

SMITH PARCEL 2 PM 41/46 APN:069-050-20

TEIE, W REV TR. 2004-0068828
APN:069-050-08

SITE PLAN
FOR
DIEU NHAN BUDDHIST
MEDITATION ASSOCIATION, INC.

A PORTION OF ME 1/4 OF SECTION 23
T. 10 N., R. 6 E., W. 4th
BONG PARCEL 1 OF PM 21/31
COUNTY OF EL DORADO, STATE OF CALIFORNIA
AUGUST, 2014
APN: 069-150-14

OWNER

APN: 069-150-14
DIEU NHAN BUDDHIST MEDITATION CENTER
4341 DUNCAN HILL ROAD
RESOLVE, CA 95672

PROPOSED IRRIGATION WATER:
PROPOSED DOMESTIC WATER:
PROPOSED SEWAGE DISPOSAL:
FIRE DISTRICT:
TOTAL AREA:

EXISTING WELL
EL DORTADO IRRIGATION DIST.
SEPTIC SYSTEM
RESCUE FIRE DISTRICT
10.000 AC.

BUILDING LEGEND

- (A) EXISTING MEDITATION HALL/OFFICE/LIBRARY
(THIS BUILDING IS TO BE REMOVED IN PHASE 1)
- (B) EXISTING NUHS' RESIDENCE
(THIS BUILDING IS TO BE REMOVED IN PHASE 1 AFTER THE COMPLETION OF MAIN MEDITATION HALL "C")
- (C) PROPOSED MAIN MEDITATION HALL
(THIS BUILDING IS TO BE CONSTRUCTED IN PHASE 1 AND WILL CONSIST OF THE MAIN FLOOR AND A DAYLIGHT BASEMENT)
- (D) PROPOSED NUHS RESIDENCE 1
(THIS BUILDING IS TO BE CONSTRUCTED IN PHASE 1 AND WILL BE A TWO STORY STRUCTURE FOR RESIDENT NUHS)
- (E) PROPOSED COMMON KITCHEN
(THIS BUILDING IS TO BE CONSTRUCTED IN PHASE 1 AND WILL BE A SINGLE STORY STRUCTURE FOR PREPARING MEALS FOR GUESTS)
- (F) PROPOSED COTTAGE 1
(THIS COTTAGE WILL BE CONSTRUCTED IN PHASE 1 FOR THE USE OF NUHS AND WILL BE TWO STORY STRUCTURES FOR GUESTS UPON COMPLETION OF PHASE 1)
- (G) PROPOSED RETREAT COTTAGE
(THIS BUILDING IS TO BE CONSTRUCTED BY A LATER PHASE, AND WILL BE A SINGLE STORY STRUCTURE FOR USE BY THE RESIDENT NUHS)
- (H) PROPOSED NUHS RESIDENCE 2
(THIS BUILDING IS TO BE CONSTRUCTED IN LATER PHASE AND WILL BE A TWO STORY STRUCTURE FOR RESIDENT NUHS)
- (I) PROPOSED GUEST COTTAGES 2-4
(THESE BUILDINGS ARE TO BE CONSTRUCTED IN A LATER PHASE AND WILL BE TWO STORY STRUCTURES FOR GUESTS)
- (J) PROPOSED PUBLIC RESTROOM FACILITY
(THIS BUILDING IS TO BE CONSTRUCTED IN A LATER PHASE AND WILL BE A SINGLE STORY STRUCTURE FOR USE BY THE PUBLIC)
- (K) PROPOSED WORKER RESIDENCE COTTAGE
(THIS BUILDING IS TO BE CONSTRUCTED IN LATER PHASE AND WILL BE A SINGLE STORY STRUCTURE FOR VISITING WORKERS)
- (L) PROPOSED TEA PAVILION
(THIS BUILDING IS TO BE CONSTRUCTED IN LATER PHASE AND WILL BE A SINGLE STORY STRUCTURE FOR INFORMAL GATHERINGS)
- (M) EXISTING PUBLIC RESTROOM FACILITY
(THIS BUILDING IS TO REMAIN AND BE REMODELED FOR STORAGE. IT WILL BE REPLACED BY A PUBLIC RESTROOM ATTACHED TO THE PROPOSED KITCHEN "E")
- (N) EXISTING GAZEBO
(THIS STRUCTURE IS TO REMAIN)
- (O) PROPOSED PRIVATE RESIDENCE
(THIS BUILDING IS TO BE CONSTRUCTED IN LATER PHASE AND WILL BE A SINGLE STORY 1,200 sq. ft. STRUCTURE FOR A PRIVATE RESIDENCE)
- (P) PROPOSED BUDDHA PAVILION
(THIS STRUCTURE IS TO BE CONSTRUCTED IN LATER PHASE)

*THE EXISTING NUHS' RESIDENCE "B" WILL REMAIN AND BE OCCUPIED UNTIL MAIN MEDITATION HALL "C" IS COMPLETE AND OCCUPIED.
**THE PROPOSED RESIDENCE FOR NUHS "O" WILL SERVE AS A MEDITATION HALL UNTIL THE MAIN MEDITATION HALL "C" IS COMPLETE AND OCCUPIED.

PARKING

(1)	8 STANDARD STALLS	LOWER PARKING LOT 1
(2)	18 STANDARD STALLS	LOWER PARKING LOT 2
(3)	8 STANDARD STALLS	LOWER PARKING LOT 3
(4)	8 PARALLEL STALLS	COTTAGE AREA
(5)	1 STANDARD STALL	COTTAGE AREA
(6)	4 HANDICAP STALLS	NUHS' RESIDENCE AREA
(7)	3 STANDARD STALLS	MEDITATION HALL AREA
(8)	4 HANDICAP STALLS	MEDITATION HALL AREA
(9)	5 TOTAL STANDARD STALLS	
(10)	5 TOTAL HANDICAP STALLS	

LEGEND

- (Symbol: Tree with 'X') EXISTING PINE TREE
- (Symbol: Tree with 'O') EXISTING OAK TREE
- (Symbol: Tree with 'D') EXISTING OTHER TREE
- (Symbol: Hatched area) POSSIBLE SEWAGE DISPOSAL AREA
- (Symbol: Circle with 'W') EXISTING WELL
- (Symbol: Dashed line) PROPOSED RETAINING WALL
- (Symbol: Triangle) PROPOSED CUT OR FILL SLOPE
- (Symbol: Line with 'M') PROPOSED WATER MAIN

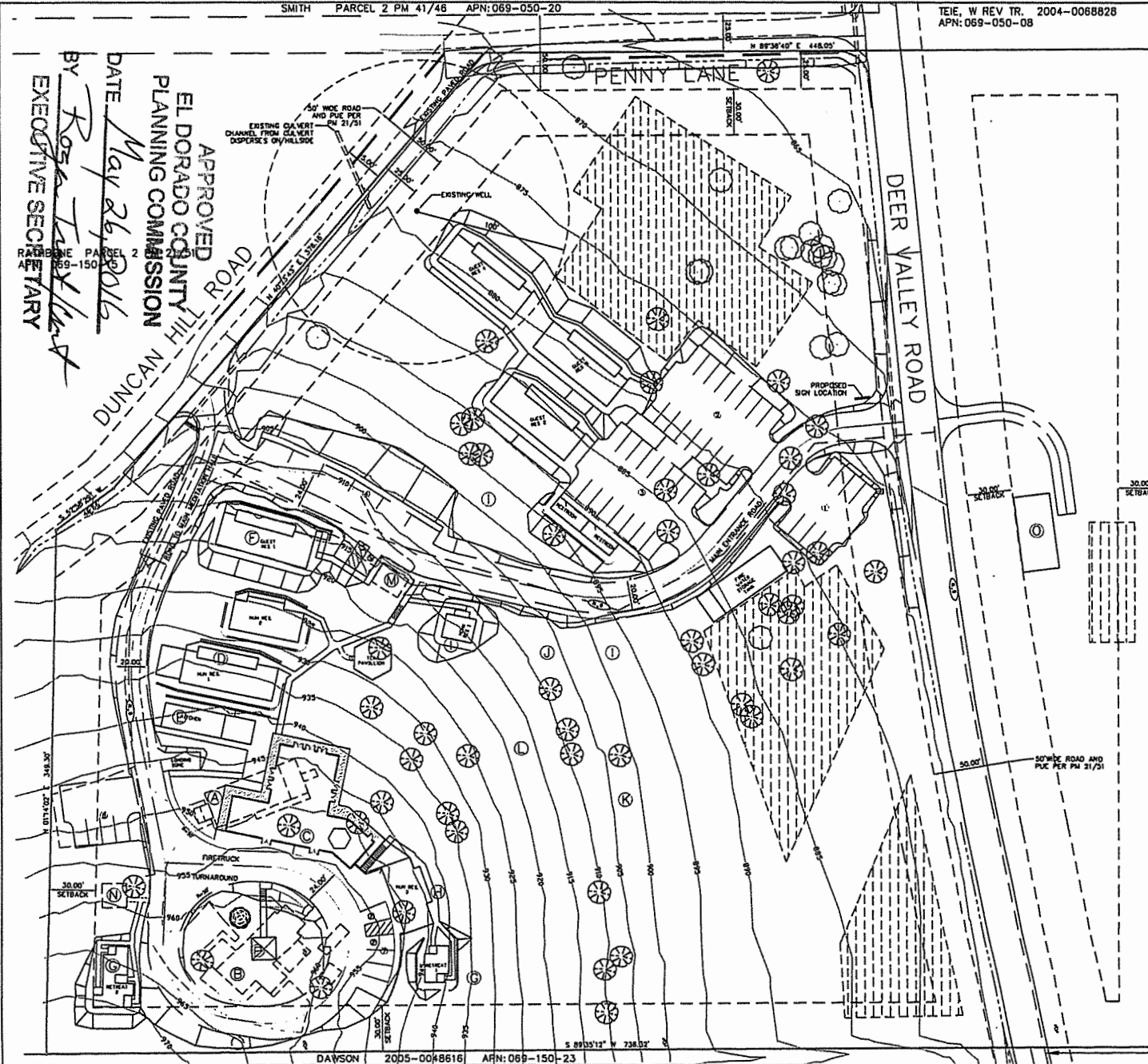
VICINITY MAP



PROPOSED WATERLINE TE-IN IS APPROXIMATELY 250' SOUTH OF PROPERTY ON THE NORTH SIDE OF RESCUE POST OFFICE.

3480 ANCH LN
PLACERVILLE, CA 95667
930-972-7014
[SITE CONSULTING INC.]

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE May 26, 2016
BY Rosemary Lee
EXECUTIVE SECRETARY



DAWSON 2005-0048616 APN:069-150-23

POOLE & HOOVER PARCEL 1 PM 44/81 APN:069-060-90

Project Description
for
Dieu Nhan Buddhist Meditation Center
SUP# S13-0007

Dieu Nhan Buddhist Meditation Association Inc. (Dieu Nhan) has been at its present location, 4241 Duncan Hill Rd., Rescue, CA 95672, since 2002. The existing building structures consist of two mobile homes ("A" & "B"), a public restroom facility ("M"), two gazebos ("N") and two storage sheds. Mobile home "A" is currently being used as a meditation center, office and meeting room. Mobile home "B" is currently being used as a residence for Nuns. The two gazebos were added in 2004. The public restroom "M" was added in 2009 and is used to provide restroom facilities for visitors. The storage sheds are currently being used to store garden and maintenance tools and equipment.

The mobile homes are old, dilapidated and need to be replaced. Due to the steady growth of Buddhist members and the increasing demand for Buddhist teaching, the need to improve the structures is of utmost importance. For this reason, we are seeking a Special Use Permit (Use Permit) to improve the facility and to replace the aging structures.

Project History: The request for a Special Use Permit for this project was submitted to El Dorado County Planning services in the spring of 2013. A Botanical Resources survey, conducted in May of that year, revealed that the original design of the project would impact a significant number of special status plants (El Dorado Mule-Ears, El Dorado Bedstraw, and Layne's Butterwort). After meeting with Planning Services and California Department of Fish and Wildlife personnel the project has been completely redesigned to minimize impacts to these plants.

Project Phasing: Due to limited budget, if the project is approved by El Dorado County, we plan to build the structures in various phases. Phase one consists of the following structures and facilities:

- **"C" Meditation Hall:** The main floor of the new two-story structure will be used for the Meditation Center. The lower floor will be used as a dining hall, offices, storage and meeting area. The new Meditation Hall is approximately in the location of a plaque that commemorates the location's blessing by Zen Master Thich Thanh Tu from Viet Nam, who is the Master of all Nuns at Dieu Nhan monastery.
- **"D" Nuns' Residence:** The building will be two stories with individual rooms for Nuns, and will house 14 nuns. The building includes a common kitchen for the nuns to prepare their own meals.

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PLANNING SERVICES
DATE May 26, 2016
BY Roger [Signature]
EXECUTIVE SECRETARY

- **"E" Kitchen and Restroom Facility:** This kitchen will be used by nuns to prepare meals for visitors to the Meditation Center. Meals will be served in the lower story of the Meditation Hall "C". The attached Restroom Facility will be for the use of visitors.
- **"F" Guest Cottage:** This cottage will be used as a temporary Nun's Residence during construction as the existing Mobile home "B" will be removed.
- **Improvement plans for parking, access road and landscaping:** The construction of the site will be in two stages: Stage 1 will construct the entrance road, associated parking, water and sewer lines, Guest Cottage "F", and partial construction of the Nuns' Residence "D", which will serve as a temporary Meditation Hall. Stage 2 will include the widening of Penny Lane and Duncan Hill Road, the construction of the road leading to the Meditation Hall, and extending the water and sewer lines into this area. It also includes the construction of the new Meditation Hall "C" and the Common Kitchen "E" with attached restroom. Once the Meditation Hall "C" is completed, the nuns' residence will be modified to accommodate the nuns.

The balance of the planned structures would be constructed based upon need and the financial situation.

Description of new facility: Below is the description of the use and the anticipated occupancy for each structure:

1. **Main Meditation Hall ("C"):** This building is the main place to hold the weekly service (e.g. prayer and meditation) for lay persons and daily service for resident Nuns. The anticipated occupancy of this building is about 100.
2. **Resident Nun Buildings ("D" & "H"):** We plan to have 2 buildings for the resident nuns; each building will house about 14 fulltime resident nuns.
3. **Monk Resident Cottage ("K"):** This is a small structure reserved for visiting monks. It has two bedrooms and one bathroom. This cottage will only be used once or twice a year when we have visiting monks.
4. **Retreat Cottages ("G"):** There are two retreat cottages equipped with restrooms being planned for this project. These are small structures to be used only by Resident Nuns for 49-day retreat. One structure is designed to house two nuns and the other is designed to house up to four nuns.
5. **Guest Cottages ("F" & "I"):** There are 4 guest cottages being planned for this project. Each cottage is designed to house about 14 guests. Participants staying overnight during retreats will use these cottages.

6. **Common Kitchen ("E"):** This facility will be used to prepare vegetarian meals for guests during retreats. It will consist of a six-burner stove, two wash basins and stainless steel food preparation tables. Meals are for members' consumption only and not for sale.
7. **Restroom Facilities ("J"):** This Facility will be built in Phase 2 when the needs arise.
8. **Tea Pavilion (L):** This structure will be similar to the existing gazebo with removable glass panels, and will be used for informal gatherings and teachings.
9. **Single-family residence ("O"):** The plan includes a single-family modular on the east side of Deer Valley Road. It is customary that Nuns can be the only full-time residents within the compound. This residence will allow a full-time caretaker to live outside the compound and still be nearby to assist the Nuns.
10. **Buddha Pavilion ("P"):** When the Resident Nun Building "D" is completed the existing Mobile Home "B" will be removed and this place will be dedicated to be a Buddha Pavilion "P", a Buddha Statue made of stone will be erected at this location and the area will be landscaped.
11. **Onsite lighting:** The following is the planned onsite lighting:
 - a. There is no plan to have lights for the parking area. It is anticipated that attendees will arrive and depart during daylight hours.
 - b. It is planned to have a shielded outdoor light next to the main entrance to the main floor and next to the main entrance to the lower floor of the Meditation Hall "C".
 - c. It is planned to have a shielded outdoor light next to the main door of each Nuns Residences "D" & "H", Monk Cottage "K" and Guest Cottages "F" & "I". These lights will be turned off when the building is not occupied.
 - d. There is a call to prayer and meditation during the twilight hours. For health and safety reasons, installation of low-voltage, shielded lighting mounted on three-foot posts at approximately ten-foot spacing is planned along each pathway leading to the Meditation Hall "C" from the Nuns Residences "D" & "H", Monk Cottages "K" and Guest Cottages "F" & "I".
 - e. All lighting shall meet the IESNA full cut-off standards.

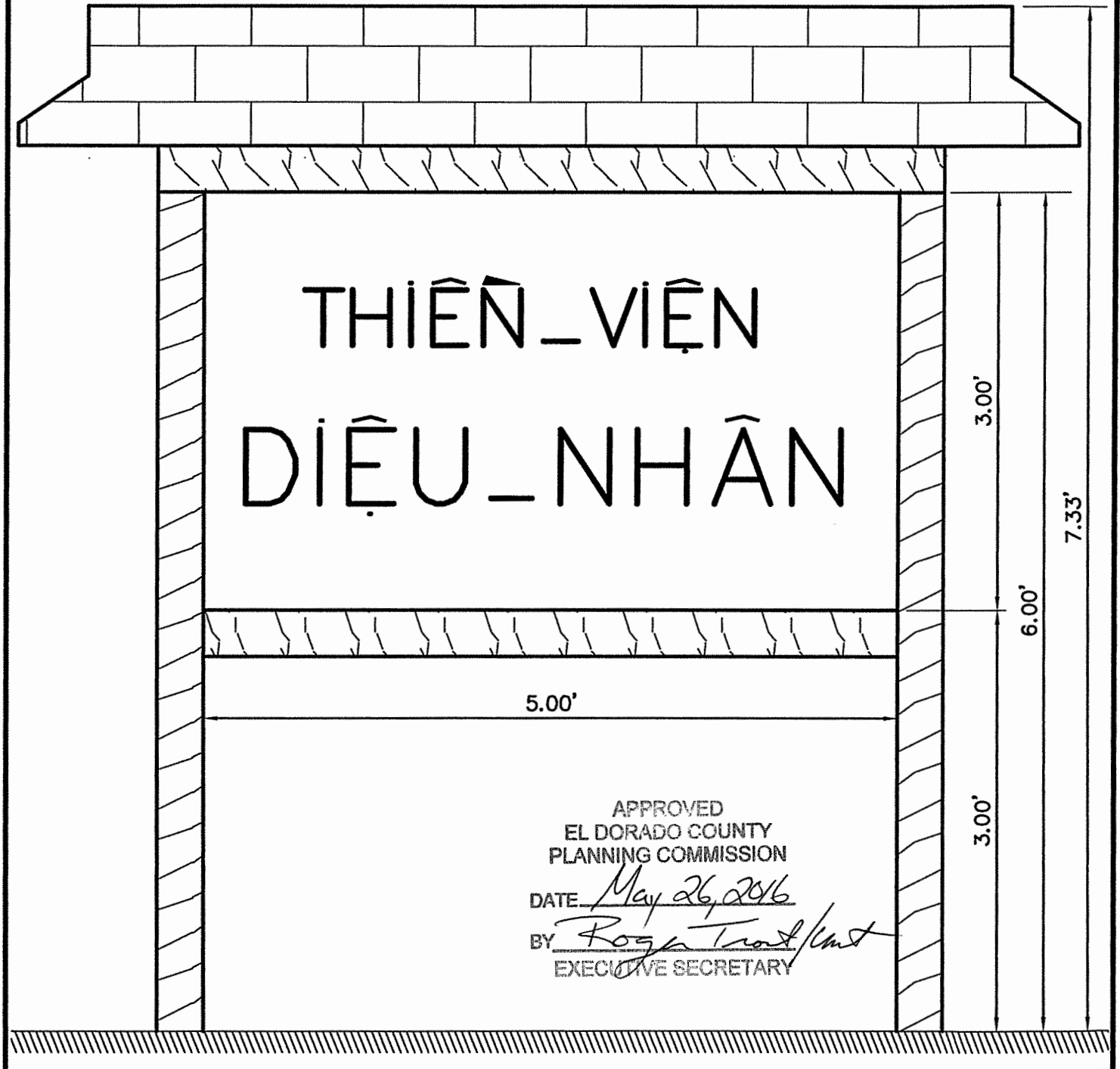
Description of existing structures to be retained:

1. **Existing square gazebo ("N"):** This gazebo will remain in its current location and will be used for open-air gatherings and teaching.
2. **Existing public restroom ("M"):** This facility will be remodeled for use for storage in Phase I. It will be replaced by the public restroom attached to the Kitchen ("E").

Planned activities: Below is a list of activities proposed for this site:

- There will be about 30 people attending the service every Sunday;
- Every year there are three events celebrating: 1) Vietnamese Lunar New Year around late January or early February, 2) Buddha's Birthday in May and 3) Buddhist Mother's Day in August. There will be about 30 to 50 attendees at each event;
- There are two organized retreats yearly for members to practice meditation; these events are normally from Friday to Sunday. One retreat takes place in May and another in October. In each retreat we anticipate having about 50 to 100 attendees; about 50% of the attendees will stay overnight and the rest will go home and come back the next day.

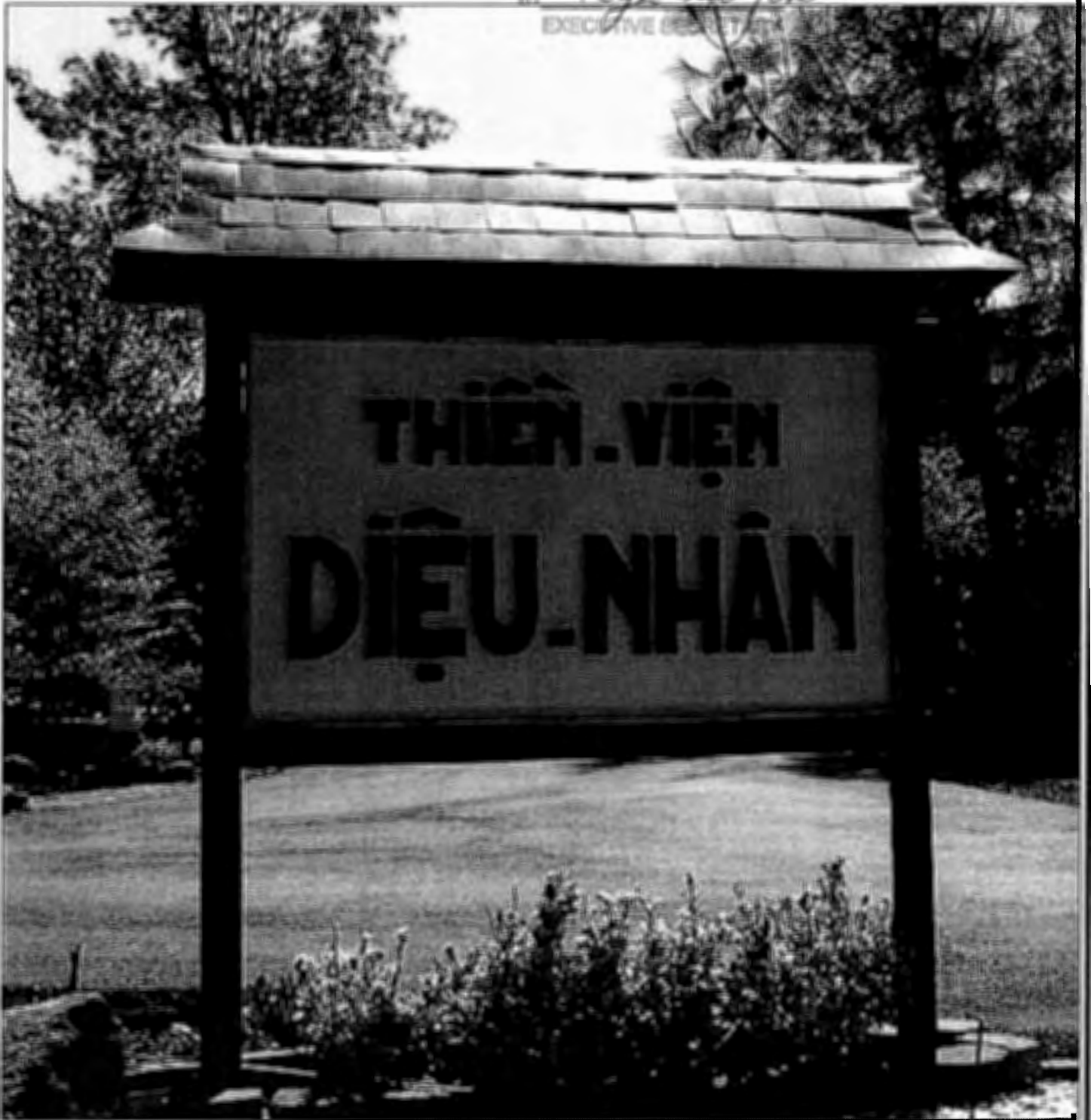
PROPOSED SIGN DETAIL

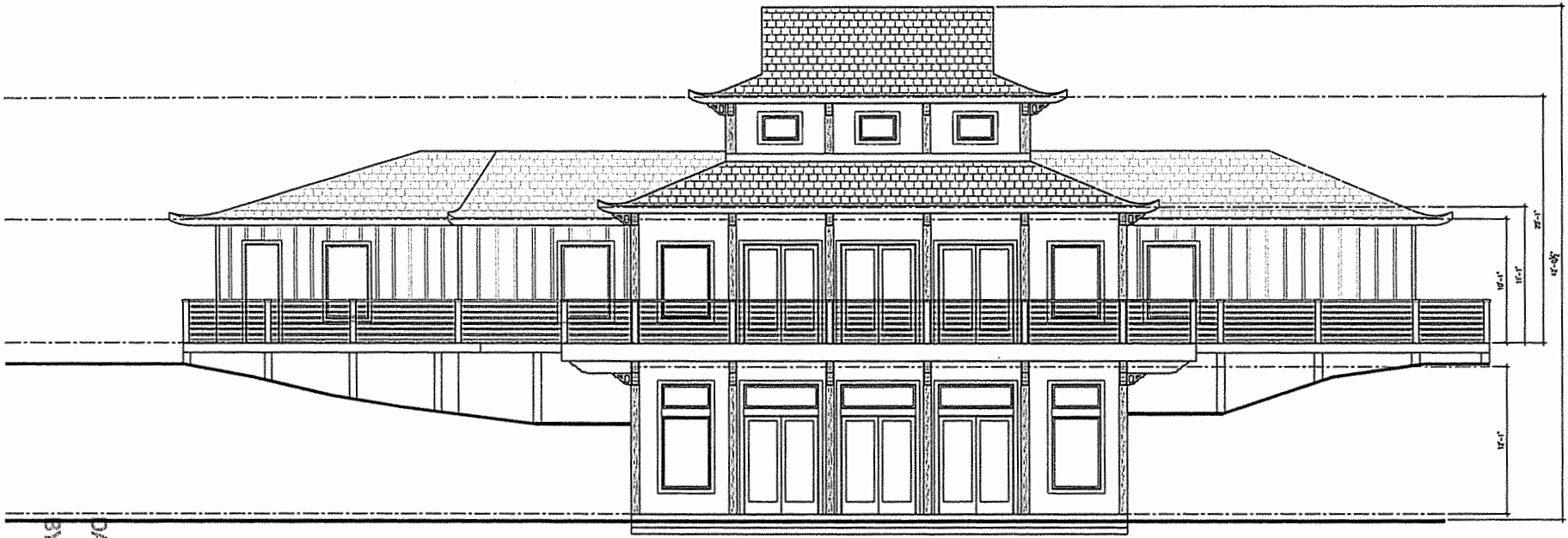


PROPOSED SIGN PHOTOGRAPH

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION

DATE *May 26, 2016*
BY *Roger [unclear]*
EXECUTIVE SECRETARY



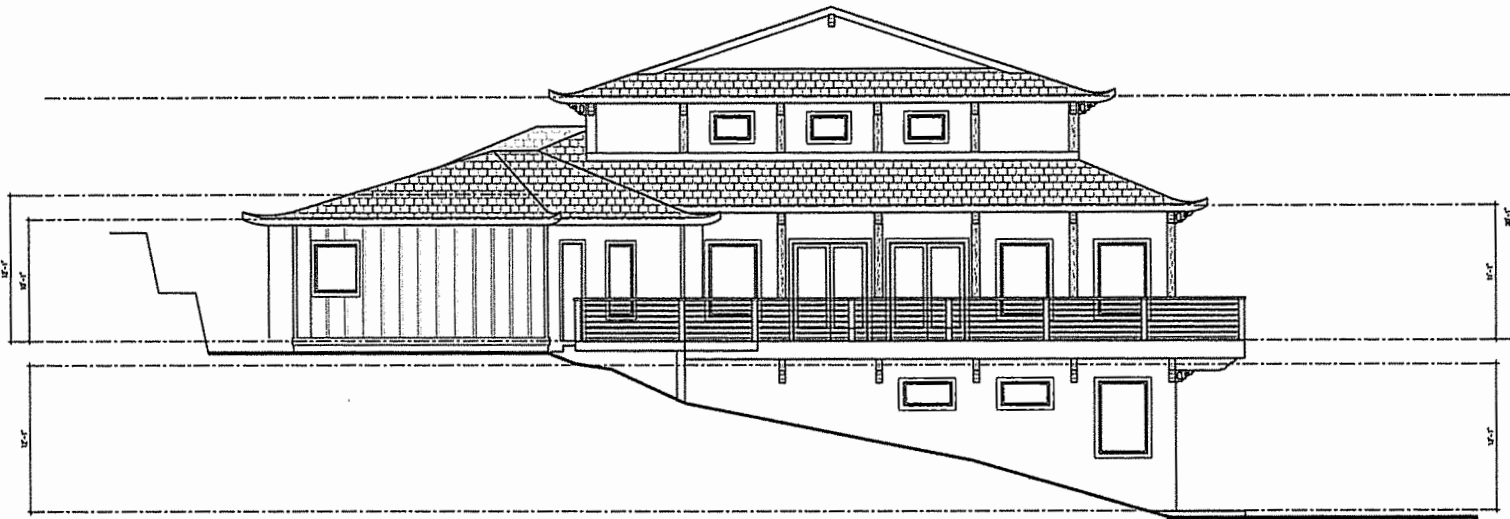


Front Elevation

SCALE: 1/4"=1'-0" ARCH-101

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PLANNING COMMISSION
DATE May 26, 2016
BY Roger Tronchetti
EXECUTIVE SECRETARY

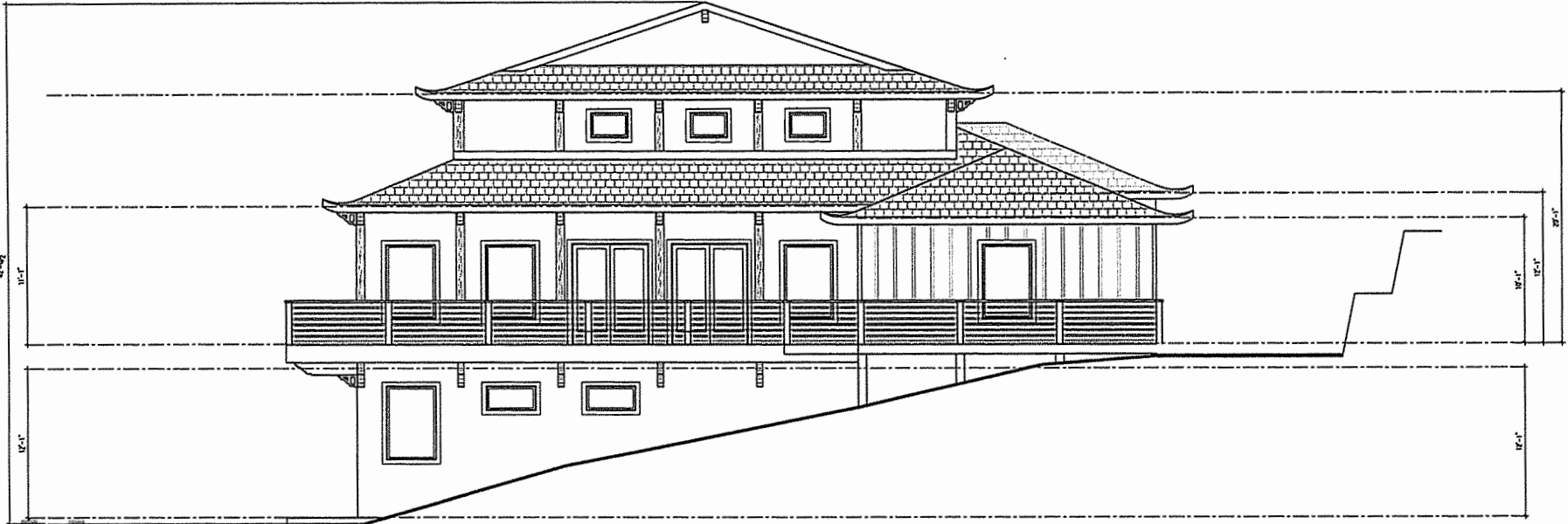
EXHIBIT I



Left Elevation
SCALE 1/8"=1'-0"

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DATE May 26, 2016
BY Rosa Trastant
EXECUTIVE SECRETARY

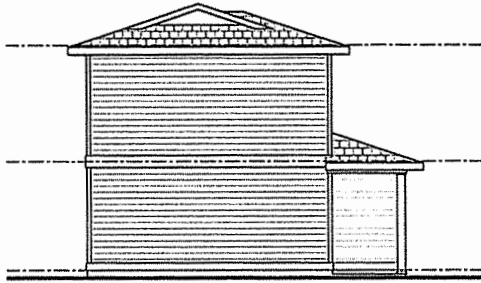
EXHIBIT J



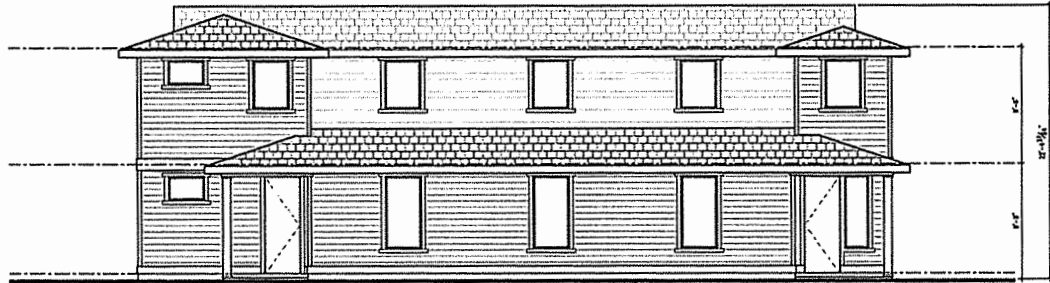
Right Elevation

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

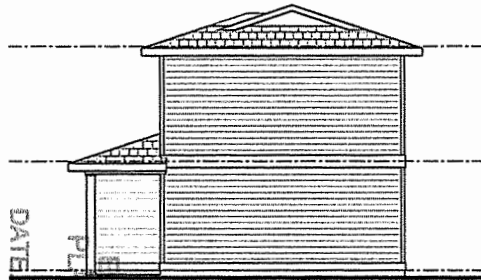
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EL DORADO COUNTY
PLANNING COMMISSION
DATE *May 26, 2016*
BY *Roger L. ...*
EXECUTIVE SECRETARY



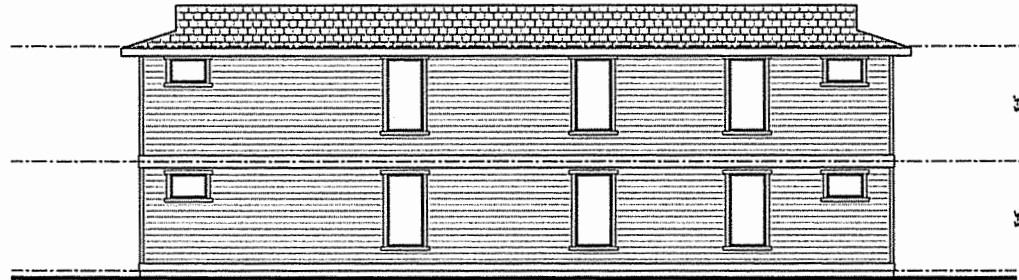
Left Elevation
SCALE 1/4"=1'-0" DRAWING NO. 100-100-100



Front Elevation - Nun Residence
SCALE 1/4"=1'-0" DRAWING NO. 100-100-100

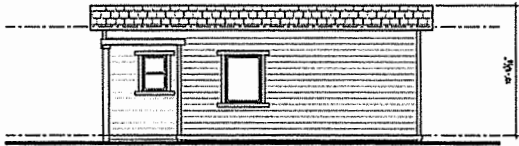


Right Elevation
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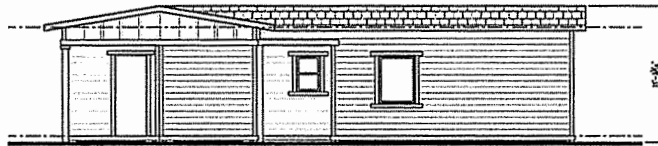


Rear Elevation
SCALE 1/4"=1'-0" DRAWING NO. 100-100-100

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 DATE *May 26, 2016*
 BY *Roger T. ...*
 EXECUTIVE SECRETARY

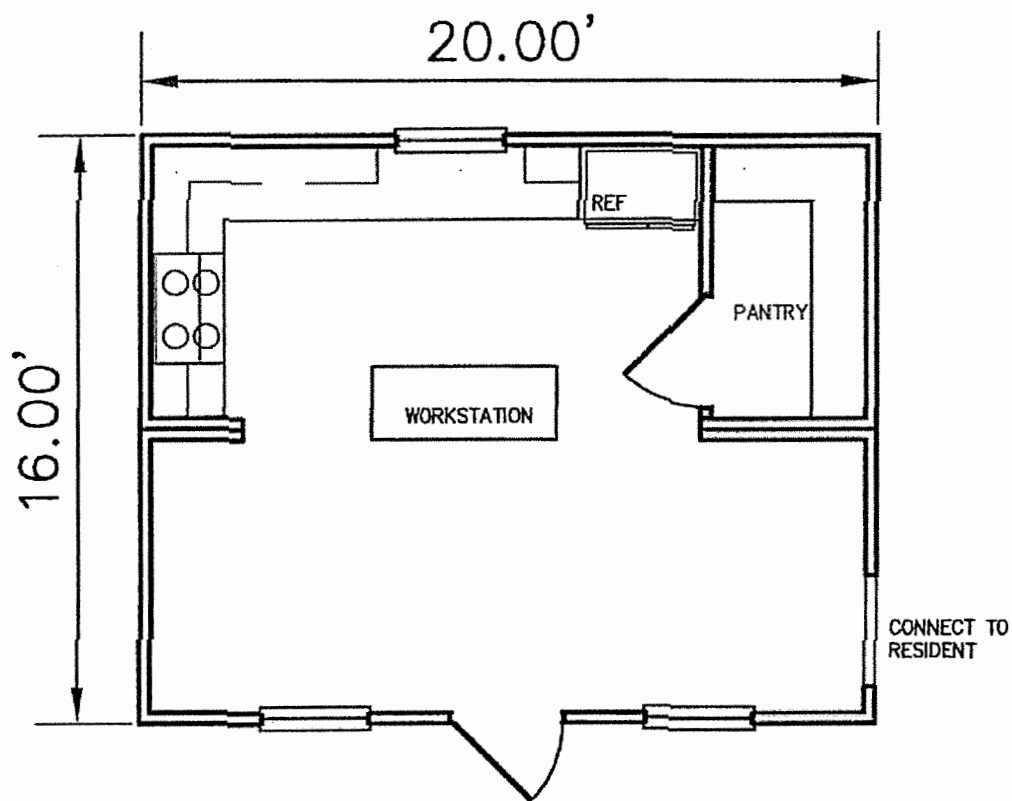


Front Elevation - Retreat 2 Units



Front Elevation - Retreat 4 Units

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DATE May 26, 2016
BY Roger Troutman
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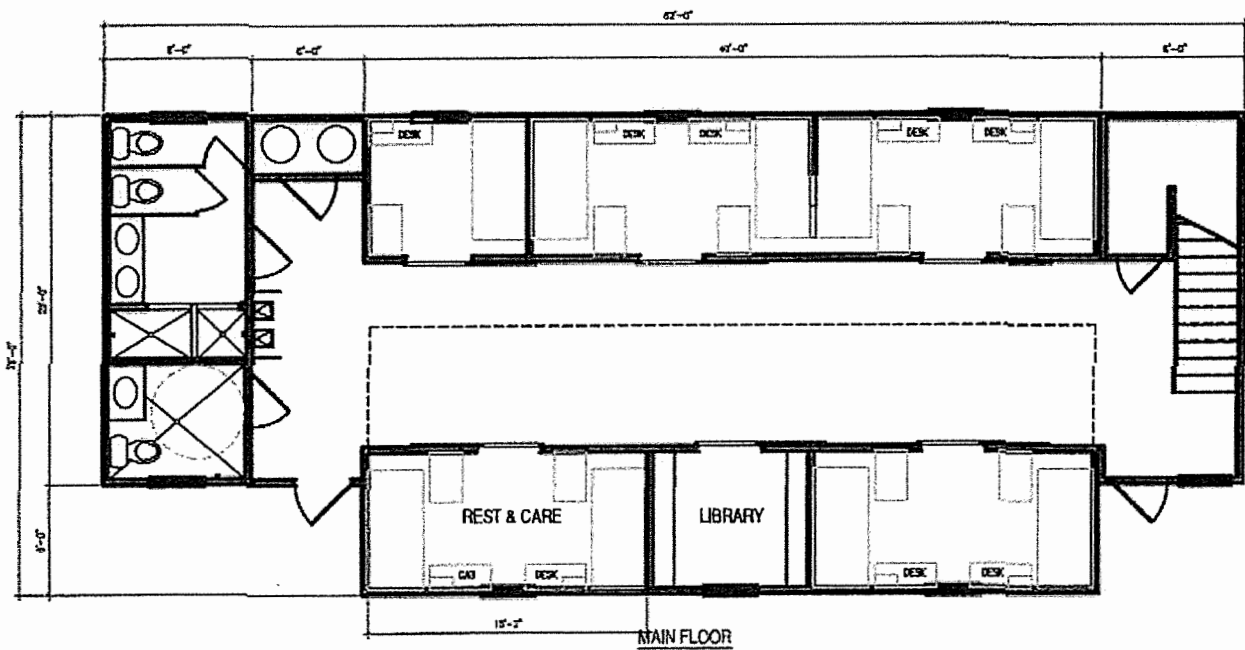
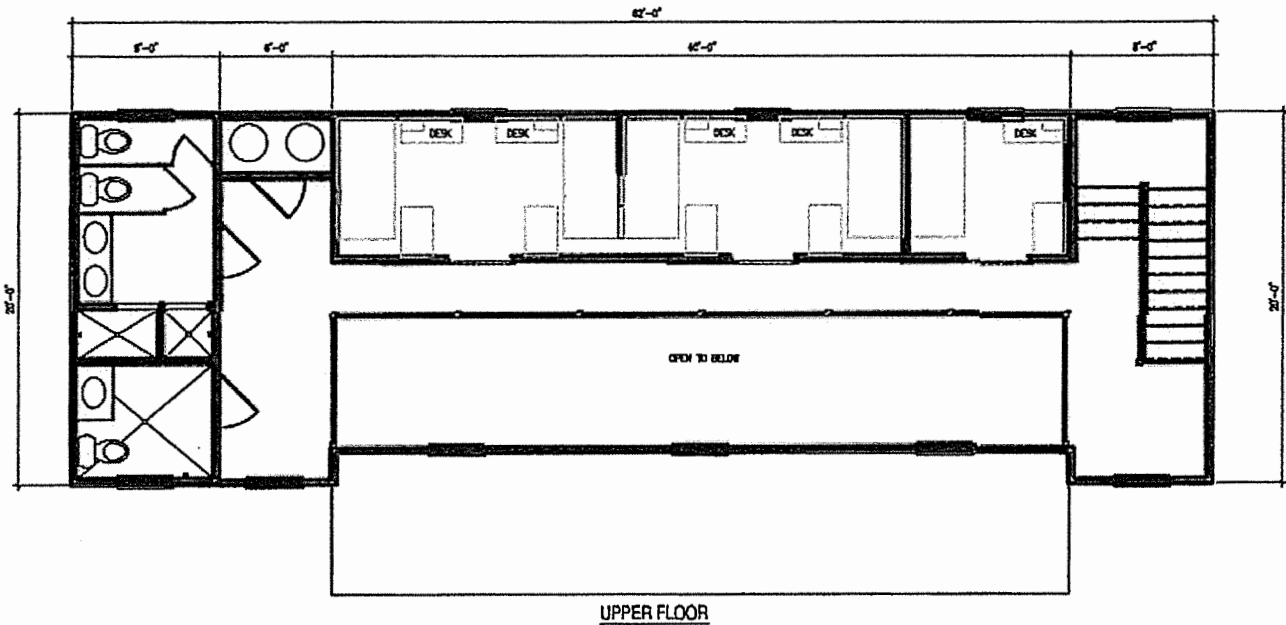
KITCHEN ATTACHED TO NUNS' RES.

1"=4'

Ⓓ

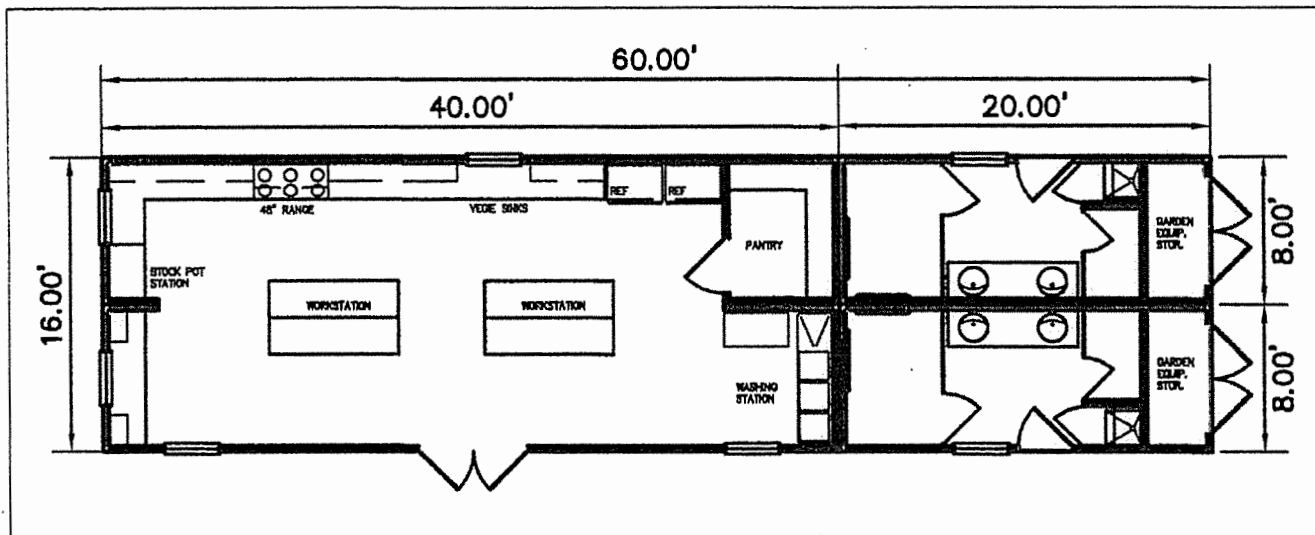
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 EL DORADO COUNTY
 PLANNING COMMISSION
 DATE May 26, 2016
 BY Roger Trout/Int
 EXECUTIVE SECRETARY

EXHIBIT N



APPROVED
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 PLANNING COMMISSION
 DATE May 26, 2016
Rozanne Troutman
 EXECUTIVE SECRETARY

GUEST COTTAGE 1"= 10' (1)
 Type R-2 Occupancy Load 14

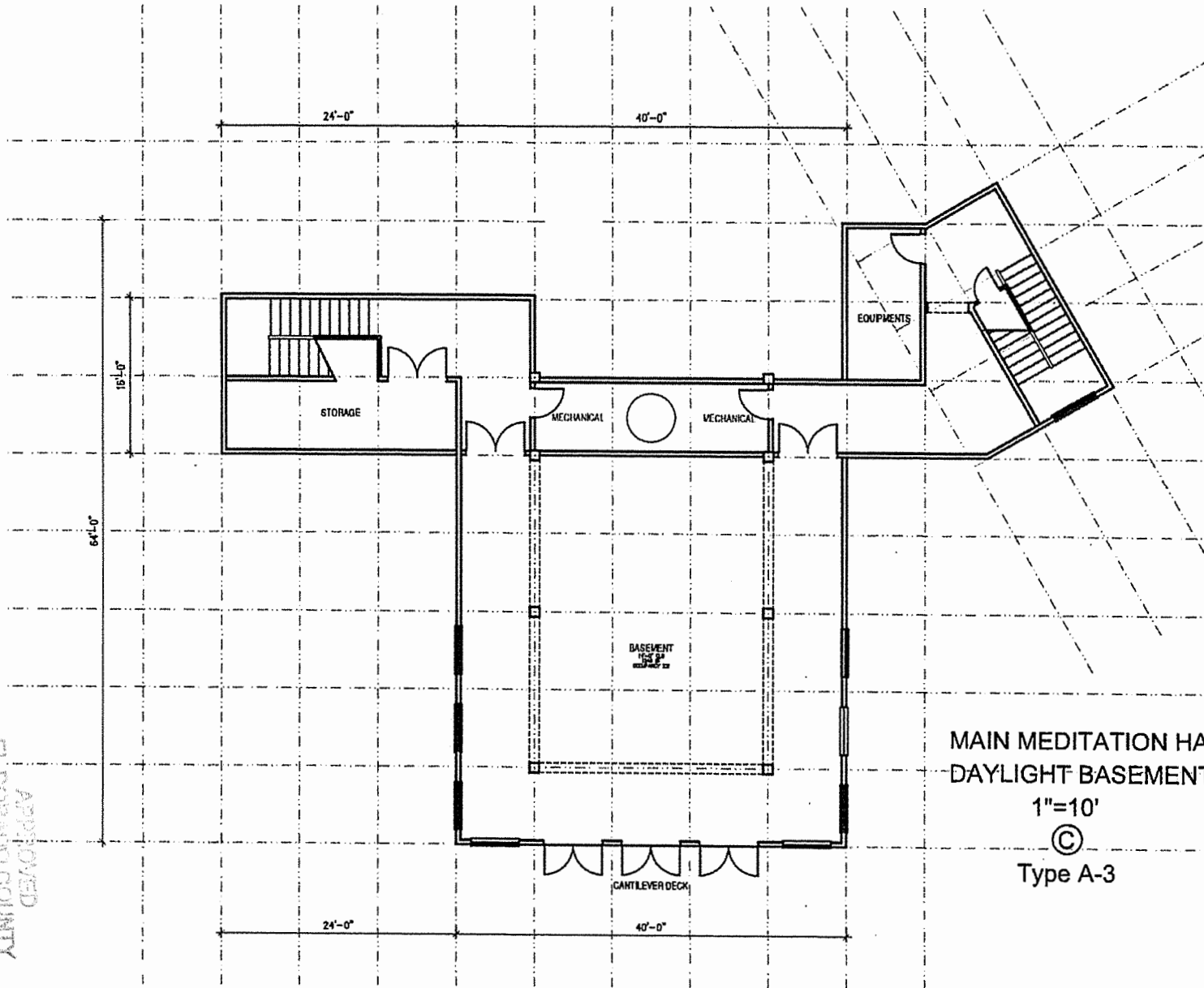


KITCHEN AND RESTROOM 1" = 10'

(E)

EXHIBIT P

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 DATE *May 26, 2016*
 BY *Rosmary Lind*
 EXECUTIVE SECRETARY



MAIN MEDITATION HALL
DAYLIGHT BASEMENT

1"=10'

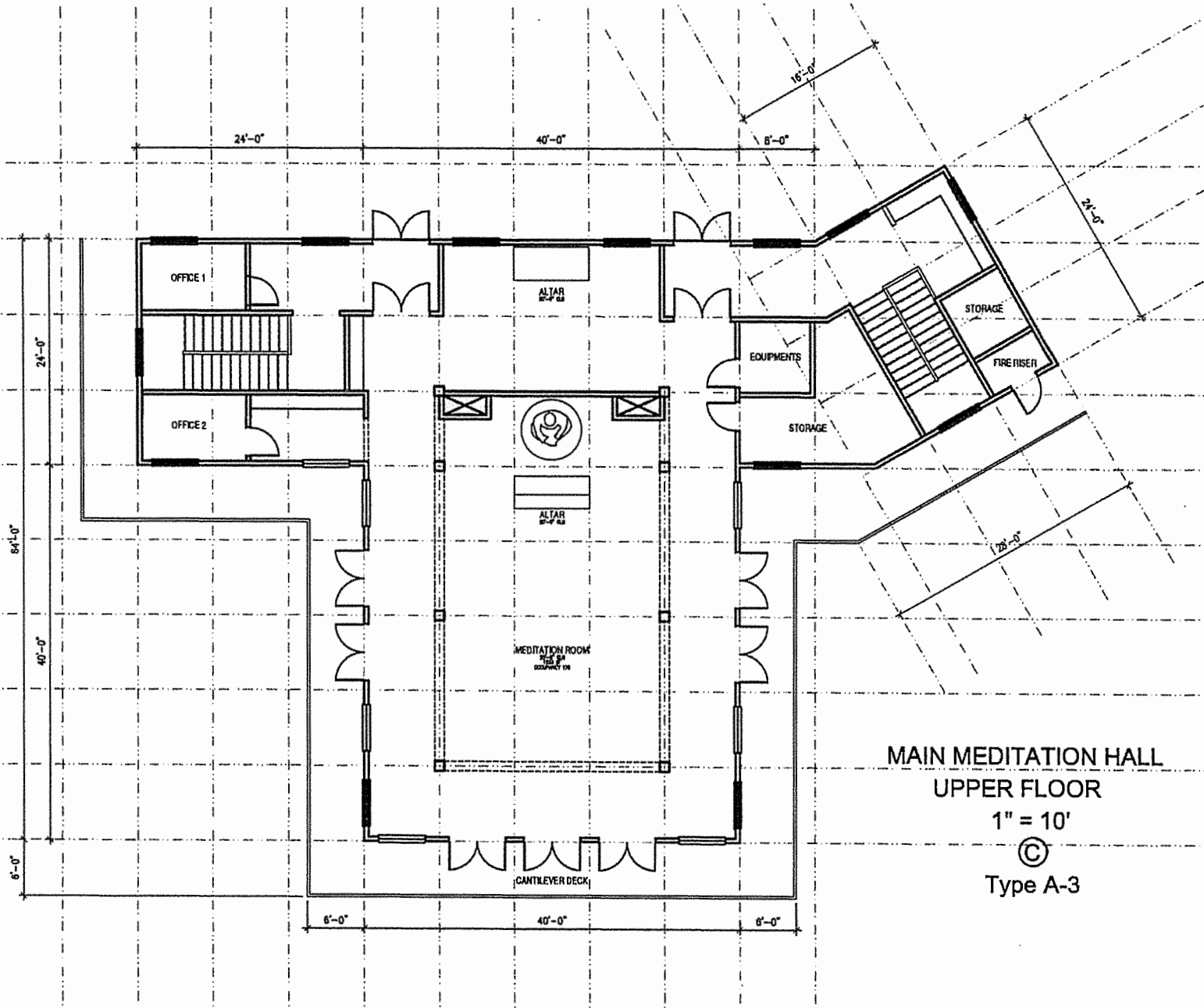
©

Type A-3

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DATE May 26, 2016
BY Roger Tronchetti
EXECUTIVE SECRETARY

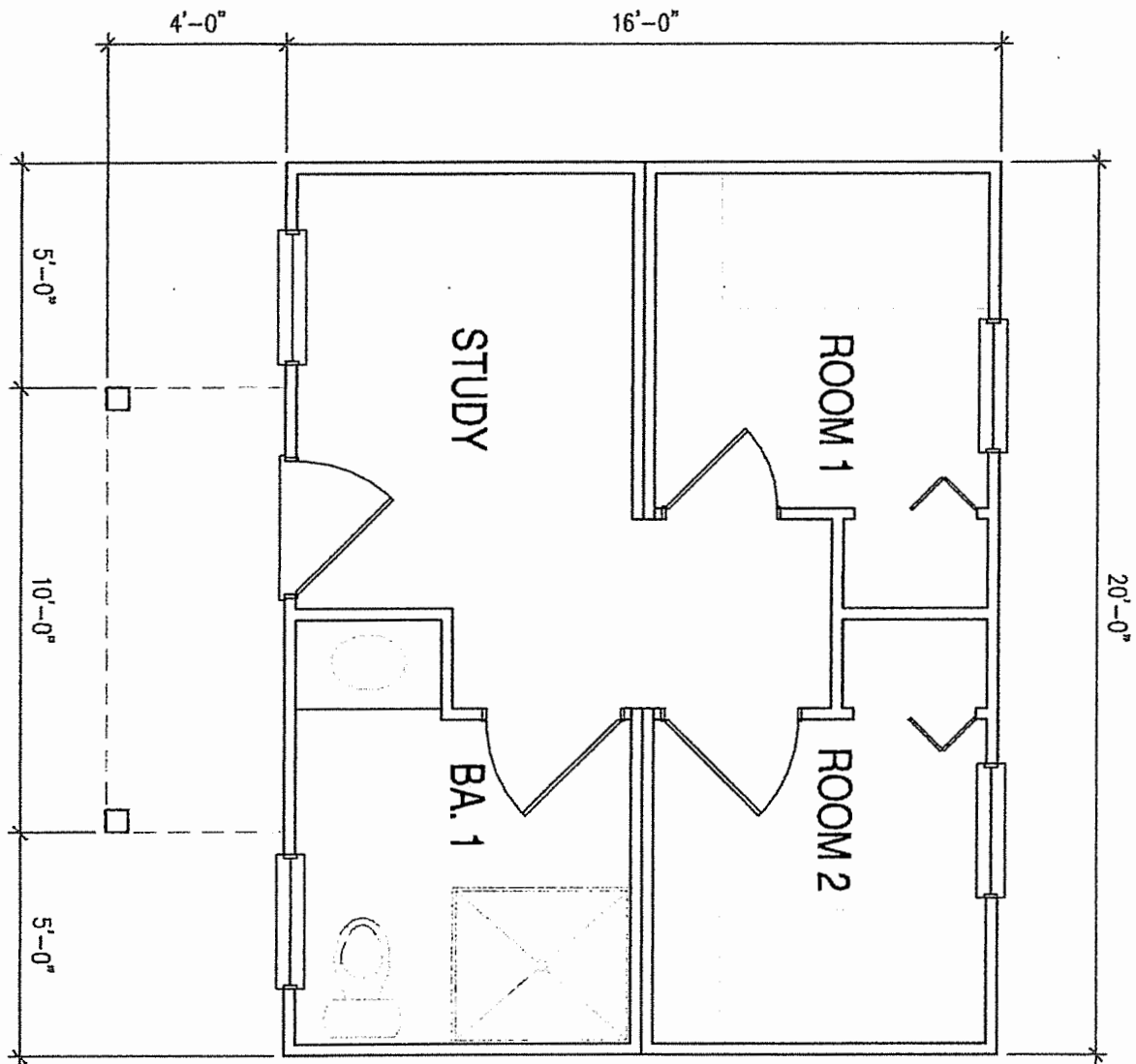
EXHIBIT Q

APPROVED
 EL DORADO COUNTY
 PLANNING COMMISSION
 DATE May 26, 2016
 BY *Regina...*



MAIN MEDITATION HALL
 UPPER FLOOR
 1" = 10'
 ©
 Type A-3

EXHIBIT R



MONK RESIDENCE

1" = 4'

(J)

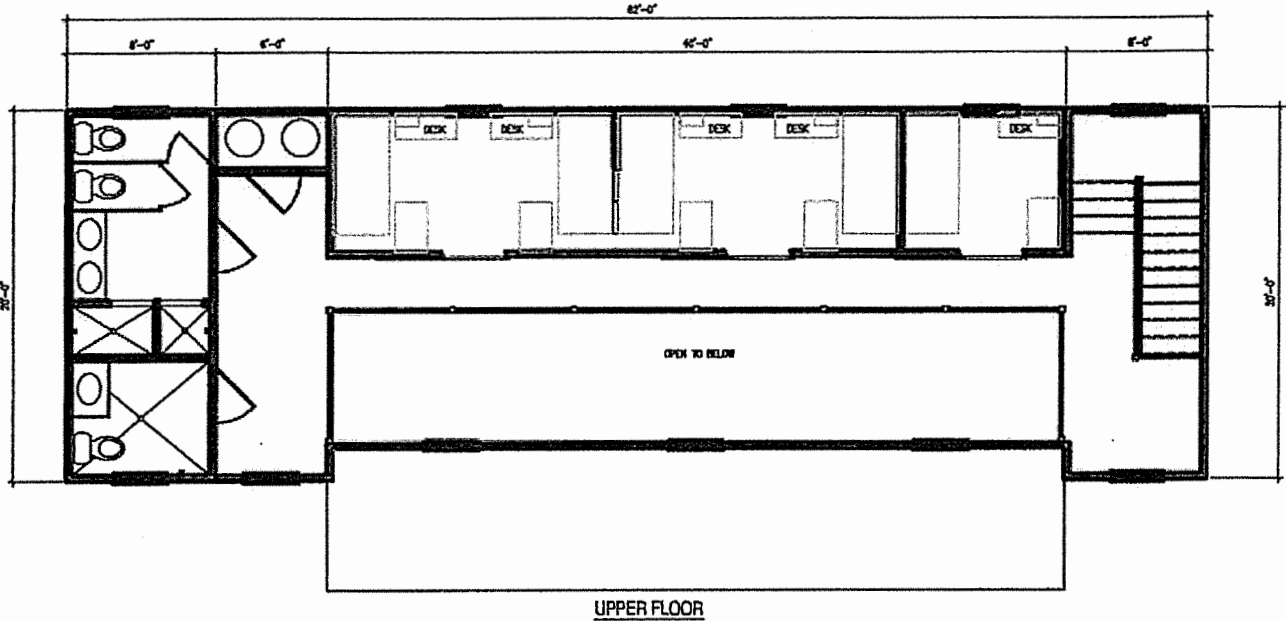
Type R-3

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EL DORADO COUNTY
PLANNING COMMISSION

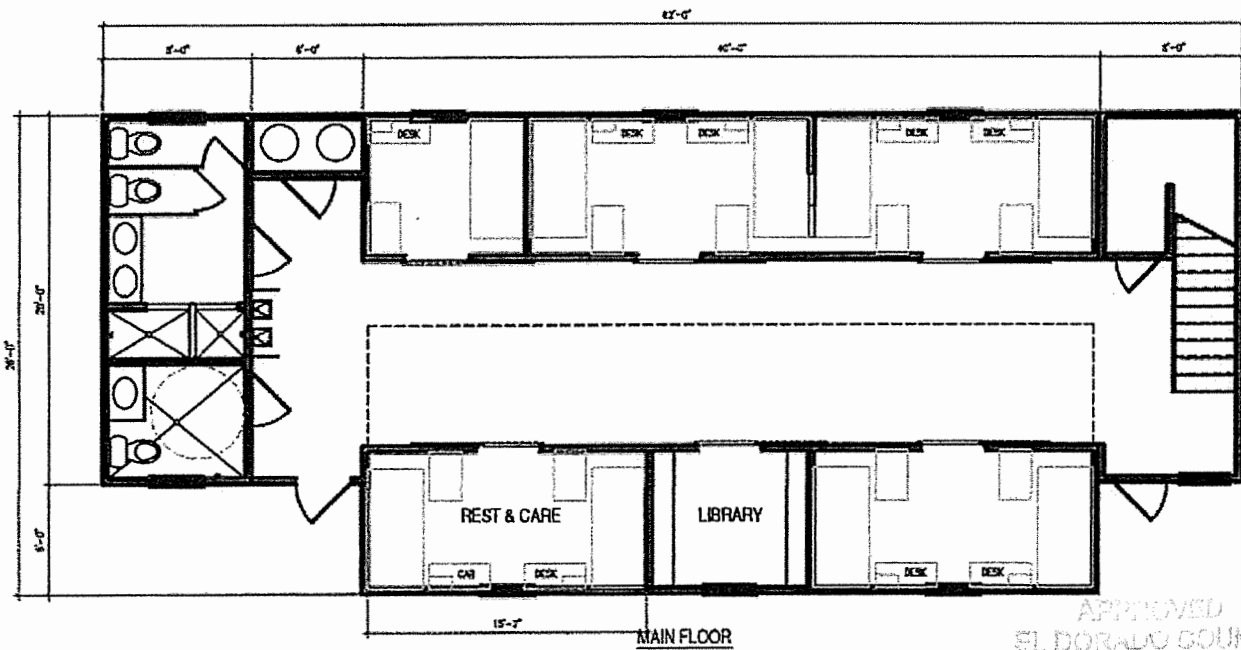
DATE *May 26, 2016*

BY *Roger Treadwell*
EXECUTIVE SECRETARY

EXHIBIT S



UPPER FLOOR



MAIN FLOOR

NUNS' RESIDENCE

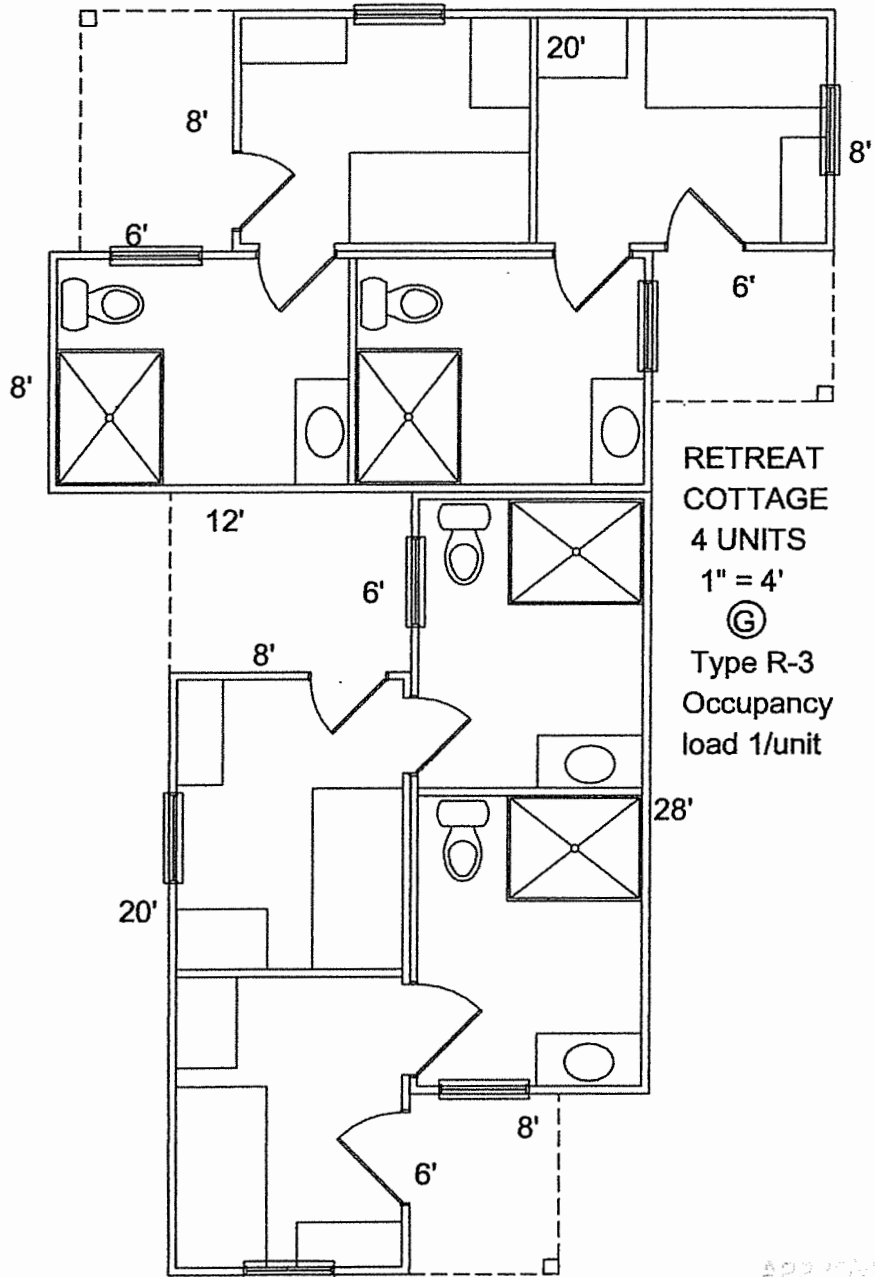
1" = 10'

(D) (H)

Type R-3 Occupancy Load 14

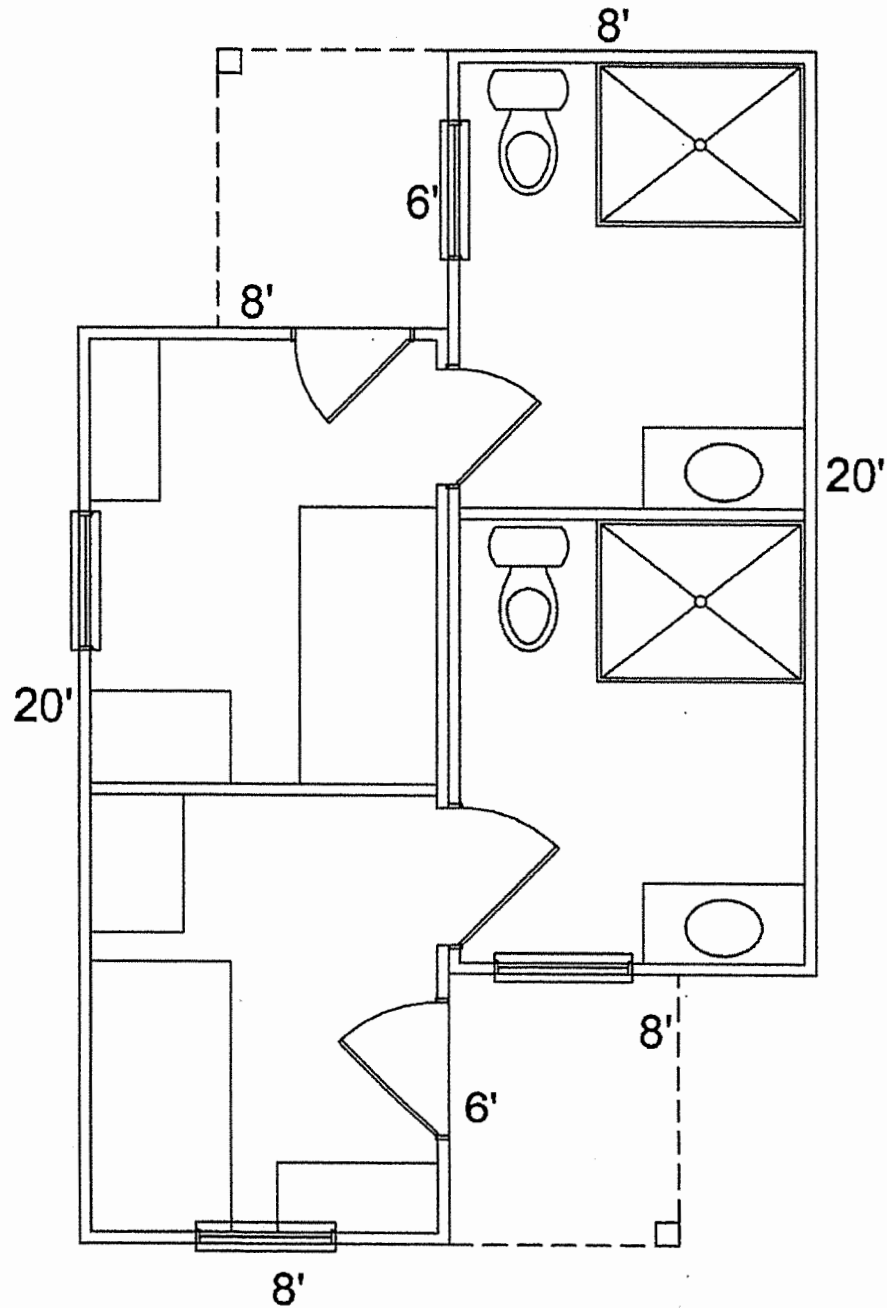
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 EL DORADO COUNTY
 PLANNING COMMISSION
 DATE May 26, 2016
 BY Roger Trout/Cmt
 EXCUBITE SECRETARY

EXHIBIT T



RETREAT
COTTAGE
4 UNITS
1" = 4'
Ⓞ
Type R-3
Occupancy
load 1/unit

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PLANNING COMMISSION
DATE May 26, 2016
BY Roger Trout/Int
EXECUTIVE SECRETARY



RETREAT COTTAGE
 2 UNITS
 1" = 4'
 ©
 Type R-3
 Occupancy Load 1/unit

EXHIBIT V

APPROVED
 EL DORADO COUNTY
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 DATE May 26, 2016
 BY Roger Troutman
 EXECUTIVE SECRETARY

PRELIMINARY GRADING PLAN




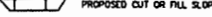
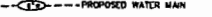

SHEET 1 OF 4

FOR
DIEU NHAN BUDDHIST
MEDITATION ASSOCIATION, INC.

A PORTION OF THE 1/4 OF SECTION 23
T. 10 N., R. 6 E., W. 4M.
BEING PARCEL 1 OF PM 21/131
COUNTY OF EL DORADO, STATE OF CALIFORNIA
AUGUST, 2014
APN: 089-150-14
SCALE 1" = 30'
CONTOUR INTERVAL = 5'
ELEVATION DATUM IS ASSUMED



LEGEND

-  PINE TREE
-  OAK TREE
-  PROPOSED RETAINING WALL
-  PROPOSED CUT OR FILL SLOPE
-  PROPOSED WATER MAIN
-  PROTECTIVE CONSTRUCTION FENCING

NOTES:

1. SOURCE OF TOPOGRAPHY IS A FIELD SURVEY PROVIDED BY OTHERS
2. CUT AND FILL SLOPES SHALL NOT EXCEED A SLOPE OF 2:1 UNLESS APPROVED BY A GEOTECHNICAL ENGINEER.
3. ALL GRADING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE EL DORADO COUNTY "GRADING DESIGN MANUAL".
4. ALL FILLS SHALL BE PLACED UNDER THE SUPERVISION AND DIRECTION OF A GEOTECHNICAL ENGINEER.
5. PLACE TEMPORARY CONSTRUCTION FENCING AS SHOWN TO PROTECT RARE PLANTS AND OAK TREES AS DIRECTED BY BIOLOGIST.

GRADING NOTES

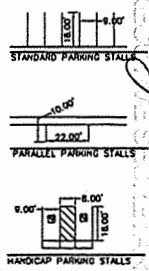
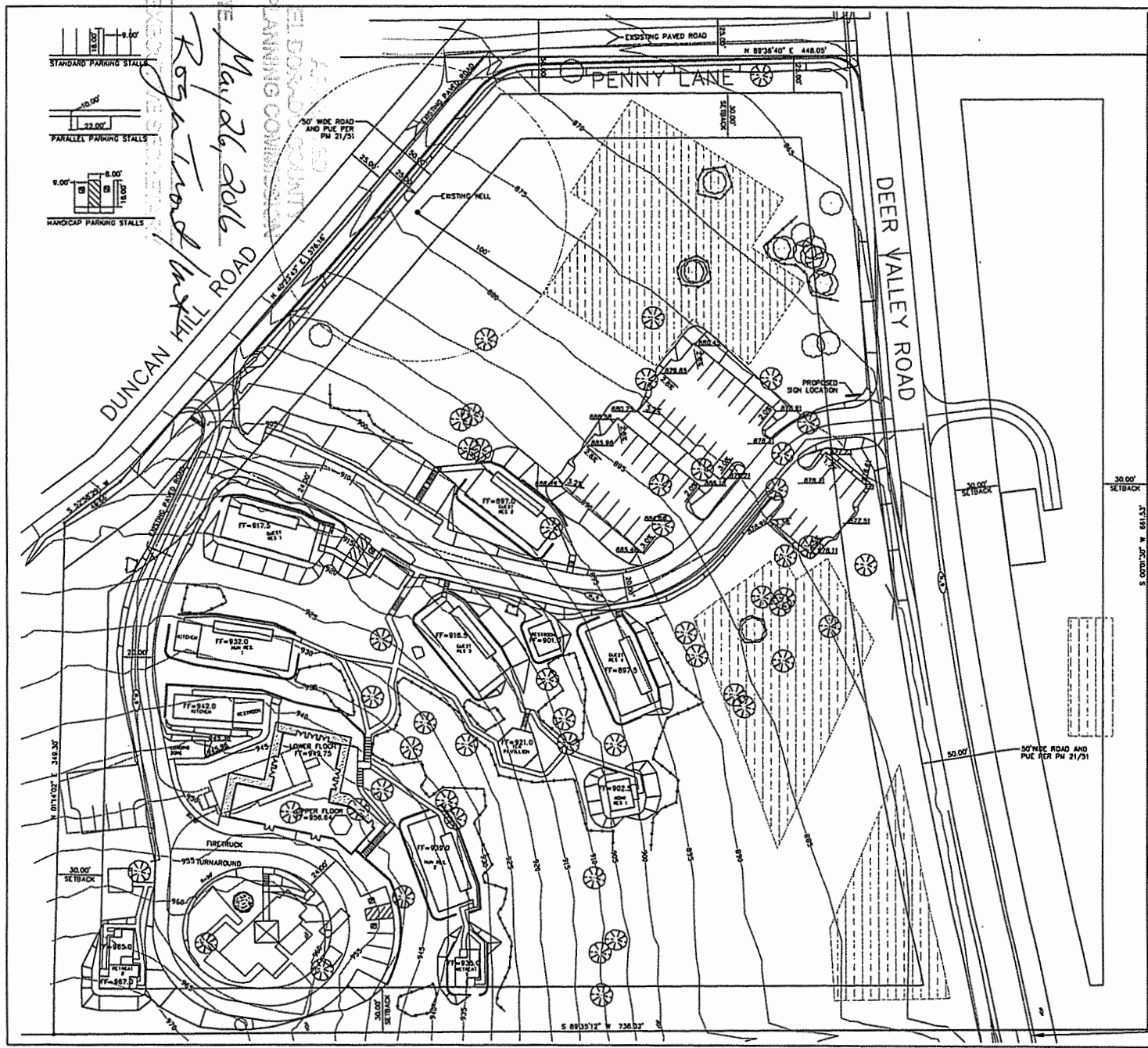
1. ALL PERMITS, LICENSES, INSURANCE, POLICIES, ETC., AS MAY BE NECESSARY TO COMPLY WITH FEDERAL, STATE AND LOCAL LAWS ASSOCIATED WITH THE PERFORMANCE OF THE WORK SHALL BE OBTAINED.
2. EXISTING UTILITIES ARE INDICATED ON THE PLANS WHERE SUCH UTILITIES ARE KNOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE, PROTECT AND MAINTAIN ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT, (USA) 48 HOURS PRIOR TO BEGINNING CONSTRUCTION. (TELEPHONE 1-800-842-2444) AND ALSO NOTIFY THE EL DORADO COUNTY DEPARTMENT OF TRANSPORTATION A MINIMUM OF 48 HOURS PRIOR TO EXCAVATION WORK.
3. PERIODIC INSPECTION AND REPAIR WILL BE REQUIRED BY THE OWNER TO KEEP DRAINAGE IMPROVEMENTS OPERABLE. REMOVAL OF SEDIMENT DEPOSITS AND VEGETATIVE MATERIALS IN PIPES, INLET STRUCTURES AND DRAINAGE INVERTS SHALL BE PERFORMED AT A REGULAR MAINTENANCE INTERVAL TO PREVENT ACCUMULATION AND OBSTRUCTION OF DRAINAGE IMPROVEMENT OPERATION.
4. ALL GRADING IS TO BE DONE IN ACCORDANCE WITH THE REQUIREMENTS COUNTY OF EL DORADO AND THE SOILS ENGINEER.
5. ALL TEMPORARY EROSION CONTROL MEASURES SHALL CONFORM TO THE COUNTY OF EL DORADO GRADING, EROSION AND SEDIMENT CONTROL ORDINANCE TO ENSURE THAT SEDIMENT LADEN RUNOFF DOES NOT LEAVE THE PROJECT SITE. ALL SUCH MEASURES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT. IF GRADING ACTIVITIES ARE NOT COMPLETED BY OCTOBER 15, THE OWNER SHALL IMPLEMENT THE TEMPORARY EROSION CONTROL MEASURES AS SHOWN ON THE EROSION CONTROL PLAN. ALL AREAS GRADED DURING THE RAINY SEASON (OCTOBER 15 - MAY 15) SHALL BE RE-VEGETATED WITHIN 15 DAYS UPON COMPLETION.
6. EARTHWORK ESTIMATES ARE TO BE USED FOR ESTIMATING PURPOSES ONLY AND NO GUARANTEE IS MADE AS TO THE ACCURACY OF THIS INFORMATION. THE CONTRACTOR ACKNOWLEDGES THAT HE IS SATISFIED AS TO THE CHARACTER, QUALITY, AND QUANTITY OF THE SURFACE AND SUBSURFACE MATERIALS TO BE EXCAVATED AND WILL BE RESPONSIBLE FOR PROPERLY ESTIMATING THE DIFFICULTY OR COST OF SUCCESSFULLY PERFORMING THE WORK.

CUBIC YARDS - EXCAVATION: 2,200 more or less CUBIC YARDS - EXPORT: 0
CUBIC YARDS - EMBANKMENT: 2,200 more or less CUBIC YARDS - IMPORT: 0

8. IT IS THE APPLICANT AND CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH ALL THE STATE AND FEDERAL LAWS AND REGULATIONS INCLUDING THE FEDERAL AND STATE ENDANGERED SPECIES ACT AND THE CLEAN WATER ACT FOR ALL ON-SITE IMPACTS. THE COUNTY GRADING PERMIT DOES NOT AUTHORIZE THE CONTRACTOR TO CONDUCT ACTIVITIES NOT PERMITTED BY APPLICABLE STATE AND FEDERAL AGENCIES IN AREAS SUBJECT TO STATE AND FEDERAL JURISDICTION.

PROPOSED WATERLINE THE-N IS APPROXIMATELY 250' SOUTH OF PROPERTY ON THE NORTH SIDE OF RESCUE POST OFFICE.

3480 ANGEL LN
PLACERVILLE, CA 95667
916-872-7014
L2H CONSULTING INC.



DATE: May 26, 2016
BY: Roger Lindahl
PLANNING COMMISSION
EL DORADO COUNTY

PRELIMINARY GRADING PLAN SHEET 2 OF 4

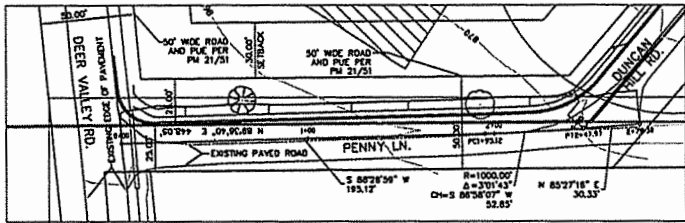
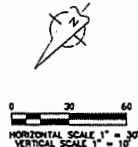
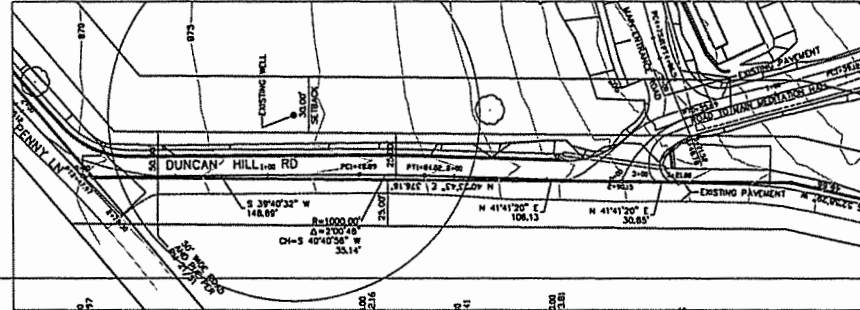
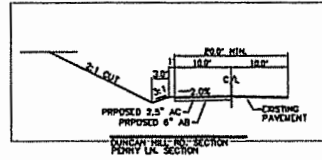
FOR
DIEU NHAN BUDDHIST
MEDITATION ASSOCIATION, INC.

A PORTION OF THE 1/4 OF SECTION 23
T. 10 N., R. 5 E. M. 34
BEING PARCEL 1 OF PM 21/51
COUNTY OF EL DORADO, STATE OF CALIFORNIA
MAY, 2016
APE 089-150-14

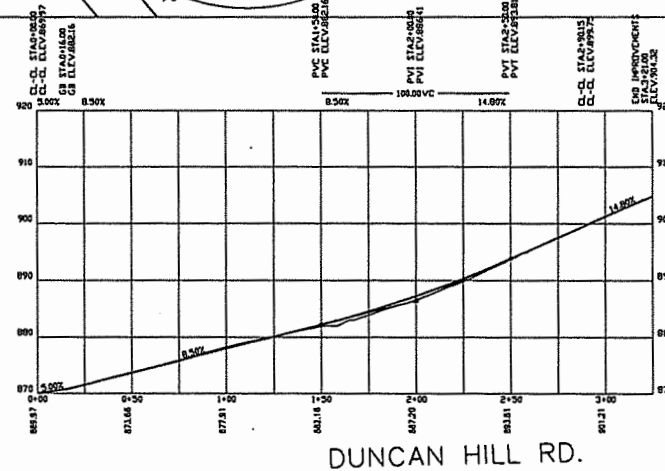
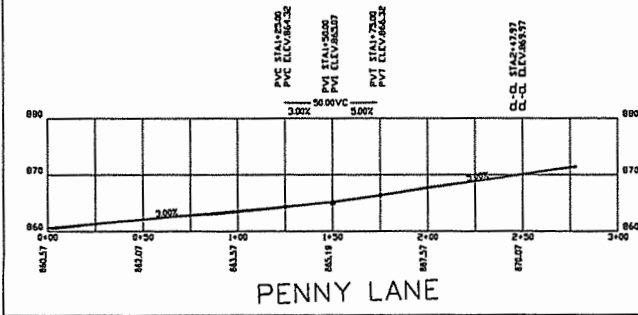
PLANNING SOCIETY
 PLANNING COMMISSION

DATE May 26, 2016

BY Roger Truitt/AV



0 30 60
 HORIZONTAL SCALE 1" = 30'
 VERTICAL SCALE 1" = 10'



PRELIMINARY GRADING PLAN SHEET 3 OF 4

FOR
DIEU NHAN BUDDHIST
MEDITATION ASSOCIATION, INC.

A PORTION OF MC 1/4 OF SECTION 23
T. 10 N., R. 8 E. M34
BEING PARCEL 1 OF PH 21/151
COUNTY OF EL DORADO, STATE OF CALIFORNIA
MAY, 2014
APN: 059-150-14

DATE May 26, 2014
 BY Roger [Signature]
 TITLE REGISTERED CIVIL ENGINEER

EL DORADO COUNTY
 PLANNING COMMISSION

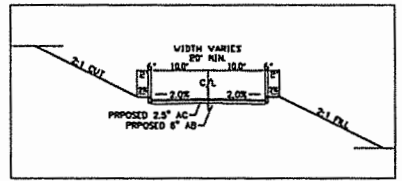
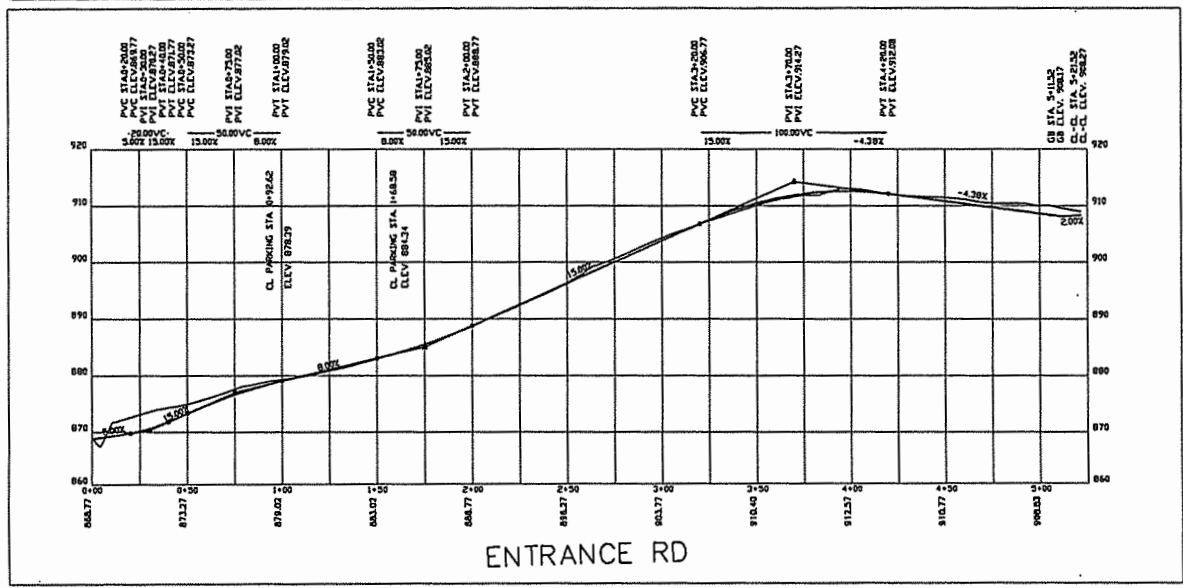
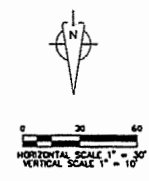
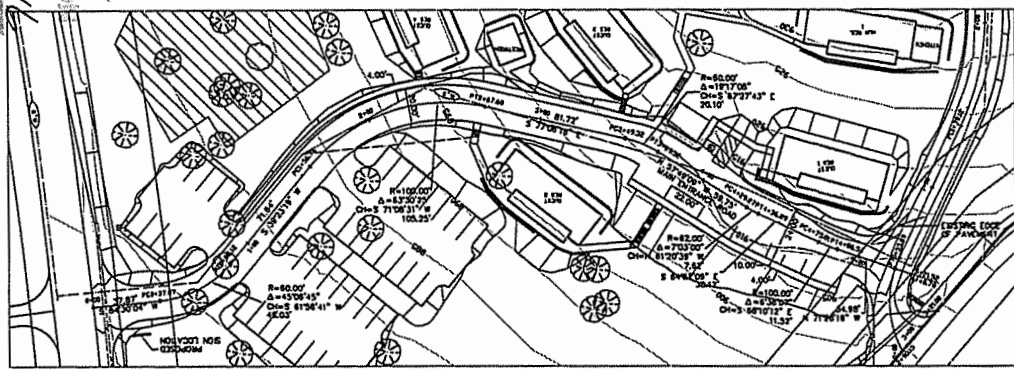


EXHIBIT W-3

DATE May 26, 2016
 BY Roger Traylor
 COUNTY PLANNING COMMISSION
 EL DORADO COUNTY
 SECRETARY

PRELIMINARY
 GRADING PLAN
 SHEET 4 OF 4
 FOR
 DIEU NHAN BUDDHIST
 MEDITATION ASSOCIATION, INC.
 A PORTION OF THE 1/4 OF SECTION 23
 T. 10 N., R. 6 E., M. 10 N.
 BEING PARCEL 1 OF PM 21/181
 COUNTY OF EL DORADO, STATE OF CALIFORNIA
 MAY, 2016
 APR. 088-130-14

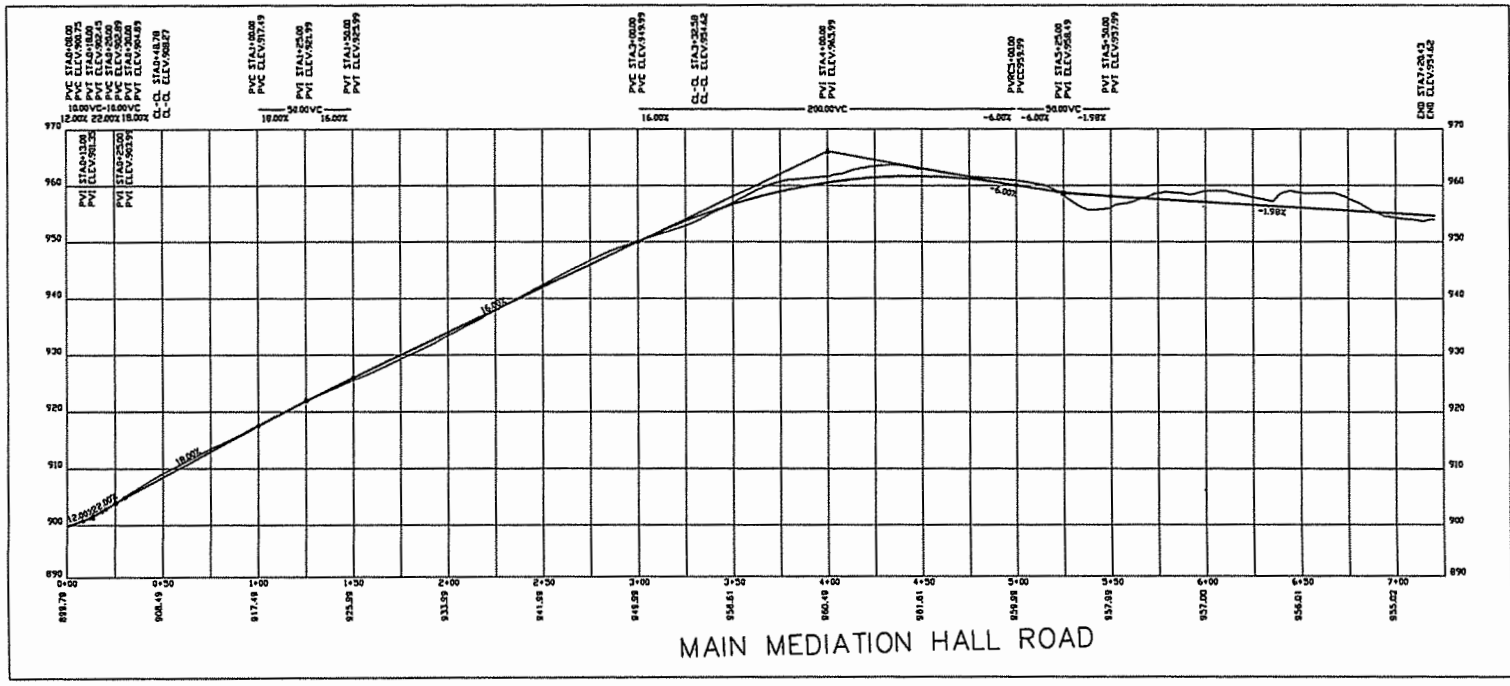
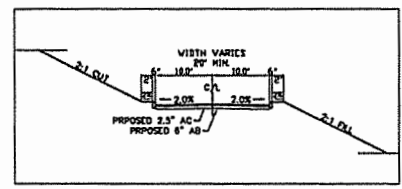
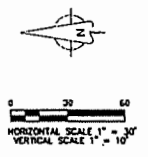
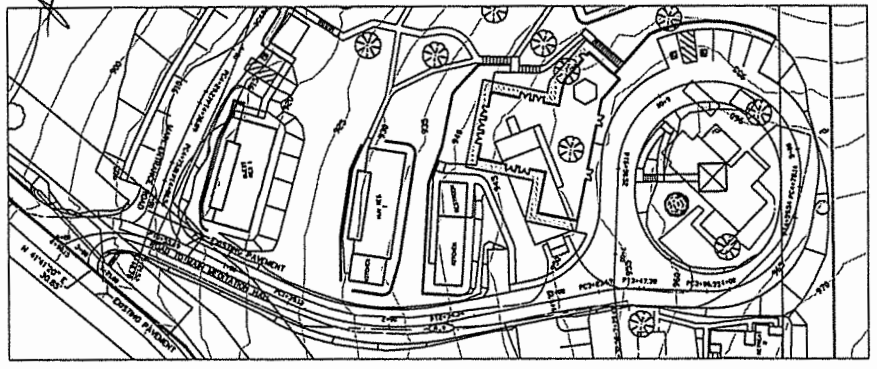


EXHIBIT W-4

Plant Legend

Symbol	Abbreviation	Botanical Name	Common Name	Size
	CAD	Calceolaria bicolorata	Inness Cedar	15 Gal
	CED	Conium maculatum	Douglas Cedar	15 Gal
	CEO	Conium maculatum	Western Redbud	15 Gal
	LAD	Lagerströmia speciosa	Crane Myrtle	15 Gal
	MAB	Magnolia grandiflora	Southern Magnolia	24" Bin
	MAG	Magnolia grandiflora	Southern Magnolia	24" Bin
	PFI	Platanus sp.	Black Pine	15 Gal
	PRC	Prunus cerasifera	Taiwan Flowering Cherry	15 Gal
	QAN	Quercus agrifolia	Interior Live Oak	15 Gal

Parking Lots Shade Calculation

Name	Full	Three Quarters	Half	One Quarter
Quarters shaded	1,924 sq. ft.	721.5 sq. ft.	4,329 sq. ft.	2,400 sq. ft.
Total Area to be shaded	13,147.43 sq. ft.			
Total shade provided	8,373.5 sq. ft.			
Percent Provided	31.35%			

Proposed Shrubs

Botanical Name	Common Name
Ardisia cuneata 'Jadeite Hill'	Myrsine
Prunus caroliniana 'Bright 'n' Tight'	Carolina Laurel Cherry
Pyracantha 'Molloy'	Molloy Pyracantha
Ceanothus 'Candido'	Wild Lilac
Coburnia ciliolata 'Compacta'	Lemon Butterfly
Rosa multiflora 'Japanese'	Japanese Rosewood

Proposed Groundcover

Besleria alba 'Pippin Pear'	Dwarf Cayote Bush
Colobrydium heterophyllum	Risk Convolvulus
Rumex crispus 'Albus'	Reemery
Ceanothus 'Purpureus nebulosus'	Wild Lilac
Trichostema 'Jamboulet'	Blue Jasmine
Muhlenbergia 'Sagebrush'	Creeping Muhlenbergia

Existing Plants

	Existing Oak Trees
	Existing Deciduous
	Existing Live Oaks
	Leyland Cypress
	Existing Well

Site Features

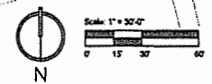
	Parallel Sewer Drains
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Notes

- The Contractor shall retain a qualified Project Architect to preview and monitor all construction activity to ensure that any trees listed for preservation are minimally impacted.
- The Project Architect shall consult with the County of El Dorado regarding any activities that may negatively impact existing onsite and offsite trees meeting heritage criteria.
- All plant materials shall comply with form and characteristic requirements as specified. All plant material will comply with ANSI Z601 Standard for Nursery Stock.
- The Contractor is responsible for soil erosion control measures that may be required through the duration of the contract period. Should there be existing soil erosion conditions that require mitigation when the Contractor initially accepts the site, the landscape architect and Owner should be alerted to its existence. Failure of the Contractor to notify the landscape architect and Owner implies acceptance of the site by the Contractor in its existing conditions. All costs necessary to mitigate existing erosion problems shall be at the Contractor's expense and at no extra cost to the Owner or increase the original bid amount.
- The Contractor shall verify locations of all underground utility systems prior to beginning any phase of construction that may cause damage to existing structures. Call U.S.A. to locate all existing utilities (800)221-5025. The Contractor shall be responsible for the repair/replacement of damaged utilities, to the satisfaction of the Owner or governing agency and at no extra cost to the Owner or increase in bid amount.
- All planting areas shall be top dressed with a 2" layer of washon for bark mulch.
- No tree shall be planted within five (5) feet of underground water mains.
- All trees planted within 2' of landscape shall receive root barriers.
- At the end of the establishment period, a final walk through will be conducted by the Contractor, to include the landscape architect of record and the Owner's Representative.
- The Contractor shall supply a landscape certificate of completion at the end of construction to complete permit acceptance and sign off.
- All new landscape shall be adapted by means of above ground spray and drip equipment controlled by a SMART controller.

DATE: May 26, 2016
 Roger Truystland

EL DORADO COUNTY
 PLANNING COMMISSION



The Office of
 John Nicolaus
 2012 E Street
 Sacramento, California 95811
 916.647.7407
 CRA 3166
 www.johnicolaus.com

**DIEU NHAN BUDDHIST
 MEDIATION CENTER**
 4241 Duncan Hill Road
 Rescue, California 95672

**Preliminary
 Landscape Plan**

Drawn By:	YSL
Checked By:	DOH
Job No:	12614
Date:	08.23.2014
Issued Date:	08.18.2014
Revisions:	



The drawing is not final and shall not be used for construction work until it has been signed by the landscape architect.

Drawing Number:

L-1
 Drawing in Set