/1/2009	Active	Annual Roll	1	Roll	Dflt_Abstr		076398	\$324,597
2008	1/1/2008	Active	Annual Roll	1	Roll	Dflt_Abstr		076226	\$318,233
2007	1/1/2007	Active	Annual Roll	1	Roll	Paid		076165	\$311,994
2006	1/1/2006	Supplemental Roll	Annual Roll	1	Roll	No Bill			
2005	1/1/2005	Supplemental Roll	Annual Roll	1	Roll	No Bill			

Property Characteristics for: 118-100-36-100

Property Characteristic	Description
Acreage	1.327 ac
Book Category Number	2118
Current Record Flag	Yes

Parcel Split Background for: 118-100-36-100

This Parcel Was Formed From Parcel: 107-810-36-100  
Parcel Change Date: 6/17/2006

---

Related Accounts for: 118-100-36-100

This Parcel Has No Related Accounts.

---

Owner Change History for: 118-100-36-100

**Recorded Document: 2015-0058574**  
Record Change Date: 12/17/2015  
Effective Owner Change Date: 11/6/2015  
Proposition 13 Appraisal: Yes  
Value Change: 100%  
Document Transfer Tax: \$59.40  
Preliminary Change of Ownership: 2015-0058574

**Recorded Document: 2003-0076585**  
Record Change Date: 7/29/2003  
Effective Owner Change Date: 7/29/2003  
Proposition 13 Appraisal: Yes  
Value Change: 100%  
Document Transfer Tax:  
Preliminary Change of Ownership: 2003-0076585

**Recorded Document: 2001-0042476**  
Record Change Date: 7/11/2001  
Effective Owner Change Date: 7/11/2001  
Proposition 13 Appraisal: Yes  
Value Change: 10%  
Document Transfer Tax:  
Preliminary Change of Ownership: 2001-0042476

POR. SEC. 11, T.9N., R.8E., M.D.M.  
CREEKSIDE GREENS UNIT NO. 3

J - 4

1" eq

Bk 118  
Pg 13

Bk 118  
Pg 01

Bk 118 Pg 04

Bk 118  
Pg 06

Bk 118 Pg 07

Bk 118 Pg 08

Bk 118 Pg 09



EL DORADO COUNTY  
PLANNING AND BUILDING DEPARTMENT

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Acresages Are Estimates

Rev. July 12, 2006

Assessor's Map B1  
County of El D

It is prepared by the El Dorado Co  
ent purposes only. Area calculations  
aranteed. Users should verify items  
age



POR. SEC. 11, T.9N., R.8E., M.D.M. CREEKSIDE GREENS UNIT NO. 3

J - 4



Acreages Are Estimates

Rev. July 12, 2006

Assessor's Map BI  
County of El D

This map is prepared by the El Dorado Co Assessor for assessment purposes only. Area calculations are estimates. Users should verify items on this map.

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PLANNING AND BUILDING DEPARTMENT





# DEPARTMENT OF TRANSPORTATION TRANSPORTATION PLANNING

2850 Fairlane Court, Placerville, CA 95667  
Phone (530) 621-6543, Fax (530) 698-8019

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EL DORADO COUNTY  
PLANNING AND BUILDING DEPARTMENT

## Transportation Impact Study (TIS) – Initial Determination

The information provided with this form will be used by County staff to determine if the proposed project will be required to complete a Transportation Impact Study (TIS) or an On-Site Transportation Review (OSTR). If one or both are required, County staff will contact the applicant with more information about the required studies. Both studies are described in the TIS Guidelines, which can be found on the County's website. **An OSTR is typically required for all projects.**

Complete and submit this form along with a detailed project description and a site plan by mail, fax or email.

Mail: DOT, Transportation Planning  
Attn: Zach Oates  
2850 Fairlane Court  
Placerville, CA 95667

Fax: (530) 698-8019  
Phone: (530) 621-7580  
Email: [zach.oates@edcgov.us](mailto:zach.oates@edcgov.us)  
[valerie.brady@edcgov.us](mailto:valerie.brady@edcgov.us)

Date Received by Transportation Planning: \_\_\_\_\_

### Applicant Information:

Name: Lot of Land Inc. Phone #: 423-616-9369  
Address: 5965 Stirling Rd #5130 Davie FL Email: mr@lotofland.com  
33314

### Project Information:

Name of Project: Orofino Subdivision Planning Number: \_\_\_\_\_  
Project Location: El Dorado Hills Bldg Size: \_\_\_\_\_  
APN(s): 118-100-036-000 Project Planner: \_\_\_\_\_  
Number of units: 7-9

Description of Project: (Use, Number of Units, Building Size, etc.)

We are proposing to subdivide existing parent lot, roughly 1.33 acres, into 7 to 9 child lots. The amount of lots will be determined on pre application review feedback. Please advise for both scenarios

**PLEASE ATTACH A PROJECT SITE PLAN**

If an OSTR is required, the following information shall be evaluated and the findings signed and stamped by a registered Traffic Engineer or Civil Engineer, and shall be included with the project submittal:

1. Existence of any current traffic problems in the local area such as a high-accident location, non-standard intersection or roadway, or an intersection in need of a traffic signal
2. Proximity of proposed site driveway(s) to other driveways or intersections
3. Adequacy of vehicle parking relative to both the anticipated demand and zoning code requirements
4. Adequacy of the project site design to fully satisfy truck circulation and loading demand on-site, when the anticipated number of deliveries and service calls may exceed 10 per day
5. Adequacy of the project site design to provide at least a 25 foot minimum required throat depth (MRTD) at project driveways, include calculation of the MRTD
6. Adequacy of the project site design to convey all vehicle types
7. Adequacy of sight distance on-site
8. Queuing analysis of "drive-through" facilities



# DEPARTMENT OF TRANSPORTATION TRANSPORTATION PLANNING

2850 Fairlane Court, Placerville, CA 95667  
Phone (530) 621-6543, Fax (530) 698-8019

## Transportation Impact Study (TIS) – Initial Determination (Page 2)

### TO BE COMPLETED BY COUNTY STAFF:

The following project uses are typically exempt from the preparation of a TIS:

- 4 or less single family homes
- 4 or less multi-family units
- 2,000 square feet or less for shopping center
- 6,000 square feet or less for general office
- 12,000 square feet or less for industrial
- 12,000 square feet or less for church
- 50,000 square feet or less for warehouse
- 60,000 square feet or less for mini-storage
- None apply – TIS is required with applicable fee.

### County Staff Determination:

The TIS or OSTR may be waived if no additional vehicle trips will be generated by the proposed change, no up-zoning is requested, or no intensification of use is requested. Transportation Planning staff may waive the TIS requirement. The Transportation Director or his/her designee may waive the OSTR requirement.

- TIS and OSTR are both waived. No further transportation studies are required.
- On-Site Transportation Review is required. A TIS is not required. The OSTR shall address all items listed, unless otherwise noted.
- The TIS and OSTR are required. An initial deposit for TIS scoping and review is required by DOT Transportation Planning staff. See Attached TIS Initial Fund Request letter.

\_\_\_\_\_  
DOT Transportation Planning Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
ADH TS

OSTR waiver approved by:

\_\_\_\_\_  
Department of Transportation Director or Designee

\_\_\_\_\_  
Date





**El Dorado County  
Air Quality Management District**

330 Fair Lane, Placerville Ca 95667  
Tel. 530.621.7501 Fax 530.295.2774  
[www.edcgov.us/airqualitymanagement](http://www.edcgov.us/airqualitymanagement)

**Dave Johnston  
Air Pollution Control Officer**

January 4, 2024

Menachem Rappaport  
Bay Crest Development  
601 Bayshore Blvd  
Tampa, FL 33606

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**MAR 14 2024**

**EL DORADO COUNTY  
PLANNING AND BUILDING DEPARTMENT**

Subject: Request for Waiver of Air Quality Impact Analysis for Parcel Map application APN:  
118-100-036

Dear Mr. Rappaport:

Thank you for your email on 1/4/2024 concerning the parcel map identified by the Assessor's Parcel Number (APN):118 100 036. We understand that this application is a proposal to divide this 1 parcel into 6-7 Parcels. The purpose of your email was to request a waiver from El Dorado County Air Quality Management District (EDCAQMD) of the application requirement for an Air Quality Impact (AQI) Analysis. EDCAQMD has determined that an AQI Analysis is not required for the subject application. This determination is based solely on the information provided above. If, during the course of the Initial Study (IS) preparation for California Environmental Quality Act (CEQA) purposes, a more detailed review of the project's potential impacts indicates further information is required, you may be required to provide this information at your expense. Furthermore, the flowing standard conditions can apply to your project:

Additionally, the following standard conditions may apply to the project:

- Asbestos Dust: Current county records indicate the subject property is located within the Asbestos Review Area. An Asbestos Dust Mitigation Plan (ADMP) Application with applicable fees shall be submitted to and approved by the AQMD prior to project construction if the project moves more than 20 cubic yards of soil, pursuant to AQMD Rule 223.2, Fugitive Dust – Asbestos Hazard Mitigation. Mitigation measures for the control of fugitive dust shall comply with the requirements of Rule 223. Fugitive Dust – General Requirements, and Rule 223.2 Fugitive Dust – Asbestos Hazard Mitigation.
- Open Burning: Burning of waste vegetation that results from "Land Development Clearing" must be permitted through the AQMD. Only dry vegetative waste materials originating from the property may be disposed of using an open outdoor fire. Burning shall adhere to AQMD Rule 300, Open Burning.
- Paving: Road construction shall adhere to AQMD Rule 224, Cutback and Emulsified Asphalt Paving Materials.
- Painting/Coating: The application of architectural coatings shall adhere to AQMD Rule 215, Architectural Coatings.

*Thank you for working with us to improve our environment.*

- New Point or Stationary Source: Prior to construction/installation of any new point/stationary source emissions units (e.g., emergency standby engine greater than 50 HP, etc.), Authority to Construct applications shall be submitted to the AQMD. Submittal of applications shall include facility diagram(s), equipment specifications and emissions estimates, and shall adhere to AQMD Rules 501, General Permit Requirements and 523, New Source Review.
- Open Burning: Burning of waste vegetation that results from "Land Development Clearing" must be permitted through the AQMD. Only dry vegetative waste materials originating from the property may be disposed of using an open outdoor fire. Burning shall adhere to AQMD Rule 300, Open Burning.
- Construction Emissions: During construction, all self-propelled diesel-fueled engines greater than 25 horsepower shall be in compliance with the California Air Resources Board (CARB) Regulation for In-Use Off-Road Diesel Fueled Fleets (§ 2449 et al, title 13, article 4.8, chapter 9, California Code of Regulations (CCR)). The full text of the regulation can be found at CARB's website here: <https://ww2.arb.ca.gov/our-work/topics/construction-earthmoving-equipment>  
Questions on applicability should be directed to CARB at 1.866.634.3735. CARB is responsible for enforcement of this regulation.
- Portable Equipment: All portable combustion engine equipment with a rating of 50 horsepower or greater shall be registered with CARB. A copy of the current portable equipment registration shall be with said equipment. The applicant shall provide a complete list of heavy-duty diesel-fueled equipment to be used on this project, which includes the make, model, year of equipment, and daily hours of operations of each piece of equipment.

If you have any questions, please do not hesitate to contact me at (530) 621-7509. The complete list of District Rules can be viewed at: <https://ww2.arb.ca.gov/current-air-district-rules>.

Respectfully,



Rania Serieh  
Sr. Air Quality Engineer



Menachem Rappaport &lt;mrappaport@baycrestdevelopment.com&gt;

**Zach, Can You Please Advise?**

**Zachary S. Oates** <Zach.Oates@edcgov.us>  
To: Menachem Rappaport <mrappaport@baycrestdevelopment.com>  
Cc: "Valerie M. Brady" <Valerie.Brady@edcgov.us>

Thu, Jan 4, 2024 at 12:42 PM

Good morning Menachem,

I got your voicemail but figured I could just respond here. Please give me a call if you still have other questions.

Please fill out and attach our Transportation Impact Study (TIS) Initial Determination form along with your planning application. You can download a copy of the form from our website here. Once we've had a chance to review the TIS ID form and the Planning application, we'll sign the form and return to you (or whoever is listed on the form). For a 7 unit subdivision, I would not anticipate a traffic study being required, but we'll need to review the project description before issuing a final determination.

Thanks,

**Zach Oates**

Senior Civil Engineer

**El Dorado County**

Department of Transportation

2850 Fairlane Court

Placerville, CA 95667

(530) 621-7580

zach.oates@edcgov.us

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MAR 14 2024

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PLANNING AND BUILDING DEPARTMENT



Menachem Rappaport <mrappaport@baycrestdevelopment.com>

### Cultural Resources Sensitivity Letter

Rendes, Paul A <paulrendes@csus.edu>  
To: Menachem Rappaport <mrappaport@baycrestdevelopment.com>

Thu, Jan 4, 2024 at 5:15 PM

Here is the request form that I mentioned on the phone. The payment instructions are for mailing a check but since you said you'd rather pay by credit card you can just give me a call when you're ready and I can take the info over the phone. I would then submit the credit card info to my host institution and when they charge the card I'll send the receipt to you. They add a three percent processing fee on card payments so the total would be \$154.50.

As we discussed, I read through the 98 page record of the archaeological site that intersects your project area. The portion that intersects your area consists of dredge tailings and in the record the recorder stated that this component is not significant. The significant component of the site consists of bedrock mortars, petroglyphs, habitation debris, artifacts, stone foundations of a house, and a rock wall. These features are outside of your project area and will not be affected. The sensitivity letter will mention the dredge tailings within the subject property and state that they are not significant and therefore the project area is not sensitive for cultural resources.

=====

Paul Rendes, Coordinator  
North Central Information Center (NCIC)  
California Historical Resources Information System (CHRIS)

USPS Address:  
NCIC, MS 6100  
CSU Sacramento, Folsom Hall, Suite 2042  
6000 J Street  
Sacramento, CA 95819

Office Location and FedEx/UPS Address:  
NCIC  
CSU Sacramento, Folsom Hall, Suite 2042  
7667 Folsom Blvd.  
Sacramento, CA 95826

Phone: (916) 278-6217  
Personal email: [paulrendes@csus.edu](mailto:paulrendes@csus.edu)  
Office email: [ncic@csus.edu](mailto:ncic@csus.edu)

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MAR 14 2024

EL DORADO COUNTY  
PLANNING AND BUILDING DEPARTMENT

web | CHRIS

**From:** Menachem Rappaport <mrappaport@baycrestdevelopment.com>  
**Sent:** Thursday, January 4, 2024 12:25 PM  
**To:** Rendes, Paul A <paulrendes@csus.edu>  
**Subject:** Re: Cultural Resources Sensitivity Letter


Thank you, Paul,


Do you have a map or arial you can share with me that shows the area where the archaeological site is? Are there any notes that say whether or not in fact there are artifacts onsite, or just suspected?

Kind regards,

**Menachem Rappaport**

 mrappaport@baycrestdevelopment.com

 347.873.3735

 601 Bayshore Blvd.  
Suite #700  
Tampa, FL, 33606



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 **information-for-special-use-permit-applicants.pdf**  
261K