

**EL DORADO COUNTY DEVELOPMENT SERVICES  
PLANNING COMMISSION  
STAFF REPORT**



**Agenda of:** November 13, 2008  
**Item No.:** 9  
**Staff:** Robert Peters

**REZONE, PLANNED DEVELOPMENT, AND TENTATIVE  
PARCEL MAP**

**FILE NUMBER:** Z08-0009/PD08-0009/P08-0012/Quest Court Commercial Condos

**APPLICANT:** Pearson & Briggs LP

**AGENT:** Carlton Engineering, Inc

**REQUEST:** (1) Rezone a 1.85-acre parcel from General Commercial – Design Control (CG-DC) zone district to General Commercial – Planned Development (CG-PD) zone district; (2) development plan to create 15 air space condominium units ranging in size from 1,634 square feet to 1,770 square feet from two existing commercial buildings; and (3) a tentative parcel map creating 16 lots ranging in size from 1,634 square feet to 1.25 acres (common area).

**LOCATION:** On the north side of Quest Court approximately 400 feet east of the intersection with Product Drive, in the Barnett Business Park, in the Shingle Springs area, Supervisorial District II (Exhibit A).

**APN:** 109-402-03 (Exhibit B).

**PARCEL SIZE:** 1.85 acres

**GENERAL PLAN:** Commercial (C) (Exhibit C)

**ZONING:** General Commercial – Design Control (CG-DC) (Exhibit D)

**ENVIRONMENTAL DOCUMENT:** Categorically Exempt pursuant to Section 15301 (k) of the CEQA Guidelines

**RECOMMENDATION:**

Staff recommends the Planning Commission recommend the Board of Supervisors take the following actions:

1. Find that the project is Categorical Exempt pursuant to CEQA Guidelines Section 15301 (k); and
2. Approve Rezone Z08-0009, Planned Development PD08-0009 adopting the development plan as the official development plan, and Tentative Parcel Map P08-0012 subject to the Conditions of Approval in Attachment 1, based on the Findings in Attachment 2.

**BACKGROUND:** The project site is located in the Barnett Business Park. These parcels were formed in March of 1991 when Barnett Estates was split into what is now called The Barnett Business Park. The applicant submitted for design review on November 15, 2001 for construction of two (2) commercial buildings and parking lot, landscaping, and signage improvements which currently exist on-site (see Exhibits E, F, G, and H). The Design Review DR01-0015 was approved administratively on April 16, 2002. The rezone, planned development, and tentative parcel map application was submitted on March 24, 2008. The application was deemed complete on June 6, 2008. The application submittal materials were routed for initial consultation to affected agencies. A Technical Advisory Committee meeting was conducted on July 21, 2008. No comments were submitted to Planning Staff that would preclude further processing of the proposed applications.

**STAFF ANALYSIS:** Staff has reviewed the project for compliance with the County's regulations and requirements. An analysis of the rezone, planned development, and tentative parcel map requests and issues for Planning Commission consideration are provided in the following sections.

**Project Description:** The request is to rezone a 1.85-acre parcel by adding the Planned Development overlay to the General Commercial – Design Control (CG-DC) zone district to create the General Commercial – Planned Development (CG-PD) zone district; a development plan to create 15 air space condominium units ranging in size from 1,634 square feet to 1,770 square feet from two (2) existing commercial buildings; and a tentative parcel map creating 16 lots ranging in size from 1,634 square feet to 1.25 acres (common area)(see Exhibit I). The common area, illustrated as all areas outside of the 15 proposed units, is approximately 1.25 acres and includes two (2) 106.87 square-foot service rooms, previously developed parking, access, signage and landscaping improvements as approved by design review application DR01-0015. No new development is proposed on the subject parcel. The project parcel is currently serviced for domestic water and wastewater by the El Dorado Irrigation District (EID). The proposed lots will continue to utilize EID services.

The following table outlines the lot numbers and sizes for the proposed condominium conversion and the common area:

<b>Parcel Number/Building Number (1-15 Condo Units)</b>	<b>Parcel Size (Area in Sq. Ft.)</b>
Parcel 1 – Building A	1,634
Parcel 2 – Building A	1,770
Parcel 3 – Building A	1,770
Parcel 4 – Building A	1,770

<b>Parcel Number/Building Number (1-15 Condo Units)</b>	<b>Parcel Size (Area in Sq. Ft.)</b>
Parcel 5 – Building A	1,770
Parcel 6 – Building A	1,770
Parcel 7 – Building A	1,770
Parcel 8 – Building A	1,741
Parcel 9 – Building B	1,741
Parcel 10 – Building B	1,770
Parcel 11 – Building B	1,770
Parcel 12 – Building B	1,770
Parcel 13 – Building B	1,770
Parcel 14 – Building B	1,770
Parcel 15 – Building B	1,634
Parcel 16 (Common Lot)	54,450 (1.25 acre common area)

**Site Description:** The 1.85 acre subject parcel lies on the western slope of the central Sierra Nevada Mountains in the Shingle Springs area, on the north side of Quest Court approximately 400 feet east of the intersection with Product Drive, in the Barnett Business Park, at an approximate elevation of 1,420 feet above mean sea level. The parcel contains two (2) existing commercial buildings, 14,400 square feet (Building A) and 12,600 square feet (Building B), comprised of 15 existing units which take access from an existing driveway encroachment onto Quest Court. The existing parking lot contains 44 stalls, including 2 handicapped stalls and on compact stall, all of sufficient dimension. The site contains perimeter and parking lot landscaping which is adequately maintained and an existing monument sign near the project entrance.

**Adjacent Land Uses:**

	<b>Zoning</b>	<b>General Plan</b>	<b>Land Use/Improvements</b>
<b>Site</b>	CG-DC	C	Commercial Development, Two (2) Commercial Buildings
<b>North</b>	CG	C	Commercial Development, R.V. Self Storage
<b>South</b>	CG-DC	C	Undeveloped Commercial Lot
<b>East</b>	R1A	MDR	Residential, two (2) single-family residences
<b>West</b>	CG-DC	C	Commercial Development, Elks Lodge

The project site is located in the Barnett Business Park and is currently developed with two (2) commercial buildings containing a number of light industrial, warehousing, office and retail land uses. The project parcel is bounded on the north and west by existing commercial and light industrial land uses, and the parcel to the south is currently an undeveloped commercial parcel (see Exhibit J). East of the project site there are residential land uses consisting of single-family residences. The project proposal would not change the existing commercial character of the project site or in the project vicinity. The proposed project would not create conflicts with the adjacent residential uses because the residential parcels are already adjacent to commercial land uses on the project site. The project allows for subdivision of the existing commercial complex into 15 units allowing for individual ownership.

**Project Discussion Items:** Discussion items for this project include: approved design review, land use compatibility; wastewater facilities, potable and fire protection water supply, and parking and access. Discussion of each project issue is further discussed in detail below:

Approved Design Review: The two (2) existing commercial buildings and the parking lot, landscaping, lighting, and signage improvements were reviewed and approved under design review application DR01-0015 (see Exhibits E, F, G, and H). The Design Review was approved administratively on April 16, 2002. The Design Review, and any modifications, would become the Development Plan.

Land Use Compatibility: The site's land use designation is Commercial (C) and the property is located within the Shingle Springs Community Region in the Barnett Business Park. The purpose of the Commercial designation is to provide a full range of commercial retail, office, and service uses to serve the residents, businesses, and visitors of El Dorado County. The land use designation is considered appropriate within Community Regions such as Shingle Springs. The site is zoned General Commercial-Design Control (CG-DC). As illustrated on the General Plan Land Use Designation and Zoning District Consistency Matrix, Table 2-4, which defines compatible zone districts with the correct land use designation, the CG zone district is consistent with the C designation.

Wastewater Facilities: The proposed project will utilize existing El Dorado Irrigation District (EID) sewer facilities systems. El Dorado County Environmental Management Department–Environmental Health Division reviewed the project and had no applicable comments.

Potable and Fire Protection Water Supply: The proposed project will utilize existing EID public water facilities. El Dorado County Environmental Management Department – Environmental Health Division reviewed the project and had no applicable comments. The El Dorado County Fire Protection District has conditioned the project to require that the fire systems, sprinklers, and alarms are the responsibility of all owners, and that a deed restriction be placed on each parcel to that effect (see Conditions of Approval No. 13, Attachment 1). The rezone would not remove the proposed parcels from within the El Dorado County Fire Protection District boundaries.

Parking and Access: Access to the proposed project will utilize an existing encroachment onto Quest Court. A joint access and parking agreement is to be provided to ensure on-going access and maintenance of the parking to all property owners within the Quest Court Commercial Condos. The approved Design Review DR01-0015 contained 44 total parking spaces, including two (2) handicapped and one (1) compact space. The applicant is proposing to add an additional parking space to the existing parking configuration. The applicant intends to achieve this by re-striping eight (8) standard parking stalls into nine (9) compact parking stalls (see Exhibit I). This reconfiguration will result in a total of 45 parking spaces, ten (10) of which will be compact spaces. County Code Section 17.18.040(A) allows commercial and industrial uses requiring ten (10) or more parking spaces to contain up to 35 percent of the number of parking spaces to be compact. The proposed project would have ten (10) of 45 spaces compact equaling 22 percent of total spaces compact consistent with Section 17.18.040(A). A shared parking and access agreement will be incorporated within the project Conditions, Covenants, and Restrictions (CC&R's)

**General Plan:** The project is located within the Shingle Springs Community Region. General Plan **Policy 2.2.1.2** designates the project site as Commercial (C) land use which *provides a full range of commercial retail, office, and service uses to serve the residents, businesses, and visitors of El Dorado County.* This designation is considered appropriate within Community Regions.

**Policy 2.2.1.5** provides Floor Area Ratio (FAR) as shown in Table 2-3 pertaining to the building intensities in each land use designation. The subject property is subject to the Commercial requirements for the Commercial land use designation which shall not exceed a 0.85 ratio. The proposed Tentative Parcel Map would provide for a 0.34 FAR. Additional development is not proposed. The request would not intensify the intended use in the Barnett Business Park. Existing parking, facilities and access would adequately serve the proposed request to convert the two (2) existing commercial structures into 15 air space condominium units.

**Policy 2.2.3.1** states *The Planned Development (-PD) Combining Zone District, to be implemented through the Zoning Ordinance, shall allow residential, commercial, and industrial land uses consistent with the density specified by the underlying zoning district with which it is combined. Primary emphasis shall be placed on furthering use and/or design that provide a public or common benefit, both on and off-site, by clustering intensive land uses to minimize impacts on various natural resources, avoid cultural resources where feasible, minimize public health concerns, minimize aesthetic concerns, and promote the public health, safety, and welfare.* The subject property has been developed and all permitted development improvements have been completed. The proposal request for converting the two (2) existing commercial structures into 15 air space condominiums and creating a common area would not impact the density specified for the Commercial land use designation; would not impact natural or cultural resources; would not cause additional concern for public health, safety and welfare because no new development is proposed.

General Plan **Policy 2.2.5.3** requires staff to “evaluate future rezoning: (1) To be based on the General Plan’s general direction as to minimum parcel size or maximum allowable density; and (2) To assess whether changes in conditions that would support a higher density or intensity zoning district.” Also, Policy 2.2.5.3 lists 19 specific criteria to be analyzed for rezone requests. Below is an analysis of General Plan Policy 2.2.5.3 and its criteria:

1. *Availability of an adequate public water source or an approved Capital Improvement Project to increase service for existing land use demands;*

The project will utilize existing El Dorado Irrigation District (EID) facilities.

2. *Availability and capacity of public treated water system;*

The project will utilize existing EID facilities.

3. *Availability of public waste water treatment system;*

The project will utilize existing EID facilities.

4. *Distance to and capacity of the serving elementary and high school;*

The project site is located within the Buckeye Union School District. As the project proposes light industrial/commercial land uses within an existing business park, no impacts to elementary and high school enrollment are anticipated. The affected school district was contacted as part of the initial consultation process, and no specific comments were received.

5. *Response time from nearest fire station handling structure fires;*

The El Dorado County Fire Protection District currently provides fire protection services to the subject parcel. As such, the District has reviewed the proposal and indicated that adherence to the applicable Federal, CA State and local Fire District regulations, as well as a deed restriction regarding responsibility of all owners for fire systems, sprinklers, and alarms, will satisfactorily address all fire related safety issues. No response time concerns are present.

6. *Distance to nearest Community Region or Rural Center;*

The project is located within the Shingle Springs Community Region.

7. *Erosion Hazard;*

As stated in the *Soil Survey of El Dorado Area, California, 1974*, the soils on the project site are primarily comprised of Rescue sandy loam, two (2) to nine (9) percent slopes (ReB) and Rescue very stony sandy loam, three (3) to 15 percent slopes (RfC). Both soils have moderately slow permeability, slow to medium surface runoff, and slight to moderate erosion hazard. The project is not located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project.

8. *Septic and leach field capability;*

The project will utilize existing EID facilities.

9. *Groundwater capability to support wells;*

The project will utilize existing EID facilities.

10. *Critical flora or fauna habitat areas;*

Conversion of the existing commercial structures at the project site to condominiums will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

11. *Important timber production areas;*

The project site is not associated with any important timber production area, timber harvest plan, nor is the site designated Natural Resources (NR) by the General Plan map which includes areas that contain economically viable natural resources such as forested areas and seeks to protect the economic viability of those resources.

12. *Important agricultural areas;*

The General Plan Land Use Designation for the project site is Commercial and the site is presently General Commercial-Design Control (GC-DC). There are no active agricultural pursuits within the immediate vicinity and the site is currently developed with two commercial structures within a commercial/industrial business park. Thus the site is not considered, nor will the project affect an important agricultural area.

13. *Important mineral resources areas;*

The project site is not mapped as being within a Mineral Resource Zone (MRZ) by the State of California Division of Mines and Geology nor is the site designated Natural Resources (NR) by the General Plan map which includes areas that contain economically viable natural resources such as mineral resources and seeks to protect the economic viability of those resources.

14. *Capacity of the transportation system serving the area;*

The project site has been previously developed. The El Dorado County Department of Transportation reviewed the project and had no applicable conditions.

15. *Existing land use pattern;*

The project site is bounded on the north, south and west by commercial and industrial uses and undeveloped commercial and industrial lands, and is located within the Barnett Business Park. Several single-family homes are also located near the subject site. Impacts to the residential are not anticipated as the project site is already developed with two (2) commercial buildings. Staff has determined that the proposed project is consistent with existing land use patterns in the area.

16. *Proximity to perennial water course;*

The project site does not contain, is not adjacent to a known perennial water course.

17. *Important historical/archeological sites;*

Two (2) commercial buildings are currently located at the subject site. The proposed conversion of these structures into 15 air space condominium units will not result in significant earth disturbances affecting important historical/archaeological sites.

18. *Seismic hazards and presence of active faults; and*

According to the Fault Activity Map of California and Adjacent Areas (Jennings, 1994) and the Peak Acceleration from Maximum Credible Earthquakes in California (CDMG, 1992), no active faults or Earthquake Fault Zones (Special Studies Zones) are located on the project site. The impacts from fault ruptures, seismically induced ground shaking, or seismic ground failure or liquefaction are considered to be less than significant. Any potential impact caused by locating structures in the project area would be offset by the compliance with the Uniform Building Code earthquake standards.

19. *Consistency with existing Conditions, Covenants, and Restrictions.*

CC&R's are effective within the project area for the Barnett Business Park. Review of existing CC&R's has not identified compliance issues relating to the project proposal. Prior to filing the parcel map, project CC&R's shall be provided to Planning Services Review for the maintenance of the private and common roadway, parking, and drainage facilities and provide for a shared parking agreement for the site.

It has been determined that the project is consistent with the General Plan. Findings of consistency with the General Plan are provided in Attachment 2.

**Zoning/Planned Development:** The subject property is zoned General Commercial-Design Control (CG-DC). The existing development on the subject property has been built consistent with the development standards of the CG zone district and the Design Review standards outlined in County Code Sections 17.74.040 and 17.74.115. The proposed request includes rezoning the subject site property to General Commercial-Planned Development (CG-PD). The Planned Development rezone is required because the parcels being created are less than 10,000 square feet as prescribed in County Code Section 17.32.200. Also, County Code Section 17.02.030(E) requires a planned development to regulate condominium conversions. The proposed rezone would remove the Design Control zone district from the parcel. The approved Design Review components (i.e. building elevations, sign plan, landscaping, etc.) would become the Development Plan.

The development plan would allow for a variety of warehouse, light industrial, office and retail land uses as prescribed in the CG zone district. The project site currently attracts and occupies a number of small businesses. Most of the current occupants are a mixture of the listed land uses often containing, for example, a commercial or light industrial use with an office or small retail component. The applicant has submitted a "Parking and Land Use Discussion" attached as Exhibits K. The applicant proposes to utilize the proposed parking lot configuration (discussed in the parking and access section above) to meet the parking demands for the project. Table 1 illustrates the required parking spaces for the proposed land uses pursuant to County Code Section 17.18.60.

<b>Use Category</b>	<b>Proposed Use</b>	<b>Minimum Off-Street Parking Required</b>
Commercial	Offices (general)	1 space per 250 square feet of gross floor area
Commercial	Retail (general merchandise not in a shopping center)	1 space per 300 square feet of gross floor area
Industrial	Light and limited industrial	1 space per 400 square feet of gross area



	manufacturing	devoted to manufacturing
Industrial	Warehousing (general)	1 space plus 1 space per each 2000 square feet of floor area.

A shared parking, access and maintenance agreement would be incorporated into CC&R's for the project. Any future uses will be evaluated during the tenant improvement/building permit process prior to issuance of a building permit to ensure that parking will be available for each proposed use and for all existing uses. The proposed uses will further be analyzed, and a tally shall be provided by the applicant of all existing and proposed parking and will be kept by Planning Services Permit Center staff to be sure the proposed use combinations will not result in a change that requires more parking than the 45 allowed spaces under the planned development approval (see Condition of Approval No. 8, Attachment 1). Should, at any time, the subsequent tenant improvements be for uses that create the need for more parking than what has been approved, that tenant improvement use that causes the need for additional parking would not be approved by Planning Services staff unless additional parking can be demonstrated for the project site.

County Code Section 17.04.030(B) requires that the Planning Commission make specific findings prior to establishment of a PD zone. Findings for approval are provided in Attachment 2.

**Tentative Parcel Map:** The tentative parcel map (Exhibit E) proposes to create 16 lots ranging in size from 1,634 square feet to an approximate 51,590.11 square foot common area including two (2) service rooms. In accordance with County Code Section 16.44 of the Minor Land Division Ordinance, specific finding must be made to approve the tentative parcel map. Findings for approval are provided in Attachment 2.

## ENVIRONMENTAL REVIEW

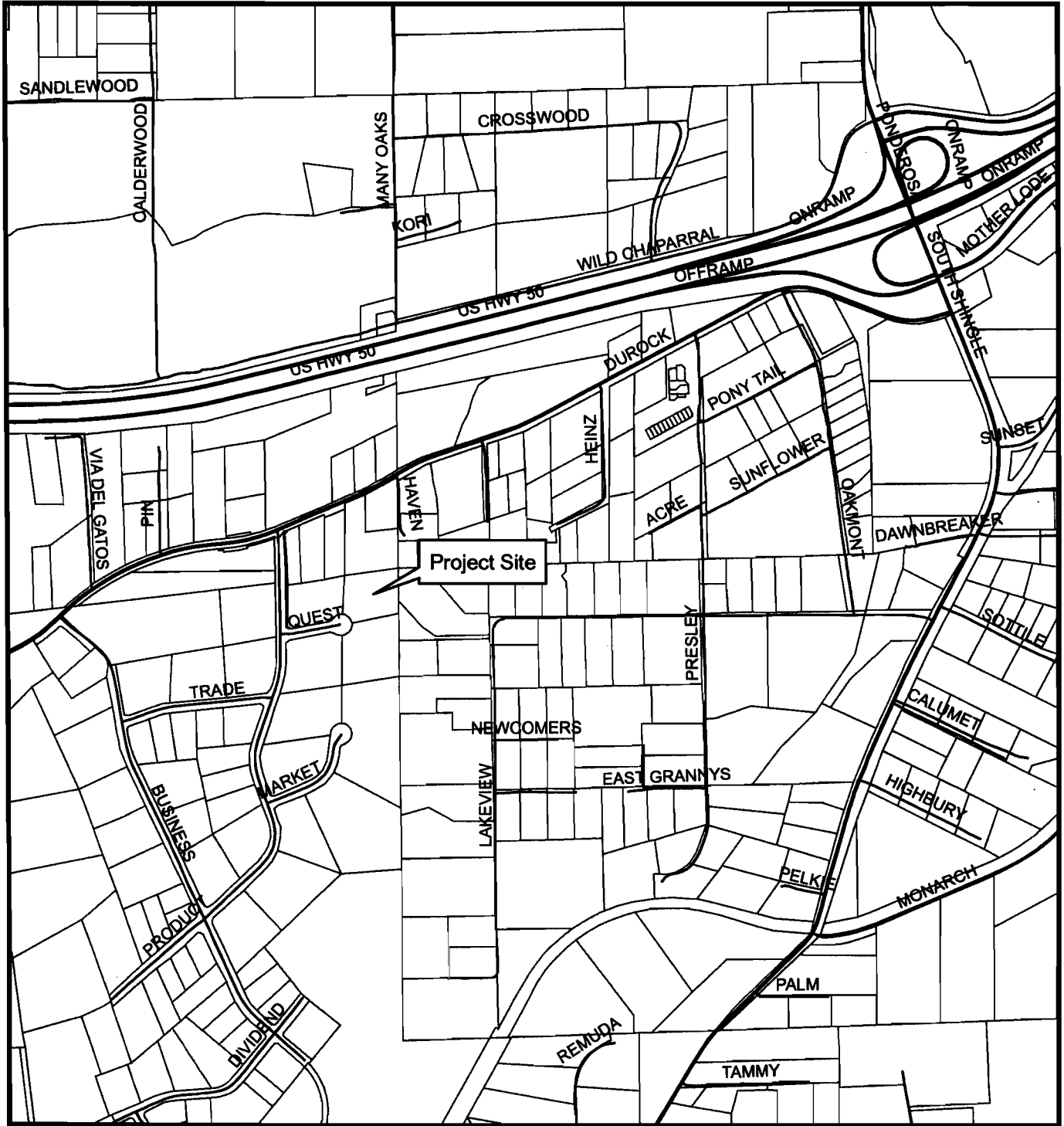
This project has been found to be Categorical Exempt from the requirements of California Environmental Quality Act (CEQA) pursuant to *Section 15301(k)* that allows subdivision of existing commercial or industrial buildings, where no physical changes occur which are not otherwise exempt. The project proposes to create 15 air space condominium units and one common area where no physical changes would occur. No further environmental analysis is necessary. Pursuant to Resolution No. 240-93, a \$50.00 processing fee is required by the County Recorder to file the Notice of Exemption.

## SUPPORT INFORMATION

### Attachments to Staff Report:

Attachment 1 .....	Conditions of Approval
Attachment 2 .....	Findings
Exhibit A .....	Vicinity Map
Exhibit B .....	Assessor's Map
Exhibit C .....	General Plan Land Use Map
Exhibit D .....	Zoning Map
Exhibit E .....	Development Plans For Building A, DR01-0015
Exhibit F .....	Development Plans For Building B, DR01-0015
Exhibit G .....	Landscaping Plan
Exhibit H .....	Monument Sign Exhibits
Exhibit I .....	Tentative Parcel Map
Exhibit J .....	Aerial Photo
Exhibit K .....	Parking and Land Use Discussion

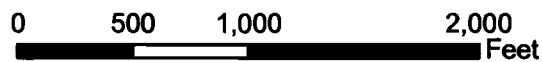
# Vicinity Map



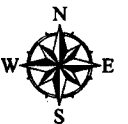
Z08-0009/PD08-0009/P08-0012

3837/3841 Quest Court - APN 109-402-03

- HWY
- MAJOR
- MINOR
- Parcels



1:10,000



Prepared By:  
Robert Peters  
Planning Services Department  
August 15, 2008

## Exhibit A

POR. SECS. 28 11, T.9N., R.9E., M.D.M.  
 BARNETT BUSINESS PARK  
 G-49

Tax Area Code

109:40

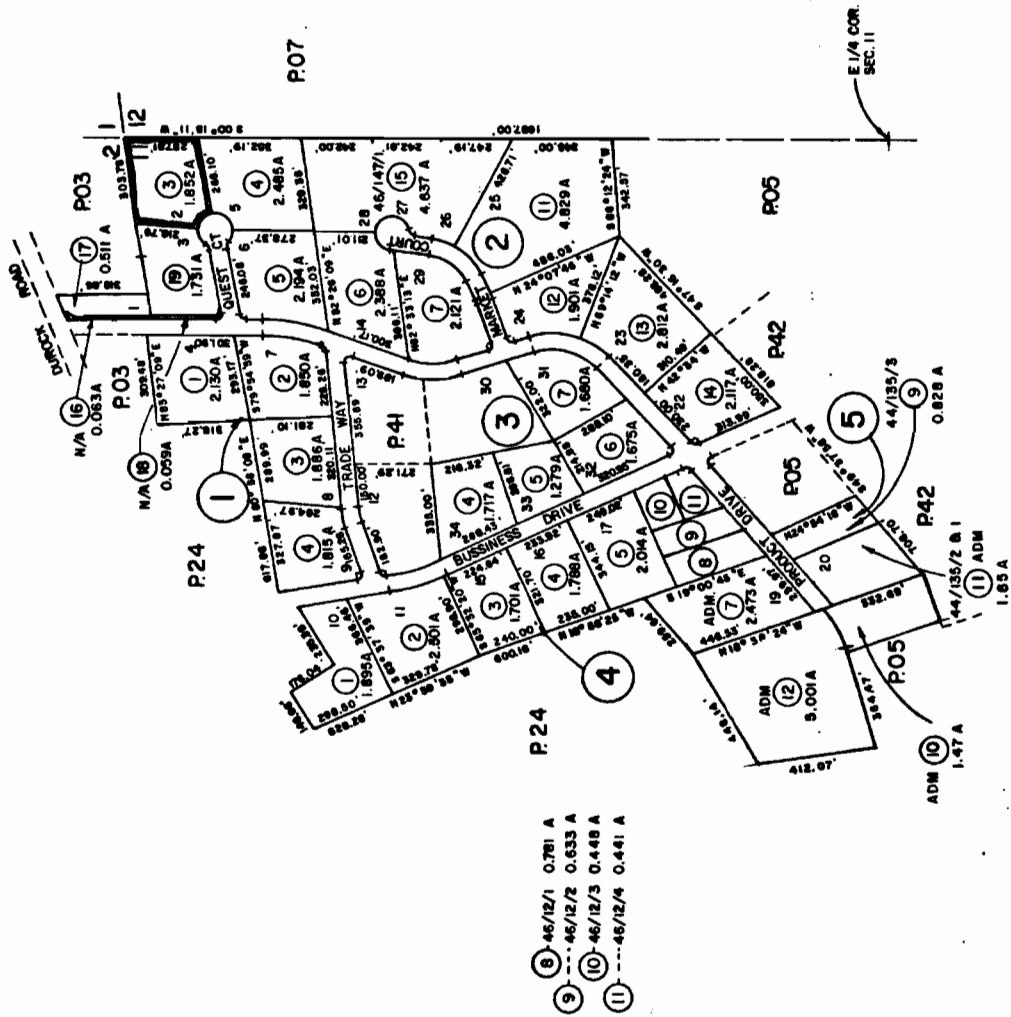
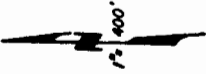
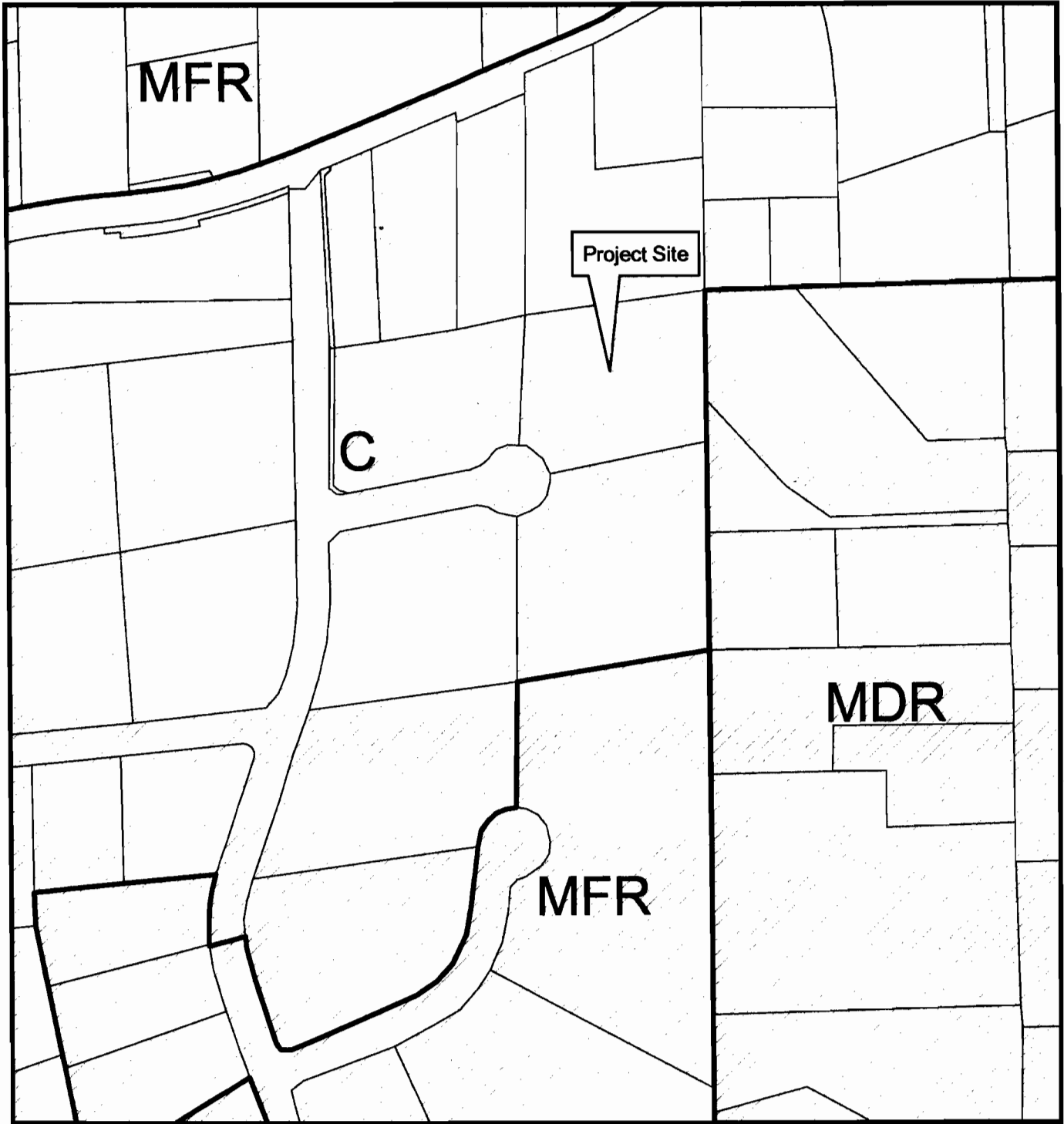


Exhibit B

U-01-37M

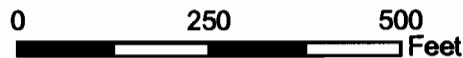
# General Plan Land Use Map



Z08-0009/PD08-0009/P08-0012  
3837/3841 Quest Court - APN 109-402-03



GENERAL PLAN DESIGNATION  
C - Commercial  
MDR - Medium-Density Residential  
MFR - Multifamily Residential  
Shingle Springs Community Region

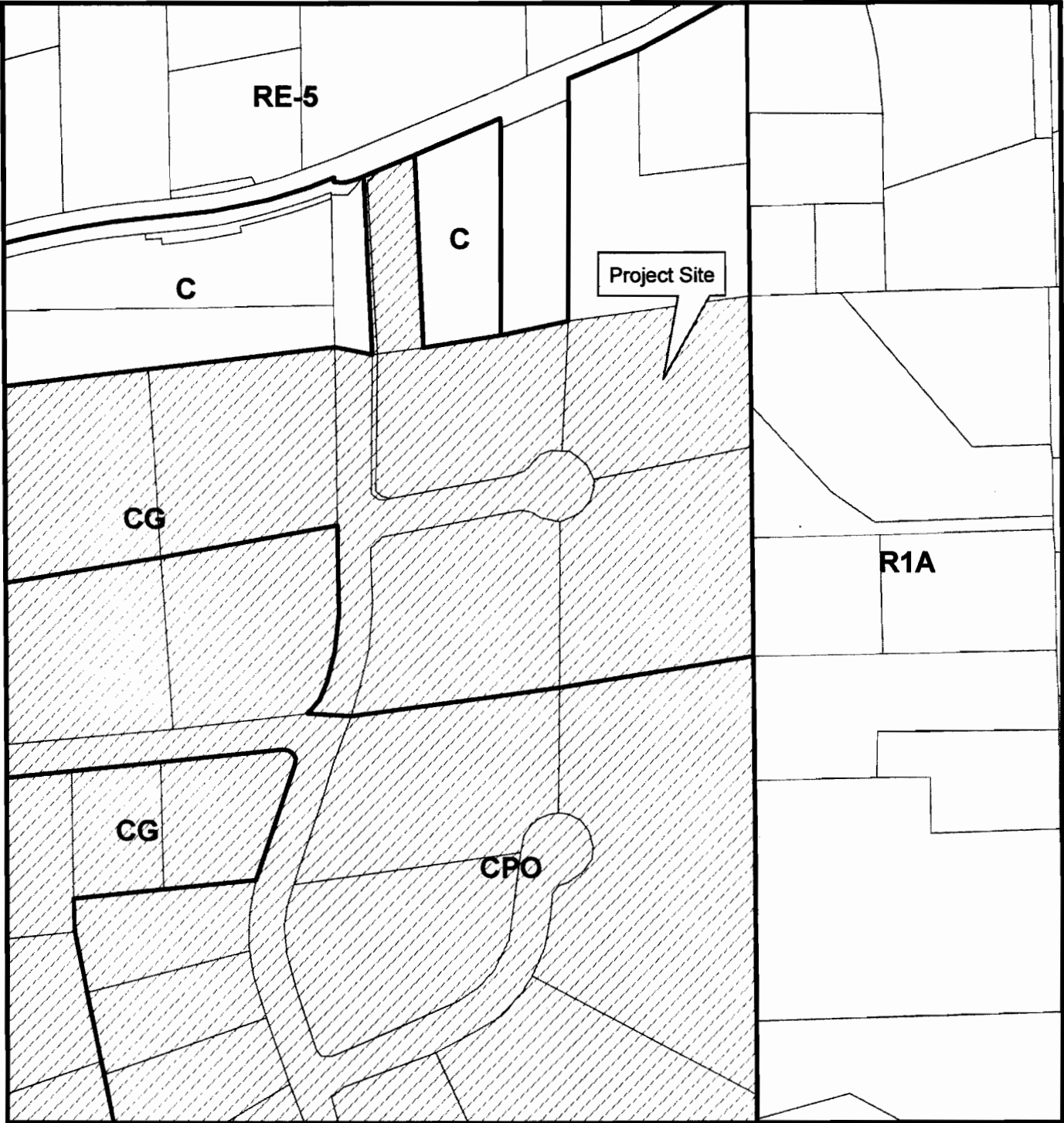


1:3,000

Prepared By:  
Robert Peters  
Planning Services Department  
August 15, 2008

## Exhibit C

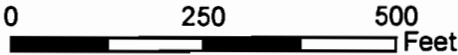
# Zoning District Map



Z08-0009/PD08-0009/P08-0012

3837/3841 Quest Court - APN 109-402-03

- LAND USE ZONING DESIGNATION
- C - Commercial District
  - CG - General Commercial District
  - CPO - Professional Office Commercial District
  - R1A - One-Acre Residential District
  - RE-5 - Estate Residential Five-Acre District
-  Community Design Review District



1:3,000



Prepared By:  
Robert Peters  
Planning Services Department  
August 15, 2008

## Exhibit D

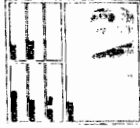




DATE	NO.	REVISION

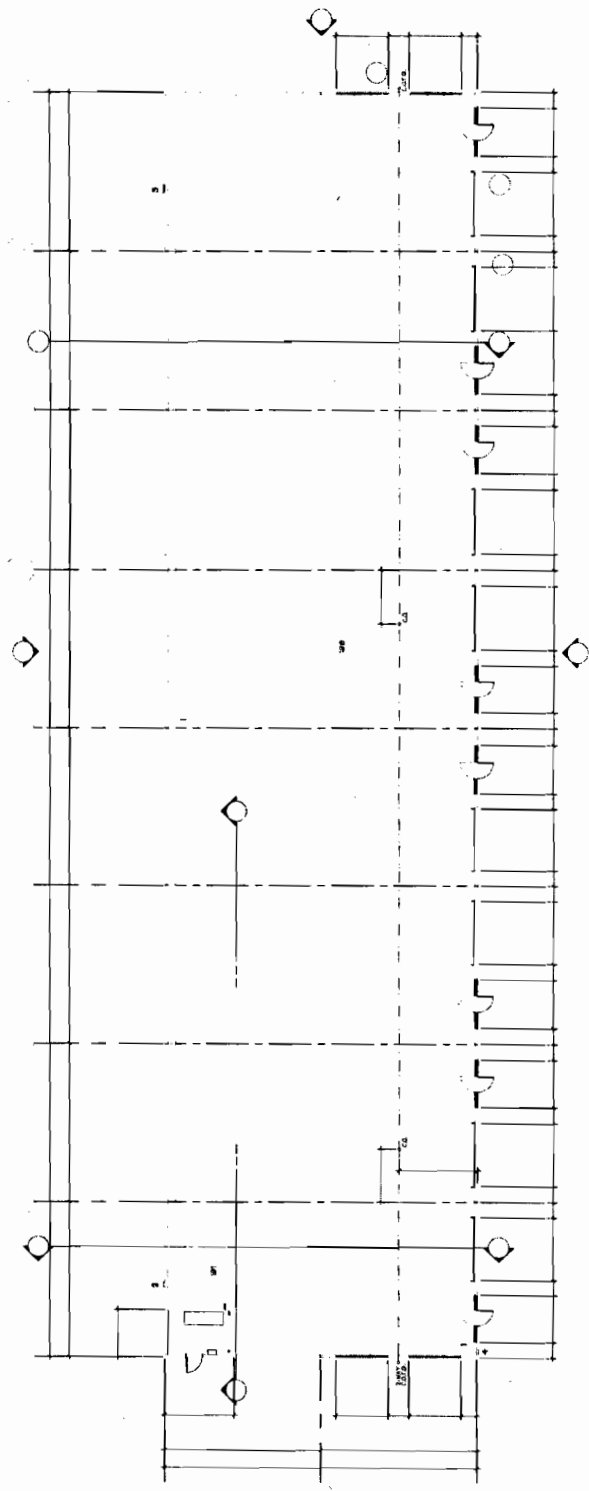
# FLOOR PLAN

**Project Location:**  
 2827 Grant Court  
 Orange, California 92668  
**Ownership Information:**  
 SWOR Investments Inc.  
 P.O. Box 4377  
 El Dorado Hills, CA 95782



**General Notes:**

**Keynotes:**

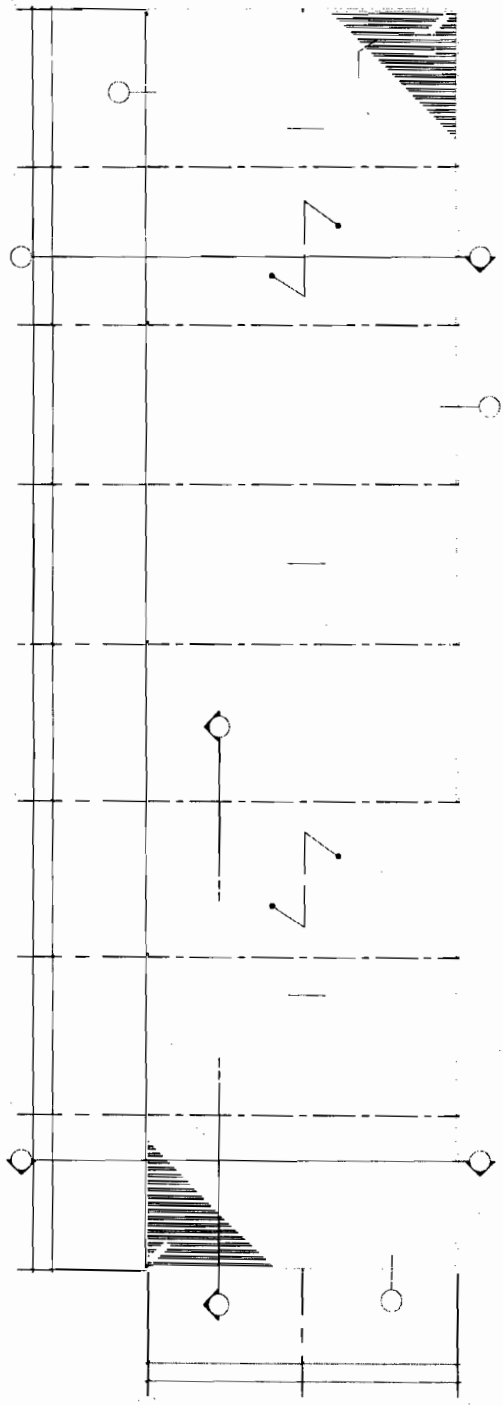


RECEIVED  
 PLANNING DEPARTMENT  
 JAN-9 PM 1:44



**ROOF PLAN**

Project Location:  
2827 Crest Court  
Orange Springs, FL 32062  
Ownership Information:  
SWOR Investments Inc.  
P.O. Box 4387  
El Dorado Hills, CA 95702



Keynotes

MAY -5 PM 1:44  
RECEIVED  
PLANNING DEPARTMENT



Architectural Firm Name

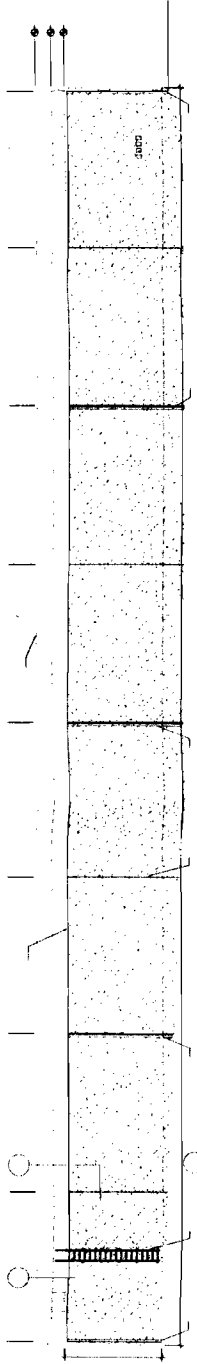
Address

City, State, Zip

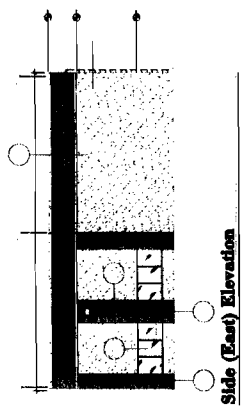
# EXTERIOR ELEVATIONS

Project Location:  
3837 Chest Court  
Orange Springs, CA 92662  
Overhill Interiors  
P.O. Box 487  
El Dorado Hills, CA 95732

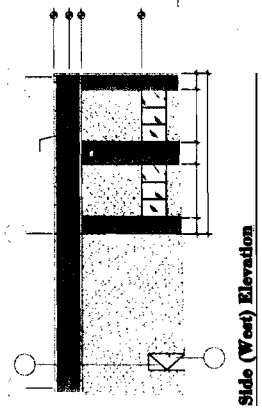
Scale  
Date



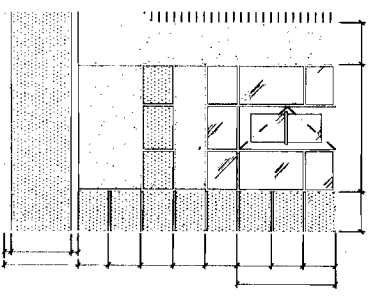
Rear (North) Elevation



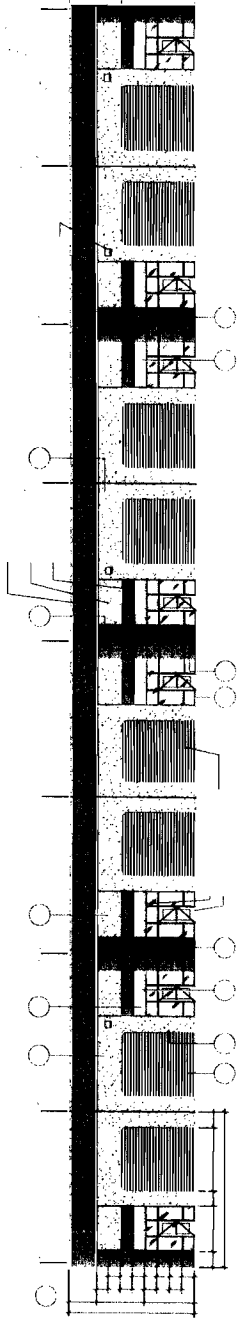
Side (East) Elevation



Side (West) Elevation



Enlarged Elevation



Front (South) Elevation

RECEIVED  
PLANNING DEPARTMENT  
MAY - 5 PM 1983



Project No.	
Sheet No.	
Scale	
Date	

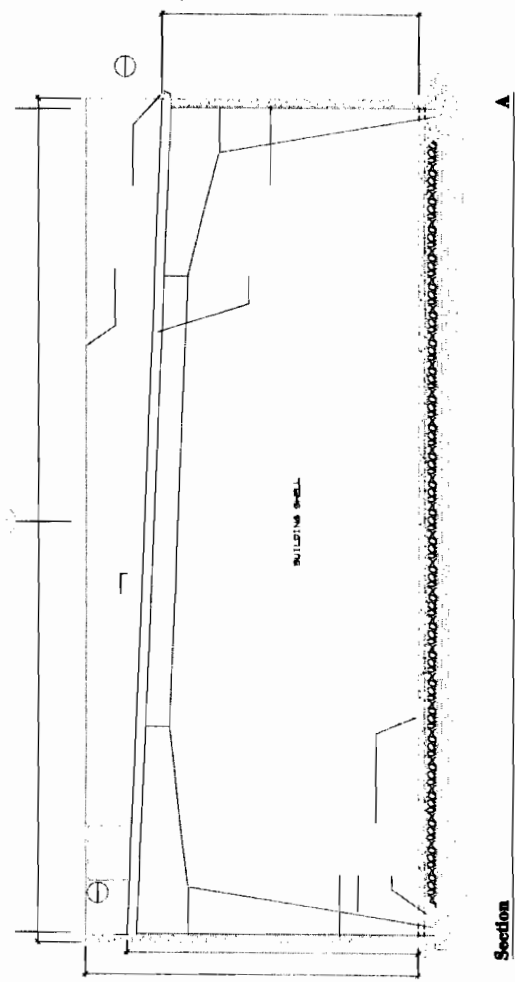
# BUILDING SECTIONS

Project Location  
 3827 West Court  
 Orange, California 92665  
 Ownership Information  
 SMCN Investments Inc.  
 P.O. Box 4387  
 El Dorado Hills, CA, 94732

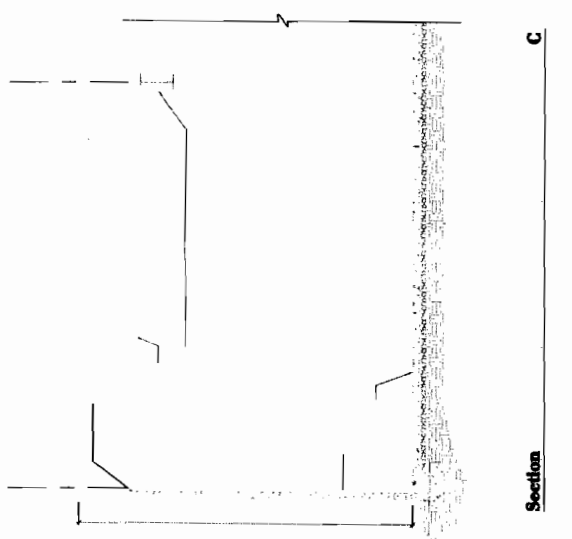
Architect	
Engineer	
Contractor	



Section B



Section A



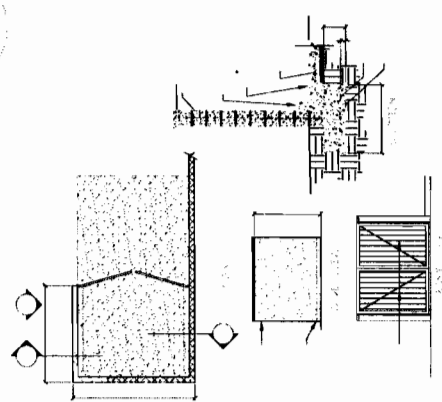
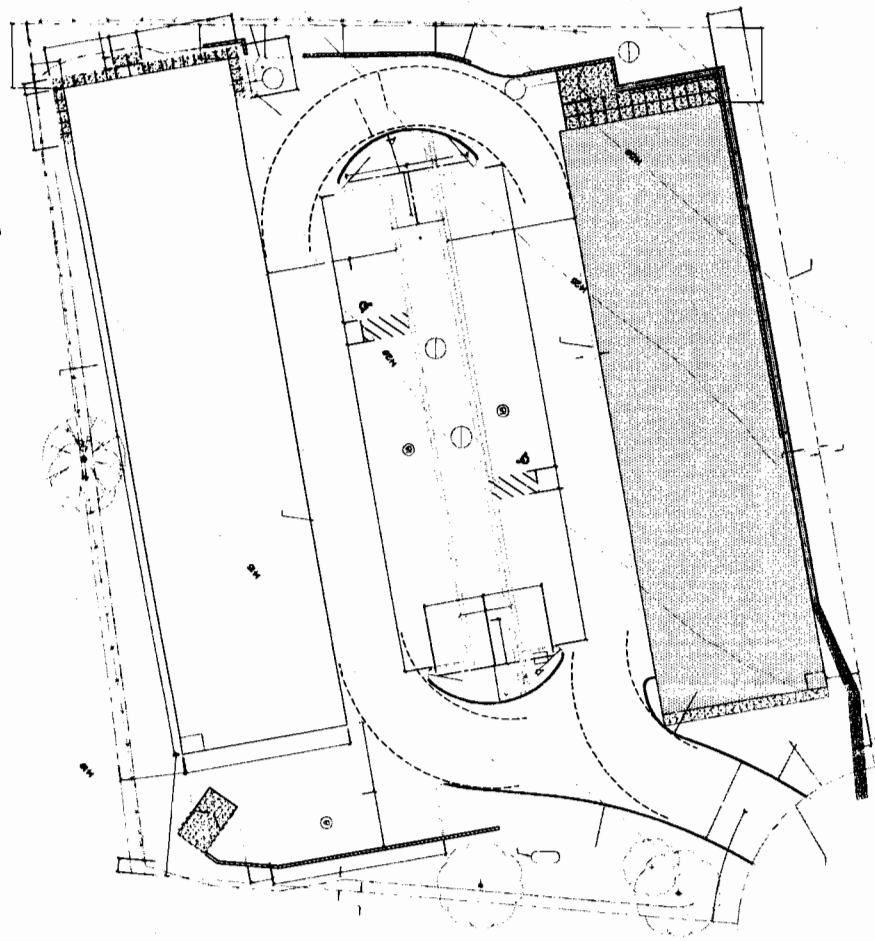
Section C

RECEIVED  
 PLANNING DEPARTMENT  
 MAY -9 PM 1:43

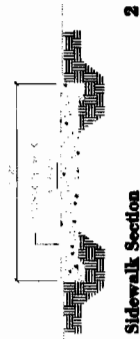


PLANNING DEPARTMENT  
 RECEIVED  
 MAY 11 1984

Keynotes:



Trash Enclosure



Sidewalk Section



Control Joint

Site Plan

Exhibit F  
 Z08-0009/PD08-0009  
 P08-0012



**SITE PLAN**

Project Location:  
 3441 Great Court  
 Orangeburg, CA 95662  
 Orangeburg Investments, Inc.  
 P.O. Box 4887  
 80000 15th, CA 95712

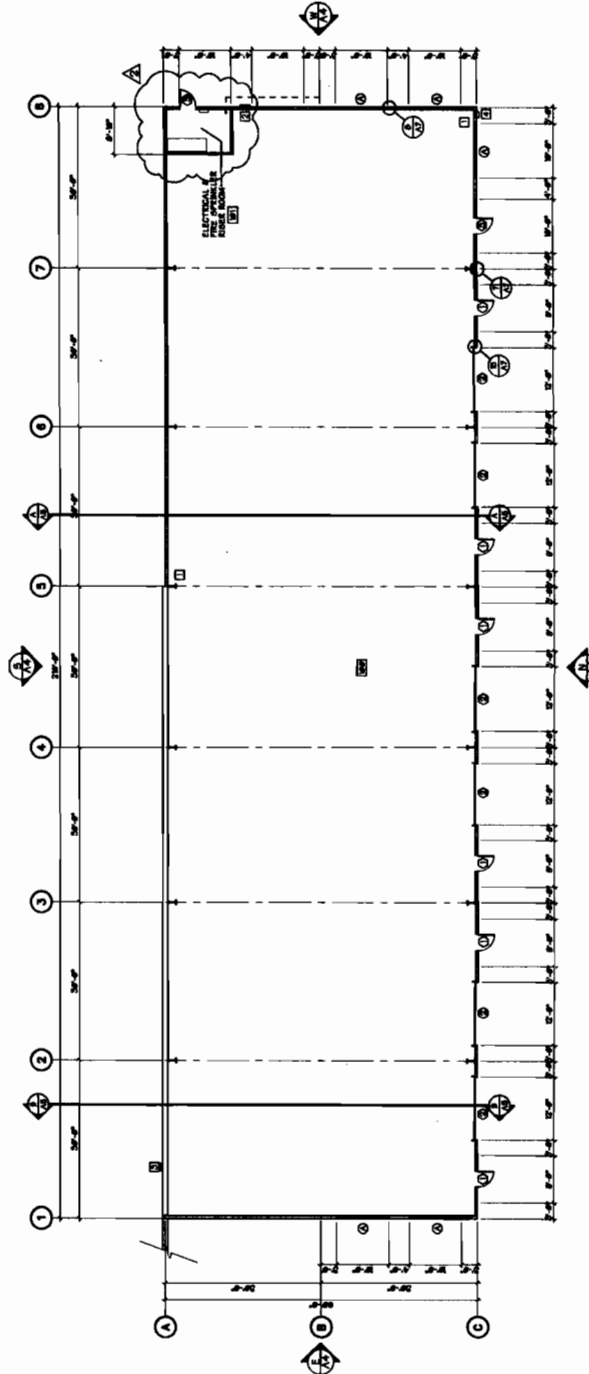

COUNTY - 9 APR 11 34  
 RECEIVED  
 PLANNING DEPARTMENT

**Keynotes:**

- METAL PLUG, FRAME, TYP. - SET METAL MACHINED DIMS.
- GAS METERS
- TOOP ACCESS LAMPS
- LAMB BNC

**General Notes:**

1. ALL WORK REFERENCED BY PLAN AND LISTED HEREIN SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS AND DETAILS SHOWN ON THE DRAWINGS.
2. ALL WORK SHALL BE SUBJECT TO THE REQUIREMENTS OF THE LOCAL, STATE AND FEDERAL AGENCIES AND AGENCIES OF THE FEDERAL GOVERNMENT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED PERMITS AND FEES.
4. INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).
5. ALL DOOR AND WINDOW SCHEDULES AND TYPES, SCHEDULE, SIZES AND WEIGHTS SHALL BE SHOWN ON THE DRAWINGS.
6. THE OWNER SHALL BE RESPONSIBLE FOR THE LOCATION OF THE SPECIALIZED DRAWINGS (SEPARATE PERMITS) FOR THE LOCATION OF THE SPECIALIZED AND TRADE DETAILERS.
7. THE DRAWING APPROVALS AND APPROVALS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND THE APPROVALS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
8. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL, STATE AND FEDERAL AGENCIES AND AGENCIES OF THE FEDERAL GOVERNMENT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF THE SPECIALIZED DRAWINGS (SEPARATE PERMITS) FOR THE LOCATION OF THE SPECIALIZED AND TRADE DETAILERS.
10. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL, STATE AND FEDERAL AGENCIES AND AGENCIES OF THE FEDERAL GOVERNMENT.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF THE SPECIALIZED DRAWINGS (SEPARATE PERMITS) FOR THE LOCATION OF THE SPECIALIZED AND TRADE DETAILERS.
12. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL, STATE AND FEDERAL AGENCIES AND AGENCIES OF THE FEDERAL GOVERNMENT.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF THE SPECIALIZED DRAWINGS (SEPARATE PERMITS) FOR THE LOCATION OF THE SPECIALIZED AND TRADE DETAILERS.
14. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL, STATE AND FEDERAL AGENCIES AND AGENCIES OF THE FEDERAL GOVERNMENT.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF THE SPECIALIZED DRAWINGS (SEPARATE PERMITS) FOR THE LOCATION OF THE SPECIALIZED AND TRADE DETAILERS.
16. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL, STATE AND FEDERAL AGENCIES AND AGENCIES OF THE FEDERAL GOVERNMENT.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF THE SPECIALIZED DRAWINGS (SEPARATE PERMITS) FOR THE LOCATION OF THE SPECIALIZED AND TRADE DETAILERS.
18. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL, STATE AND FEDERAL AGENCIES AND AGENCIES OF THE FEDERAL GOVERNMENT.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF THE SPECIALIZED DRAWINGS (SEPARATE PERMITS) FOR THE LOCATION OF THE SPECIALIZED AND TRADE DETAILERS.
20. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL, STATE AND FEDERAL AGENCIES AND AGENCIES OF THE FEDERAL GOVERNMENT.



**FLOOR PLAN**  
**REBUD BUILDING B**

Project Location  
 2641 Great Court  
 Redwood City, CA 94062  
 Ownership Information  
 SVOA Investments, Inc.  
 P.O. Box 4887  
 El Dorado Hills, CA 95738

**A2**



DATE	DESCRIPTION

NO.	REVISION



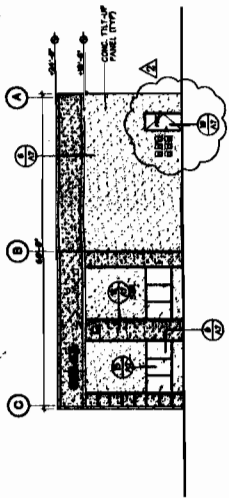


DATE	DESCRIPTION	SHEET NO.

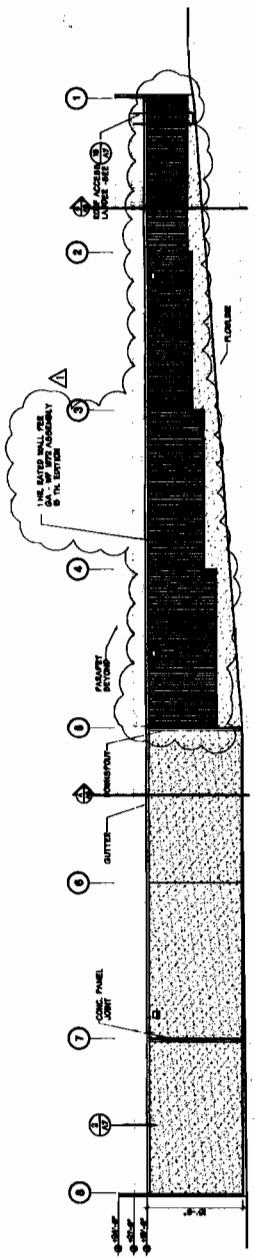
**REBUD BUILDING B**  
**EXTERIOR ELEVATIONS**

**Project Location:**  
3441 Coast Court  
Redwood Springs, CA 95962

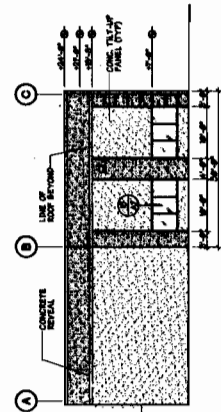
**Designing Architect:**  
RWC Architects, Inc.  
P.O. Box 4817  
Eureka, CA 95762



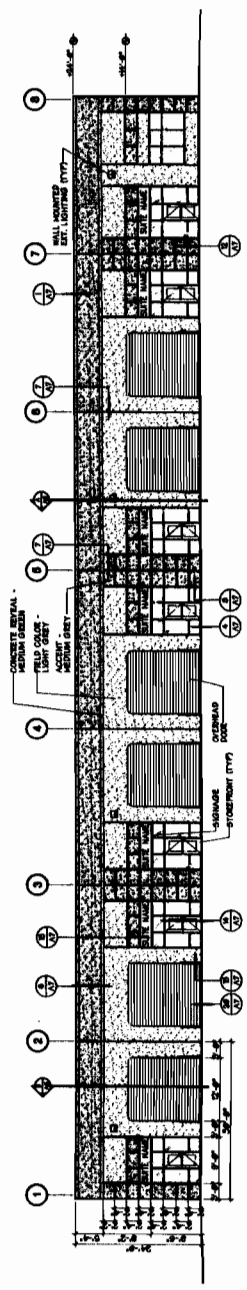
Side (West) Elevation



Rear (South) Elevation



Side (East) Elevation



Front (North) Elevation

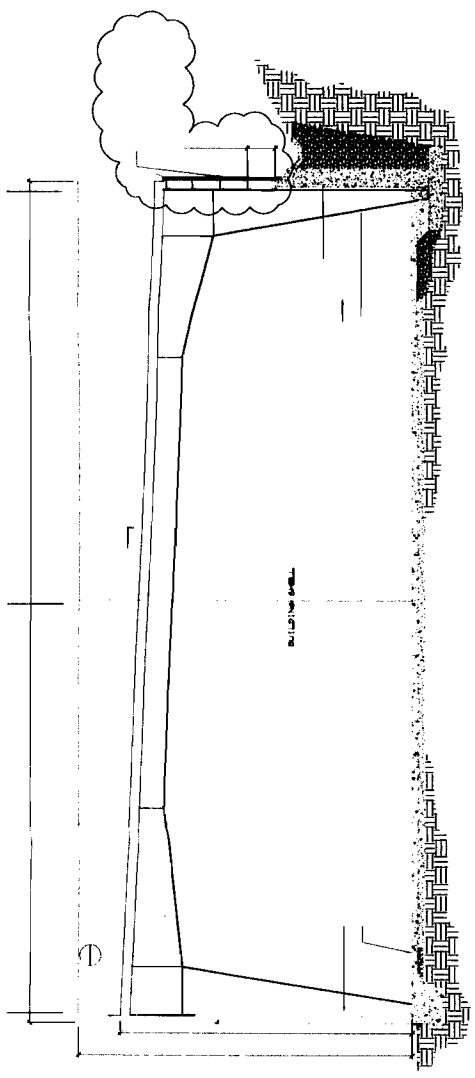
Sheet 34  
REVISED  
PLANNING DEPARTMENT



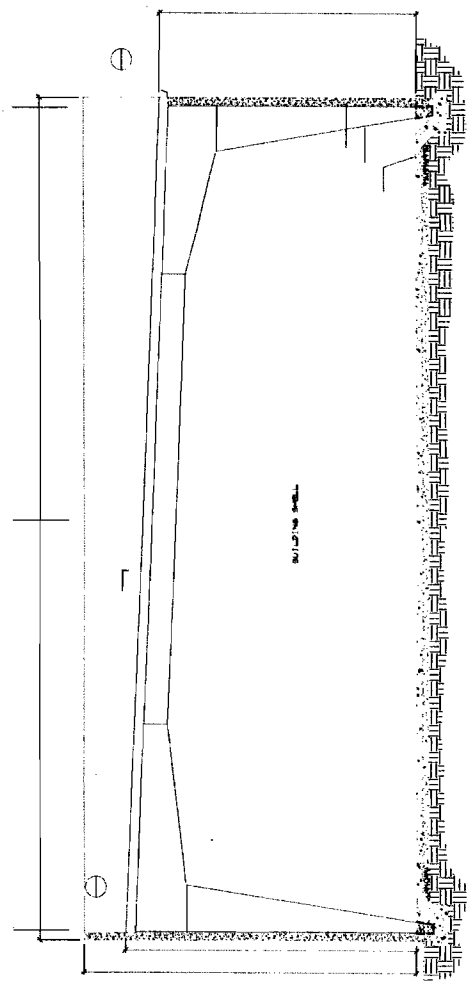
CONTRACT - 9 AM11:34  
 RECEIVED  
 PLANNING DEPARTMENT

**BUILDING SECTIONS**

Project Location:  
 2041 Quail Court  
 Orange, CA 92665  
 Overstep Architects, Inc.  
 P.O. Box 437  
 El Dorado Hills, CA 95762



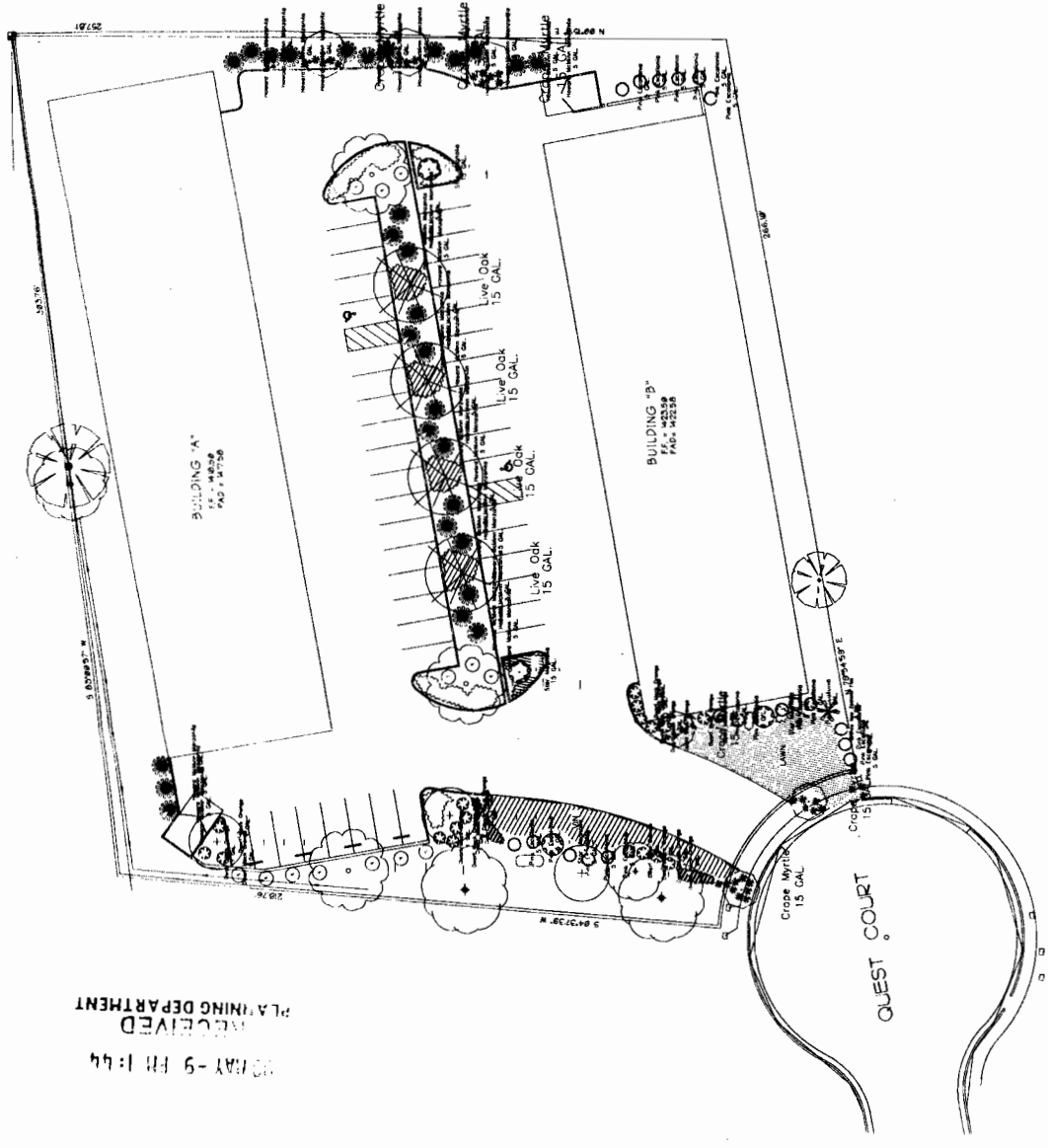
Section B



Section A



RECEIVED  
PLANNING DEPARTMENT  
MAY -9 PM 1:44



C:\Backup\A\planting detail.dwg

CODE	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
TREES				
001	Castanopsis	California Chestnut	8	15 GAL
002	Quercus agrifolia	Live Oak	8	15 GAL
003	Quercus laevis	Live Oak	8	15 GAL
004	Quercus macrocarpa	Live Oak	8	15 GAL
005	Quercus robur	Live Oak	8	15 GAL
006	Quercus sp.	Live Oak	8	15 GAL
007	Quercus sp.	Live Oak	8	15 GAL
008	Quercus sp.	Live Oak	8	15 GAL
009	Quercus sp.	Live Oak	8	15 GAL
010	Quercus sp.	Live Oak	8	15 GAL
011	Quercus sp.	Live Oak	8	15 GAL
012	Quercus sp.	Live Oak	8	15 GAL
013	Quercus sp.	Live Oak	8	15 GAL
014	Quercus sp.	Live Oak	8	15 GAL
015	Quercus sp.	Live Oak	8	15 GAL
016	Quercus sp.	Live Oak	8	15 GAL
017	Quercus sp.	Live Oak	8	15 GAL
018	Quercus sp.	Live Oak	8	15 GAL
019	Quercus sp.	Live Oak	8	15 GAL
020	Quercus sp.	Live Oak	8	15 GAL
021	Quercus sp.	Live Oak	8	15 GAL
022	Quercus sp.	Live Oak	8	15 GAL
023	Quercus sp.	Live Oak	8	15 GAL
024	Quercus sp.	Live Oak	8	15 GAL
025	Quercus sp.	Live Oak	8	15 GAL
026	Quercus sp.	Live Oak	8	15 GAL
027	Quercus sp.	Live Oak	8	15 GAL
028	Quercus sp.	Live Oak	8	15 GAL
029	Quercus sp.	Live Oak	8	15 GAL
030	Quercus sp.	Live Oak	8	15 GAL
031	Quercus sp.	Live Oak	8	15 GAL
032	Quercus sp.	Live Oak	8	15 GAL
033	Quercus sp.	Live Oak	8	15 GAL
034	Quercus sp.	Live Oak	8	15 GAL
035	Quercus sp.	Live Oak	8	15 GAL
036	Quercus sp.	Live Oak	8	15 GAL
037	Quercus sp.	Live Oak	8	15 GAL
038	Quercus sp.	Live Oak	8	15 GAL
039	Quercus sp.	Live Oak	8	15 GAL
040	Quercus sp.	Live Oak	8	15 GAL
041	Quercus sp.	Live Oak	8	15 GAL
042	Quercus sp.	Live Oak	8	15 GAL
043	Quercus sp.	Live Oak	8	15 GAL
044	Quercus sp.	Live Oak	8	15 GAL
045	Quercus sp.	Live Oak	8	15 GAL
046	Quercus sp.	Live Oak	8	15 GAL
047	Quercus sp.	Live Oak	8	15 GAL
048	Quercus sp.	Live Oak	8	15 GAL
049	Quercus sp.	Live Oak	8	15 GAL
050	Quercus sp.	Live Oak	8	15 GAL
051	Quercus sp.	Live Oak	8	15 GAL
052	Quercus sp.	Live Oak	8	15 GAL
053	Quercus sp.	Live Oak	8	15 GAL
054	Quercus sp.	Live Oak	8	15 GAL
055	Quercus sp.	Live Oak	8	15 GAL
056	Quercus sp.	Live Oak	8	15 GAL
057	Quercus sp.	Live Oak	8	15 GAL
058	Quercus sp.	Live Oak	8	15 GAL
059	Quercus sp.	Live Oak	8	15 GAL
060	Quercus sp.	Live Oak	8	15 GAL
061	Quercus sp.	Live Oak	8	15 GAL
062	Quercus sp.	Live Oak	8	15 GAL
063	Quercus sp.	Live Oak	8	15 GAL
064	Quercus sp.	Live Oak	8	15 GAL
065	Quercus sp.	Live Oak	8	15 GAL
066	Quercus sp.	Live Oak	8	15 GAL
067	Quercus sp.	Live Oak	8	15 GAL
068	Quercus sp.	Live Oak	8	15 GAL
069	Quercus sp.	Live Oak	8	15 GAL
070	Quercus sp.	Live Oak	8	15 GAL
071	Quercus sp.	Live Oak	8	15 GAL
072	Quercus sp.	Live Oak	8	15 GAL
073	Quercus sp.	Live Oak	8	15 GAL
074	Quercus sp.	Live Oak	8	15 GAL
075	Quercus sp.	Live Oak	8	15 GAL
076	Quercus sp.	Live Oak	8	15 GAL
077	Quercus sp.	Live Oak	8	15 GAL
078	Quercus sp.	Live Oak	8	15 GAL
079	Quercus sp.	Live Oak	8	15 GAL
080	Quercus sp.	Live Oak	8	15 GAL
081	Quercus sp.	Live Oak	8	15 GAL
082	Quercus sp.	Live Oak	8	15 GAL
083	Quercus sp.	Live Oak	8	15 GAL
084	Quercus sp.	Live Oak	8	15 GAL
085	Quercus sp.	Live Oak	8	15 GAL
086	Quercus sp.	Live Oak	8	15 GAL
087	Quercus sp.	Live Oak	8	15 GAL
088	Quercus sp.	Live Oak	8	15 GAL
089	Quercus sp.	Live Oak	8	15 GAL
090	Quercus sp.	Live Oak	8	15 GAL
091	Quercus sp.	Live Oak	8	15 GAL
092	Quercus sp.	Live Oak	8	15 GAL
093	Quercus sp.	Live Oak	8	15 GAL
094	Quercus sp.	Live Oak	8	15 GAL
095	Quercus sp.	Live Oak	8	15 GAL
096	Quercus sp.	Live Oak	8	15 GAL
097	Quercus sp.	Live Oak	8	15 GAL
098	Quercus sp.	Live Oak	8	15 GAL
099	Quercus sp.	Live Oak	8	15 GAL
100	Quercus sp.	Live Oak	8	15 GAL

- NOTES:
- GRADE LANDSCAPE AREAS SO THAT WATER DRAINS AWAY FROM THE HOME.
  - INSTALL 3" ADS DRAIN PIPE TO ALL DOWN SPOUTS AND ROUTE AWAY FROM HOME TO DRAINAGE SWALE OR TO STREET.
  - LAY A 2" LAYER OF SHREDED STEAR IN ALL PLANTING AREAS.
  - APPLY PEE TO ALL LANDSCAPE AREAS FOR WEED CONTROL.
  - BOUQUET JARNS WITH 1/4" RIBBON OF CUSTOM COLORED WORKSHOP.

**Exhibit G**  
**Z08-0009/PD08-0009**  
**P08-0012**

**Project Location:**  
 2827 A East Coast Court  
 Suite 100  
 Orange Springs, CA 95822

**Ownership Information:**  
 BPCN Investments, Inc.  
 2827 A East Coast Court  
 Suite 100  
 Orange Springs, CA 95822

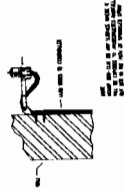
**Redbud Business Center**  
 Landscape Plan

**L1**

RECEIVED  
PLANNING DEPARTMENT  
MAY-9 PM 1:45

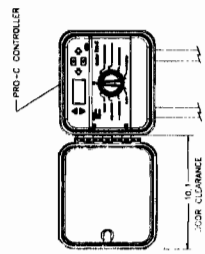


Revisions  
DATE BY

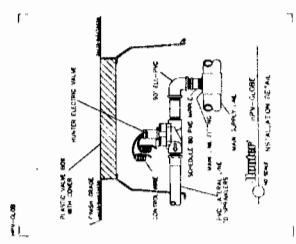


Timber MINI-CUR  
VACUUM BREAKER INSTALLATION DETAIL

Timber MINI-CUR  
PRESSURE VACUUM BREAKER



Timber PRO-C CONTROLLER (0-10000)  
4-100 100AL-0000274



Timber PRO-CUR  
PRESSURE VACUUM BREAKER

Project Location:  
3837 S 3841 Street Court  
Shreve Springs, CA 95822  
Overseer Information:  
S.W. ORR  
P.O. Box 4187  
El Dorado Hills, CA

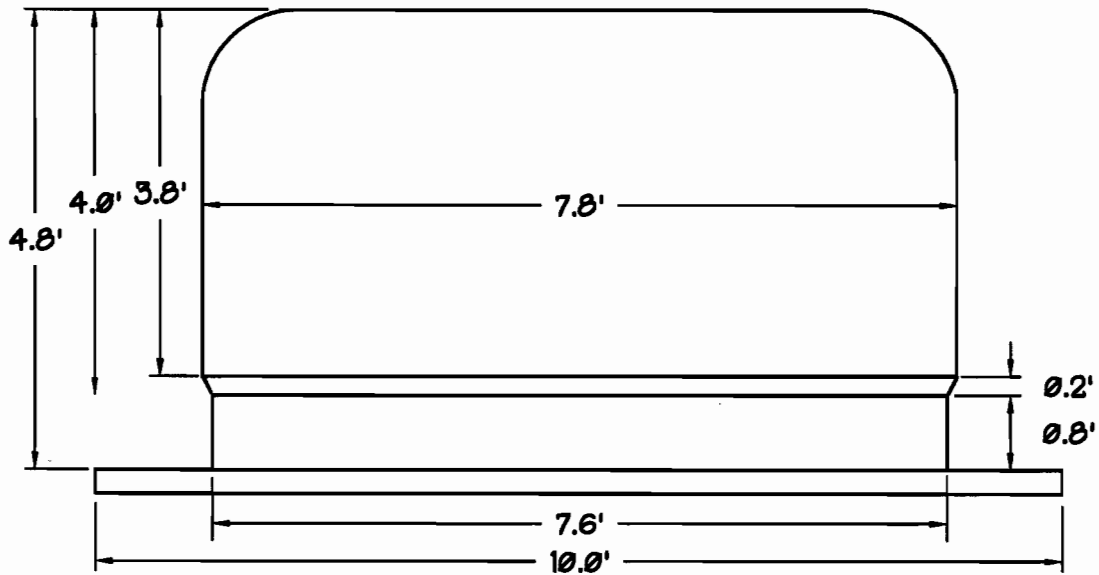
ADAMS LANDSCAPE DESIGN  
P.O. BOX 608  
PLACERVILLE, CA  
PH.# 530-622-6200

# Exhibit-B

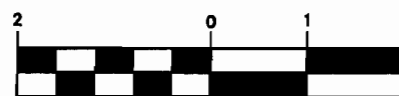
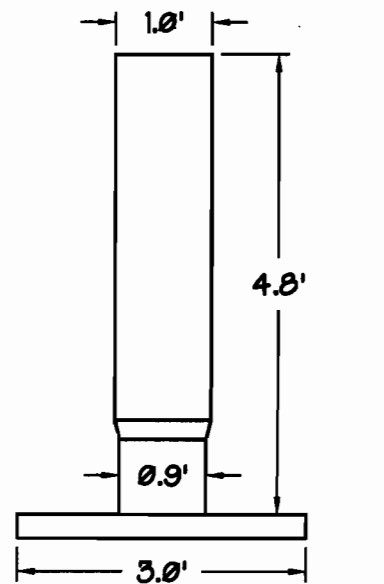


## FRONT VIEW

SCALE 1" = 2'



## SIDE VIEW

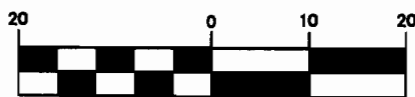
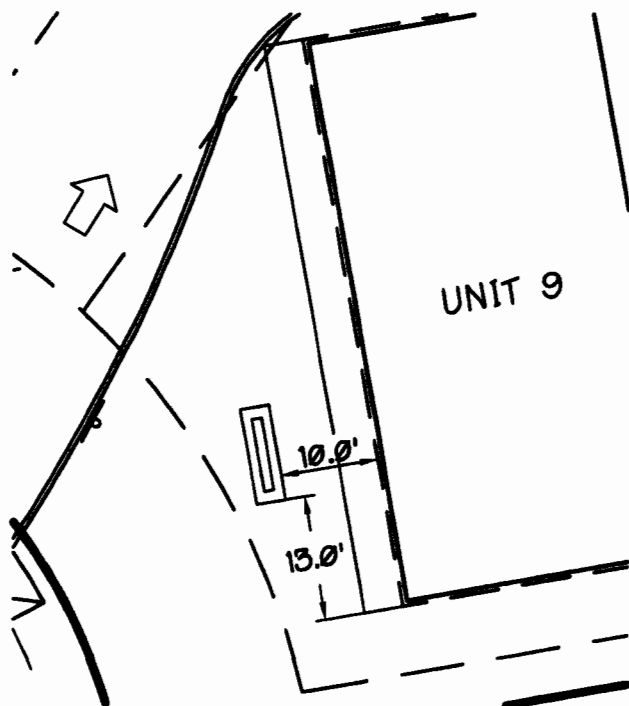


1 inch = 2 ft.

**CARLTON**  
Engineering Inc.



3883 Ponderosa Road, Shingle Springs, CA 95682  
Voice 530.677.5515 Fax 530.677.6845

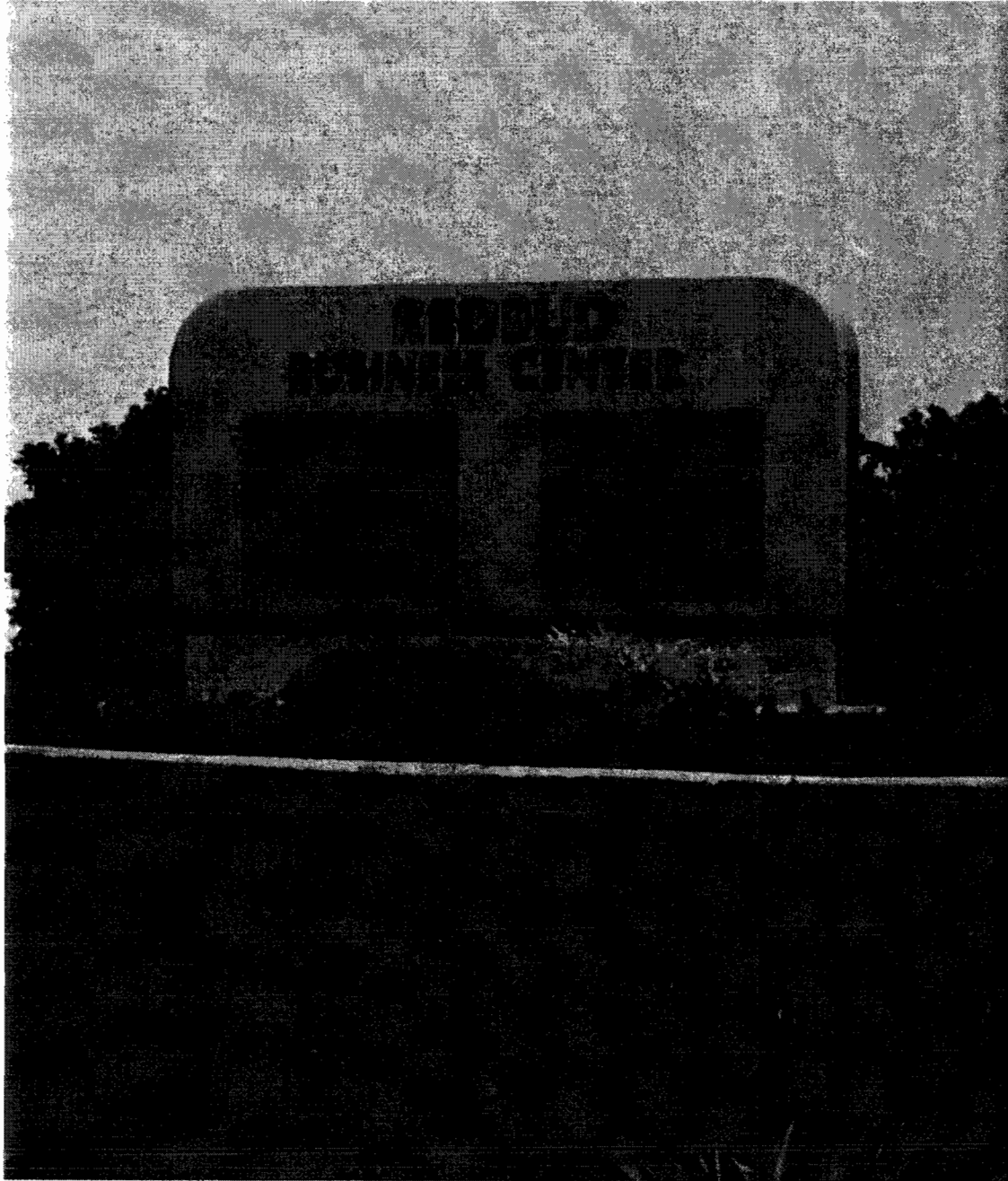


1 inch = 20 ft.

R 3069-04-07

# Exhibit-B

SHEET 2 OF 2



03Jun2008 9:46am 306904\_EXB-SIGN

R 3069-04-07

**CARLTON**  
Engineering Inc.

3883 Ponderosa Road, Shingle Springs, CA 95682  
Voice 530.677.5515 Fax 530.677.6645



# Tentative Parcel Map

Quintana, Gladys  
 LOT 2 OF SUBD. MAP G-49 ALSO BEING A  
 PORTION OF THE N.M. 1/4 OF SECTION 11  
 T. 9 N., R. 9 E., M.D.A.

COUNTY OF EL DORADO STATE OF CALIFORNIA  
 AUGUST 2008 T-208  
 SHEET 1 of 1

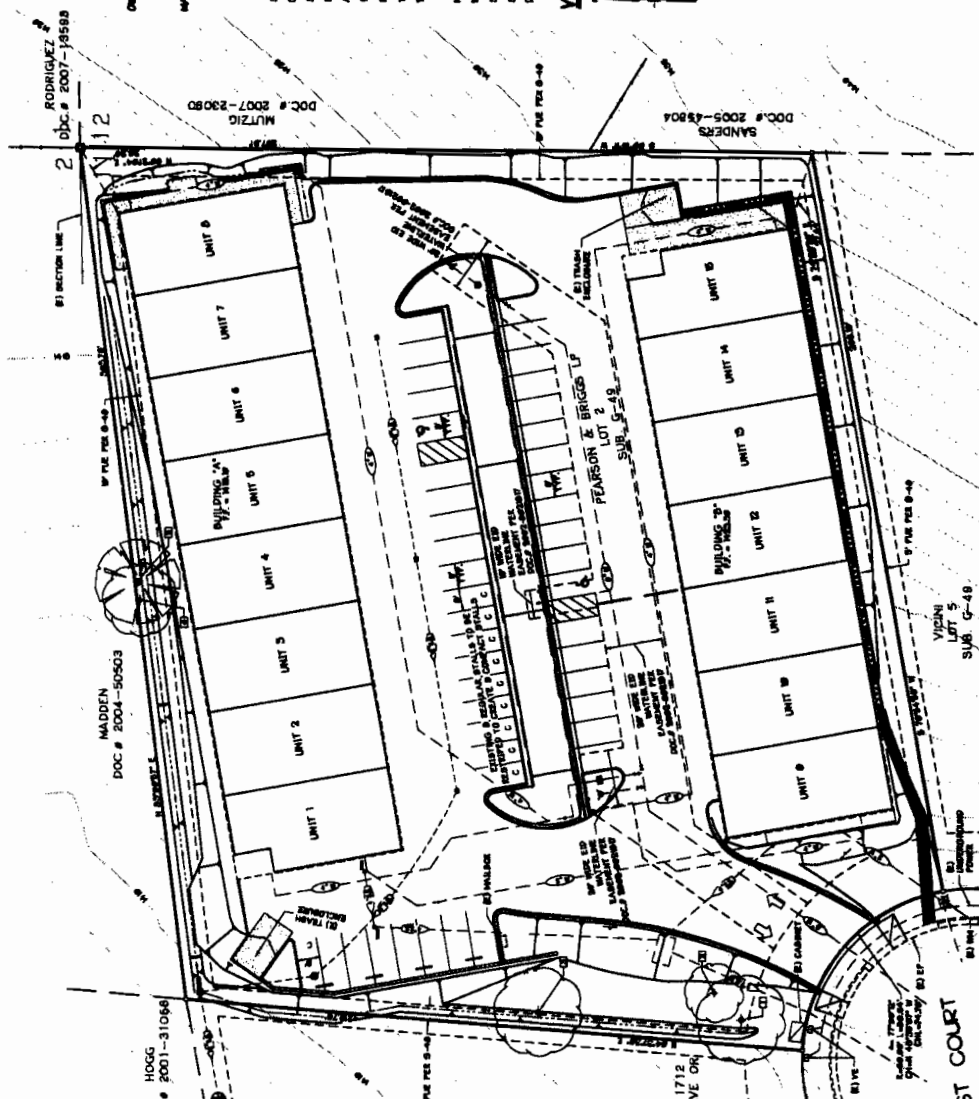
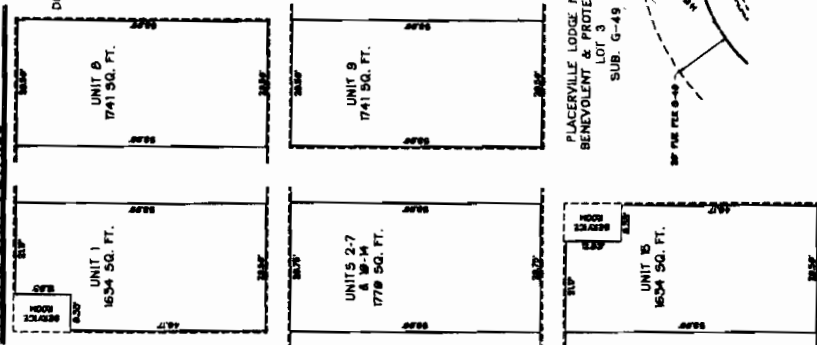


RECEIVED  
 PLANNING DEPARTMENT  
 AUG 26 PM 3:32

ABBREVIATIONS  
 HOCG HOODS  
 S.S. SANITARY SEWER  
 S.W. WATER  
 S.V. VALVE  
 S.F. FIRE  
 P.W. PUBLIC UTILITY LAMPPOST

LEGEND  
 PERIMETER POINT-ROOFING TOWER OR SET  
 POH POH  
 FIRE HYDRANT  
 SANITARY SEWER CLEAN OUT  
 LIGHT POLE  
 STEEL DRAIN MANHOLE  
 VALVE BOX  
 WATER VALVE  
 CHAIN LINKED FENCE  
 WIRE FENCE  
 LIGHTING RETAINING WALL  
 FENCED MAIN WITH SIZE AND DIRECTION  
 SANITARY SEWER LINE WITH SIZE AND DIRECTION  
 STEEL DRAIN LINE WITH SIZE AND DIRECTION  
 SOUND DRAINAGE INLET  
 SQUARE MANHOLE INLET

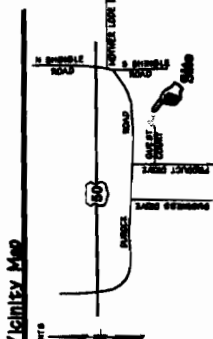
## TYPICAL UNIT DETAILS



OWNER / APPLICANT:  
 PEARSON & BRIGGS LP  
 P.O. BOX 4007  
 SUITE 200  
 1500 S. MAIN ST.  
 DENVER, CO 80202

MAP PREPARED BY:  
 CANTON ENGINEERING, INC.  
 3400 FORESTHILL ROAD  
 BIRMINGHAM, ALABAMA, CA 90005  
 (909) 499-0000

SCALE OF MAP: 1" = 20'  
 CONTOUR INTERVAL: 5'  
 SOURCE OF TOPOGRAPHY: SECTION 11, T. 9 N., R. 9 E., M.D.A.  
 SECTION, TOWNSHIP, RANGE: 10S-49S-03  
 ADJACENT'S PARCEL NO.: CG-PP  
 PROPOSED ZONING: M-92 ACRES  
 TOTAL PARCEL AREA: 15 CONDO UNITS  
 TOTAL NUMBER OF PARCELS: 10789 SQ. FT.  
 MINIMUM CONDO AREA: EL DORADO REGISTRATION DISTRICT  
 WATER SUPPLY: EL DORADO REGISTRATION DISTRICT  
 SEWAGE DISPOSAL: EL DORADO REGISTRATION DISTRICT  
 STREET/LINE FIRE PROTECTION: EL DORADO COUNTY FPD  
 DATE OF PREPARATION: FEBRUARY, 2008



ZONING ADMINISTRATOR: \_\_\_\_\_  
 APPROVAL / DENIAL DATE: \_\_\_\_\_  
 BOARD OF SUPERVISORS: \_\_\_\_\_  
 APPROVAL / DENIAL DATE: \_\_\_\_\_

Z08-0009/PD08-0009  
 P08-0012



**QUEST COURT CONDO CONVERSION/PD REZONE**  
**PARKING AND LAND USE DISCUSSION**

**Current Parking**

The current parking arrangement has a total of 44 stalls. There are 2 handicap stalls, 41 regular stalls, and one compact stall. This arrangement is one stall short of the desired 3 stalls per unit. However, the site does not have its quota of compact parking stalls. We propose to re-stripe 9 stalls to compact thus creating one additional space. This would give us the desired 3 stalls per unit.

**Land use/Parking Proposed**

The current use of the units is a mixture of light industrial, warehouse, office and retail (see attached list). Since this complex attracts small businesses, all of the current occupants are not exclusively one category but are a mixture of two or three categories. In order to accommodate the diverse nature of small business' needs we have come up with the following formula to regulate future use.

Each unit is allotted three parking spaces. If a unit is not using all of their allotted parking spaces the association can allocate spaces to a unit who needs them.

Warehouse		1 parking spaces plus 1 for every 2000 sq. ft.
Office	250 sq. ft.	1 parking space
Light Industrial	400 sq. ft.	1 parking space
Retail	300 sq. ft.	1 parking space

We propose this arrangement to be added to the CCNRS and the PD to regulate use of the units. Prospective occupants will have to show that their uses will conform to the existing parking by proving conformance with this standard to the satisfaction of El Dorado County.