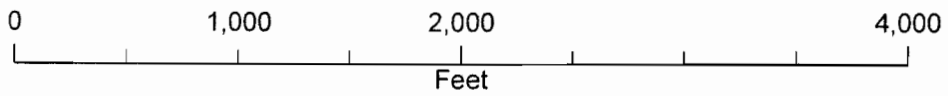
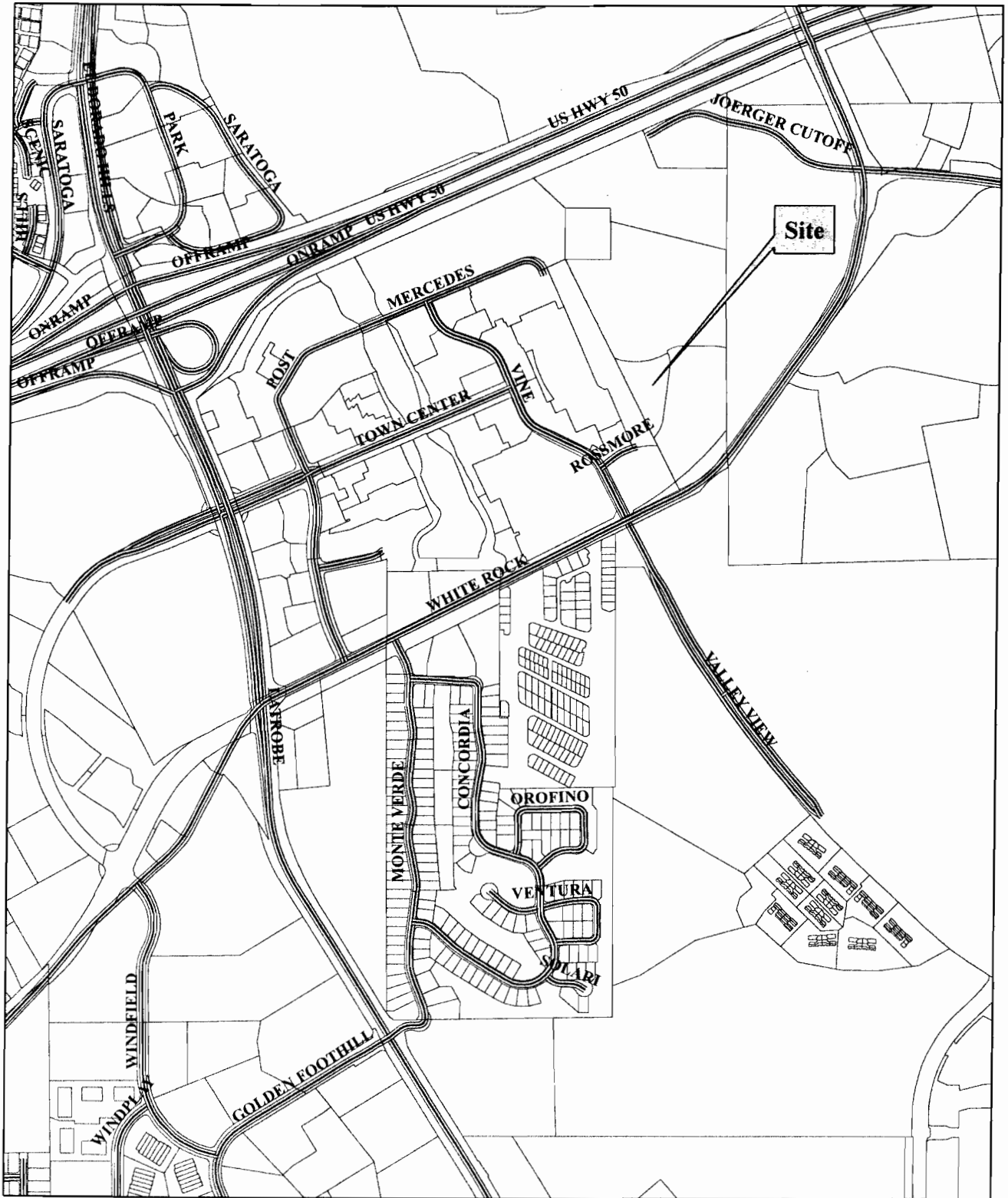


Location Map



POR. SECS. 1, 2, 11, & 12, T.9N., R.8E., M.D.M.

121:28

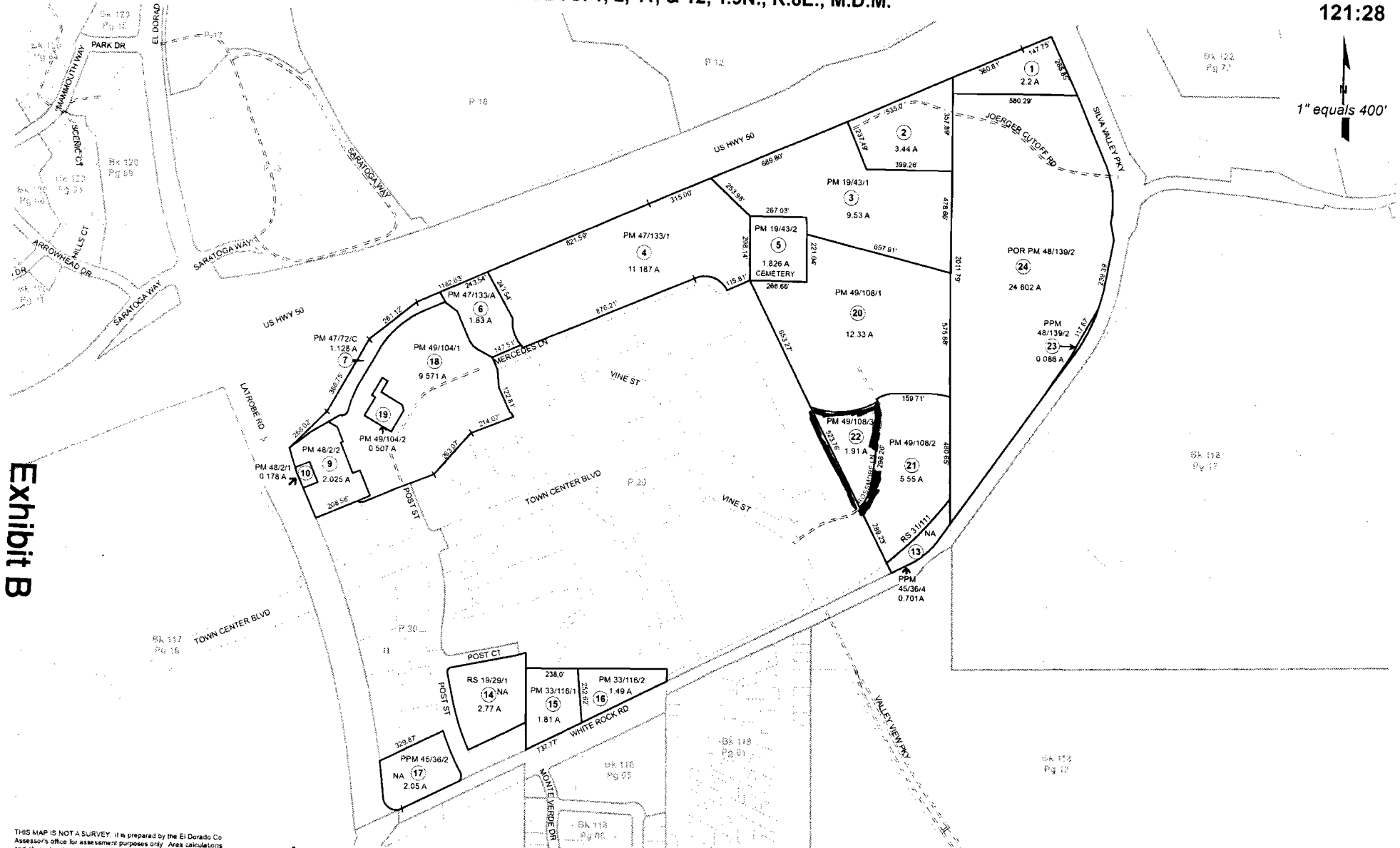
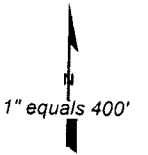


Exhibit B

Acreages Are Estimates

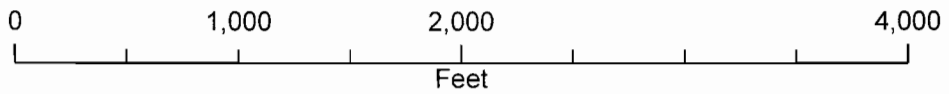
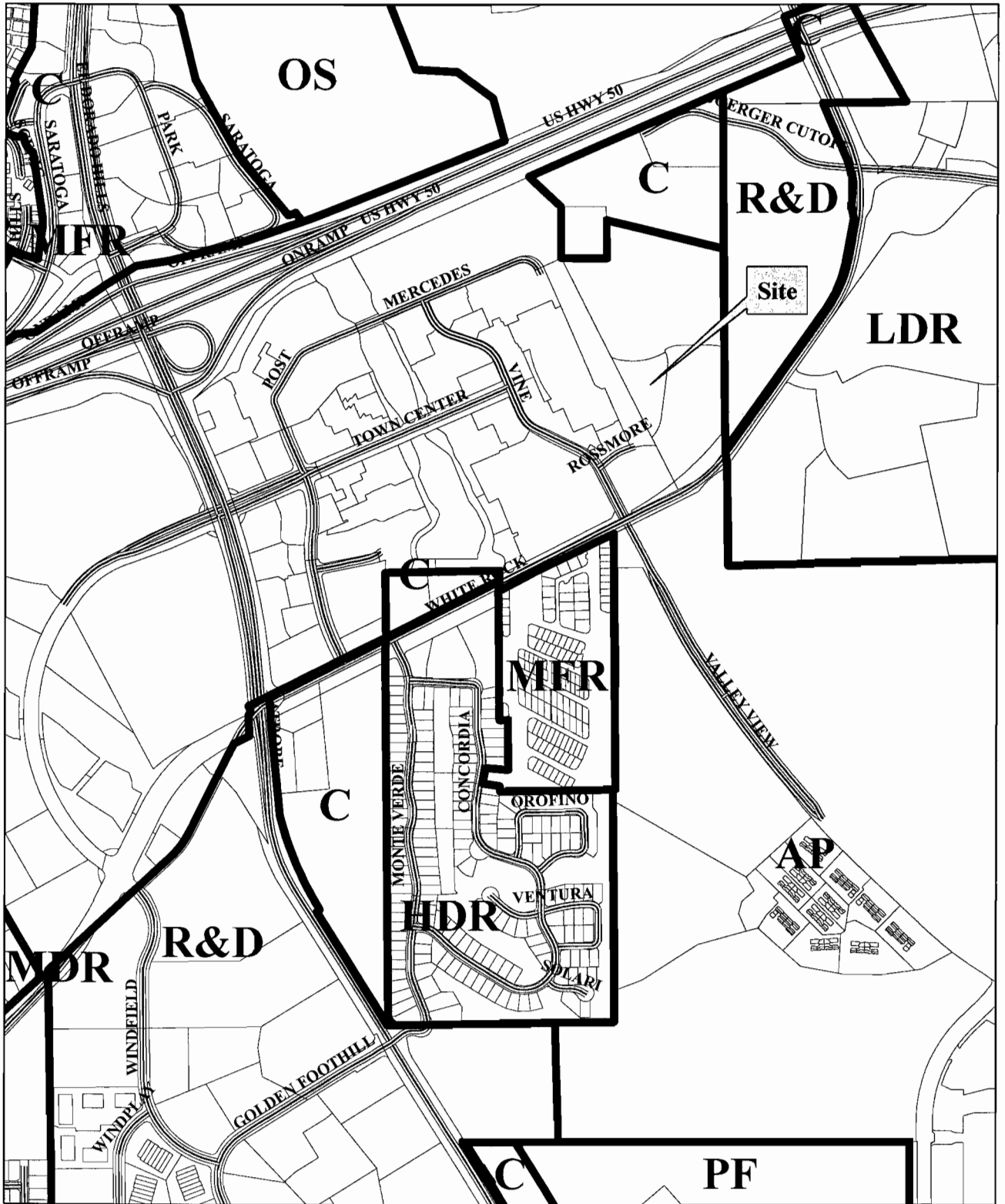
Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Rev. Aug 28, 2013

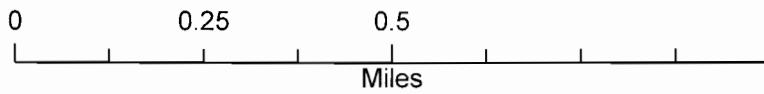
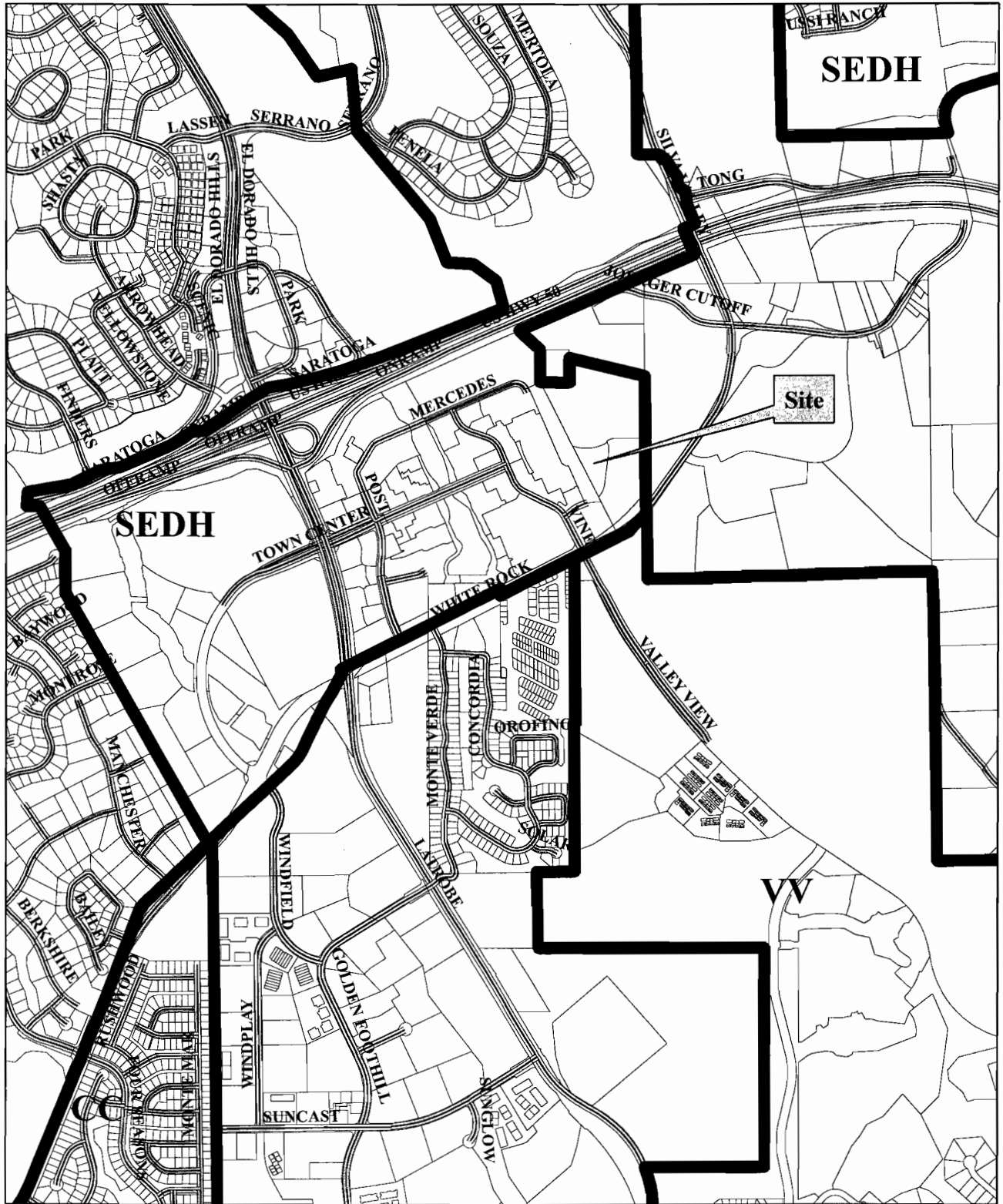
Assessor's Map Bk. 121 - Pg. 28
County of El Dorado, CA

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.

General Plan Land Use Designations Map



Specific Plans Map



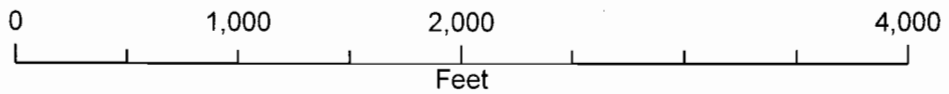
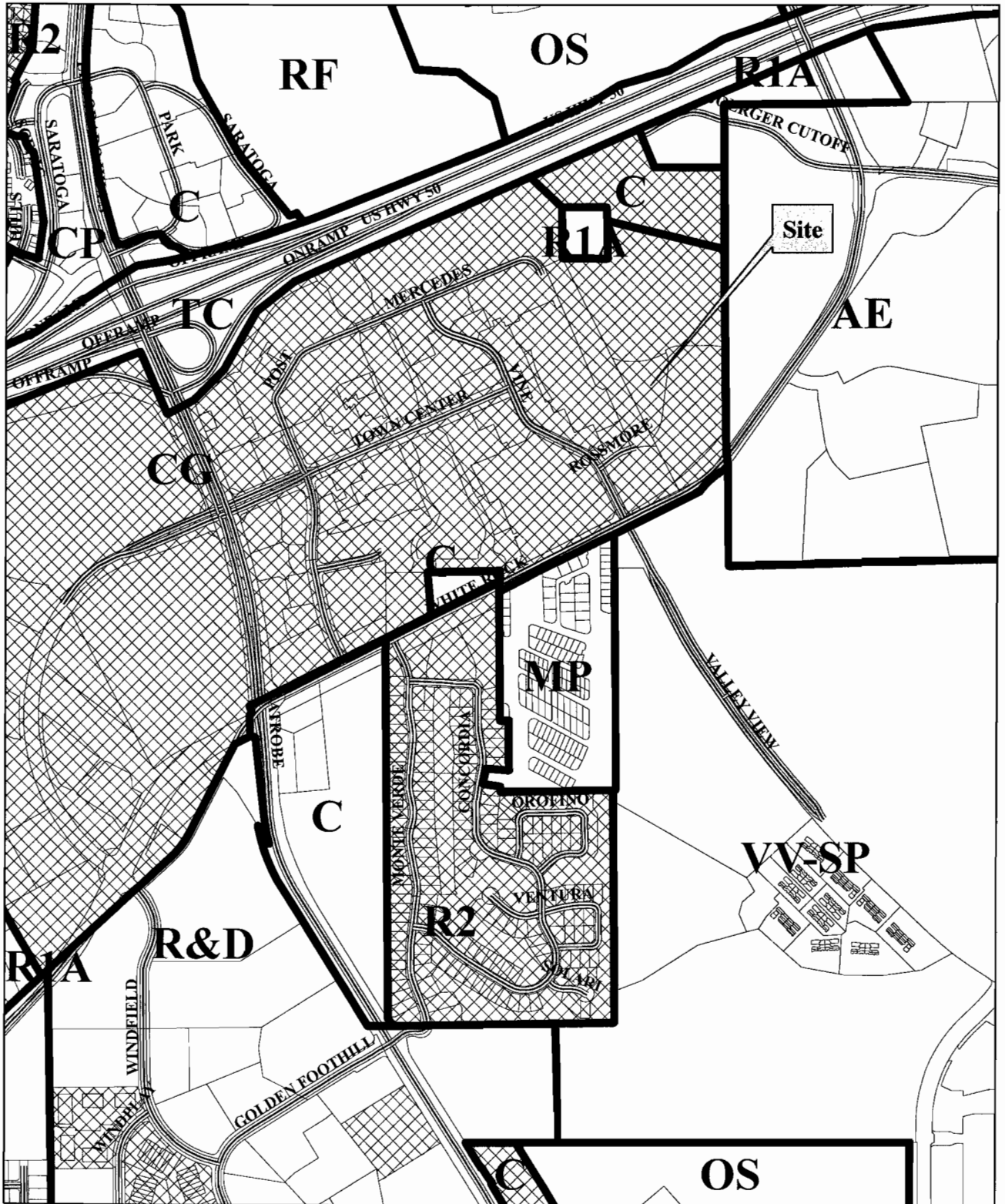
File Number PD13-0005



Specific Plan Areas

Exhibit D

Zoning Designations Map



 Planned Development Overlay

File Number PD13-0005

Exhibit E

14-0328 D 5 of 15

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EL DORADO HILLS BODY SHOP

ROSSMORE LANE, EL DORADO HILLS, CA.

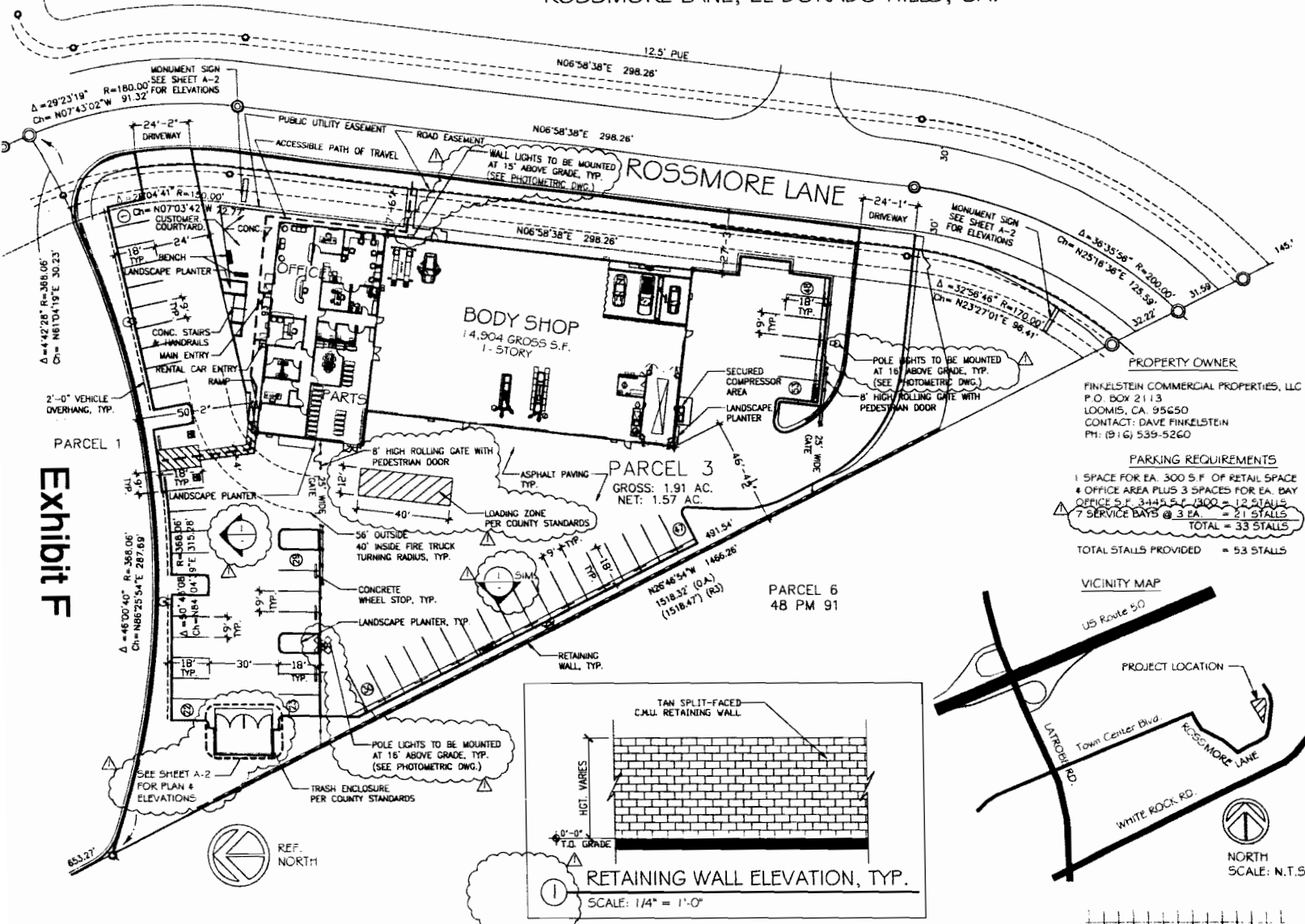


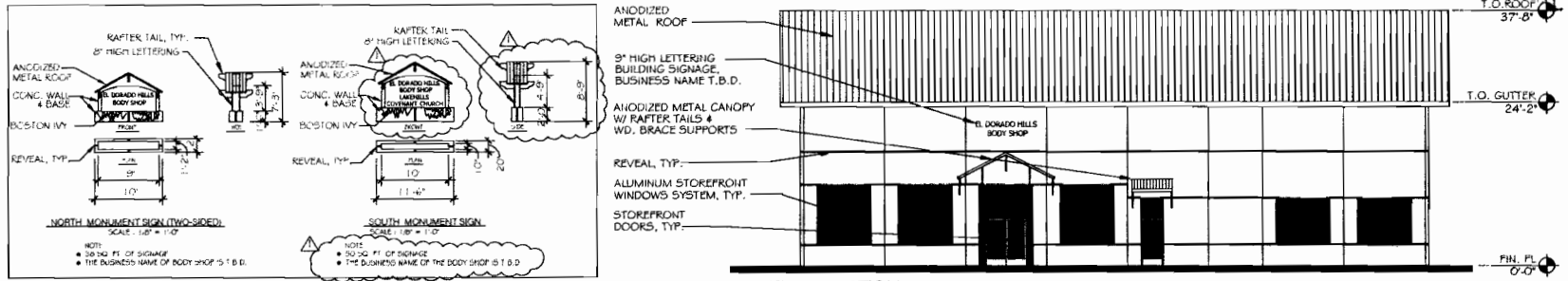
Exhibit F

SITE PLAN

SCALE: 1" = 20'-0"

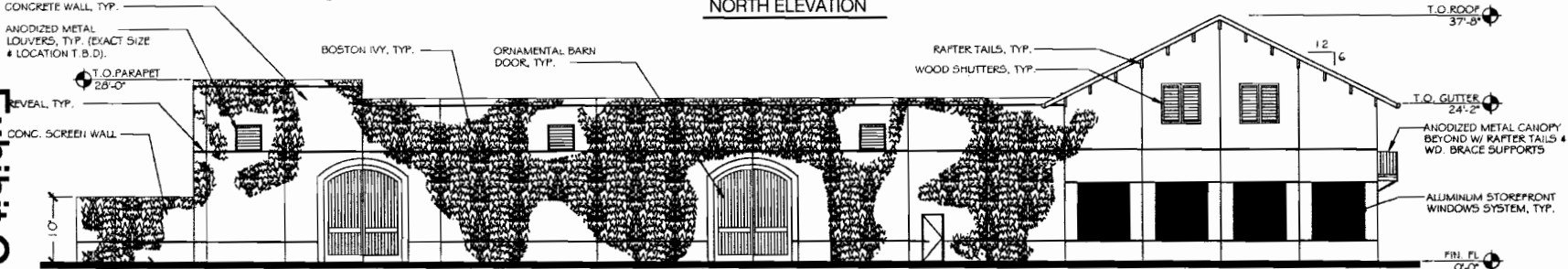
PASION & ENRIQUEZ
ARCHITECTURE, INC

SHEET INDEX	
A-1	SITE PLAN DATA
A-2	EXTERIOR ELEVATIONS
C-1	PRELIMINARY GRADING & DRAINAGE PLAN
C-2	PRELIMINARY UTILITY PLAN
L-1	PRELIMINARY LANDSCAPE PLAN
E-1	SITE LIGHTING PHOTOMETRIC
BUILDING DATA	
PROJECTS	APN#: 121-260-22-100
NEIGHBORS (CHURCH) APN#:	107-130-21
PRD. ADDRESS:	ROSSMORE LANE EL DORADO HILLS, CA.
JURISDICTION:	EL DORADO COUNTY
ZONING:	CG-PD
OCCUPANCY:	B, S-1
TYPE OF CONST.:	TYPE 5-B (NON-RATED)
STORIES:	ONE
BUILDING HEIGHT:	30'
SITE FIRE PROTECTION:	WET SYS. HYDRANT
BLDG. FIRE PROTECTION:	CENTRALLY MONITORED FULLY SPRINKLERED
NET SITE AREA:	1.57 ACRES
GROSS SITE AREA:	1.91 ACRES
BUILDING SIZE:	
B OCCUPANCY:	3,445 S.F.
S-1 OCCUPANCY:	11,459 S.F.
TOTAL GROSS S.F.:	14,904 S.F.
BUILDING COVERAGE NET (F.A.R.):	21.8%
APPLICABLE CODES:	
	2013 CALIFORNIA BUILDING CODE
	2013 CALIFORNIA MECHANICAL CODE
	2013 CALIFORNIA PLUMBING CODE
	2013 CALIFORNIA ELECTRICAL CODE
	2013 CALIFORNIA FIRE CODE
	2013 CALGREEN CODE
CONSULTANTS	
GENERAL CONTRACTOR/APPLICANT:	SISLER AND SISLER CONSTRUCTION, INC. 2930 RAMONA AVE. STE. 600 SACRAMENTO, CA. 95825 (916) 852-6488
ARCHITECT:	PASION & ENRIQUEZ ARCHITECTURE, INC. 7144 FAIR OAKS BOULEVARD, STE. A2 CARMICHAEL, CA. 95608 (916) 993-8866
CIVIL ENGINEER:	R.E.Y. ENGINEERS 905 SUTTER STREET, STE. 200 FOLSOM, CA. 95630 (916) 366-6040
LANDSCAPE ARCHITECT:	VISTA PARKS LANDSCAPING, INC. 3323 WATT AVE, STE. 229 SACRAMENTO, CA. 95821 (916) 681-2227
SHEET NAME:	SITE PLAN DATA
PROJECT:	EL DORADO HILLS BODY SHOP
JOB NO.:	2013-080001
SCALE:	AS NOTED
PLOT DATE:	11/20/2013
DRAWN BY:	J.L.E.
REV. DATE:	01/21/2014
	A-1

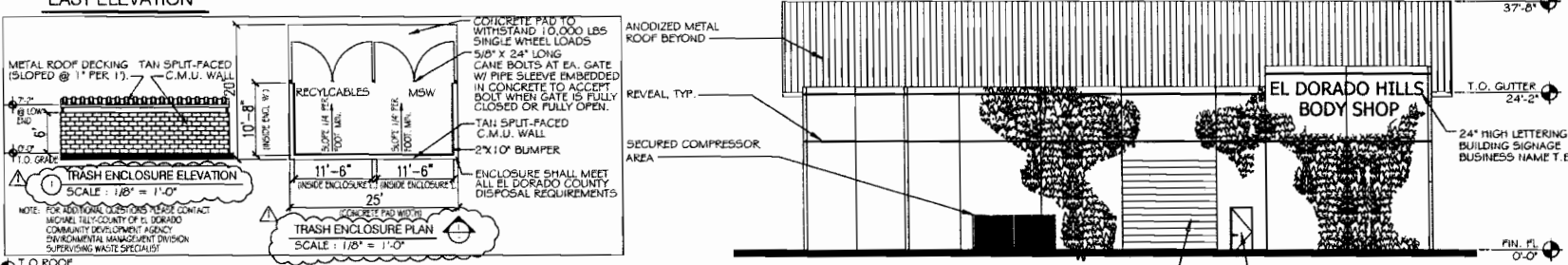


NORTH ELEVATION

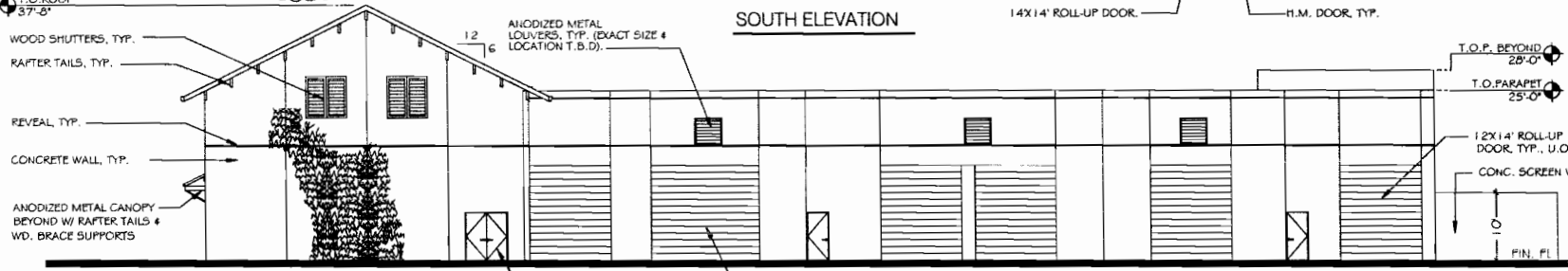
Exhibit G



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

ELEVATIONS
ROSSMORE LANE, EL DORADO HILLS, CA.

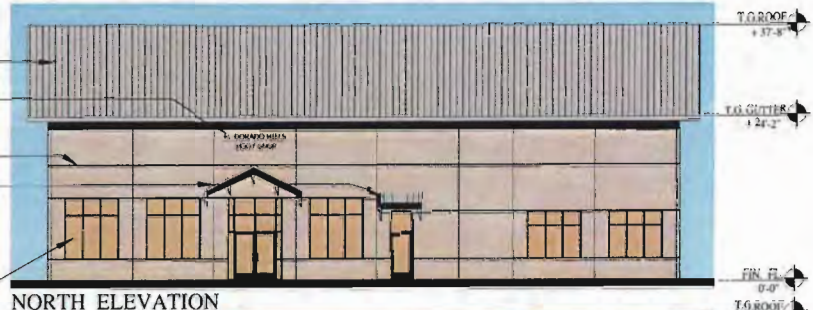
SCALE: 1/8" = 1'-0"



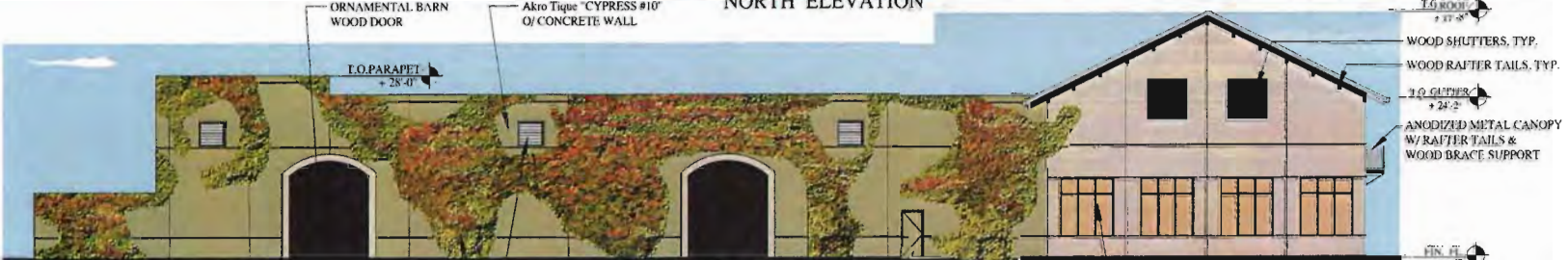
SHEET NAME: EXTERIOR ELEVATIONS	
PROJECT: EL DORADO HILLS BODY SHOP	
JOB NO.: 2013-080001	
SCALE: AS NOTED	
PLOT DATE: 11/20/2013	
DRAWN BY: J.L.E.	REV. DATE: 01/21/2014
A-2	

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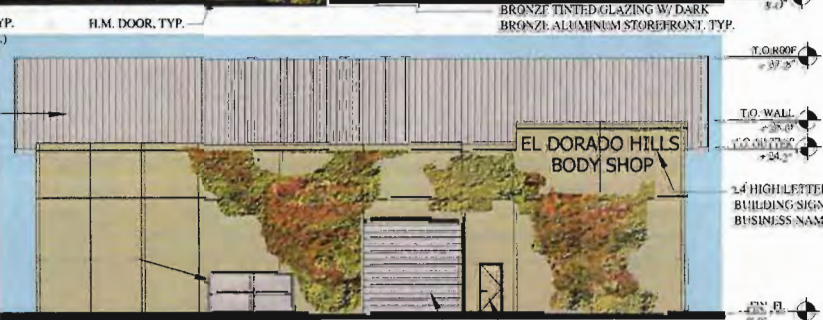
Exhibit H



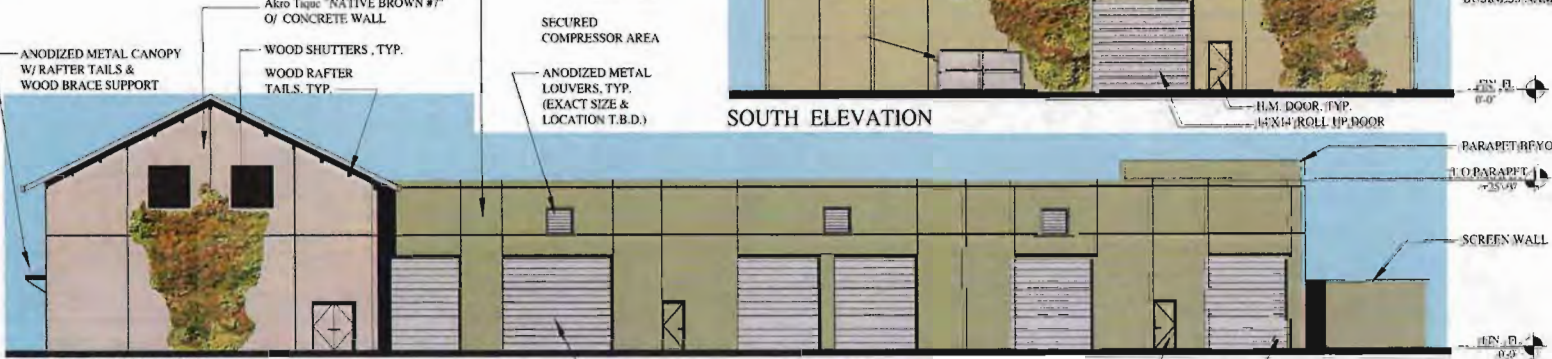
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

- LEGEND**
- Akro Tique \"CYPRESS #10\"
 - Akro Tique \"NATIVE BROWN #7\"
 - BRONZE-TINTED GLAZING
 - DARK BRONZE ALUMINUM STOREFRONT SYSTEM
 - ANODIZED METAL ROOF, CANOPIES AND LOUVERS
 - WOOD, ORNAMENTAL BARN DOORS, RAFTERS AND SHUTTERS

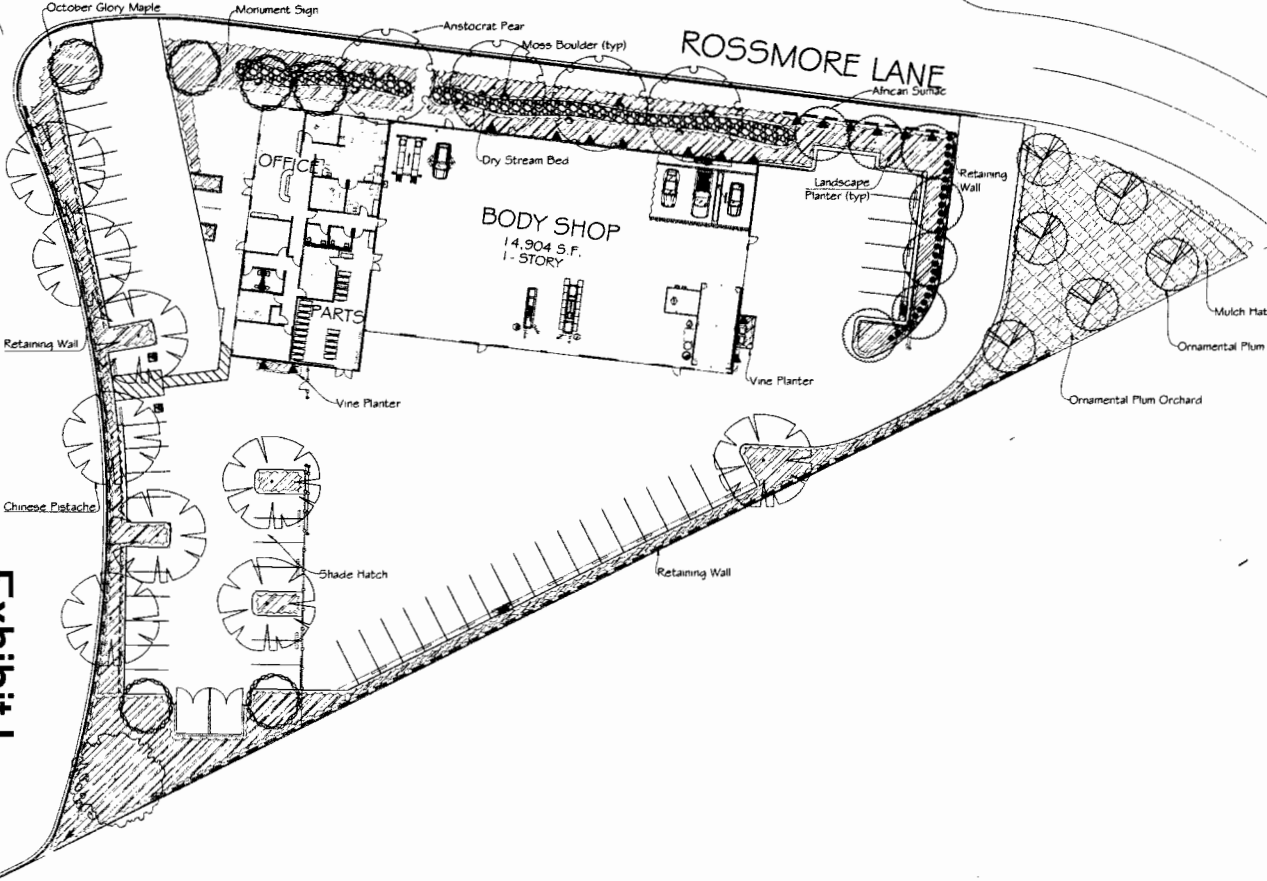
SHEET NAME :	COLOR ELEVATIONS
PROJECT :	EL DORADO HILLS BODY SHOP
JOB NO. :	2013-080001
SCALE :	1/8\" = 1'-0\"
PLOT DATE :	10/26/2013
DRAWN BY :	JE/ARW

EL DORADO HILLS BODY SHOP
 ROSSMORE LANE, EL DORADO HILLS, CA.

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 ARCHITECTURE, INC.

A-4
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PLANT PALETTE

- TREES**
- Acer October Glory October Glory Maple Med 15 Gallon 4
 - Pistacia chinensis Chinese Pistache Low 15 Gallon 11
 - Prunus c. Trautvetterii Ornamental Plum Med 15 Gallon 6
 - Prunus c. Anisocrat Anisocrat Pear Med 15 Gallon 6
 - Rhus lancea African Sumac Low 15 Gallon 7
- SHRUBS**
- Agapanthus Pater Fan Lily of the Nile Low 1 Gallon
 - Archonophyton Howard Mollm Masamba Low 5 Gallon
 - Ceanothus Skyark Sayam Lake Low 5 Gallon
 - Cistus purpureus Purple Rockrose Low 5 Gallon
 - Dietes bicolor Fortnight Lily Low 1 Gallon
 - Muhlenbergia capitata Hair Ave Maltip Low 1 Gallon
 - Penstemon s. rubra Fountain Grass Low 1 Gallon
 - Raphanocapsa Pink Lady Indian Hawthorne Low 5 Gallon
 - Rhamnus c. Eve Calm Coffee Bean Low 5 Gallon
 - Salvia greggii Red Salvia Low 5 Gallon
 - Scaevola a. Mauve Cluster Fairy Fan Flower Low 1 Gallon
 - Verticillium p. Homestead Purple Purple Verbena Low 1 Gallon
 - Viburnum t. Spring Bouquet Spring Bouquet Low 5 Gallon
- VINES**
- Parthenocissus Incarnata Boston Ivy Med 5 Gallon Staked
 - Trachelospermum asiaticum Asiatic Jasmine Low 1 Gallon Staked
- GROUND COVER**
- Coprosma p. Verde Vista NCN Low 1 Gallon 36" OC
 - Trachelospermum asiaticum Asiatic Jasmine Low 1 Gallon 36" OC
- OTHER**
- Dry Stream Boulder Moss Boulder 2x2 and 3x3
 - Dry Stream Rock Washed Cobble 4' to 8' cobble and 3' min.
 - Mulch Walk On Fir

IRRIGATION SYSTEM-RECLAIMED
 The irrigation system will be a fully automatic system controlled by an ET (Smart) Controller with a wireless Solar Sync sensor that measures on site environmental conditions. 100% of water application will be with a subterranean drip/emitter system delivering water directly to the rootzone. This system, with WUCOLS low and medium water plant palette meets the WELO.

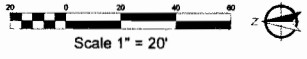
SHADE CALCULATIONS

Tree Variety	Full Value	Full 3/4 Half/1/4	Total Sq'
20' Trees			
Acer October Glory	314 sq'	2	314
35' Trees			
Pistacia chinensis	962 sq'	4	5772
Total Shade Area Provided			6086

SHADE SUMMARY

Parking Area		11530
Shade Required	50%	5765
Shade Provided	52%	6086

Shade Calculation Area



PD 13-0005

VISTA PARKS LANDSCAPING INC.

3323 Holt Ave. #229 Sacramento, CA 95821
 PH: (916) 681-2227 FAX (916) 681-2228



El Dorado Hills Body Shop

Rossmore Lane
 El Dorado Hills, CA

Revisions

ISSUE #	DESCRIPTION	DATE
ISSUED FOR PRELIMINARY REVIEW		11-20-2013

Sheet Title
Preliminary Landscape Plan

Scale 1"=20'

Job Number	13-018-1
Date	11-7-2013
Drawn	SB
Checked	LB

Sheet
L1



El Dorado Hills Area Planning Advisory Committee
1021 Harvard Way
El Dorado Hills, CA 95762

2014 Board Chair
John Hidahl
Vice Chair
Jeff Haberman
Secretary
Kathy Prevost

January 9, 2014

El Dorado County Planning Services
Attn: Tom Dougherty, Project Planner
2850 Fairlane Court
Placerville, CA 95667

Subject: PD 13-0005 -EL DORADO HILLS BODY SHOP (Finklestein Rental Properties, LLC/Sisler & Sisler Construction, Inc.....) – A development plan proposal to allow the construction of a one story 38 foot tall, and 14,904 square foot concrete building to be utilized as an automobile body shop.

The full APAC committee met on January 8th to review the project. The proponents presented the project and responded to questions. APAC voted 4-0 to **support the proposed project as presented.**

APAC appreciates having the opportunity to comment on this project. If you have any question about any of the responses expressed here, please contact John Hidahl, APAC Chairman at Hidahl@aol.com or 916- 933-2703.

Sincerely,

John Hidahl,
APAC Chairman

Cc: James O'Brien
APAC file

14 JAN - 9 AM 11:58
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El Dorado Hills APAC - Non-partisan Volunteers Planning Our Future

Exhibit K

14-0328 D 11 of 15

Exhibit L-1



Rossmore Lane

Top of movie theater building in Town Center East.

Church parking lot.



Church building.



View from Valley View Parkway



View from Target store parking lot



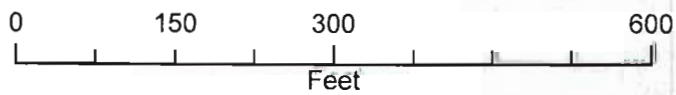
View from U.S. Highway 50



View from church parking lot looking southeast.

Approximate location of west boundary.

Aerial Close

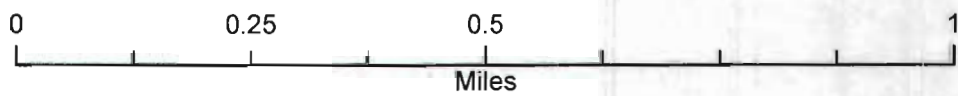


File Number PD13-0005

Exhibit M-1

14-0328 D 14 of 15

Aerial Far



File Number PD13-0005

Exhibit M-2