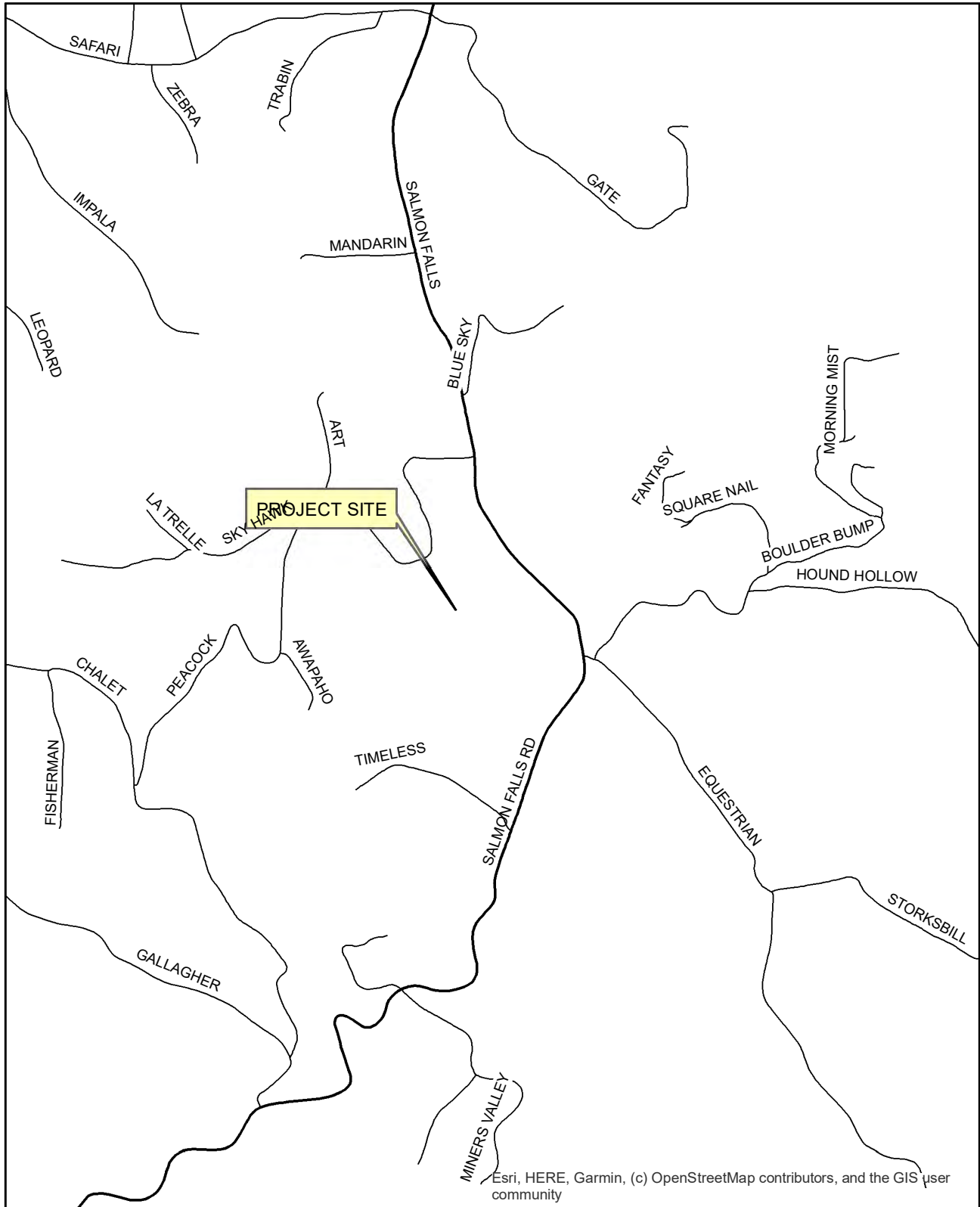


**CUP-R20-0059 ENCHANTED APRIL ACRES
EXHIBIT A - VICINITY MAP**

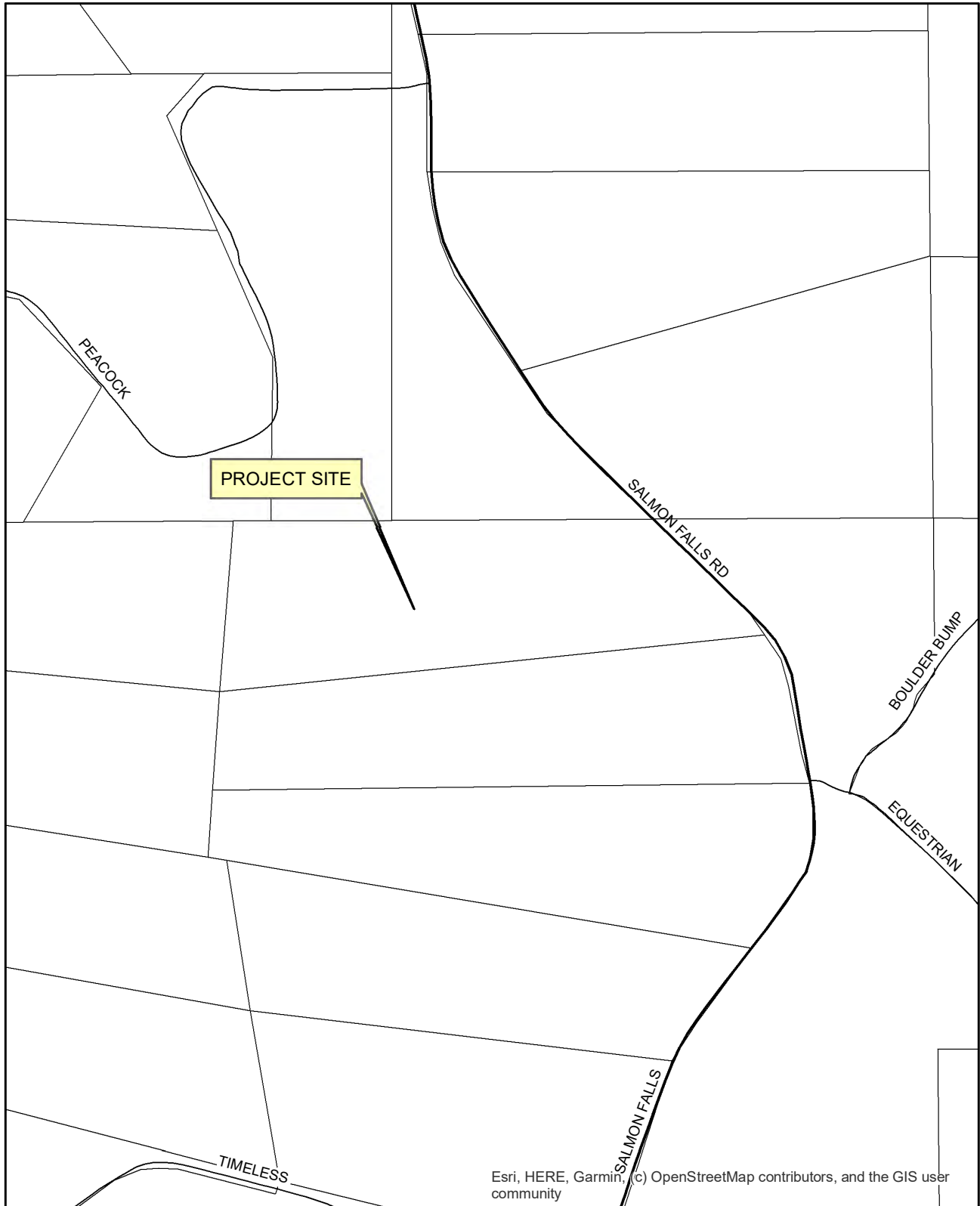


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Miles

Scale



**CUP-R20-0059 ENCHANTED APRIL ACRES
EXHIBIT B - LOCATION MAP**



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Scale

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community



**CUP-R20-0059 ENCHANTED APRIL ACRES
EXHIBIT C - SITE AERIAL PHOTO**

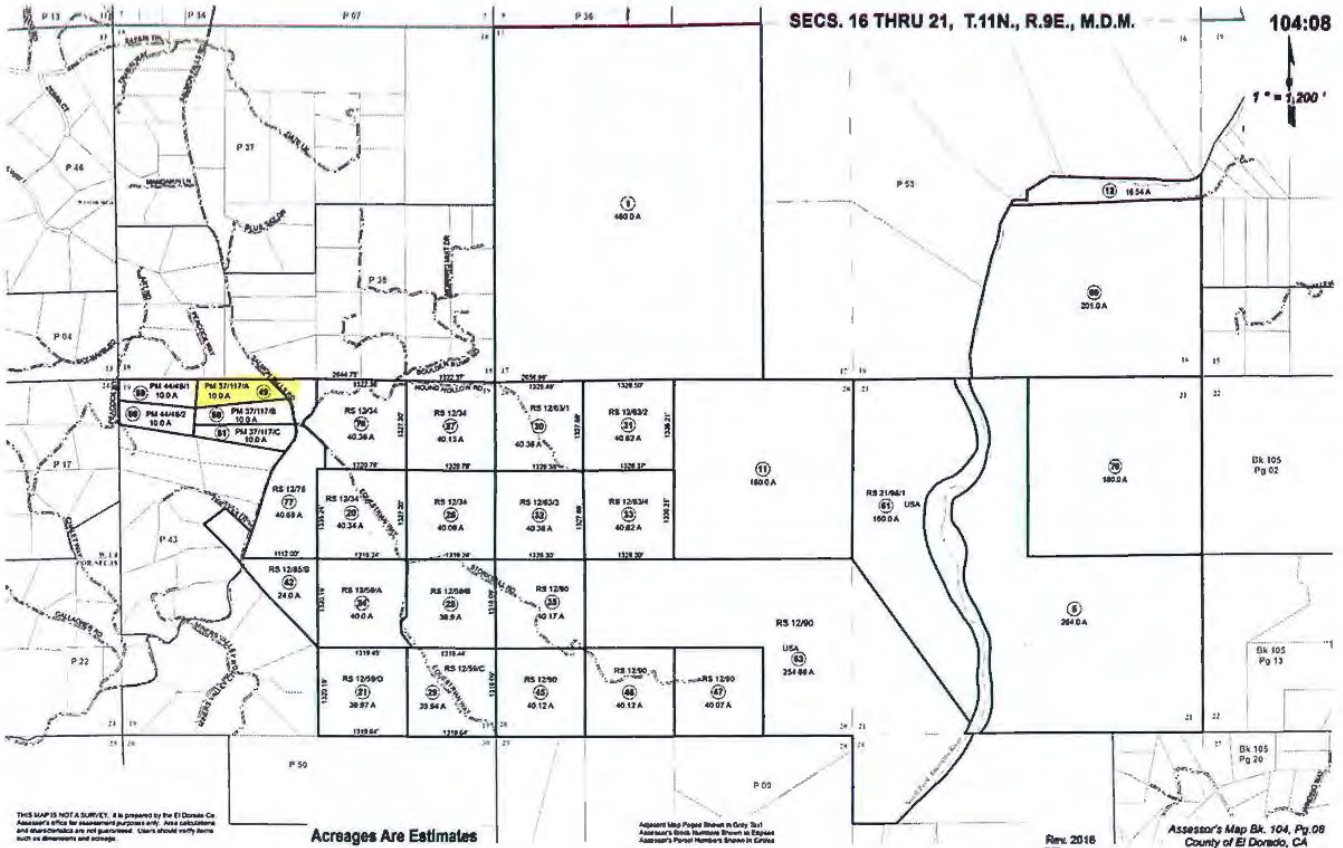


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Scale



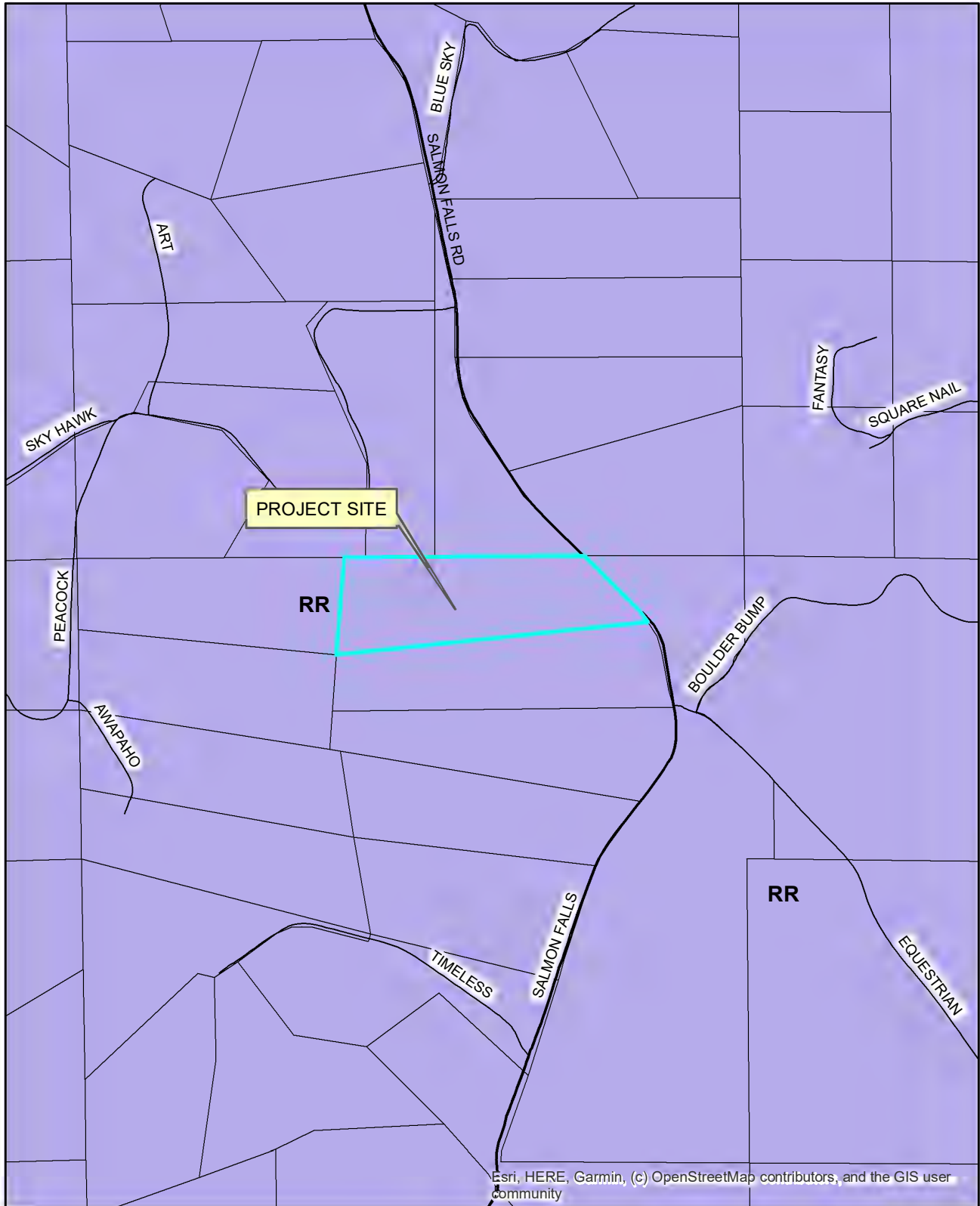
CUP-R20-0059 ENCHANTED APRIL ACRES EXHIBIT D - ASSESSORS PARCEL PAGE



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 PLANNING DEPARTMENT
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 Rev. 2018

CUP-R20-0059

**CUP-R20-0059 ENCHANTED APRIL ACRES
EXHIBIT E - GENERAL PLAN LAND USE MAP**

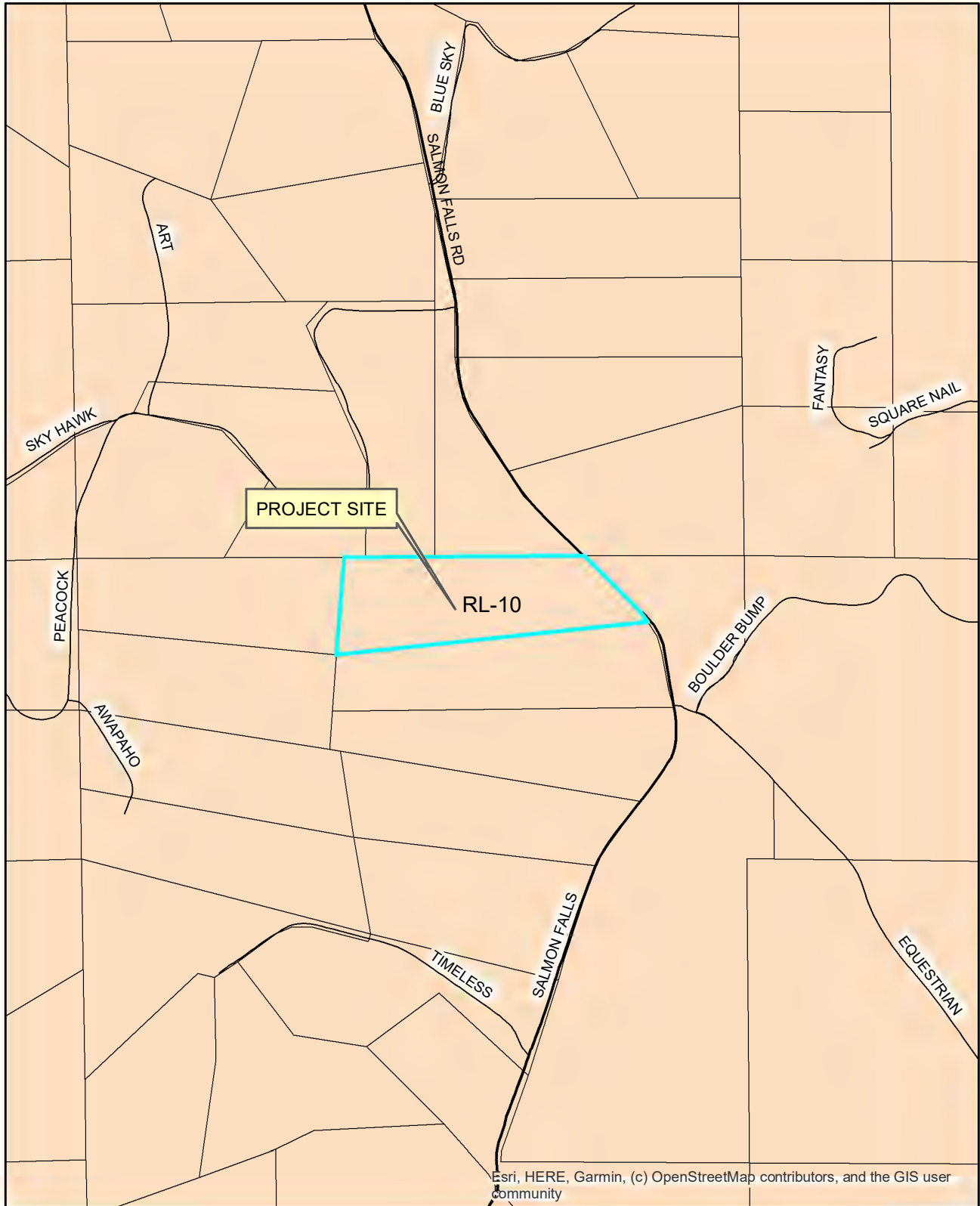


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Scale



**CUP-R20-0059 ENCHANTED APRIL ACRES
EXHIBIT F - ZONING MAP**



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Scale

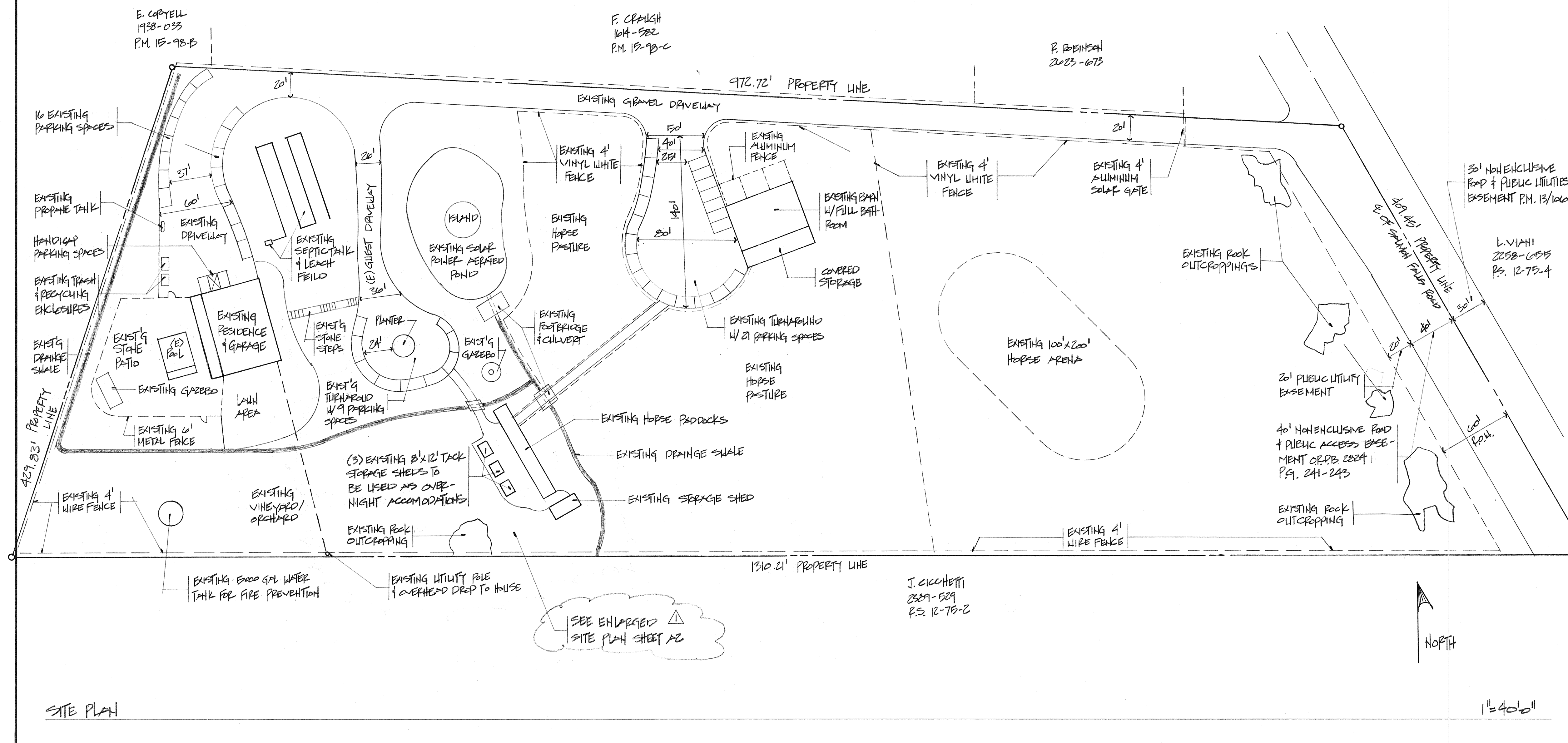
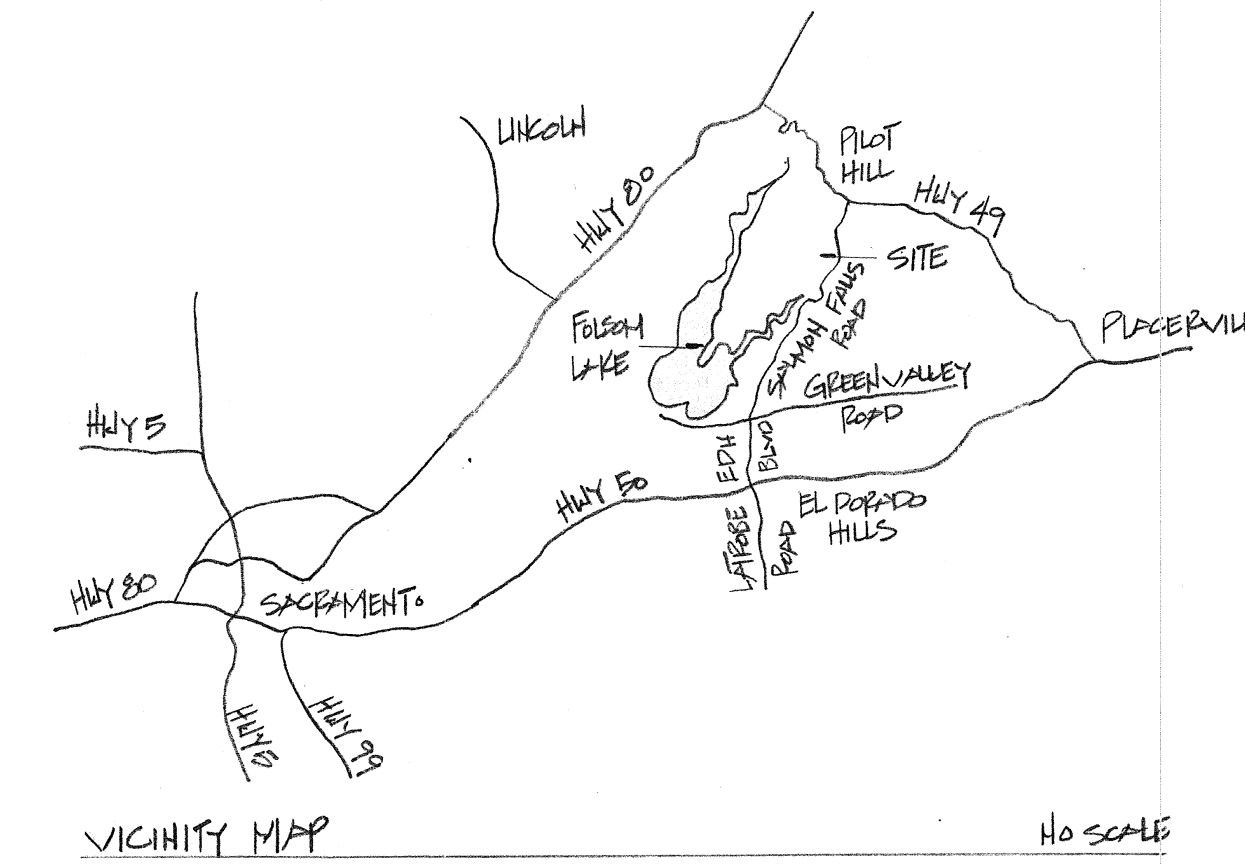


CUP-R20-0059 ENCHANTED APRIL ACRES
EXHIBIT G - SITE PLAN

EXISTING SITE PLAN
FOR A REVISION TO A:
SPECIAL USE PERMIT

LOCATED AT:
ENCHANTED APRIL ACRES
ASSESSORS PARCEL NUMBER: 104-080-49-100
5950 SALMON FALLS ROAD
PILOT HILL, CA 95664

DECEMBER 14, 2020



REVISIONS	BY
18 JUNE 13	AL

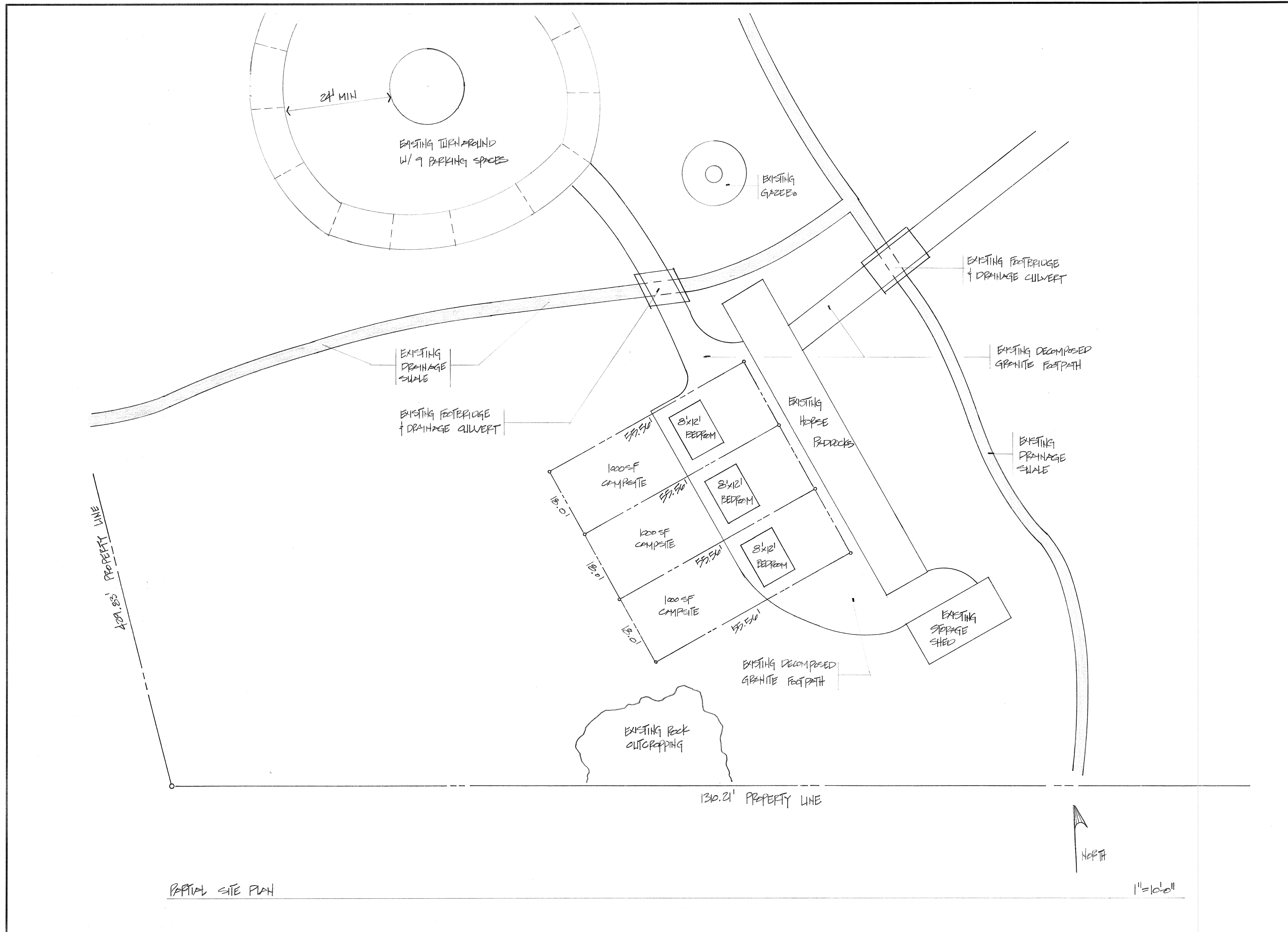
Applicant/Agent:
LEGGÉ DESIGN BUILD CONSTRUCTION
1865 ALBUQUERQUE PLACE EL DORADO HILLS, CA 95762 916 799-5315
CIVIL/LEGGÉ ARCHITECT LICENSE # C29428 GENERAL CONTRACTOR LICENSE # 70938

Property Owner:
Sara Truebridge
5950 Salmon Falls Road
Pilot Hill, CA 95664

Date 14 DEC 2020
Scale 1"=40' 0"
Drawn C. LEGGE
Job PRUEEPAGE

Sheet
AI
Of Sheets

CUP-R20-0059 ENCHANTED APRIL ACRES
EXHIBIT G - SITE PLAN



REVISIONS	BY

Applicant/Agent:
LEGGE DESIGN BUILD CONSTRUCTION
1865 ALBUQUEN PLACE EL DORADO HILLS, CA 95762 916.799.5315
CHUCK LEGGE, ARCHITECT LICENSE # C22428 GENERAL CONTRACTOR LICENSE # 702881

Property Owner:
Sara Truebridge
5950 Salmon Falls Road
Pilot Hill, CA 95604

Date 18 JUNE 21

Scale 1"=10'-0"

Drawn C. LEGGE

Job TYPE PERMITS

Sheet **A2**
Of Sheets

CUP-R20-0059 ENCHANTED APRIL ACRES
EXHIBIT H - FINDINGS AND CONDITIONS OF APPROVAL, ORIGINAL S10-0001

S10-0001/Enchanted April Farm Bed and Breakfast – As approved by the Planning Commission on May 27, 2010

Findings

1.0 CEQA FINDING

- 1.1** This project has been found to be Categorically Exempt from the requirements of CEQA pursuant to Section 15301 and 15303 of the CEQA Guidelines. As conditioned the project is consistent with the residential development standards of the RE-10 Zone District for the existing structures, facilities and infrastructure. The use as a Bed and Breakfast Inn is by ordinance an expanded home occupation.
- 1.2** The documents and other materials which constitute the record of proceedings upon which this decision is base are in the custody of the Development Services Department, Planning Services Division at 2850 Fairlane Court, Placerville, CA.

2.0 SPECIAL USE PERMIT FINDINGS

2.1 The issuance of the permit is consistent with the General Plan;

The proposed project has been analyzed for consistency with General Plan Policies 2.2.5.20 (General Plan Consistency Compliance), 2.8.1.1 Lighting Impacts, 6.5.1.2 (Noise Impacts), 7.3.3.4 (Conservation of Water Resources), and 10.1.7.4 (Home Occupations) because the project seeks to use existing structures, would have minimal impacts on visual resources, existing utilities, and on the existing surrounding residences. There are adequate services to facilitate the site, such as water, power and solid waste. The project would not add excessive lighting or noise impacts nor significantly affect biological resources. The proposed project, as conditioned, is consistent with these policies and consistent with the General Plan Land Use Designation of Rural Residential which allows for Bed and Breakfast Inns with a Special Use Permit.

2.2 The proposed use would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood;

The proposed Bed and Breakfast Inn will comply, as conditioned, with the Development Standards of the RE-10 zone district. The proposed Special Use Permit, as conditioned, has been found to comply with the requirements of Chapter 17.22, Special Use Permits, and 17.14.220, Bed and Breakfast Inns, and the proposed use is not considered detrimental to the public health, safety and welfare, nor injurious to the neighborhood, based on the conclusions contained in the staff report.

2.3 The proposed use is specifically permitted by special use permit pursuant to this Title.

**CUP-R20-0059 ENCHANTED APRIL ACRES
EXHIBIT H - FINDINGS AND CONDITIONS OF APPROVAL, ORIGINAL S10-0001**

S10-0001/Ench. April Farm Bed and Breakfast
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The proposed use, as conditioned, is specifically permitted by special use permit in a residential zone district pursuant to 17.14.220, Bed and Breakfast Inns, of the El Dorado County Code.

3.0 ADMINISTRATIVE FINDINGS

- 3.1 The proposed use, as conditioned, conforms to the Zoning Ordinance because the project meets all development standards for a Bed and Breakfast Inn in the RE-10 Zone District (17.70.110).

Conditions of Approval

Planning Services

1. This Special Use Permit is based upon and limited to compliance with the project description, the hearing exhibits marked Exhibits A through M, and conditions of approval set forth below. Any deviations from the project description, exhibits, or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project description is as follows:

Approval of this Special Use Permit allows a Bed and Breakfast Inn with four guest rooms as follows.

- a. Four guest rooms and one bedroom for the owner/operator are to be contained within the 3,177 square foot primary residence. Only registered guests shall have access to the kitchen facilities with meal service provided for breakfast and light snacks which will be included in the overall room rate.
- b. The following structures ancillary activities are approved for use under this current approval are lettered A thru M as listed in the table below and located as shown in Exhibit G:

**CUP-R20-0059 ENCHANTED APRIL ACRES
EXHIBIT H - FINDINGS AND CONDITIONS OF APPROVAL, ORIGINAL S10-0001**

S10-0001/Ench. April Farm Bed and Breakfast
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Building Letter	Use (as labeled in Exhibit G)	Size
A	Existing Home and Garage (attached) Covered porch	3,177 square ft. 607 square ft. 357 square ft.
B	Existing Barn Covered RV or Hay Storage	40 ft. by 60 ft. 15 feet by 60 ft.
C	Existing Horse Arena	100 ft. by 200 ft.
D	Existing Storage Shed	15 ft. by 25 ft.
E	Existing Tack Sheds	8 ft. by 12 ft. (3)
F	Existing Horse Paddock	12 ft. by 84 ft.
G	Existing Pagoda	12 ft. by 30 ft.
H	Existing Trash/Recycling Shed	Two at 5 ft. by 10 ft. (2)
I	Existing Pool and Hot Tub	25 ft. by 35 ft.
J	Existing Pond, Solar Aerated	80 ft. by 130 ft.
K	Existing Storage Canopy	15 ft. by 60 ft.
L	Existing Horse Gazebos	10 ft. by 10 ft. (3)
M	Proposed Sign	4 foot high by 6 foot wide (24 square feet) sign, mounted on two posts, not to exceed 8-ft. tall.

- c. A total of 30 events/activities, attended by non-registered guests of the bed and breakfast, with a maximum of 20 participants, are permitted per year as described below:

Ancillary Events: Retreats, classes, meetings, seminars & workshops limited to 20 participants including but not limited to those residing as guests at the Inn. Outdoor events shall be limited to the hours between 9 am and 9 pm. No amplified music shall be allowed. Food service, if required, would be arranged through a licensed catering company or restaurant, and the kitchen inside the Inn shall not be utilized for food preparation purposes. All parking shall be limited to the premises. A maximum of 24 ancillary events shall be allowed per year.

Equestrian Events: Horse related clinics with up to 8 participating horses and riders shall be held between the hours of 9 and 9 pm with a maximum of 6 clinics permitted per year. Participants and their friends and families will be permitted to utilize the picnic area and BBQ for the purpose of a "pot-luck" or BBQ following the clinic. All parking shall be limited to the premises.

The following guest and private events are approved as follows:

CUP-R20-0059 ENCHANTED APRIL ACRES
EXHIBIT H - FINDINGS AND CONDITIONS OF APPROVAL, ORIGINAL S10-0001

S10-0001/Ench. d April Farm Bed and Breakfast
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Guest Events: Retreats, classes, meetings, seminars & workshops shall be limited to 8 participants residing as guests at the Inn plus the instructor(s). Organized outdoor events shall be limited to the hours between 9 am and 9 pm. No amplified music shall be allowed. Food service other than breakfast and light snacks, if required, shall be arranged through a licensed catering company or restaurant, and the kitchen inside the Inn shall not be utilized for food preparation purposes.

Owner's Private Events: The owner may have private gatherings of family and friends and these private gatherings shall not be included in the limitations imposed under the categories above. The owner's private events shall not be open to the public and will not be subject to the terms of this Special Use Permit. The applicant is permitted to serve home cooked food to family and friends and there shall be no limitation on number of gatherings per year or size of these events.

- d. One 4-foot by 6-foot non-internally illuminated sign is permitted and shall be located as shown in Exhibit G and shall comply with Exhibits I-1 and I-2.
- e. The swimming pool and hot tub shall be for personal use only and would be available for public only if replaced or modified to meet State public pool standards.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

- 2. All site improvements shall conform to Exhibits G thru J. All structures authorized shall be consistent with the developments standards of the RE-10 zone district, Chapter 17.70. Changes in the uses and in the structures/facilities as approved and as shown and located in Exhibits G thru J shall require review by Planning Services to determine if the changes can be approved administratively or are substantial enough to require the submittal of a Special Use Permit revision application with review by the Planning Commission.
- 3. Prior to commencement of any use authorized by this permit the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval by phase and in accordance with county, State, and Federal law. The applicant shall also schedule an inspection by Planning Services prior to commencement of any use authorized by this Special Use Permit for verification of compliance with applicable conditions of approval.

**CUP-R20-0059 ENCHANTED APRIL ACRES
EXHIBIT H - FINDINGS AND CONDITIONS OF APPROVAL, ORIGINAL S10-0001**

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4. No amplified outdoor sound systems shall be used at the project site without a revision to this Special Use Permit or a Temporary Use Permit is obtained. Noise levels during any of activities/events and uses shall not exceed the levels specified in Table 6-2 of the General Plan.
5. The applicant shall obtain a business license prior to initiation of the use.
6. All outdoor lighting shall conform to §17.14.170 and be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation. In addition, the following apply:
 - a. The external solar lights used to illuminate the two-foot by three-foot sign shall be shielded to prevent the light from shining off of the surface intended to be illuminated.

Should final, installed lighting be non-compliant with full shielding requirements, the applicant shall be responsible for the replacement and/or modification of said lighting to the satisfaction of Planning Services.

7. The applicant shall install the plants shown in the Streamside Planting Plan attached as Exhibit J. Proof of substantial compliance with said plans shall be received by Planning Services prior to January 1, 2011. Should the planting not be completed and approved by Planning Services prior to January 1, 2011, all uses authorized by this permit shall cease until this condition has been satisfied.
8. Parking shall be provided as follows:

PARKING REQUIREMENTS		
Parking Stall Standard	No. of Spaces Required	No. of Spaces Provided
Standard Space	4 reserved for guests 2 reserved for owner <u>7 for activities/events</u>	40
	13 total spaces required	
Accessible Spaces	1 (with van accessibility)	1 (with van accessibility)

Additional parking area for horse trailer parking shall occur in the *Existing Gravel Drive/Turnaround* as shown on Exhibit G.

9. In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action, as provided in Section 66474.9(b) of the California Government Code.

CUP-R20-0059 ENCHANTED APRIL ACRES
EXHIBIT H - FINDINGS AND CONDITIONS OF APPROVAL, ORIGINAL S10-0001

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The applicant shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or processing against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a Special Use Permit, which action is brought within the time period provided for in Section 66499.37 of the California Government Code.

County shall notify the applicant of any claim, action, or proceeding and County will cooperate fully in the defense.

El Dorado County Department of Transportation

10. Encroachment Permit: The applicant shall obtain an encroachment permit from DOT and shall construct the driveway encroachment from the existing private driveway onto Salmon Falls Road to the provisions of County Design Std 103C or approved DOT equivalent. The improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to initiation of any use permitted by the approval of the Special Use Permit.

El Dorado County Department of Environmental Health

11. Bed and Breakfast establishments under the California Retail Food Code, Section 113893, Restricted Food Service Facility, require that you obtain and maintain an Annual Food Facility Operating Permit issued by Environmental Health. When approval from Planning Services is obtained, please submit a completed service request form and application for a Food Facility Permit to this office for review. In addition, because your water source is a private well, a Food Facility Water System Operating Permit is required. Water quality testing and monitoring are requirements of the permit.
12. Public pools must comply with the California Health and Safety Code, California Code of Regulations, California Building Code, and the California Electrical Code. The existing pool on the property does not meet the public pool standards and cannot be included as part of the Bed and Breakfast Special Use Permit. Fencing and signage to exclude the pool shall be approved by Environmental Health prior to the operation of the Bed and Breakfast. The fencing shall not have gates in close proximity to the pool. Signs at each gate shall be durable with contrasting lettering no smaller than 4 inches high and shall say the following: *PRIVATE – NOT FOR PUBLIC USE. The swimming pool does not meet safe public pool standards and is not available for use by the public.*

El Dorado County Fire Protection District

13. The applicant shall submit a site review plan fee to El Dorado County Fire of \$150.00 prior to initiation of any use authorized by the approval of this Special Use Permit.

**CUP-R20-0059 ENCHANTED APRIL ACRES
EXHIBIT H - FINDINGS AND CONDITIONS OF APPROVAL, ORIGINAL S10-0001**

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14. The applicant shall provide a minimum 5,000 gallons water storage tank with fire district access prior to initiation of any use authorized by the approval of this Special Use Permit.
15. The applicant shall provide a site plan, for review and approval, showing the location of the water storage tank and the fire district connection prior to initiation of any use authorized by the approval of this Special Use Permit for review and approval.
16. In lieu of Conditions 14 and 15, provide a 4-inch drafting station out of the pond. The pick up station in the pond must be engineered and located in an area that will not pick up debris out of the pond. The other end shall meet the requirements of Water supplies Residential without a Purveyor Section 4 Piping and Hydrant Outlet Requirements prior to initiation of any use authorized by the approval of this Special Use Permit.
17. The applicant shall provide calculations that the pond holds a minimum 5,000 gallons of water suitable for drafting prior to initiation of any use authorized by the approval of this Special Use Permit.
18. The applicant shall submit plans with and engineers stamp for Conditions of Approval 18 and 5 prior to initiation of any use authorized by the approval of this Special Use Permit.
19. The applicant shall provide one minimum rated 2A10:BC fire extinguisher within 75 feet of travel distance to all areas of the facility. It shall be mounted in a location that is readily visible and easily accessible. The top of the box shall be no higher than 5 feet from the ground prior to initiation of any use authorized by the approval of this Special Use Permit.

**CUP-R20-0059 ENCHANTED APRIL ACRES
EXHIBIT I - COMMENTS PG&E**



Plan Review Team
Land Management

PGEPlanReview@pge.com

6111 Bollinger Canyon Road 3370A
San Ramon, CA 94583

February 10, 2021

Bianca Dinkler
County of El Dorado
2850 Fairlane Ct
Placerville, CA 95667

Ref: Gas and Electric Transmission and Distribution

Dear Bianca Dinkler,

Thank you for submitting the Enchanted April Acres plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: https://www.pge.com/en_US/business/services/building-and-renovation/overview/overview.page.
2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.
3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851 filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team
Land Management

**CUP-R20-0059 ENCHANTED APRIL ACRES
EXHIBIT I - COMMENTS PG&E**



Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: <https://www.usanorth811.org/images/pdfs/CA-LAW-2018.pdf>

1. Standby Inspection: A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.

2. Access: At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

3. Wheel Loads: To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. Grading: PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.

5. Excavating: Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 12 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch

**CUP-R20-0059 ENCHANTED APRIL ACRES
EXHIBIT I - COMMENTS PG&E**



wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [$24/2 + 24 + 36/2 = 54$] away, or be entirely dug by hand.)

Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 12 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible ($90^\circ \pm 15^\circ$). All utility lines crossing the gas pipeline must have a minimum of 12 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.

**CUP-R20-0059 ENCHANTED APRIL ACRES
EXHIBIT I - COMMENTS PG&E**



11. Cathodic Protection: PG&E pipelines are protected from corrosion with an “Impressed Current” cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E’s facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.

**CUP-R20-0059 ENCHANTED APRIL ACRES
EXHIBIT I - COMMENTS PG&E**



Attachment 2 – Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. Buildings and Other Structures: No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as "**RESTRICTED USE AREA – NO BUILDING.**"
2. Grading: Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.
3. Fences: Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E's facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.
4. Landscaping: Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 15 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.
5. Reservoirs, Sumps, Drainage Basins, and Ponds: Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.
6. Automobile Parking: Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.
7. Storage of Flammable, Explosive or Corrosive Materials: There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.

**CUP-R20-0059 ENCHANTED APRIL ACRES
EXHIBIT I - COMMENTS PG&E**



8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 (http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.

CUP-R20-0059 ENCHANTED APRIL ACRES
EXHIBIT J - COMMENTS ENVIRONMENTAL MANAGEMENT DEPARTMENT
ENVIRONMENTAL MANAGEMENT DEPARTMENT

<http://www.edcgov.us/EMD/>



PLACERVILLE OFFICE:

2850 Fairlane Court
Placerville, CA 95667
(530) 621-5300
(530) 626-7130 Fax

LAKE TAHOE OFFICE:

924 B Emerald Bay Road
South Lake Tahoe, CA 96150
(530) 573-3450
(530) 542-3364 Fax

INTEROFFICE MEMORANDUM

TO: **BIANCA DINKLER**, Project Planner
EDC Development Services Division

FROM: Environmental Management

SUBJECT: CUP R20-0059 ENCHANTED APRIL ACRES

DATE: 3/15/2021

CC:

Environmental Management Department staff has reviewed the subject application. The following reflects our concerns and requirements:

Environmental Health (Bryan Vyverberg x5924):

The project proposes to allow for three tack sheds to be converted for use as bedrooms for guests. A review of the septic system records for the property found that the septic system for the bed and breakfast (to be converted back to a residence) is designed with a six-bedroom capacity.

Since waste disposal on the property is conducted through a septic system, it needs to be sized appropriately for the proposed use. The El Dorado County Local Agency Management Plan (LAMP) and Onsite Wastewater Treatment Systems Manual (OTWS Manual) require septic systems to be sized on the number of bedrooms. Using the three tack sheds as bedrooms for guests will increase the total number of bedrooms from 6 bedrooms to 9 bedrooms.

Please contact a septic system designer and have them evaluate the proposed project to determine if the current septic system requires expansion to accommodate the uses proposed in this project.

Hazardous Materials (Mark Moss x6665):

No comments or concerns for this project.

Solid Waste Division (Timothy Engle x6587)

No comments or concerns for this project.

**CUP-R20-0059 ENCHANTED APRIL ACRES
EXHIBIT J - COMMENTS ENVIRONMENTAL MANAGEMENT DEPARTMENT**

6/22/2021

Edcgov.us Mail - Project Question - Enchanted April Acres (CUP-R20-0059)



Bianca Dinkler <bianca.dinkler@edcgov.us>

Project Question - Enchanted April Acres (CUP-R20-0059)

Bryan Vyverberg <bryan.vyverberg@edcgov.us>
To: Bianca Dinkler <bianca.dinkler@edcgov.us>

Wed, May 19, 2021 at 5:09 PM

Hello Bianca,

There are a few other points that I would like to add. If the owner of the property will be providing food (breakfast, lunch, etc.) to the people that rent the "campground structures" then they would likely need a health permit from our Department per the requirements of the California Retail Food Code. Also, some of our food facilities and organized camps also have permits as small water systems to provide water to guests. Since the campground structures will not have plumbing, the project will not have enough service connections (homes attached to the same water supply) to become a small water system.

Thank you,
[Quoted text hidden]

**CUP-R20-0059 ENCHANTED APRIL ACRES
EXHIBIT J - COMMENTS ENVIRONMENTAL MANAGEMENT DEPARTMENT**

12/6/21, 11:23 AM

Edcgov.us Mail - Project Question - Enchanted April Acres (CUP-R20-0059)



Bianca Dinkler <bianca.dinkler@edcgov.us>

Project Question - Enchanted April Acres (CUP-R20-0059)


Bryan Vyverberg <bryan.vyverberg@edcgov.us>
To: Bianca Dinkler <bianca.dinkler@edcgov.us>

Sat, Dec 4, 2021 at 1:59 PM

Hello Bianca,

This project would not need to be permitted as a small water system. They will likely be serving fewer than 25 people per day at least 60 days out of the year, and will have fewer than 5 service connections, so they do not meet the criteria to become a small water system. I attached the classification decision tree that we use for your interest. Please let me know if you need anything else.

Thank you,
[Quoted text hidden]

 **class_dec_tree.pdf**
207K

**CUP-R20-0059 ENCHANTED APRIL ACRES
EXHIBIT K - COMMENTS DEPARTMENT OF TRANSPORTATION**

3/9/2021

Edcgov.us Mail - Project for Review & Comment - CUP-R20-0059 – ENCHANTED APRIL ACRES



Bianca Dinkler <bianca.dinkler@edcgov.us>

Project for Review & Comment - CUP-R20-0059 – ENCHANTED APRIL ACRES

Dave Spiegelberg <dave.spiegelberg@edcgov.us>
To: Bianca Dinkler <bianca.dinkler@edcgov.us>

Tue, Mar 9, 2021 at 11:17 AM

Bianca -

DOT takes no exceptions to this CUP revision, and offers no further comments or conditions.

Dave W. Spiegelberg, P.E.
Senior Civil Engineer

County of El Dorado
Community Development
Department of Transportation, Development Section
[2850 Fairlane Court](#)
[Placerville, CA 95667](#)
530-621-6077 / 530-957-3521 (cell) / 530-295-2655 (fax)
dave.spiegelberg@edcgov.us

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----- Forwarded message -----

From: **Planning Department** <planning@edcgov.us>
Date: Tue, Feb 9, 2021 at 9:05 AM
Subject: Project for Review & Comment - CUP-R20-0059 – ENCHANTED APRIL ACRES
To:
[Quoted text hidden]

 **Initial Consultation Letter_CUP-R20-0059.pdf**
216K