



County of El Dorado

MEETING AGENDA Planning Commission

Planning and Building
Department
2850 Fairlane Court
Placerville CA 95667
www.edcgov.us
phone:530-621-5355
fax:530-642-0508

Patrick J. Frega, Chair, District 5
Jeff Hansen, First Vice- Chair, District 3
Tim Costello, Second Vice-Chair, District 4
David Spaur, District 1
Bob Williams, District 2

Rhiannon Guilford, Clerk of the Planning Commission
Karen L. Garner, Executive Secretary

Thursday, April 23, 2026

8:30 AM

<https://edcgov-us.zoom.us/j/85951389848>

Planning Commission Hearing Room
2850 Fairlane Court, Building C Hearing Room, Placerville, CA 95667

For Purposes of the Brown Act § 54954.2 (a), the numbered items on this Agenda give a brief description of each item of business to be transacted or discussed. Recommendations of the staff, as shown, do not prevent the Commission from taking other action.

The County of El Dorado strives to ensure all Commission agenda materials are ADA-compliant. However, in limited circumstances, attachments to agenda items may not be fully accessible to individuals with disabilities. We remain committed to ensuring the agenda materials are accessible to and usable by individuals with disabilities to the maximum extent possible. Alternative formats for the requested agenda materials can be made available upon request to the Clerk of the Planning Commission at 530-621-5355 or via email, planning@edcgov.us, preferably no less than 24 hours in advance of the meeting.

PUBLIC PARTICIPATION INSTRUCTIONS

In accordance with the Ralph M. Brown Act and recent updates under Senate Bill 707, the El Dorado County Planning Commission is committed to ensuring accessible and inclusive public meetings where remote participants have the same opportunity to address the Commission in-person attendees. There are multiple ways to attend, view, and participate:

In-Person: Attend and provide comments in-person at the Planning Commission Hearing Room.

Zoom: Join the meeting at: <https://edcgov-us.zoom.us/j/85951389848>

- Meeting ID: 859 5138 9848
- You may join the live stream 15 minutes prior to the posted meeting start time.
- To make a public comment via Zoom, use the "Raise Hand" feature.

By Phone: Call 530-621-7603 or 530-621-7610

- Press *9 to indicate your desire to comment.

Written Comments: If you prefer not to attend or speak during the meeting you may submit written comments on specific agenda items. Please email your comments to planning@edcgov.us by 2 PM the day before the meeting to ensure timely distribution to the Commission. All written comments will be entered into the public record. The clerk cannot guarantee that any public comment received after the deadline will be delivered to the Commission prior to any action on the subject matter.

By participating in this meeting, you acknowledge that you are being recorded and may be publicly broadcast.

Planning Commission agendas, staff reports, supplemental materials, meeting minutes, and video recordings are available at: <http://eldorado.legistar.com/Calendar.aspx>

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PROTOCOLS FOR PUBLIC COMMENT

Public comment will be received at designated periods as called by the Commission Chair.

Each speaker will be allotted up to three (3) minutes to address the Commission.

- If time is exceeded, the speaker's microphone will be muted
- Individuals may speak only once during each designated public comment period.

At the Commission's discretion, the Commission may establish:

- A specific time limit per speaker, and/or
- A total time limit for public comment on any item or Open Forum.

Applause, outbursts, or other disruptions are not permitted in the Hearing Room.

8:30 A.M. - CALL TO ORDER & ROLL CALL**PLEDGE OF ALLEGIANCE TO THE FLAG****ANNOUNCEMENTS REGARDING THE AGENDA****APPROVAL OF THE CONSENT CALENDAR**

All items on the Consent Calendar are to be approved by one motion unless a Commission member requests an item be removed from the Consent Calendar for discussion and a separate Commission action.

CONSENT CALENDAR

1. [26-0526](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of March 12, 2026.
2. [26-0499](#) Chief Administrative Office, Parks and Trails Division, submitting a request by Michael Juarez, Action Whitewater Adventure and Adam Anderson, Coloma Lotus Whitewater, for a River Use Permit User Day Allocations Transfer.

Staff recommends the Planning Commission take the following action:
1) Approve the request from Action Whitewater Adventure and Coloma Lotus Whitewater to transfer 40 weekend user day allocations from River Use Permit #28 to River Use Permit #20.

END OF CONSENT CALENDAR

OPEN FORUM

Open Forum is an opportunity for members of the public to address the Planning Commission on subject matter that is not on their meeting agenda and within their jurisdiction. Public comments during Open Forum are limited to three minutes per person. The Chair may limit public comment during Open Forum.

AGENDA ITEMS

3. [26-0684](#) Department of Transportation recommends that the Planning Commission:
- 1) Approve the Finding of Consistency of the 2026 Annual Capital Improvement Program (CIP) with the General Plan; and
 - 2) Approve the Finding of Consistency for the following to be included in the Annual CIP:
 - a) Add new project Silva Valley Parkway at Appian Way Intersection Improvements, CIP 36105087 to the 2026 CIP; and
 - b) Remove El Dorado Hills Blvd Overlay - Saratoga to Harvard Way, CIP 36105049, from the 2026 CIP.

4. [26-0624](#) Hearing to consider CONDITIONAL USE PERMIT - REVISION CUP-R25-0005/ATC - Wooden Pole to Monopine request to allow the modification and continued operation of a wireless communication facility including the removal of an existing 47-foot-tall wood monopole and replacement with a 63-foot-tall steel monopine to reside within the existing ATC 40-foot by 60-foot lease area.

The property, identified by Assessor's Parcel Number 325-290-006, consisting of 10.3 acres, is located on the east side of Gold Nugget Way, approximately 600 feet south of the intersection with Forni Road in the Placerville Community Region, within the City of Placerville Sphere of Influence, submitted by Epic Wireless Group LLC, Melissa Ofina;

Staff recommends the Planning Commission take the following actions:

1. Find Conditional Use Permit CUP-R25-0005 to be Categorically Exempt pursuant to Section 15302, Replacement or Reconstruction, of the CEQA Guidelines; and
2. Approve Conditional Use Permit CUP-R25-0005 based on the Findings and subject to the Conditions of Approval as presented.

(Supervisorial District 3)

5. [26-0625](#) Hearing to consider REZONE AND TENTATIVE PARCEL MAP, Z24-0007/P25-0001/Wilson Rezone and Parcel Map request to rezone from Residential Estate, Five-Acre minimum (RE-5) to Residential, One-Acre minimum (R1A), and a Tentative Parcel Map dividing the 7.94-acre property into two (2) parcels of approximately 1.5 acres and 6.43 acres.

The property, identified by Assessor's Parcel Number 051-190-008, consisting of 7.94 acres, is located on the northeast side of Coon Hollow Road, approximately 600 feet east of the intersection with Excelsior Road, in the Placerville Community Region, within the City of Placerville Sphere of Influence, submitted by Teri Ottens, Trustee/Marilyn Wilson, Wilson Family Trust;

Staff recommends the Planning Commission forward a recommendation to the Board of Supervisors to take the following actions:

1. Determine that pursuant to CEQA Guidelines, that environmental review may be streamlined pursuant to Section 15183, Projects Consistent with a Community Plan, General Plan, or Zoning.
2. Approve Rezone Z24-0007 and Tentative Parcel Map P25-0001, based on the Findings and subject to the Conditions of Approval as presented.

(Supervisory District 3)

6. [26-0626](#) Hearing to consider an APPEAL received from Bill Wilde appealing the approval of Design Review Permit DR24-0010/Business Drive Open Storage Lot submitted by Jim Dillingham, D&Z Structural Engineering to allow temporary construction-material storage.

The property, identified by Assessor's Parcel Number 109-480-027, consisting of 4.48 acres, is located adjacent to Shingle Lime Mine Road at the western edge of the Barnett Business Park, in the Shingle Springs Community Region, approximately 0.5 miles south of the intersection of Durock Road and Shingle Lime Mine Road.

Staff recommends the Planning Commission (PC) consider the attached exhibits and receive appellant and applicant comments to determine the appropriate amount of landscaping to require and then instruct staff to revise the original Findings and/or Conditions of Approval and approve DR24-0006.

(Supervisory District 4)

STAFF AND COMMISSIONER UPDATES

This is an opportunity for planning staff and Commission members to provide short informational updates on matters of concern. (May be called at any time during the meeting)

ADJOURNMENT

If you challenge an application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to, the public hearing.



County of El Dorado

330 Fair Lane, Building A
Placerville, California
530 621-5390
FAX 622-3645
www.edcgov.us/bos/

Master Report

File Number: 26-0526

*File ID #: 26-0526	Agenda Type: Agenda Item	Status: Consent Calendar
Version: 1	Reference:	Gov Body: Planning Commission
Department: Planning and Building		Created: 03/17/2026
Agenda Title: 04-09-26 PC Minutes PC 03-12-26		Final Action:
Title: Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of March 12, 2026.		

Notes:

Code Sections:

Agenda Date: 04/23/2026

Agenda Number: 1.

Sponsors:

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Attachments: MINUTES

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Contact: Rhiannon Guilford

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History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 26-0526

Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of March 12, 2026.



County of El Dorado

Planning and Building
Department
2850 Fairlane Court
Placerville CA 95667
www.edcgov.us
phone:530-621-5355
fax:530-642-0508

Minutes - Draft Planning Commission

Patrick J. Frega, Chair, District 5
Jeff Hansen, First Vice- Chair, District 3
Tim Costello, Second Vice-Chair, District 4
David Spaur, District 1
Bob Williams, District 2

Rhiannon Guilford, Clerk of the Planning Commission
Karen L. Garner, Executive Secretary

Thursday, March 12, 2026

8:30 AM

<https://edcgov-us.zoom.us/j/86832983731>

Planning Commission Hearing Room 2850 Fairlane Court, Building C Hearing Room, Placerville, CA 95667

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Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for inspection during normal business hours in Planning Services located at 2850 Fairlane Court, Placerville, CA. Such documents are also available on the Commission's Meeting Agenda webpage subject to staff's ability to post the documents before the meeting.

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- A total time limit for public comment on any item or Open Forum.

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8:30 A.M. - CALL TO ORDER & ROLL CALL

Present: 4 - Commissioner Frega, Commissioner Spaur, Commissioner Williams and Commissioner Costello

Absent: 1 - Commissioner Hansen

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS REGARDING THE AGENDA

APPROVAL OF THE CONSENT CALENDAR

Public Comment: None

A motion was made by Commissioner Spaur, seconded by Commissioner Costello, to Adopt the Agenda and Approve the Consent Calendar with one correction to page three: Chair Costello was corrected to Commissioner Costello in the Approval of the Consent Calendar motion text.

Yes: 4 - Commissioner Frega, Commissioner Spaur, Commissioner Williams and Commissioner Costello

Absent: 1 - Commissioner Hansen

All items on the Consent Calendar are to be approved by one motion unless a Commission member requests an item be removed from the Consent Calendar for discussion and a separate Commission action.

CONSENT CALENDAR

1. **26-0369** Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of February 26, 2026.

This item was approved on the Consent Calendar.

END OF CONSENT CALENDAR**OPEN FORUM**

Public Comment: L. Campbell

Open Forum is an opportunity for members of the public to address the Planning Commission on subject matter that is not on their meeting agenda and within their jurisdiction. Public comments during Open Forum are limited to three minutes per person. The Chair may limit public comment during Open Forum.

AGENDA ITEMS

2. 26-0331 Hearing to consider the Planning and Building Department, Long Range Planning Unit and Department of Transportation (DOT), proposed amendment to repeal Chapter 130.72 (Missouri Flat Planning Cost Reimbursement Fee) from the Zoning Ordinance, Title 130; and staff recommending the Planning Commission forward a recommendation to the Board of Supervisors (Board) to take the following actions:

1. Approve the amendment to repeal Chapter 130.72 Missouri Flat Planning Cost Reimbursement Fee from the Zoning Ordinance, Title 130; and
2. Find that the adoption of this amendment is not a Project for purposes of the California Environmental Quality Act (CEQA) because it is a government funding mechanism or other government funding activity within the meaning of CEQA Guidelines Section 15378(b)(4).

FUNDING: N/A

Public Comment: L. Grado; J. Sweeney; L. Campbell

Chair Frega opened the hearing. Upon hearing from staff and the public, Chair Frega closed the hearing.

A motion was made by Commissioner Williams, seconded by Commissioner Spaur, to continue the item to a date certain of April 9, 2026, and to direct staff to return with a County Counsel memo providing their opinion and a full accounting of the fee.

Yes: 4 - Commissioner Frega, Commissioner Spaur, Commissioner Williams and Commissioner Costello

Absent: 1 - Commissioner Hansen

3. 26-0368 Hearing to consider Planning and Building Department, Long Range Planning Unit, proposed amendments to Title 130 (Zoning Ordinance) of the El Dorado County (County) Code; and staff recommending the Planning Commission forward a recommendation to the Board of Supervisors (Board) to take the following actions:

1. Find repealing Ordinance 5210 exempt from the California Environmental Quality Act (CEQA) under Section(s) 15060(c)(2) and 15378 of the CEQA Guidelines; and
2. Approve repealing Ordinance 5210 which includes the repeal of Chapter 130.40.340 of the County Zoning Ordinance related to tobacco retailer land use regulations.

Funding: General Fund

Public Comment: L. Campbell

Chair Frega opened the hearing. Upon hearing from staff and the public, Chair Frega closed the hearing.

A motion was made by Commissioner Williams, seconded by commissioner Spaur, to recommend that the Board of Supervisors approve Staff recommendations 1 and 2, with the additional recommendation that the Board consider a new ROI to achieve a balanced regulatory scheme between health and safety concerns and economic impacts.

Yes: 4 - Commissioner Frega, Commissioner Spaur, Commissioner Williams and Commissioner Costello

Absent: 1 - Commissioner Hansen

4. 26-0182

Hearing to consider REZONE AND TENTATIVE PARCEL MAP, P25-0009, PD25-0004, Z25-0005, Ranney Condo Conversion request to:

1. Rezone from Multi-Unit Residential - Design Control (RM-DC) to Multi-Unit Residential - Planned Development (RM-PD-DC);
2. A development plan to convert an existing three (3) unit rental apartment complex into three (3) airspace condominium units with common areas under management of a homeowners' association (HOA);
3. A parcel map creating three (3) airspace condominium units on one (1) parcel consisting of approximately 0.21 acre (Exhibit F).

The property, identified by Assessor's Parcel Number 101-284-009-000, consisting of 0.21 acre, is located on the south side of Spruce Avenue, approximately 270 feet south of the intersection with Pony Express Trail, in the Pollock Pines Rural Center (Exhibit A), submitted by Sean Ranney;

Staff recommends the Planning Commission forward a recommendation to the Board of Supervisors to take the following actions:

1. Determine that pursuant to CEQA Guidelines, find the project to be Categorically Exempt pursuant to Section 15301, Existing Facilities, and Section 15305, Minor Land Divisions; and
2. Approve Rezone (Z25-0005), Planned Development (PD25-0004) and Parcel Map (P25-0009) based on the Findings and subject to the Conditions of Approval as presented.

(Supervisory District 5)

Public Comment: L. Campbell

Chair Frega opened the hearing. Upon hearing from staff and the public, Chair Frega closed the hearing.

Chair Frega disclosed that they visited the site.

A motion was made by Chair Frega, seconded by Commissioner Williams, to recommend that the Board of Supervisors approve Staff recommendations 1 and 2, with an additional condition that requires all units be rented for longer than 30 days.

Yes: 4 - Commissioner Frega, Commissioner Spaur, Commissioner Williams and Commissioner Costello

Absent: 1 - Commissioner Hansen

5. 26-0333

Hearing to consider CONDITIONAL USE PERMIT, CUP25-0006 T-Mobile Monopine Garden Valley request to allow the construction and operation of a new multi-carrier wireless communications facility consisting of a 120-foot-tall stealth monopine structure and ground equipment situated inside a new 40-foot by 40-foot by 6-foot-tall chain-link fenced facility. This request includes an 112-foot setback waiver. The property, identified by Assessor’s Parcel Number 060-420-028, consisting of 12.62 acres, is located at 5280 Garden Valley Road, approximately 0.5 miles due south of the intersection of Marshall Road and Garden Valley Road in the Garden Valley area, submitted by Samantha Herrmann/Assurance Development obo VB BTS III, LLC;

Staff recommends the Planning Commission take one of the following actions:

- 1. Adopt the Negative Declaration* based on the Initial Study prepared by staff in accordance with CEQA Guidelines; and
- 2. Approve Conditional Use Permit CUP25-0006 based on the Findings and subject to the Conditions of Approval as presented.

(Supervisory District 4)

Public Comment: W. Fox; K. Leary; T. Fahy; L. Zumwalt; L. Campbell

Chair Frega opened the hearing. Upon hearing from staff and the public, Chair Frega closed the hearing.

A motion was made by Commissioner Costello, seconded by Commissioner Spaur, to continue the item to a date uncertain to allow the applicant to evaluate alternative sites.

Yes: 4 - Commissioner Frega, Commissioner Spaur, Commissioner Williams and Commissioner Costello

Absent: 1 - Commissioner Hansen

STAFF AND COMMISSIONER UPDATES

**Karen L Garner, Director of Planning, reported on the following:
The March 3 and upcoming March 24 Board of Supervisor meetings.**

**Ande Flower, Planning Manager, reported on the following:
April 9 will be the next Planning Commission meeting.**

**Commissioner Williams reported on the following:
The March 11 APAC meeting on Costco**

**Chair Frega reported on the following:
The March 11 Meyers Tahoe El Dorado Area Plan meeting and a potential
absence for the June 25 Planning Commission meeting.**

**Commissioner Costello reported on the following:
The March 4 Department of Transportation public outreach meeting in Shingle
Springs**

**Commissioner Spaur reported on the following:
The city hood of El Dorado Hills**

This is an opportunity for planning staff and Commission members to provide short informational updated on matters of concern. (May be called at any time during the meeting)

ADJOURNMENT

Chair Frega adjourned the meeting at 11:23 AM.

If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to, the public hearing.

*A negative declaration has been prepared for this project and may be reviewed and/or obtained from the Planning Division at 2850 Fairlane Court, Placerville, CA 95667, during normal business hours. A negative declaration is a document filed to satisfy CEQA (California Environmental Quality Act). This document states that there are no significant environmental effects resulting from the project, or that conditions have been proposed which would mitigate or reduce potential negative effects to an insignificant level.



County of El Dorado

330 Fair Lane, Building A
Placerville, California
530 621-5390
FAX 622-3645
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Master Report

File Number: 26-0499

*File ID #: 26-0499	Agenda Item Type:	Status: Consent Calendar
Version: 1	Reference:	Gov Body: Planning Commission
Department: CAO - Parks & Economic Development		Created: 03/11/2026
Agenda Title: 04-09-26 PC RUP		Final Action:

Title: Chief Administrative Office, Parks and Trails Division, submitting a request by Michael Juarez, Action Whitewater Adventure and Adam Anderson, Coloma Lotus Whitewater, for a River Use Permit User Day Allocations Transfer.

Staff recommends the Planning Commission take the following action:
 1) Approve the request from Action Whitewater Adventure and Coloma Lotus Whitewater to transfer 40 weekend user day allocations from River Use Permit #28 to River Use Permit #20.

Notes:

Code Sections:

Agenda Date: 04/23/2026

Agenda Number: 2.

Sponsors:

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Attachments: A - Staff Report, B - Exhibits A-C

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Contact: Zachary Perras

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History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 26-0499

Chief Administrative Office, Parks and Trails Division, submitting a request by Michael Juarez, Action Whitewater Adventure and Adam Anderson, Coloma Lotus Whitewater, for a River Use Permit User Day Allocations Transfer.

Staff recommends the Planning Commission take the following action:

1) Approve the request from Action Whitewater Adventure and Coloma Lotus Whitewater to transfer 40 weekend user day allocations from River Use Permit #28 to River Use Permit #20.

A Staff Report is attached.

CONTACT

Zachary Perras, Parks Manager
Chief Administrative Office, Parks & Trails Division

STAFF REPORT:

APPLICATION FOR RIVER USE PERMIT USER DAY ALLOCATIONS TRANSFER

APPLICANTS:

Michael Juarez, Action Whitewater Adventure (AWA) and Adam Anderson, Coloma Lotus Whitewater (CLW)

REQUESTS:

Planning Commission 1) Pursuant to CEQA Guidelines Section 15162 and subsection 15168(c)(2), finds that River Use Permits were an activity analyzed for potential environmental effects within the scope of the project in the 2001 Program Environmental Impact Report (EIR) for the RMP, that all potentially significant effects from the approval of River Use Permits were addressed by the EIR, and that no new environmental document is required for the approval of the transfer of River Use Permit user days; and 2) approve the transfer of 40 weekend user day allocations from River Use Permit #28 held by AWA to River Use Permit #20 held by CLW.

LOCATION:

The project area is located in western El Dorado County, within the South Fork of the American River (South Fork) corridor, between Chili Bar Dam and Salmon Falls.

SUMMARY RECOMMENDATIONS

Staff recommends the Commission approve the request from Action Whitewater Adventure and Coloma Lotus Whitewater to transfer 40 weekend user day allocations from River Use Permit# 28 to River Use Permit# 20.

BACKGROUND

El Dorado County River Management Plan (RMP) contains Element 6.2.1.4 (Exhibit A) which describes the guidelines and procedures for the transfer and consolidation of River Use Permits. Permitted river use is one of the primary whitewater recreation activities managed by the County through its RMP. Although River Outfitter companies and their respective allotted user days have changed since the inception of the program, the overall number of river use days (user days) has stayed the same since 1988. The discussion section will include a checklist of compliance with RMP Element 6.2.1.4, River Use Permit Transfers, and a record of the River Use Permit user day allocations being transferred.

DISCUSSION:

Action Whitewater Adventure holds River Use Permit #28 and is requesting the transfer of 40 weekend user day allocations to Coloma Lotus Whitewater River Use Permit #20. This will change the permit weekend user day allocations as noted in the tables below.

River Use Permit Allocations

The permits and user day allocations for Action Whitewater Adventure and Coloma Lotus Whitewater are contained in the tables below:

Action Whitewater Adventure - Permit #28		
	Current	Proposed
Weekend User Day Allocation	105	65
Weekday User Day Allocation	25	25
Memorial Day- Labor Day Weekend Allocation	N/A	N/A

Coloma Lotus Whitewater - Permit #20		
	Current	Proposed
Weekend User Day Allocation	24	64
Weekday User Day Allocation	19	19
Memorial Day- Labor Day Weekend Allocation	N/A	N/A

Transfer Requirements

River Management Plan Element 6.2.1.4 requires that for the transfer of a portion of a River User permit, the Planning Commission consider whether the request meets the following:

- 6.2.1.4.1.1 The buyer and seller negotiate and settle privately on the selling price of that commercial outfitter’s business and inventory, excluding the South Fork River Use Permit. The River Use Permit shall have no value assigned to it in the transaction.

No value has been given or assigned to the user days or the portion of the user days that are requested for transfer. The request meets this requirement.

- 6.2.1.4.1.2 The seller and buyer submit a Letter of Intent stating that the seller wishes to sell his business and transfer the River Use Permit to the buyer. The letter shall include the River Use Permit numbers and names of outfitters involved. This letter shall be delivered to County Parks and Trails Division. With the Letter of Intent, when requested by the County, the buyer and seller shall include an inventory of equipment and other assets that shall be transferred along with the River Use Permit.

The request letter (Exhibit C) indicates the intent of Action Whitewater Adventure to transfer user days to Coloma Lotus Whitewater, each with their River Use Permit numbers. The request meets this requirement.

- 6.2.1.4.1.3 County Parks and Trails Division shall review the proposed transfer and forward a staff recommendation along with conditions to the Planning Commission. A transfer fee, set by the Board of Supervisors, will be paid to the County by the new permit holder.

The transfer fee in the amount of \$150 has been paid to the Parks Division. This item is a staff recommendation to the Planning Commission. The request meets this requirement.

- 6.2.1.4.1.4 Permit holders with outstanding violations may not be allowed to transfer a permit until the violations are resolved.

Action Whitewater Adventure and Coloma Lotus Whitewater are in good standing and have no outstanding fees or unresolved violations with El Dorado County. The request meets this requirement.

- 6.2.1.4.2.1 The transfer of a portion of a River Use Permit can only be authorized between two commercial outfitters that each holds a valid County River Use Permit.

Action Whitewater Adventure has held permit #28 since 2017. Current weekend allocations are 105 and weekday allocations are 25. This permit was last renewed in 2026 for three years. Next renewal is due in 2029.

Coloma Lotus Whitewater has held permit #20 since 2023. Current weekend allocations are 24 and weekday allocations are 19. This permit was last renewed in 2024 for three years. Next renewal is due in 2027. The request meets this requirement.

- 6.2.1.4.2.2 The transfer of a portion of a River Use Permit must specifically state what portion of the weekday and weekend capacity is to be transferred.

As noted in the request (Exhibit C) Action Whitewater Adventure is requesting to transfer 40 weekend user days and zero weekday user days. The request meets this requirement.

- 6.2.1.4.2.3 Two outfitters may form a partnership and merge their individual permits. The Planning Commission must approve mergers, and transfer fees shall apply. Partnerships or merged permits may be dissolved through approval of the Planning Commission. Transfer fees shall apply for applications to dissolve merged permits.

This request is not to merge permits, so it does not apply.

- 6.2.1.4.2.4 The permittees' past history of river use, violations, complaints, and other operating characteristics will be carefully considered prior to approving any transfer of permit capacity. In general, the County wishes to allow partial transfers only to those outfitters who have exhibited the highest level of expertise and commercial management and have operated without violations or infractions.

Action Whitewater Adventure has held permit #28 since 2017 and has no unresolved violations or complaints. Coloma Lotus Whitewater has held permit

#20 since 2023 and has no unresolved violations or complaints. The request meets this requirement.

FINDINGS:

1. The application for the transfer of 40 weekend user day allocations from River Use Permit #28 to River Use Permit #20 meets the standards required by the River Management Plan Element 6.2.1.4.

California Environmental Quality Act (CEQA) Compliance

CEQA Guidelines §15168, Program EIR, section (c)(2), states:

"If the agency finds that pursuant to Section 15162, no subsequent EIR would be required, the agency can approve the activity as being within the scope of the project covered by the program EIR, and no new environmental document would be required. Whether a later activity is within the scope of a program EIR is a factual question that the lead agency determines based on substantial evidence in the record. Factors that an agency may consider in making that determination include, but are not limited to, consistency of the later activity with the type of allowable land use, overall planned density and building intensity, geographic area analyzed for environmental impacts, and covered infrastructure, as described in the program EIR."

The County has defined River Use Permits as discretionary permits in Ordinance Chapter 5.48.030.D. CEQA Guidelines §15357 requires that discretionary projects be subject to CEQA, requiring an analysis of the environmental factors that would be potentially affected by the approval of Permits. The initial evaluation by the County sought to determine whether the program 2001 Environmental Impact Report (EIR) for the RMP could be used as the environmental document for the approval of River Use Permits. The initial evaluation's Discussion section described the analysis undertaken to determine that the potential environmental effects from the approval of Permitted River Use were within the scope of the project analyzed by the EIR. The analysis concluded that all potentially significant effects from the approval of River Use Permits were addressed.

The County made the following findings in its initial evaluation pursuant to CEQA Guidelines §15162, Subsequent EIRs and Negative Declarations, and §15168, Program EIR, section (c)(2):

1. The approval of River Use Permits is within the scope of the project described and analyzed for the River Management Plan.
2. Although the approval of River Use Permits could have a significant effect on the environment, all potentially significant impacts have been avoided or mitigated pursuant to the River Management Plan.
3. No new effects could occur from and no new mitigation measures would be required for the approval of River Use Permits.
4. No further environmental document is required.

Likewise, the transfer of user days does not change the amount of commercial river use allowed by the County's River Management Plan and no further environmental document is required.

RECOMMENDATION:

The Commission approves the transfer of 40 weekend user day allocations from River Use Permit #28 to River Use Permit #20.

EXHIBITS

- | | |
|-----------|---|
| Exhibit A | El Dorado County River Management Plan - Element 6.2.1.4 |
| Exhibit B | Chapter 5.48. - Streams and Rivers Commercial Boating Ordinance |
| Exhibit C | Letter of Intent from Applicants |

Exhibit A
River Management Plan Element 6
Outfitter Requirements

ELEMENT 6 – Outfitter Requirements

6.1 Outfitter Requirements

6.2.1 Annual River Use Permits - The Stream and Rivers Commercial Boating Ordinance Chapter 5.48 governs River Use Permit application procedures and standards. The ordinance requires any entity conducting commercial trips on the South Fork to obtain a River Use Permit and requires that such entity meet and follow applicable insurance requirements; provides authority to the Planning Commission to approve River Use Permits for a three-year term; establishes standards for a River Use Permit application, termed the “river use plan”; and establishes a procedure to appeal the decision of the Planning Commission to the County Board of Supervisors.

6.2.1.1 The term for a River Use Permit issued to an existing, permitted outfitter shall be three years with an annual review of said permit. The provisional term for a permit issued to an outfitter who has been operating for less than one year on the South Fork shall be one year. Transfer of a River Use Permit from an existing outfitter to an outfitter who is not currently operating on the South Fork shall cause the term of the transferred permit to change, if necessary, so it expires as of the next March 31st. Permits shall be issued by April 1st of each year.

6.2.1.2 The granting of a River Use Permit will not establish any vested rights to an extension or renewal beyond the permit period.

6.2.1.3 River Use Permit Allocations

6.2.1.3.1 The County’s River Use Permit system contains an allocation system that regulates the number of user days available to each outfitter. The basic purpose of the allocation system is to protect and prevent the river’s environmental quality, public services, roads and social values from being overburdened or damaged from excessive river use.

6.2.1.3.2 Current River Use Permit holders and guest allocations are presented in Appendix C.

6.2.1.3.3 The total weekday, weekend and guest allocations will not be increased above the capacities provided in Appendix C, and may be reduced per future management actions as identified in Element 7.

6.2.1.3.4 The current allocation system includes a separate weekend day allocation and weekday allocation for each permit. On weekend days, the total number of user days available to an outfitter each weekend day is specified by their permit’s weekend day allocation. Outfitters may utilize their weekend day allocation on any weekend day throughout the permit term.

6.2.1.3.4.1 The maximum number of weekday user days available is up to two times the permit’s weekday

allocation. However, a commercial outfitter's combined weekday user day levels during any one week may not exceed five times the weekday allocation.

- 6.2.1.3.4.2 In addition to the user day allocation, outfitters are allowed guests on trips. A specific guest allowance of 8 percent has been established. The total number of guests shall not exceed 8 percent, rounded up to the nearest whole number, of an outfitter's daily allocation. Commercial outfitters shall pay user day fees for all guests.
- 6.2.1.3.4.3 Outfitters are allowed one guide per boat that is not counted towards the permit's user day allocation. Extra guides or assistant boatmen are also permitted. The use of extra guides is limited, and extra guides cannot be used if the outfitter's river use is at the permit's allocation capacity. If an outfitter exceeds permit capacity through the use of extra guides, a Class I violation for exceeding capacity shall apply. An exception to the extra guide limitation will be granted to 1) outfitters primarily serving "special needs" passengers, and 2) whitewater kayak instruction. Approval of this exception must be specified in an outfitter's River Use Permit.
- 6.2.1.3.5 Outfitters with a weekend day allocation of less than 30 user days may "flex" their allocation. The intent of the flex is to allow the smaller outfitters to run somewhat larger and more profitable trips during the peak summer season. These outfitters must stay within their season- long weekend day allocation, defined as 30 (the number of weekend days between Memorial Day and Labor Day) times their base allocation. Current flex allocations are specified in Appendix C.
- 6.2.1.3.6 User days cannot be transferred, loaned, or borrowed. User days, as assigned to each outfitter, are not a commodity or an element of their permit that can be traded or purchased or sold among different outfitters. The capacity assigned under each permit is assigned strictly to the permit holder named on the River Use Permit.
- 6.2.1.3.7 It shall be permissible for an outfitter to subcontract with a second outfitter, if all of the following criteria are met:
 - 6.2.1.3.7.1 The second outfitter uses their own equipment, properly marked with the second outfitter's name;
 - 6.2.1.3.7.2 The raft is guided by the second outfitter's employee;

- 6.2.1.3.7.3 The raft is covered by the second outfitter's insurance;
 - 6.2.1.3.7.4 The second outfitter is responsible for all fees;
 - 6.2.1.3.7.5 The customer signs a liability release with the second outfitter.
- 6.2.1.4 River Use Permit Transfers - Where an outfitter wishes to transfer a River Use Permit, the following guidelines and procedures shall be used.
- 6.2.1.4.1 For any proposed transfer of a River Use Permit, a written application must be submitted to the Planning Commission for its review and approval prior to a transfer being completed. Said application letter is to be submitted through the County Parks and Trails Division. The following guidelines are to be used to facilitate the application for transfer.
 - 6.2.1.4.1.1 The buyer and seller negotiate and settle privately on the selling price of that commercial outfitter's business and inventory, excluding the South Fork River Use Permit. The River Use Permit shall have no value assigned to it in the transaction.
 - 6.2.1.4.1.2 The seller and buyer submit a Letter of Intent stating that the seller wishes to sell his business and transfer the River Use Permit to the buyer. The letter shall include the River Use Permit numbers and names of outfitters involved. This letter shall be delivered to County Parks and Trails Division. With the Letter of Intent, when requested by the County, the buyer and seller shall include an inventory of equipment and other assets that shall be transferred along with the River Use Permit.
 - 6.2.1.4.1.3 County Parks and Trails Division shall review the proposed transfer and forward a staff recommendation along with conditions to the Planning Commission. A transfer fee, set by the Board of Supervisors, will be paid to the County by the new permit holder.
 - 6.2.1.4.1.4 Permit holders with outstanding violations may not be allowed to transfer a permit until the violations are resolved.
 - 6.2.1.4.2 Transfer of a Portion of a River Use Permit - In some instances where an outfitter would like to sell a portion, but not all of his business, or an existing partnership is proposed to be dissolved; the Planning Commission may consider the transfer of a portion

of that River Use Permit. The guidelines outlined in the preceding Elements shall apply as well as the following.

- 6.2.1.4.2.1 The transfer of a portion of a River Use Permit can only be authorized between two commercial outfitters that each holds a valid County River Use Permit.
 - 6.2.1.4.2.2 The transfer of a portion of a River Use Permit must specifically state what portion of the weekday and weekend capacity is to be transferred.
 - 6.2.1.4.2.3 Two outfitters may form a partnership and merge their individual permits. The Planning Commission must approve mergers, and transfer fees shall apply. Partnerships or merged permits may be dissolved through approval of the Planning Commission. Transfer fees shall apply for applications to dissolve merged permits.
 - 6.2.1.4.2.4 The permittees' past history of river use, violations, complaints, and other operating characteristics will be carefully considered prior to approving any transfer of permit capacity. In general, the County wishes to allow partial transfers only to those outfitters who have exhibited the highest level of expertise and commercial management and have operated without violations or infractions.
- 6.2.1.4.3 Consolidation of River Use Permits – The County strongly desires that outfitters who hold more than one County River Use Permit combine those Permits into a single Permit. This will greatly simplify the County's accounting procedures. In some situations, it is a business advantage to an outfitter to hold more than one Permit. The County will not, in general, require that multiple permits be combined unless problems with reporting, accounting, exceeding permit capacity, and other problems occur. Multiple permits may be required to be combined in the following instances.
- 6.2.1.4.3.1 When there is a history of reporting and accounting problems by either the County or the outfitter.
 - 6.2.1.4.3.2 When the capacity limits as described in the permit(s) are exceeded.
 - 6.2.1.4.3.3 When a transfer of a permit is proposed.
 - 6.2.1.4.3.4 When the outfitter does not properly mark

equipment and boats with the company name (if there is more than one company name on each permit and each permit is accounted for separately and distinctly.)

6.2.1.4.3.5 If the company names on the permits are the same, the overall multiple permit capacity shall be the sum total of the individual permits' weekend day and weekday allocations.

6.2.1.4.4 River Use Permits, Inactive Status - A commercial outfitter who does not wish to operate in any year may request that the River Use Permit be placed in an inactive status. The following requirements apply to inactive River Use Permits.

6.2.1.4.4.1 River Use Permits cannot remain in an inactive status more than one year or be inactive for more than two years within a 5 year timeframe. If this element is violated, the permit and its user days will be immediately returned to the County for redistribution or dissolution

6.2.1.4.4.2 A permit maintenance fee shall be the same as the annual permit renewal fee.

6.2.1.4.4.3 A letter requesting that the River Use Permit be placed in an inactive status must be submitted to the County Parks and Trails Division prior to May 1st.

6.2.1.4.4.4 The "normal" requirements for River Use Permits (insurance, Operating Plans, fees, etc.) are not required for inactive permits.

6.2.1.4.4.5 A River Use Permit in an inactive status has no use capacity allocation assigned to it; the inactive designation merely reserves that use/capacity potential until the permit is activated.

6.2.1.4.4.6 An inactive River Use Permit in no way allows commercial river use.

6.2.2 Maximum Group Size

6.2.2.1 With the exception of Element 6.2.2.6, the number of boats in each group on the South Fork will be limited to 7 and will not exceed 56 people (passengers, guests, guides) per group. If more than one group is traveling together, each group must have a five minute period between launches from Chili Bar to below Hospital Bar rapid and when launching trips from other put in's and lunch stops in between. On the river each group will then stay out of sight of each other (lead boat cannot see last boat from other group).

- 6.2.2.2 Rafts in a group shall remain in reasonably close proximity between Chili Bar and Trouble Maker Rapids and between Fowler's Rock and Hospital Bar Rapids (class III sections) to give assistance, whenever needed, without unnecessary delay.
 - 6.2.2.3 Rafts in a river trip shall not purposefully integrate into another's group trip in class III whitewater.
 - 6.2.2.4 If flows are above 6,000 cfs at Chili Bar, trip sizes shall be a minimum of 2 rafts. Permit holders on a trip shall recommend to guests that they wear wetsuits to reduce the risk of hypothermia.
 - 6.2.2.5 A ratio of one guide per 8 guests shall be required on every permitted trip. Guides shall meet the requirements of Element 6.2.7.
 - 6.2.2.6 All kayak and canoe groups will be limited to a maximum of 12 boats in any group while on the river.
 - 6.2.2.7 Groups shall maintain a distance apart from each other of 4 boat lengths, except when overtaking another group.
- 6.2.3 Quiet Zone – The Quiet Zone in the Coloma-Lotus area is designated as follows:
- 6.2.3.1 The Quiet Zone begins at Indian Creek above Coloma, and ends at Greenwood Creek below Rivers Bend.
 - 6.2.3.2 All outfitters are required to counsel their passengers to refrain from loud noises, screaming, and yelling in the Quiet Zone, with the exception of the immediate vicinity of Troublemaker Rapid.
 - 6.2.3.3 A Class I violation in the Quiet Zone may be issued for any non-emergency yelling or screaming by passengers that is not being actively discouraged by the guide, except for normal noise associated with downriver travel in rapids.
 - 6.2.3.4 All outfitters will be required to observe the Quiet Zone.
- 6.2.4 To protect public health and safety and to respect the rights and reasonable expectations of adjoining landowners, no outfitter will organize a river trip with the intent to be on the South Fork after sunset.
- 6.2.5 All outfitter boats used on the South Fork of the American River shall be identified by name or logo.
- 6.2.5.1 All inflatable and hard-shell craft operated by outfitters shall be subject to identification requirements.
 - 6.2.5.2 The required boat identification standard is letters at least 6 inches high that can be easily read from either bank of the river at its widest point. Where

boat space is limited, letter size may be reduced, provided the name or logo must be readable from either bank of the river at its widest point.

6.2.5.3 Identification requirements also apply to boats that are borrowed from another outfitter. In such instances, the boat(s) borrowed will be marked and identified with the name or logo only of the company under whose permit it is operating. Identification will be to the same standard as specified above.

6.2.5.4 The identification of other items used by outfitters, such as jackets and paddles, is also strongly recommended. This will assist not only in lost and found situations but also when County staff are on the river taking commercial and non-commercial user day counts.

6.2.5.4.1 Adequate identification of all commercial boats used on the South Fork of the American River will be enforced by the County Parks and Trails Division.

6.2.5.4.2 Boat identification materials and methods shall be sufficient to withstand river conditions and shall remain firmly affixed and legible throughout the duration of the trip.

6.2.5.4.3 Safety kayaks do not require logos, but must stay with the trip while traveling downstream.

6.2.5.5 Boats being used for non-commercial trips (i.e. “private trips”) must:

- 1) Have company logos completely covered or removed, or
- 2) Have 3 (three) “flags” attached to the raft. Flags must each be at least an 8” x 8” square of red, pink or orange durable material. Flags must be attached to the bow, and on each side near the logos.

6.2.6 County Operating Reports and Fees

6.2.6.1 To enforce the permit allocation system and to track outfitter’s operational characteristics, the County requires that each outfitter provide the County an Operating Report for every month in which operations are conducted.

6.2.6.1.1 Operating Reports are mandatory for the months of March through October whether or not there are operations. If no river use was conducted for a specific month, outfitters are to submit a report marked, “No River Use This Month.”

6.2.6.1.2 All Operating Reports must be submitted electronically no later than the 15th day of the month following the month of operations.

6.2.6.1.3 Where user day fees are received after the deadlines stipulated above, a late penalty charge will be added to the amount due. The

current late penalty amount is provided in Appendix C. The late penalty charge cannot be appealed.

6.2.6.1.4 It is a Class I violation to fail to deliver an Operating Report for any month of operation by the required deadline. Each 30 days thereafter the Operating Report is not received constitutes an additional Class I violation.

6.2.6.2 The following information is to be contained on each Operating Report:

1. Name of outfitter;
2. River Use Permit number month of report;
3. Designate day of each river trip, put-in, lunch, camping, and takeout areas;
4. List numbers of passengers and guests for each trip, number of crafts used.

6.2.6.3 Outfitter Fees Required

6.2.6.3.1 Application Fees – There shall be a fee associated with each full permit application. These fees or other fees will be sufficient to reimburse the County for administrative staffing and materials costs. Current permit application fees are provided in Appendix C.

6.2.6.3.2 River Management Fees – Each outfitter is required to submit a surcharge per passenger per user day, for each commercial passenger and guest that is transported on the river. The river use fees will be submitted each month, along with the monthly Operating Reports electronically. The current River Management Fee, as adopted by Board Resolution, is provided in Appendix C.

6.2.6.3.2.1 The County will assess the amount of the River Management Fee surcharge based on the cost of administration of management activities associated with the management of outfitters. The surcharge will be adequate to generate sufficient revenue to pay for County administrative costs associated with outfitters as well as administrative costs associated with activities that have shared or incidental benefits to private boaters. (See also, Element 10, Funding.)

6.2.7 Guide Requirements

6.2.7.1 At least one guide per trip, which needs not be the trip leader, shall have completed a swift water rescue training course. Approved courses shall include the American Canoe Association Level 4 Swiftwater Rescue course,

Rescue 3 International Swiftwater and Flood Rescue Technician course, or an equivalent course containing the elements of these courses, as approved by the County Parks and Trails Division. Courses taught by outfitters' in-house staff that meets these requirements may be deemed acceptable by the County Parks and Trails Division. Such in-house courses must be proposed in writing by outfitter to the County and conducted after the receipt of written approval from the County Parks and Trails Division. Each year, permitted outfitters shall submit a list of guides that meet swiftwater rescue training standards to County Parks and Trails Division by May 15 for the upcoming river season.

- 6.2.7.2 All guides will be required to review and sign a statement agreeing to comply with County River Safety and Etiquette standards. These will be made available upon request from the County.
- 6.2.7.3 El Dorado County will work with outfitters, landowners, Federal, State, and County staff to develop river guide operational standards, knowledge, and skill levels if problems caused by an obvious disregard or lack of knowledge are observed. These guidelines will be adopted as mandatory requirements by the County for all outfitters, area managers, and guides.

Recommended knowledge and skills include:

- a. Emergency procedures, access, and evacuation;
- b. Boat wrap/flip emergency procedures;
- c. Communications;
- d. Location of private property boundaries, approved rest areas, lunch stops, camping, put-in and take-out areas;
- e. Governmental agencies, involvement and jurisdiction;
- f. Boating skills (guide for a minimum of 3 Class III trips, various flow levels, boating type); and
- g. Standard first aid and C.P.R. All guides shall be certified in standard first aid and C.P.R. Records of certification shall be maintained by the employer and shall be available for inspection by the County.

As a condition placed on the issuance of each outfitter's River Use Permit, guides are required to be fully knowledgeable and competent for items a., b., f., and g.

- 6.2.8 Outfitters will be required to carry a sweep kit, a repair kit, a first-aid kit and one extra personal floatation device for each group or trip.
- 6.2.9 Insurance, Business License, and Water Notice Requirements
 - 6.2.9.1 Each outfitter shall have and maintain in force, bodily injury and liability

insurance.

6.2.9.1.1 Each insurance certificate must name the County of El Dorado, its officers and employees and the riparian owners along the South Fork of the American River as additional insureds, and comply with standard insurance requirements prescribed by the County Department of Risk Management.

6.2.9.1.2 The amounts and scope of required insurance coverages will be periodically reviewed by the County Department of Risk Management, and may be amended by resolution of the Board. Current minimum insurance requirements are provided in Appendix C.

6.2.9.2 Each outfitter is required by County ordinance and State and Federal law to have a valid El Dorado County Business License that must be renewed each year, and meet the requirements of Federal and State labor laws.

6.2.9.3 Water Notice – El Dorado County requires that each outfitter provide a water flow notice to their passengers who book trips on the South Fork.

6.2.9.3.1 The water notice shall read as follows: “Water flows in the South Fork American River result from releases from hydroelectric facilities located upstream. Such water releases are not subject to the control of El Dorado County or rafting companies operating under Permits from the County of El Dorado.”

6.2.9.3.2 Outfitters shall determine the most appropriate means to notify their passengers; however, El Dorado County requires proof of this notice in the form of a brochure, booking confirmation notice, or other document.

6.2.10 Violations, Penalties, and Appeals

Outfitter violations are classified as Class I or Class II violations which result in varying degrees of penalty severity as prescribed below.

6.2.10.1 Violation Terminology

6.2.10.1.1 Class I violations include:

1. Violations of Quiet Zone requirements
2. Violations of the maximum group size limit
3. Operating after sunset
4. Violations of the boat marking requirements

5. Violations of the Operating Report submission requirements.
6. Violations of the land use requirements pursuant to the County Stream and River Boating Ordinance Section 5.48.060, including any unauthorized, non-emergency use of land along the river.
7. Exceeding approved permit capacities. (NOTE: In addition to the normal penalty fine for this violation, an additional penalty fee per passenger per user day may be assessed. The current additional penalty fee is provided in Appendix C.)
8. As determined by the River Program, violations of any requirements set forth in the River Management Plan or the County Ordinance Code that are not specified as Class II violations.

6.2.10.1.2 Class II violations include:

1. Improper sale, loaning, borrowing, or transfer of user days.
2. Violations of consolidation, transfer, and adjustment requirements for River Use Permits
3. Violations of insurance requirements
4. Fraudulent reporting of user day usage

6.2.10.2 A violation notice will be sent to the River Use Permit holder by certified mail, return receipt requested.

6.2.10.3 Penalty Schedule

6.2.10.3.1 For Class I Violations occurring in any single calendar year, the penalty schedule is provided in Appendix C.

6.2.10.3.2 Should an outfitter receive four violations in any one Class I category or six in any combination of Class I categories, a recommendation of suspension of the River Use Permit up to 10 consecutive days between Memorial Day and Labor Day may be considered.

6.2.10.4 Class I Violation Appeal Procedures – Class I Violations, if appealed, will follow the procedure below.

6.2.10.4.1 Within 10 days of receiving a violation notice, the outfitter may submit a written appeal request to County Parks and Trails Division.

- 6.2.10.4.2 County Parks and Trails Division will then submit said appeal with a recommendation to the County Parks and Trails Division Hearing Officer.
 - 6.2.10.4.3 The County will notify the outfitter in writing of the date, time, and place at least 10 days in advance of the hearing.
 - 6.2.10.4.4 The Hearing Office may sustain, reverse, or modify the violation notice. The decision on the appeal of the Hearing Officer will be final.
- 6.2.10.5 Class II Violation Appeal Procedures - the same appeal process will be followed as Class I violations other than the following:
- 6.2.10.5.1 The Hearing Office may suspend or revoke the River Use Permit. Any decision of the Hearing Officer may be appealed directly to the Board of Supervisors. Appeals must be made in writing and submitted to the Board Office. A fee is charged for each appeal.
 - 6.2.10.5.2 There will be a stay on an appeal of the Hearing Officer decision to the Board.
 - 6.2.10.5.3 Following submittal of the appeal application, the Board will schedule a hearing on the appeal, normally within 4 weeks. The Board may sustain, reverse, modify, or remand the Hearing Officer's decision.
- 6.2.10.6 Status of River Use Permits which are Denied or Revoked
- 6.2.10.6.1 Any River Use Permit which has been denied or revoked in any year may be reapplied for in the following year. This reapplication provision shall only be available the calendar year after the year the denial or revocation of the permit has occurred. The River Use Permit may only be approved if the conditions of denial or revocation have been resolved.
 - 6.2.10.6.2 Where a River Use Permit has been revoked or denied and not reapplied for, the capacity of that permit shall revert to the County.
- 6.2.11 All outfitters are required to follow current food storage, food preparation, sanitation, and human waste guidelines established by the Environmental Management Division. Environmental Health Permits shall be obtained as required.
- 6.2.12 Falsification of any documentation will result in a mandatory hearing before County Parks and Trails Division, who may issue a warning, suspend or make a recommendation to revoke the River Use Permit.

Exhibit B
El Dorado County Ordinance Chapter 5.48.
Streams and Rivers Commercial Boating

CHAPTER 5.48. - STREAMS AND RIVERS COMMERCIAL BOATING

Sec. 5.48.010. - Title.

This chapter shall be referred to as the Streams and Rivers Commercial Boating Ordinance.

(Code 1997, § 5.48.010; Ord. No. 4594, 1-15-2002)

Sec. 5.48.020. - Purpose.

The Board of Supervisors recognizes that recreational use of the County's streams and rivers includes the use of streams and rivers by rafts, kayaks, and other floating devices. The Board has further found it necessary to manage whitewater recreation, through the County's River Management Plan, to protect the riparian environment and the safety, health, and welfare of river users and riparian landowners. Consistent with the policies and purposes of the 2001 El Dorado County River Management Plan, as it may be amended from time to time, this chapter regulates commercial boating on County rivers and streams.

(Code 1997, § 5.48.020; Ord. No. 4594, 1-15-2002)

Sec. 5.48.030. - Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Boat rental means the lease, rental, loan, or bailment for consideration of any floating device for use on any stream or river named in Section 5.48.040.

Commercial outfitter means any operation that meets any of the criteria specified in Subelement 6.1 of the 2001 El Dorado County River Management Plan, as it may be amended from time to time.

Commercial river use means any operation of a boat rental or commercial outfitter.

Commercial river use permit means a discretionary permit issued pursuant to this chapter that entitles the permittee to engage in commercial river use.

County Parks means the Parks Division of the Chief Administrative Office.

Floating device means any raft, kayak, canoe, inner tube, kickboard, water wheel, or similar object, or any "vessel" as defined by Harbors and Navigations Code § 21, as it may be amended from time to time. The term "floating device" expressly excludes U.S. Coast Guard approved personal flotation devices, Types 1 through 5.

(Code 1997, § 5.48.030; Ord. No. 4594, 1-15-2002)

Sec. 5.48.040. - Permit required.

No person or entity shall engage in commercial river use on the reaches of the South Fork of the American River between Chili Bar and Salmon Falls, except as authorized by a valid commercial river use permit in good standing.

(Code 1997, § 5.48.040; Ord. No. 4594, 1-15-2002)

Sec. 5.48.050. - Permit issuance procedure.

Commercial river use permits shall be issued by the Planning Commission. The procedure for permits is as follows:

- A. The applicant shall submit an application for a commercial river use permit, accompanied by a river use plan, and appropriate fee, to County Parks on or before an annual deadline set by County Parks.
- B. Within 60 days of the deadline for receipt of the application and river use plan, County Parks shall review them for compliance with the standards of this chapter and of the River Management Plan and submit a written report of its conclusions and recommendations to the Planning Commission. If County Parks concludes that an applicant's river use plan is not complete or does not meet the standards of Section 5.48.070, it shall recommend that the application be denied.
- C. Upon receipt of the report from County Parks, the matter shall be placed on the agenda of the next available meeting of the Planning Commission. The Planning Commission shall approve the permit upon a finding that the application and plan meet all standards of this chapter and of the River Management Plan; it shall deny the permit upon a finding that the application and plan do not meet one or more standards, identified in the finding, of this chapter or of the River Management Plan.
- D. Following the decision of the Planning Commission, either the applicant or any other person who is adversely affected by the decision may file an appeal to the Board of Supervisors in accordance with Chapter 2.09. The appeal must be filed within ten days after the action of the Planning Commission on a form furnished by the Clerk to the Board of Supervisors. The appeal must be accompanied by a fee for every permit or application included in the appeal. The appeal fee shall be in an amount as established by the Board of Supervisors from time to time.

(Code 1997, § 5.48.050; Ord. No. 4594, 1-15-2002)

Sec. 5.48.060. - Permit term; annual review; fees.

- A. Commercial river use permits shall be issued for a three-year term, with mandatory annual review by County Parks. The permit term shall run from the earlier of April 1 or the date of issuance.
- B. Notwithstanding Subsection A of this section, the following permits shall have one-year terms:
 - 1. A permit issued for a commercial river use that has been operating for less than one year.
 - 2. A permit issued to an operator who does not currently hold a permit.
- C. In its annual review, County Parks shall review any violations or complaints regarding the permittee and require the permittee to provide the following: a statement of any changes in its river use plan, current certificates of insurance, a newly executed letter agreeing to observe all standards enacted or enforced by the Director of Environmental Health regarding food storage, handling, and preparation, solid waste, sewage and sewage disposal, and water supply.
- D. Fees for the issuance and annual review of commercial river use permits shall be established by resolution of the Board of Supervisors. The issuance fee shall be an amount equal to the estimated cost of enforcing and administering the provisions of this chapter, including the processing of the application. The annual review fee shall not exceed the costs of conducting the annual review.

(Code 1997, § 5.48.060; Ord. No. 4594, 1-15-2002)

Sec. 5.48.070. - River use plan contents.

The river use plan required by Section 5.48.050 shall include, but need not be limited to, the following information:

- A. Applicant's name, mailing address, and location of place of business.
- B. If the place of business is not located in the County, the name, address, telephone number, and other relevant contact information of a local agent within the County who will be available in the event of emergencies or other problems.
- C. Full description of all activities proposed to be conducted under the commercial river use permit being sought.
- D. Full descriptions, including location, of all planned ingress and egress from the water, as well as all rest stops, lunch stops, or other planned non-emergency stops on adjoining lands. All lands so specified must be property for which the private landowner has secured a special use permit that allows the planned use, or property owned by a State or Federal agency.
- E. Full description, including location, of the parking facilities for the permittee's commercial vehicles, employees, clients, and guests. Parking facilities must provide parking allocated to the permittee's exclusive use that meets the standards of Chapter 130.18. All lands specified

for parking facilities must be property for which the private landowner has secured a special use permit that allows the planned use, or property owned by a State or Federal agency.

- F. Written proof that the applicant has obtained the landowners' or managing public agencies' permission for the activities planned on all lands specified in response to Subsections D and E of this section, if the applicant is not the landowner.
- G. Written confirmation that the permittee will provide shuttle transportation services to and from all points of ingress and egress. Vehicles used by permittee to transport clients, employees, or equipment shall meet at current State Vehicle Code requirements.
- H. Written confirmation of compliance with County Environmental Health permit requirements and all food storage, handling and preparation, solid waste, sewage and sewage disposal, and water supply standards enacted or enforced by the Director of Environmental Health. This requirement may be satisfied by a letter and Environmental Health permit application, signed by the applicant, agreeing to observe all such standards.
- I. Full description of planned safety measures for river users that meet that standards of Section 5.48.120.
- J. Written proof of bodily injury and liability insurance covering all activities of the permittee and the permittee's employees or agents relating to or incidental to river use pursuant to the permit sought. Liability insurance must meet scope and amount standards set by resolution of the Board of Supervisors, and must name the County, its officers and employees, and riparian landowners as additional insureds.
- K. Full description of a name or logo identification, to be utilized on all flotation devices, that meets the criteria of Subelement 6.2.5 of the River Management Plan, as it may be amended from time to time.

(Code 1997, § 5.48.070; Ord. No. 4594, 1-15-2002)

Sec. 5.48.080. - Limitation on allocations.

Notwithstanding Section 5.48.050, no river use permit will be issued if its issuance would cause the total weekend or weekday commercial use allocation to exceed the allocations authorized by permits in effect on November 20, 2001, unless a permit is sought for the provision of a truly new and unique commercial river use, as determined by the Planning Commission or the Board of Supervisors on appeal. The purpose of this limitation is to protect the health, safety and welfare of river users and riparian landowners, as well as the riparian environment.

(Code 1997, § 5.48.080; Ord. No. 4594, 1-15-2002)

Sec. 5.48.090. - No vested right.

The granting of a commercial river use permit does not vest any right or entitlement to an extension or renewal beyond the permit period.

(Code 1997, § 5.48.090; Ord. No. 4594, 1-15-2002)

Sec. 5.48.100. - Revocation, denial, or non-renewal of permit.

- A. A commercial river use permit may be revoked by the County Hearing Officer, or the Board of Supervisors on appeal, and may be reapplied for in the following year, pursuant to the standards and procedures of the River Management Plan as it may be amended from time to time.
- B. If a commercial river use permit has been revoked and not issued on reapplication, denied, or no timely application for its renewal has been submitted, the weekday and weekend use allocations associated with that permit shall revert to the County. After first soliciting a recommendation from the river management advisory committee, the Board of Supervisors may dissolve those allocations or assign them to one or more existing commercial outfitters or new commercial outfitters who apply for all or a portion of the allocations.

(Code 1997, § 5.48.100; Ord. No. 4594, 1-15-2002)

Sec. 5.48.110. - Permit transfer, consolidation, or inactivation.

Commercial river use permits may not be transferred or consolidated in whole or part, or inactivated, except as provided in Subelement 6.2.1.4 of the River Management Plan, as it may be amended from time to time.

(Code 1997, § 5.48.110; Ord. No. 4594, 1-15-2002)

Sec. 5.48.120. - Safety equipment and standards.

- A. Each floating device used to traverse a stream or river shall carry one U.S. Coast Guard approved personal flotation device per person using the floating device.
- B. The number of persons using a floating device shall not exceed the floating device's design capacity, except in an emergency or rescue situation.
- C. All commercial outfitters shall observe the safety, training, and equipment standards of Subelements 6.2.7 and 6.2.8 of the River Management Plan, as they may be amended from time to time.

(Code 1997, § 5.48.120; Ord. No. 4594, 1-15-2002)

Sec. 5.48.130. - Littering and trespass.

All persons, groups or business entities who use the streams and rivers of the County for recreational or commercial purposes shall be subject to State law regarding littering and trespass.

(Code 1997, § 5.48.130; Ord. No. 4594, 1-15-2002)

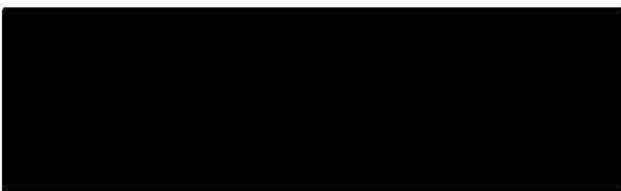
Sec. 5.48.140. - Penalty for violation.

- A. Violation by commercial river use permittees of certain standards and representations specified in Section 5.48.070 shall be penalized as follows:
1. Violations of Section 5.48.070.A, B, D, E, F, G, or K shall be punishable as specified in Subelement 6.2.10.3 of the River Management Plan, as it may be amended from time to time.
 2. Violations of Section 5.48.070.H shall be punishable by penalties imposed or enforced by the Department of Environmental Management.
 3. Violations of Section 5.48.070.C or J shall be punishable as specified in Subelement 6.2.10.4 of the River Management Plan, as it may be amended from time to time.
 4. Violation of Section 5.48.070.I shall be a misdemeanor punishable pursuant to Subsection B of this section.
- B. Except as otherwise specified in Subsection A of this section, violations of any provision of this chapter shall be a misdemeanor and punishable according to the general penalties described in Chapter 1.24.

(Code 1997, § 5.48.140; Ord. No. 4594, 1-15-2002; Ord. No. 5051, § 2, 4-18-2017)

Exhibit C
Letter of Intent from Applicants

Action Whitewater Adventures



Date: January 27, 2026

El Dorado County

Parks Division

Attn: Zachary J. Perras/Parks Manager

Parks & Trails Division

Placerville, CA 95667

Re: Transfer of 40 Weekend User Days from RUP #28 (Action Whitewater Adventures) to Coloma Lotus Whitewater, RUP #20; Transfer of Associated Operational Equipment/Assets

To Whom It May Concern:

This letter constitutes the formal written notice and request for acknowledgment/processing by the El Dorado County Parks Division regarding the transfer described below. Action Whitewater Adventures (“Transferor”) hereby confirms its intent to transfer forty (40) weekend user days from RUP #28 to Coloma Lotus Whitewater (“Transferee”), RUP #20 (the “Transfer”), together with the operational assets customarily associated with supporting such user days, as further described herein.

1. Weekend User Days Being Transferred.

Transferor hereby transfers, assigns, and conveys to Transferee forty (40) weekend user days currently allocated under RUP #28, to be reallocated to and thereafter administered under Coloma Lotus Whitewater, RUP #20, subject to and contingent upon any required review, approval, or confirmation by the County and/or any other applicable authority(ies).

2. Transfer of Associated Equipment/Assets.

In connection with the Transfer and to support the operation of the transferred weekend user days, Transferor will transfer to Transferee the associated equipment and assets, including, without limitation:

- Rafts;
- Personal flotation devices (PFDs);
- Helmets; and
- Paddles

(collectively, the "Equipment").

The specific quantities, descriptions, and identifying information for the Equipment (including serial numbers/asset tags if applicable), together with general condition, shall be documented in an inventory list to be executed by Transferor and Transferee and provided to the County upon request (the "Inventory").

3. Effective Date; County Processing.

The parties request that the County process and record the Transfer to reflect the reallocation of the 40 weekend user days from RUP #28 to RUP #20 effective January 27, 2026 or on such other date as the County determines is appropriate under applicable rules, procedures, or conditions of the River Use Permit program.

4. Representations; Authority.

Transferor represents that it has the authority to make the Transfer described herein and that the undersigned is authorized to bind Transferor. If countersigned below, Transferee represents that it is authorized to accept the Transfer and the Equipment.

5. Further Assurances.

Transferor and Transferee agree to execute any additional documents reasonably required by the County to effectuate and memorialize the Transfer, including the Inventory and any County-required forms.

Please contact the undersigned if the County requires additional information to complete processing of this Transfer.

Respectfully submitted,

ACTION WHITEWATER ADVENTURES (Transferor)

By: Michael Suarez

Name: [Signature]

Title: President/CEO

Date: 1-27-26

Phone/Email: 

ACKNOWLEDGED AND ACCEPTED:

COLOMA LOTUS WHITEWATER (Transferee)

By: Adam Anderson

Name: Adam Anderson

Title: owner/partner

Date: 1-27-26

Phone/Email: 



County of El Dorado

330 Fair Lane, Building A
Placerville, California
530 621-5390
FAX 622-3645
www.edcgov.us/bos/

Master Report

File Number: 26-0684

*File ID #: 26-0684	Agenda Item Type:	Status: Agenda Item
Version: 1	Reference:	Gov Body: Planning Commission
Department: Transportation		Created: 04/09/2026
Agenda Title: 04-23-26 2026 PC DOT Capital Improvement Program		Final Action:

Title: Department of Transportation recommends that the Planning Commission:

- 1) Approve the Finding of Consistency of the 2026 Annual Capital Improvement Program (CIP) with the General Plan; and
- 2) Approve the Finding of Consistency for the following to be included in the Annual CIP:
 - a) Add new project Silva Valley Parkway at Appian Way Intersection Improvements, CIP 36105087 to the 2026 CIP; and
 - b) Remove El Dorado Hills Blvd Overlay - Saratoga to Harvard Way, CIP 36105049, from the 2026 CIP.

Notes:

Code Sections:

Agenda Date: 04/23/2026

Agenda Number: 3.

Sponsors:

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Attachments: A - Finding of Consistency Memo, B - 2026 Overall Unfunded CIP, C - 2026 Project Change Table

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Contact: John Kahling

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History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File 26-0684

Department of Transportation recommends that the Planning Commission:

- 1) Approve the Finding of Consistency of the 2026 Annual Capital Improvement Program (CIP) with the General Plan; and
- 2) Approve the Finding of Consistency for the following to be included in the Annual CIP:
 - a) Add new project Silva Valley Parkway at Appian Way Intersection Improvements, CIP 36105087 to the 2026 CIP; and
 - b) Remove El Dorado Hills Blvd Overlay - Saratoga to Harvard Way, CIP 36105049, from the 2026 CIP.

DISCUSSION / BACKGROUND

On March 10, 2026, Legistar 25-2038, the Board authorized additions and changes to the Capital Improvement Program (CIP) for 2026. The Board has chosen to approve the final 2026 CIP in June 2026.

A CIP is a planning document that identifies capital improvement projects (e.g., roads, bridges, etc.) a local government or public agency intends to build over a certain time horizon (usually between 5 and 20 years). CIPs typically provide key information for each project, including a general scope, schedule (includes planning, design, and construction), cost and revenue sources. The County's CIP provides a means for the Board to define capital improvement project and funding priorities over a 20-Year horizon.

In order to maintain the integrity of its roadway network, the County is required to develop and maintain a 10- and 20-Year CIP pursuant to General Plan Policy TC-Xb and Implementation Measure TC-A.

Attachment A provides a detailed discussion on the Finding of Consistency of the 2026 Annual CIP Update with the General Plan. Staff is requesting the Planning Commission approve Finding of Consistency of the 2026 Annual CIP with the General Plan, including the new projects, and changes to the projects as noted in Attachment C.

CONTACT

John Kahling, Assistant Director
Matthew Smeltzer, Deputy Director, Engineering
Department of Transportation



EL DORADO COUNTY
DEPARTMENT OF TRANSPORTATION
<http://www.eldoradocounty.ca.gov/DOT/>

PLACERVILLE OFFICES:

MAIN OFFICE:

2850 Fairlane Court, Placerville, CA 95667
(530) 621-5900 / (530) 626-0387 Fax

CONSTRUCTION & MAINTENANCE:

2441 Headington Road, Placerville, CA 95667
(530) 642-4909 / (530) 642-0508 Fax

LAKE TAHOE OFFICES:

ENGINEERING:

924 B Emerald Bay Road, South Lake Tahoe, CA 96150
(530) 573-7900 / (530) 541-7049 Fax

MAINTENANCE:

1121 Shakori Drive, South Lake Tahoe, CA 96150
(530) 573-3180 / (530) 577-8402 Fax

Date: April 23, 2026

To: Planning Commission

From: John Kahling, Assistant Director
Matthew Smeltzer, Deputy Director, Engineering
Department of Transportation

Subject: Finding of General Plan Consistency Pursuant to Government Code §65103(c) and §65401 – Capital Improvement Program

DESCRIPTION OF REQUEST

Pursuant to California Government Code §65103(c) and §65401 (Exhibit A), a county's Capital Improvement Program (CIP) must be periodically reviewed by the county's planning agency in order to determine conformity with the adopted General Plan. The General Plan policies and implementation measures which specify requirements for the CIP include, but are not limited to, those policies and implementation measures illustrated in the table below of the General Plan Consistency Analysis discussion within this report.

The County is updating its annual CIP as required by the General Plan and state law. The purpose of today's hearing is to provide the Planning Commission with information on CIP Findings of Consistency with the General Plan. Department of Transportation is requesting a finding of consistency applicable to General Plan policies involving the proposed 2026 annual CIP.

RECOMMENDATION

Department of Transportation (Transportation) recommends that the Planning Commission find the proposed 2026 Annual Capital Improvement Program (CIP), funded by several funding sources (i.e. grants, local funds, etc.), to be consistent with applicable policies of the adopted 2004 El Dorado County General Plan, pursuant to Government Code Sections 65103(c) and 65401.

Staff are recommending that the Planning Commission:

1. Approve the Finding of Consistency of the 2026 Annual CIP with the General Plan.
2. Approve the Finding of Consistency for the following to be included in the Annual CIP:
 - a. Add new project Silva Valley Parkway at Appian Way Intersection Improvements, CIP 36105087 to the 2026 CIP; and
 - b. Remove El Dorado Hills Blvd Overlay – Saratoga to Harvard Way, CIP 36105049, from the 2026 CIP.

BACKGROUND

Staff has previously provided the Planning Commission with a comprehensive background on the CIP and Traffic Impact Fee (TIF) Programs (Legistar Item No. 16-0927). In summary, a CIP is a planning document that identifies capital improvement projects (e.g., roads, bridges, etc.) a local government or public agency intends to build over a certain time horizon (usually between 5 and 20 years). CIPs typically provide key information for each project, including a general scope, schedule (includes planning, design, and construction), and cost and revenue sources. The County's CIP provides a means for the Board to define capital improvement project and funding priorities over a 20-Year horizon. In order to maintain the integrity of its roadway network, the County is required to develop and maintain a 10- and 20-Year CIP pursuant to General Plan Policy TC-Xb and Implementation Measure TC-A.

A TIF is a fee levied by a local government or public agency to ensure that new development projects pay for all or a portion of the costs of providing public infrastructure or services to the new development. Since 1984, the County has adopted and updated various TIF programs to ensure that new development on the western slope pays the costs of constructing and improving county and state roads necessary to serve new development. The TIF, formerly the Traffic Impact Mitigation (TIM) Fee, is paid at the time of issuance of a building permit (e.g., for single family home or non-residential buildings) or when appropriate if no building permit is being issued. TIFs are calculated pursuant to Government Code 66000 et. seq. and the County's General Plan policy. Generally, fees are based on the type of land use, quantity, location, impact on roads, and level of service (LOS).

TIF funded projects are projects that are needed to accommodate new development projected over the next 20 years, which may include road widenings, intersection improvements, interchange improvements, etc. Since these new projects are needed to accommodate new development, there is a nexus, pursuant to the Mitigation Fee Act, to charge new development a fee to pay for these new projects.

The proposed CIP includes TIF funded projects for the western slope of the County, west of Echo Summit. Other (non-TIF funded) CIP projects are also included in the CIP and funded with a variety of other sources. Since these projects are not needed to accommodate new development, they do not meet the nexus requirements pursuant to the Mitigation Fee Act and are not eligible for TIF funding. Non-TIF funded CIP projects include bike/pedestrian facilities, bridge replacement projects, and projects that address a safety concern or existing deficiency.

The CIP also includes a list of unfunded CIP projects (Attachment B) which was compiled using various sources, including:

- Projects in the current CIP or TIF programs that are not proposed for funding under the updated TIF Program
- Projects suggested by the public without an identified funding source
- Projects included in the *El Dorado County Bicycle/Pedestrian Plan 2010*
- Projects suggested by the *Green Valley Road Final Corridor Analysis Report, 2014*, *Diamond Springs-El Dorado Area Mobility and Livable Community Plan, 2014* and *Cameron Park Community Transportation Plan, 2015*

The Board may add a project from the unfunded list once funding has been identified.

The General Plan requires the CIP and TIF Program to be updated at least every five years to revise the 20-Year growth forecast and comprehensively re-evaluate the programs. This is often referred to as the "Major Update." As part of the major update effort, on January 9, 2024, the Board directed staff to use a 20-Year housing and employment growth forecast, which assumes a 0.62% annual growth rate for residential growth and 0.62% annual growth rate for non-residential growth for the next twenty year period. The employment growth forecast is determined based on a housing-to-employment ratio as calculated by the Sacramento Area Council of Governments (SACOG). This growth forecast and distribution is consistent with the General Plan's goals and policies. Using these growth rates and growth location distributions, the County's Travel Demand Model (TDM) was used to determine what roadway projects would be required to accommodate the projected growth through 2045 while maintaining the roadway capacity in accordance with General Plan LOS thresholds (General Plan Policy TC-Xd).

A Major Update to the CIP and TIF Program was originally adopted on December 3, 2024 (Legistar No. 24-1686), while a subsequent adjustment was later adopted on June 10, 2025 (Legistar No. 25-0517). The 2025 CIP Annual Update was then adopted on July 15, 2025 (Legistar No. 25-0504).

2026 ANNUAL CIP

The 2026 Annual CIP was developed consistently with the General Plan policies. The process involved developing a 20-year growth forecast, using the TDM to determine the infrastructure needed to maintain acceptable LOS, and determining the funding sources available for those improvements. Finally, the construction schedule for each project was determined by the technical analysis and Board direction. The Project Change Table (Attachment C) includes new projects added to the CIP, as well as projects with cost changes of over 10% of total project cost or \$250,000, whichever is greater, since the 2025 CIP was adopted on July 15, 2025. On March 10, 2026, the Board authorized additions and changes to the CIP (Legistar Item No. 25-2038) for 2026, including adding Silva Valley Parkway at Appian Way Intersection Improvements, CIP 36105087, to the 2026 CIP. This project will construct intersection improvements, including but not limited to, minor roadway widening, re-striping of lanes, installation of Americans with Disabilities Act (ADA) curb ramps and crosswalks, and the installation of a traffic signal. The El Dorado Hills Blvd Overlay – Saratoga to Harvard Way, CIP 36105049, is being removed from the 2026 CIP due to an inability to secure construction funding. The Maintenance Division of Transportation is planning to utilize the completed design for this project to improve the roadway with surface treatment and overlay funded by SB1. The changes and projects added from March 10, 2026, will be brought to the Board with the 2026 CIP book adoption in June.

GENERAL PLAN CONSISTENCY ANALYSIS

In accordance with Section 65401 of the Government Code, the submitted updated report and its findings are subject to consistency determination with the El Dorado County General Plan. The table below discusses the applicable policies.

General Plan Consistency Determination

General Plan Policy	Policy Description	Consistency Determination
TC-Xb (Transportation and Circulation Element)	To ensure that potential development in the County does not exceed available roadway capacity, the County shall annually prepare a 20-year CIP for roadway improvements and amend every 5-years.	Consistent. In order for the Department of Transportation to have a budget for the given fiscal year, an annual CIP must go before the Board for adoption. The most recent was the 2025 CIP adopted in July 2025.
TC-Xi (Transportation and Circulation Element)	The planning for the widening of U.S. Highway 50, consistent with the policies of this General Plan, shall be a priority of the County. The County shall coordinate with other affected agencies, such as the City of Folsom, the County of Sacramento, and Sacramento Area Council of Governments (SACOG).	Consistent. County coordinates with the City of Folsom, Caltrans, SACOG and the El Dorado County Transportation Commission (EDCTC) to ensure consistency of U.S. Highway 50 projects within the CIP with the MTP/SCS and the RTP.4

<p>TC-1a (Transportation and Circulation Element)</p>	<p>The County shall plan and construct County-maintained roads as set forth in Table TC-1.</p>	<p>Consistent. The County plans and constructs improvements to the countywide road and highway system to ensure the safe, orderly, and efficient movement of people and goods consistent with the road standards identified in Table TC-1 of the Transportation and Circulation Element.</p>
<p>TC-1b (Transportation and Circulation Element)</p>	<p>In order to provide safe, efficient roads, all roads should incorporate the cross sectional road features set forth in Table TC-1.</p>	<p>Consistent. The County incorporates the cross sectional road features identified in Table TC-1 in the CIP projects.</p>
<p>TC-1k (Transportation and Circulation Element)</p>	<p>County to coordinate with El Dorado County Transportation Commission (EDCTC), Sacramento Area Council of Governments (SACOG), and California Department of Transportation (Caltrans) to maintain a Regional Transportation Plan (RTP) to identify funding priorities and develop expenditure plans for available regional transportation funding opportunities for state highways and county roads.</p>	<p>Consistent. County coordinates with EDCTC, SACOG, and Caltrans to ensure consistency of roadway projects within the CIP with the RTP. County has begun working with EDCTC on the preparation of the draft 2045 RTP, which is anticipated to be completed by the end of this year.</p>
<p>TC-1m (Transportation and Circulation Element)</p>	<p>County to ensure that road funds are allocated or available to the County in ways that maximize the use of federal and other matching funds.</p>	<p>Consistent. Road funds are used for non-TIF CIP projects which include some of the operational improvements. Road funds are used to supplement and or match other funds including federal grants.</p>
<p>TC-1n (Transportation and Circulation Element)</p>	<p>Requires the use of discretionary road funds for maintenance and operation of existing County maintained roadways, safety improvements, and CIP projects to expand capacity.</p>	<p>Consistent. Road funds are used for non-TIF CIP projects which include some of the operational improvements.</p>
<p>TC-4b (Transportation and Circulation Element)</p>	<p>The County shall construct and maintain bikeways in a manner that minimizes conflicts between bicyclists and motorists.</p>	<p>Consistent. The County constructs and maintains bikeways, within the road right-of-way, to minimize conflicts between bicyclists and motorists consistent with the Caltrans standards.</p>
<p>TC-4c (Transportation and Circulation Element)</p>	<p>The County shall give priority to bikeways that will serve population centers, destinations of greatest demand, and to bikeways that close gaps in the existing bikeway system.</p>	<p>Consistent. The County working in conjunction with the EDCTC on funding, constructs bikeways to serve population centers and close gaps in the existing bikeway system.</p>

<p>HO-1.26 (2021 Housing Element)</p>	<p>County to ensure that appropriate roadway infrastructure is provided to affordable housing projects.</p>	<p>Consistent. The affordable housing component was part of the Regional Housing Needs Allocation (RHNA), as required by the state. RHNA allocations are required where there is available infrastructure, including adequate roadways, public water, and public sewer. These requirements occur within the Community Regions. Therefore the majority of the RHNA allocation is included in the Community Regions as part of the 20-year housing growth distribution. These assumptions were used to develop the list of roadways needed as a result of growth in 20 years (through 2045) which are incorporated into the CIP.</p>
<p>5.1.1.1 (Public Services and Utilities Element)</p>	<p>County to coordinate CIP with other agencies' long-range facilities plans affecting the County road system.</p>	<p>Consistent. The El Dorado County CIP includes a project providing partial funding towards transit needs (expansions of existing facilities and for new facilities) required as a result of development. The allocation of funding towards eligible facilities is based on El Dorado County Transportation Authority's (EDCTA) CIP.</p>

<p style="text-align: center;">5.1.3.1 (Public Services and Utilities Element)</p>	<p>Growth and development shall be primarily directed to Community Regions and Rural Centers.</p>	<p>Consistent. On January 9, 2024, the Board directed staff to use a 20-Year housing and employment growth forecast, which assumes a 0.62% annual growth rate for residential growth and 0.62% annual growth rate for non-residential growth, with the goal of 73.8% of growth to occur within the Community Regions and 26.2% to occur in the Rural Regions. On April 2, 2024, the Board approved the El Dorado County Housing and Employment Projections (2023-2045). This assumption was used along with the adopted General Plan land use to determine what roadway improvements would be required over the next 20 years as a result of projected growth.</p>
<p style="text-align: center;">5.1.3.2 (Public Services and Utilities Element)</p>	<p>The CIP shall emphasize capacity in providing infrastructure in Community Regions and Rural Centers.</p>	<p>Consistent. On January 9, 2024, the Board directed staff to assume 73.8% of growth to occur within the Community Regions and 26.2% to occur in the Rural Regions. On January 9, 2024, the Board directed staff to use a 20-Year housing and employment forecast, which assumes a 0.62% annual growth rate for residential growth and 0.62% annual growth rate for non-residential growth. On April 2, 2024, the Board approved the El Dorado County Housing and Employment Projections (2018-2045). This assumption was used along with the adopted General Plan land use to determine what roadway improvements would be required over the next 20 years as a result of projected growth. An analysis was done using future traffic volume results obtained from the travel demand model to determine what roadway projects would be required to accommodate the projected growth through 2045.</p>
<p>Implementation Measure TC-A (Transportation and Circulation Element)</p>	<p>Prepare and adopt a priority list of road and highway improvements for the Capital Improvement Program (CIP).</p>	<p>Consistent. The Department of Transportation prepares the priority list of road and highway improvements for annual adoption by the Board.</p>

CONCLUSION

Based on the above analysis, the proposed updated study and its findings are found to be consistent with the applicable policies of the El Dorado County General Plan.

ATTACHMENTS

Exhibit A Government Code Sections 65103(c) and 65401

Exhibit A

Government Code Sections 65103(c) and 65401

Government Code Section 65103

Each planning agency shall perform all of the following functions:

- (a) Prepare, periodically review, and revise, as necessary, the general plan.
- (b) Implement the general plan through actions including, but not limited to, the administration of specific plans and zoning and subdivision ordinances.
- (c) Annually review the capital improvement program of the city or county and the local public works projects of other local agencies for their consistency with the general plan, pursuant to Article 7 (commencing with Section 65400).
- (d) Endeavor to promote public interest in, comment on, and understanding of the general plan, and regulations relating to it.
- (e) Consult and advise with public officials and agencies, public utility companies, civic, educational, professional, and other organizations, and citizens generally concerning implementation of the general plan.
- (f) Promote the coordination of local plans and programs with the plans and programs of other public agencies.
- (g) Perform other functions as the legislative body provides, including conducting studies and preparing plans other than those required or authorized by this title.

Government Code Section 65401

If a general plan or part thereof has been adopted, within such time as may be fixed by the legislative body, each county or city officer, department, board, or commission, and each governmental body, commission, or board, including the governing body of any special district or school district, whose jurisdiction lies wholly or partially within the county or city, whose functions include recommending, preparing plans for, or constructing, major public works, shall submit to the official agency, as designated by the respective county board of supervisors or city council, a list of the proposed public works recommended for planning, initiation or construction during the ensuing fiscal year. The official agency receiving the list of proposed public works shall list and classify all such recommendations and shall prepare a coordinated program of proposed public works for the ensuing fiscal year. Such coordinated program shall be submitted to the county or city planning agency for review and report to said official agency as to conformity with the adopted general plan or part thereof.

OVERALL UNFUNDED CIP PROJECT LIST UPDATED

Projects No Longer Needed for Level of Service Projected Deficiencies

	Project	Source	Type
1	Bass Lake Road Widening - U.S. 50 North of Realigned Country Club Drive to Silver Springs Parkway (Historic CIP #GP166), Phase IB - (CIP #72BASS/36105054 - Bass Lake Road - US Highway 50 to North of Realigned Country Club Drive.)	2015 CIP	Capacity
2	Cameron Park Drive Widening - Durock Road to Coach Lane (Historic CIP #72367)	2015 CIP	Capacity
3	Cameron Park Drive Widening - Toronto Road to Sudbury Road (Historic CIP #72144)	2020 CIP	Capacity
4	Cameron Park Drive / Green Valley Road Intersection Improvements (Historic CIP #73150)	2015 CIP	Capacity
5	Durock Road Widening - Robin Lane to South Shingle Road (Historic CIP #GP171)	2015 CIP	Capacity
6	El Dorado Hills Blvd / Francisco Drive Intersection Alignment (Historic CIP #72332)	2015 CIP	Capacity/Operations
7	El Dorado Hills Boulevard Widening - Lassen Lane to Park Drive (Historic CIP #GP183)	2015 CIP	Capacity
8	Green Valley Road Widening - Deer Valley Road East to Lotus Road (Historic CIP #GP179)	TIM Update	Capacity
9	GP154—Latrobe Road Widening (4 to 6 lanes) - White Rock Road Golden Foothill Pkwy (N) to Carson Creek (Suncast Lane) (Golden Foothill Pkwy (N) to White Rock Road added back to TIF Program and CIP with 2020 Major Update - CIP #36105069)	2015 CIP	Capacity
10	Latrobe Road Widening - Investment Blvd. to Golden Foothill Parkway/Club View Drive (CIP #72Latrobe)	2020 CIP	Capacity
11	Missouri Flat Rd - China Garden to SR 49 (CIP #36105027)	2025 CIP	Capacity
12	Missouri Flat Rd Two-Way Left Turn Lane - El Dorado Rd to Headington Rd (Historic CIP #GP163)	2015 CIP	Capacity/Operations
13	Mother Lode Drive - Greenstone Road to Pleasant Valley Road (Historic CIP #GP155)	2015 CIP	Operations / Capacity
14	Mother Lode Drive / Pleasant Valley Road Intersection Improvements (Historic CIP #73307)	2015 CIP	Operations
15	Pleasant Valley Road Widening from El Dorado Road to State Route 49 (Historic CIP #GP160)	2015 CIP	Capacity
16	Pleasant Valley Road Widening - Pearl Place to Big Cut Road in Diamond Springs (Historic CIP #GP173)	2015 CIP	Capacity/Operations
17	Pleasant Valley Road Widening from Big Cut Road to Cedar Ravine Road (Historic CIP #GP174)	2015 CIP	Operations / Capacity

OVERALL UNFUNDED CIP PROJECT LIST UPDATED

	Project	Source	Type
18	Ponderosa Road Widening from North Shingle Road to Meder Road (Historic CIP #GP175)	2015 CIP	Capacity
19	Silva Valley Parkway / Golden Eagle Lane Intersection Signalization (Historic CIP #182)	2015 CIP	Capacity/Operations
20	State Route 49 Passing Lanes from SR193 (in Cool) to the northern County Line (Historic CIP #177)	2015 CIP	Capacity/Operations
21	State Route 49 Widening from Pleasant Valley Road to Missouri Flat Road (Historic CIP #GP176)	2015 CIP	Capacity
22	U.S. 50 Aux Lane EB - Bass Lake Road I/C to Cambridge Road I/C (CIP #36104018/GP148)	2020 CIP	Capacity
23	U.S. 50 Aux Lane EB - Cambridge Road I/C to Cameron Park Drive I/C (CIP # 36104019/53126)	2020 CIP	Capacity
24	U.S. 50 Aux Lane EB - Cameron Park Drive I/C to Ponderosa Road I/C (CIP #36104020/53127)	2020 CIP	Capacity
25	U.S. 50 Aux Lane EB - County Line to El Dorado Hills Blvd./Latrobe Road I/C (CIP #36104017/53125)	2020 CIP	Capacity
26	U.S. 50 Aux Lane WB - Bass Lake Road I/C to Silva Valley Parkway I/C (CIP #36104022/53117)	2020 CIP	Capacity
27	U.S. 50 Aux Lane WB - Cameron Park Drive I/C to Cambridge Road I/C (CIP #53US50)	2020 CIP	Capacity
28	U.S. 50 Aux Lane WB - Ponderosa Road I/C to Cameron Park Drive I/C (CIP #36104024/53128)	2020 CIP	Capacity
29	U.S. 50/Cameron Park Drive I/C (Ult. improvements removed from the TIF during the 2020 Major Update - Prelim. Eng., ROW costs and interim improvements remain in the TIF and CIP) (CIP #36104007/72361)	2020 CIP	Capacity
30	U.S 50/El Dorado Hills Blvd. Interchange - Pedestrian Overcrossing (Historic CIP #71340)	2015 CIP	Bike/Ped
31	U.S. 50 Mainline Widening at El Dorado Hills (Historic CIP #53120)	2015 CIP	Capacity/Mainline
32	U.S. 50/Missouri Flat Road Interchange Improvements	Caltrans	Capacity
33	White Rock Road Widening - 4 to 6 Lanes, Latrobe Road to US50/Silva Valley (Historic CIP #GP152)	2015 CIP	Capacity

OVERALL UNFUNDED CIP PROJECT LIST UPDATED

Projects Identified in County Studies with No Dedicated Funding			
	Project	Source	Type
1	Bass Lake Road Class II Bicycle Lanes - From Green Valley Road to Highway 50 (portions included in various CIP improvements)	EDC Bicycle Plan	Bike/Ped
2	Cambridge Road / Country Club Drive Intersection Improvements	EDC Intersection Needs Summary	Traffic Signal
3	Green Valley Road / Bass Lake Road Pedestrian Improvements - Install pedestrian curb ramps	GVR Study	Bike/Ped
4	Green Valley Road Bicycle Lanes - Francisco Drive to Silva Valley Parkway El Dorado Hills Blvd./Salmon Falls Road	GVR Study	Bike/Ped
5	Green Valley Road Class II Bicycle Lanes - From El Dorado Hills Blvd to Pleasant Grove Middle School-Loch Way (Class II bike lanes added between Loch Way and Pleasant Grove Middle School 2016 CIP #72309)	EDC Bicycle Plan	Bike/Ped
6	Green Valley Road / Deer Valley Road (East) - Add left-turn pocket on the eastbound approach, install delineators.	GVR Study	Operations
7	Green Valley Road Dynamic Warning Signs - Upstream of Mormon Island Drive intersection	GVR Study	Traffic Calming
8	Green Valley Road High Friction Surface Treatment - Sophia Parkway to Francisco Drive	GVR Study	Traffic Calming
9	Green Valley Road / Lotus Road Intersection Improvements	EDC Intersection Needs Summary	Traffic Signal
10	Green Valley Road / Missouri Flat Road Intersection Improvements	EDC Intersection Needs Summary	Traffic Signal
11	Green Valley Road / Pleasant Grove Middle School Access - Install pedestrian curb ramps on southern corners	GVR Study	Bike/Ped
12	Green Valley Road at Purple Place Acceleration and Deceleration Lanes	GVR Study	Safety
13	Green Valley Road Raised Median - Between Sophia Parkway and Francisco Drive (portions have been constructed with CIP improvements)	GVR Study	Safety
14	Green Valley Road Shoulder Widening - Silva Valley Parkway to Lotus Road	GVR Study	Operations
15	Green Valley Road Sidewalk Improvements II - Bass Lake Road to Cameron Park Drive	GVR Study	Bike/Ped
16	Green Valley Road Sidewalk Improvements I - Between Francisco Drive and Silva Valley Parkway	GVR Study	Bike/Ped

OVERALL UNFUNDED CIP PROJECT LIST UPDATED

	Project	Source	Type
17	Green Valley Road / Sophia Parkway Intersection Improvements - Add signal head , install dynamic warning sign upstream of eastbound and westbound approaches	GVR Study	Traffic Calming
18	Green Valley Road Speed Limit Signs and Automated Speed Feedback Signs - Various locations	GVR Study	Safety
19	Green Valley Road Turn Lanes and Advance Warning Signs - At collector and local intersections between Cameron Park Drive and Ponderosa Road	GVR Study	Safety
20	Harvard Way/Clermont Way Traffic Signal Installation	Intersection Needs	Traffic Signal
21	Pony Express Trail / Sly Park Road Intersection Improvements	EDC Intersection Needs Summary	Traffic Signal
22	Silva Valley Parkway / Green Valley Road - Extend left-turn lane for northbound approach	GVR Study	Capacity
23	Silva Valley Parkway / Green Valley Road Intersection Improvements - Install curb ramps and detectable warnings	GVR Study	Bike/Ped
24	SPTC-EI Dorado Trail	EDC Bicycle Plan	Bike/Ped

Projects Suggested by Various El Dorado County Transportation Commission Studies

	Project	Source	Type
1	Bass Lake Road Sidewalk Gaps	CP Community Transportation Plan	Bike/Ped
2	Bicycle Detection and Timing	CP Community Transportation Plan	Bike/Ped
3	Blanchard Road Class II Bicycle Lanes	DSED Community Plan	Bike/Ped
4	Cambridge Road Sidewalk Gaps	CP Community Transportation Plan	Bike/Ped
5	Cameron Park Drive Class II Bicycle Lanes Infill	CP Community Transportation Plan	Bike/Ped
6	Cameron Park Drive and La Canada Drive Crosswalk Improvement	CP Community Transportation Plan	Bike/Ped
7	Cameron Park Drive / Highway 50 WB Ramps Pedestrian Warning Signs	CP Community Transportation Plan	Bike/Ped

OVERALL UNFUNDED CIP PROJECT LIST UPDATED

	Project	Source	Type
8	Castana Drive Class III Bike Route I	CP Community Transportation Plan	Bike/Ped
9	Castana Drive Class III Bike Route II	CP Community Transportation Plan	Bike/Ped
10	Castana Drive Parallel Unpaved Path	CP Community Transportation Plan	Bike/Ped
11	Coach Lane Class II Bicycle Lanes	CP Community Transportation Plan	Bike/Ped
12	Coach Lane Sidewalk Gaps	CP Community Transportation Plan	Bike/Ped
13	Country Club Drive Class II Bicycle Lanes	CP Community Transportation Plan	Bike/Ped
14	Covello Circle Class III Bike Route	CP Community Transportation Plan	Bike/Ped
15	Diamond Springs Connector - Conceptual connection between the intesetion of Diamond Springs Parkway/SR 49 and a new intersection at Pleasant Valley Road	DSED Community Plan	Capacity
16	El Dorado Road Class II Bicycle Lanes	DSED Community Plan	Bike/Ped
17	El Dorado Trail Class I Path	DSED Community Plan	Bike/Ped
18	Enterprise Drive Class III Bicycle Route	DSED Community Plan	Bike/Ped
19	Forni Road Class III Bicycle Route	DSED Community Plan	Bike/Ped
20	Garden Circle Class III Bike Route	CP Community Transportation Plan	Bike/Ped
21	Knollwood Park Class I Bike Path	CP Community Transportation Plan	Bike/Ped
22	Koki Lane Class III Bicycle Route	DSED Community Plan	Bike/Ped
23	Koki Lane Sidewalk	DSED Community Plan	Bike/Ped
24	Lindberg Avenue Class III Bicycle Route	DSED Community Plan	Bike/Ped
25	Meder Road Class II Bicycle Lanes	CP Community Transportation Plan	Bike/Ped

OVERALL UNFUNDED CIP PROJECT LIST UPDATED

	Project	Source	Type
26	Merrychase Drive Class II Bicycle Lanes	CP Community Transportation Plan	Bike/Ped
27	Merrychase Drive Sidewalk Gaps	CP Community Transportation Plan	Bike/Ped
28	Missouri Flat Road Class II Bicycle Lanes	DSED Community Plan	Bike/Ped
29	Missouri Flat Road Sidewalk	DSED Community Plan	Bike/Ped
30	Mother Lode Road Class II Bicycle Lanes	DSED Community Plan	Bike/Ped
31	Oxford Road Traffic Calming Devices	CP Community Transportation Plan	Traffic Calming
32	Palmer Drive Class II Bicycle Lanes	CP Community Transportation Plan	Bike/Ped
33	Pine Hill Preserve Feasibility Study Unpaved Path	CP Community Transportation Plan	Bike/Ped
34	Pleasant Valley Road Class I Path	DSED Community Plan	Bike/Ped
35	Pleasant Valley Road Class II Bicycle Lanes	DSED Community Plan	Bike/Ped
36	Pleasant Valley Road Sidewalk I	DSED Community Plan	Bike/Ped
37	Pleasant Valley Road Sidewalk II	DSED Community Plan	Bike/Ped
38	Ponderosa Road Class III Bike Route	CP Community Transportation Plan	Bike/Ped
39	Strolling Hills Road Class II Bicycle Lanes	CP Community Transportation Plan	Bike/Ped
40	Strolling Hills Road Sidewalk Gaps	CP Community Transportation Plan	Bike/Ped
41	Summer Drive Class III Bike Route	CP Community Transportation Plan	Bike/Ped
42	Tullis Mine Road Class I Path	DSED Community Plan	Bike/Ped
43	Union Mine Connector Class II Bicycle Lanes	DSED Community Plan	Bike/Ped

OVERALL UNFUNDED CIP PROJECT LIST UPDATED

	Project	Source	Type
44	Union Mine Connector Sidewalk	DSED Community Plan	Bike/Ped
45	Union Mine Connector	DSED Community Plan	Capacity

Projects Suggested through the Public Outreach			
	Project	Source	Type
1	Aberdeen Lane Traffic Control/Speed Management - Add stop signs at Reem Court, Nawal Drive, and Morning View Way to manage westbound speeds.	Public Comment	Traffic Calming
2	Apple Hill Gateway and Safety Improvements - Provide gateway to Apple Hill area and include multimodal tie ins - such as improved transit service.	Public Comment	Potentially Safety ³
3	Bass Lake Road Safety Improvements - Improvements are need to make Bass Lake safer	Public Comment	Potentially Safety ³
4	Bass Lake Road at Bridlewood Drive - left turn pocket	Public Comment	Potentially Safety ³
5	Brittany Way Speed Management (Speed Bumps/Speed Indicators) - Excessive speeding on Brittany Way which is used as a connector between Folsom and El Dorado Hills	Public Comment	Traffic Calming
6	Buckeye Road Improvements - Road is narrow and congested in front of Montessori schools.	Public Comment	School
7	Cambridge Road / Knollwood Drive Pedestrian Crossing - Install safe road crossing to allow access to the bus stop on the east side of the road	Public Comment	Bike/Ped
8	Cambridge Road Sidewalk Infill - Sidewalk from Country Club Drive to Merrychase Drive	Public Comment	Bike/Ped
9	Cameron Park Drive / Alhambra Drive Intersection Signalization - Signalize intersection	Public Comment	Traffic Signal
10	Cameron Park Drive / Hacienda Road Intersection Signalization - Signalize intersection Included in CIP #36105004 (#72143) Cameron Park Drive Widening - Palmer Drive to Toronto Road	Public Comment	Traffic Signal
11	Cameron Park Drive Noise and Safety Improvements - Resurface roadway with rubberized asphalt concrete, reduce speed limits, install sound wall.	Public Comment	Noise and Safety
12	Cameron Park Drive Two Way Left Turn Lane at Toronto Road - A left-turn lane exists for NB traffic, and a painted median exists north of Toronto.	Public Comment	Potentially Safety ³
13	Country Club Drive Bicycle and Pedestrian Improvements - Narrow current lanes to allow a 4 foot shoulder on the uphill side for bicycles and pedestrians.	Public Comment	Bike/Ped

OVERALL UNFUNDED CIP PROJECT LIST UPDATED

	Project	Source	Type
14	Countrywide Shoulder Maintenance - Maintain shoulder to reduce drop-offs for vehicle and bicyclist safety.	Public Comment	Maintenance
15	Crosswalk Study - Evaluate for location, safety, and demarcation.	Public Comment	Potentially Safety ³
16	El Dorado Hills Blvd Improvements - Signal timing and metering needs to be better synchronized	Public Comment	Traffic Signal
17	Green Valley Road / Francisco Drive Pedestrian Improvements - Provide improved pedestrian facilities at and approaching the intersection including sidewalk infill.	Public Comment	Bike/Ped
18	Green Valley Road / Malcolm Dixon Road / West Green Springs Road Intersection Alignment - Realign approaches and add turn lanes in both directions.	Public Comment	Intersection
19	Green Valley Road / Ponderosa Road Intersection Improvements - Improve sight distance at intersection	Public Comment	Potentially Safety ³
20	Green Valley Road Realign - From Mira Loma Drive to North Shingle Road, add turn pockets	Public Comment	Potentially Safety ³
21	Green Valley Road / Rocky Springs Road Intersection Improvements - Difficulty accessing Green Valley Road; improve sight distance	Public Comment	Potentially Safety ³
22	Green Valley Road Safety Improvements - Safety improvements along Green Valley Road between El Dorado Hills and Cameron Park	Public Comment	Potentially Safety ³
23	Green Valley Road / Salmon Falls Road Intersection Improvements - Add right turn pocket on west bound Green Valley Road. Possibly a protected right turn. Lengthen right turn lane to northbound Salmon Falls Rd. Improvements to the intersection to be included with CIP #36105018 (#GP178) Green Valley Road Widening - Francisco Drive to East of Silva Valley Parkway	Public Comment	Capacity
24	Green Valley Road Shoulder Widening #2 - Widen shoulder for vehicles to pull over or slow to access businesses between Sophia Parkway and Francisco Drive	Public Comment	Safety/Operations ³
25	Green Valley Road Side Street Improvements - Improve and provide turn lanes on/off Green Valley Road onto side streets between El Dorado Hills Boulevard and Deer Valley Road.	Public Comment	Potentially Safety ³
26	Green Valley Road Two Way Left Turn - From Francisco Drive to Deer Valley Road	Public Comment	Potentially Safety ³
27	Improve Green Valley Road (Widen)	Public Comment	Capacity
28	Widen Greenstone Road - From Highway 50 to Green Valley Road, add shoulders	Public Comment	Capacity
29	Knollwood Drive Sidewalk Infill - Provide sidewalk to connect to Cambridge Road	Public Comment	Bike/Ped
30	Latrobe Road Class II Bicycle Lanes	Public Comment	Bike/Ped

OVERALL UNFUNDED CIP PROJECT LIST UPDATED

	Project	Source	Type
31	Latrobe Road Realignment - Straighten road for safety.	Public Comment	Potentially Safety ³
32	Latrobe Road Shoulder Improvements - Seal horizontal cracks in the western shoulder to preserve the shoulder for cyclists use.	Public Comment	Maintenance
33	Lincoln Highway/Pony Express Trail Multiuse Path - Tong Road	Public Comment EDC Bicycle Plan	Bike/Ped
34	Lotus Road / Gold Hill Rd / Luneman Rd Intersection Improvements - Hazard when school is in session, heavy congestion.	Public Comment	Potentially Safety ³
35	Marble Valley Multiuse Path Connection - Provide multiuse path around the Marble Valley development to connect Tong Road to the El Dorado Trail south of Shingle springs	Public Comment	Bike/Ped
36	Meder Road / Rosebud Intersection Traffic Control - Add stop signs.	Public Comment	Potentially Safety ³
37	Missouri Flat Rd Extension to Cold Springs - Connect from Green Valley Road to Cold Springs Road / Browns Road	Public Comment	Capacity
38	Oak Meadow Elementary Access Improvements - Congestion caused by access into the school parking lot.	Public Comment	School
39	Pleasant Grove Middle School Access Improvements - School drop-off creates frequent backup past Bass Lake Road. Increase left turn lane length.	Public Comment	School
40	Pleasant Valley Road and Racquet Way Intersection - Enhanced pedestrian crossing	Public Comment	Potentially Safety ³
41	Sand Ridge Road - Near Highway 49 - widen and resurface	Public Comment	Maintenance
42	Sly Park Road Bicycle and Pedestrian Improvements - Multiuse path or bike lane along the entire length of the road.	Public Comment	Bike/Ped
43	South Shingle Road Capacity Improvement - Increase capacity south of Ponderosa Road / US-50 Interchange - Improvements will be included with CIP #36104010 (#71338) - U.S. 50 / Ponderosa Road Interchange - Durock Road Realignment	Public Comment	Capacity
44	Silva Valley Parkway / Golden Eagle Lane Intersection Pedestrian Crossing Improvement - School crossings create long delays in the morning and afternoon	Public Comment	School
45	Silva Valley Parkway Improvements - Traffic congestion along Silva Valley during school hours is horrible at each intersection of a school	Public Comment	Capacity
46	Silva Valley Parkway Widening - Widen Silva Valley Parkway to 4 lanes and include bike lanes. (Bike lanes added CIP #36105037 (#72310))	Public Comment	Capacity
47	Parking and Sign Improvements along Sweetwater Trail - Parking insufficient for those accessing Auburn Lakes Trails	Public Comment	Parking

OVERALL UNFUNDED CIP PROJECT LIST UPDATED

Suggested Projects not within County's purview			
	Project	Source	Type
1	Anti-Texting or Cell Phone Use Signs - On fast or roads with frequent curves.	Public Comment	Safety ³
2	Cambridge Road / SR-50 Westbound Ramp / Merrychase Drive Intersection Improvements - Reduce curb radius to reduce speeds and improve pedestrian safety	Public Comment	Bike/Ped
3	Coach Lane Streetscape and Wayfinding	CP Community Transportation Plan	Landscape and Lighting
4	Coloma Road / SR-49 / US-50 Intersection Improvements - Safety concern accessing SR-50 due to queues.	Public Comment	Safety ³
5	Green Valley Road Lighting - Francisco Drive to Pleasant Valley Middle School	GVR Study	Landscape and Lighting
6	Highway 50 / Missouri Flat Interchange Signal Retiming	Public Comment	Traffic Signal
7	Improvements to Reduce Impact of Truck and Recreational Vehicles on SR-49 - From Auburn to Cool	Public Comment	Trucks
8	Marshall Gold Discovery Park - Add bike lanes through Marshall Gold Discovery Park	Public Comment	Bike/Ped
9	Placerville Drive Resurfacing	Public Comment	Maintenance
10	Ray Lawyer Drive Improvements	El Dorado County	Capacity
11	SR-49 between Coloma and Cool - Add bike lanes to be integrated into SR-49 between Coloma and Cool	Public Comment	Bike/Ped
12	SR-49 Realignment - Realign SR-49 to avoid Diamond Springs and Placerville. Suggested route includes turning at Missouri Flat, continuing down Green Valley Road and turning at Lotus Road toward Coloma.	Public Comment	Route Adoption
13	SR-88 Resurfacing	Public Comment	Maintenance
14	Strolling Hills Streetscape and Wayfinding	CP Community Transportation Plan	Landscape and Lighting
15	Taxi Voucher Program	Public Comment	Transit
16	US-50 / Carson Road Improvements - Need to address safety issue of eastbound traffic on US-50 exiting onto Carson Road.	Public Comment	Safety ³
17	US-50 Access Control - Reconfigure US-50 access where left turns are allowed across the highway (e.g., undercrossings).	Public Comment	Safety ³
18	SR 193 at Garden Valley Road - Safety concern accessing SR 193 due to skew and sight distance.	Public Comment	Safety ³

Acronyms:

CP Community Transportation Plan = EDCTC's Cameron Park Community Transportation Plan, 2015.

DSED Community Plan = EDCTC's *Diamond Springs-El Dorado Area Mobility and Liveable Community Plan*, 2014

EDC Bike Plan = *El Dorado County Bicycle/Pedestrian Plan*, 2010

Note(s):

1. Requested projects by public during the outreach process of CIP Major Update adopted in December 2016 are included in overall Unfunded CIP List
2. Some CIP projects requested by public during outreach process of the CIP Major Update are already within the scope of work of existing CIP projects.
3. "Safety" projects requested by the public during the outreach process of the CIP Major Update adopted in 2016 have not officially been identified as "Safety Projects" by County staff.

CIP Projects with Cost Changes

Table 1: Projects with Cost Changes of the greater of 10% of Project cost or \$250,000					
Project #	Description	2025 CIP	2026 CIP	Difference	Notes
		Cost in Thousands			
West Slope Projects					
36102028	Cosumnes Mine Bridge (FEMA)	1,037	722	(315)	Cost savings due to low bids and elimination of a technically infeasible bid item.
36105009	Country Club Drive Extension - Tong Road to Bass Lake Road/Old Bass Lake Road	21,109	20,797	(312)	Project costs increased by 3.6% based on the Construction Cost Index as published by ENR from December 2024 to December 2025 and fiscal year (FY) funding adjusted based on no time spent during previous FY.
36105049	El Dorado Hills Blvd Overlay - Saratoga to Harvard Way	6,147	0	(6,147)	Project is being removed from the CIP as it will be completed by the Maintenance Division of Transportation.
36105018	Green Valley Road Widening - East of Francisco to East of Silva Valley Parkway	20,000	20,720	720	Project costs increased by 3.6% based on the Construction Cost Index as published by ENR from December 2024 to December 2025.
36105069	Latrobe Road - Golden Foothill Parkway (N) to White Rock Road	8,132	8,425	293	Project costs increased by 3.6% based on the Construction Cost Index as published by ENR from December 2024 to December 2025.
36105087	Silva Valley Parkway at Appian Way Intersection Improvements	0	2,625	2,625	Proposed New Project: Construct improvements at the intersection of Silva Valley Parkway and Appian Way.
36104005	US 50 / Bass Lake Road Interchange Improvements	6,626	8,952	2,326	Project costs increased based upon additional preliminary engineering and design work prepared in 2025.
36104006	US 50 / Cambridge Road Interchange Improvements	11,820	12,244	424	Project costs increased by 3.6% based on the Construction Cost Index as published by ENR from December 2024 to December 2025.
36104007	US 50 / Cameron Park Drive Interchange Improvements	27,842	28,789	947	Project costs increased by 3.6% based on the Construction Cost Index as published by ENR from December 2024 to December 2025.
36104004	US 50 / Silva Valley Parkway Interchange - Phase 2 - On Ramps and Auxiliary Lane on US 50	12,443	12,887	444	Project costs increased by 3.6% based on the Construction Cost Index as published by ENR from December 2024 to December 2025.
Tahoe EIP Projects					
36107021	Apache Avenue Pedestrian Safety and Connectivity Project	4,620	5,783	1,163	Increased costs reflect actual construction expenses.
36107023	South Tahoe Greenway - Upper Truckee River Bridge at Johnson Meadow	10,245	12,535	2,290	Revised to reflect expected increases to bid prices.

CIP Projects with Schedule Changes

Table 2: Projects with Construction Start Date Changes				
Project #	Description	2025 CIP	2026 CIP	Notes
West Slope Projects		Construction Start		
36105003	Bucks Bar Road at the N. Fork Cosumnes River - Bridge Replacement	26/27	27/28	NEPA clearance is delayed by Caltrans due to some technical studies are outdated.
36105064	Camino Frontage Road - Ponderado Road Extension	25/26	27/28	Pending construction funding.
36105008	Country Club Drive Ext - Silva Valley Parkway to Tong Road	27/28	Future	Pending construction funding.
36106004	El Dorado Drainage Improvement Project	26/27	27/28	Completion of drainage study and pending additional construction funding.
36109007	El Dorado Trail - Halcon to Ponderado Road Extension	25/26	27/28	Pending construction funding.
36104031	Forni Road at Pleasant Valley Road/ Hwy 49 Realignment	31/35	Future	Pending planning and construction funding.
36105081	Guardrail Replacement - Various Locations (Mt Aukum Rd, Cameron Park Dr, Bass Lake Rd, Salmon Falls Rd)	25/26	26/27	Shifted 1 year to align with construction of CIP 36105086, Guardrail Replacement - Various Locations (Lotus Road).
36109015	Henningsen/ Lotus Road Class I Multi-Use Trail	25/26	27/28	Pending construction funding.
36105023	Ice House Road Pavement Rehabilitation - Phase 2	25/26	26/27	Pending construction punch list items and completion.
36109016	La Canada Drive & Gateway Drive Pedestrian/ Bicycle Improvements	26/27	27/28	ROW clearances, and utility relocations.
36104001	US 50 / Latrobe Road / El Dorado Hills Boulevard Interchange Improvements Phase 2B	25/26	26/27	NEPA clearance, R/W clearances, and regulatory permits.
36104009	US 50 / Ponderosa Road Interchange Phase 1A - North Shingle Road Realignment	27/28	28/29	ROW clearances and Caltrans approvals.
36104008	US 50 / Ponderosa Road Interchange Phase 1B - Durock Road Realignment	27/28	28/29	ROW clearances and Caltrans approvals.
36105070	Wentworth Springs Road Pavement Rehabilitation	29/30	30/31	Pending funding.
Tahoe EIP Projects		Construction Start		
36107018	Cold Creek Fisheries Project	27/28	29/30	Pending planning funding.
36107019	Delaware Water Quality Project	27/28	29/30	Pending planning and construction funding.
36107024	Greenway Shared Use Path - Meyers to Elks Club Drive	27/28	29/30	Pending planning and construction funding.
36107012	North Upper Truckee SEZ Restoration Project	26/27	27/28	Pending construction funding.
36107020	San Bernardino Water Quality Project	27/28	28/29	Pending planning and construction funding.
36107023	South Tahoe Greenway - Upper Truckee River Bridge at Johnson Meadow	26/27	27/28	Pending construction funding.
36107013	South Upper Truckee Erosion Control Project	26/27	27/28	Pending construction funding.



County of El Dorado

330 Fair Lane, Building A
Placerville, California
530 621-5390
FAX 622-3645
www.edcgov.us/bos/

Master Report

File Number: 26-0624

***File ID #:** 26-0624

Agenda Item
Type:

Status: Agenda Item

Version: 1

Reference:

Gov Body: Planning
Commission

Department: Planning and Building

Created: 03/30/2026

Agenda Title: 04-23-26 PC ATC-VZN Monopine

Final Action:

Title: Hearing to consider CONDITIONAL USE PERMIT - REVISION CUP-R25-0005/ATC - Wooden Pole to Monopine request to allow the modification and continued operation of a wireless communication facility including the removal of an existing 47-foot-tall wood monopole and replacement with a 63-foot-tall steel monopine to reside within the existing ATC 40-foot by 60-foot lease area.

The property, identified by Assessor's Parcel Number 325-290-006, consisting of 10.3 acres, is located on the east side of Gold Nugget Way, approximately 600 feet south of the intersection with Forni Road in the Placerville Community Region, within the City of Placerville Sphere of Influence, submitted by Epic Wireless Group LLC, Melissa Ofina;

Staff recommends the Planning Commission take the following actions:
1. Find Conditional Use Permit CUP-R25-0005 to be Categorically Exempt pursuant to Section 15302, Replacement or Reconstruction, of the CEQA Guidelines; and
2. Approve Conditional Use Permit CUP-R25-0005 based on the Findings and subject to the Conditions of Approval as presented.

(Supervisorial District 3)

Notes:

Code Sections:

Agenda Date: 04/23/2026

Agenda Number: 4.

Sponsors:

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Attachments: A - Staff Report, B- Findings, C - Conditions of Approval, D - Staff Report Exhibits, E - Staff Presentation, F - Public Noticing

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Contact: Ande Flower

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History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 26-0624

Hearing to consider CONDITIONAL USE PERMIT - REVISION CUP-R25-0005/ATC - Wooden Pole to Monopine request to allow the modification and continued operation of a wireless communication facility including the removal of an existing 47-foot-tall wood monopole and replacement with a 63-foot-tall steel monopine to reside within the existing ATC 40-foot by 60-foot lease area.

The property, identified by Assessor's Parcel Number 325-290-006, consisting of 10.3 acres, is located on the east side of Gold Nugget Way, approximately 600 feet south of the intersection with Forni Road in the Placerville Community Region, within the City of Placerville Sphere of Influence, submitted by Epic Wireless Group LLC, Melissa Ofina;

Staff recommends the Planning Commission take the following actions:

1. Find Conditional Use Permit CUP-R25-0005 to be Categorically Exempt pursuant to Section 15302, Replacement or Reconstruction, of the CEQA Guidelines; and
2. Approve Conditional Use Permit CUP-R25-0005 based on the Findings and subject to the Conditions of Approval as presented.

(Supervisorial District 3)

DISCUSSION / BACKGROUND

Request to consider the following: CONDITIONAL USE PERMIT - REVISION CUP-R25-0005/ATC - Wooden Pole to Monopine submitted by Epic Wireless Group LLC, Melissa Ofina to allow the modification and continued operation of a wireless communication facility including the removal of an existing 47-foot-tall wood monopole and replacement with a 63-foot-tall steel monopine to reside within the existing ATC 40-foot by 60-foot lease area. The property, identified by Assessor's Parcel Number 325-290-006, consisting of 10.3 acres, is located on the east side of Gold Nugget Way, approximately 600 feet south of the intersection with Forni Road in the Placerville Community Region, within the City of Placerville Sphere of Influence, Supervisorial District 3. (County Planner: Michelle Drehobl, email: MDrehobl@edcgov.us) (Categorical or Statutory Exemption pursuant to Section 15302 (Class Two (2), Replacement or Reconstruction) of the CEQA Guidelines)

A Staff Report is attached.

CONTACT

Michelle Drehobl

Planning and Building Department, Planning Division



**COUNTY OF EL DORADO
PLANNING AND BUILDING DEPARTMENT
PLANNING COMMISSION
STAFF REPORT**

Agenda of: April 23, 2026

Staff: Michelle Drehobl

CONDITIONAL USE PERMIT - REVISION

FILE NUMBER: CUP-R25-0005/ATC - Wooden Pole to Monopine

APPLICANT: Cellco Partnership d/b/a Verizon Wireless

AGENT: Epic Wireless Group LLC, Melissa Ofina

PROPERTY OWNER: Deborah D. McCallum

STRUCTURE OWNER: American Tower Corporation (ATC)

REQUEST: Conditional Use Permit - Revision to Special Use Permit S98-0023 to allow the modification and continued operation of a wireless communication facility including the removal of an existing 47-foot-tall wood monopole and replacement with a 63-foot-tall steel monopine to reside within the existing ATC 40-foot by 60-foot lease area.

LOCATION: On the east side of Gold Nugget Way, approximately 600 feet south of the intersection with Forni Road in the Placerville Community Region, within the City of Placerville Sphere of Influence (Exhibit A).

SUPERVISOR DISTRICT: 3

APN: 325-290-006 (Exhibit B)

ACREAGE: 10.3 acres

GENERAL PLAN: Medium Density Residential (MDR) (Exhibit C)

ZONING: One-Acre Residential (R1A) (Exhibit D)

ENVIRONMENTAL DOCUMENT: This project has been found to be Categorically Exempt pursuant to Section 15302 (Class Two (2), Replacement or Reconstruction), of the California Environmental Quality Act (CEQA) Guidelines.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

1. Find Conditional Use Permit CUP-R25-0005 to be Categorically Exempt pursuant to Section 15302, Replacement or Reconstruction, of the CEQA Guidelines; and
2. Approve Conditional Use Permit CUP-R25-0005 based on the Findings and subject to the Conditions of Approval as presented.

REGULATORY AUTHORITY

Pursuant to Zoning Ordinance Section 130.40.130(D)(7)(b), new towers or monopoles located adjacent to a State highway or designated scenic corridor or within five hundred (500) feet of any residential zone, require a Conditional Use Permit (CUP) subject to Planning Commission (PC) approval. This project is located within a One-Acre Residential (R1A) zone near the US Highway 50 corridor and therefore requires a CUP subject to PC approval.

PROJECT INFORMATION

Background: On June 10, 1999 the PC approved Special Use Permit S98-0023 to allow the installation of an unmanned telecommunications facility site and lease area consisting of a monopole with twelve (12) panel antennas centered at 45 feet in three groups of three, with each group oriented in a different direction for an overall height of 47 feet, within a 2,400 square foot leased area; construction of a 10' x 20' pre-fabricated tan equipment shelter housing electronic equipment; one (1) small test antenna and two (2) small global positioning antennas; and the installation of a 6-foot tall chain-link fence around the 40' x 60' Nextel Communications project area.

On October 24, 2002, Planning Division staff approved a modification to Special Use Permit S98-0023 for a slight increase in total volume of each panel. The proposed modification did not add to

the number of panels, nor did it increase the 47-foot cell tower height.

On January 22, 2015, Planning Division staff approved a second modification of Special Use Permit S98-0023 to add one (1) new 3' microwave antenna, one (1) new outdoor unit (ODU) radio, and one (1) new Cat5 cable. No increase in height of tower or increase in lease space was proposed.

Site Description: The project site is located on the east side of Gold Nugget Way, approximately 600 feet south of the intersection with Forni Road in the Placerville Community Region (Exhibit A). The existing ATC wireless facility lease area is located on a 10.3-acre residential parcel located directly adjacent to Gold Nugget Way. The site is located at approximately 2,000-feet above mean sea level (msl) and is surrounded by a mixture of oak woodlands and annual grasslands that border parcels within the Placerville municipal boundaries to the west and similarly zoned unincorporated residential parcels on all other sides within the Placerville Community Region. Existing development on-site consists of a single-family residence with a driveway, two (2) storage sheds, and an additional Crown Castle telecommunications facility consisting of a 63-foot-tall monopole within a 400 square-foot T-Mobile lease area.

Project Description: A Conditional Use Permit - Revision to Special Use Permit S98-0023 to allow the modification and continued operation of a wireless communication facility including the removal of an existing 47-foot-tall wood monopole and replacement with a 63-foot-tall steel stealth monopine to reside within the existing ATC 40-foot by 60-foot lease area, enclosed by a 6-foot-high chain link fence with brown or green vinyl slats. The overall height of a 68-foot monopine will include nine (9) new Verizon Wireless antennas, six (6) new RRH units with two (2) new surge suppressors, and a new standby emergency diesel generator on a new 10-foot by 5-foot concrete slab. Verizon Wireless will take over the existing equipment shelter and replace associated ground mounted equipment and replace two (2) existing HVAC units. The existing monopole does not contain the broad leaf concealment typical of a monopine but is in compliance with the S98-0023 entitlement approval. The additional height will result in a slightly more noticeable structure above the tree canopy (Exhibit F), thus as specified in 130.40.130(F)(1) the proposed replacement is a stealth designed steel monopine (Exhibit E).

The applicant contends the proposed facility is needed to provide coverage in a service gap that exists along Gold Nugget Way near the US Highway 50 corridor (Exhibit H). This site was selected for the proposed telecommunication facility improvements because the site contains the current telecommunication facility use. Due to this, no other parcel alternatives were analyzed.

Tolling: This project is subject to a 150-day shot clock review timeframe pursuant to Federal Communications Commission (FCC) Final Rule Section 1.6003(c)(1)(iv). The project was submitted on November 20, 2025. An incomplete letter was sent by the assigned planner on

December 16, 2025. The project proponent responded to the incomplete letter with corrections on December 31, 2025, and received confirmation of application completeness on January 13, 2026. The time taken for the project proponent to respond to incomplete requests is exempted from tolling time calculations. The tolling time used through January 13, 2026, was 39-days. This leaves a total of 111-days. With 99 days between the completion date and the anticipated April 23, 2026 hearing date, the total review time would equal 138-days of tolled time used, leaving 12-days of tolled time remaining.

On February 16, 2026, a tolling agreement was enacted to extend the project review time through June 25, 2026.

STAFF ANALYSIS

The proposed Conditional Use Permit - Revision would remove the existing 47-foot-tall wood monopole and replace it with a 63-foot-tall steel stealth monopine within the existing ATC 40-foot by 60-foot lease area which is beyond the original project approval. If this proposed project had only been a height extension to the existing monopole, then the increase in height would not be considered a substantial change per Federal Communications Commission (FCC) Title 47 section 1.6100(b)(7) and would only require a Ministerial permit for an Eligibility Review without CEQA.

Due to the constraints of the wooden pole, the applicant is proposing replacing the wooden pole with a steel stealth monopine. An alternative site for this proposed monopine was previously approved at a different location on this parcel by the Planning Commission as CUP-R21-0008 on November 18, 2021; however, lease constraints prevented the project from moving forward and the Conditional Use Permit expired on November 18, 2023.

Environmental Review: Staff has reviewed the project and has determined Conditional Use Permit CUP-R25-0005 is Categorically Exempt pursuant to Section 15302 (Replacement or Reconstruction), of the CEQA Guidelines. Class Two categorical exemptions “consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the replaced structure and will have substantially the same purpose and capacity as the structure replaced.” Approval of this Conditional Use Permit would allow for replacement or reconstruction of existing structures and facilities located on the same site as the replaced structure and will have substantially the same purpose and capacity as the structure replaced.

Filing of a Notice of Exemption is required in accordance with CEQA Guidelines Section 15062(d) to initiate a 35-day statute of limitations on legal challenges to the County’s decision that the

project is exempt from CEQA. The applicant shall submit a \$50.00 recording fee to Planning Services for the County Recorder to file the Notice of Exemption. If the fee is not received and the notice is not filed, an 180-day statute of limitations will apply.

General Plan Consistency: Staff has determined that the proposed project is consistent with the applicable policies and requirements in the El Dorado County General Plan, as discussed below in Section 2.0, General Plan Findings.

Zoning Ordinance Consistency: Staff has determined that the proposed project is consistent with the applicable regulations and requirements in Title 130 of the El Dorado County Code, as discussed below in Sections 3.0 and 4.0, Zoning, and Conditional Use Permit Findings.

Agency Comments: The project was distributed to all applicable agencies and departments for review and comments. Comments were received from California Department of Transportation (Caltrans), California Department of Forestry and Fire Protection (CalFire), City of Placerville, El Dorado County Department of Transportation (DOT), El Dorado County Fire Protection District, El Dorado County Stormwater Unit, El Dorado County Environmental Management Department, and Pacific Gas and Electric (PG&E). Comments received have been reviewed and, if applicable, incorporated as Conditions of Approval for the project.

Public Notice: The project was duly noticed for a Planning Commission public hearing with a public notification range of 1,500 feet and a legal advertisement was published in applicable local newspapers, according to requirements found in County Zoning Ordinance Section 130.40.130(J). In addition, project notification was sent to the County's Planning Commission email subscription list and posted on the Planning Division's Planning Commission webpage. No physical signposting is required for Conditional Use Permits.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings

Conditions of Approval

Exhibit A.....	Vicinity Map
Exhibit B.....	Assessor's Parcel Map
Exhibit C.....	Land Use Designation Map
Exhibit D.....	Zoning Designation Map
Exhibit E.....	Project Plans
Exhibit F.....	Visual Simulations
Exhibit G.....	Radio Frequency Report
Exhibit H.....	Site Coverage Maps
Exhibit I.....	Alternative Site Analyses
Exhibit J.....	S98-0023 COA
Exhibit K.....	Acoustic Assessment

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FINDINGS

Conditional Use Permit Revision CUP-R25-0023/ATC - Wooden Pole to Monopine Planning Commission/April 23, 2026

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the Staff Report and evidence in the record, the following Findings can be made:

1.0 California Environmental Quality Act (CEQA) FINDINGS

- 1.1 CUP-R25-0005 has been found to be Categorically Exempt pursuant to Section 15302 (Class 2, Replacement or Reconstruction), of the California Environmental Quality Act (CEQA) Guidelines. Class 2 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the replaced structure and will have substantially the same purpose and capacity as the structure replaced. As proposed, the project is consistent with this exemption classification under CEQA. Furthermore, the project does not qualify for any of the exceptions to the categorical exemptions to exemptions found in CEQA Guidelines Section 15300.2.

Exception (a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies. The project is a Class 2 exemption; therefore, this exception does not apply.

Exception (b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant. The proposed project does not anticipate further development. Therefore, this exception does not apply.

Exception (c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances at the location of this proposed project; therefore, this exception does not apply.

Exception (d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified Environmental Impact Report (EIR). The proposed project is not within a scenic highway corridor; therefore, this exception does not apply.

Exception (e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code. The proposed project is not located on a hazardous waste site; therefore, this exception does not apply.

Exception (f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource. The location of the proposed project on the subject site does not include historical resources. Therefore, this exception does not apply.

- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Planning and Building Department - Planning Division at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 GENERAL PLAN FINDINGS

2.1 The proposed use is consistent with General Plan Policy 2.2.1.2.

General Plan Policy 2.2.1.2 establishes an appropriate range of land use types and densities within the County. The Medium Density Residential (MDR) land use designation establishes areas for single-family residential development in a rural setting.

Rationale: The project proposes to expand the currently existing telecommunications facility which had been determined as consistent with the General Plan under prior approval of Special Use Permit, S98-0023. The proposed revision of the telecommunications site will not result in a new use, nor result in negative impacts to the general health, safety, and welfare of nearby residents. Therefore, the proposed replacement is consistent with the General Plan MDR land use designation.

2.2 The project is consistent with General Plan Policy 2.2.5.2.

General Plan Policy 2.2.5.2 requires that all applications for discretionary projects or permits shall be reviewed to determine consistency with the policies of the General Plan.

Rationale: The proposed Conditional Use Permit Revision (CUP-R) is consistent with applicable General Plan policies as discussed in the Staff Report and is, therefore, consistent with this policy.

2.3 The project is consistent with General Plan Policy 2.2.5.21.

General Plan Policy 2.2.5.21 requires that development projects be located and designed in a manner that avoids incompatibility with adjoining land uses.

Rationale: The new 63-foot-tall steel monopine will be located in the exact same location as the currently existing 47-foot-tall wooden monopole. The surrounding parcels are zoned for one-acre minimum residential lot sizes. Additionally, the monopine location is surrounded by tree canopy which is sufficient in concealing the existing monopole. A portion of the increased height of the proposed monopine will extend above the existing tree canopy, and the monopine canopy is anticipated to provide adequate stealth concealment to avoid incompatibility with adjoining land uses. Therefore, the project is consistent with this policy.

2.4.1 The project is consistent with General Plan Policy 2.2.7.4.

General Plan Policy 2.2.7.4 requires the County coordinate with the incorporated cities to ensure that compatible development occurs within each city's sphere of influence and/or the Community Region adjacent to each city.

Rationale: Materials for this proposed project were shared with the City of Placerville Planning Division in February 2026. Staff from the City of Placerville Planning Division confirmed that the City of Placerville has no concerns about the project. Therefore, the project is consistent with this policy.

2.5 The project is consistent with General Plan Policy 5.1.2.1.

General Plan Policy 5.1.2.1 requires a determination of the adequacy of the public services and utilities to be impacted by that development.

Rationale: The project was distributed to the El Dorado County Department of Transportation (DOT), Pacific Gas and Electric (PG&E), El Dorado County Fire Protection District, El Dorado County Emergency Medical Services and CAL FIRE for review. No issues or concerns were raised regarding the adequacy of public services and utilities to serve this project. Therefore, this project is consistent with this policy.

2.6 The project is consistent with General Plan Policy 5.2.1.2.

General Plan Policy 5.2.1.2 requires that adequate quantity and quality of water for all uses, including fire protection, be provided with proposed development.

Rationale: The proposed project is located within a currently existing telecommunications site. The proposed addition will result in de minimis impacts to water needs for all uses, including fire protection. Therefore, the proposed addition is consistent with this policy.

2.7 The proposed use is consistent with General Plan Policy 5.6.1.4.

Special Use Permits shall be required for the installation of community telecommunication facilities in residential areas to ensure that siting, aesthetics, environmental issues, surrounding land uses, and health and safety are considered.

Rationale: This project shall serve as the special use permit to establish the installation and operation of the proposed telecommunications facility. Therefore, the project is consistent with this policy.

2.8 The project is consistent with General Plan Policy 6.2.3.2.

General Plan Policy 6.2.3.2, Adequate Access for Emergencies, requires that the applicant demonstrate that adequate access exists, or can be provided to ensure that emergency vehicles can access the site and private vehicles can evacuate the area.

Rationale: The proposed project will not result in any hindrances to site access as it currently exists. Therefore, the project will continue to maintain adequate

site access in the event of emergency access and/or evacuation. Therefore, this project is consistent with this policy.

2.9 The project is consistent with General Plan Policy 6.5.1.7.

General Plan Policy 6.5.1.7 requires that noise created by new proposed non-transportation noise sources shall be mitigated so as not to exceed the noise level standards of Table HS-4 for noise-sensitive uses.

Rationale: The proposed project includes an emergency back-up generator to be used in instances of rolling power shut-offs. Emergency generators are exempt from this policy. Additionally, the back-up generator is not expected to exceed the noise level standards of Table HS-4 for noise-sensitive uses (Exhibit K). Therefore, the project is consistent with this policy.

2.10 The project is consistent with General Plan Policy 7.4.4.4.

General Plan Policy 7.4.4.4 requires all new development projects or actions that result in impacts to oak woodlands and/or individual native oak trees, including Heritage Trees, the County shall require mitigation as outlined in the El Dorado County Oak Resources Management Plan (ORMP). The ORMP functions as the oak resources component of the County's biological resources mitigation program, identified in Policy 7.4.2.8

Rationale: No oak trees are proposed to be removed as part of the proposed project. Therefore, the project is consistent with this policy.

3.0 ZONING FINDINGS

3.1 The proposed use is consistent with Title 130.

The One-acre Residential (R1A) zone is used to create a more dispersed suburban residential character to an area by providing for and regulating medium density residential development at the highest range of one dwelling unit per acre. Accessory structures and uses and low-intensity commercial agricultural pursuits (crop lands, orchards, raising and grazing of domestic farm animals) are considered compatible with this zone.

Rationale: The subject parcel is zoned R1A (Exhibit D). The residential zone matrix of allowed uses (Table 130.24.020) establishes those uses that are permitted and those that require approval by a Conditional Use Permit (CUP) in the R1A zoning designation. The matrix includes communication facilities as a use that is allowed by the issuance of a CUP approved by the PC. The project has been analyzed in accordance with Zoning Ordinance Section 130.24.030 (Residential Zone Development Standards) for minimum lot size, dimensions, height, and building setbacks. The project, as proposed and conditioned, is consistent with the Zoning Ordinance and complies with all applicable standards. Therefore, the project is consistent with this policy.

3.2 The project is consistent with Section 130.40.130(D)(7)(a-b).

The construction or placement of communication facilities on new towers or monopoles, or an increase in height of existing towers or monopoles may be allowed as set forth below:

a. In all commercial, industrial, and research and development zones, except where located adjacent to a State highway or designated scenic corridor or within 500 feet of any residential zone, a new tower or monopole may be allowed subject to Zoning Administrator approval of a Minor Use Permit in compliance with Section 130.52.020 (Minor Use Permits) in Article 5 (Planning Permit Processing) of this Title.

b. In all other zones, or where located adjacent to a State highway or designated scenic corridor or within 500 feet of any residential zone, new towers or monopoles shall be subject to Commission approval of a CUP in compliance with Section 130.52.021 (Conditional Use Permits) in Article 5 (Planning Permit Processing) of this Title.

Rationale: The proposed project is located on a residential zone and is within 500 feet of a residential zone. The application for a CUP fulfills the necessary requirements and is consistent with requirements found in Section 130.40.130(D)(7)(a-b) Telecommunication Facilities. Therefore, the project is consistent with this policy.

3.3 The project is consistent with Section 130.40.130(E).

Visual simulations of the wireless telecommunications facility, including all support facilities, shall be submitted as part of the application. A visual simulation consists of a

photo simulation showing the existing and post-project condition. Simulations that include future landscaping, including trees, shall typically show ten-year growth. The applicant shall also submit a map showing the location of the project site and the visual vantage points. Vantage points shall emphasize public views of the project sites.

Rationale: Photo-simulations of the facility are provided, which demonstrate how the facility will blend with the existing tree canopy, excepting a portion which exceeds the height of the surrounding tree canopy (Exhibit F). Therefore, the project is consistent with this policy.

3.4 **The Project is consistent with Section 130.40.130(F)(1-13)**

1. **Screening.** All facilities shall be screened with vegetation or landscaping. Where screening with vegetation is not feasible, the facilities shall be disguised to blend with the surrounding area, or stealth design. The facility shall be painted or constructed with stealth technology to blend with the prevalent architecture, natural features, existing trees (both type and size), or vegetation of the site. Vegetative screening, if used, shall be subject to the provisions described in Subsection 8.09.070(E)(5) of the El Dorado County Ordinance Code (Hazardous Vegetation and Defensible Space - Critical Infrastructure Sites).

Rationale: The project site is located on a previously developed site. Dense tree canopy exists surrounding the existing monopole. The proposed stealth monopole makes use of this tree canopy to aid in concealment efforts. However, a portion of the increased height will extend above the existing tree canopy. The antenna mounts would be painted green to match the monopine needles to blend with the surrounding tree canopy. The lease area would consist of a 6-foot-tall chain link fence with earth-toned privacy vinyl slats, to screen ground-mounted equipment. The facility has been designed to blend in with the surrounding natural setting. Therefore, as proposed and conditioned, the project is consistent with Section 130.40.130(F)(1).

2. **Setbacks.** Compliance with the applicable zone setbacks is required. Setbacks shall be measured from the part of the facility closest to the applicable lot line or structure. For towers (including monopoles), when the proposed facility is on a site that is adjacent to a site with an existing residential use or a site that is zoned for residential uses, a minimum setback shall be equal to 1.5 times the overall height of the telecommunications tower. Setback waivers may be considered by the discretionary permit authority, as needed, to

allow flexibility in landscaping and siting the facility in a location that best reduces the visual impact on the surrounding area and roads.

Rationale: The facility, which includes a proposed 63-foot-tall monopine, must be at least 95 feet from all residential structures and all property lines shared with a residential use or a residentially-zoned parcel. The proposed facility is approximately one hundred eighty-eight (188) feet from the nearest property line shared with a residentially-zoned parcel that contains an existing residence. An existing storage shed structure currently at a closer distance to the existing tower than the existing single-family home is not subject to this setback requirement. The existing facility is approximately one hundred fifty-one (151) feet from the residential structure associated with this parcel. Therefore, as proposed and conditioned, the project is consistent with Section 130.40.130(F)(2).

3. **Maintenance.** All improvements associated with the communication facility, including equipment shelters, towers, antenna, fencing, and landscaping shall be properly maintained at all times. Design, color, and textural requirements under the approved conditions shall be maintained to ensure a consistent appearance over time.

Rationale: The project has been conditioned to conduct routine wireless facility maintenance for the ongoing operation and safety of all equipment. Additional immediate visits would occur if the site equipment is not functioning. Conditions shall ensure that the colors and materials of the stealth enclosure and ground equipment enclosure would be maintained at all times and would be consistent with the features as depicted in the project plan elevations and visual simulations (Exhibits E and F). Therefore, as conditioned, the project is consistent with Section 130.40.130(F)(3).

4. **Location Preferences.** Wireless telecommunication facilities are encouraged to co-locate on existing buildings and structures to the extent feasible based coverage requirements. Additionally, to minimize the aesthetic and visual impacts, all new wireless telecommunication facilities shall take into consideration the aesthetic impact of the proposed telecommunication facility as seen from roadways and other public properties should any adverse effects be noted. The following preferences should be considered in locating new facilities.

- a. Industrial and research and development, including corporation yards and mineral resource uses.

- b. Commercial.
- c. Agricultural, rural, and open space.
- d. Residential.

Rationale: The new 63-foot-tall steel monopine will be located in the exact same location as the currently existing 47-foot-tall wooden monopole. The surrounding parcels are zoned for one-acre minimum residential lot sizes. Additionally, the monopine location is surrounded by tree canopy which is sufficient in concealing the existing monopole. However, a portion of the increased height will extend above the existing tree canopy (Exhibit F). Alternative sites on other parcels were analyzed previously and found to be insufficient per the coverage goals of Verizon. An alternative site on this project parcel (Exhibit I) was previously approved by the Planning Commission with CUP-R21-0008 on November 18, 2021; however, lease constraints prevented the project from moving forward and the Conditional Use Permit expired on November 18, 2023. Therefore, as proposed, the project is consistent with Section 130.40.130(F)(4).

5. **Historic Resources.** No facilities shall be allowed on any building or structure, or in any district, that is listed on any Federal, State or local historic register unless it is determined that the facility would have no adverse effect on the building's visual integrity, structure or eligibility for historic designation.

Rationale: The project is not located on a parcel that is within a Federal, State or local historic register thereby making the project consistent with Section 130.40.130(F)(5).

6. **Accessibility.** Wireless telecommunication facilities shall not be constructed to create a barrier under federal and state Americans with Disabilities Act (ADA).

Rationale: No aspect of the project creates a barrier as defined in the ADA and the project is consistent with Section 130.40.130(F)(6).

7. **Written Approval of Owner.** A wireless telecommunication facility shall not encroach onto any private or other property outside the public right-of-way unless the owner has provided written consent.

Rationale: Written approval of parcel owner is on file making the project consistent with Section 130.40.130(F)(7).

8. **Underground Equipment.** Underground equipment shall be located entirely underground and flush with existing sidewalk or ground surface.

Rationale: Only electrical lines would be routed underground and would be entirely underground. The project is consistent with 130.40.130(F)(8)

9. **Site Security Measures.** Wireless telecommunication facilities may incorporate reasonable and appropriate site security measures, such as locks and anti-climbing devices, to prevent unauthorized access, theft, or vandalism.

Rationale: The proposed project is located on a previously developed site within the existing ATC 40-foot by 60-foot lease area, enclosed by a 6-foot-high chain link fence with privacy vinyl slats and three (3) strains of barbed wire along the top of the enclosure. Access to the lease area is through a double-swing gate with a lock making the project consistent with Section 130.40.130(F)(9).

10. **Signage.** All wireless telecommunication facilities must include signage that accurately identifies the facility owner/operator, the owner/operator's site name or identification number, and a toll-free number to the owner/operator's network operations center. No other signage or advertisements may appear on a wireless telecommunication facility unless approved by the Director, required by law or recommended under FCC, Occupational Safety and Health Administration, or other United States governmental agencies for compliance with Radio Frequency (RF) emissions regulations.

Rationale: The facility would be conditioned to include all necessary signage (Exhibit E) and would have no other signage or advertisements thus making it consistent with Section 130.40.130(F)(10).

11. **Compliance with Health and Safety Regulations.** All wireless telecommunication facilities shall be designed, constructed, operated, and maintained in compliance with all generally applicable health and safety regulations, which includes, without limitation, all applicable regulations for human exposure to RF emissions, ADA, California Building Standards Code, and County Code.

Rationale: As proposed and conditioned, this wireless telecommunication facility would be designed, operated, and maintained in compliance with all generally applicable health and safety regulations including regulations for human exposure to RF emissions, ADA, California Building Code, and County Code. Therefore, making it consistent with Section 130.40.130(F)(11).

12. **Lighting.** All wireless telecommunication facilities shall not include any lights that would be visible from publicly accessible areas, except as otherwise required in compliance with the Federal Aviation Administration or the Airport Land Use Commission area standards, except when authorized personnel are present at night, and for exempt facilities listed in Subsection B (Exempt Facilities).

Rationale: No lighting is proposed on the monopine structure and therefore no light would be visible from publicly accessible areas. The walk-up cabinet comes with two spotlights that would only be utilized during site maintenance visits or in case of an emergency. The project is consistent with Section 130.40.130(F)(12).

13. **Aesthetics.** All reviews shall consider aesthetic impacts, including the location, height, and design of the proposed wireless telecommunications facility and an evaluation of the character of the area.

Rationale: The project site is located on a previously developed site. Dense tree canopy exists surrounding the existing monopole. The proposed monopine makes use of this tree canopy to aid in concealment efforts. However, a portion of the increased height will extend above the existing tree canopy. As detailed in the project narrative in the application packet the monopine steel pole structure would be painted brown. The antenna mounts would be painted green to match the monopine needles to blend with the surrounding tree canopy. The lease area would consist of a six (6) foot tall chain link fence with privacy vinyl slats, to screen ground-mounted equipment. The facility has been designed to blend in with the surrounding natural setting and is consistent with Section 130.40.130(F)(13).

3.5 The Project is consistent with Section 130.40.130(G)

Radio Frequency (RF) Requirements: The application for a discretionary permit shall contain a report or summary of the estimates of the non-ionizing radiation generated by the facility. The report shall include estimates of the maximum electric and magnetic field strengths in all directions from the facility to the property lines of the facility site. Facilities must not be planed or operated in a manner that violates FCC’s standards for human exposure to RF emissions.

Rationale: The submitted application includes an RF analysis report that confirms compliance with the applicable FCC Regulations under 47 C.F.R Section 1.1307(b)(3) and 1.1310 (Radio Frequency Radiation Exposure Limits) (Exhibit G).

3.6 **The Project is consistent with Section 130.40.130(H)**

Availability: All existing communication facilities shall be available to other carriers as long as structural or technological obstacles do not exist.

Rationale: The project proponents have confirmed adequate space would be available for future collocations with other cellular service providers.

3.7 **The Project is consistent with Section 130.40.130(I)**

Unused Facilities: The facility owner shall notify the Department no less than 60 days prior to the final day of use of any telecommunications facilities. All obsolete or unused telecommunication facilities shall be physically removed by the facility owner within 180 days after the use of that facility has ceased or the facility has been abandoned.

Rationale: The project has been conditioned to comply with this requirement.

3.8 **The Project is consistent with Section 130.40.130(J)**

Permit Application Requirements. In order to protect the visual character of established neighborhoods and to protect school children from safety hazards that may result from a potentially attractive nuisance, in addition to the noticing requirements of Section 130.51.050 (Public Notice Requirements and Procedures), the following notification shall occur for discretionary permit applications:

- a. New facilities less than 100 feet in height: 1,500 feet from the proposed facility.

b. New facilities 100 feet or greater in height: 2,000 feet from the proposed facility.

c. School District Notification. If the proposed wireless facility is located within either 1,500 feet or 2,000 feet from a school based on the height of the proposed facility under Subsections J.1 or J.2 above, the appropriate school district shall be notified during the initial consultation.

d. Homeowners Association Notification. For facilities proposed to be located on residentially-zoned land, the applicant shall identify any homeowners association which might govern the property and homeowners associations (HOAs) that are within either 1,500 feet or 2,000 feet from the property based on the height of the proposed facility under Subsections J.1 or J.2 above. Any HOAs that are identified shall be notified during the initial consultation.

Rationale: The proposed project is not located within 1,500 feet of a school or on a property within an HOA, and no adjacent properties are within an HOA. Notices have been sent out to all property owners within 1,500 feet of the proposed facility. The project complies with the notification requirements.

3.9 **The Project is consistent with Section 130.40.130(K)**

Additional Sites and Needs Analysis. The application for a discretionary permit shall contain a site justification letter that includes an alternative sites analysis, a discussion of alternative sites that would accomplish the project goals, an evaluation of the feasibility of using multiple small sites to meet coverage needs rather than a single large site, and a description of the need for the proposed facility based on the adequacy of existing coverage. The letter shall detail meaningful outreach to owners of alternative sites. The analysis shall provide specific comparative analysis of how different sites would impact aesthetic and environmental values, as applicable.

Rationale: An Alternative Site Analysis (Exhibit I) has been provided detailing the various and meaningful efforts of alternative siting. Alternative sites were analyzed previously and found to be insufficient per the coverage goals of Verizon. An alternative site was previously approved on this parcel by the Planning Commission under CUP-R21-0008 on November 18, 2021; however, lease constraints prevented the project from moving forward and

CUP-R21-0008 expired on November 18, 2023. The project is consistent with 130.40.130(K).

3.10 **The Project is consistent with Section 130.40.130(L)**

Fees. For each initial application, or for the renewal of an application, the applicant shall pay an initial deposit and any associated recurring fees, including maintenance and right-of-way permit fees, consistent with the County's current Community Development Agency Consolidated Fee Schedule.

Rationale: The applicant has paid the initial deposit fee consistent with the County's Planning and Building Department Fee Schedule at the time of application. Any other processing fees would be paid prior to building permit issuance.

3.11 **The Project is consistent with Section 130.40.130(M)**

Airport Operations. Wireless telecommunication facilities shall not be sited in locations where they would interfere with airport operations. The siting of wireless towers and related facilities within the airport influence area of any public airport shall be referred to the El Dorado County Airport Land Use Commission for a determination of consistency with Airport Land Use Compatibility Plan.

Rationale: This wireless telecommunication facility is not located near any airport and therefore would not interfere with airport operations.

3.12 **The Project is consistent with Section 130.40.130(N)**

Five Year Review. Every five years following approval of a Conditional Use Permit for a wireless telecommunications facility, the county shall review the facility for compliance with the approved conditions of approval. Review of wireless telecommunications facility Conditional Use Permits shall be staff level. This section shall take precedent over existing conditions of approval.

1. Notification. All five-year reviews shall be noticed to nearby property owners in accordance with Table 130.51.050.
2. If complaints or concerns are received from a noticed party, the review shall be set with the Planning Commission.

Rationale: As conditioned, the project is consistent with Section 130.40.130(N)

3.13 **The Project is consistent with Section 130.40.130(O).**

Revocation. Failure to comply with any condition of approval or standard in this ordinance shall constitute grounds for possible revocation of use pursuant to County Code Section 130.53.090 (Revocation or County Mandated Modification of a Permit).

Rationale: As conditioned, the project is consistent with Section 130.40.130(O).

4.0 CONDITIONAL USE PERMIT FINDINGS

4.1 **The issuance of the permit is consistent with the General Plan.**

Rationale: The proposed use is consistent with all applicable policies and requirements of the General Plan as discussed above in Section 2.0 in the General Plan Findings section of the Staff Report.

4.2 **The proposed use would not be detrimental to the public health, safety, and welfare, or injurious to the neighborhood.**

Rationale: The use would not conflict with the adjacent uses as the ground-support equipment and towers are sited on a parcel which is zoned and developed for residential use and for which a telecommunication facility is a use allowed by CUP. As conditioned, the project is not anticipated to result in significant environmental impacts or impacts to neighboring parcels. The proposed use is not anticipated to create hazards that would be considered detrimental to the public health, safety, and welfare, or injurious to the neighborhood based on the data and conclusions contained in the staff report.

4.3 **The proposed use is specifically permitted by Conditional Use Permit.**

Rationale: The project complies with the requirements of Zoning Ordinance Section 130.40.130. A through O, as proposed and conditioned, the telecommunication facility is a specifically permitted use with a CUP.

CONDITIONS OF APPROVAL

Conditional Use Permit Revision CUP-R25-0023/ATC - Wooden Pole to Monopine Planning Commission/April 23, 2026

Planning Services

Approval of S98-0023 was subject to nine (9) conditions of approval (Exhibit J). These conditions have been incorporated into the Conditions of Approval for this proposed replacement project. All additional conditions have been indicated as underlined items. Fulfilled or no longer applicable conditions have been indicated as strike-through items.

Conditions

1. The applicant shall submit a site improvement/grading plan to the department for review and approval. The plan shall be in conformance with the County of El Dorado *Design and Improvement Standards Manual, the Grading, Erosion and Sediment Control Ordinance, and the Drainage Manual.*

This Conditional Use Permit Revision (CUP-R) is based upon and limited to compliance with the project description, the following project exhibit, and Conditions of Approval set forth below:

Exhibit EProject Plans

A Conditional Use Permit - Revision to Special Use Permit S98-0023 to allow the modification and continued operation of a wireless communication facility including the removal of an existing 47-foot-tall wood monopole and replacement with a 63-foot-tall steel stealth monopine to reside within the existing American Tower Corporation (ATC) 40-foot by 60-foot lease area. The 63-foot-tall monopine will include nine (9) new Verizon Wireless antennas, six (6) new Remote Radio Head (RRH) units with two (2) new surge suppressors, a new standby emergency diesel generator on a new 10-foot by 5-foot concrete slab. Verizon Wireless will take over the existing equipment shelter and replace associated ground mounted equipment and replace two (2) existing HVAC units.

Any deviations from the project description, exhibits, or Conditions of Approval 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 would constitute a violation of permit approval.

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. The applicant shall be subject to a grading fee commensurate with the scope of the proposed project.~~

2. The applicant shall be subject to any and all of the requirements of the El Dorado County Fire Protection District prior to obtaining a building permit.

3. Due to the infrequent intended use of this facility, the on-site access driveway shall be a 10-foot minimum width and surfaced with a minimum of two (2) inches of asphalt concrete over four (4) inches of aggregate base. The hard surfacing is required by the State Fire Safe Regulations for roads and driveways steeper than 15 percent. Compaction of the sub-grade shall be 90 percent, and compaction of the aggregate base shall be 95 percent. The road shall be graded at a 2 percent cross slope toward the cut side with a roadside ditch for drainage.

The road shall be maintained in its current condition. If the road deteriorates, it shall be improved to the existing condition.

4. The applicant shall assume full responsibility for resolving television reception interference caused by the operation of this facility. The applicant shall take corrective action within 30 days of the receipt of any written complaint.

~~5. The applicant shall obtain a building permit from the El Dorado County Building Department.~~

~~6. The applicant shall construct a 6 foot high chain link fence with brown and/or green vinyl slats around the entire perimeter of the 2,400 square foot facility for security and aesthetics. The above shall be completed and approved by the Planning Department prior to finaling the project.~~

5. Existing tree coverage that serves as screening shall be maintained and/or replaced to prevent greater exposure to the tower and accessory facilities.
6. **Oak Resources Conservation Ordinance:** No oaks greater than six (6) inches at breast height shall be removed ~~"without a 1½ to 1 replacement ratio."~~ without obtaining an Administrative Permit for oak tree removal in pursuant to Zoning Ordinance Section 130.39.060 Oak Tree and Oak Woodland Removal Permits.
7. **Permit Expiration:** Pursuant to Zoning Ordinance Section 130.54.060.A, implementation of the project shall occur within 24 months of approval of this permit, otherwise the permit becomes null and void. It is the responsibility of the applicant to monitor the time limit and make diligent progress toward implementation of the project and compliance with Conditions of Approval.
8. **Screening:** All facilities shall be screened with vegetation or landscaping. Where screening with vegetation is not feasible, the facilities shall be disguised to blend with the surrounding area, or stealth design. The facility shall be painted or constructed with stealth technology to blend with the prevalent architecture, natural features, existing trees (both type and size), or vegetation of the site. Vegetative screening, if used, shall be subject to the provisions described in Subsection 8.09.070(E)(5) of the El Dorado County Ordinance Code (Hazardous Vegetation and Defensible Space - Critical Infrastructure Sites).
9. **Maintenance:** All improvements associated with the telecommunication facility, such as equipment shelters, towers, antennas, fencing, and landscaping shall be maintained in good condition at all times, free from trash, debris, graffiti, and any form of vandalism. Design, color, and textural requirements under the approved conditions shall be maintained to ensure a consistent appearance over time.
10. **Accessibility:** Wireless telecommunication facilities shall not be constructed to create a barrier under federal and state Americans with Disabilities Act (ADA).
11. **Underground Equipment:** Underground equipment shall be located entirely underground and flush with existing sidewalk or ground surface.
12. **Site Security Measures:** Wireless telecommunication facilities may incorporate reasonable and appropriate site security measures, such as locks and anti-climbing devices, to prevent unauthorized access, theft, or vandalism.

13. **Signage:** All wireless telecommunication facilities must include signage that accurately identifies the facility owner/operator, the owner/operator's site name or identification number, and a toll-free number to the owner/operator's network operations center. No other signage or advertisements may appear on a wireless telecommunication facility unless approved by the Director, required by law or recommended under FCC (Federal Communications Commission), Occupational Safety and Health Administration, or other United States governmental agencies for compliance with Radio Frequency (RF) emissions regulations.
14. **Compliance with Health and Safety Regulations:** All wireless telecommunication facilities shall be designed, constructed, operated, and maintained in compliance with all generally applicable health and safety regulations, which includes, without limitation, all applicable regulations for human exposure to RF emissions, ADA, California Building Standards Code, and County Code.
15. **Availability:** All existing telecommunication facilities shall be available to other carriers as long as structural or technological obstacles do not exist.
16. **Unused Facilities:** The facility owner shall notify the Department no less than 60 days prior to the final day of use of any telecommunication facilities. All obsolete or unused telecommunication facilities shall be physically removed by the facility owner within 180 days after the use of that facility has ceased or the facility has been abandoned. All site disturbance related to the facility shall be restored to its pre-project condition.
17. **Conditions Compliance:** Prior to issuance of a building permit or commencement or 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. The applicant shall also schedule an inspection by Planning Division prior to building permit final for any building permit for verification of compliance with applicable Conditions of Approval.
18. **Five-Year Review:** Every five years following approval of a Conditional Use Permit (CUP) for a wireless telecommunications facility, the County shall review the facility for compliance with the approved conditions of approval. Review of wireless telecommunications facility CUP shall be staff level. This section shall take precedent over existing conditions of approval.

1. Notification. All five-year reviews shall be noticed to nearby property owners in

accordance with Table 130.51.050.2.

2. If complaints or concerns are received from a noticed party, the review shall be set with the Planning Commission.

19. **Revocation:** Failure to comply with any condition of approval or standard in this ordinance shall constitute grounds for possible revocation of use pursuant to County Code Section 130.53.090 (Revocation or County Mandated Modification of a Permit).
20. **Payment of Processing Fees-Development Services:** The applicant shall make the actual and full payment of Planning and Building Services processing fees for the CUP and building permit prior to issuance of a building permit.
21. **Hold Harmless Agreement:** 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.

The developer and landowner shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding 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 CUP.

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

22. **Archeological Resources:** In the event of the discovery of human remains, all work shall cease, and the County coroner shall be immediately notified pursuant to subdivision(c) of Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. The coroner shall make his or her determination within two (2) working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, he or she shall contact, by telephone within 24-hours, the Native American Heritage Commission. The Native American Heritage Commission would immediately notify the person it believes to be the most likely descendant of the deceased Native American.

Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in Section 5097.98 of the Public Resources Code, with the most likely descendants regarding their recommendations. The descendants shall complete their inspection and make their recommendation within 48-hours of their notification by the Native American Heritage Commission. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials or other proper method(s) for handling the remains in accordance with Section 5097.98(b-h). Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken.

Air Quality Management District (AQMD)

23. **Fugitive Dust:** Mitigation measures for dust control shall comply with the requirements of AQMD Rule 223, Fugitive Dust – General Requirements and Rule 223.1 – Construction, Bulk Material Handling, Blasting, Other Earthmoving Activities and Trackout Prevention.
24. **Paving:** Road construction shall adhere to AQMD Rule 224, Cutback and Emulsified Asphalt Paving Materials.
25. **Painting/Coating:** The application of architectural coatings shall adhere to AQMD Rule 215, Architectural Coatings.
26. **Open Burning:** Burning of wastes that result from “Land Development Clearing” must be permitted through the AQMD. Only dry vegetation originating from the property may be disposed of using an open outdoor fire and burning shall adhere to AQMD Rule 300, Open Burning.
27. **Construction Emissions:** During construction, all self-propelled diesel-fueled engines greater than 25 horsepower shall be in compliance with the California Air Resources Board (CARB) Regulation for In-Use Off-Road Diesel Fueled Fleets (§2249 et al, title 13, article 4.8, chapter 9, California Code of Regulations (CCR)). The full text of the regulation can be found at CARB’s website here: <https://ww2.arb.ca.gov/our-work/topics/construction-earthmoving-equipment>. Questions on applicability should be directed to CARB at 1.866.634.3735. CARB is responsible for enforcement of this regulation.

28. **Portable Equipment:** All portable combustion engine equipment with a rating of 50 horsepower or greater shall be registered with CARB. A copy of the current portable equipment registration shall be with said equipment. The applicant shall provide a complete list of heavy-duty diesel-fueled equipment to be used on this project, which includes the make, model, year of equipment, daily hours of operations of each piece of equipment.
29. **New Point or Stationary Source:** Prior to construction/installation of any new point/stationary source emissions units (e.g., emergency standby engine greater than 50 horsepower), Authority to Construct applications shall be submitted to the AQMD. Submittal of applications shall include facility diagram(s), equipment specifications and emissions estimates, and shall adhere to AQMD Rules 501, General Permit Requirements and 523, New Source Review.

Stormwater Unit

30. **Erosion and Sediment Control:** An Erosion and Sediment Control Plan would need to be included in the plan submittal. If the project would disturb an acre or more of land, the Legally Responsible Person (LRP) is required to obtain Construction General Permit (CGP) coverage through the State Water Resources Control Board (SWRCB). The CGP requires the development and implementation of a Stormwater Pollution Prevention Plan (SWPPP). CGP requirements can be found at the following link: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html
31. **Post-Construction Water Quality Requirements:** The County is subject to the State of California's Phase II MS4 Permit and thus the County's post construction water quality requirements follow those outlined in that Permit in Section E.12, or superseding Permit at the time of application submittal. Projects typically qualify as "Small" or "Regulated/Hydromodification" projects under the current MS4 Permit / West Slope Development and Redevelopment Standards and Post Construction Stormwater Plan Requirements if improvements (i.e., parking lots, rooftops, driveways, etc.) create or replace 2,500 square feet or more of impervious surface (including offsite improvements). Qualifying projects are required to provide treatment of stormwater prior to the water leaving the site or entering a waterbody. Submittal requirements for all projects are provided here: <https://www.eldoradocounty.ca.gov/Land-Use/Planning-and-Building/Tahoe-Planning-and-Building-Division-Stormwater-Unit/West-Slope-Development-and-Redevelopment-Standards>.

Environmental Management

32. When filling out “Section 6: Construction and Demolition Debris Recycling Acknowledgment” of the El Dorado County Building Permit Application (Part 1), select Option 4, and write in “Tower” to the right of the sections. Towers are exempted from the construction and demolition (C&D) debris recycling requirements since little to no C&D debris will be generated. This form is available online on the County of El Dorado Building Services Forms webpage.

El Dorado County Fire Protection District:

33. **Code Compliance:** The project shall comply with all applicable requirements of the currently adopted California Fire Code, California Building Code, California Residential Code (as applicable), and all locally adopted Fire Protection District standards. Compliance shall be verified by the Fire Department prior to issuance of building permits and prior to commencement of operations.
34. **Fire Apparatus Access:** Approved fire apparatus access shall remain unobstructed at all times. All approved gates shall be equipped with Fire Department–approved emergency access (Knox padlock, or other Fire Department required devices if automated).
35. **Emergency Contact Signage:** Permanent emergency contact signage shall be installed at the primary site entrance and at any additional locations as required by the Fire Department. At a minimum, the signage shall include the site name, physical address, and a 24-hour emergency contact name and phone number. Signage shall be approved by the Fire Department and installed prior to commencement of operations.
36. **Vegetation Management/Defensible Space:** Defensible space and vegetation management shall be established and continuously maintained in compliance with applicable state and local fire regulations. Failure to maintain defensible space shall constitute a violation of the Conditional Use Permit.
37. **Fire Protection Systems:** Fire sprinkler systems, fire alarm systems, and other required fire protection features shall be provided as determined during building permit review based on final building size, use, and construction type. All required systems shall be installed, tested, and approved prior to occupancy.
38. **Diesel Generator and Fuel Storage:** Any diesel-powered generator associated with the project shall comply with applicable Fire Code requirements for combustibles liquids. Fuel tanks, piping, day tanks, and overflow or secondary spill containment systems shall be

reviewed and approved by the Fire Department and shall be subject to final inspection and approval by the Fire Department prior to operation.

39. **Hazardous Materials:** The storage, use, or handling of combustible or hazardous materials shall comply with Fire Code requirements. Additional permits or operational restrictions may be required by the Fire Department.

40. **Fire Lanes and Parking Restrictions:** Fire apparatus access roads and fire lanes shall be maintained clear and unobstructed at all times. Fire lane marking and signage shall be installed where required by the Fire Department prior to occupancy.

41. **Enforcement:** Failure to comply with Fire Department conditions shall constitute a violation of the Conditional Use Permit and may result in enforcement action, suspension, or revocation of the permit.



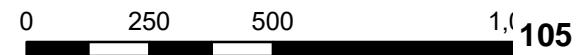
Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

CUP-R25-0005/ATC - Wooden Pole to Monopine
Exhibit A - Vicinity Map



Legend

 Parcel Lines



RECEIVED

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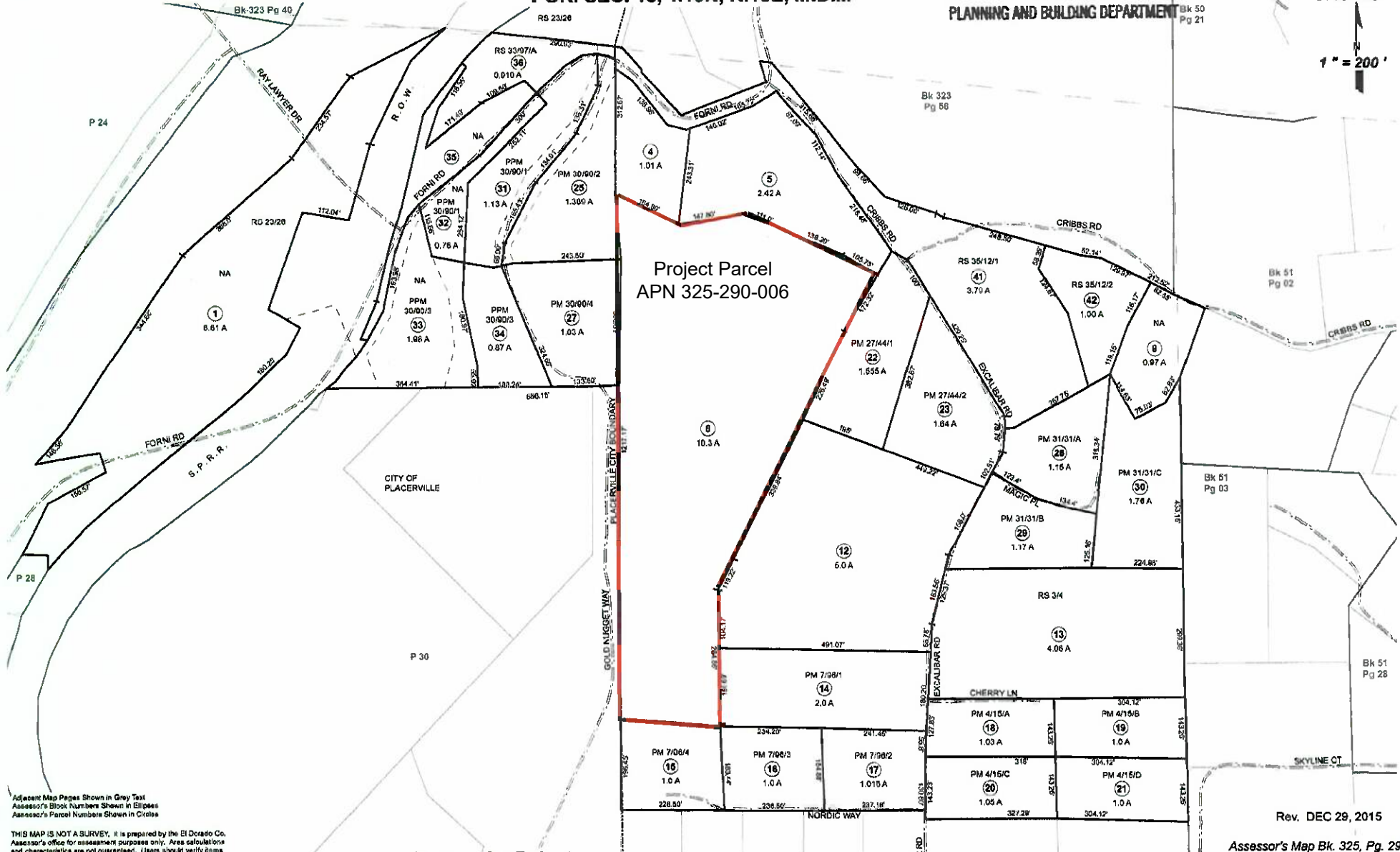
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

Bk 50
Pg 21

325:29



POR. SEC. 13, T.10N, R.10E, M.D.M



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

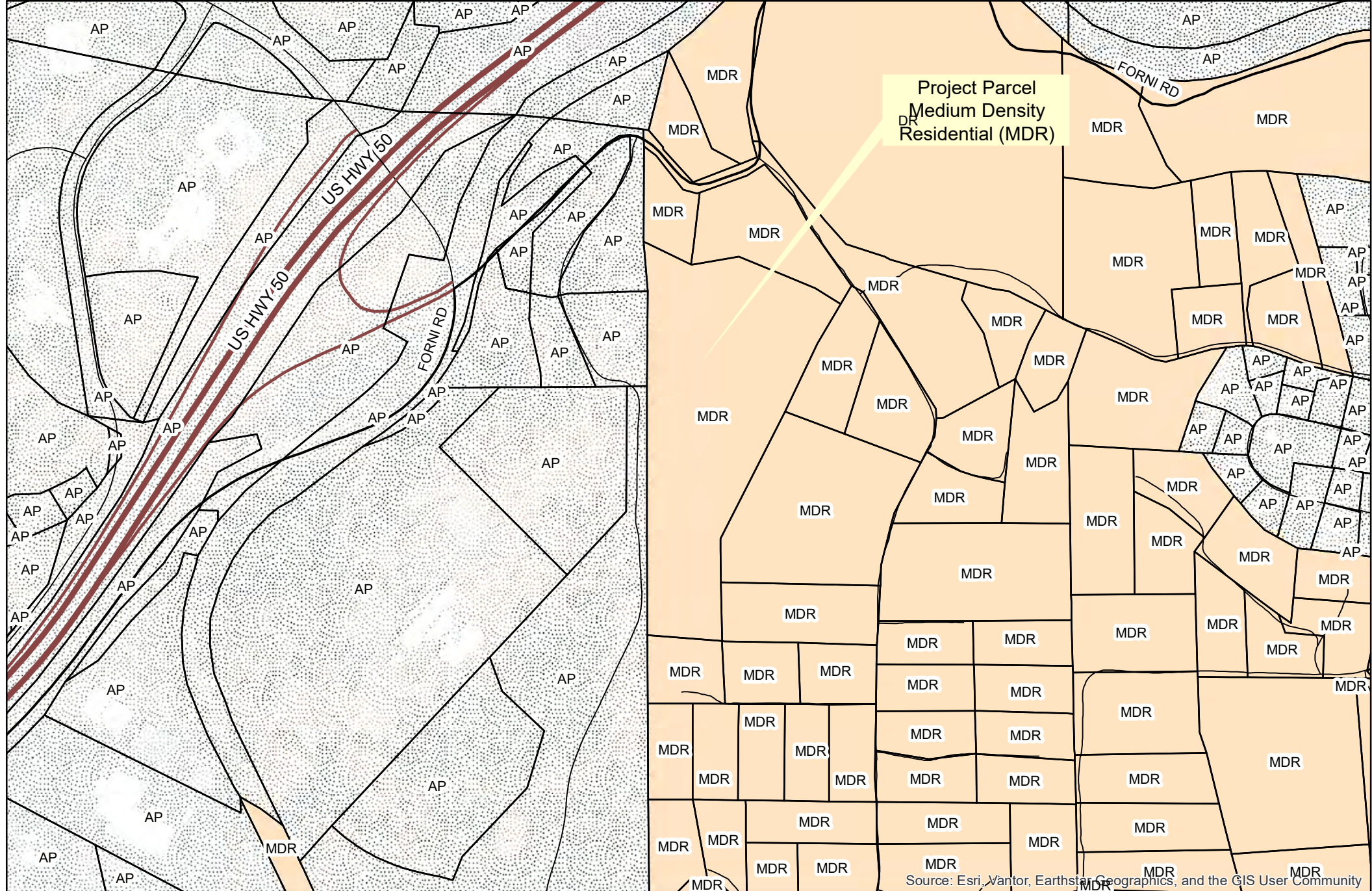
THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

Acreages Are Estimates

Rev. DEC 29, 2015

Assessor's Map Bk. 325, Pg. 29
County of El Dorado, CA

CUP-R25-0005/ATC - Wooden Pole to Monopine
Exhibit B - Assessor's Parcel Map

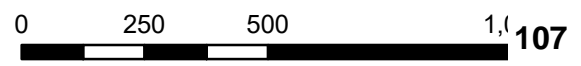


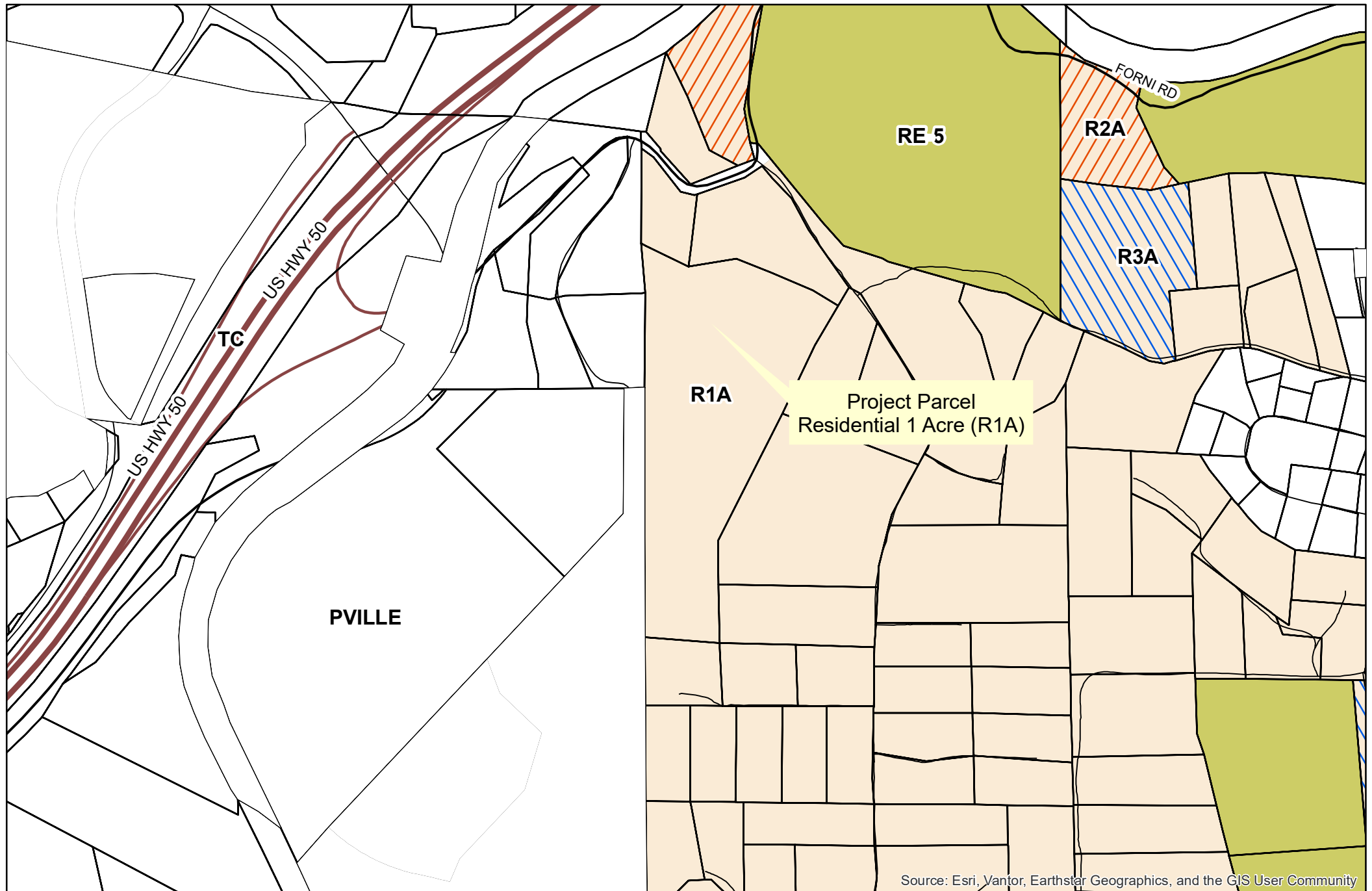
Project Parcel
Medium Density
Residential (MDR)

Source: Esri, Xantoro, Earthstar Geographics, and the GIS User Community

- Legend**
- Parcel Lines
 - Roads**
 - HIGHWAY
 - MAJOR
 - MINOR
 - RAMP
 - Adopted Plan
 - Medium Density Residential

CUP-R25-0005/ATC - Wooden Pole to Monopine
Exhibit C - Land Use Designation Map



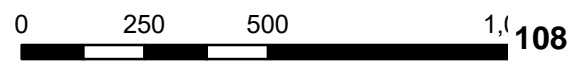


Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

CUP-R25-0005/ATC - Wooden Pole to Monopine
Exhibit D - Zoning Designation Map

Legend

- Parcel Lines
- Roads**
 - HIGHWAY
 - MAJOR
 - MINOR
 - RAMP
- R1A = Residential 1 Acre
- R2A = Residential 2 Acres
- R3A = Residential 3 Acres
- RE-5 = Residential Estate 5 Acres



1,008



PLACERVILLE SHERIFF
3170 GOLD NUGGET WY, PLACERVILLE, CA 95667
MDG LOCATION ID: 5000940687
PROJECT ID: 17120113

Issued For:
PLACERVILLE SHERIFF
3170 GOLD NUGGET WY, PLACERVILLE, CA 95667

PREPARED FOR
verizon
2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

Vendor:
EPIC WIRELESS GROUP LLC
Connecting a Wireless World

MDG LOCATION ID: 5000940687
PROJECT ID: 17120113
DRAWN BY: C. COLSTON
CHECKED BY: S. SAVIG
APPROVED BY: J. SPORE

Table with 4 columns: REV, DATE, DESCRIPTION, CAD. Rows include issue status entries like 02/25/26 PLANNING COMMS T.T., 12/18/25 PLANNING COMMS S.V., 09/30/25 CLIENT REV S.V., 09/25/25 CLIENT REV T.T., 02/12/24 CD 100% S.D., 02/06/24 CLIENT REV S.D., 01/11/24 CD 90% C.T.C.



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

ENGINEER:
Streamline Engineering
3843 Taylor Road, Suite A, Loomis, CA 95660
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

SHEET TITLE:
TITLE SHEET

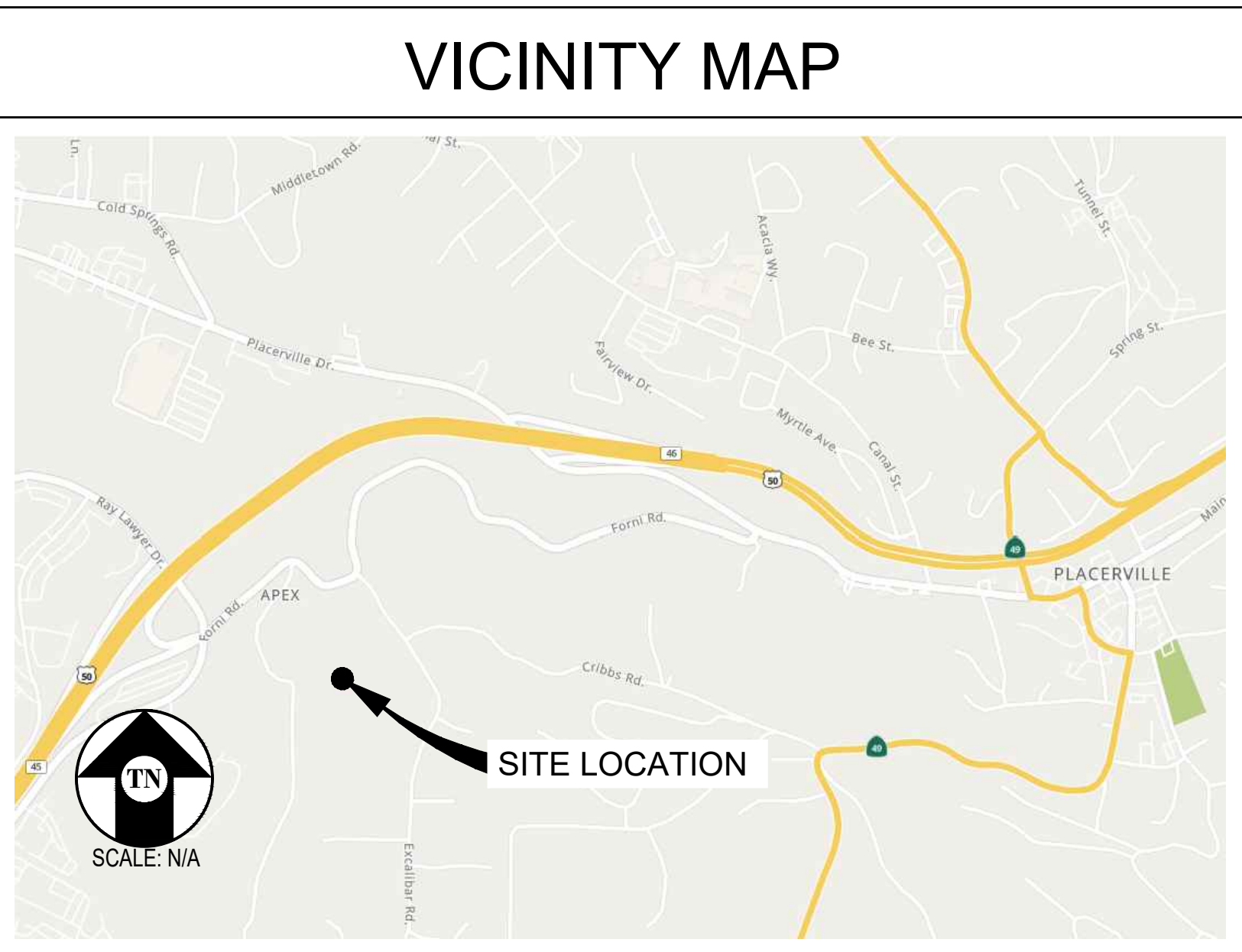
SHEET NUMBER:
T-1.1

PROJECT DESCRIPTION
A (N) VERIZON WIRELESS UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF INSTALLING:
• REMOVING & REPLACING (E) WOOD MONOPOLE W/ (N) 68' TALL MONOPINE
• (E) EQUIPMENT SHELTER TO BE TAKEN OVER BY VERIZON WIRELESS
• REMOVING & REPLACING (E) SHELTER EQUIPMENT W/ (N) VERIZON WIRELESS SHELTER EQUIPMENT
• REMOVING & REPLACING (E) HVAC UNITS W/ (N) HVAC UNITS
• (N) 50KW DIESEL GENERATOR ON (N) 210 GALLON UL 142 RATED FUEL TANK
• (9) (N) ANTENNAS
• (6) (N) RRH UNITS @ ANTENNAS
• (2) (N) SURGE SUPPRESSORS @ ANTENNAS

PROJECT INFORMATION
SITE NAME: PLACERVILLE SHERIFF
PROPERTY OWNER: AMERICAN TOWER CORPORATION
MDG LOCATION ID: 5000940687
APPLICANT: VERIZON WIRELESS
COUNTY: EL DORADO
APPLICANT: 2770 SHADELANDS DR, BLDG 11, WALNUT CREEK, CA 94598
JURISDICTION: EL DORADO COUNTY
SITE ACQUISITION COMPANY: EPIC WIRELESS GROUP
APN: 325-290-006-000
SITE ADDRESS: 3170 GOLD NUGGET WY, PLACERVILLE, CA 95667
LEASING CONTACT: ATTN: JASMINE LEARY
CURRENT ZONING: -
ZONING CONTACT: ATTN: JASMINE LEARY
CONSTRUCTION TYPE: V-B
OCCUPANCY TYPE: U, (UNMANNED COMMUNICATIONS FACILITY)
CONSTRUCTION CONTACT: ATTN: PETE MANAS
POWER: PG&E
PETE.MANAS@EPICWIRELESS.NET
LATITUDE: N 38° 43' 35.40" NAD 83
LONGITUDE: W 120° 49' 14.08" NAD 83

DESIGN CRITERIA
RISK CATEGORY: II
WIND EXPOSURE: C
SEISMIC SITE CLASS: D
Sps: 0.428
ROOF LIVE LOAD: N/A
DESIGN WIND SPEED: 95 MPH
SEISMIC DESIGN CATEGORY: D
Sps: N/A
FLOOR LIVE LOAD: N/A
GROUND ELEVATION: 2,038 FT
SEISMIC COMPONENT Ip: 1.0
Ss: 0.444
ALLOW SOIL BEARING: N/A
TOPOGRAPHIC CATEGORY: I
qp: 1.0 Rp: 2.5
Sf: 0.208

TESTS AND SPECIAL INSPECTIONS
STREAMLINE ENGINEERING & DESIGN, INC. DOES NOT REQUIRE ANY STRUCTURAL OBSERVATION OR SPECIAL INSPECTION OF ANY STRUCTURAL COMPONENT ABOVE & BEYOND WHAT IS LISTED BELOW UNLESS OTHERWISE REQUIRED BY JURISDICTION.
PROVIDE COMPLETE TESTING AND INSPECTIONS IN ACCORDANCE WITH THE CBC, CHAPTER 17 AS NOTED BELOW:
1. POST INSTALLED ANCHORS IN ACCORDANCE WITH CURRENT ICC REPORTS FOR THE SPECIFIED ANCHORAGES.



DRIVING DIRECTIONS

FROM: 2770 SHADELANDS DR, BLDG 11, WALNUT CREEK, CA 94598
TO: 3170 GOLD NUGGET WY, PLACERVILLE, CA 95667
1. HEAD SOUTHEAST TOWARD SHADELANDS DR 361 FT
2. TURN RIGHT ONTO SHADELANDS DR 0.3 MI
3. TURN LEFT ONTO N WIGET LN 0.2 MI
4. TURN RIGHT ONTO YGNACIO VALLEY RD 0.6 MI
5. TURN RIGHT ONTO BANCROFT RD 0.7 MI
6. USE THE LEFT 2 LANES TO TURN LEFT ONTO TREAT BLVD 1.0 MI
7. TURN RIGHT ONTO BUSKIRK AVE 0.2 MI
8. USE THE LEFT LANE TO TAKE THE RAMP ONTO I-680 N 420 FT
9. MERGE ONTO I-680 N 1.9 MI
10. KEEP LEFT AT THE FORK TO STAY ON I-680 N 5.9 MI
11. KEEP LEFT AT THE FORK TO CONTINUE ON I-680 0.1 MI
12. KEEP RIGHT AT THE FORK TO STAY ON I-680 14.2 MI
13. USE ANY LANE TO TAKE EXIT 71A TO MERGE ONTO CA-12 E/I-80 E TOWARD I-80 E/SACRAMENTO 41.4 MI
14. KEEP LEFT TO CONTINUE ON I-80BL E/US-50 E, FOLLOW SIGNS FOR SACRAMENTO/SOUTH LAKE TAHOE/CAPITAL CITY FREEWAY 5.3 MI
15. KEEP LEFT TO CONTINUE ON US-50 E 39.5 MI
16. TAKE EXIT 45 FOR RAY LAWYER DR 0.3 MI
17. CONTINUE ONTO FORNI RD 0.1 MI
18. TURN RIGHT ONTO GOLD NUGGET WY 0.2 MI
END AT: 3170 GOLD NUGGET WY, PLACERVILLE, CA 95667
ESTIMATED TIME: 1 HOUR 47 MINUTES ESTIMATED DISTANCE: 112 MILES

CODE COMPLIANCE

ALL WORK & MATERIALS SHALL BE PERFORMED & INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:
2022 CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
2022 CALIFORNIA BUILDING CODE (CBC), PART 2, VOLUME 1&2, TITLE 24 C.C.R. (2021 INTERNATIONAL BUILDING CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R. (2020 NATIONAL ELECTRICAL CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24 C.C.R. (2021 UNIFORM MECHANICAL CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R. (2021 UNIFORM PLUMBING CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.
2022 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R. (2021 INTERNATIONAL FIRE CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24 C.C.R.
2022 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.
ANSI/EIA-TIA-222-H
ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS
DISABLED ACCESS REQUIREMENTS
THIS FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION. DISABLED ACCESS & REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA STATE BUILDING CODE, TITLE 24 PART 2, SECTION 11B-203.5

SHEET INDEX

Table with 3 columns: SHEET, DESCRIPTION, REV. Lists sheets T-1.1 to T-1.3, C-1, C-2, A-1.1 to A-5.6, S-1.1, S-1.2, E-1.1, E-1.2, BMP1, BMP2.

Geil Engineering
Engineering * Surveying * Planning
1226 High Street
Auburn, California 95603-5015
Phone: (530) 885-0426 * Fax: (530) 823-1309

Verizon Wireless

Project Name: Placerville Sheriff

Project Site Location: 3170 Gold Nugget Way
Placerville, CA 95667
El Dorado County

Date of Observation: 11-01-23

Equipment/Procedure Used to Obtain Coordinates: Trimble Pathfinder Pro XL post processed with Pathfinder Office software.

Type of Antenna Mount: Proposed Monopine

Coordinates (Tower)(NAD83)
Latitude: N 38° 43' xxx" N 38.xxxxxx'
Longitude: W 120° 49' xxx" W 121.xxxxxx'

ELEVATION of Ground at Structure (NAVD88) xxxxx' AMSL

CERTIFICATION: I, the undersigned, do hereby certify elevation listed above is based on a field survey done under my supervision and that the accuracy of those elevations meet or exceed 1-A Standards as defined in the FAA ASAC Information Sheet 91:003, and that they are true and accurate to the best of my knowledge and belief.

Kenneth D. Geil California RCE 14803

Lease Area Description

All that certain lease area being a portion of that certain parcel of land as described in that certain document filed in Book 1810 of Deeds, Page 164 Official Records of El Dorado County, California, also being a portion of the East half of the Northeast quarter Section 13, Township 10 North, Range 10 East M.D.B.M., being more particularly described as follows:

Commencing at a 1-1/4" C.I.P. set for the most Northerly corner of Parcel 1 as is shown on that certain Parcel Map filed for record at Book 27 of Parcel Maps at Page 44, Official Records of El Dorado County, from which a 3/4" C.I.P. set at the most Westerly corner of the above referenced Parcel 1 bears South 27°43'59" West 457.18 feet; thence from said Point of Commencement South xx feet to the True Point of Beginning; thence from said point of beginning North XXX feet to the true point of beginning.

Together with an easement for utility purposes six feet in width the centerline of which is described as follows: Beginning at a point which bears North XXX feet from the Northwest corner of the above described lease area; thence from said point of beginning North XXX feet more or less to an existing utility service connection location.

Also together with an easement for utility purposes from the above described lease area to the cellular tower located in close proximity thereto and as necessary for the placement of cellular antennas and appurtenance thereon.

Also together with an easement for ingress and egress fifteen feet in width from the above described lease area, over and across an existing traveled way, to the public right of way.

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF GEIL ENGINEERING AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE AND CARRIER FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM GEIL ENGINEERING TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH GEIL ENGINEERING WITHOUT PREJUDICE AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED EXCEPT AS SHOWN ON THIS PLAN. NO PROPERTY MONUMENTS WERE SET.

DATE OF SURVEY: 11-01-23

SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GEIL, R.C.E. 14803

LOCATED IN THE COUNTY OF EL DORADO, STATE OF CALIFORNIA

BEARINGS SHOWN ARE BASED UPON MONUMENTS FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.

ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON U.S.G.S. N.A.V.D. 88 DATUM. ABOVE MEAN SEA LEVEL.

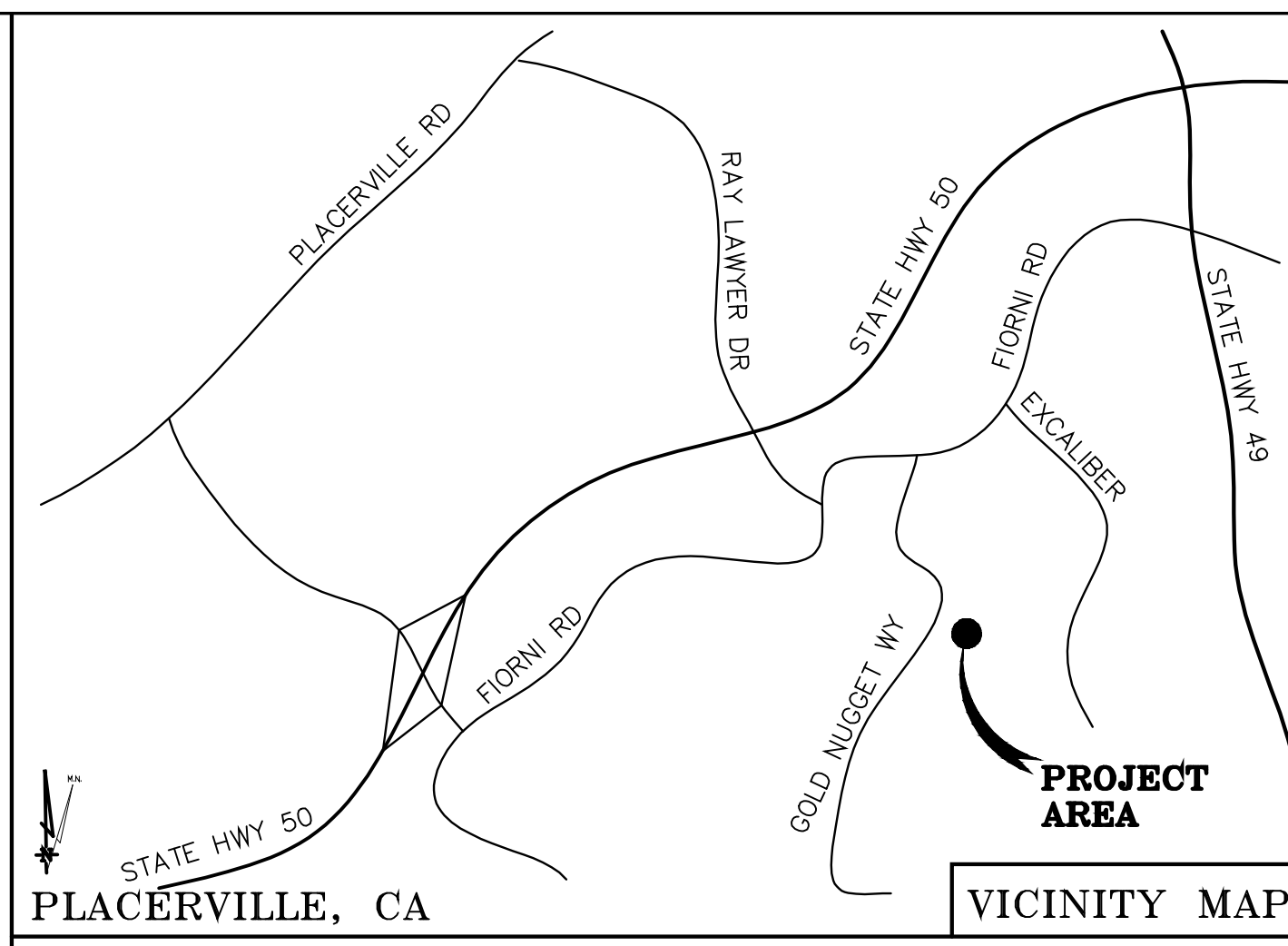
N.G.V.D. 1929 CORRECTION: SUBTRACT XXX' FROM ELEVATIONS SHOWN.

CONTOUR INTERVAL: N/A

CONTRACTOR IS RESPONSIBLE TO VERIFY LEASE AREA PRIOR TO CONSTRUCTION.

ASSESSOR'S PARCEL NUMBER: 325-290-006-000

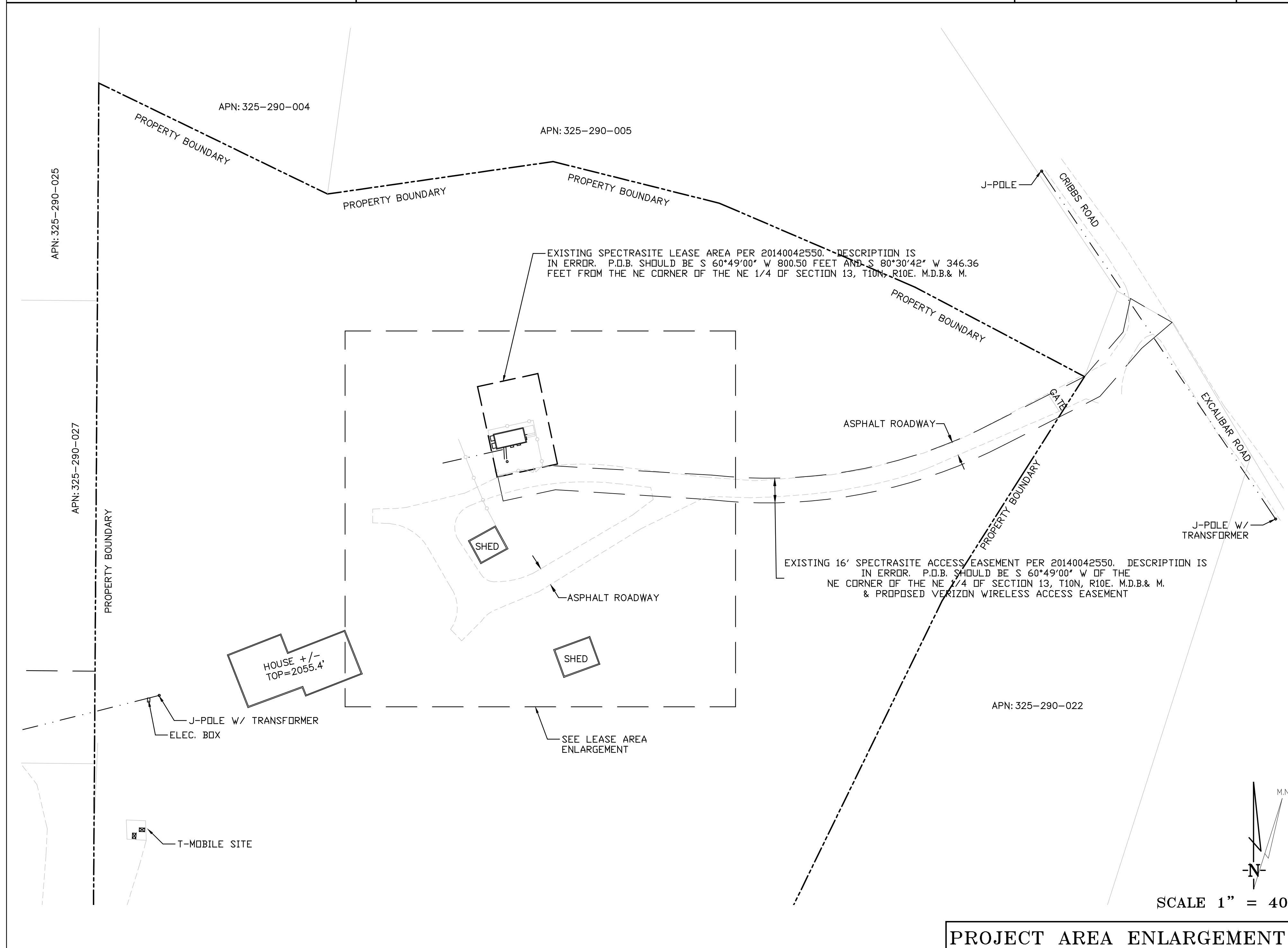
OWNER(S): EILEEN E. MC CALLUM
3170 GOLD NUGGET WAY
PLACERVILLE, CA 95667



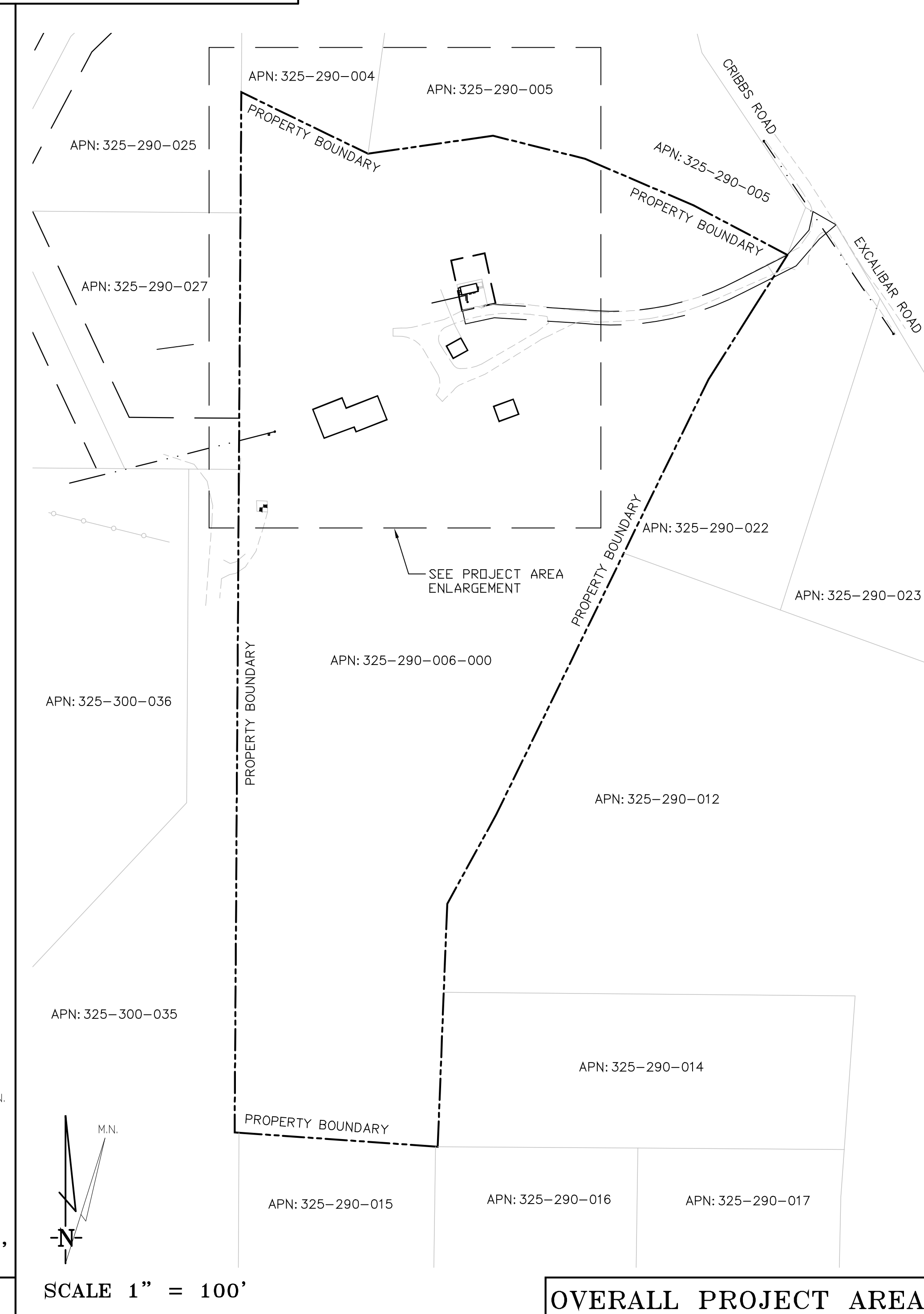
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Surveyor

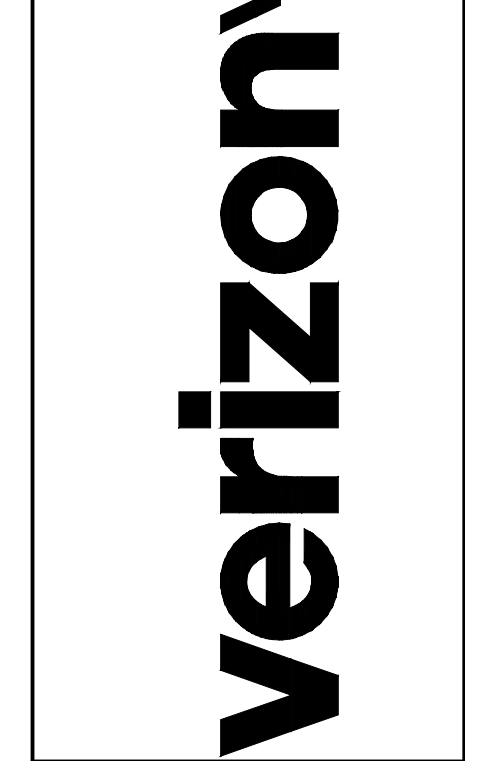
GEIL ENGINEERING
ENGINEERING * SURVEYING * PLANNING
1226 HIGH STREET
AUBURN, CALIFORNIA 95603
Phone: (530) 885-0426
Fax: (530) 823-1309



PROJECT AREA ENLARGEMENT



OVERALL PROJECT AREA



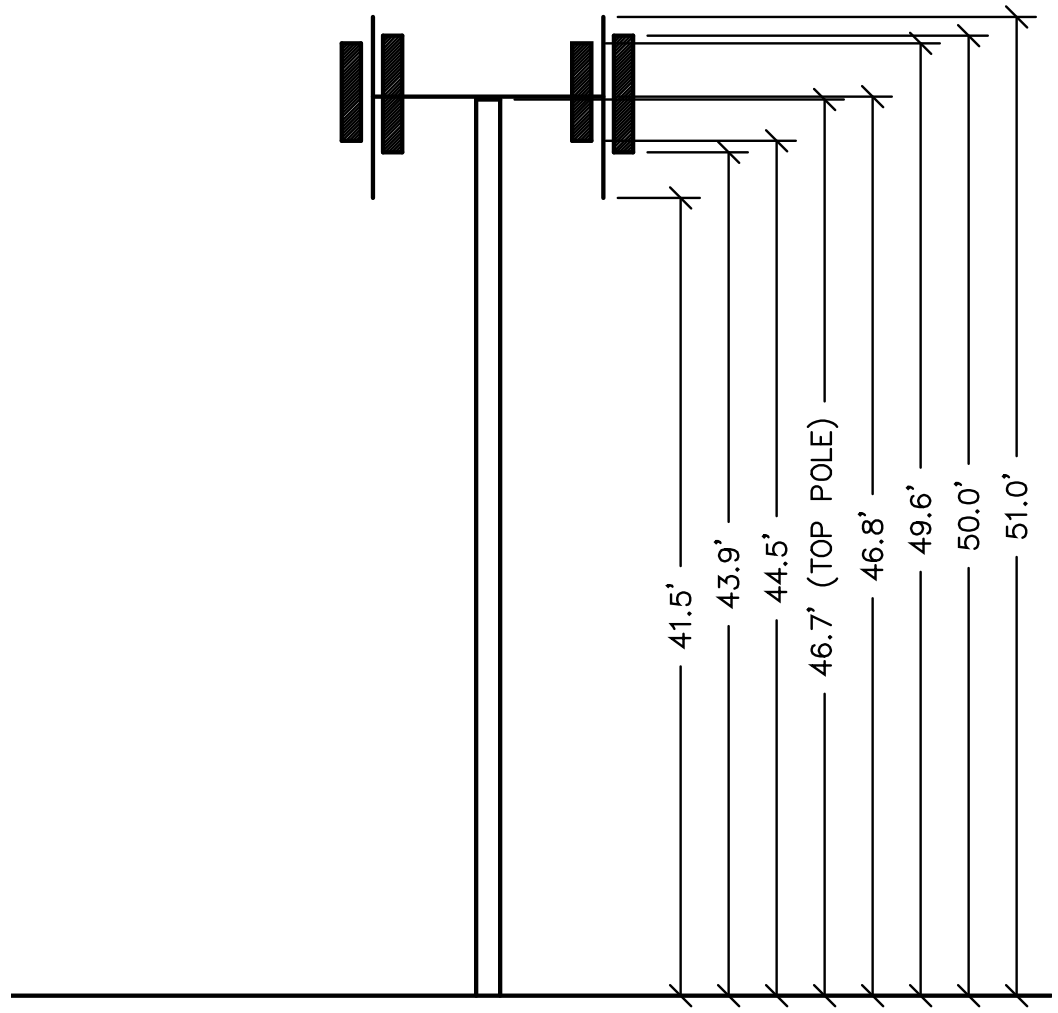
**PLACERVILLE SHERIFF RELO
3170 GOLD NUGGET WAY
PLACERVILLE, CA 95667**

**PLOT PLAN AND
SITE TOPOGRAPHY**

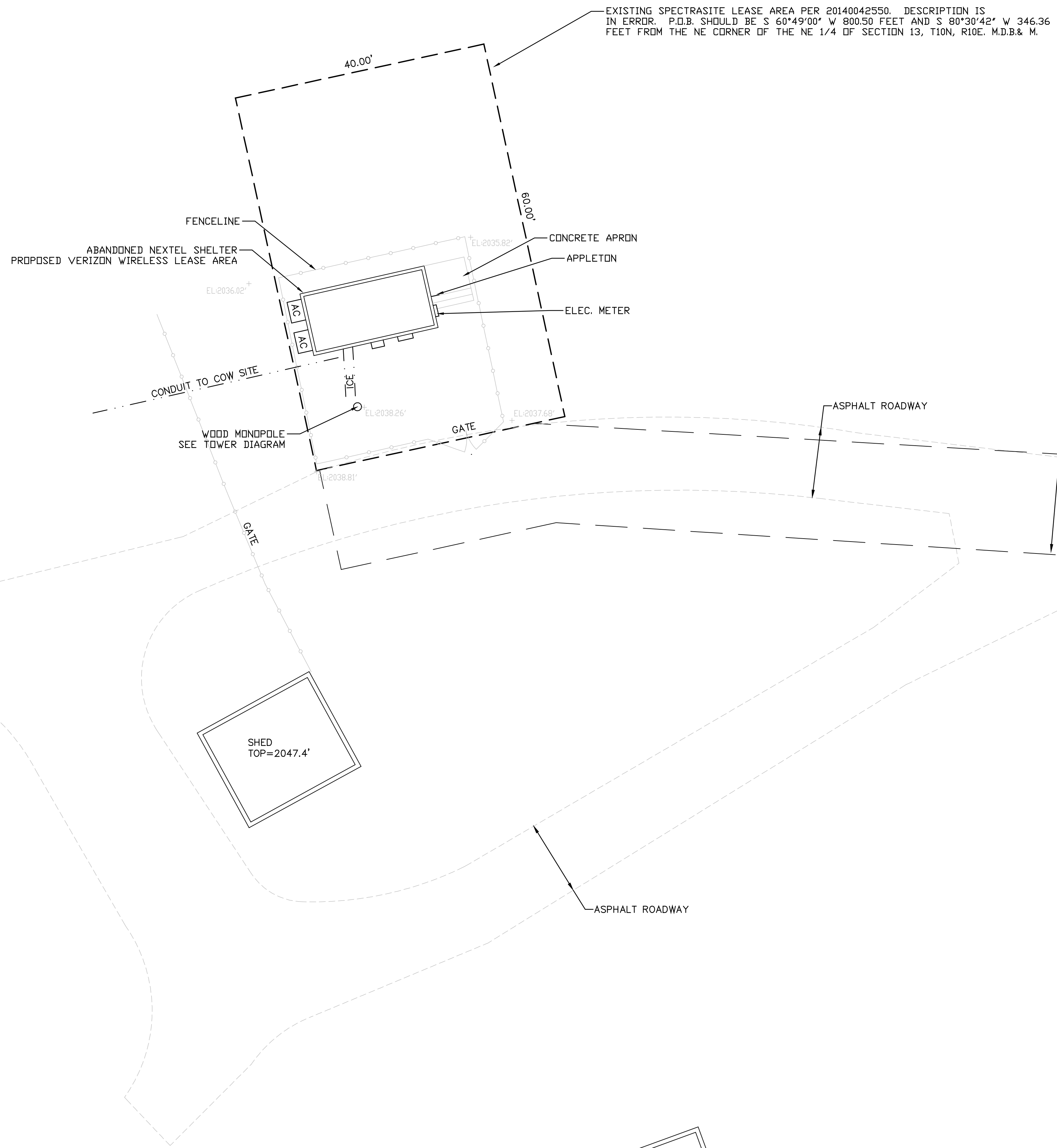
REV	NO	DATE	DESCRIPTION

Sheet

C-1



POLE DIAGRAM

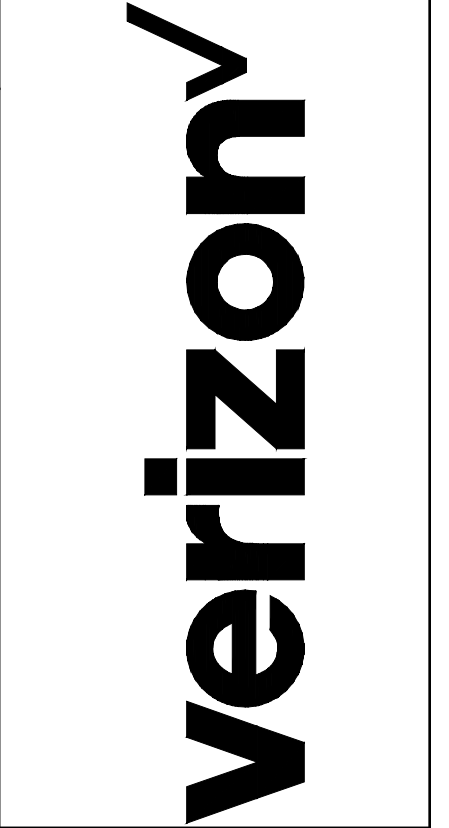


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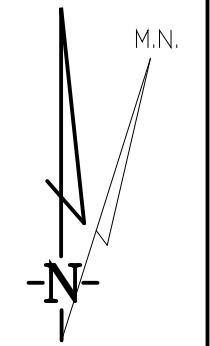
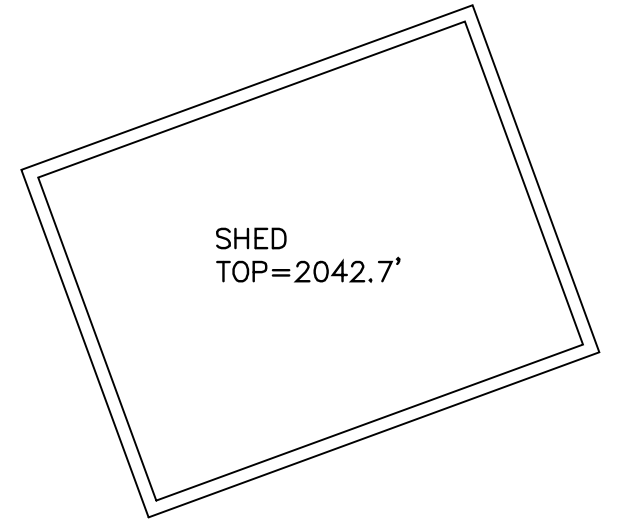
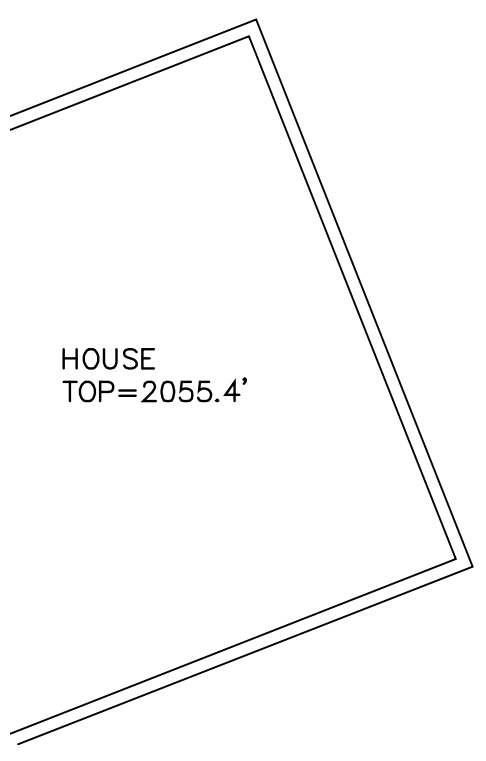
DEPT	APPROVED	DATE
ARC		
RE		
RF		
INT		
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OPS		
EE\OUT		

Surveyor
GEIL ENGINEERING
ENGINEERING • SURVEYING • PLANNING
1525 HIGH STREET
AUBURN, CALIFORNIA 96905
Phone: (530) 885-1000
Fax: (530) 885-1005

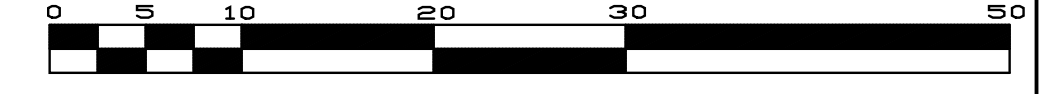


PLACERVILLE SHERIFF RELO
3170 GOLD NUGGET WAY
PLACERVILLE, CA 95667

**PLOT PLAN AND
SITE TOPOGRAPHY**



SCALE 1" = 10'

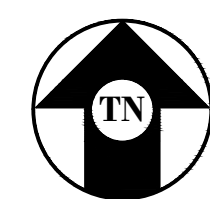
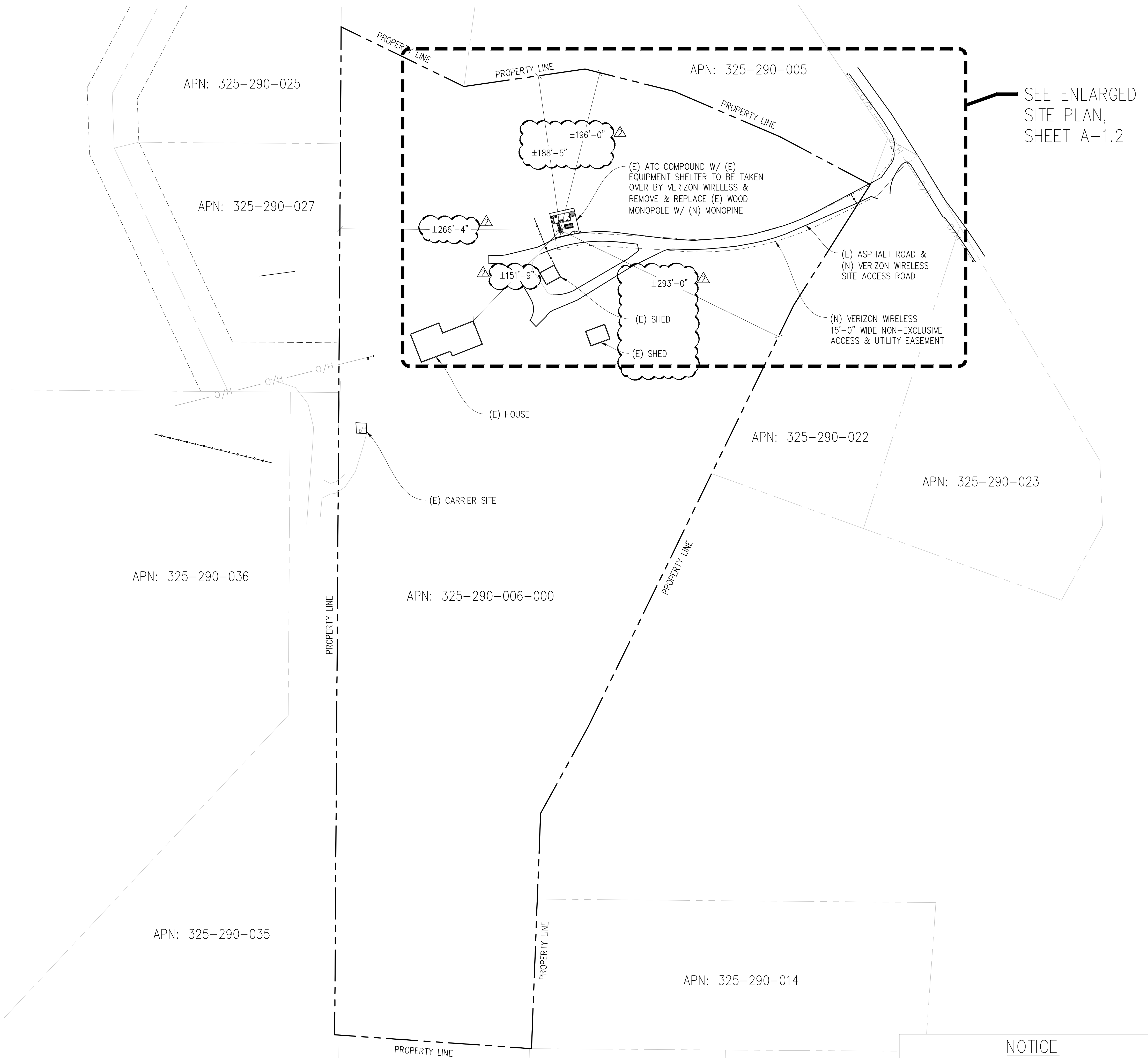


LEASE AREA ENLARGEMENT

Sheet
C-2

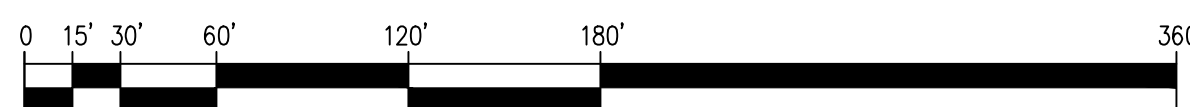
EL DORADO COUNTY FIRE COMMENTS:

1. FIRE APPARATUS ACCESS – APPROVED FIRE APPARATUS ACCESS SHALL REMAIN UNOBSTRUCTED AT ALL TIMES. ALL APPROVED GATES SHALL BE EQUIPPED WITH FIRE DEPARTMENT –APPROVED EMERGENCY ACCESS (KNOX PADLOCK, OR OTHER FIRE DEPARTMENT REQUIRED DEVICES IF AUTOMATED).
2. PREMISES IDENTIFICATION – APPROVED ADDRESS IDENTIFICATION AND ON-SITE DIRECTIONAL SIGNAGE SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH FIRE DEPARTMENT STANDARDS PRIOR TO OCCUPANCY.
3. EMERGENCY CONTACT SIGNAGE – PERMANENT EMERGENCY CONTACT SIGNAGE SHALL BE INSTALLED AT THE PRIMARY SITE ENTRANCE AND AT ANY ADDITIONAL LOCATIONS AS REQUIRED BY THE FIRE DEPARTMENT. AT A MINIMUM, THE SIGNAGE SHALL INCLUDE THE SITE NAME, PHYSICAL ADDRESS, AND A 24-HOUR EMERGENCY CONTACT NAME AND PHONE NUMBER. SIGNAGE SHALL BE APPROVED BY THE FIRE DEPARTMENT AND INSTALLED PRIOR TO COMMENCEMENT OF OPERATIONS.
4. VEGETATION MANAGEMENT / DEFENSIBLE SPACE – DEFENSIBLE SPACE AND VEGETATION MANAGEMENT SHALL BE ESTABLISHED AND CONTINUOUSLY MAINTAINED IN COMPLIANCE WITH APPLICABLE STATE AND LOCAL FIRE REGULATIONS. FAILURE TO MAINTAIN DEFENSIBLE SPACE SHALL CONSTITUTE A VIOLATION OF THE CONDITIONAL USE PERMIT
5. FIRE PROTECTION SYSTEMS – FIRE SPRINKLER SYSTEMS, FIRE ALARM SYSTEMS, AND OTHER REQUIRED FIRE PROTECTION FEATURES SHALL BE PROVIDED AS DETERMINED DURING BUILDING PERMIT REVIEW BASED ON FINAL BUILDING SIZE, USE, AND CONSTRUCTION TYPE. ALL REQUIRED SYSTEMS SHALL BE INSTALLED, TESTED, AND APPROVED PRIOR TO OCCUPANCY.
6. DIESEL GENERATOR AND FUEL STORAGE – ANY DIESEL-POWERED GENERATOR ASSOCIATED WITH THE PROJECT SHALL COMPLY WITH APPLICABLE FIRE CODE REQUIREMENTS FOR COMBUSTIBLE LIQUIDS, FUEL TANKS, PIPING, DAY TANKS, AND OVERFLOW OR SECONDARY SPILL CONTAINMENT SYSTEMS SHALL BE REVIEWED AND APPROVED BY THE FIRE DEPARTMENT AND SHALL BE SUBJECT TO FINAL INSPECTION AND APPROVAL BY THE FIRE DEPARTMENT PRIOR TO OPERATION.
7. HAZARDOUS MATERIALS – THE STORAGE, USE, OR HANDLING OF COMBUSTIBLE OR HAZARDOUS MATERIALS SHALL COMPLY WITH FIRE CODE REQUIREMENTS. ADDITIONAL PERMITS OR OPERATIONAL RESTRICTIONS MAY BE REQUIRED BY THE FIRE DEPARTMENT.
8. FIRE LANES AND PARKING RESTRICTIONS – FIRE APPARATUS ACCESS ROADS AND FIRE LANES SHALL BE MAINTAINED CLEAR AND UNOBSTRUCTED AT ALL TIMES. FIRE LANE MARKING AND SIGNAGE SHALL BE INSTALLED WHERE REQUIRED BY THE FIRE DEPARTMENT PRIOR TO OCCUPANCY.
9. ENFORCEMENT – FAILURE TO COMPLY WITH FIRE DEPARTMENT CONDITIONS SHALL CONSTITUTE A VIOLATION OF THE CONDITIONAL USE PERMIT AND MAY RESULT IN ENFORCEMENT ACTION, SUSPENSION, OR REVOCATION OF THE PERMIT.



OVERALL SITE PLAN

1"=60'-0"



NOTICE
NEW MONOPINE TO BE ANALYZED BY OTHERS. STREAMLINE ENGINEERING & DESIGN INC. IS NOT RESPONSIBLE FOR THE EVALUATION OF THE NEW MONOPINE, BASE PLATE, ANCHOR BOLTS, FOUNDATION OR ANTENNA/RRU MOUNT FRAMING & CONNECTIONS FOR NEW LOADING CONDITIONS.

Issued For:
PLACERVILLE SHERIFF
3170 GOLD NUGGET WY,
PLACERVILLE, CA 95667

PREPARED FOR
verizon
2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

Vendor:
EPIC WIRELESS GROUP LLC
Connecting a Wireless World

MDG LOCATION ID:	5000940687
PROJECT ID:	17120113
DRAWN BY:	C. COLSTON
CHECKED BY:	S. SAVIG
APPROVED BY:	J. SPORE

ISSUE STATUS			
REV	DATE	DESCRIPTION	CAD
0	01/11/24	CD 90%	C.T.C
1	02/06/24	CLIENT REV	S.D.
2	02/12/24	CD 100%	S.D.
3	09/25/25	CLIENT REV	T.T.
4	09/30/25	CLIENT REV	S.V.
12/18/25	PLANNING COMMS	S.V.	
02/25/26	PLANNING COMMS	T.T.	

Licensee:

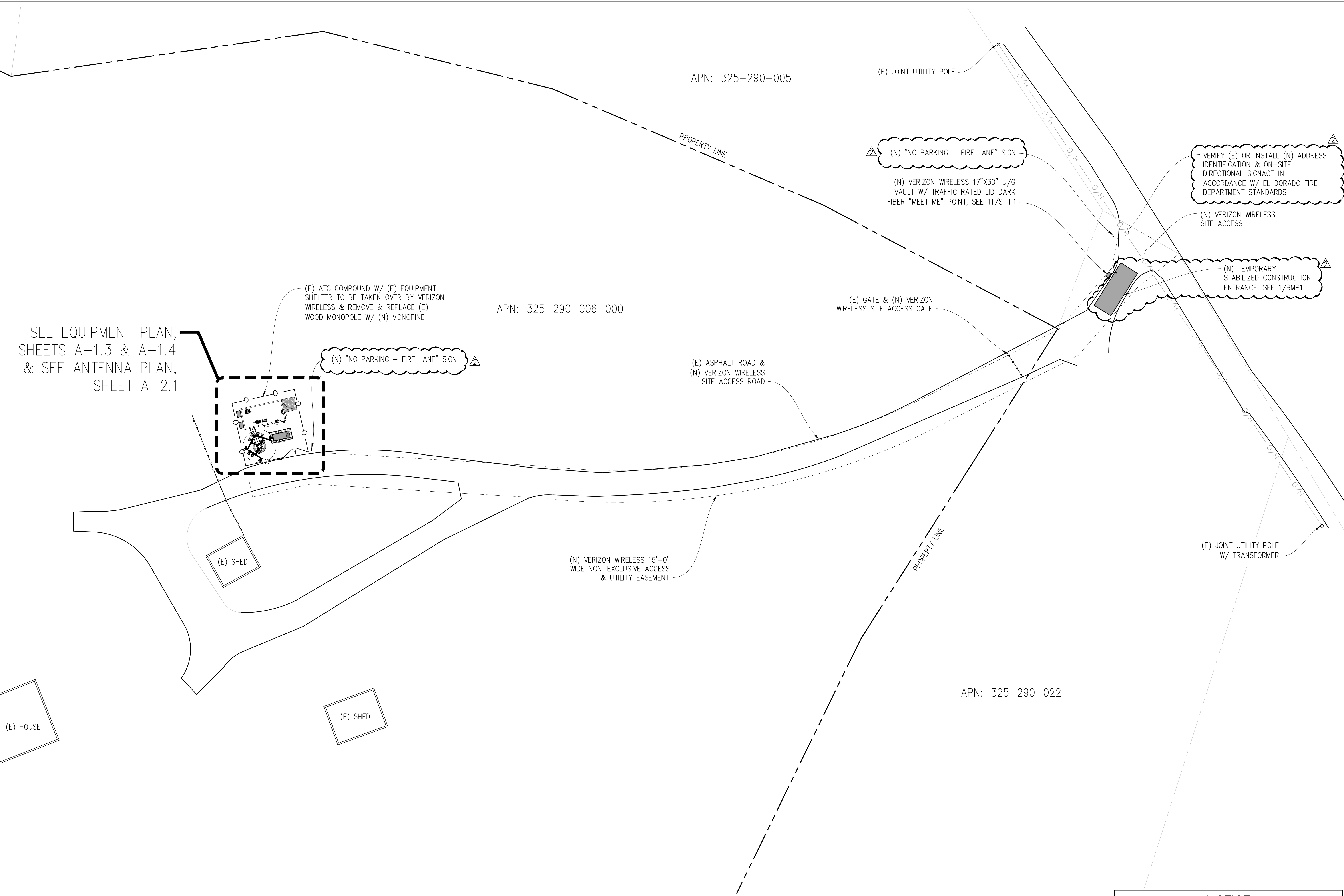
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ENGINEER:

 3843 Taylor Road, Suite A, Loomis, CA 95650
 Contact: Kevin Sorenson Phone: 916-660-1930
 E-Mail: kevin@streamlineeng.com Fax: 916-660-1941
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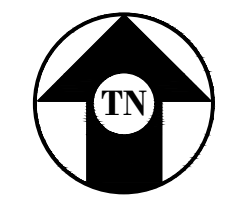
SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
A-1.1



SEE EQUIPMENT PLAN, SHEETS A-1.3 & A-1.4 & SEE ANTENNA PLAN, SHEET A-2.1

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ENLARGED SITE PLAN
 1" = 20'-0"



Issued For:
PLACERVILLE SHERIFF
 3170 GOLD NUGGET WY,
 PLACERVILLE, CA 95667

PREPARED FOR
verizon
 2770 SHADELANDS DR, BLDG 11
 WALNUT CREEK, CA 94598

Vendor:
EPIC
WIRELESS GROUP LLC
 Connecting a Wireless World

MDG LOCATION ID: 5000940687
 PROJECT ID: 17120113
 DRAWN BY: C. COLSTON
 CHECKED BY: S. SAVIG
 APPROVED BY: J. SPORE

ISSUE STATUS			
REV	DATE	DESCRIPTION	CAD
△	02/25/26	PLANNING COMMS	T.T.
△	12/18/25	PLANNING COMMS	S.V.
4	09/30/25	CLIENT REV	S.V.
3	09/25/25	CLIENT REV	T.T.
2	02/12/24	CD 100%	S.D.
1	02/06/24	CLIENT REV	S.D.
0	01/11/24	CD 90%	C.T.C

Licensee:

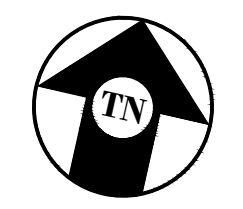
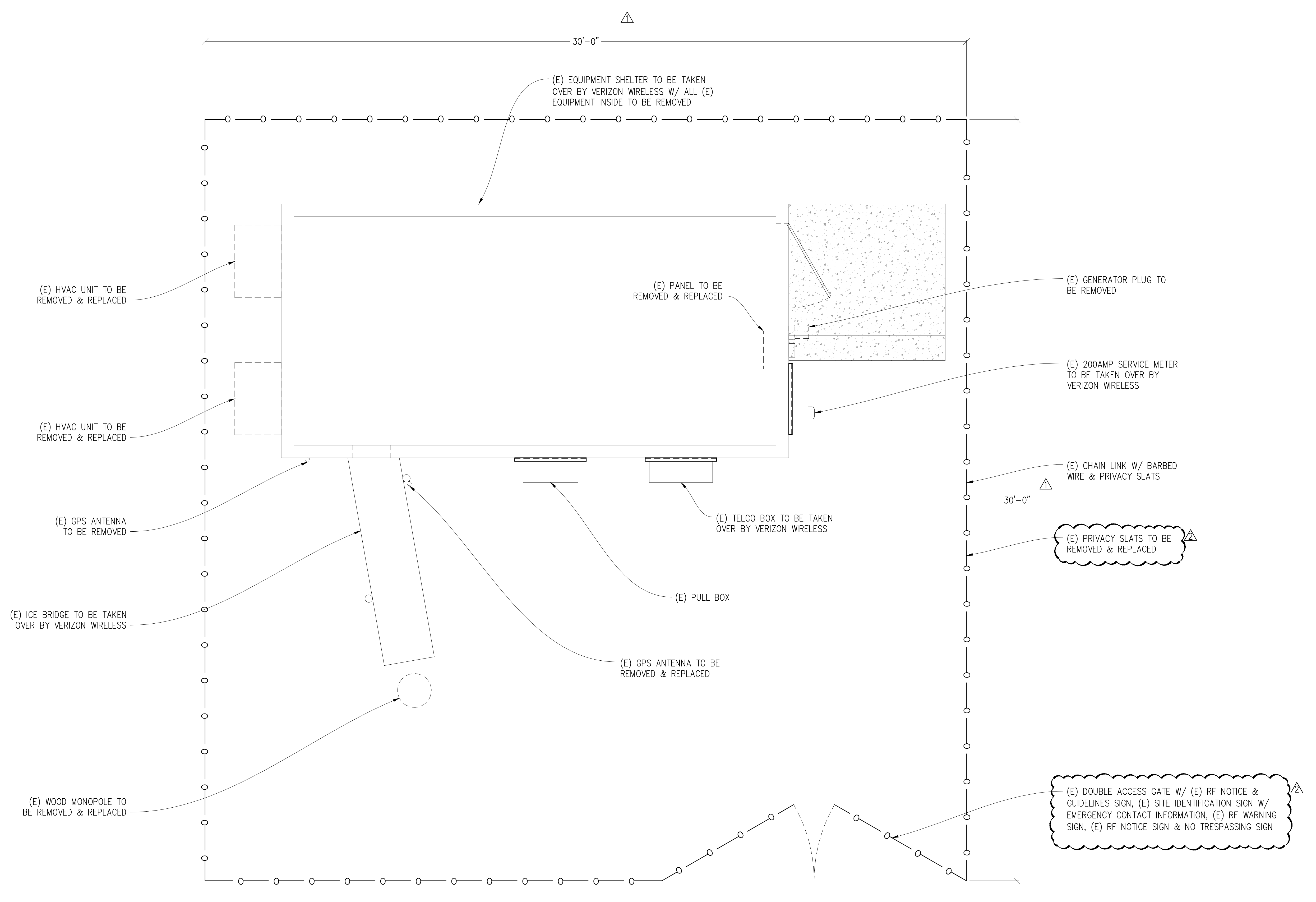
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ENGINEER:

 3843 Taylor Road, Suite A, Loomis, CA 95650
 Contact: Kevin Sorenson Phone: 916-660-1930
 E-Mail: kevin@streamlineeng.com Fax: 916-660-1941
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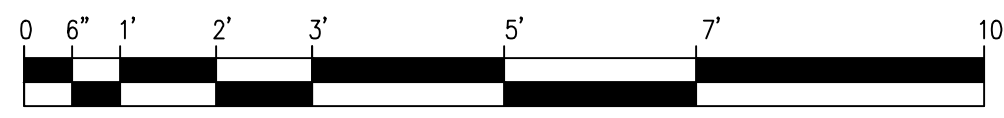
SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER:
A-1.2



(E) EQUIPMENT PLAN

1/2" = 1'-0"



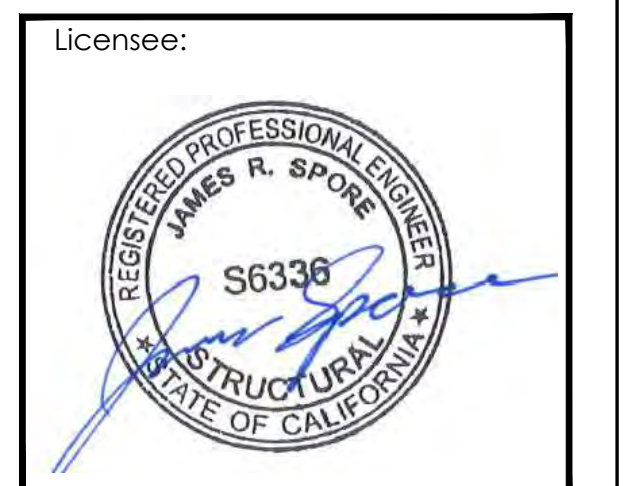
Issued For:
PLACERVILLE SHERIFF
3170 GOLD NUGGET WY,
PLACERVILLE, CA 95667

PREPARED FOR
verizon
2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

Vendor:
EPIC WIRELESS GROUP LLC
Connecting a Wireless World

MDG LOCATION ID: 5000940687
PROJECT ID: 17120113
DRAWN BY: C. COLSTON
CHECKED BY: S. SAVIG
APPROVED BY: J. SPORE

ISSUE STATUS			
REV	DATE	DESCRIPTION	CAD
4	02/25/26	PLANNING COMMS	T.T.
4	12/18/25	PLANNING COMMS	S.V.
3	09/30/25	CLIENT REV	S.V.
3	09/25/25	CLIENT REV	T.T.
2	02/12/24	CD 100%	S.D.
1	02/06/24	CLIENT REV	S.D.
0	01/11/24	CD 90%	C.T.C



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Streamline Engineering
3843 Taylor Road, Suite A, Loomis, CA 95650
Contact: Kevin Sorenson Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941
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SHEET TITLE:
EQUIPMENT PLAN

SHEET NUMBER:
A-1.3

Issued For:
PLACERVILLE SHERIFF
3170 GOLD NUGGET WY,
PLACERVILLE, CA 95667

PREPARED FOR
verizon
2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

Vendor:
EPIC WIRELESS GROUP LLC
Connecting a Wireless World

MDG LOCATION ID: 5000940687
PROJECT ID: 17120113
DRAWN BY: C. COLSTON
CHECKED BY: S. SAVIG
APPROVED BY: J. SPORE

ISSUE STATUS			
REV	DATE	DESCRIPTION	CAD
4	02/25/26	PLANNING COMMS	T.T.
4	12/18/25	PLANNING COMMS	S.V.
3	09/30/25	CLIENT REV	S.V.
3	09/25/25	CLIENT REV	T.T.
2	02/12/24	CD 100%	S.D.
1	02/06/24	CLIENT REV	S.D.
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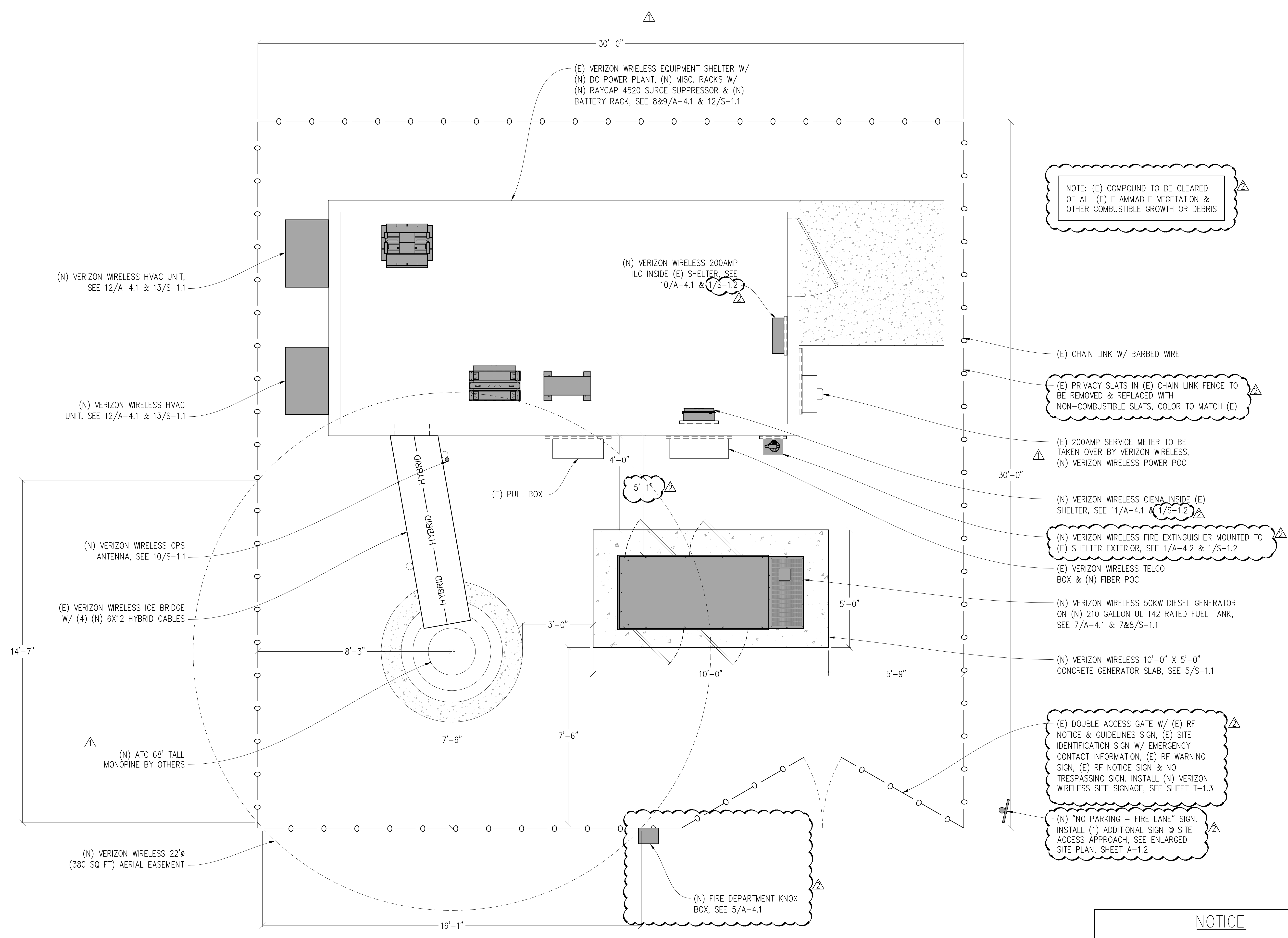
ENGINEER:

Streamline Engineering
3843 Taylor Road, Suite A, Loomis, CA 95660
Contact: Kevin Sorenson Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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SHEET TITLE:
EQUIPMENT PLAN

SHEET NUMBER:
A-1.4



NOTE: (E) COMPOUND TO BE CLEARED
OF ALL (E) FLAMMABLE VEGETATION &
OTHER COMBUSTIBLE GROWTH OR DEBRIS

(E) 200AMP SERVICE METER TO BE
TAKEN OVER BY VERIZON WIRELESS,
(N) VERIZON WIRELESS POWER POC

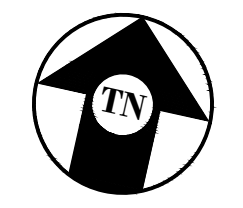
(N) VERIZON WIRELESS FIRE EXTINGUISHER MOUNTED TO
(E) SHELTER EXTERIOR, SEE 1/A-4.2 & 1/S-1.2

(E) DOUBLE ACCESS GATE W/ (E) RF
NOTICE & GUIDELINES SIGN, (E) SITE
IDENTIFICATION SIGN W/ EMERGENCY
CONTACT INFORMATION, (E) RF WARNING
SIGN, (E) RF NOTICE SIGN & NO
TRESPASSING SIGN. INSTALL (N) VERIZON
WIRELESS SITE SIGNAGE, SEE SHEET T-1.3

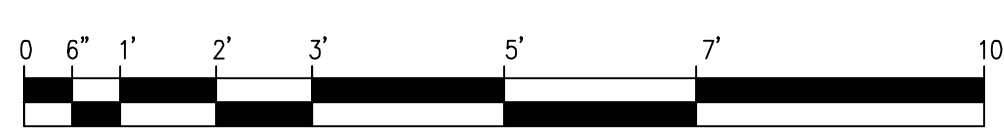
(N) "NO PARKING - FIRE LANE" SIGN.
INSTALL (1) ADDITIONAL SIGN @ SITE
ACCESS APPROACH, SEE ENLARGED
SITE PLAN, SHEET A-1.2

NOTICE

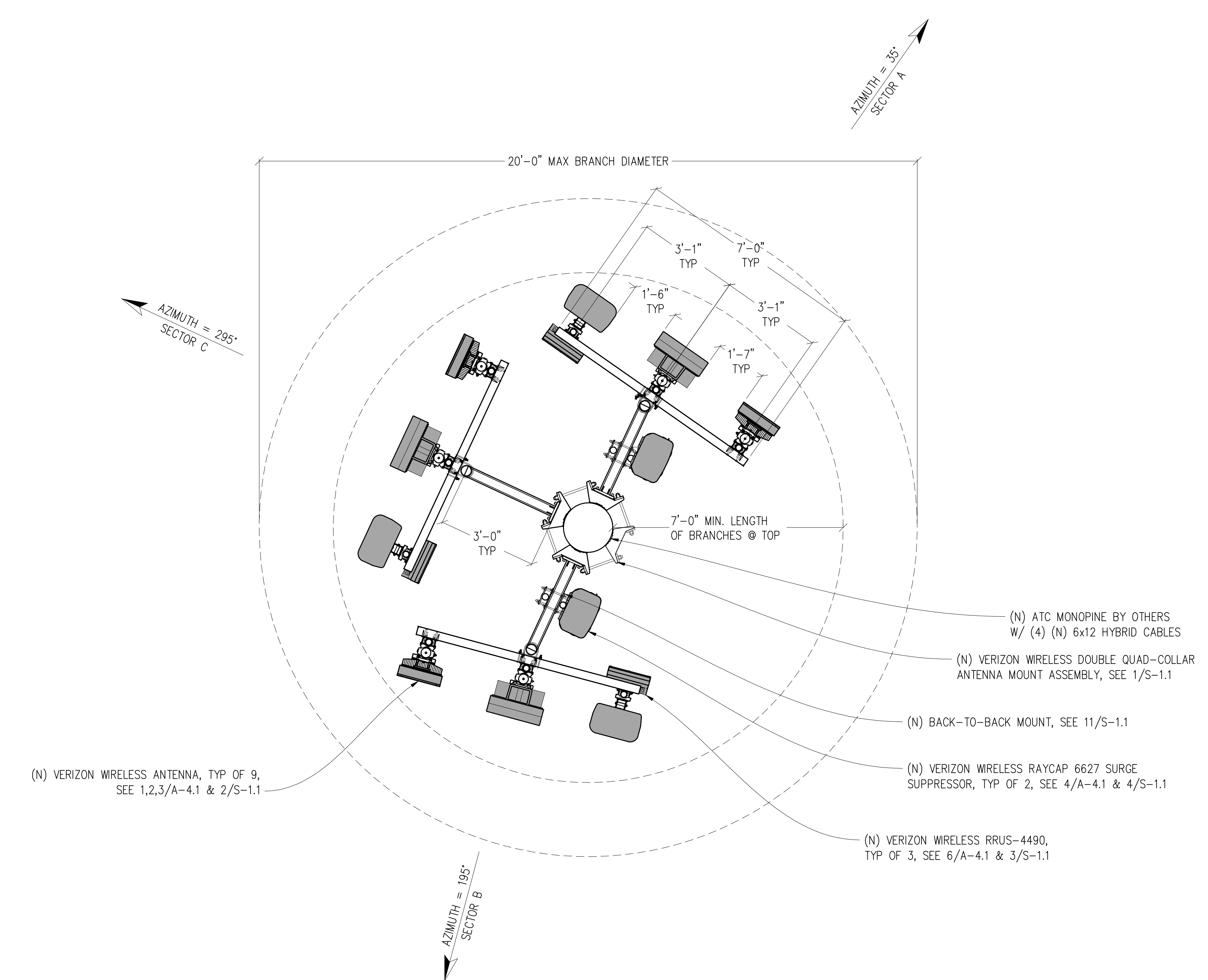
NEW MONOPINE TO BE ANALYZED BY OTHERS. STREAMLINE
ENGINEERING & DESIGN INC. IS NOT RESPONSIBLE FOR THE
EVALUATION OF THE NEW MONOPINE, BASE PLATE, ANCHOR
BOLTS, FOUNDATION OR ANTENNA/RRU MOUNT FRAMING &
CONNECTIONS FOR NEW LOADING CONDITIONS.

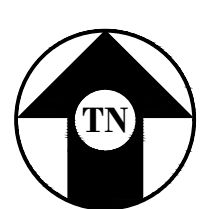


(N) EQUIPMENT PLAN



1/2" = 1'-0"



 **ANTENNA PLAN**
1/2"=1'-0"

0 6" 1' 2' 3' 5' 7' 10'

NOTICE

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Issued For:

PLACERVILLE SHERIFF

3170 GOLD NUGGET WY,
PLACERVILLE, CA 95667

PREPARED FOR

verizon

2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598


Vendor:

EPIC
WIRELESS GROUP LLC
Connecting a Wireless World

MDG LOCATION ID: 5000940687
PROJECT ID: 17120113
DRAWN BY: C. COLSTON
CHECKED BY: S. SAVIG
APPROVED BY: J. SPORE

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ENGINEER:

Streamline Engineering
AND DESIGN, INC.

3843 Taylor Road, Suite A, Loomis, CA 95650
Contact: Kevin Sorenson Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

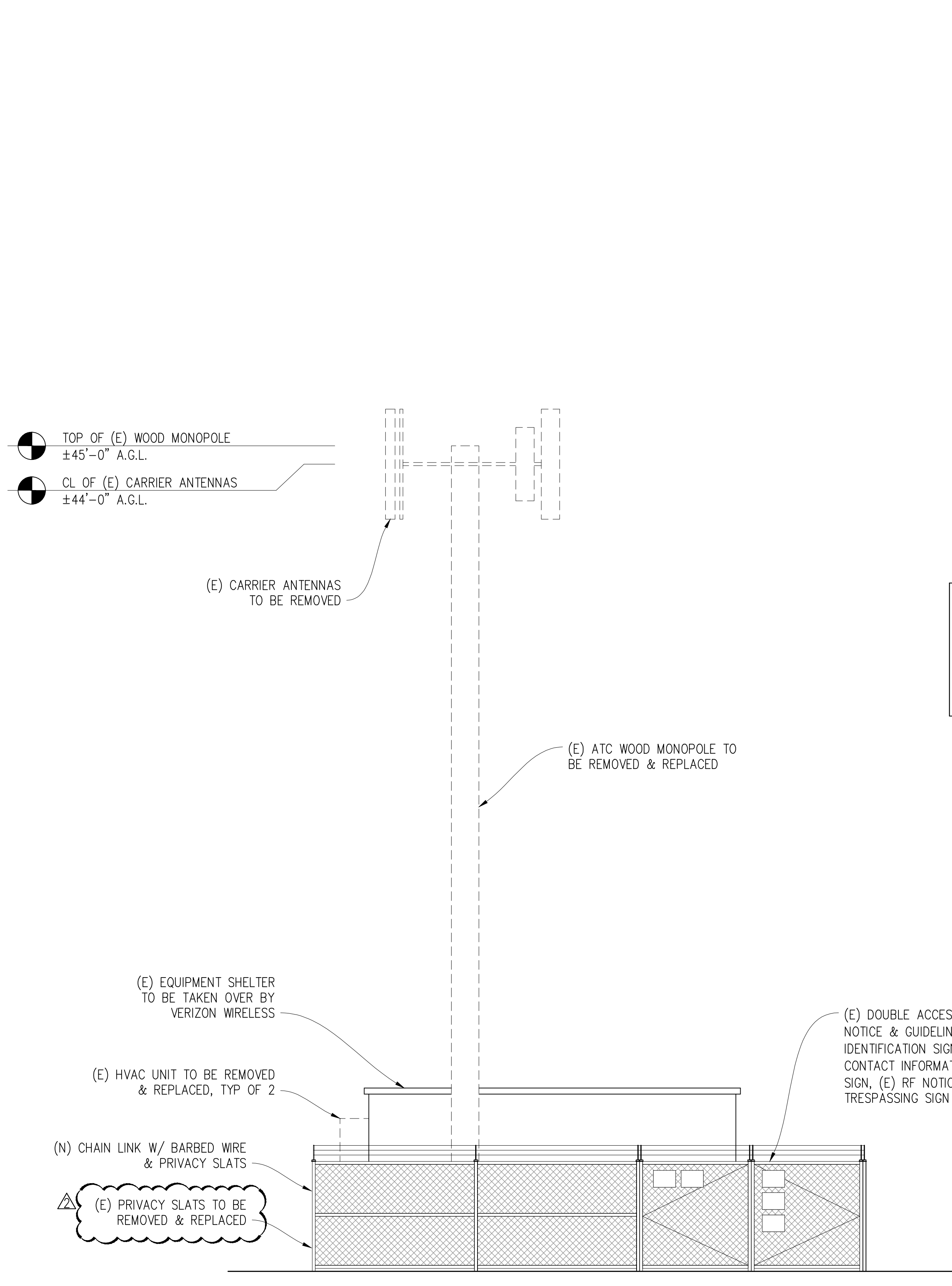
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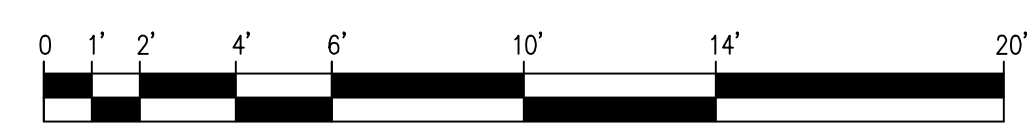
ANTENNA PLAN

SHEET NUMBER:

A-2.1



(E) SOUTH ELEVATION
1/4"=1'-0"

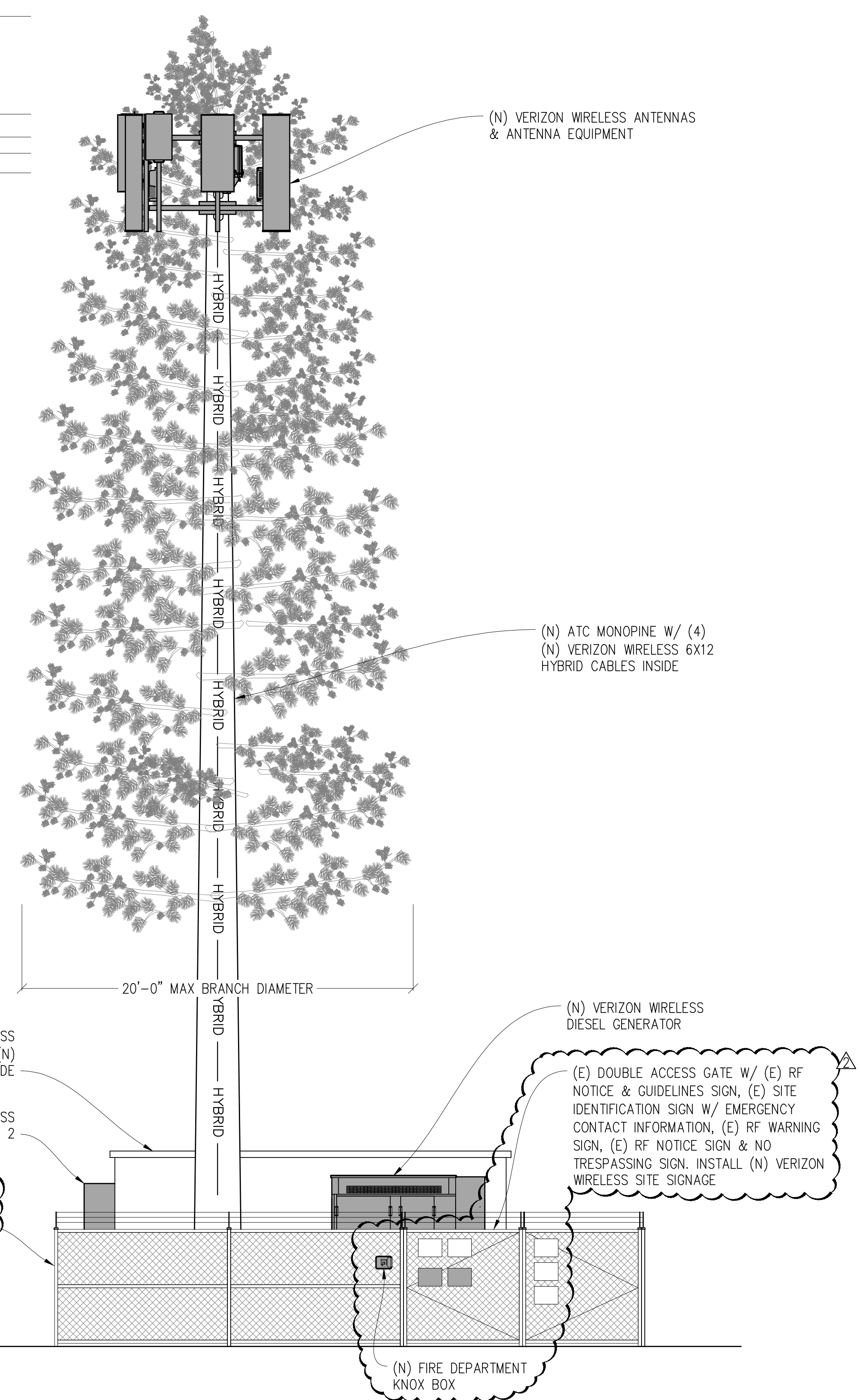


- TOP OF (N) ATC MONOPINE BRANCHES
±68'-0" A.G.L.
- TOP OF (N) MONOPINE STEEL
±63'-0" A.G.L.
- CL OF (N) VERIZON WIRELESS ANTENNAS
±61'-10" A.G.L.
- CL OF (N) VERIZON WIRELESS ANTENNAS
±61'-0" A.G.L.
- CL OF (N) VERIZON WIRELESS ANTENNAS
±60'-0" A.G.L.

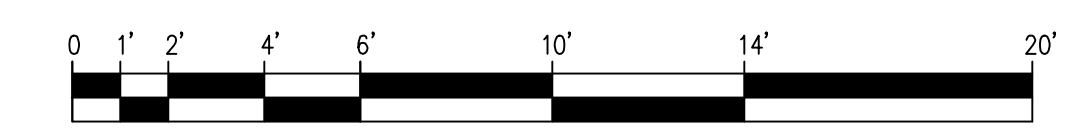
NOTICE
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- BOTTOM OF (N) MONOPINE BRANCHES
±20'-0" A.G.L.

- GROUND LEVEL
0'-0"



(N) SOUTH ELEVATION
1/4"=1'-0"



Issued For:
PLACERVILLE SHERIFF
3170 GOLD NUGGET WY,
PLACERVILLE, CA 95667

PREPARED FOR
verizon
2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

Vendor:
EPIC WIRELESS GROUP LLC
Connecting a Wireless World

MDG LOCATION ID: 5000940687
PROJECT ID: 17120113
DRAWN BY: C. COLSTON
CHECKED BY: S. SAVIG
APPROVED BY: J. SPORE

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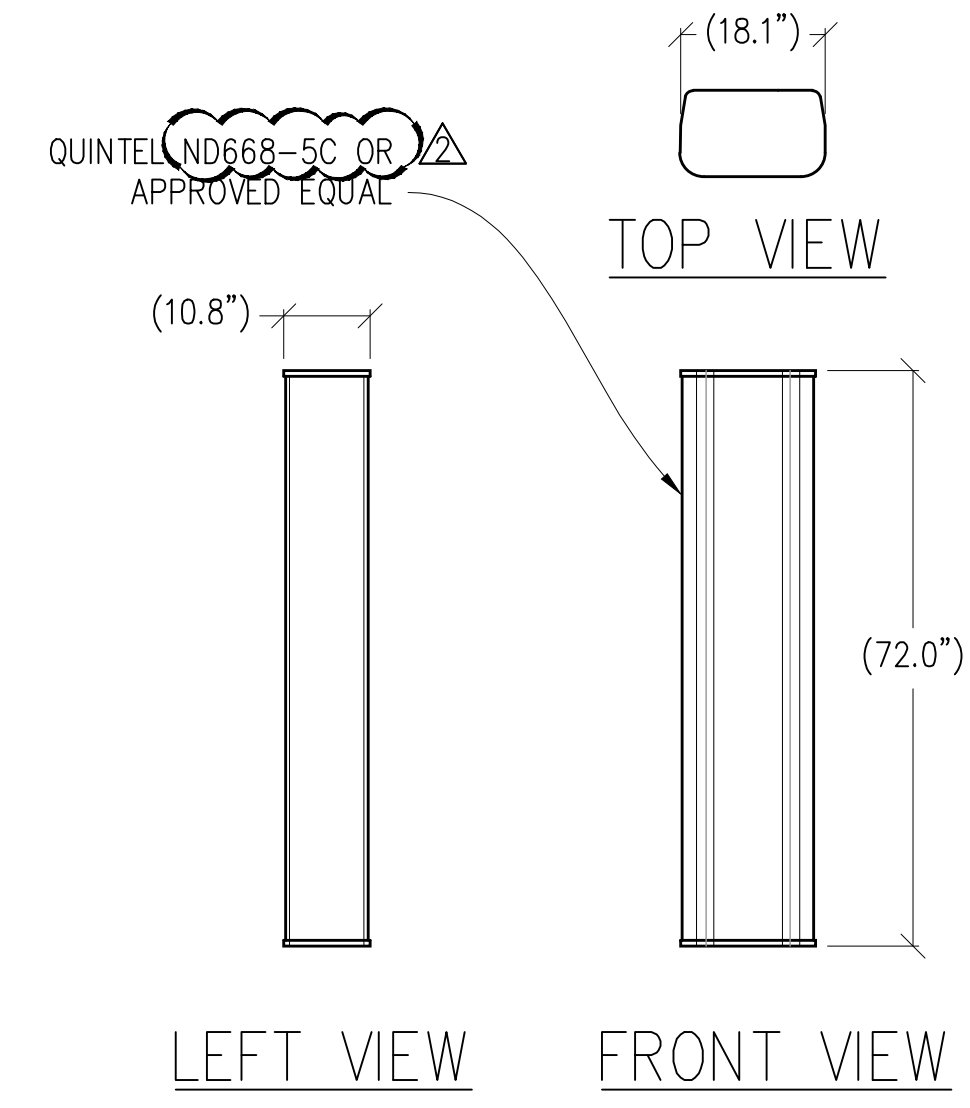
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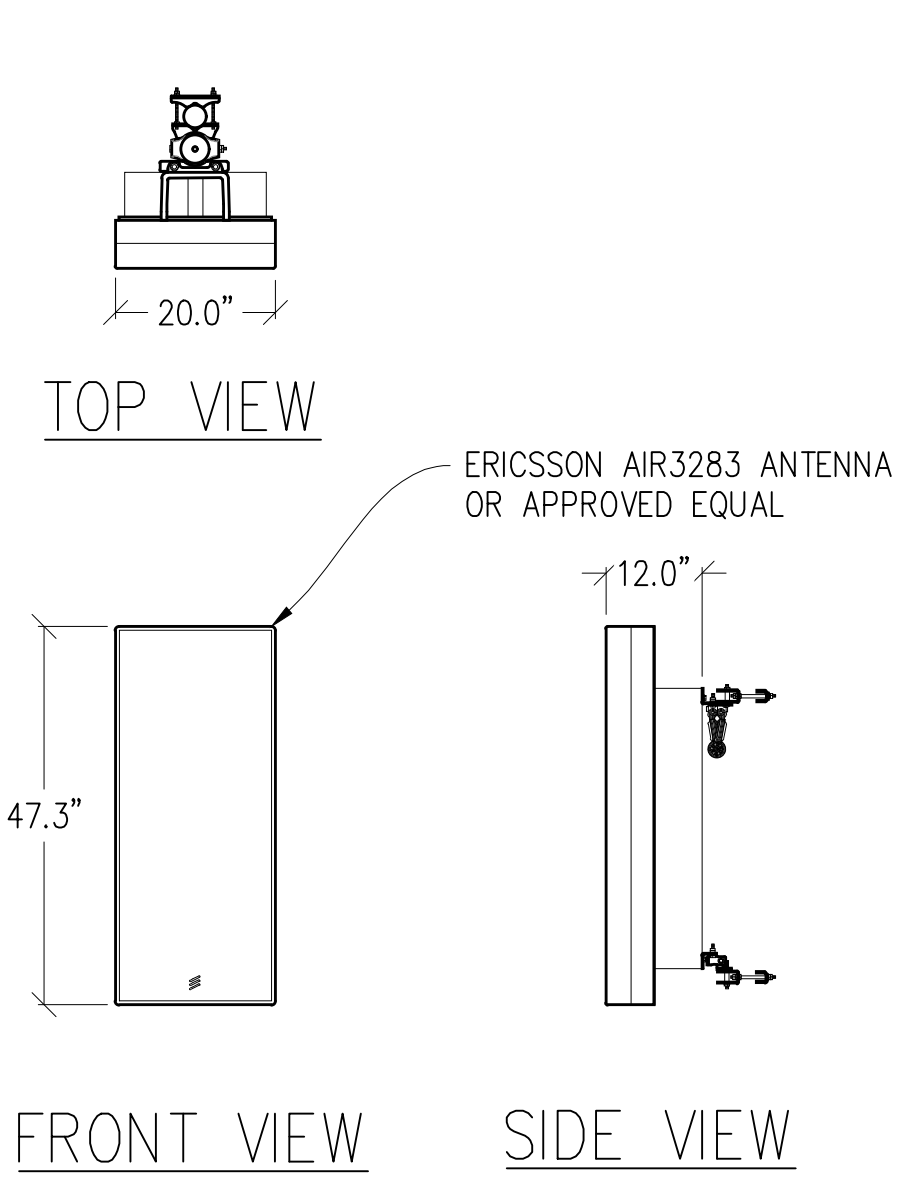
ENGINEER:
Streamline Engineering
3843 Taylor Road, Suite A, Loomis, CA 95660
Contact: Kevin Sorenson Phone: 916-660-1930
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ELEVATIONS

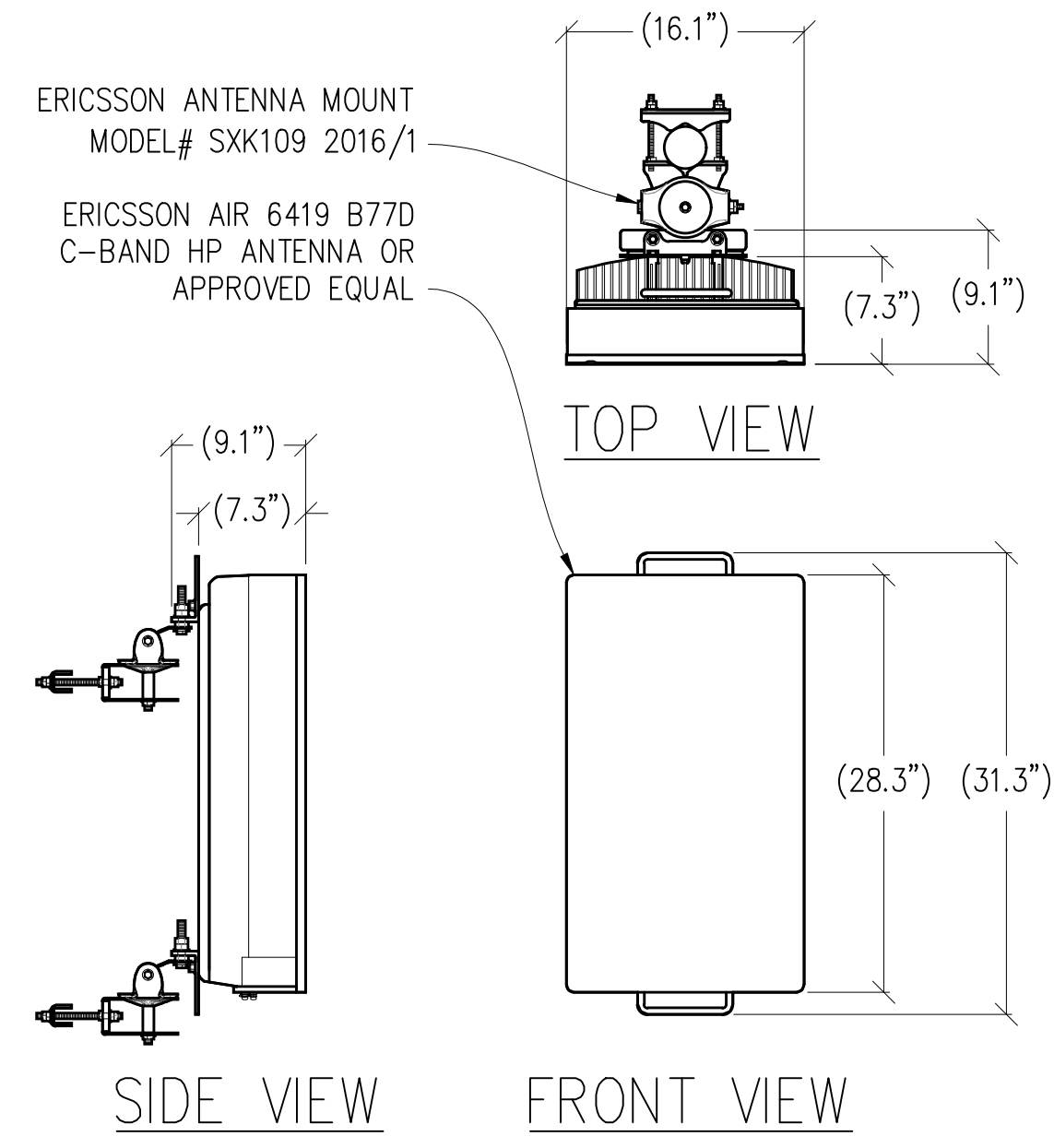
SHEET NUMBER:
A-3.1



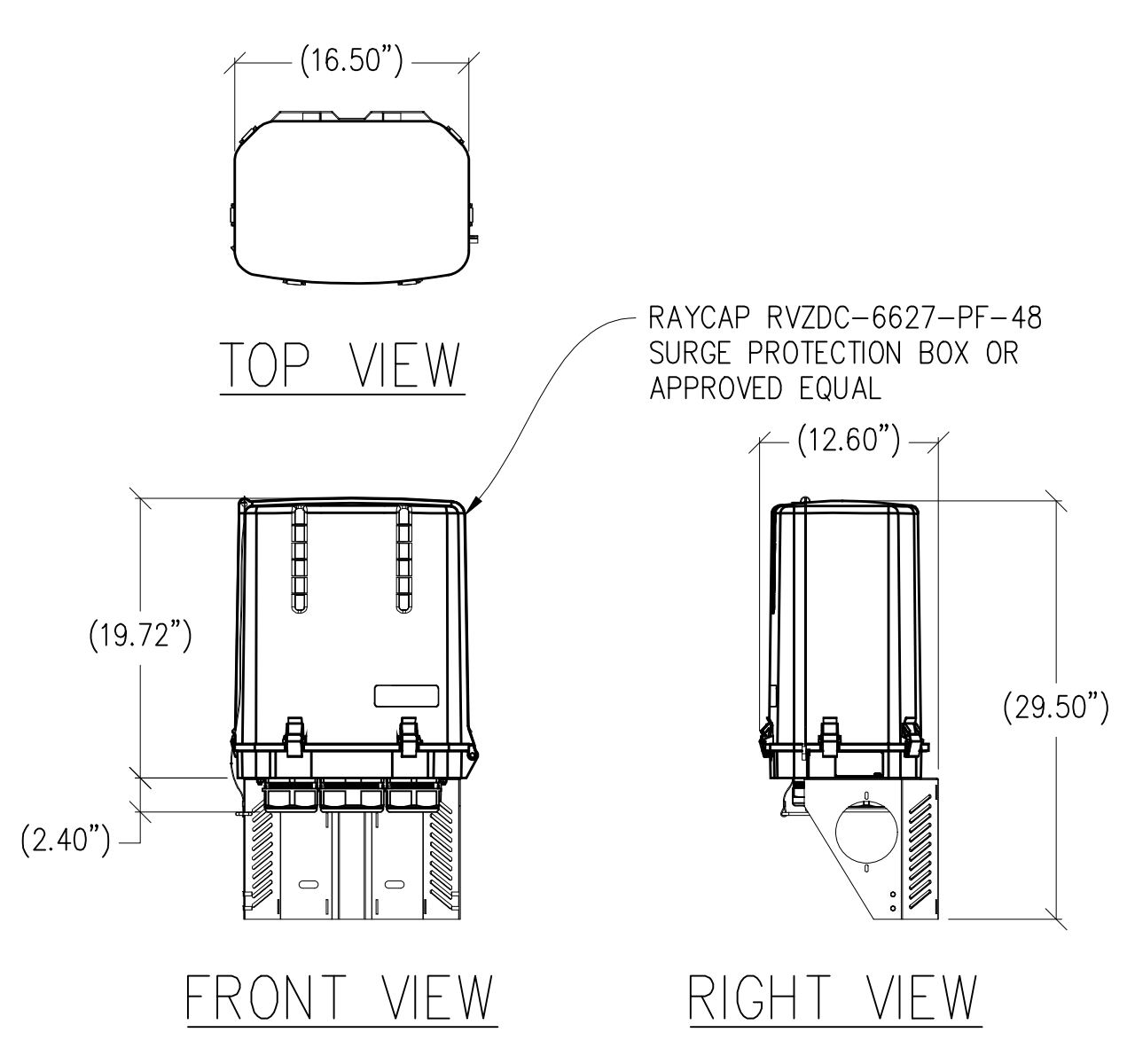
1 ANTENNA DETAIL
 $\frac{1}{2}$ "=1'-0" WEIGHT: 61 LBS



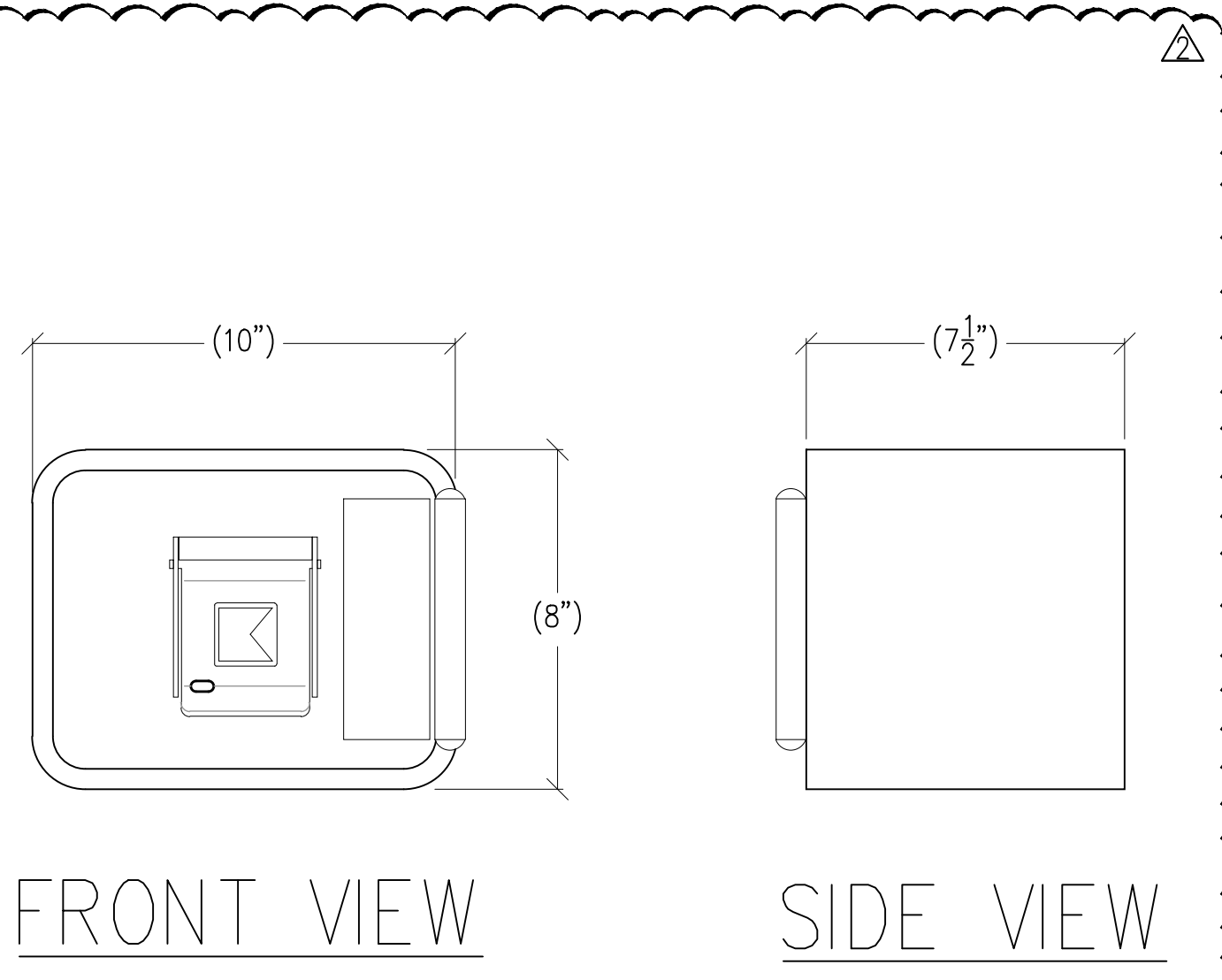
2 ANTENNA DETAIL
 $\frac{1}{2}$ "=1'-0" MAX WEIGHT: 110 LBS



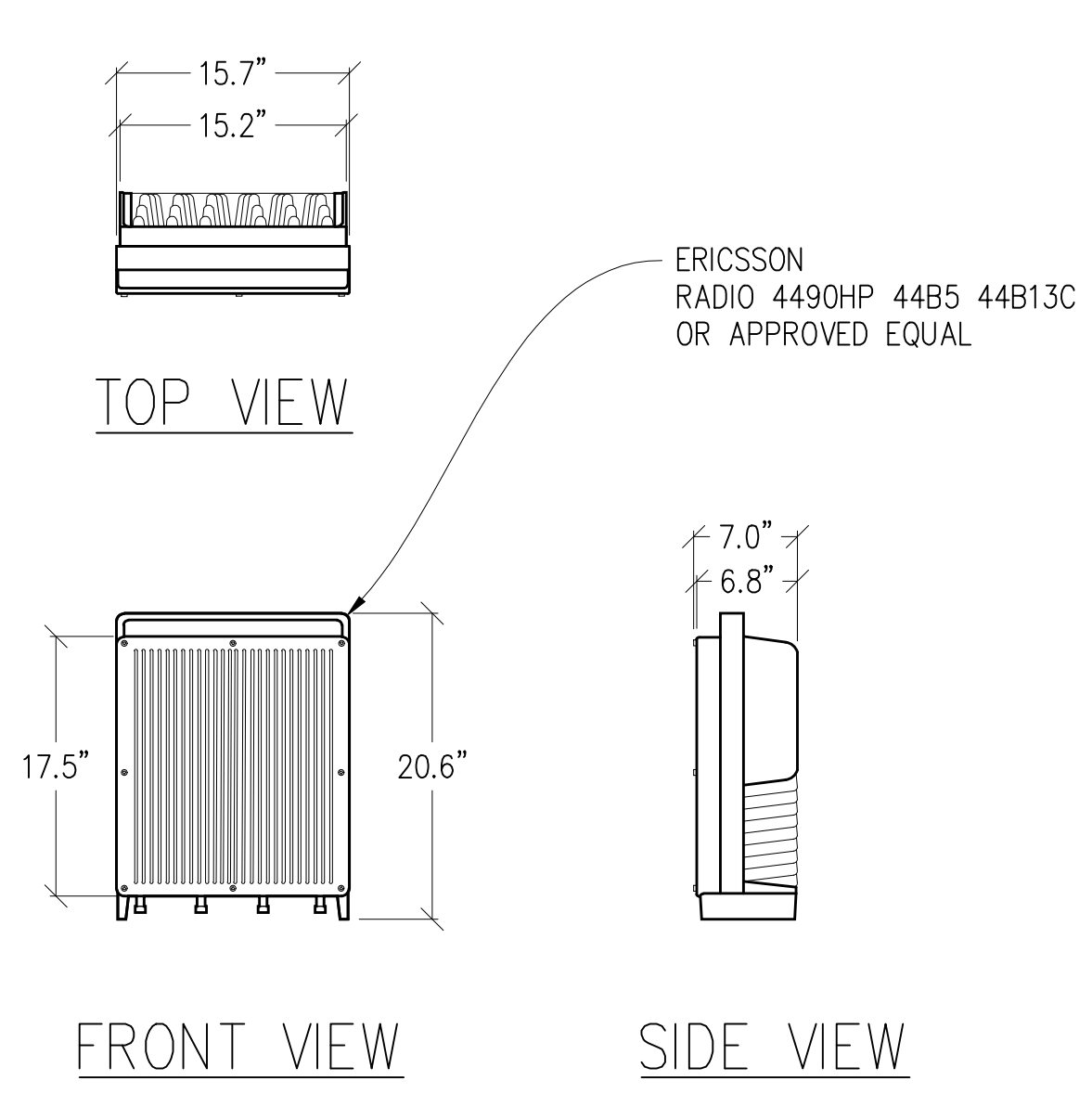
3 ANTENNA DETAIL
 1"=1'-0" MAX WEIGHT: 64 LBS



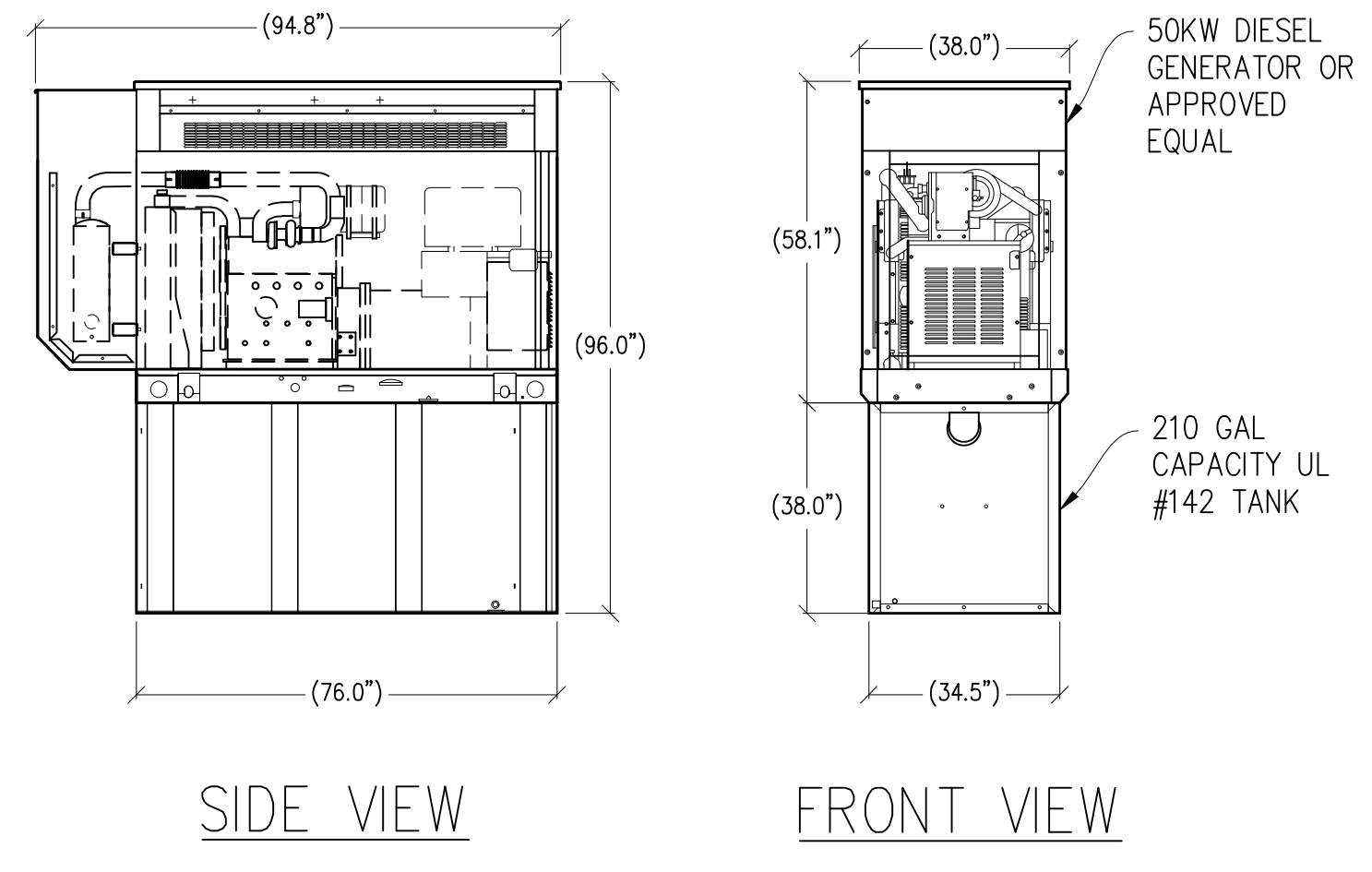
4 SURGE PROTECTION BOX
 1"=1'-0" MAX WEIGHT: 32.0 LBS



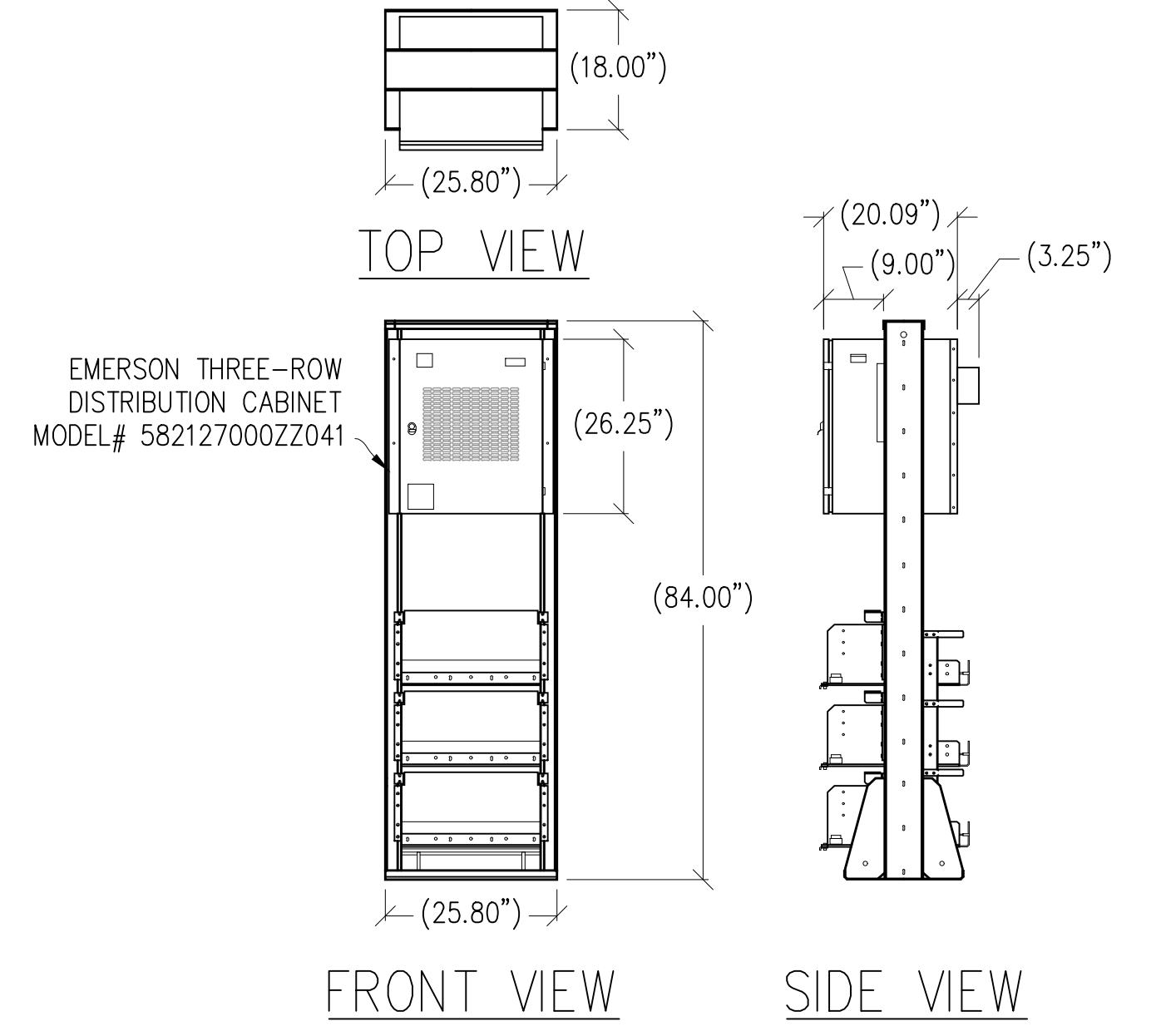
5 KNOX-BOX 3200 DETAIL
 $\frac{3}{8}$ "=1'-0"



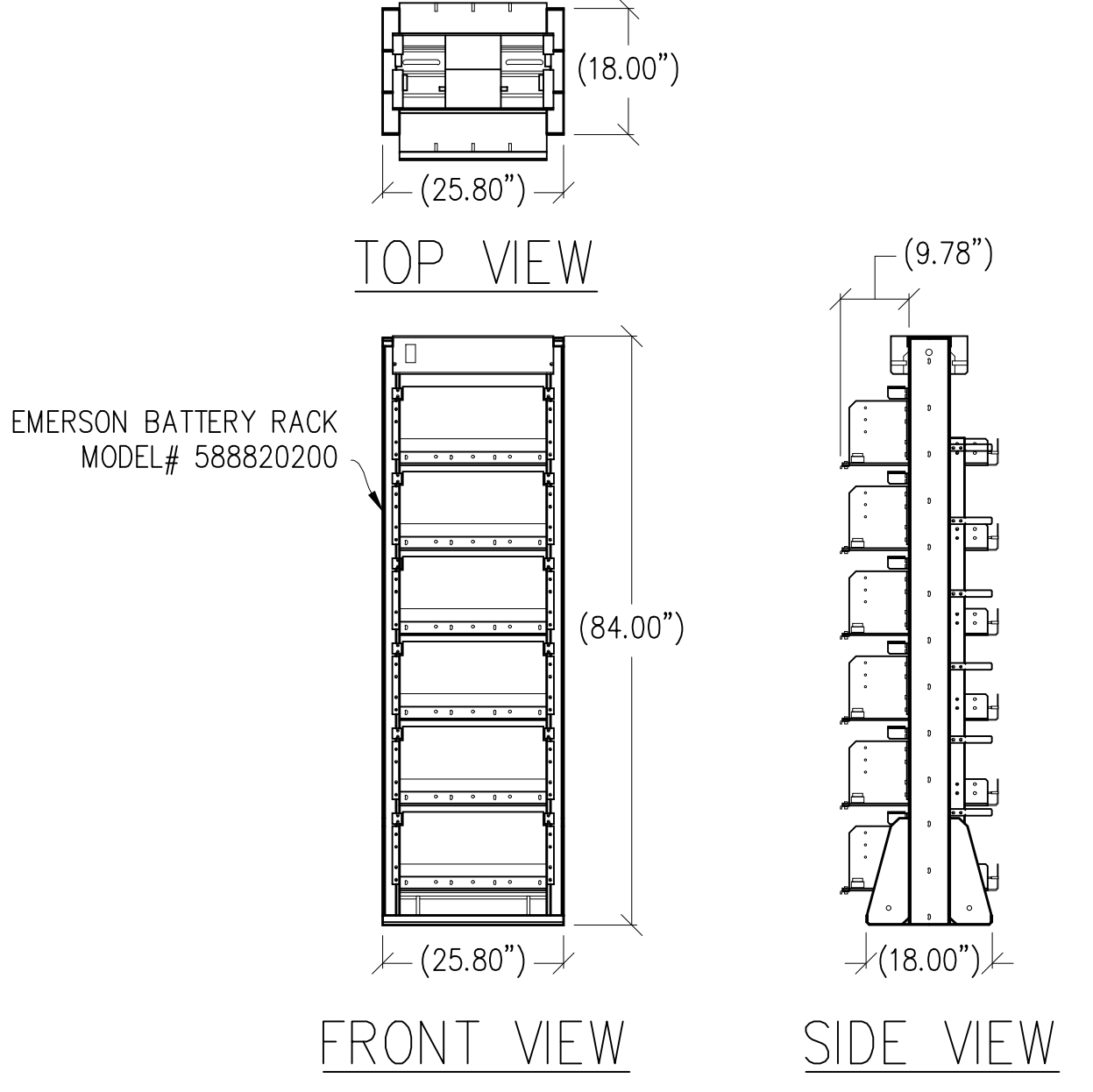
6 RADIO 4490HP DETAIL
 1"=1'-0" MAX WEIGHT: 68.4 LBS



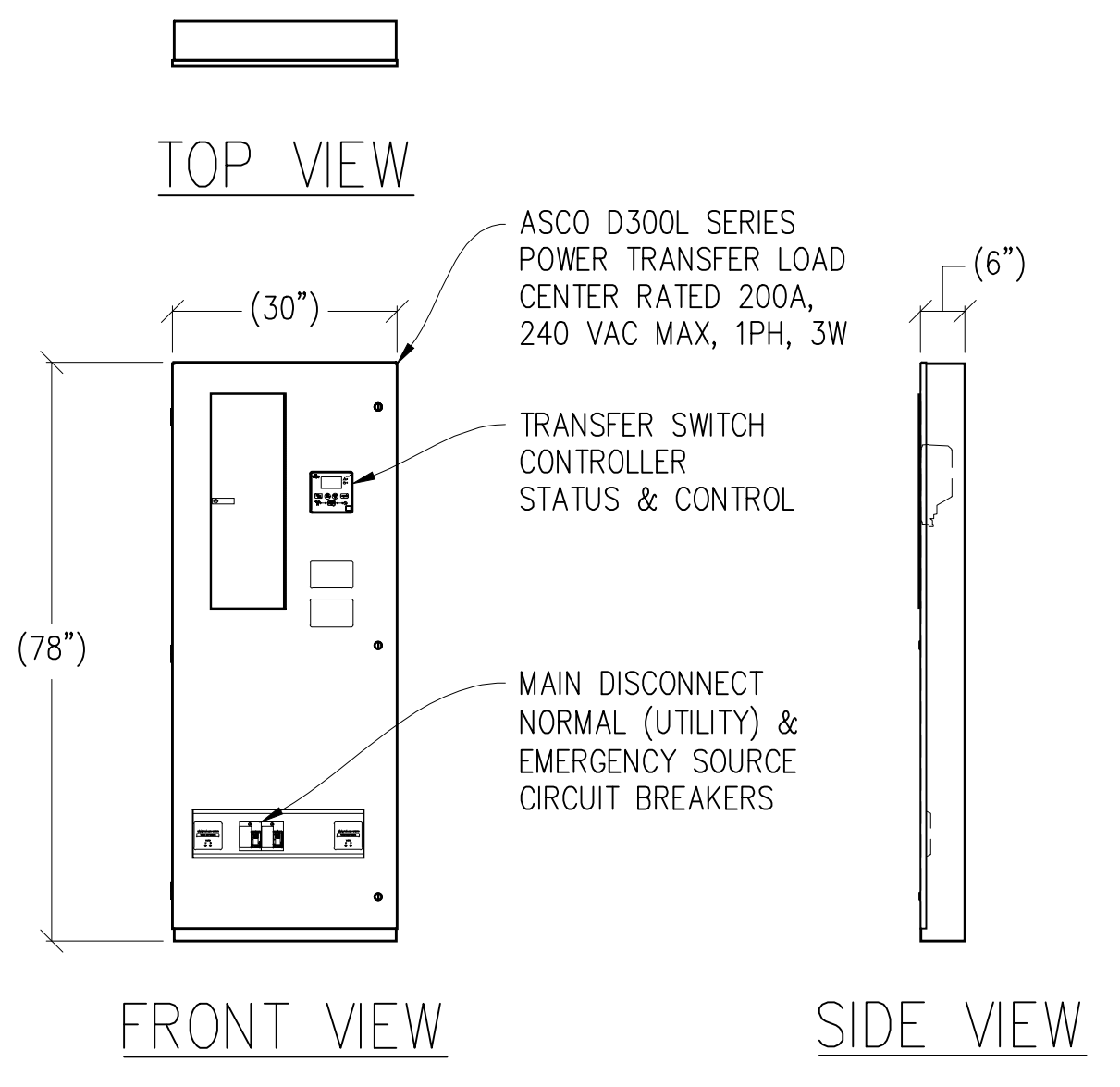
7 50KW GENERATOR DETAIL
 $\frac{3}{8}$ "=1'-0" MAX FULL WEIGHT: 4,697 LBS



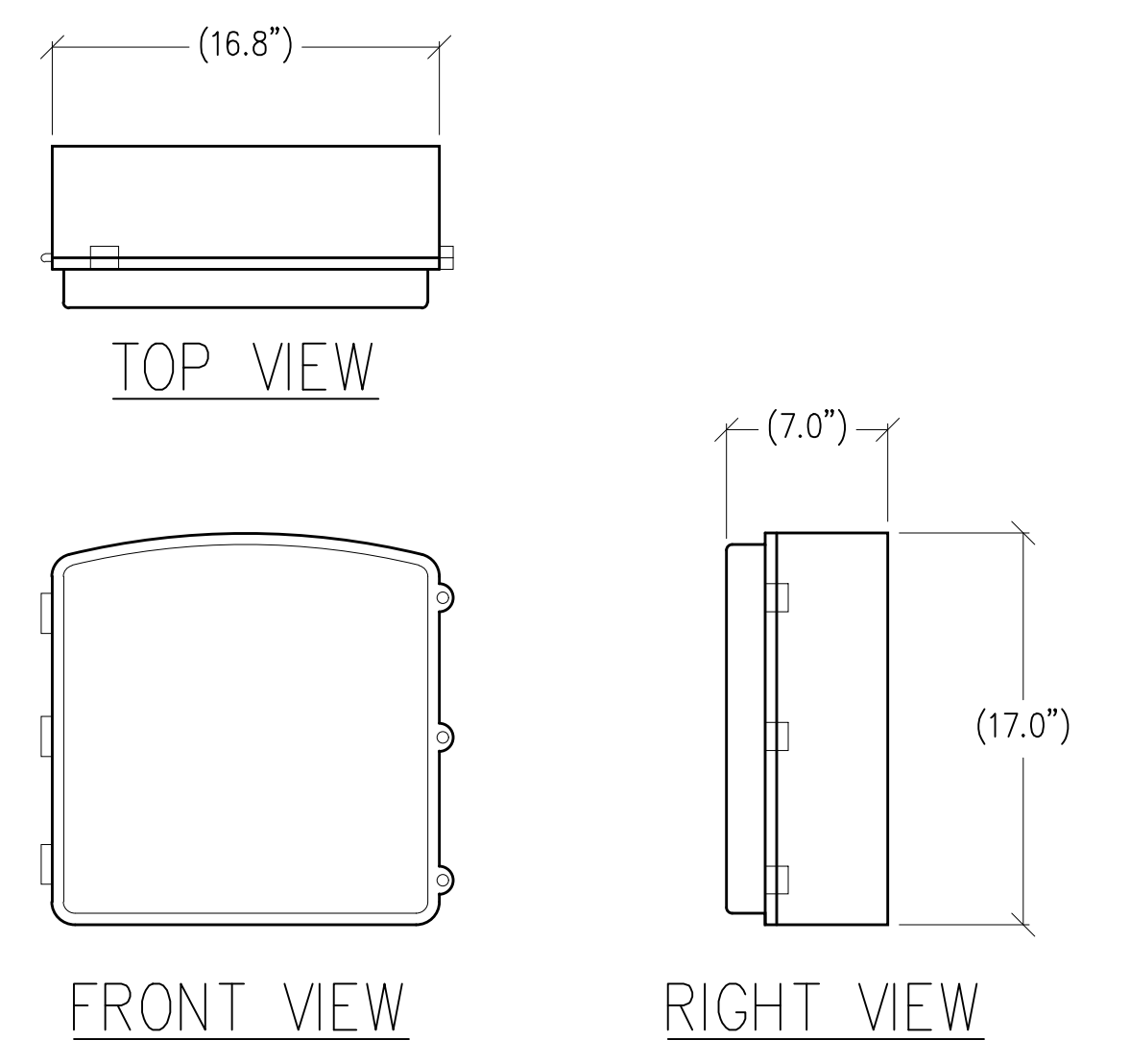
8 POWER RACK DETAIL
 $\frac{1}{2}$ "=1'-0" MAX WEIGHT: 1,155 LBS



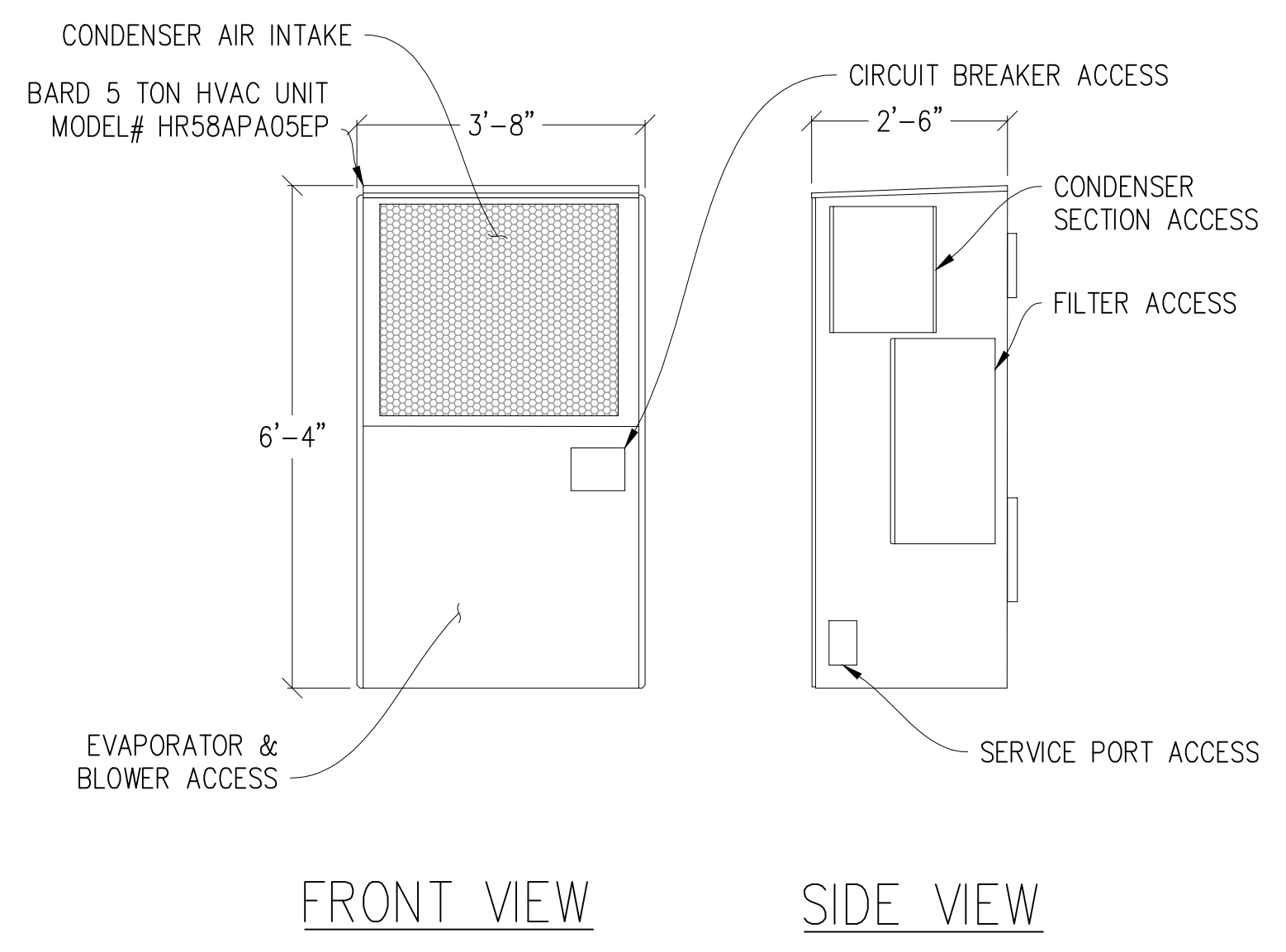
9 BATTERY RACK DETAIL
 $\frac{1}{2}$ "=1'-0" MAX WEIGHT: 2,028 LBS



10 ILC DETAIL
 $\frac{1}{2}$ "=1'-0"



11 CN 3931 DETAIL
 $1\frac{1}{2}$ "=1'-0" MAX WEIGHT: 28.6 LBS



12 COMBO HVAC UNIT DETAIL
 $\frac{1}{2}$ "=1'-0" MAX WEIGHT: 547 LBS

Issued For:
PLACERVILLE SHERIFF
 3170 GOLD NUGGET WY,
 PLACERVILLE, CA 95667

PREPARED FOR
verizon
 2770 SHADELANDS DR, BLDG 11
 WALNUT CREEK, CA 94598

Vendor:
EPIC WIRELESS GROUP LLC
 Connecting a Wireless World

MDG LOCATION ID:	5000940687
PROJECT ID:	17120113
DRAWN BY:	C. COLSTON
CHECKED BY:	S. SAVIG
APPROVED BY:	J. SPORE

ISSUE STATUS			
REV	DATE	DESCRIPTION	CAD.

Licensee:

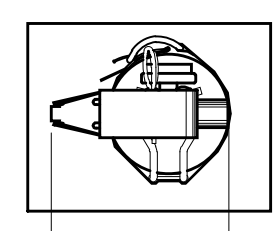
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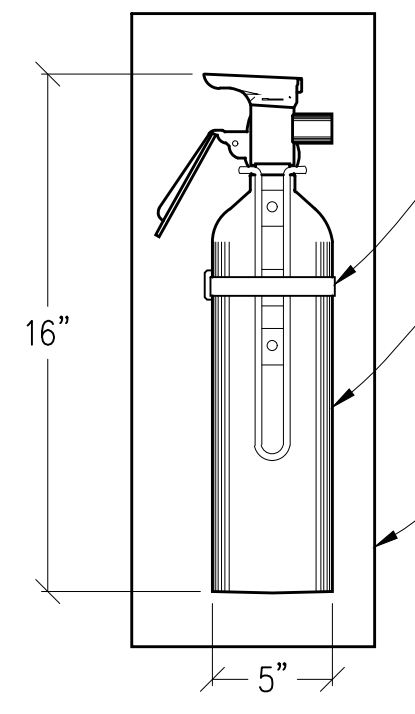
 3843 Taylor Road, Suite A, Loomis, CA 95650
 Contact: Kevin Sorenson Phone: 916-660-1930
 E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

SHEET TITLE:
DETAILS

SHEET NUMBER:
A-4.1



TOP VIEW



FRONT VIEW

SPECIFICATIONS
 SIZE & CAPACITY: 6 LBS
 HEIGHT: 16 IN
 WIDTH: 7-3/4 IN
 DEPTH: 5 IN
 RANGE: 15-21 FT

MOUNTING BRACKET
 (SUPPLIED BY MANUFACTURE)

2A:10B:C RATED
 FIRE EXTINGUISHER

WEATHERPROOF
 CABINET

48" MAX
 ABOVE GRADE

1 FIRE EXTINGUISHER DETAIL
 N.T.S.

Issued For:
**PLACERVILLE
 SHERIFF**
 3170 GOLD NUGGET WY,
 PLACERVILLE, CA 95667

PREPARED FOR
verizon
 2770 SHADELANDS DR, BLDG 11
 WALNUT CREEK, CA 94598

Vendor:
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SHEET TITLE:
DETAILS

SHEET NUMBER:
A-4.2

connect@alpinepowersystems.com
877-993-8855

[Click to view product web page](#)



PowerSafe SBS Front Terminal

Telecommunications NEBS™ Certified

Battery Range Summary

The PowerSafe SBS® Front Terminal battery further extends the technical leadership of PowerSafe SBS battery product line: not only do PowerSafe SBS Front Terminal monoblocs retain the benefits typically associated with Thin Plate Pure Lead (TPPL) Technology such as long life, high energy density, superior shelf life, etc., they also deliver exceptional cyclic performance in both float and fast charge applications, even in the hottest and harshest operating environments.

Where conventional Valve Regulated Lead Acid (VRLA)/Absorbed Glass Mat (AGM) batteries struggle to cope with harsh conditions and frequent power outages, cutting edge (TPPL) technology makes PowerSafe 12V batteries the perfect solution for the challenging operating conditions of today's telecommunication networks.

PowerSafe SBS batteries are designed to high quality standards and a unique manufacturing methods means superior energy and power, high performance and proven reliability, there is no substitute to PowerSafe SBS Front Terminal batteries.

Features and Benefits

- Capacity range 31-190Ah
- 12V monobloc configurations
- Multiple string configurations available
- Two year shelf life
- SR4228 compliant
- Proven long service life
- High energy density and cycling capability




Publication No: US-SBSF-RS-004 - January 2014

Construction

- Richast positive plates are designed to prolong service life and enhance corrosion resistance
- Separators are low resistance micro porous (ACM). The electrolyte is absorbed within the ACM, preventing acid spills in case of accidental damage
- Container and cover in flame retardant UL94-V0 material, highly resistant to shock and vibration
- Terminals are stainless steel front access with top access copper alloy insert. Top and front access terminations provide maximum conductivity
- Self-regulating one way pressure relief valves prevents ingress of atmospheric oxygen

Installation and Operation





- Space efficient footprint
- VRLA design, reduces maintenance requirements
- Lifting handles for easy handling
- Greater than 10 year life expectancy in float service at 77°F (25°C)
- Increased active material surface area yields great cycling capability
- Operating temperature: -40°F (-40°C) to 122°F (50°C)
Recommended temperature: 68°F (20°C) to 86°F (30°C)


Standards

- Meets criteria for "non-spillable" batteries
- Complies with "Telecord" SR-4228, Network Equipment Building System (NEBS™) Criteria Levels
- The management systems governing the manufacture of this product are ISO 9001:2008 and ISO 14001:2004 certified

General Specifications

Cell Type	Nominal Capacity (Ah)		Nominal Dimension			Weight - Estimate			
	10 Hr rate to 1.80V @ 20°C	8 Hr rate to 1.75V @ 20°C	Length	Width	Height	Unpacked	Packed		
SBS B8F	21	21	11.9	3.9	97	8.3	150	22.7	10.3
SBS B10F	38	38	11.9	3.9	97	7.2	194	28.2	12.6
SBS B14F	62	62	11.9	3.9	97	10.4	264	42.0	19.1
SBS C11F	32	91	16.4	4.1	105	10.1	256	61.8	28.0
SBS 100F	100	100	16.4	3.6	109	11.3	287	71.9	32.0
SBS 112F	112	112	22.1	4.9	125	9.0	258	90.4	41.1
SBS 145F	145	145	17.9	4.5	173	9.4	238	105.0	47.7
SBS 165F	165	165	17.9	4.5	173	10.9	273	117.4	53.3
SBS 170F	170	170	22.1	4.9	125	11.1	283	115.7	52.5
SBS 190F	190	190	22.1	4.9	125	12.4	316	132.3	60.0



connect@alpinepowersystems.com
877-993-8855

Battery Services for Backup Power

- Battery Installation
- Capacity and Acceptance
- Preventative Maintenance

backup power | telecom | motive power
www.alpinepowersystems.com

ENERSYS POWERSAFE SBS 190F
2
16
ELECTROLYTE
ACID
LEAD
190AH X 12V X 16 / 1000 = 36.48 KWH

NEW BATTERIES

BATTERY TYPE: ENERSYS POWERSAFE SBS 190F
 NUMBER OF UNITS W/BATTERIES: 2
 NUMBER OF BATTERIES : 16
 MATERIAL: ELECTROLYTE
 ACID
 LEAD
 TOTAL KWH: 190AH X 12V X 16 / 1000 = 36.48 KWH

VOLUME: 2.34 GALLONS
 WEIGHT: 10.1 LBS
 WEIGHT: 95.8 LBS
 BATTERY TOTAL: 37.44 GALLONS
 BATTERY TOTAL: 161.6 LBS
 BATTERY TOTAL: 1532.8 LBS


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PLACERVILLE SHERIFF
3170 GOLD NUGGET WY,
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verizon
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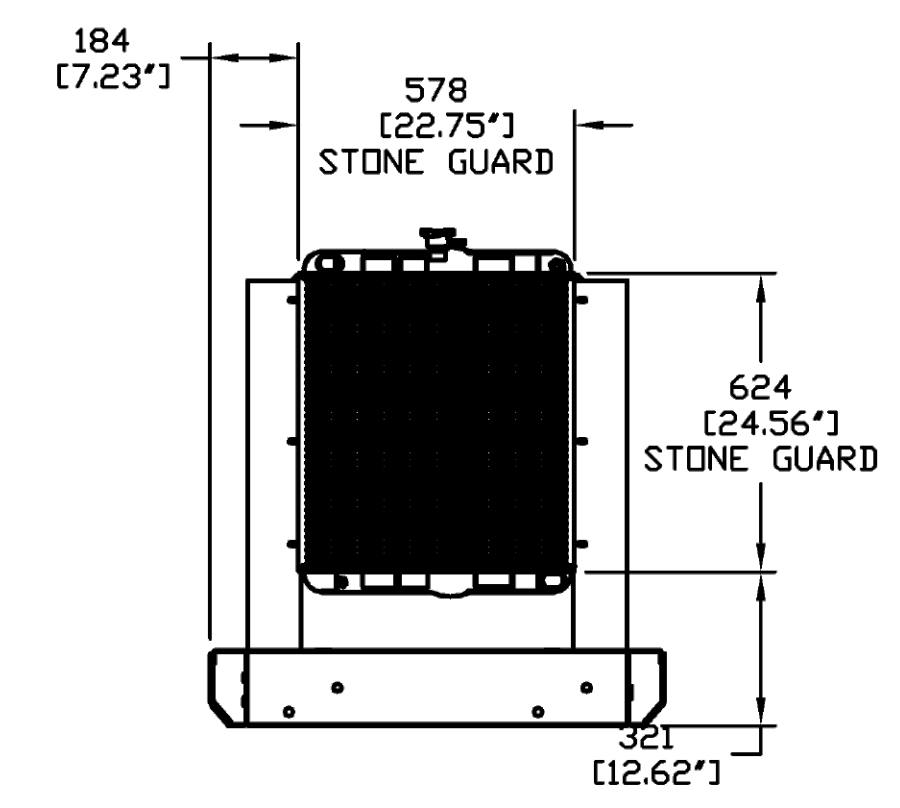
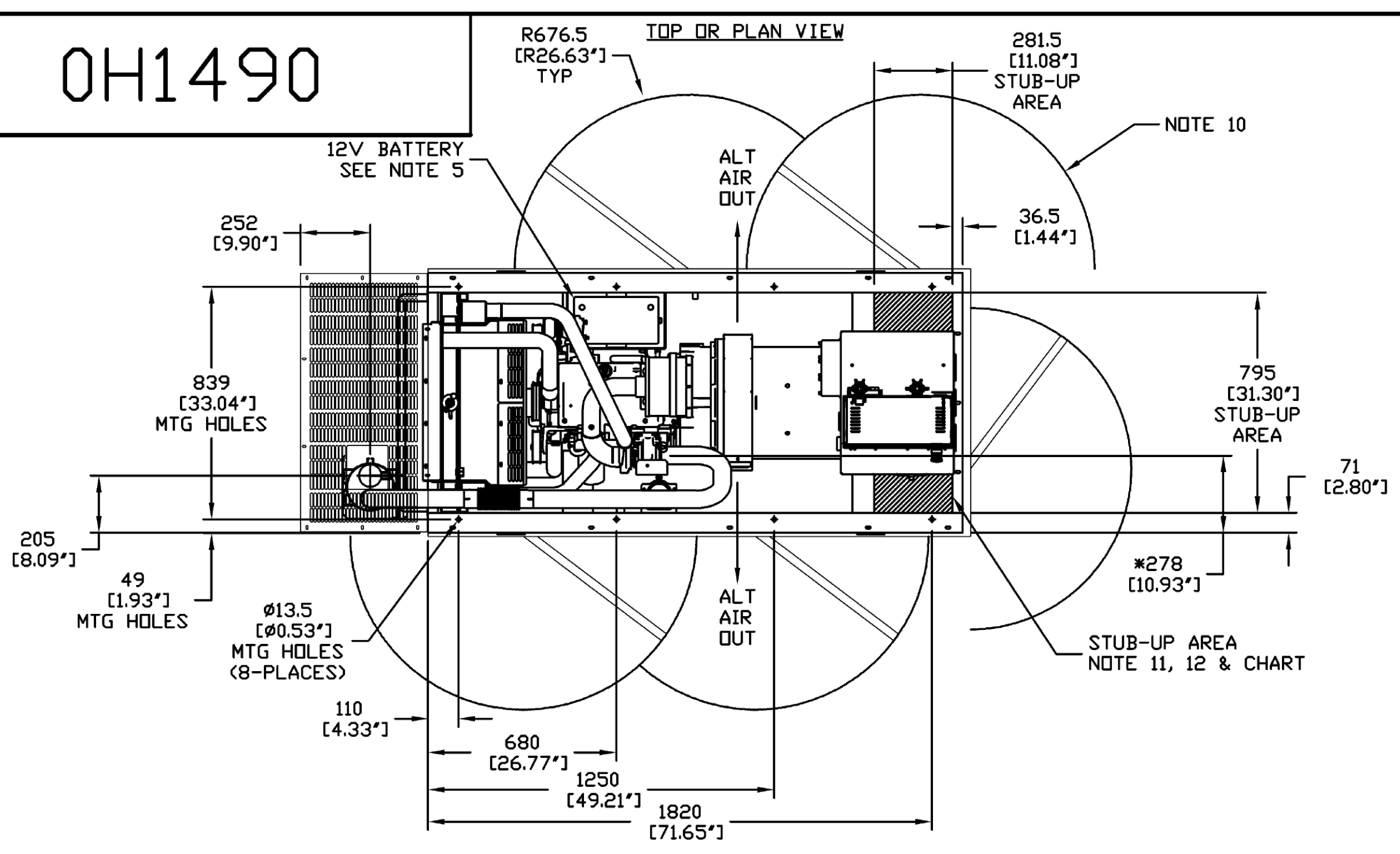
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SHEET TITLE:
BATTERY SPECIFICATIONS

SHEET NUMBER:
A-5.1

0H1490



RECOMMENDED FUEL/ELECTRICAL STUB-UPS (SEE TOP VIEW)

DESCRIPTION	INSIDE BASE
AC LOAD LEAD CONDUIT (RIGHT) (LEFT)	A
ADDITIONAL STUB UP AREA FOR 120VAC GFCI OUTLET, (STANDARD BLOCK HEATER, BATTERY CHARGER, AND OTHER 120 VAC OPTIONS).	B

NOTE:
FUEL SYSTEM SET UP WITH OUTSIDE STUB UPS (SEE RIGHT SIDE VIEW). UNITS SOLD WITH OPTIONAL BASE TANK HAVE FUEL SYSTEM PLUMBED TO TANK.

WEIGHT DATA
UNIT: TBD
STEEL COMPARTMENT: TBD
UNITS: mm [INCHES]

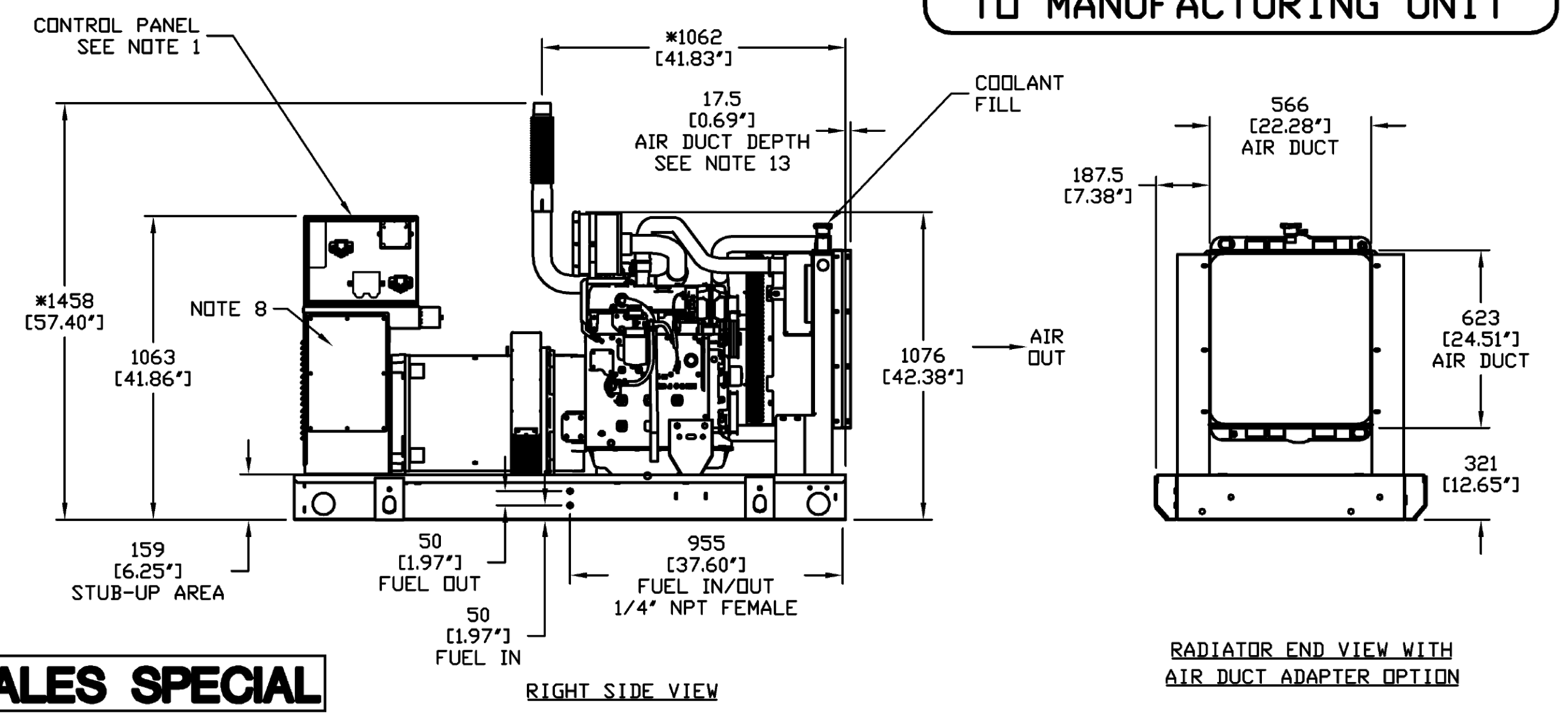
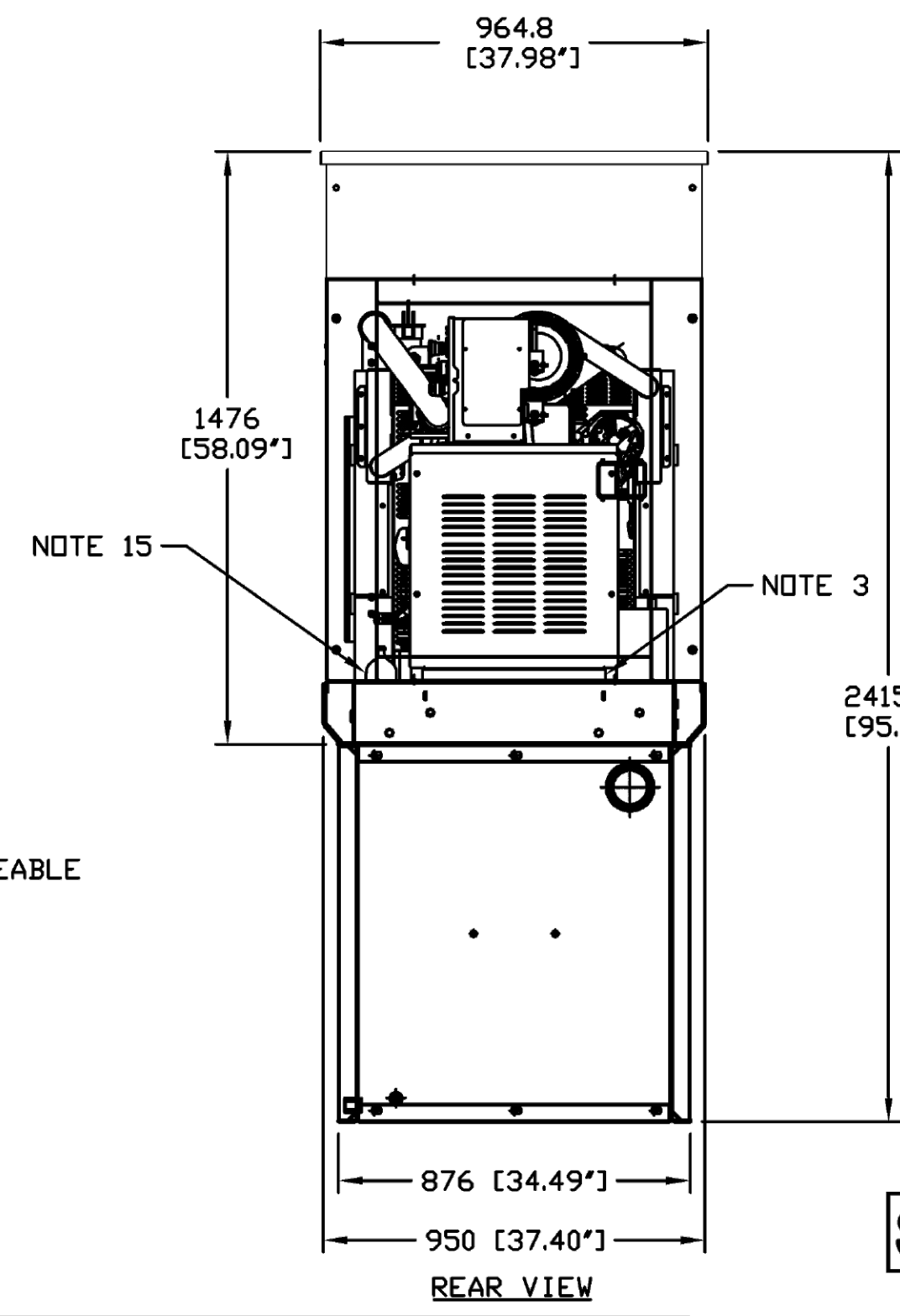
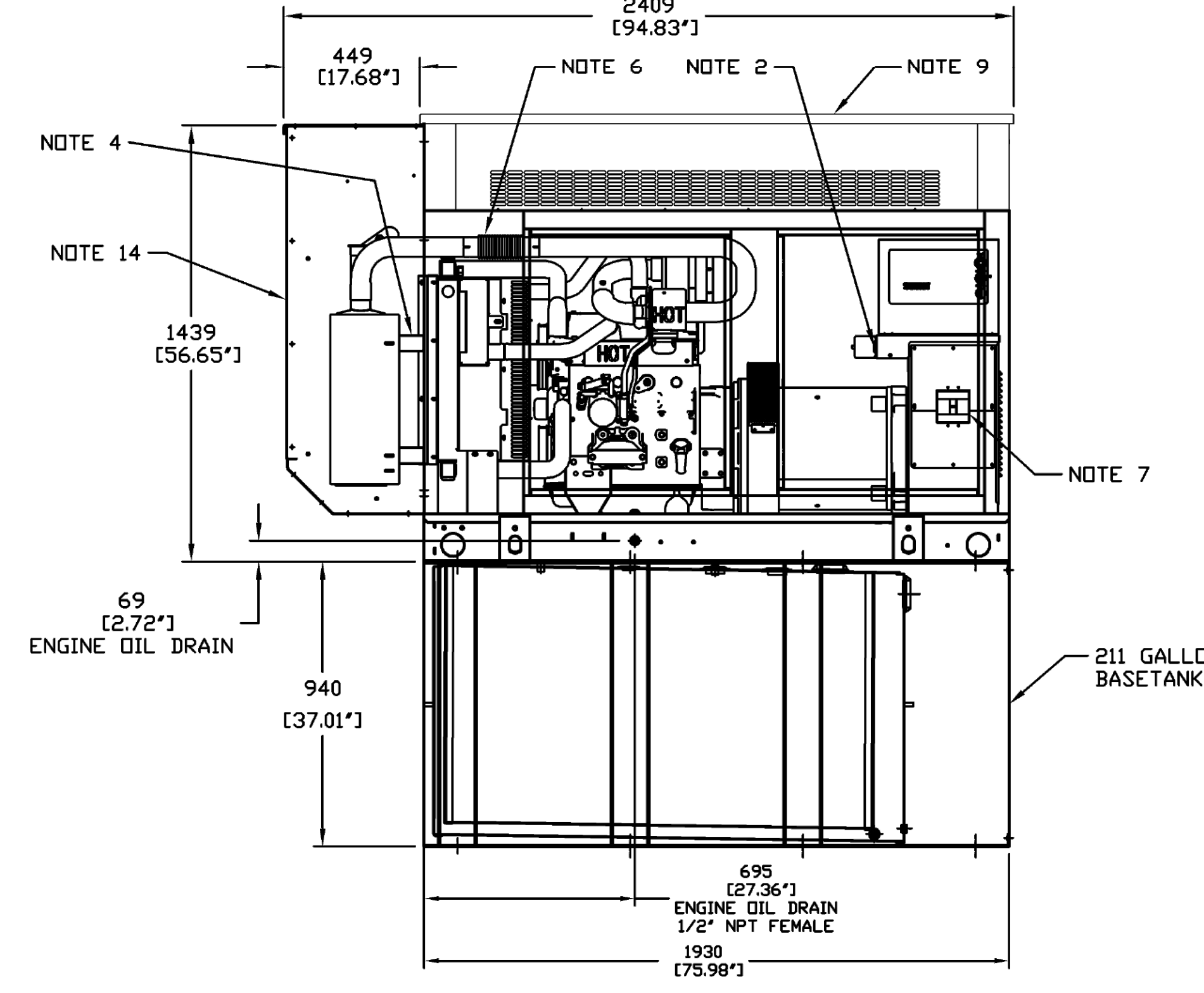
ENGINE SERVICE CONNECTIONS
FUEL INLET = 1/4" NPT COUPLING
FUEL RETURN = 1/4" NPT COUPLING
OIL DRAIN = 1/2" NPT COUPLING
EXHAUST OUTLET - EXHAUST MANIFOLDS AS SHOWN ON OPEN SET, 3" OD MUFFLER OUTLET WITH ENCLOSURE

NOTES:

- CONTROL PANEL MAY BE ROTATED 180° IN EITHER DIRECTION.
- STANDARD 20A GFCI DUPLEX OUTLET - 120VAC REQUIRED.
- CONNECTION POINTS FOR CONTROL WIRES PROVIDED IN AC CONNECTION PANEL.
- EXHAUST MUFFLER SUPPORT BRACKETS SUPPLIED WITH OPTIONAL COMPARTMENT.
- 12 VOLT NEGATIVE GROUND SYSTEM.
- 2 5" I. D. FLEX EXHAUST, STANDARD WITH COMPARTMENT UNITS, OPTIONAL WITHOUT.
- MAIN LINE CIRCUIT BREAKER (MLCB) AND AC LOAD LEAD CONNECTION.
- REMOVABLE BLANK PANEL FOR OPTIONAL 2nd MAIN LINE CIRCUIT BREAKER.
- OPTIONAL COMPARTMENT
- DOORS MUST BE ABLE TO OPEN 90 DEG. TO BE REMOVED.
- STUB-UPS:
STANDARD BASE TANK REQUIRES ALL STUB-UPS TO BE OUTSIDE OR IN THE REAR TANK STUB-UP AREA.
- A OR A' IS THE STUB UP AREA UNDER THE MLCB, DEPENDING ON CIRCUIT BREAKER LOCATION. AREA B IS STUB UP AVAILABLE FOR UNITS WITH A BASE TANK.
- STONE GUARD AND AIR DUCT ADAPTER STANDARD WITH OPEN SET ONLY.
- SEE DRAWING QC3850 FOR DUCT REMOVAL. REMOVAL OF FRONT DUCT WILL PROVIDE ACCESS TO MUFFLER FOR SERVICING.

*NOTE: DIMENSIONS TO THE CENTER OF EXHAUST FLANGE SHOULD BE USED AS A REFERENCE WHEN EXHAUST SYSTEM IS NOT ORDERED. APPLIES TO OPEN SET ONLY.

**PRELIMINARY DRAWING
NOT FOR CONSTRUCTION
SUBJECT TO CHANGE PRIOR
TO MANUFACTURING UNIT**



SALES SPECIAL

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SD50 G4 2.4L	
48 HR RUN TIME W/ TANK SHOWN	
LEVEL 2A ENCLOSURE	
ISSUE DATE:	

GENERAC POWER SYSTEMS Waukesha P.O. BOX 8 WAUKESHA, WIS. 53187	
FILE NAME	0H1490-A.DWG
SCALE	NTS
FIRST USE	2.4L G4
DWG NO.	0H1490
SIZE	B
REV	A

INSTALLATION DRAWING

Issued For:
PLACERVILLE SHERIFF
3170 GOLD NUGGET WY,
PLACERVILLE, CA 95667

PREPARED FOR
verizon
2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

Vendor:
EPIC WIRELESS GROUP LLC
Connecting a Wireless World

MDG LOCATION ID: 5000940687
PROJECT ID: 17120113
DRAWN BY: C. COLSTON
CHECKED BY: S. SAVIG
APPROVED BY: J. SPORE

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
0	01/11/24	CD 90%	C.T.C
1	02/06/24	CLIENT REV	S.D.
2	02/12/24	CD 100%	S.D.
3	09/25/25	CLIENT REV	T.T.
4	09/30/25	CLIENT REV	S.V.
12/18/25	PLANNING COMMS	S.V.	
02/25/26	PLANNING COMMS	T.T.	

Licensee:
JAMES R. SPORE
REGISTERED PROFESSIONAL ENGINEER
S6336
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STATE OF CALIFORNIA

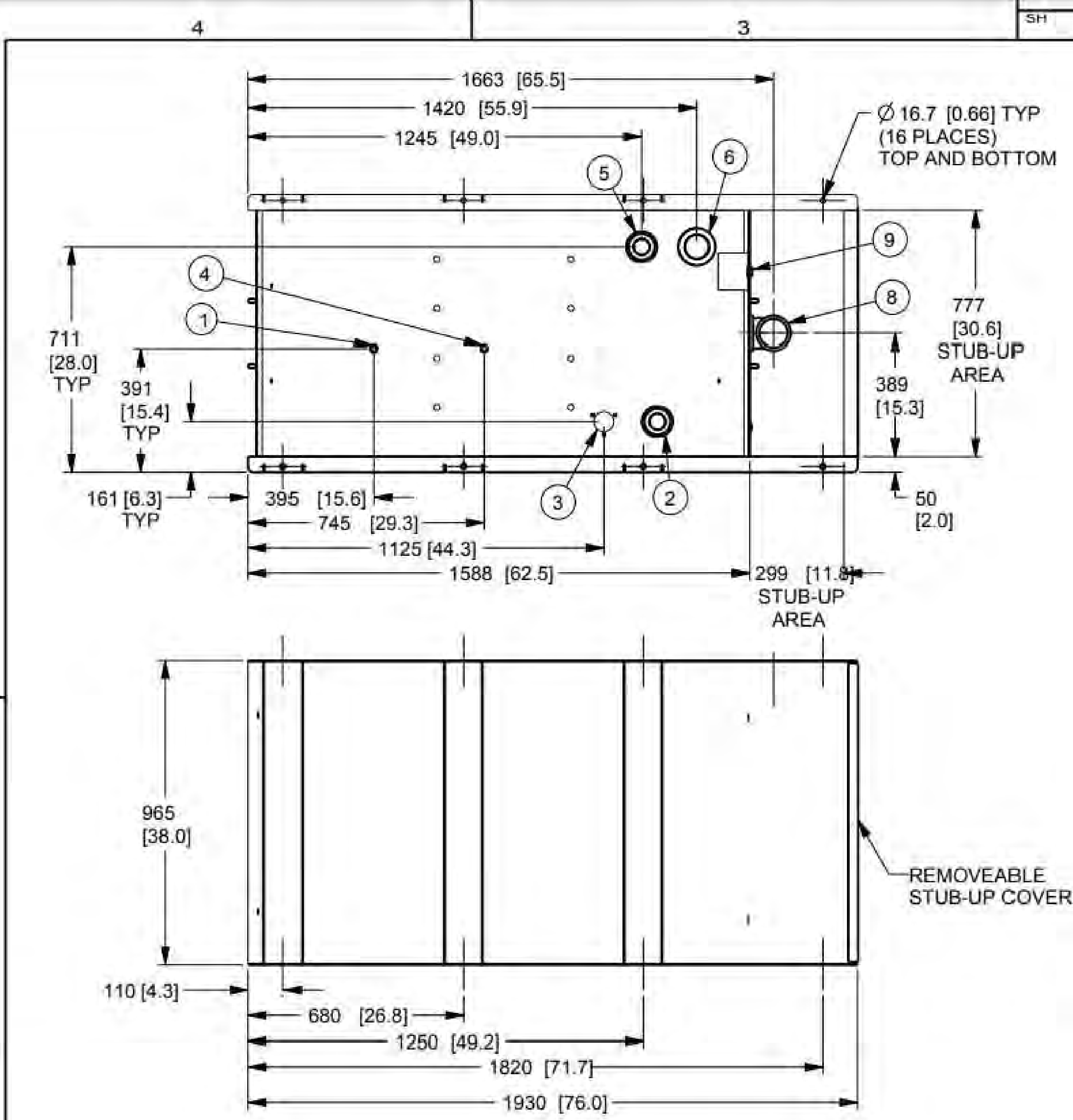
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ENGINEER:
Streamline Engineering
3843 Taylor Road, Suite A, Loomis, CA 95660
Contact: Kevin Sorenson Phone: 916-860-1930
E-Mail: kevin@streamlineeng.com Fax: 916-860-1941

SHEET TITLE:
GENERATOR SPECIFICATIONS

SHEET NUMBER:
A-5.3

SH 1/1 REV A



I/N	DESCRIPTION	FUNCTION
1	3/8" NPT COUPLING	FUEL SUPPLY
2	2" NPT WELD FLANGE	FUEL FILL
3	FUEL LEVEL GAUGE	ELECTRONIC SENDER/VISUAL GAUGE
4	3/8" NPT COUPLING	FUEL RETURN
5	2" NPT WELD FLANGE	NORMAL VENT
6	3" NPT WELD FLANGE	INNER TANK EMERGENCY VENT
7	1/2" NPT HALF COUPLING	OUTER TANK LEAK DETECTOR
8	3" NPT STREET ELBOW	OUTER TANK EMERGENCY VENT
9	1/2" NPT HALF COUPLING	FLUID BASIN ALARM

TANK P/N	OJ81730ST03
TOTAL CAPACITY	825 [218]
USABLE CAPACITY	795 [210]
DRY WEIGHT	448 [988]

CAPACITY: LITER (GALLONS)
 WEIGHT: KILOGRAMS (POUNDS)
 DIMENSIONS: MM (INCH)

UL #142 LISTED

DRAWING CREATED FROM PRO/ENGINEER 3D FILE. ECO MODIFICATION TO BE APPLIED TO SOLID MODEL ONLY.

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ELECTRONICALLY APPROVED
 INSIDE WINDCHILL

LIFECYCLE STATE: Production Release

GENERAC

TITLE
 INSTALL BASETANK A-GRP
 210 GAL WITH FLUID CONTAINMENT

ISSUE DATE

SIZE	CAGE NO	DWG NO	REV
B	N/A	OJ8971	A
SCALE	0.063	WT-KG	0.00
SHEET	1 of 1		

Issued For:
PLACERVILLE SHERIFF
 3170 GOLD NUGGET WY,
 PLACERVILLE, CA 95667

PREPARED FOR
verizon
 2770 SHADELANDS DR, BLDG 11
 WALNUT CREEK, CA 94598

Vendor:
EPIC WIRELESS GROUP LLC
 Connecting a Wireless World

MDG LOCATION ID: 5000940687
 PROJECT ID: 17120113
 DRAWN BY: C. COLSTON
 CHECKED BY: S. SAVIG
 APPROVED BY: J. SPORE

ISSUE STATUS			
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02/25/26	PLANNING COMMS	T.T.	

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ENGINEER:

 3843 Taylor Road, Suite A, Loomis, CA 95650
 Contact: Kevin Sorenson Phone: 916-660-1930
 E-Mail: kevin@streamlineeng.com Fax: 916-660-1941
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SHEET TITLE:
GENERATOR SPECIFICATIONS

SHEET NUMBER:
A-5.4

Clay & Bailey Mfg. Co.

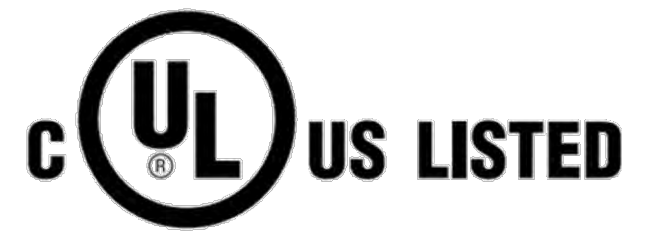
100 YEARS
A CENTURY'S WORTH OF INNOVATION

366 Female Thread High Flow Emergency Vent for Aboveground Storage Tanks

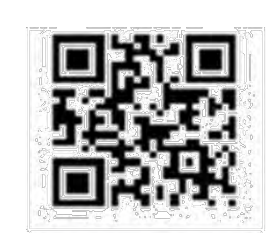


Features:
All Aluminum Construction is lightweight for easy handling and installation. Also, no rust issues from scratches or weathering. Buna-N O Ring provides a vapor resistant seal. Spring Actuated Vent assures accurate opening pressure. Pressure relief set at <0.5 PSI. Clay & Bailey vents can be used in a variety of Aboveground Storage Tank Equipment installations where reliable fuel handling petroleum equipment is required.

Part #	Size	Weight /lbs.	Size	W/Screen	W/O Screen
0366-03-30HF	3"	3	3"	66,400 SCFH	71,750 SCFH
0366-03-40HF	4"	4	4"	114,800 SCFH	118,750 SCFH
0366-03-50HF	5"	5	5"	184,500 SCFH	200,250 SCFH
0366-03-60HF	6"	6	6"	237,000 SCFH	251,700 SCFH
0366-03-80HF	8"	7	8"	500,552 SCFH	531,289 SCFH



Clay & Bailey emergency vents comply with various codes - Petroleum Equipment Institute PEI RP200; Underwriters Laboratories Inc. UL-142, UL-2085, UL-2244, UL-2583; Underwriters Laboratories of Canada ULC-S601; National Fire Protection Agency NFPA 30, NFPA 30A; American Petroleum Institute API 2000.



6401 E. 40th St., Kansas City, Mo. 64129 • 1-800-821-6583 • F: 816-924-3903 • www.claybailey.com

Clay & Bailey Mfg. Co.

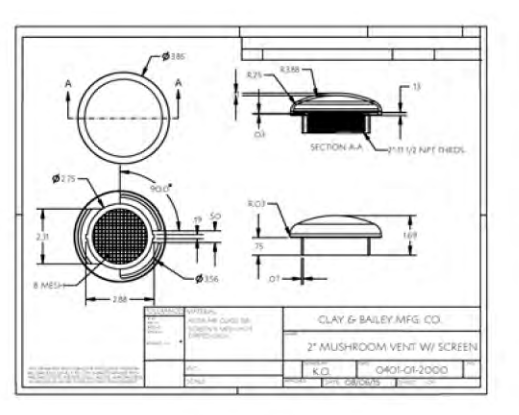
100 YEARS
A CENTURY'S WORTH OF INNOVATION

401 Mushroom Vent



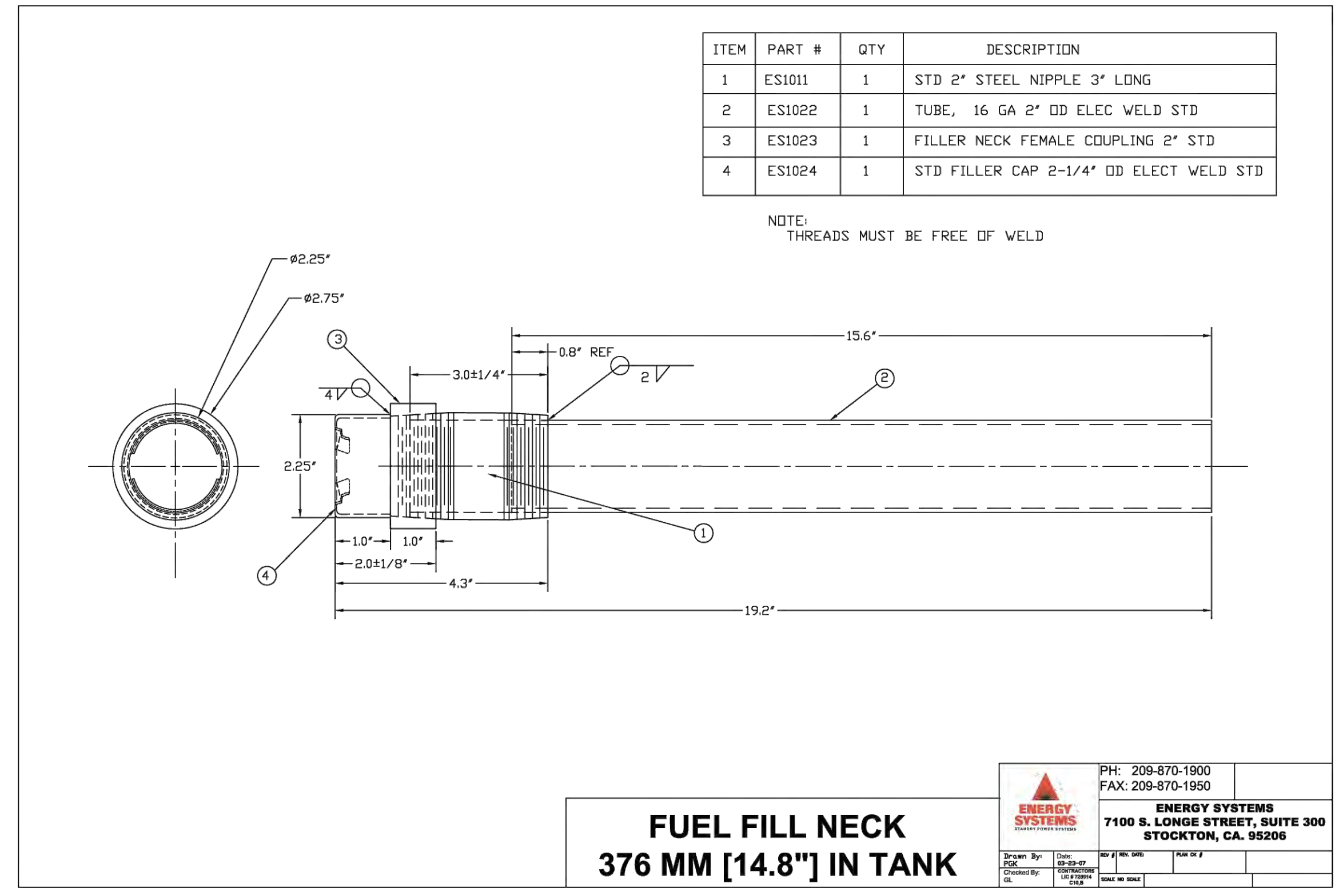
Features:
Mushroom style free flow vent is made of cast iron with a 8 mesh galvanized screen. Domed vent top prevents tank contamination from entering vent lines. NPT thread is standard. Also available in galvanized. (Shown)

Part No.	Size	lbs	2.5psi	A	B
0401-01-0750	3/4"	0.3	4,894	3/4"	1"
0401-01-1000	1"	0.5	8,711	1"	1 1/8"
0401-01-1250	1 1/4"	0.6	13,616	1 1/4"	1 1/2"
0401-01-1500	1 1/2"	0.7	19,532	1 1/2"	1 9/16"
0401-01-2000	2"	1.1	38,846	2"	1 11/16"
0401-01-4000	4"	2.5	54,873	4"	3"

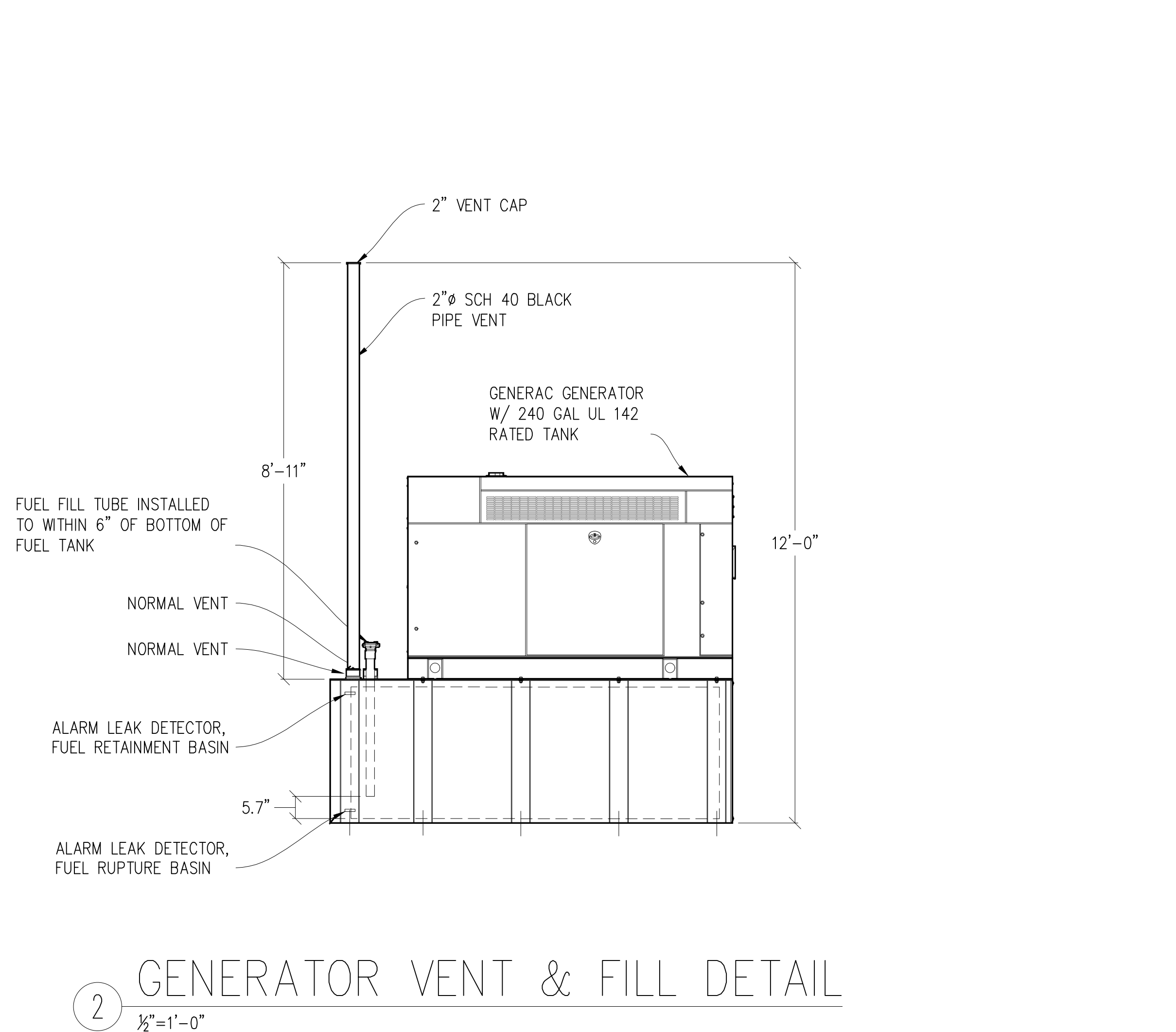
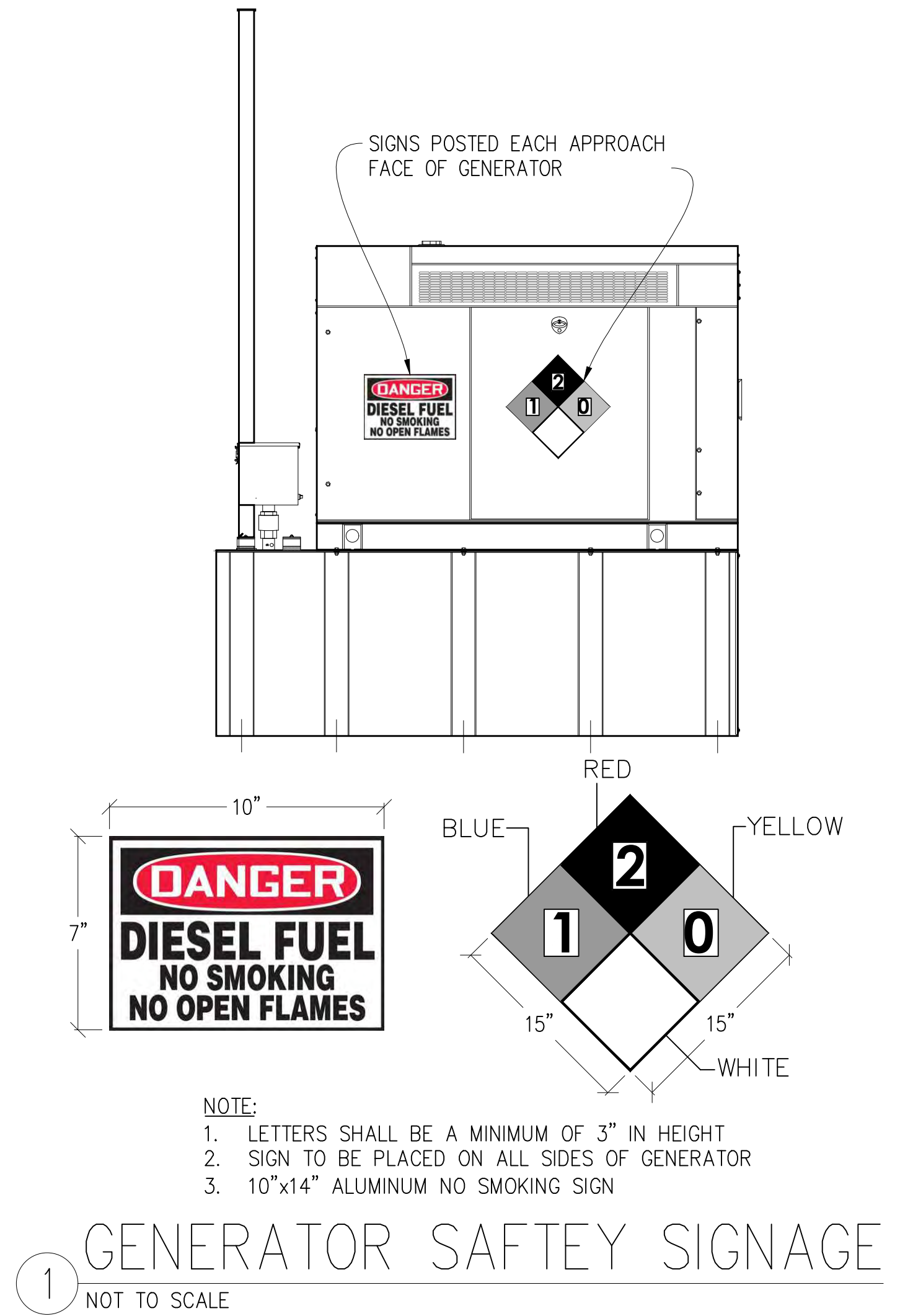
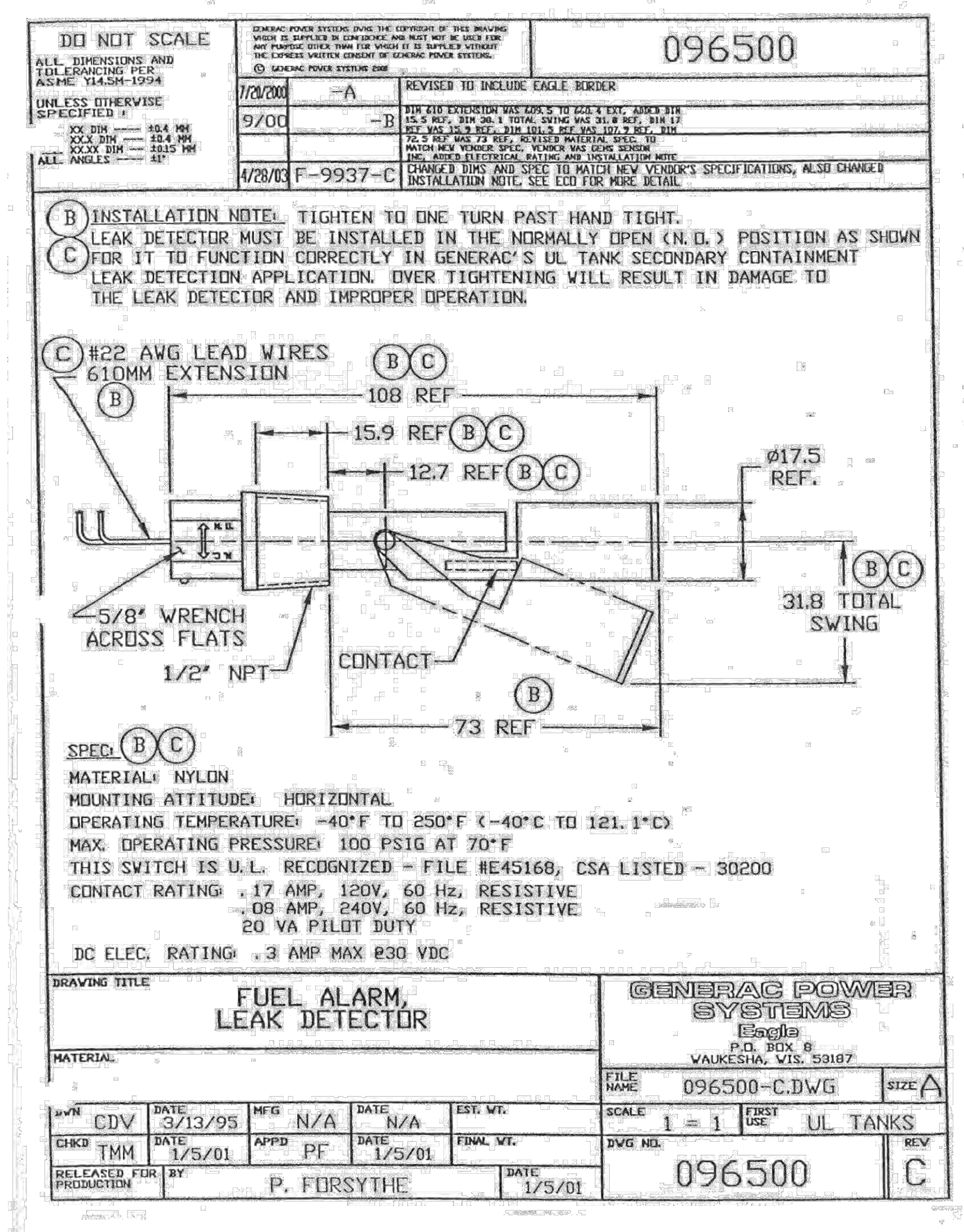


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NOTE:
FILL PIPE SHALL TERMINATE WITHIN 6" OF TANK BOTTOM



FUEL FILL NECK 376 MM [14.8"] IN TANK



Issued For:
PLACERVILLE SHERIFF
3170 GOLD NUGGET WY,
PLACERVILLE, CA 95667

PREPARED FOR
verizon
2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

Vendor:
EPIC WIRELESS GROUP LLC
Connecting a Wireless World

MDG LOCATION ID: 5000940687
PROJECT ID: 17120113
DRAWN BY: C. COLSTON
CHECKED BY: S. SAVIG
APPROVED BY: J. SPORE

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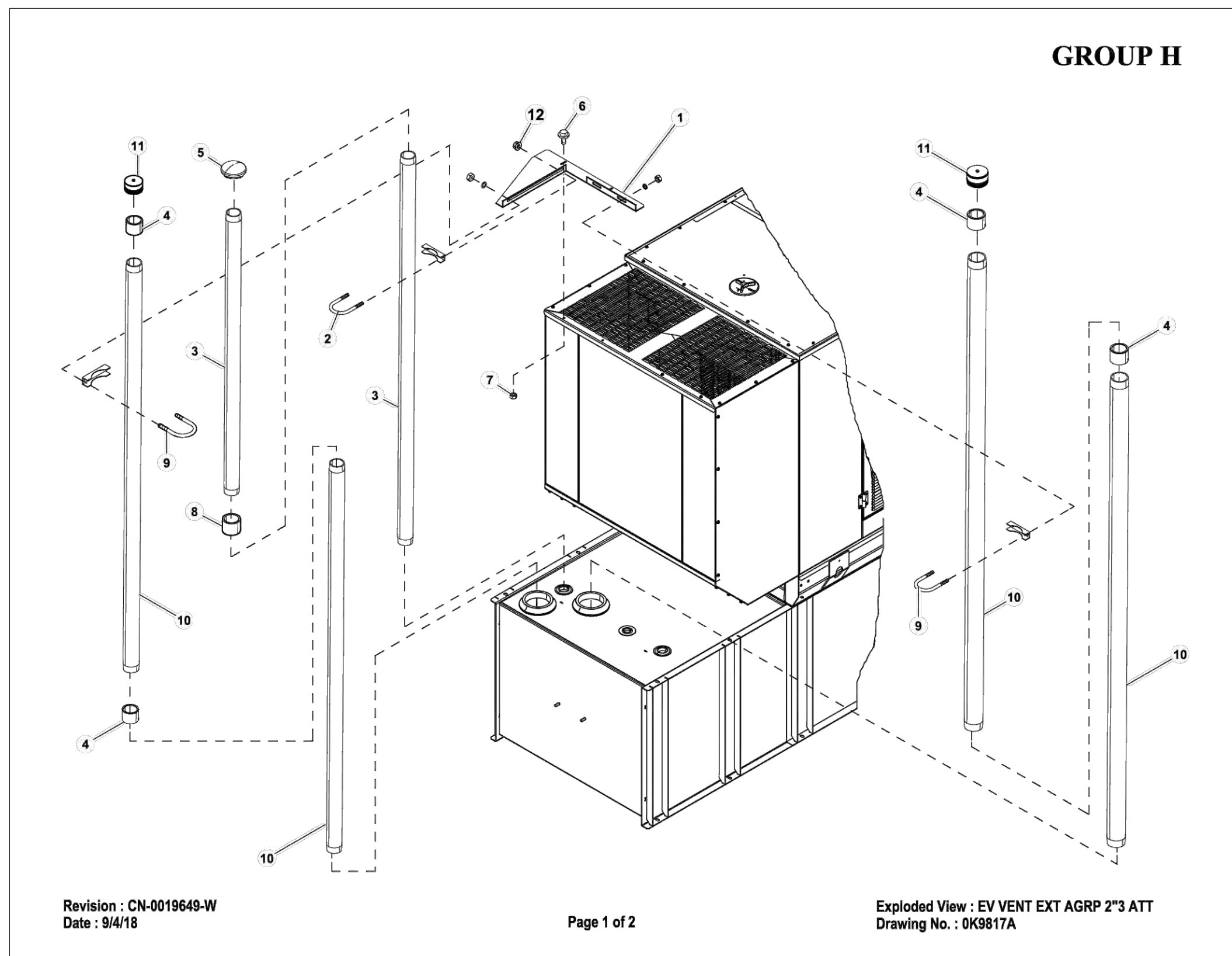
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S6336

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Streamline Engineering
3843 Taylor Road, Suite A, Loomis, CA 95660
Contact: Kevin Sorenson Phone: 916-660-1930
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SHEET TITLE:
GENERATOR SPECIFICATIONS

SHEET NUMBER:
A-5.5



GROUP H

Revision : CN-0019649-W
Date : 9/4/18
Page 1 of 2
Exploded View : EV VENT EXT AGRP 2'3 ATT
Drawing No. : 0K9817A

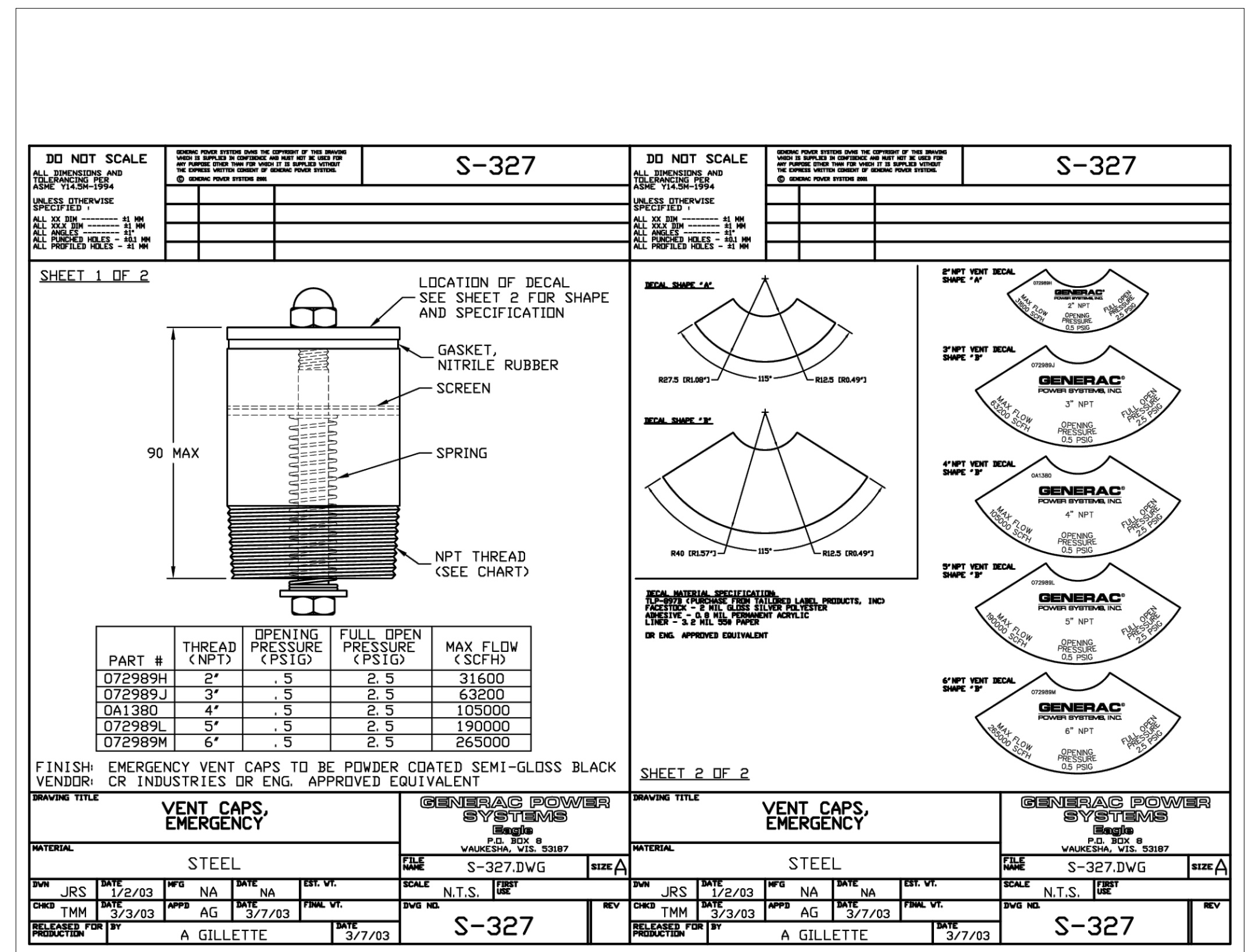
**EXPLODED VIEW: EV VENT EXT AGRP 2'3 ATT
DRAWING #:0K9817A**

GROUP H

ITEM	PART#	QTY.	DESCRIPTION
(1)	0G3036YSTOR	1	BRACKET VENT EXT AGRP 2'3 ATT
2	0C7947	1	KIT, SADDLE AND BOLT 2 1/2"
3	0G3045	2	PIPE 2"VENT EXTENSION 72"L.G
4	10000016676	4	COUPLING PIPE 3 ZINC
5	0G21178	1	VENT OEM 2"
6	0C24548	2	SCREW HWHT M6-1 X 30 W/MKS
7	0G49813	2	NUT HEX M6-1.0 GB CLEAR ZINC
8	0686408	1	COUPLING FULL 2-11.5 BLACK
9	0E4284	2	BOLT U 3/8-16 X 3.50" W/SADDLE
10	0H1464	4	PIPE NIPPLE 3/8" SCH40 FWTBK
11	072989J	2	VENT CAP EMERG 3"NPT
12	0G64101	2	NUT HEX FL WHIZ 3/8-16

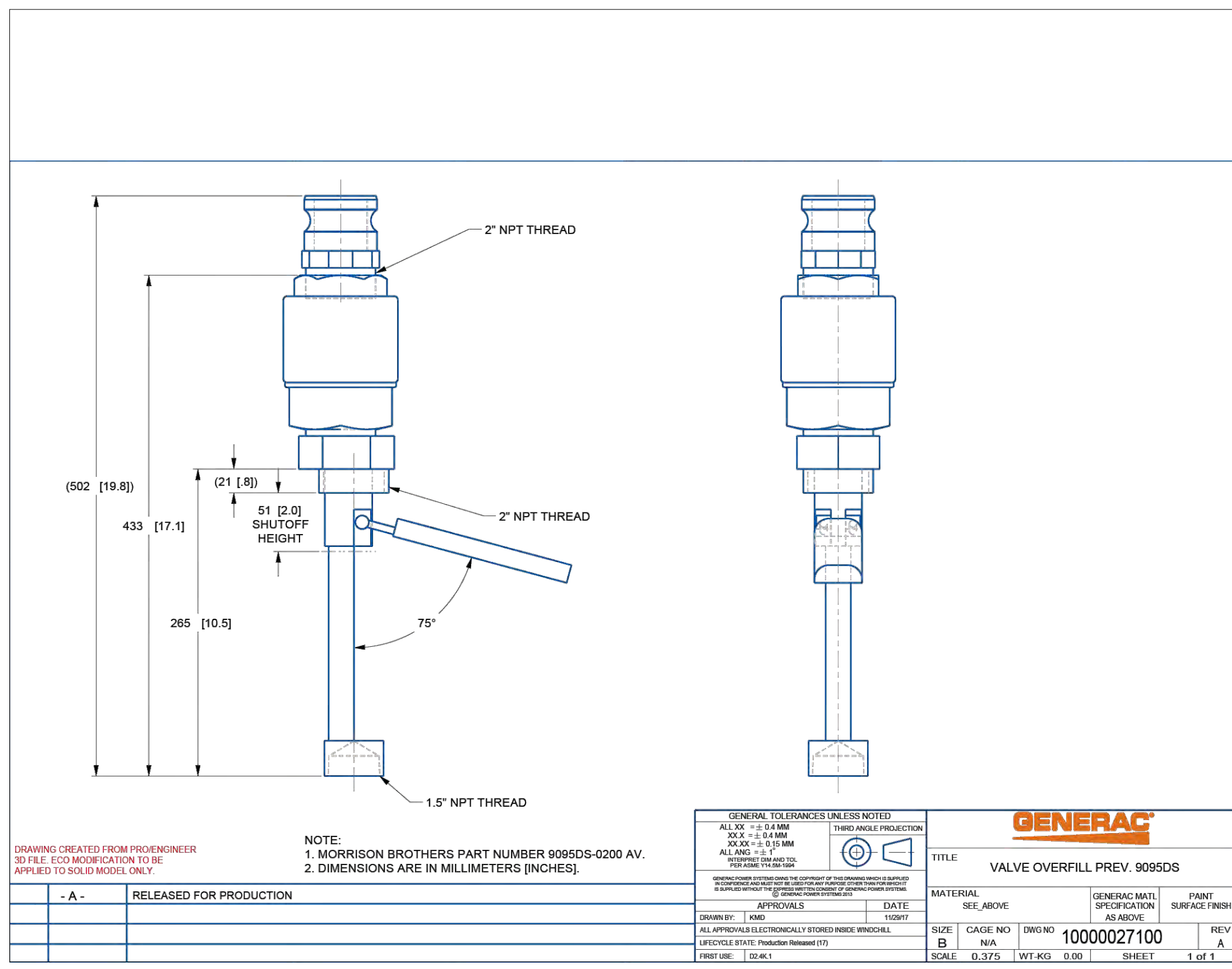
NOTES (UNLESS OTHERWISE SPECIFIED)
 (1) SHEET METAL PARTS LISTED IN THE BOM TABLE ARE REPRESENTING GENERIC PARTS (NO COLOR).
 * MANUFACTURING: FOR CORRECT MATERIAL AND COLOR REFER TO AS400 BOM.
 * CUSTOMER: WHEN ORDERING REPLACEMENT PARTS, ENTER BASE NUMBER (FIRST 8 DIGITS ONLY) IN THE SYSTEM FOR CORRECT MATERIAL AND COLOR. (FOR REFERENCE SEE GUIDELINE 0H7169).

REVISION: CN-0019649-W
DATE: 9/5/18
Page 2 of 2



PART #	THREAD (NPT)	OPENING PRESSURE (PSIG)	FULL OPEN PRESSURE (PSIG)	MAX FLOW (SCFH)
072989H	2"	.5	2.5	31600
072989J	3"	.5	2.5	63200
0A1380	4"	.5	2.5	105000
072989L	5"	.5	2.5	190000
072989M	6"	.5	2.5	265000

FINISH: EMERGENCY VENT CAPS TO BE POWDER COATED SEMI-GLOSS BLACK
 VENDOR: CR INDUSTRIES OR ENG. APPROVED EQUIVALENT

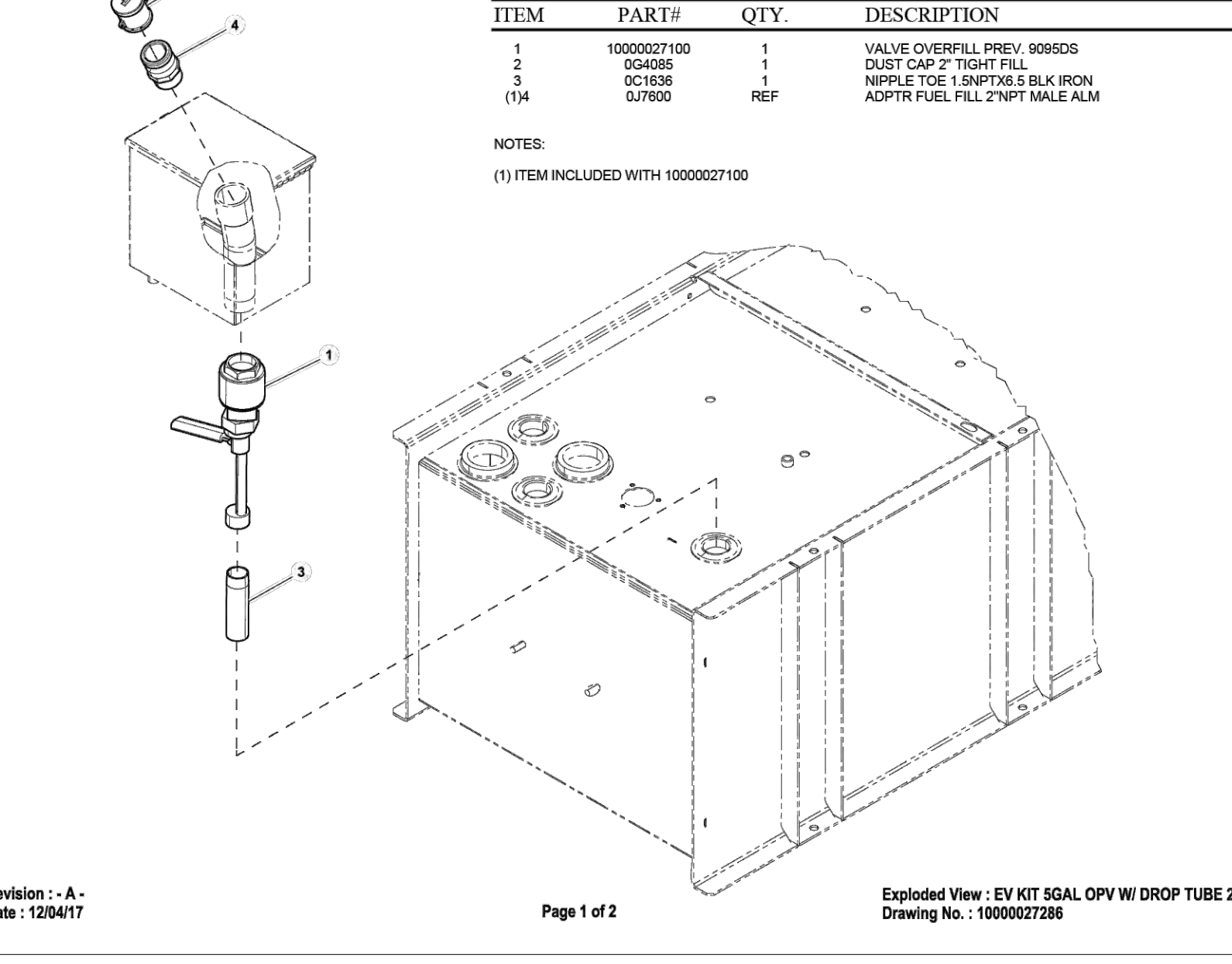


REV	DATE	DESCRIPTION
1	12/04/17	RELEASED FOR PRODUCTION

Revision : A
Date : 12/04/17
Page 1 of 2

EXPLODED VIEW: EV KIT 5GAL OPV W/DROP TUBE 2FT

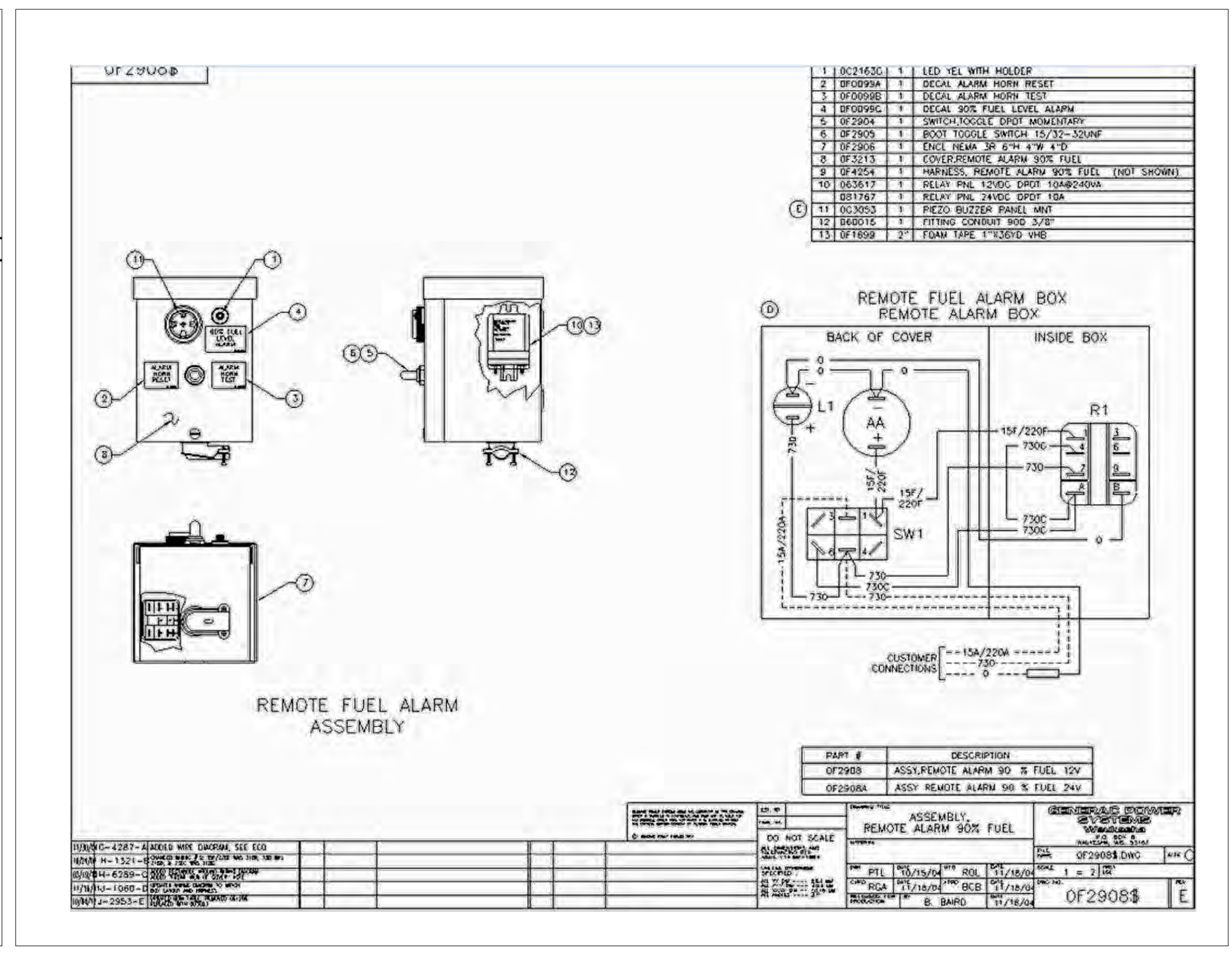
GROUP H



ITEM	PART#	QTY.	DESCRIPTION
1	10000027100	1	VALVE OVERFILL PREV. 9095DS
2	0G4086	1	DUST CAP 2" TIGHT FILL
(1)	0J7600	REF	NIPPLE TOE 1.5NPTX3.5 BLK IRON ADPTR FUEL FILL 2"NPT MALE ALM

NOTES:
 (1) ITEM INCLUDED WITH 10000027100

Revision : A
Date : 12/04/17
Page 1 of 2
Exploded View : EV KIT 5GAL OPV W/DROP TUBE 2FT
Drawing No. : 10000027286



PART #	DESCRIPTION
0F2908	ASSY REMOTE ALARM 90% FUEL 12V
0F2908A	ASSY REMOTE ALARM 90% FUEL 24V

REVISION: 4287-ALARMED WITH EMERGENCY SEE ECG
 REVISION: 4288-ALARMED WITH EMERGENCY SEE ECG
 REVISION: 4289-ALARMED WITH EMERGENCY SEE ECG
 REVISION: 4290-ALARMED WITH EMERGENCY SEE ECG
 REVISION: 4291-ALARMED WITH EMERGENCY SEE ECG
 REVISION: 4292-ALARMED WITH EMERGENCY SEE ECG
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 REVISION: 4297-ALARMED WITH EMERGENCY SEE ECG
 REVISION: 4298-ALARMED WITH EMERGENCY SEE ECG
 REVISION: 4299-ALARMED WITH EMERGENCY SEE ECG
 REVISION: 4300-ALARMED WITH EMERGENCY SEE ECG

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3170 GOLD NUGGET WY,
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PREPARED FOR
verizon
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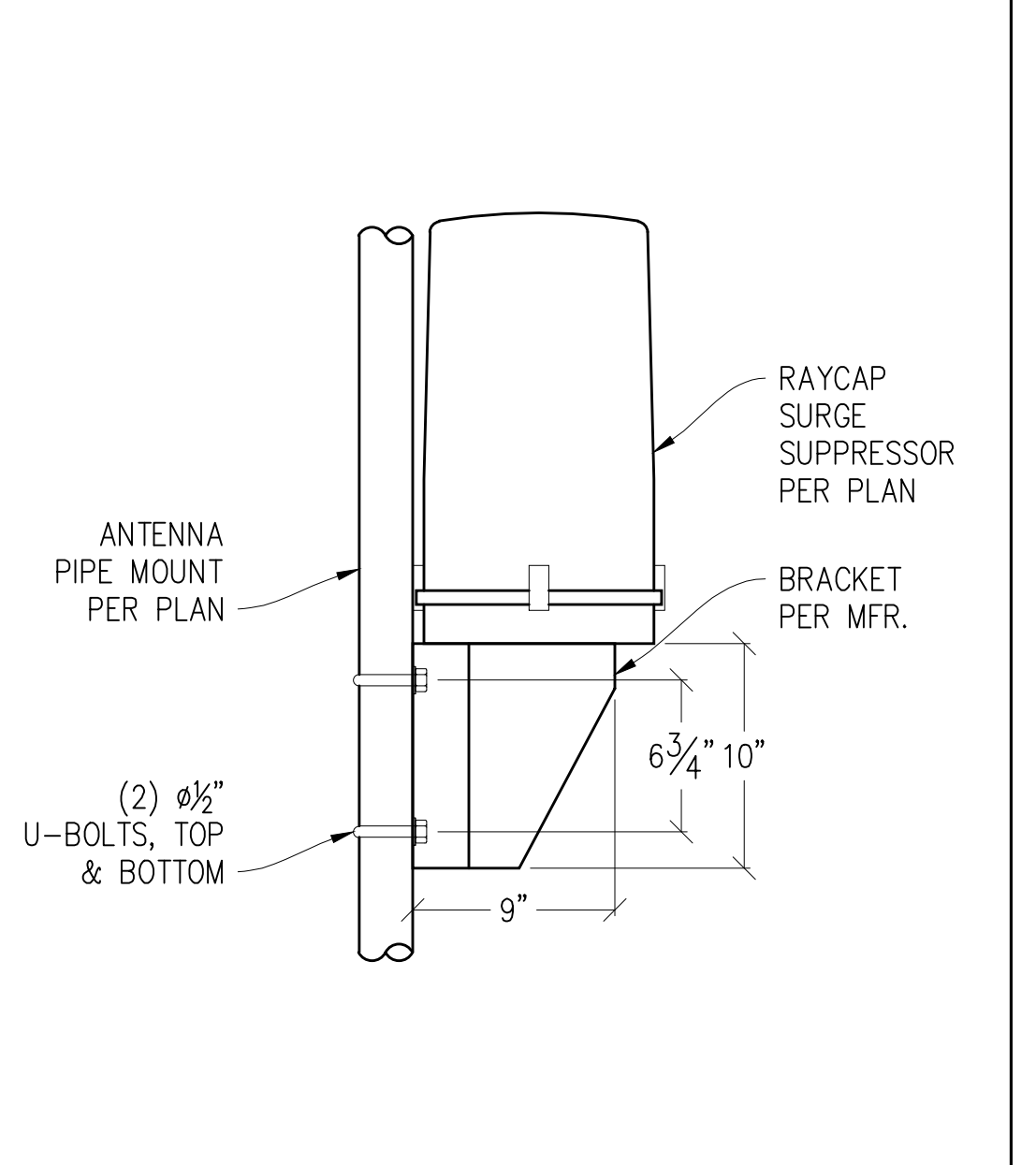
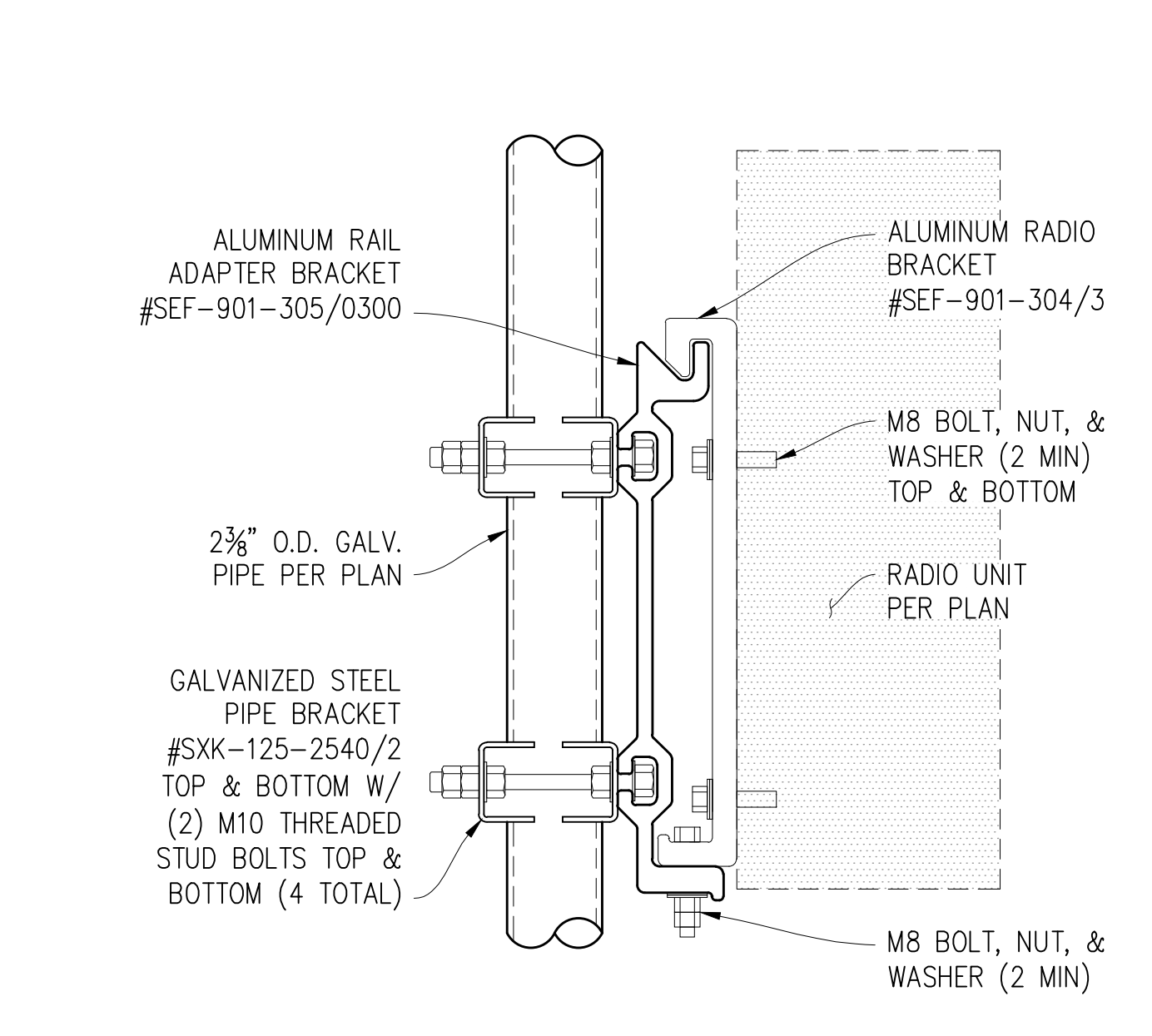
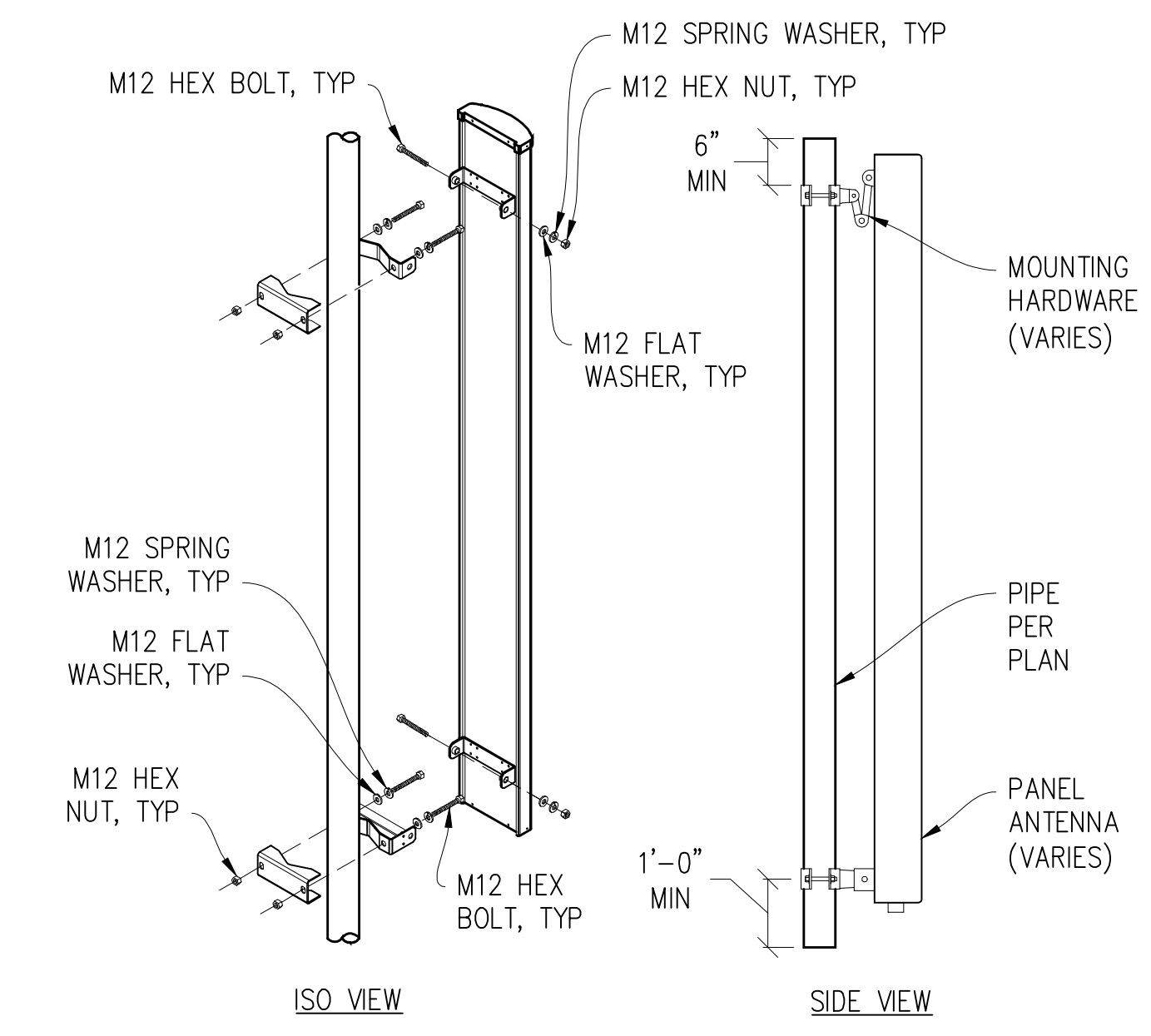
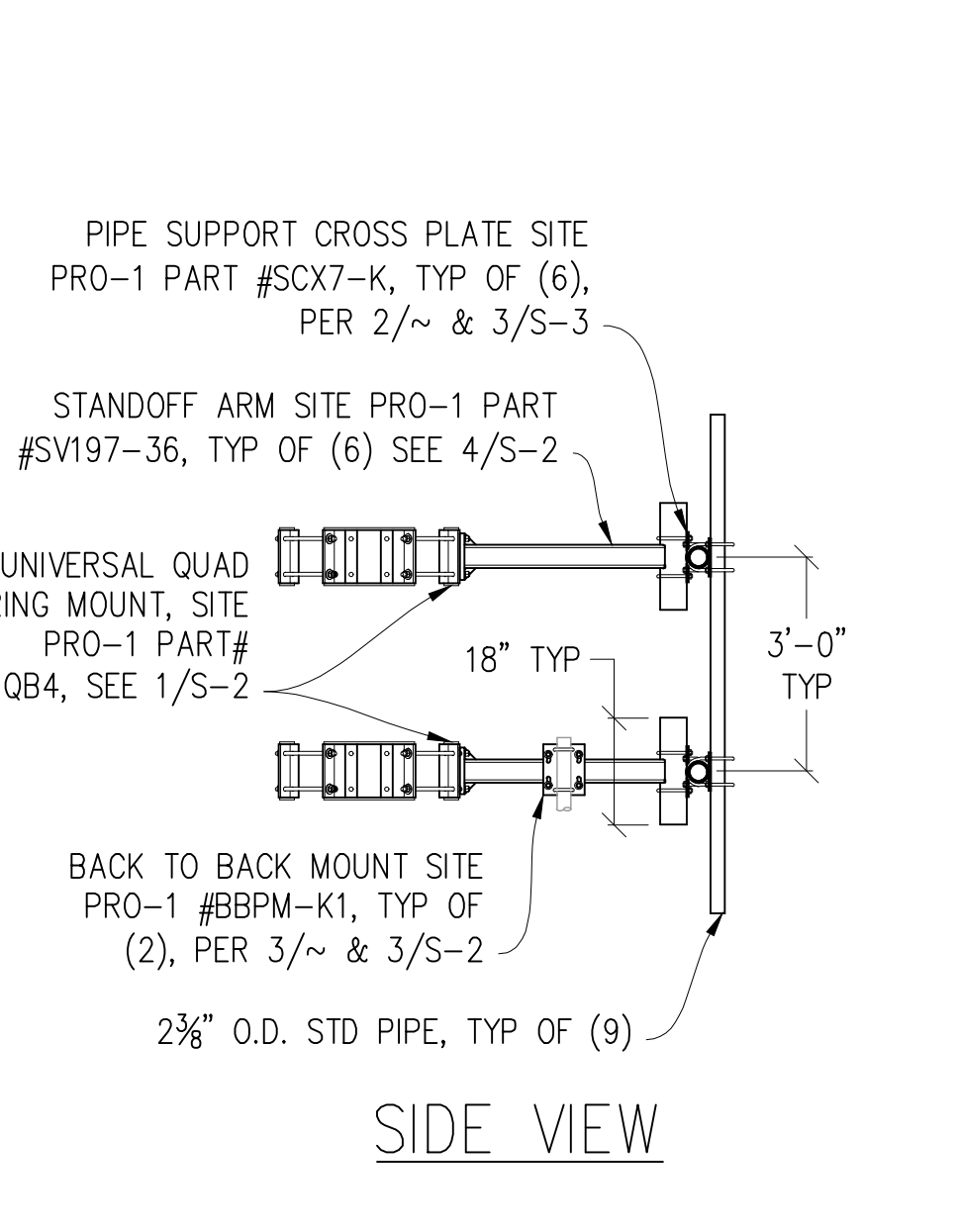
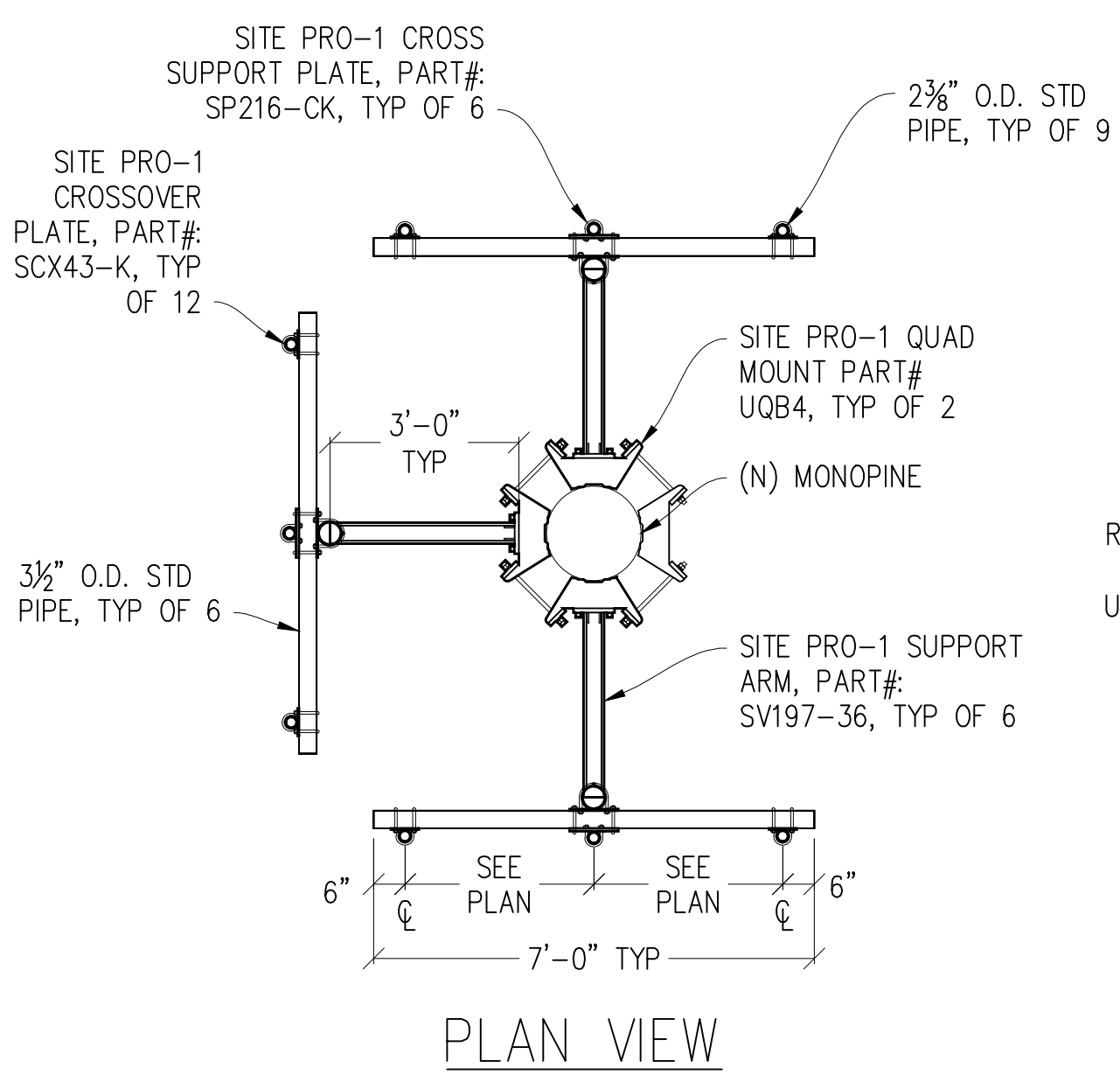
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SHEET TITLE:
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A-5.6

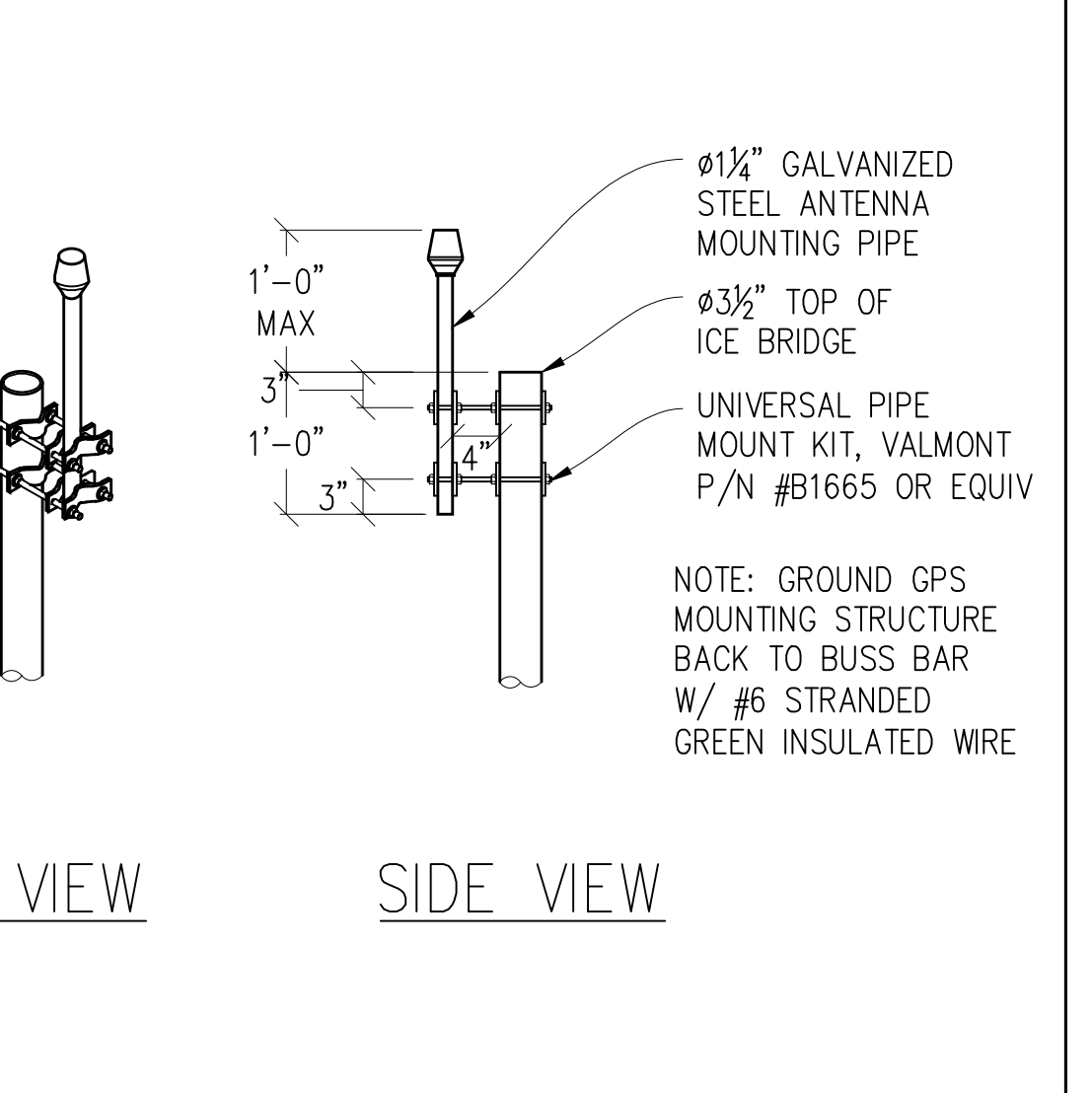
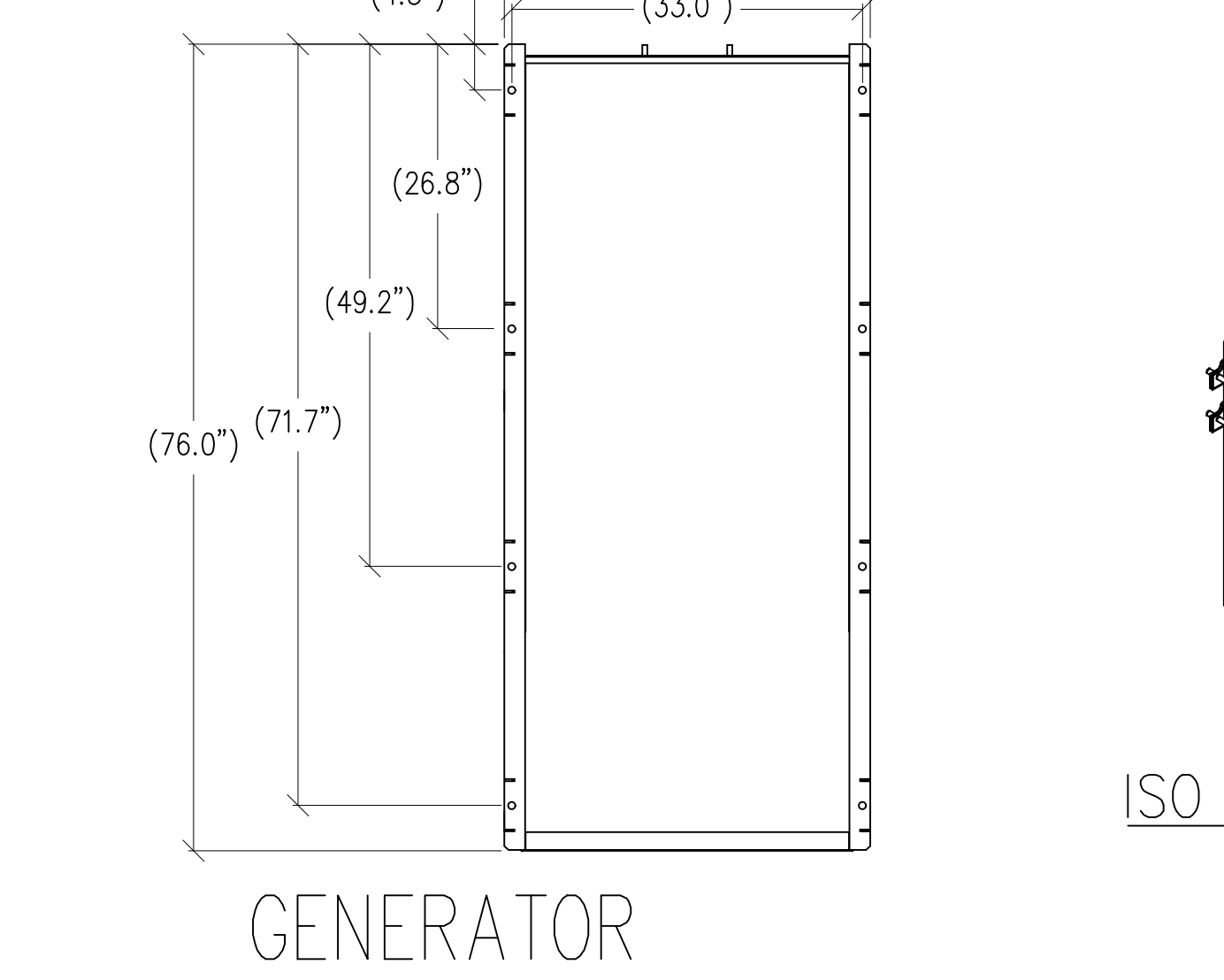
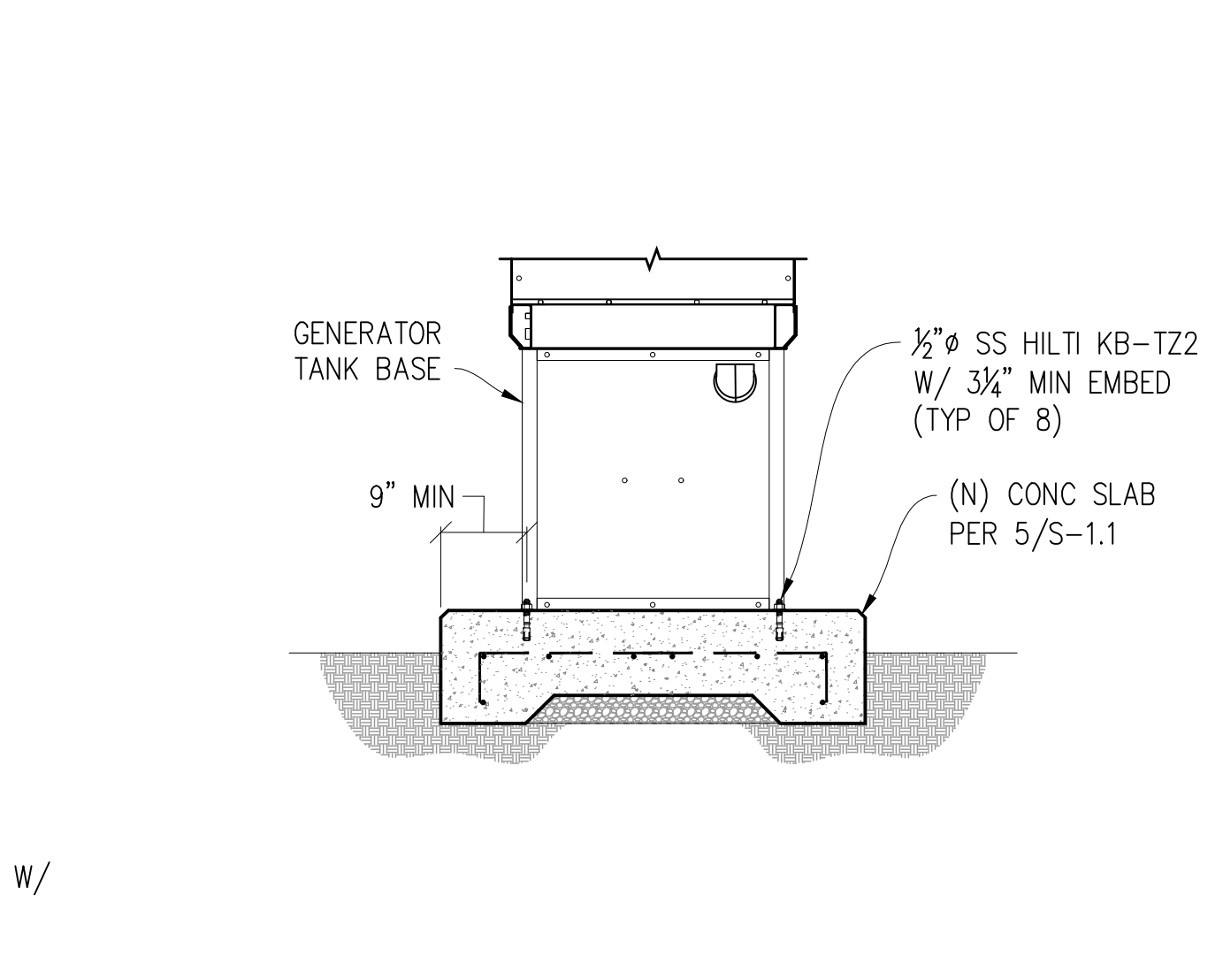
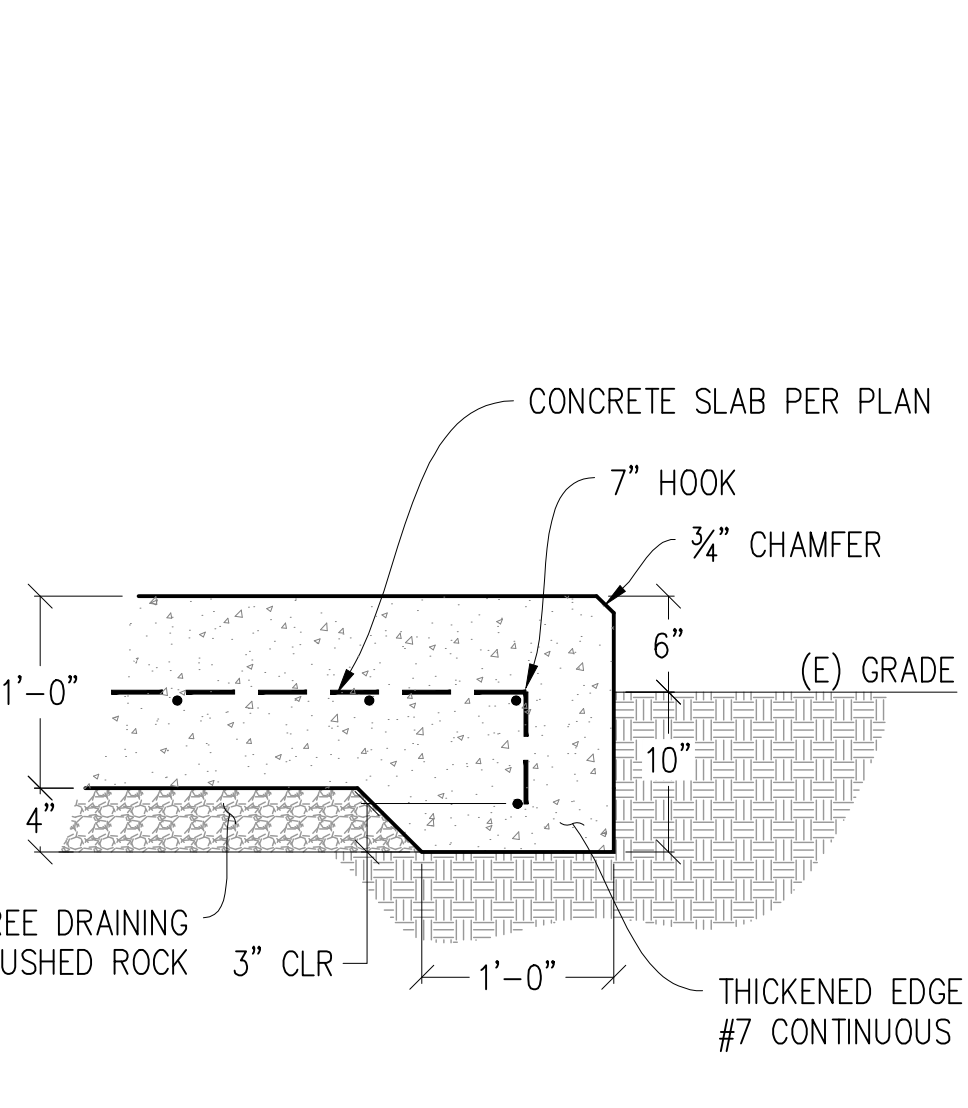
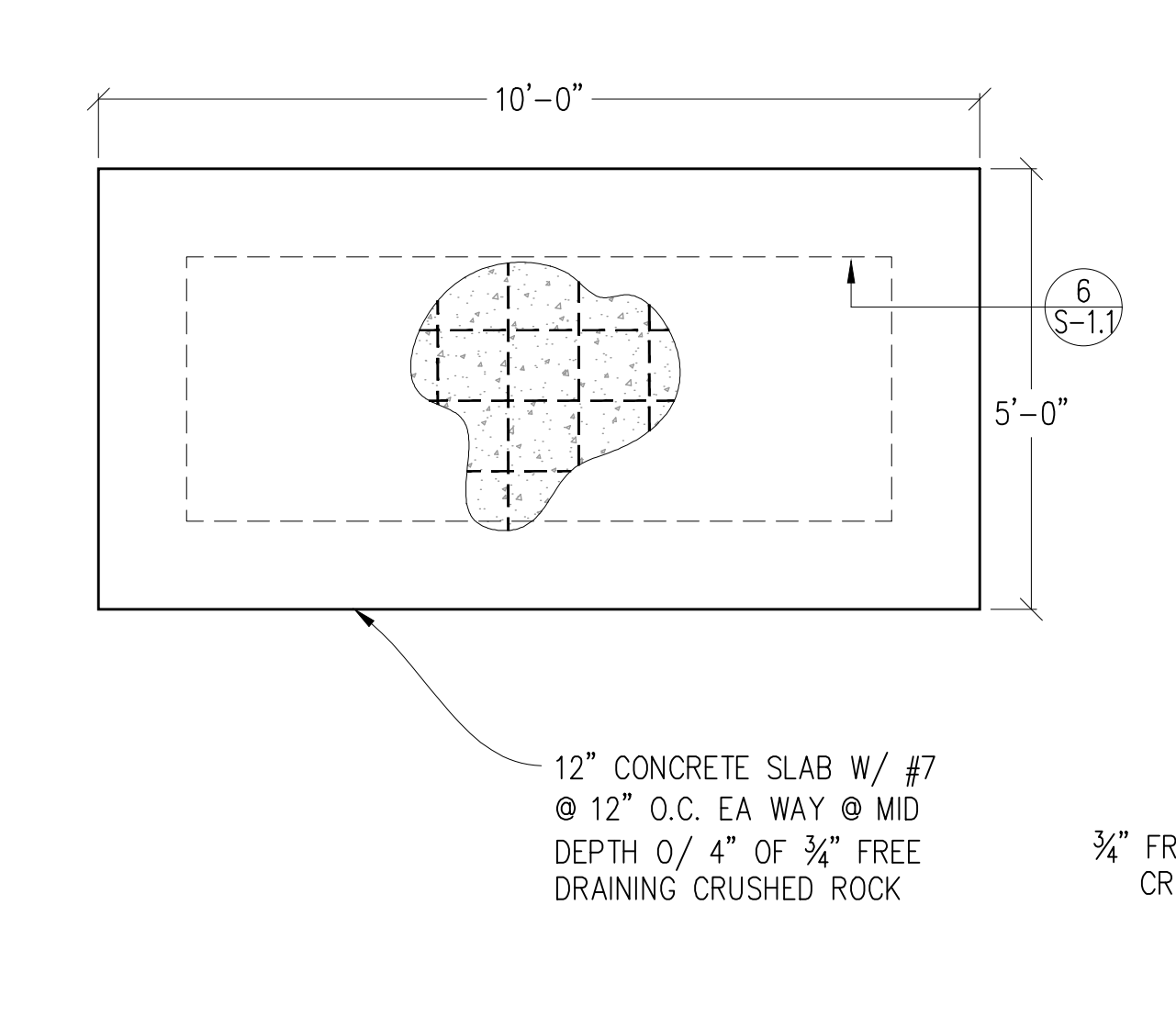


1 T-ARM ANTENNA MOUNT
3/8"=1'-0"

2 ANTENNA MOUNT
1"=1'-0"

3 RADIO UNIT MOUNTING
3"=1'-0"

4 SURGE PIPE MOUNT
1 1/2"=1'-0"



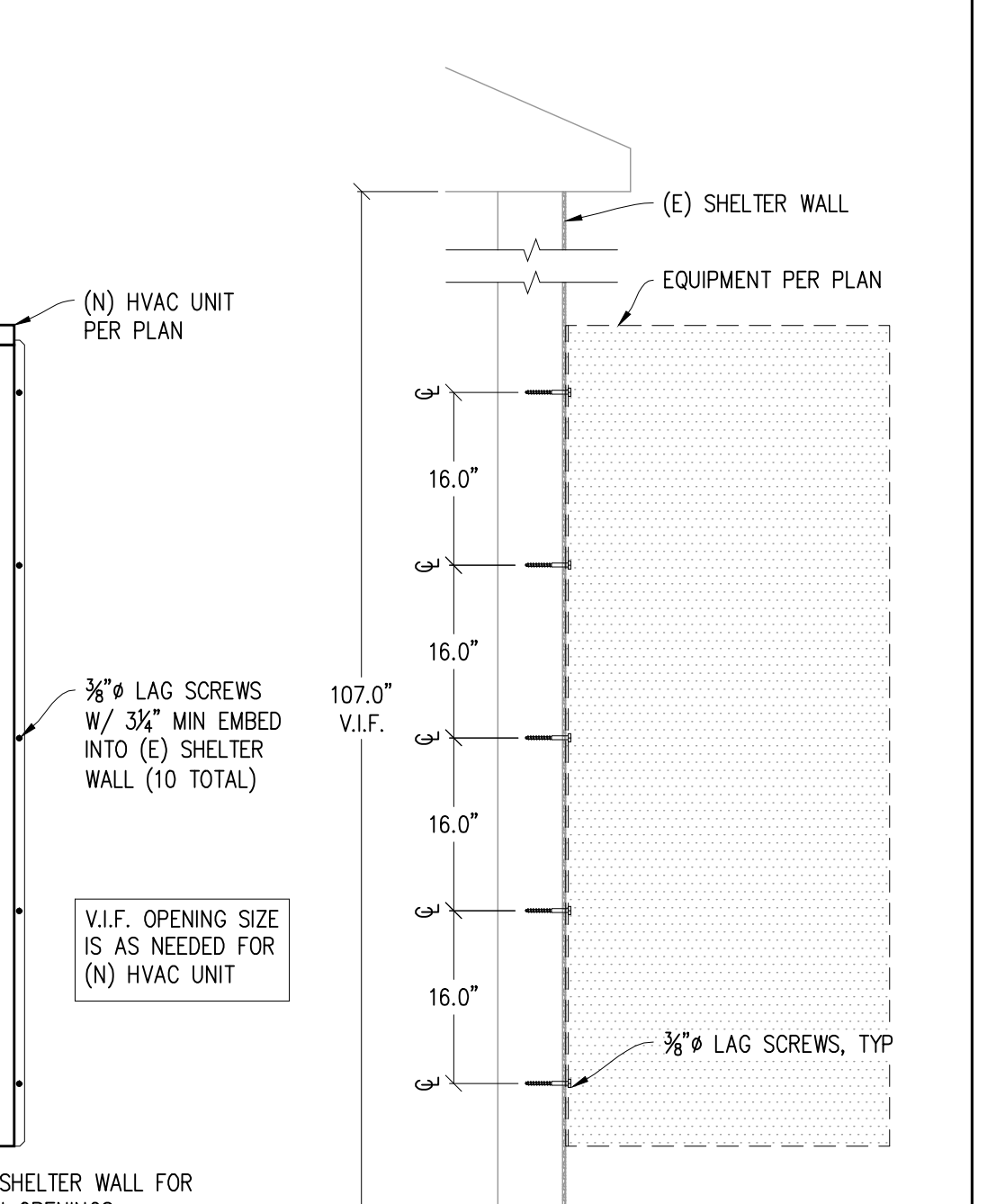
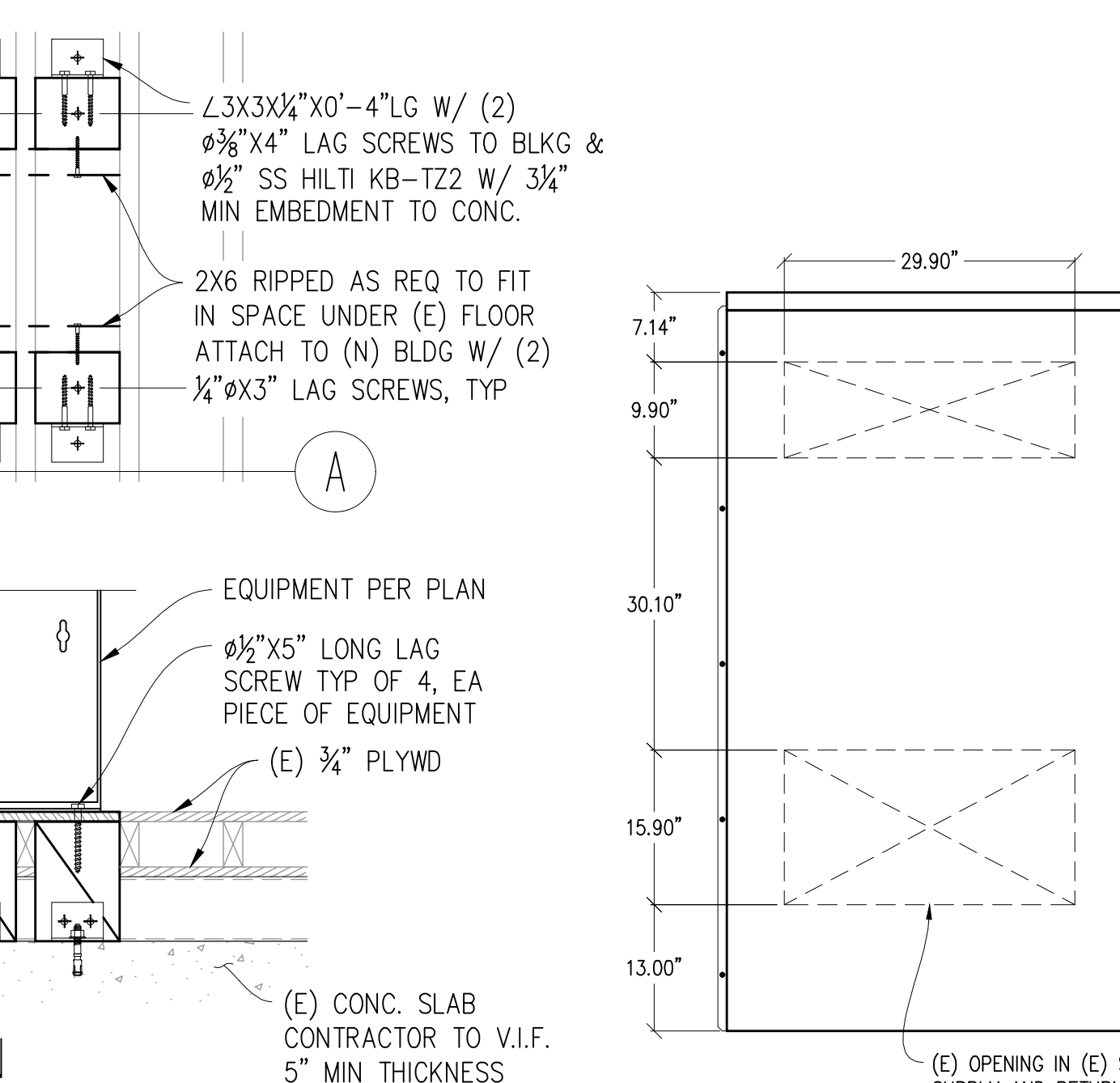
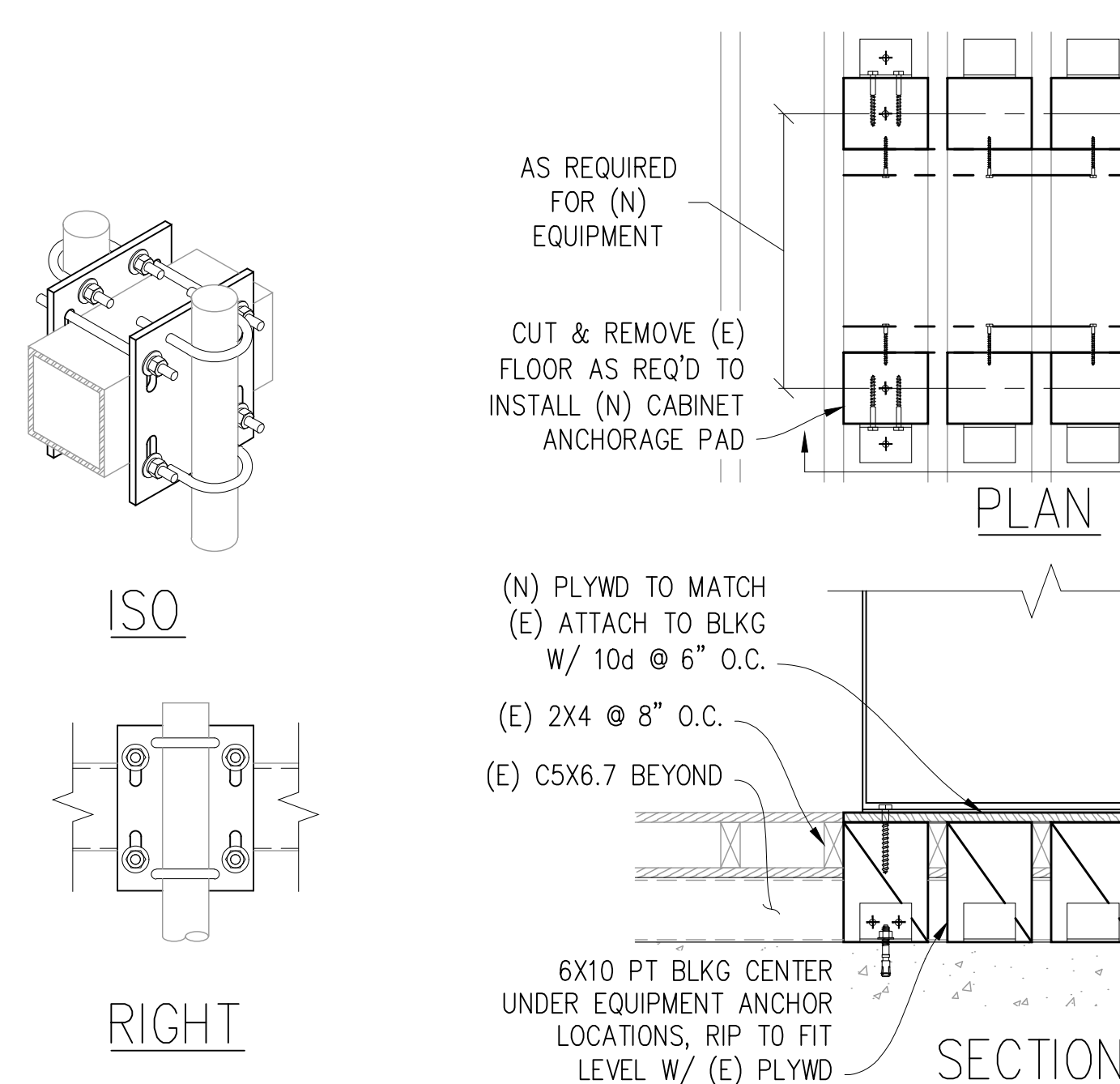
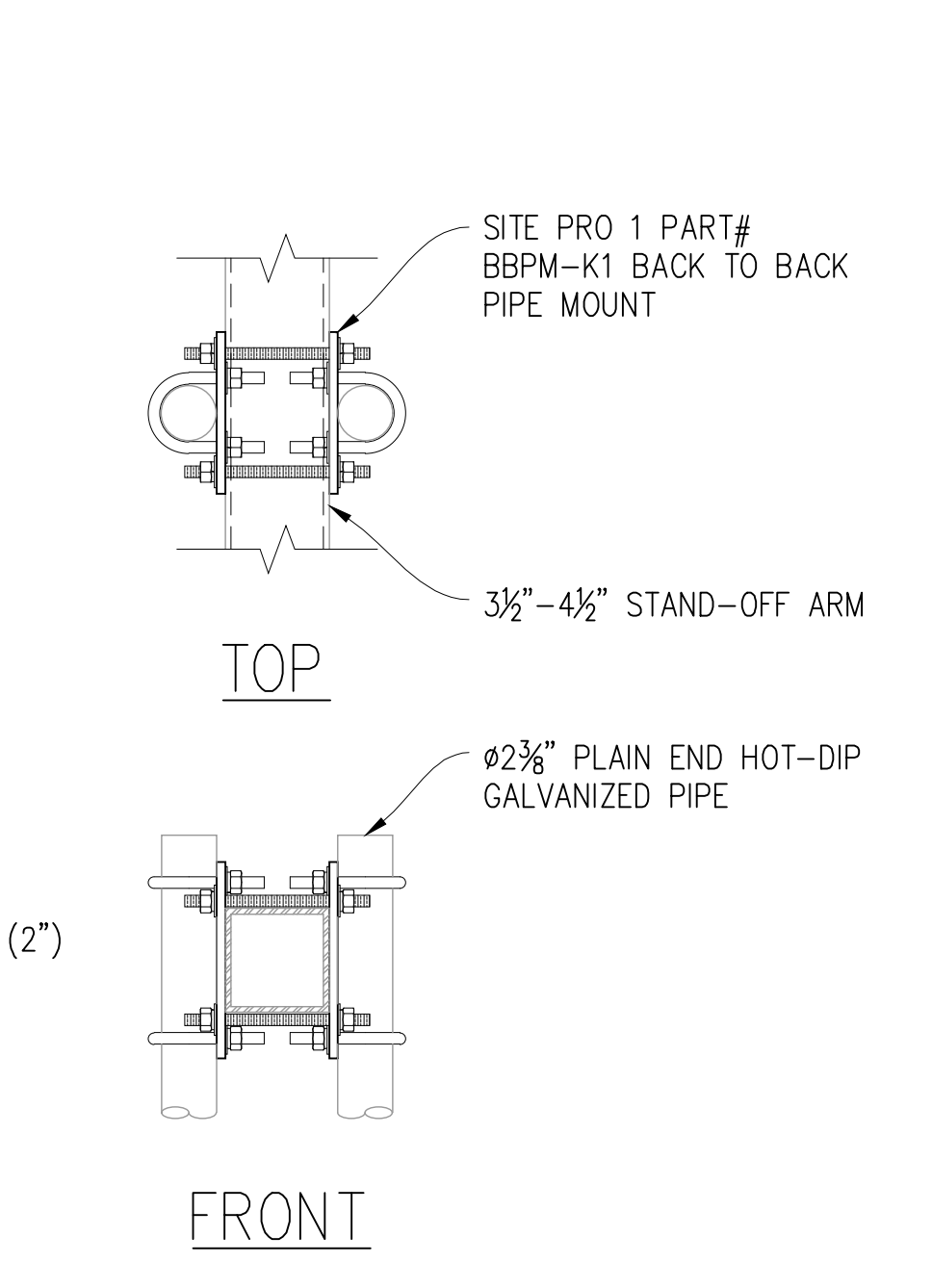
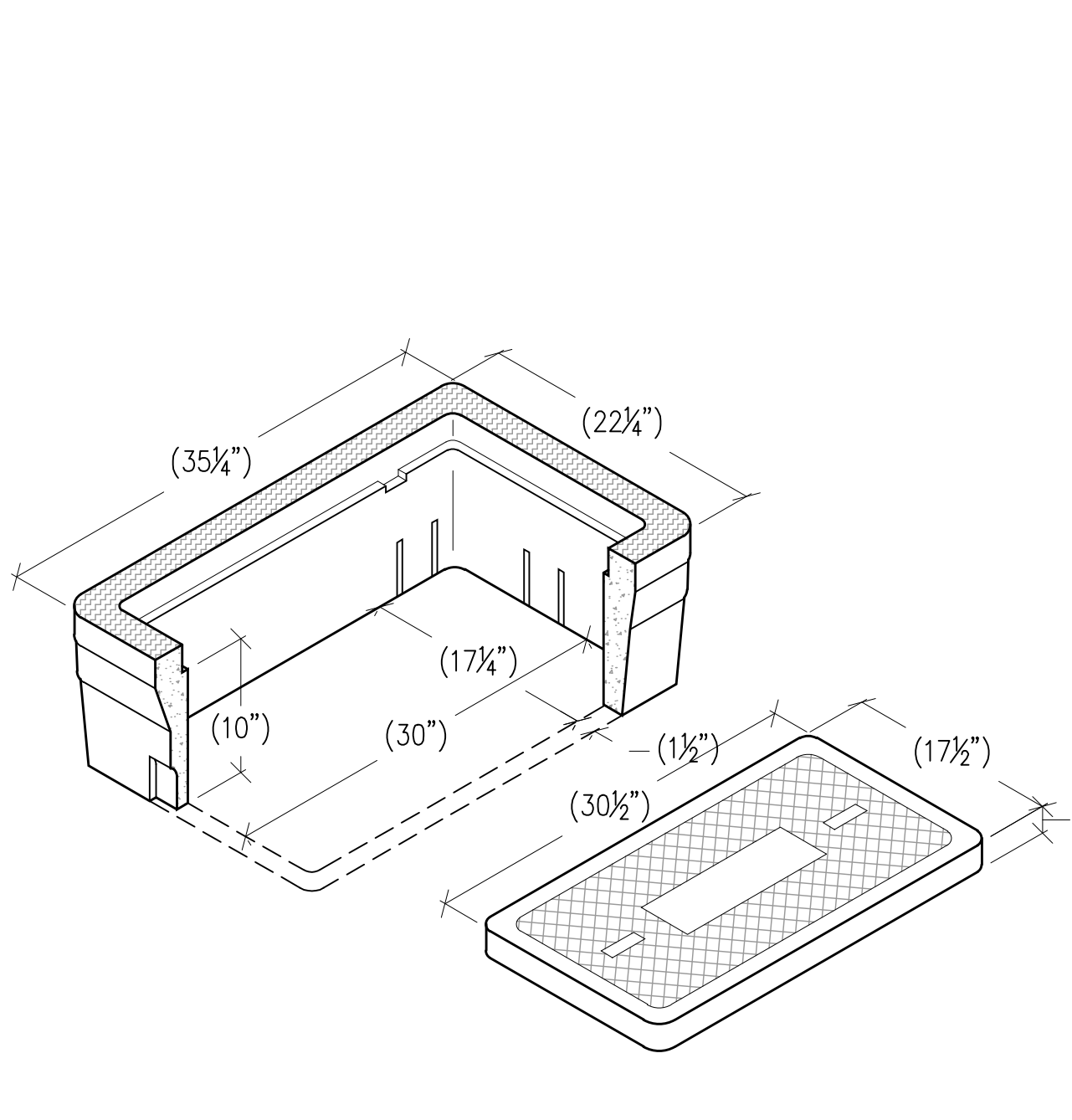
5 CONC. SLAB DETAIL
1/2"=1'-0"

6 THICKENED EDGE SLAB
1"=1'-0"

7 GENERATOR ANCHORAGE
1/2"=1'-0"

8 GENERATOR ANCHOR LOCATIONS
3/4"=1'-0"

9 GPS MOUNT DETAIL
3/4"=1'-0"



10 P36 SPLICE BOX
1"=1'

11 BACK TO BACK PIPE MOUNT
1 1/2"=1'-0"

12 CABINET FLOOR BLKG DETAIL
1"=1'-0"

13 HVAC WALL MOUNT
1"=1'-0"

Issued For:
PLACERVILLE SHERIFF
3170 GOLD NUGGET WY,
PLACERVILLE, CA 95667

PREPARED FOR
verizon
2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

Vendor:
EPIC WIRELESS GROUP LLC
Connecting a Wireless World

MDG LOCATION ID: 5000940687
PROJECT ID: 17120113
DRAWN BY: C. COLSTON
CHECKED BY: S. SAVIG
APPROVED BY: J. SPORE

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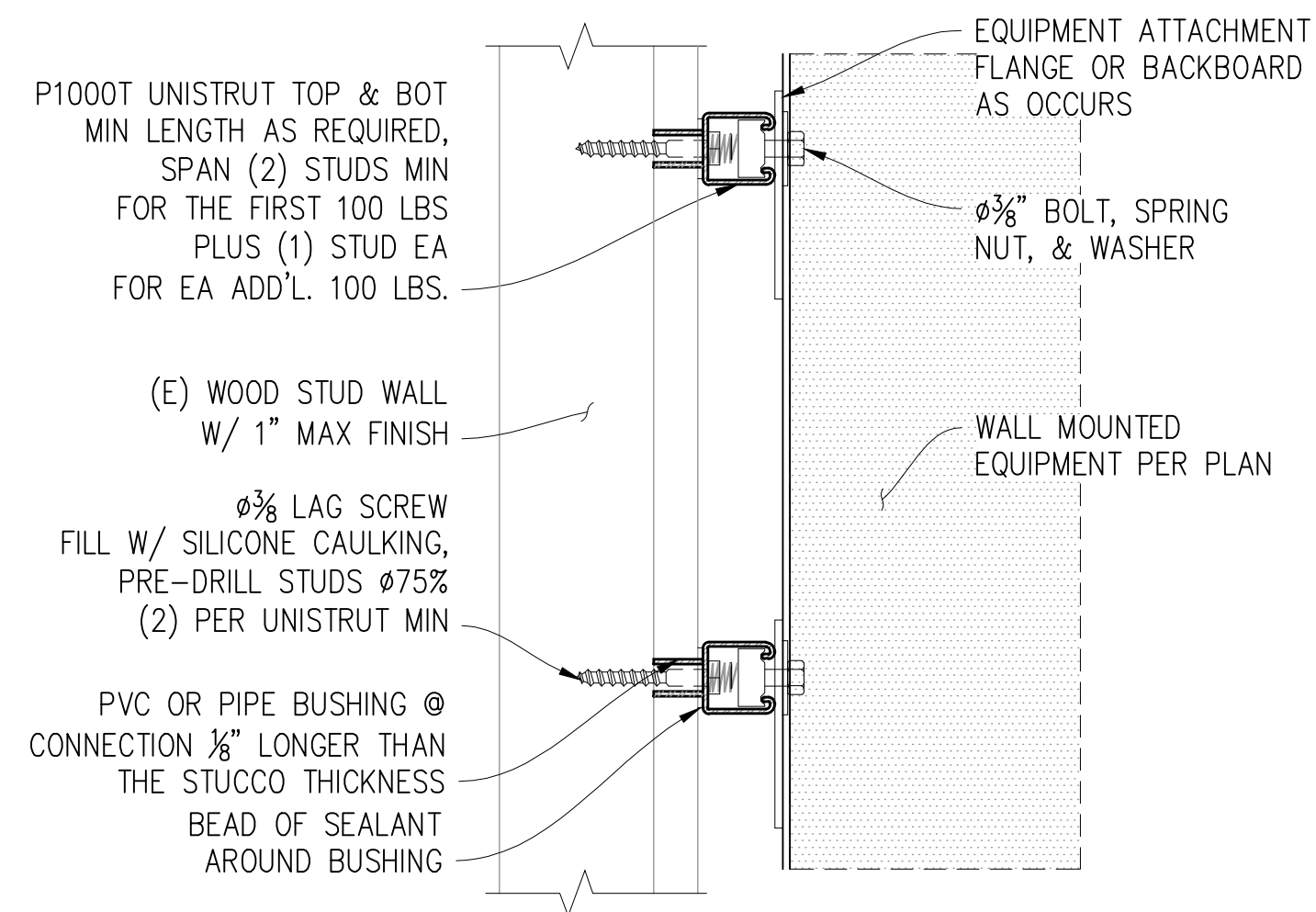
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JAMES R. SPORE
S6336
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Streamline Engineering
3843 Taylor Road, Suite A, Loomis, CA 95660
Contact: Kevin Sorenson Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

SHEET TITLE:
STRUCTURAL DETAILS

SHEET NUMBER:
S-1.1



1 EQUIPMENT MOUNTING DETAIL
3"=1'-0"

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3170 GOLD NUGGET WY,
PLACERVILLE, CA 95667

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△	02/25/26	PLANNING COMMS	T.T.

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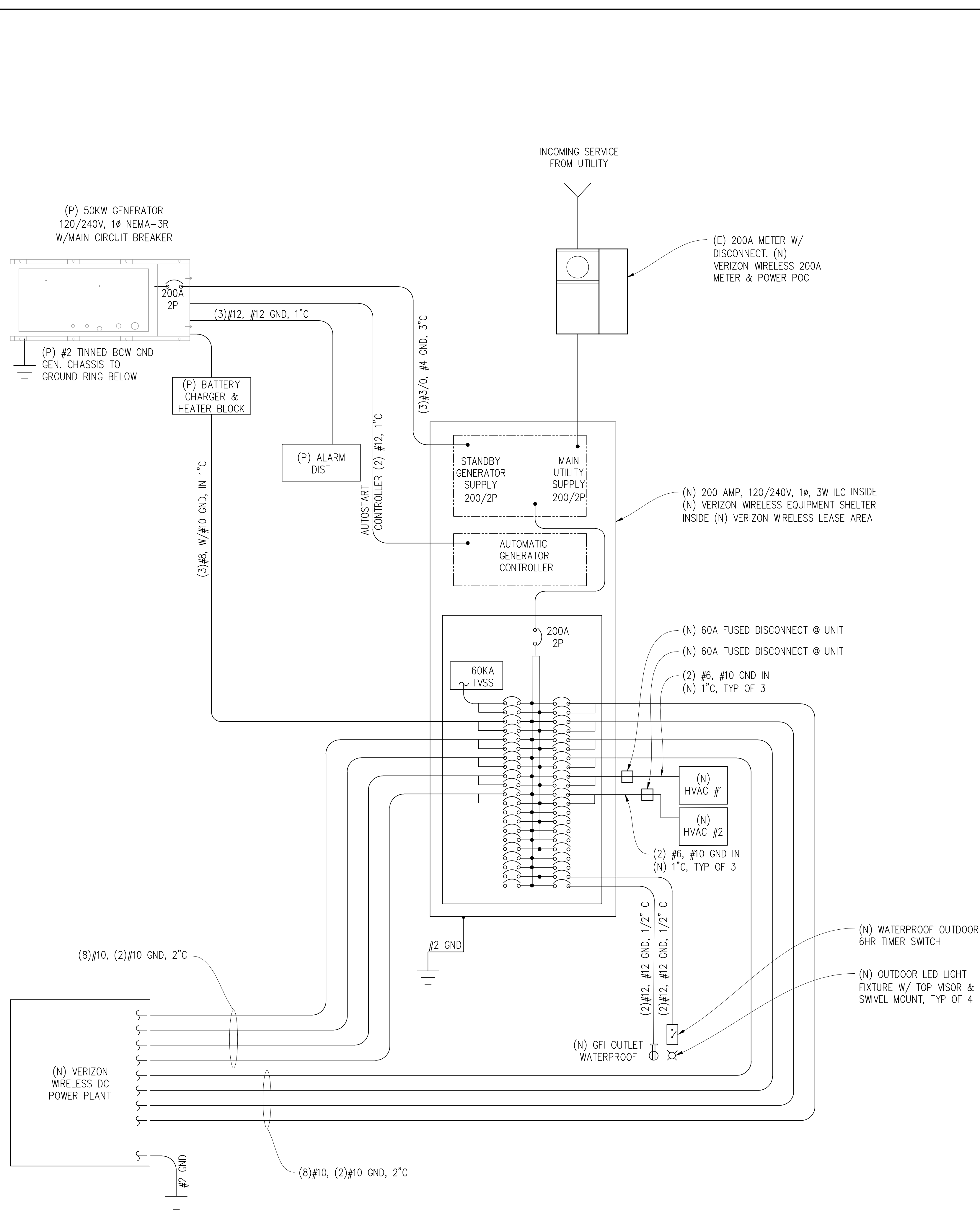
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Contact: Kevin Sorenson Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941
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SINGLE LINE DIAGRAM

ELECTRIC LEGEND

- (M) METER
- ⌋ CIRCUIT BREAKER
- ⊥ SERVICE GROUND
- WIRE CONNECTION
- ⌋ TIMER SWITCH, WATERPROOF
- ⊗ OUTDOOR LIGHT
- ⊕ GFI OUTLET, WATERPROOF

ELECTRICAL NOTES

1. ALL ELECTRICAL WORK SHALL CONFORM TO THE 2022 CEC AS WELL AS ALL ADOPTED STANDARDS, APPLICABLE STATE AND LOCAL CODES.
2. CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUIT, CONDUCTORS, PULL BOXES, TRANSFORMER PADS, POLE RISERS, AND PERFORM ALL TRENCHING AND BACKFILLING REQUIRED IN THE PLANS.
3. ALL ELECTRICAL ITEMS SHALL BE U.L. APPROVED OR LISTED AND PROCURED PER PLAN SPECIFICATIONS.
4. ALL CIRCUIT BREAKERS, FUSES, AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTION RATING NOT LESS THAN THE MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED WITH A MINIMUM OF 10,000 A.I.C. OR AS REQUIRED.
5. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY ALL APPLICABLE CODES.
6. ELECTRICAL WIRING SHALL BE COPPER #12 AWG MIN WITH TYPE THHN, THWN-2 OR THW-2, INSULATION RATED FOR 90°C DRY OR 70°C WET.
7. ALL OUTDOOR EQUIPMENT SHALL HAVE NEMA 3R ENCLOSURE.
8. ALL BURIED WIRE SHALL RUN THROUGH SCHEDULE 40 PVC CONDUIT UNLESS OTHERWISE NOTED.
9. A GROUND WIRE IS TO BE PULLED IN ALL CONDUITS.
10. WHERE ELECTRICAL WIRING OCCURS OUTSIDE A STRUCTURE AND HAS THE POTENTIAL FOR EXPOSURE TO WEATHER, WIRING SHALL BE IN WATERTIGHT GALVANIZED RIGID STEEL OR FLEXIBLE CONDUIT.
11. WHERE PLANS CALL FOR A NEW ELECTRICAL SERVICE, PRIOR TO SUBMITTING BID, CONTRACTOR SHALL VERIFY PLAN DETAILS WITH THE UTILITY'S SERVICE PLAN & REQ'TS INCLUDING SERVICE VOLTAGE, METER LOCATION, MAIN DISCONNECTING MEANS, AND AIC REQ'T, AND SHALL OBTAIN CLARIFICATION FROM THE PROJECT ENGINEER ON ANY DEVIATIONS FOUND IN THESE PLANS.
12. WHERE THESE PLANS SHOW A DC POWER PLANT, THE INSTALLATION OPERATING AT LESS THAN 50 VDC UNGROUNDED, 2-WIRE, SHALL COMPLY WITH ARTICLE 720, AS FOLLOWS:
 - A. POWER PLANT SHALL BE SUPPLIED BY THE WIRELESS CARRIER AS A PULL-TAG ITEM AND INSTALLED BY THE CONTRACTOR.
 - B. CONDUCTORS SHALL NOT BE SMALLER THAN #12 AWG COPPER MIN. CONDUCTORS FOR BRANCH CIRCUITS SUPPLYING MORE THAN ONE APPLIANCE SHALL BE 10 AWG CU MIN; CONTRACTOR SHALL SIZE CONDUCTORS BASED ON MFG'R'S DATA FOR THE APPLIANCES SERVED.
 - C. THERE ARE NO DC RECEPTACLES OR LUMINARIES ALLOWED ON THIS PROJECT. ALL CIRCUITS SHALL ORIGINATE AT AN INTEGRATED DOUBLE LUG TAP OR SOCKET TERMINATION ON AN INTEGRATED DC CIRCUIT BREAKER AT AN INDIVIDUAL RECTIFIER MODULE AND TERMINATE AT THE SPECIALIZED LUG ON THE RESPECTIVE APPLIANCE AS A SINGLE RUN OF WIRE WITHOUT SPLICES. ALL DC WIRING SHALL BE LABELED AT THE DC PLANT WITH THE APPLIANCE SERVED AND THE DC VOLTAGE.
 - D. ALL CABLING SHALL BE INSTALLED IN A NEAT AND WORKMAN LIKE MANNER AND SUPPORTED BY BUILDING STRUCTURE, EG. (N) CABLE TRAY OVERHEAD, IN SUCH A MANNER THAT THE CABLE WILL NOT BE DAMAGED BY NORMAL USE.

(N) PANEL SCHEDULE

NAMEPLATE : PANEL A		SC LEVEL : 65,000				VOLTS: 120V/240V, 1Ø			
LOCATION : INSIDE						BUS AMPS: 200A			
MOUNTING : WALL						MAIN CB: 200A			
ØA	ØB	LOAD DESCRIPTION	BKR AMP/POLE	CIRCUIT NO		BKR AMP/POLE	LOAD DESCRIPTION	ØA	ØB
LOAD VA	LOAD VA							LOAD VA	LOAD VA
30		SURGE ARRESTOR	60/2	1	2	30/2	(N) DC POWER PLANT	1320	
	30	"	"	3	4	"	"		1320
3840		(N) BATTERY CHARGER & HTR	40/2	5	6	30/2	"	1320	
	3840	"	"	7	8	"	"		1320
1320		(N) DC POWER PLANT	30/2	9	10	30/2	"	1320	
	1320	"	"	11	12	"	"		1320
1320		"	30/2	13	14	30/2	"	1320	
	1320	"	"	15	16	"	"		1320
1320		"	30/2	17	18	60/2	(N) AC UNIT #1	3684	
	1320	"	"	19	20	"	"		3684
1320		"	30/2	21	22	60/2	(N) AC UNIT #2	3684	
	1320	"	"	23	24	"	"		3684
		BLANK	-	25	26	-	BLANK		
		"	-	27	28	-	"		
		"	-	29	30	-	"		
		"	-	31	32	-	"		
		"	-	33	34	-	"		
		"	-	35	36	-	"		
		"	-	37	38	-	"		
		"	-	39	40	20/1	LIGHT		300
		"	-	41	42	20/1	GFI RECEPTACLE	180	
9150	9150	PHASE TOTALS					PHASE TOTALS	12648	12648
TOTAL VA =	43696	TOTAL AMPS =	182						

Issued For:

PLACERVILLE SHERIFF

3170 GOLD NUGGET WY,
PLACERVILLE, CA 95667

PREPARED FOR

verizon

2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

Vendor:

EPIC
WIRELESS GROUP LLC
Connecting a Wireless World

MDG LOCATION ID: 5000940687

PROJECT ID: 17120113

DRAWN BY: C. COLSTON

CHECKED BY: S. SAVIG

APPROVED BY: J. SPORE

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Licensee:

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REGISTERED PROFESSIONAL ENGINEER
S6336
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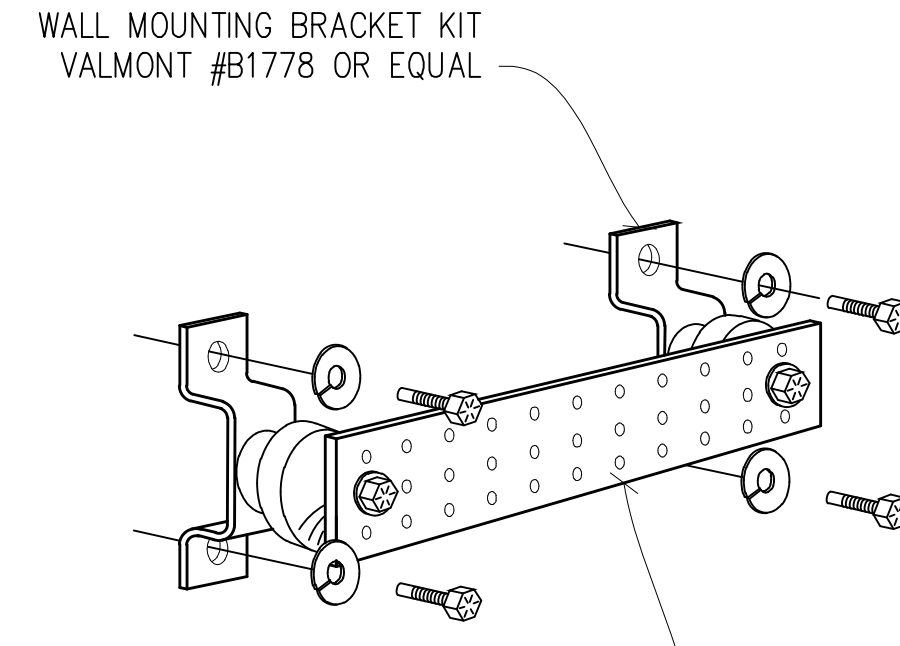
3843 Taylor Road, Suite A, Loomis, CA 95650
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

SHEET TITLE:

UTILITY SITE PLAN

SHEET NUMBER:

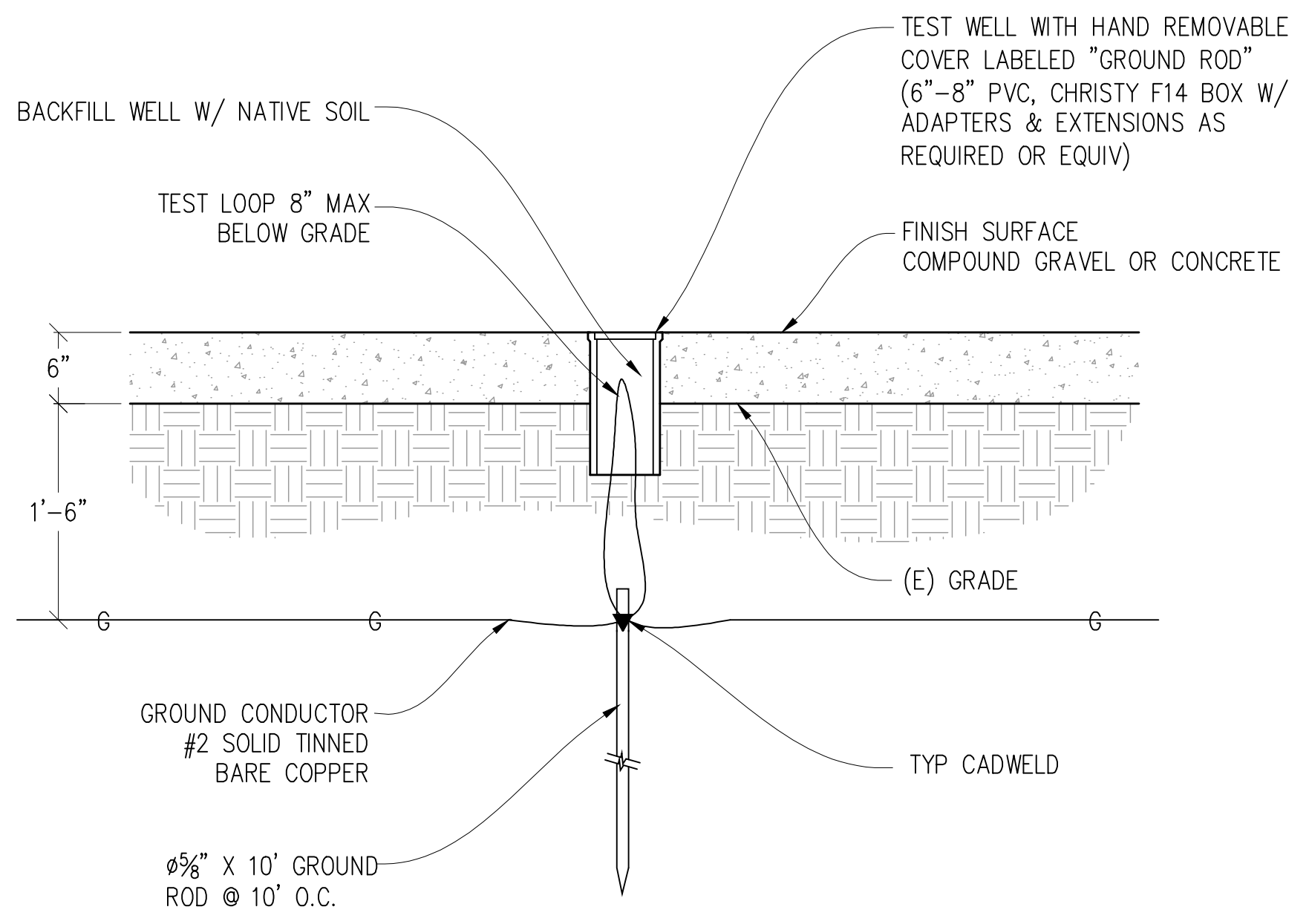
E-1.1



COPPER GROUND BUSS $\frac{1}{2}$ "x4"x24"
VALMONT #B2988 OR EQUAL. HOLE CENTERS TO MATCH NEMA DOUBLE LUG CONFIGURATION. (ACTUAL GROUND BUSS SIZES WILL VARY BASED ON THE NUMBER OF GROUND CONNECTIONS)

1 GROUND BUSS DETAIL

NOT TO SCALE



2 TEST WELL DETAIL

1"=1"

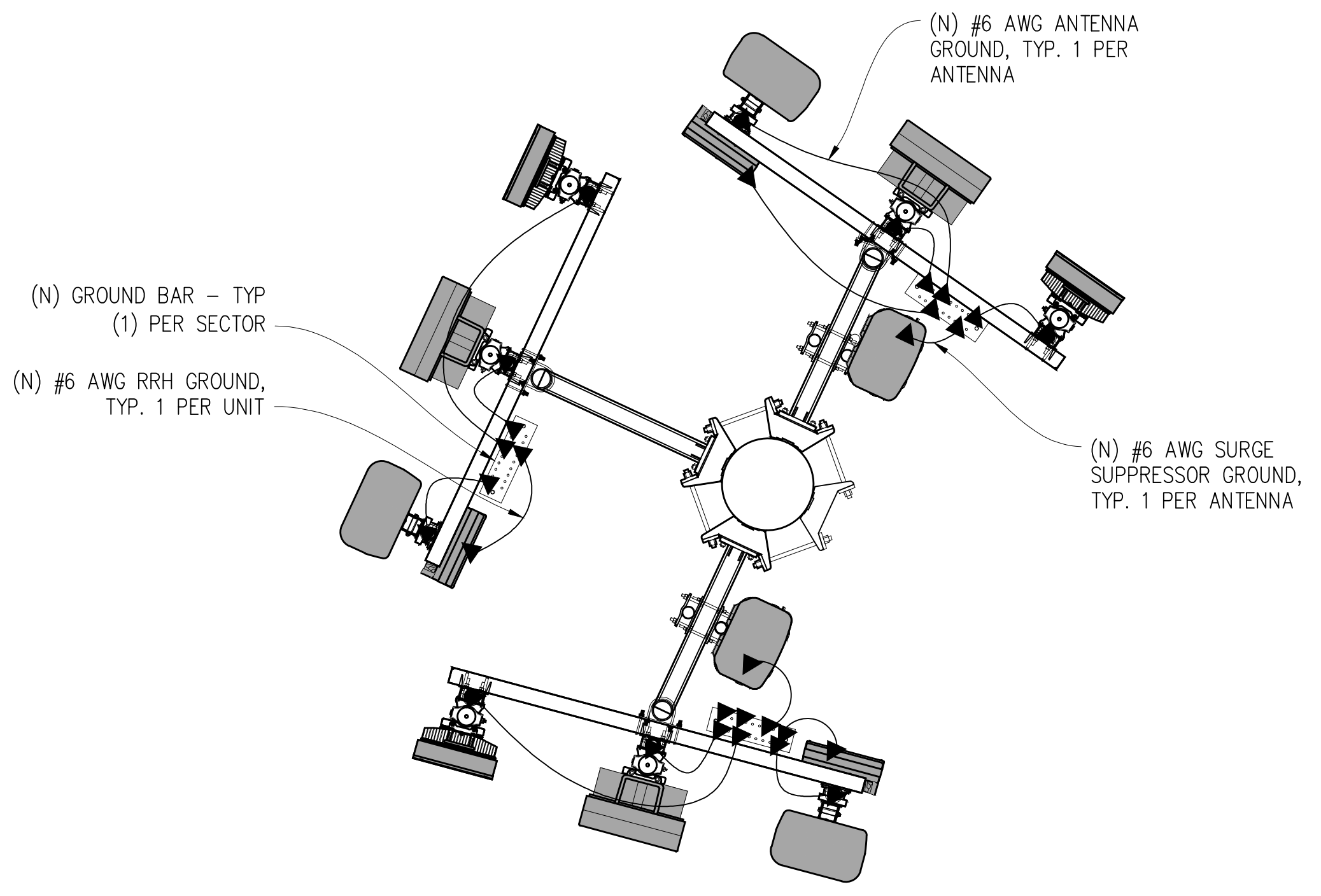
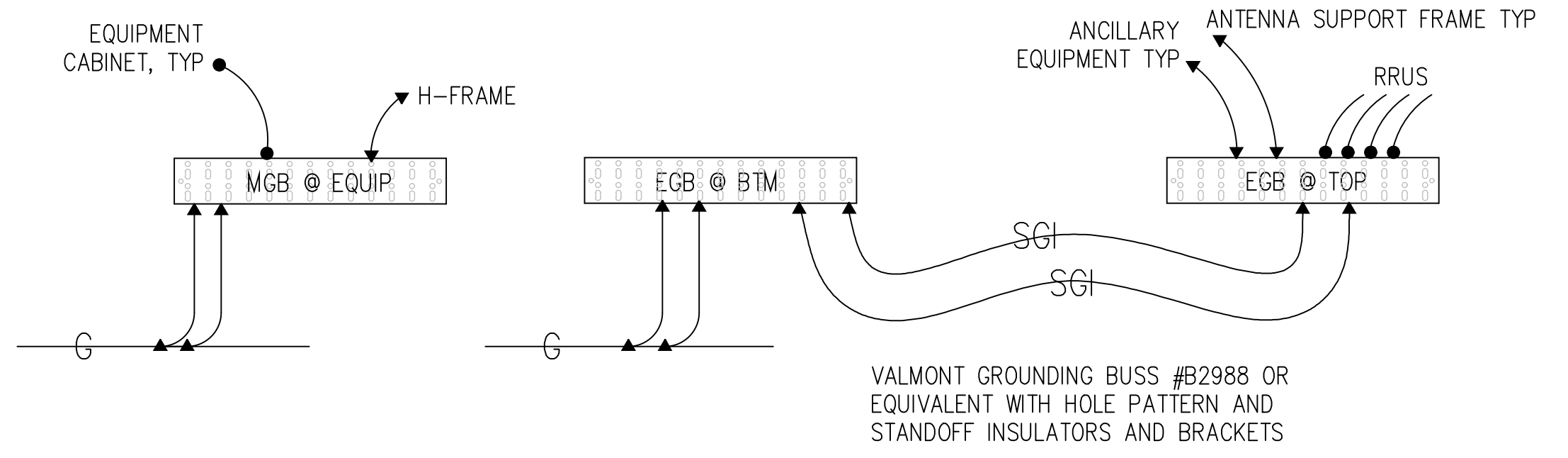
NOTE: THE GROUND ELECTRODE SYSTEM SHALL CONSIST OF DRIVEN GROUND RODS. THE GROUND RODS SHALL BE $\frac{5}{8}$ " X 10' COPPER CLAD STEEL SPACED AT 10' INTERVALS MAX. RODS SHALL BE INTERCONNECTED WITH #2 SOLID TINNED BARE COPPER GROUND WIRE BURIED A MINIMUM 18" BELOW GRADE. AN ONSITE INSPECTION BY THE OWNER SHALL BE REQUIRED PRIOR TO ANY BACKFILL.

GROUNDING LEGEND

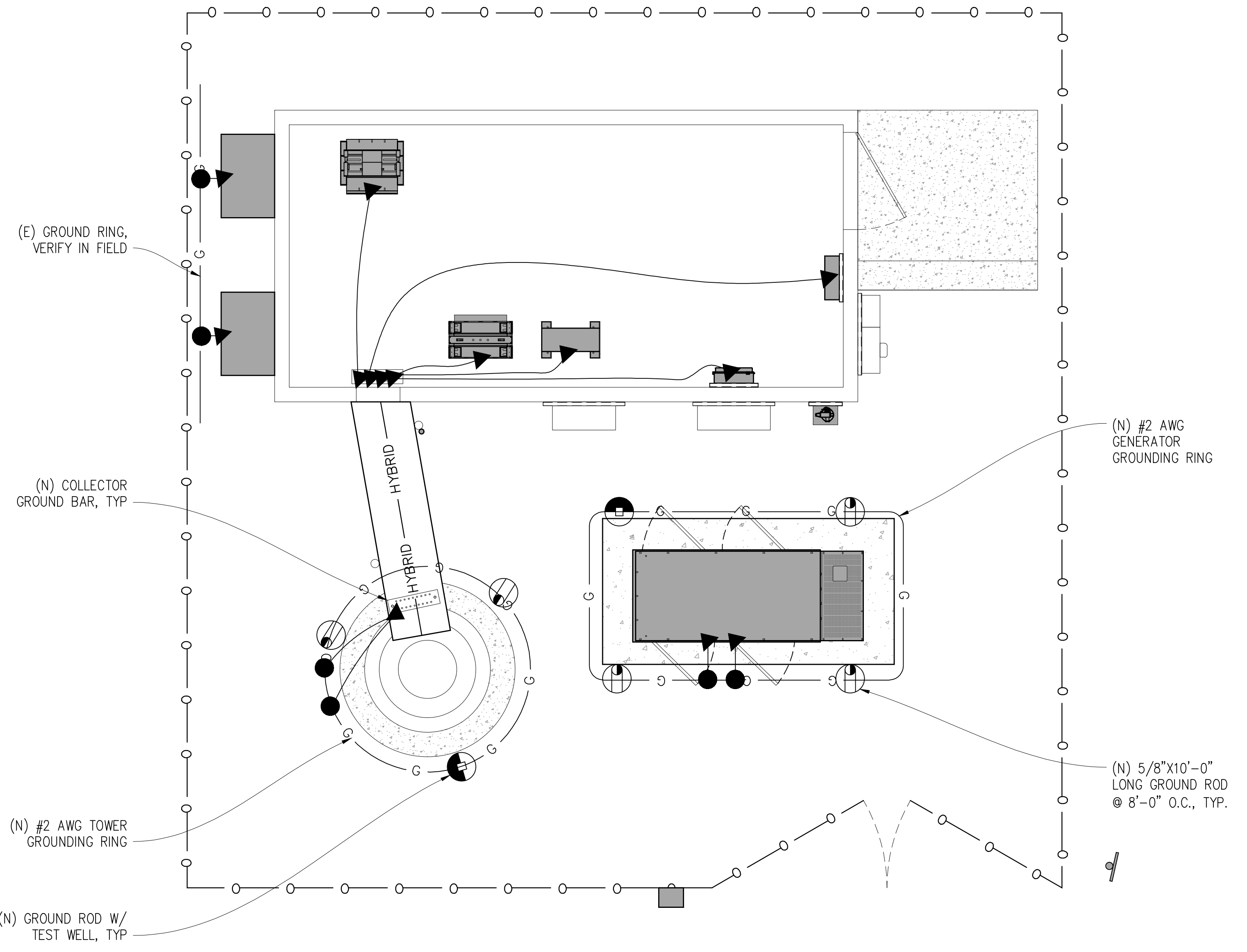
- MECHANICAL CONNECTION
- ▼ EXOTHERMIC CADWELD
- ⊕ TYP. CADWELD INSPECTION WELL
- ⊖ TYP. $\frac{5}{8}$ " DIA. X 10'-0" LONG COPPER CLAD GROUND ROD @ 10' O.C. MAX & 18" MIN BELOW FINISH GRADE
- ⌒ GATE GROUNDING STRAP
- ⊖ TYP. #2 TINNED BCW UNDERGROUND GND RING @ 18" MIN BELOW FINISH GRADE
- SGI— GROUND WIRE #2 STRANDED GREEN INSULATED WIRE

GROUNDING NOTES

1. GROUNDING SHALL COMPLY WITH CEC ARTICLE 250.
 2. USE #2 COPPER STRANDED WIRE WITH GREEN COLOR INSULATION FOR ABOVE GRADE GROUNDING (UNLESS OTHERWISE SPECIFIED) AND #2 SOLID TINNED BARE COPPER WIRE FOR BELOW GRADE GROUNDING AS INDICATED ON THE DRAWING.
 3. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
 4. EXPOSED GROUNDING CONNECTIONS SHALL BE MADE WITH BURNDY HYGROUND COMPRESSION TYPE CONNECTORS OR EXOTHERMIC WELDS AS SPECIFIED IN THE PLANS.
 5. CONNECTIONS TO EQUIPMENT SHALL BE MADE USING STAINLESS STEEL HARDWARE.
 6. APPLY BUTYL & ELECTRICAL TAPE OVER COLD SHRINK AT ALL LOCATIONS FOR WEATHER PROOFING OVER COAX GROUND KITS.
 7. CONNECTIONS TO GROUND BARS SHALL BE MADE WITH TWO HOLE COMPRESSION TYPE COPPER LUGS WITH STAR WASHERS AND NO-OX OR EQUIVALENT PLACED BETWEEN CONNECTOR AND GROUND BAR.
 8. ROUTE GROUNDING CONDUCTORS ALONG THE SHORTEST AND STRAIGHTEST PATH POSSIBLE, EXCEPT AS OTHERWISE INDICATED. GROUNDING LEADS SHOULD NEVER BE BENT AT RIGHT ANGLES. ALWAYS MAKE A 12" RADIUS BEND, HOWEVER, #6 WIRE CAN BE BENT AT A 6" RADIUS WHEN NECESSARY.
 9. THE SYSTEM GROUND RESISTANCE MUST BE 10 OHMS OR LESS. TO ACHIEVE THIS LEVEL OF RESISTANCE THE CONTRACTOR SHALL PURSUE ONE OF THE FOLLOWING FOUR OPTIONS:
 - A. CONNECT TO EXISTING GROUNDING SYSTEMS
 - B. CONNECT TO BUILDING STEEL COLUMNS
 - C. INSTALL A NEW GROUNDING SYSTEM
- UPON COMPLETION OF THE GROUNDING INSTALLATION THE CONTRACTOR SHALL EMPLOY AN OWNER APPROVED 3RD PARTY TO CONDUCT A "FALL OF POTENTIAL" TEST AND SUBMIT A REPORT OF SUCH TEST FOR APPROVAL TO EITHER THE OWNER OR CONSTRUCTION MANAGER.



ANTENNA GROUNDING PLAN



EQUIPMENT GROUNDING PLAN

Issued For:
PLACERVILLE SHERIFF
3170 GOLD NUGGET WY,
PLACERVILLE, CA 95667

PREPARED FOR
verizon
2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

Vendor:
EPIC WIRELESS GROUP LLC
Connecting a Wireless World

MDG LOCATION ID:	5000940687
PROJECT ID:	17120113
DRAWN BY:	C. COLSTON
CHECKED BY:	S. SAVIG
APPROVED BY:	J. SPORE

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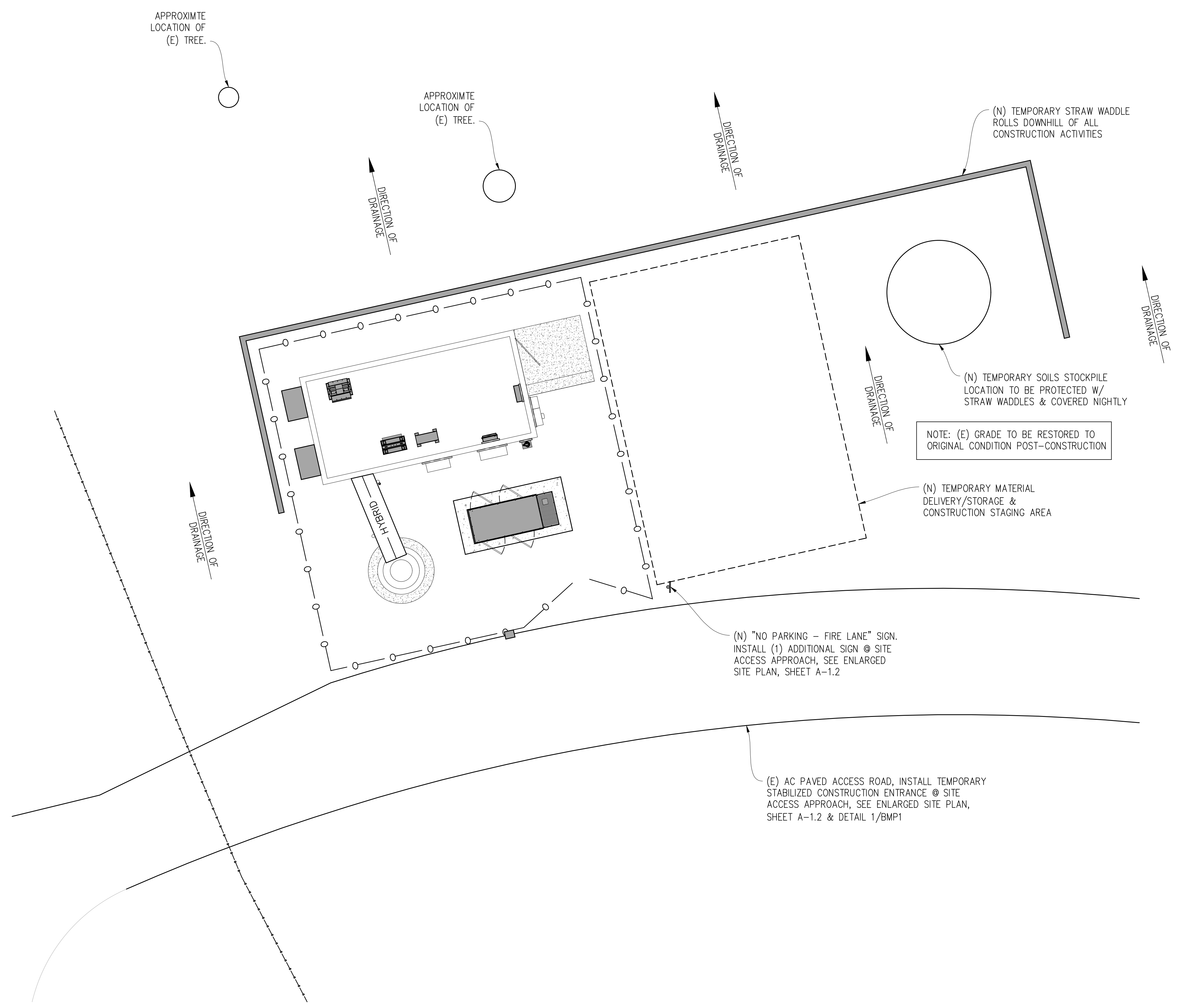
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ENGINEER:
Streamline Engineering
3843 Taylor Road, Suite A, Loomis, CA 95650
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941
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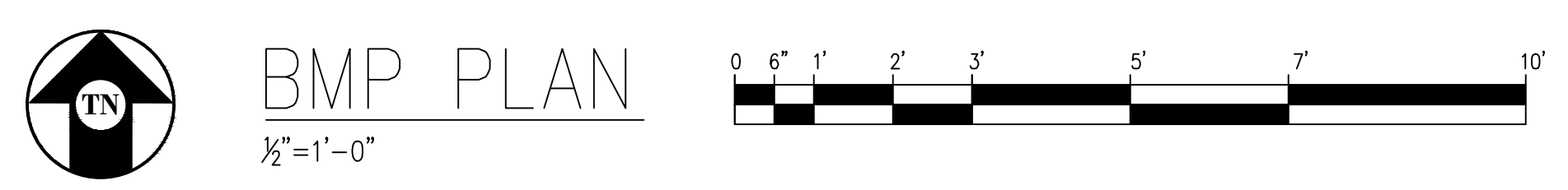
SHEET TITLE:
GROUNDING PLAN & DETAILS

SHEET NUMBER:
E-1.2



- NOTES:**
- SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC ROADS. SEDIMENT DEPOSITED ON THE ROADWAY MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM. SEE TYPE 1 AND TYPE 2 DETAILS.
 - STABILIZED CONSTRUCTION ENTRANCE SHALL BE:
 - LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT OF WAY, STREET, ALLEY, AND SIDEWALK OR PARKING AREA.
 - A SERIES OF STEEL PLATES WITH "RUMBLE STRIPS", AND/OR MIN >3" TO <6" CRUSHED AGGREGATE WITH LENGTH, WIDTH & THICKNESS AS NEEDED TO ADEQUATELY PREVENT ANY TRACKING ONTO PAVED SURFACES.
 - ADDING A WASH RACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER CAN GREATLY IMPROVE EFFICIENCY.
 - ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES.
 - REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
 - SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
 - PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM.

1 STABILIZED ENTRANCE/EXIT
 NO SCALE



Issued For:
PLACERVILLE SHERIFF
 3170 GOLD NUGGET WY,
 PLACERVILLE, CA 95667

PREPARED FOR
verizon
 2770 SHADELANDS DR, BLDG 11
 WALNUT CREEK, CA 94598

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WIRELESS GROUP LLC
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MDG LOCATION ID: 5000940687
 PROJECT ID: 17120113
 DRAWN BY: C. COLSTON
 CHECKED BY: S. SAVIG
 APPROVED BY: J. SPORE

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Streamline Engineering
 3843 Taylor Road, Suite A, Loomis, CA 95660
 Contact: Kevin Sorenson Phone: 916-660-1930
 E-Mail: kevin@streamlineeng.com Fax: 916-660-1941
REGISTERED PROFESSIONAL ENGINEER AND ARCHITECT IN THE STATE OF CALIFORNIA. THE EXPIRATION DATE OF THIS LICENSE IS 12/31/2025. THE EXPIRATION DATE OF THIS ARCHITECTURE LICENSE IS 12/31/2025. THE EXPIRATION DATE OF THIS PROFESSIONAL LANDSCAPE ARCHITECTURE LICENSE IS 12/31/2025. THE EXPIRATION DATE OF THIS PROFESSIONAL ENGINEERING AND DESIGN LICENSE IS 12/31/2025. ALL RIGHTS RESERVED.

SHEET TITLE:
BMP PLAN & DETAIL

SHEET NUMBER:
BMP1

BEST MANAGEMENT PRACTICES TABLE

BEST MANAGEMENT PRACTICES	LOCATION	SCHEDULE IMPLEMENTATION	MAINTENANCE SCHEDULE
PRESERVING EXISTING VEGETATION	AROUND PERIMETER OF PROJECT SITE	CONTINUOUS UNTIL CONSTRUCTION IS COMPLETED	EDUCATE EMPLOYEES AND SUBCONTRACTORS REGARDING IMPORTANCE OF MAINTAINING EXISTING VEGETATION TO PREVENT EROSION AND FILTER OUT SEDIMENT IN RUNOFF FROM DISTURBED AREAS ON THE CONSTRUCTION SITE. INSPECT SITE PERIMETER MONTHLY TO VERIFY THE OUTSIDE VEGETATION IS NOT DISTURBED.
PROTECT GRADED AREAS AND SLOPES FROM WASHOUT AND EROSION	THROUGHOUT PROJECT SITE	CONTINUOUS	INSPECT GRADED AREAS AND SLOPES ON AT LEAST A MONTHLY BASIS TO CHECK FOR EROSION. GRADE TRIBUTARY AREAS OR INSTALL SAND DIKES AS NECESSARY TO PREVENT EROSION.
GRAVEL FILTER	ALONG FLOW LINES OF UNPAVED ROADWAYS WITHIN SITE	IN PLACE CONTINUOUSLY UNTIL ROADWAYS ARE PAVED	INSPECT AFTER EACH STORM. REMOVE ONSITE SEDIMENT DEPOSITED BEHIND BERM OR BARRIER TO MAINTAIN EFFECTIVENESS.
BAG INLET FILTER	INLETS TO THE STORM DRAINAGE SYSTEM	CONTINUOUS LANDSCAPING IS IN PLACE	INSPECT WEEKLY AND AFTER EACH STORM. REMOVE SEDIMENT AND DEBRIS BEFORE ACCUMULATION HAVE REACHED ONE THIRD THE DEPTH OF THE BAG. REPAIR OR REPLACE INLET FILTER BAG AS SOON AS DAMAGE OCCURS.
PINE NEEDLE ROLLS	SEE NOTE 3 OF EROSION & CONTROL NOTES	CONTINUOUS	INSPECT AFTER EACH STORM. REMOVE SEDIMENT DEPOSITED BEHIND FIBER ROLLS WHENEVER NECESSARY TO MAINTAIN EFFECTIVENESS.
HYDROSEEDING	3:1 SLOPES	IN PLACE DURING BY SEPT. 15	INSPECT SLOPES ON AT LEAST A MONTHLY BASIS TO CHECK FOR EROSION. IF EROSION IS NOTED, SPREAD STRAW MULCH OVER AFFECTED AREAS.
STABILIZED CONSTRUCTION ENTRANCE	ENTRANCES TO SITE FROM PUBLIC ROADWAYS	CONTINUOUS, UNTIL ENTRANCES AND ONSITE ROADWAYS ARE PAVED	INSPECT ON A MONTHLY BASIS AND AFTER EACH RAINFALL. ADD AGGREGATE BASE MATERIAL WHENEVER NECESSARY TO PREVENT SEDIMENT FROM BEING TRACKED INTO PUBLIC STREET.
WIND EROSION CONTROL PRACTICES	WHEREVER NECESSARY THROUGHOUT PROJECT SITE	CONTINUOUS UNTIL GRADING IS COMPLETED AND SOILS HAVE STABILIZED	INSPECT SITE DURING WINDY CONDITIONS TO IDENTIFY AREAS WHERE WIND AND EROSION IS OCCURRING AND ABATE EROSION AS NECESSARY.
GOOD HOUSEKEEPING MEASURES	THROUGHOUT PROJECT SITE	CONTINUOUS UNTIL CONSTRUCTION IS COMPLETED	INSPECT SITE ON AT LEAST A MONTHLY BASIS TO VERIFY GOOD HOUSEKEEPING PRACTICES ARE BEING IMPLEMENTED.
PROPER CONSTRUCTION MATERIAL STORAGE	DESIGNATED AREA	CONTINUOUS UNTIL CONSTRUCTION IS COMPLETED	INSPECT SITE ON AT LEAST A WEEKLY BASIS TO VERIFY THAT CONSTRUCTION MATERIALS ARE STORED IN A MANNER WHICH COULD NOT CAUSE STORM WATER POLLUTION.
PROPER CONSTRUCTION WASTE STORAGE AND DISPOSAL INCLUDING	DESIGNATED COLLECTION AREA AND CONTAINERS	CONTINUOUS UNTIL CONSTRUCTION IS COMPLETED	INSPECT SITE ON AT LEAST A WEEKLY BASIS TO ASSURE WASTE IS STORED PROPERLY AND DISPOSED OF AT LEGAL DISPOSAL SITE, DAILY.
CONCRETE SPILL CLEANUP PAINT & PAINTING SUPPLIES	MATERIAL HANDLING AREAS	IMMEDIATELY AT TIME OF SPILL	INSPECT MATERIAL HANDLING AREAS ON AT LEAST A MONTHLY BASIS TO VERIFY PROPER SPILL CLEANUP.
VEHICLE FUELING, MAINTENANCE & CLEANING	DESIGNATED AREA WITH SECONDARY CONTAINMENT	CONTINUOUS	KEEP AMPLE SUPPLIES OF SPILL CLEANUP MATERIALS ON SITE & INSPECT ON REGULAR SCHEDULE.
STREET AND STORM DRAINAGE FACILITY MAINTENANCE DEFINITIONS	STREETS AND STORM DRAINAGE FACILITIES	CONTINUOUS UNTIL CONSTRUCTION IS COMPLETED	MAINTAIN STORM DRAINAGE FACILITIES AND PAVED STREETS CLEAR OF SEDIMENT AND DEBRIS.

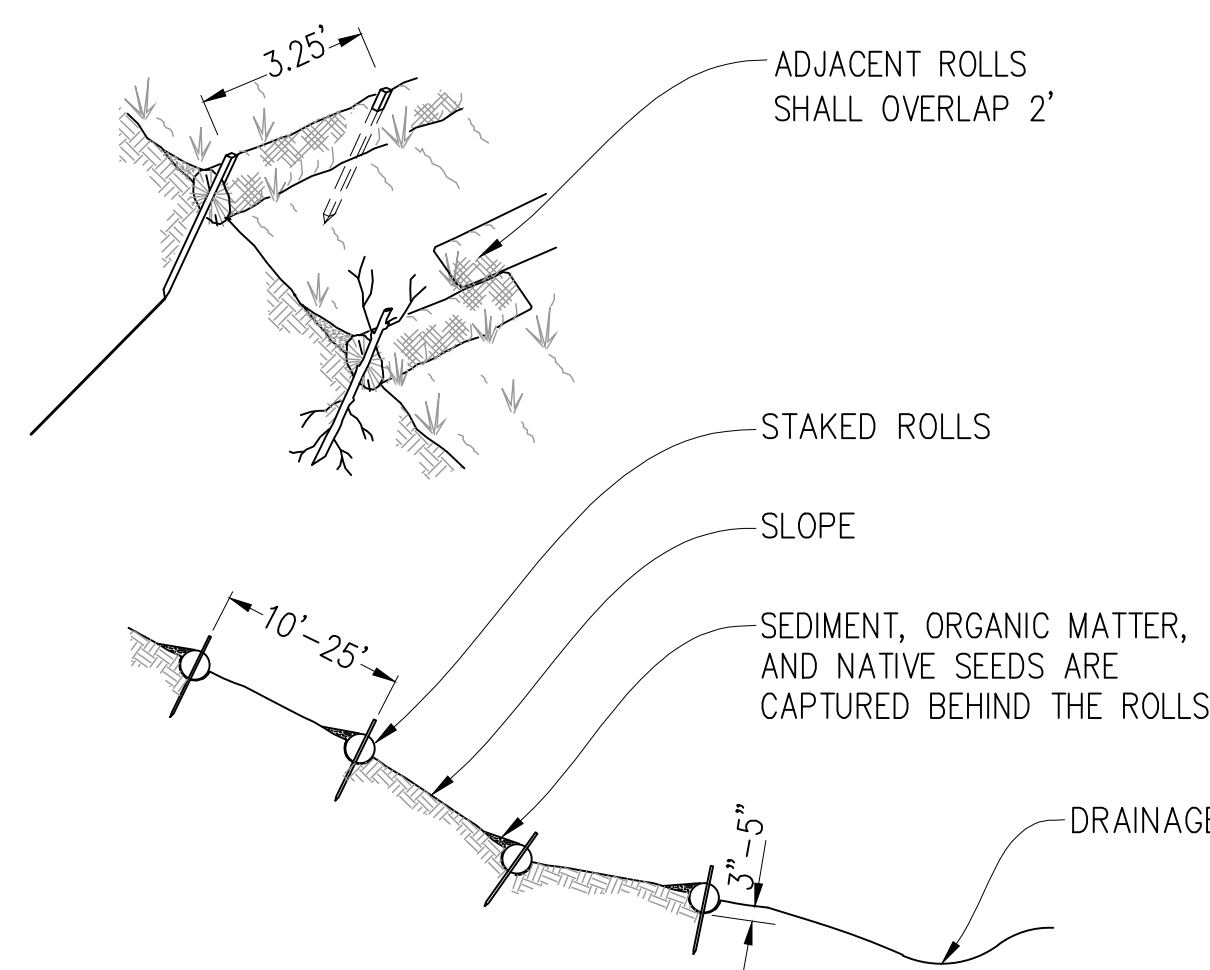
1. WET SEASON: ENTIRE PERIOD BETWEEN OCTOBER 1 THROUGH APRIL 30. CONTRACTOR SHALL ALSO IMPLEMENT WET SEASON MEASURES IF WET WEATHER IS EXPECTED DURING THE DRY SEASON
2. PHASES OF GRADING
 - INITIAL: WHEN CLEARING AND GRUBBING ACTIVITIES OCCUR.
 - ROUGH: WHEN CUT AND FILL ACTIVITIES OCCUR AND THE SITE IMPROVEMENTS ARE CONSTRUCTED, INCLUDING UNDERGROUND PIPING, STREETS, SIDEWALKS, AND OTHER IMPROVEMENTS.
 - FINAL: WHEN FINAL ELEVATION IS SET, AND SITE IMPROVEMENTS ARE COMPLETED AND READY FOR CITY ACCEPTANCE.

EROSION AND SEDIMENT CONTROL NOTES

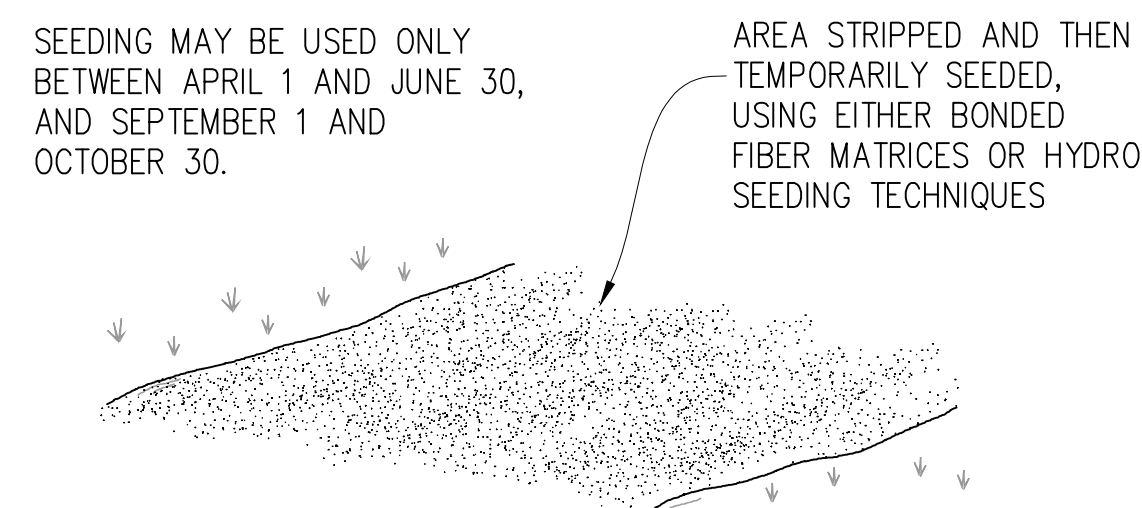
1. THE CONTRACTOR SHALL FOLLOW TYPICAL GUIDELINES FOR GRADING, EROSION AND SEDIMENT CONTROL FOR THE MEASURES SHOWN OR STATED ON THESE PLANS.
2. CONTRACTOR MUST ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM. CONTRACTOR SHALL HAVE ALL EROSION AND SEDIMENT CONTROL MEASURES IN PLACE FOR THE WINTER MONTHS PRIOR TO OCTOBER 1.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF A REPRESENTATIVE OF THE DEPARTMENT OF UTILITIES.
4. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD SUBJECT TO THE APPROVAL OF OR AT THE DIRECTION OF A REPRESENTATIVE OF THE DEPARTMENT OF UTILITIES.
5. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BEFORE AND AFTER ALL STORMS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
6. CONTRACTOR SHALL MAINTAIN A LOG AT THE SITE OF ALL INSPECTIONS OR MAINTENANCE OF BMPS, AS WELL AS, ANY CORRECTIVE CHANGES TO THE BMPS OR EROSION AND SEDIMENT CONTROL PLAN.
7. IN AREAS WHERE SOIL IS EXPOSED, PROMPT REPLANTING WITH NATIVE COMPATIBLE, DROUGHT-RESISTANT VEGETATION SHALL BE PERFORMED. NO AREAS WILL BE LEFT EXPOSED OVER THE WINTER SEASON.
8. THE CONTRACTOR SHALL INSTALL THE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF GRADING. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE. THE STABILIZED CONSTRUCTION ENTRANCE SHALL REMAIN IN PLACE UNTIL THE ROAD BASE ROCK COURSE IS COMPLETED.
9. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE SWEEPED AT THE END OF EACH WORKING DAY OR AS NECESSARY.
10. CONTRACTOR SHALL PLACE GRAVEL BAGS AROUND ALL NEW DRAINAGE STRUCTURE OPENINGS IMMEDIATELY AFTER THE STRUCTURE OPENING IS CONSTRUCTED. THESE GRAVEL BAGS SHALL BE MAINTAINED AND REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED.
11. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
12. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
13. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
14. CONTRACTOR SHALL IMPLEMENT HOUSEKEEPING PRACTICES AS FOLLOWS:
 - A. SOLID WASTE MANAGEMENT: CONTRACTOR SHALL PLACE ALL SOLID WASTE MATERIALS IN CONTRACTOR'S TRUCKS AND HAUL OFF SITE TO APPROVED SOLID WASTE RECEPTACLES AT CLOSE OF EACH BUSINESS DAY AND NO STORAGE OF SOLID WASTE ONSITE IS ALLOWED.
 - B. MATERIAL DELIVERY AND STORAGE: PROVIDE A DESIGNATED MATERIAL STORAGE AREA WITH SECONDARY CONTAINMENT SUCH AS BERMING. STORE MATERIAL ON PALLETS AND PROVIDE COVERING FOR SOLUBLE MATERIALS. RELOCATE STORAGE AREA INTO BUILDING SHELL WHEN POSSIBLE. INSPECT AREA WEEKLY
 - C. CONCRETE WASTE: PROVIDE A DESIGNATED AREA FOR A TEMPORARY PIT TO BE USED FOR CONCRETE TRUCK WASH-OUT. DISPOSE OF HARDENED CONCRETE OFFSITE. AT NO TIME SHALL A CONCRETE TRUCK DUMP ITS WASTE AND CLEAN ITS TRUCK INTO THE LOCAL STORM DRAINS VIA CURB AND GUTTER. INSPECT DAILY TO CONTROL RUNOFF, AND WEEKLY FOR REMOVAL OF HARDENED CONCRETE.
 - D. PAINT AND PAINTING SUPPLIES: PROVIDE INSTRUCTION TO EMPLOYEES AND SUBCONTRACTORS REGARDING REDUCTION OF POLLUTANTS INCLUDING MATERIAL STORAGE, USE, AND CLEAN UP. INSPECT SITE WEEKLY FOR EVIDENCE OF IMPROPER DISPOSAL.
 - E. VEHICLE FUELING, MAINTENANCE AND CLEANING: PROVIDE A DESIGNATED FUELING AREA WITH SECONDARY CONTAINMENT SUCH AS BERMING. DO NOT ALLOW MOBILE FUELING OF EQUIPMENT. PROVIDE EQUIPMENT WITH DRIP PANS. RESTRICT ONSITE MAINTENANCE AND CLEANING OF EQUIPMENT TO A MINIMUM. INSPECT AREA WEEKLY.
 - F. HAZARDOUS WASTE MANAGEMENT: PREVENT THE DISCHARGE OF POLLUTANTS FROM HAZARDOUS WASTES TO THE DRAINAGE SYSTEM THROUGH PROPER MATERIAL USE, WASTE DISPOSAL AND TRAINING OF EMPLOYEES. HAZARDOUS WASTE PRODUCTS COMMONLY FOUND ON-SITE INCLUDE BUT ARE NOT LIMITED TO PAINTS & SOLVENTS, PETROLEUM PRODUCTS, FERTILIZERS, HERBICIDES & PESTICIDES, SOIL STABILIZATION PRODUCTS, ASPHALT PRODUCTS AND CONCRETE CURING PRODUCTS.

PINE NEEDLE ROLL NOTES

1. REPAIR OR REPLACE SPLIT, TORN UNRAVELING OR SLUMPING PINE NEEDLE ROLLS.
2. INSPECT PINE NEEDLE ROLLS WHEN RAIN IS FORECAST, FOLLOWING RAIN EVENTS, AT LEAST DAILY DURING PROLONGED RAINFALL, AND AT TWO-WEEK INTERVALS DURING THE NON-RAINY SEASON.
3. SEDIMENT SHOULD BE REMOVED WHEN SEDIMENT ACCUMULATION REACHES ONE-HALF THE DESIGNATED SEDIMENT STORAGE DEPTH, USUALLY ONE-HALF THE DISTANCE BETWEEN THE TOP OF THE PINE NEEDLE ROLL AND THE ADJACENT GROUND SURFACE. SEDIMENT REMOVED DURING MAINTENANCE MAY BE INCORPORATED INTO THE EARTHWORK ON THE SITE OR DISPOSED AT AN APPROPRIATE LOCATION.
4. FILTER BARRIER SHALL BE CONSTRUCTED LONG ENOUGH TO EXTEND ACROSS THE EXPECTED FLOW PATH AND AS APPROVED BY THE LANDSCAPE INSPECTOR.
5. PINE NEEDLE ROLL (8"-12" DIAMETER) SHALL BE PLACED INTO THE KEY TRENCH AND STAKES ON BOTH SIDES OF THE ROLL WITHIN 6 FEET OF EACH END AND THEN EVERY 3' TO 4' WITH 1X2 23" STAKES. STAKES ARE TYPICALLY DRIVEN IN ON ALTERNATING SIDES OF THE ROLL. ADJACENT ROLLS SHALL OVERLAP 2'.
6. CLEAR SUBGRADE SO THAT REMOVAL OF ALL LOCAL DEVIATIONS AND TO REMOVE LARGE STONES OR DEBRIS THAT WILL INHIBIT CLOSE CONTACT OF THE PINE NEEDLE ROLL WITH THE SUBGRADE.
7. PRIOR TO ROLL INSTALLATION, CONTOUR A CONCAVE TRENCH (2 - 4) INCHES DEEP ALONG THE PROPOSED INSTALLATION ROUTE. THE PINE NEEDLE ROLL SHALL BE INSTALLED ALONG THE SIDE OF WALKS AND AROUND THE CATCH BASINS. THE BOTTOM EDGE OF THE PINE NEEDLE ROLL SHALL EXTEND TO AND ACROSS THE BOTTOM OF THE TRENCH. THE TRENCH SHALL BE BACKFILLED TO 4 INCHES ABOVE GROUND AND COMPACTED TO BURY AND SECURE THE BOTTOM OF THE PINE NEEDLE ROLL.
8. CONTRACTOR SHALL MAKE INSPECTIONS WEEKLY DURING THE WET SEASON, MONTHLY DURING THE DRY SEASON AND IMMEDIATELY AFTER EACH RAINFALL TO DETERMINE IF REPAIRS AND SEDIMENT REMOVAL IS REQUIRED. SEDIMENT SHALL BE REMOVED BEFORE IT HAS REACHED ONE THIRD THE HEIGHT OF THE PINE NEEDLE ROLL.



3 STRAW WADDLE DETAIL
NO SCALE

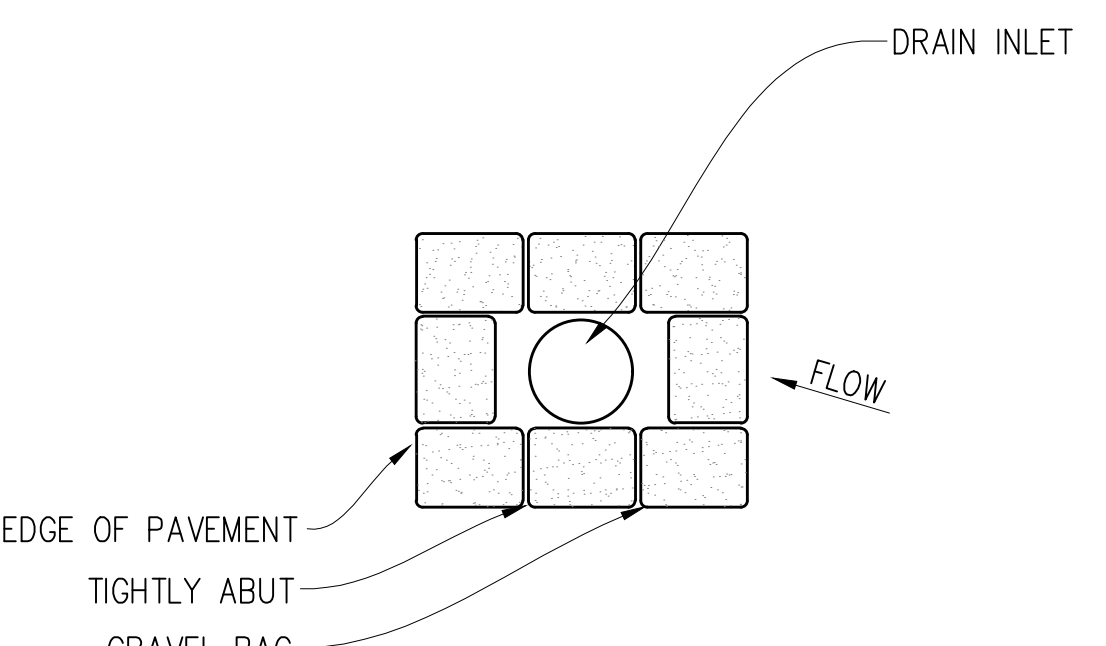


PINE NEEDLE MULCHING:

1. PINE NEEDLE MULCH SHALL BE USED.

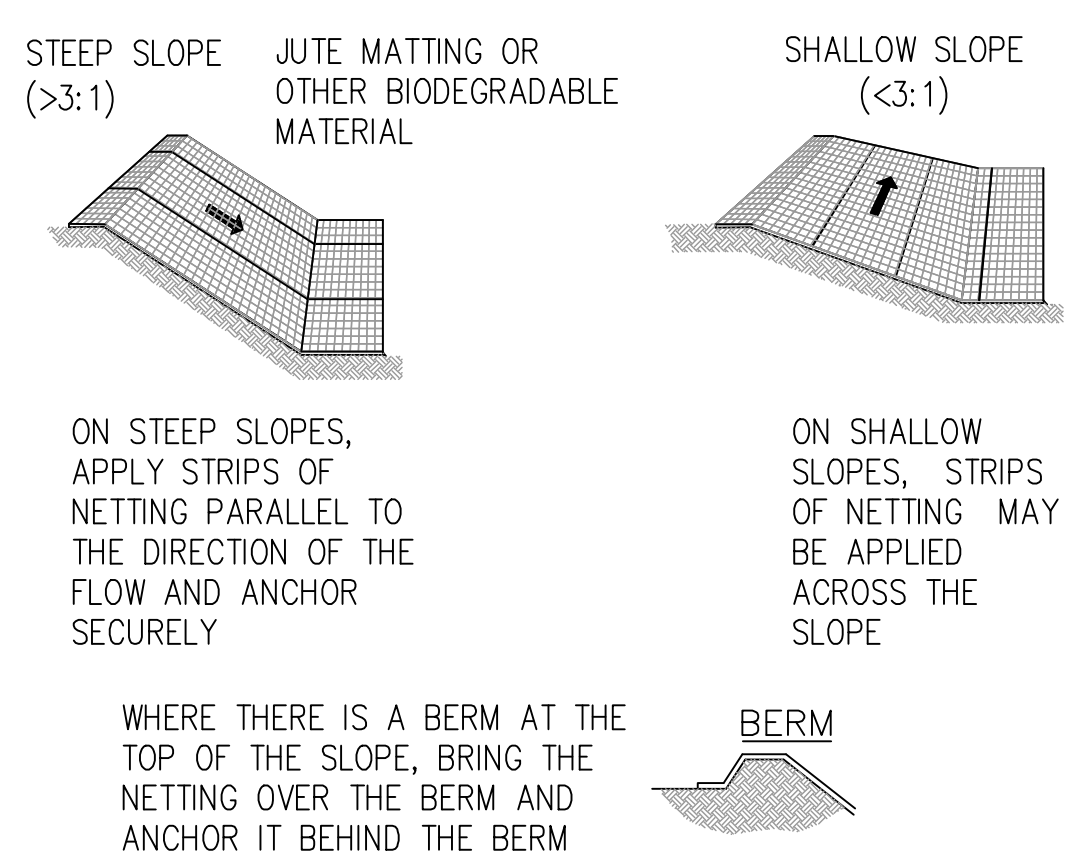
SEEDING MIXTURES		
SPECIES COMMON NAME	SPECIES BOTANICAL NAME	PLS AMOUNT PER ACRE
BLUE WILDRIE (STANISLAUS 5000 OR HIGH ELEVATION COLLECTION)	ELYMUS GLAUCUS (STAN 5000)	30
MOKELUMNE OR ELTORADO BROME (OR OTHER HIGH ELEVATION COLLECTION)	BROMUS CARINATUS (MOKELUMNE)	30
SQUIRREL TAIL HIGH ELEVATION COLLECTION	ELYMUS ELYMOIDES SSP. ELYMOIDES 9SIERRA)	40
ANTELOPE BITTERBRUSH (+5500 FT. SIERRA COLLECTION)	PURSHIA TRIDENTATA	5
MOUNTAIN SAGEBRUSH (+5500 FT. SIERRA COLLECTION)	ARTEMESIA TRIDENTATA	1
TOTAL PLS PER ACRE RATE		106

TO PROVIDE TEMPORARY SOIL STABILIZATION BY PLANTING GRASSES AND LEGUMES TO AREAS THAT WOULD REMAIN BARE FOR MORE THAN 7 DAYS WHERE PERMANENT COVER IS NOT NECESSARY OR APPROPRIATE.



1 DRAIN INLET DETAIL
NO SCALE

4 TEMP SEEDING & MULCHING
NO SCALE



TO PROVIDE IMMEDIATE PROTECTION TO EXPOSED SOILS DURING THE PERIOD OF SHORT CONSTRUCTION DELAYS

5 MATTING/ROLLED EROSION CONTROL PRODUCTS
NO SCALE

Issued For:
PLACERVILLE SHERIFF
3170 GOLD NUGGET WY,
PLACERVILLE, CA 95667

PREPARED FOR
verizon
2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

Vendor:
EPIC WIRELESS GROUP LLC
Connecting a Wireless World

MDG LOCATION ID: 5000940687
PROJECT ID: 17120113
DRAWN BY: C. COLSTON
CHECKED BY: S. SAVIG
APPROVED BY: J. SPORE

ISSUE STATUS			
REV	DATE	DESCRIPTION	CAD
1	02/25/26	PLANNING COMMS	T.T.
2	12/18/25	PLANNING COMMS	S.V.
3	09/30/25	CLIENT REV	S.V.
4	09/25/25	CLIENT REV	T.T.
2	02/12/24	CD 100%	S.D.
1	02/06/24	CLIENT REV	S.D.
0	01/11/24	CD 90%	C.T.C

Licensee:

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

ENGINEER:
Streamline Engineering
3843 Taylor Road, Suite A, Loomis, CA 95660
Contact: Kevin Sorenson Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941
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SHEET TITLE:
BMP DETAILS & NOTES
SHEET NUMBER:
BMP2

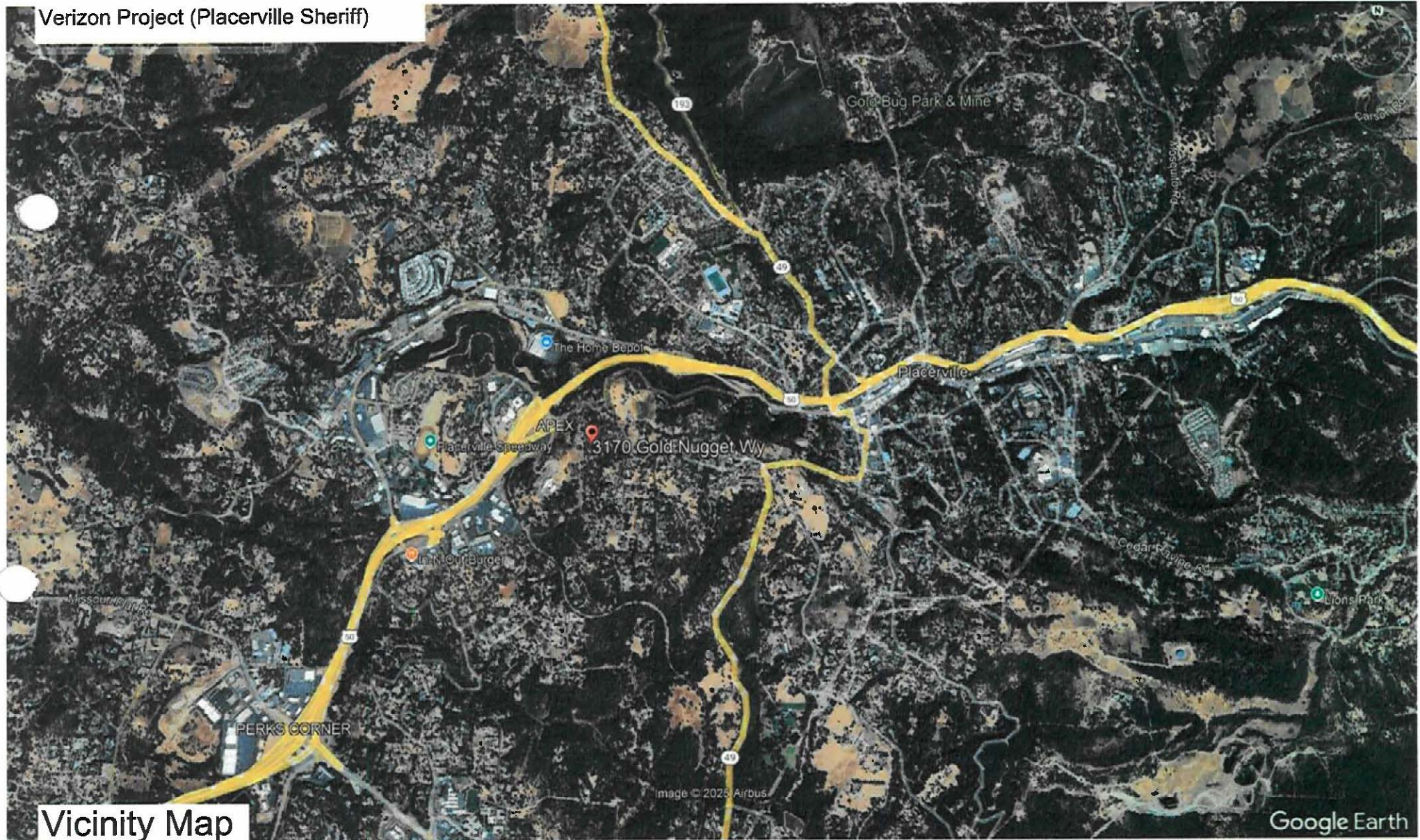
3170 Gold Nugget Way
Placerville, CA 95667

Verizon Project (Placerville Sheriff)

RECEIVED

NOV 20 2025

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT



Vicinity Map

Google Earth

Aerial photograph showing the viewpoints for the photosimulations. **CUP-R25-0005 Placerville Sheriff**
3170 Gold Nugget Way
Placerville, CA 95667

verizon

17120113





Photosimulation of the view looking southeast along Ray Lawyer Drive at Fair Lane.

Placerville Sheriff
3170 Gold Nugget Way
Placerville, CA 95667

verizon

17120113



2

GPS-locked drone to pinpoint the exact height and location



Existing

Photosimulation of the view looking south at a brief glimpse along Forni Road, approaching Cribbs Road.

Placerville Sheriff

3170 Gold Nugget Way
Placerville, CA 95667

verizon

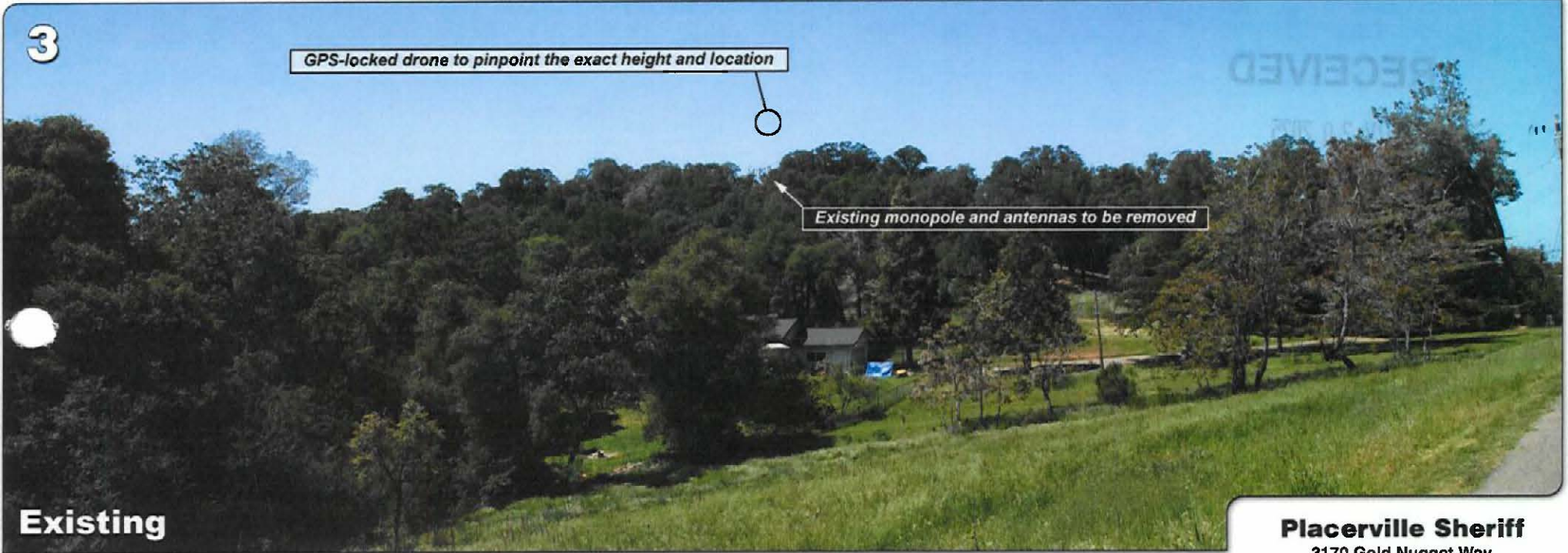
17120113

Proposed monopine



Proposed

CUP-R25-0005



3

GPS-locked drone to pinpoint the exact height and location

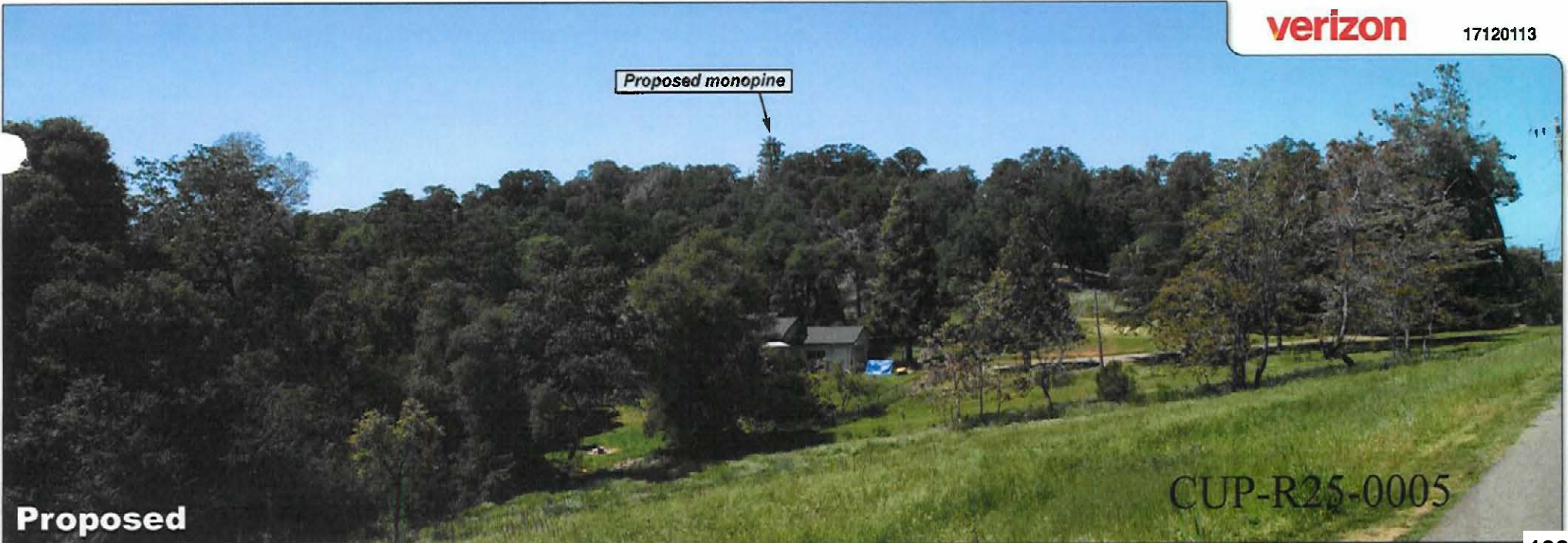
Existing monopole and antennas to be removed

Existing

Photosimulation of the view looking northwest from the clearest view along Excalibar Road.

Placerville Sheriff
3170 Gold Nugget Way
Placerville, CA 95667

verizon 17120113



Proposed monopine

Proposed

CUP-R25-0005

Photosimulation of the view looking east from Hwy 50, along the onramp from Ray Lawyer Drive.

Placerville Sheriff
3170 Gold Nugget Way
Placerville, CA 95667

verizon 17120113

4

Existing tower and proposed monopine.
In this view, the proposed new height
is not tall enough to clear the tree tops.



Existing and Proposed (no visible change)

CUP-R25-0005



5

Existing

Photosimulation of the view looking northeast from eastbound Hwy 50, crossing under the Forni Road overpass.

Placerville Sheriff
3170 Gold Nugget Way
Placerville, CA 95667

verizon

17120113



Proposed

CUP-R25-0005



WATERFORD

NOV 20 2025

EL DORADO COUNTY
 PLANNING AND BUILDING DEPARTMENT

Radio Frequency Emissions Compliance Report for Verizon Wireless

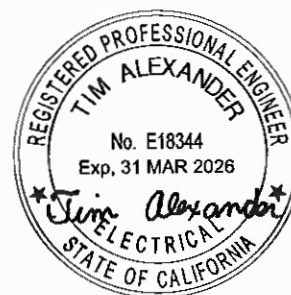
Site Name: PLACERVILLE SHERIFF (ATC) Site Structure Type: Monopine
 Address: 3170 Gold Nugget Way Latitude: 38.726500
 Placerville, CA 95667-5425 Longitude: -120.820577
 Report Date: 11/03/2025 Project: NSB

Compliance Statement

Based on information provided by Verizon and predictive modeling, the PLACERVILLE SHERIFF (ATC) installation proposed by Verizon will be compliant with Radiofrequency Radiation Exposure Limits of 47 C.F.R. §§ 1.1307(b)(3) and 1.1310. RF alerting signage and restricting access to the antenna to authorized personnel that have completed RF safety training is required for Occupational environment compliance. The proposed operation will not expose members of the General Public to hazardous levels of RF energy at ground level or in adjacent buildings.

Certification

I, Tim Alexander, am the reviewer and approver of this report and am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation, specifically in accordance with FCC's OET Bulletin 65. I have reviewed this Radio Frequency Exposure Assessment report and believe it to be both true and accurate to the best of my knowledge.



SIGNED, 10 NOV 2025

General Summary

The compliance framework is derived from the Federal Communications Commission (FCC) Rules and Regulations for preventing human exposure in excess of the applicable Maximum Permissible Exposure ("MPE") limits. At any location at this site, the power density resulting from each transmitter may be expressed as a percentage of the frequency-specific limits and added to determine if 100% of the exposure limit has been exceeded. The FCC Rules define two tiers of permissible exposure differentiated by the situation in which the exposure takes place and/or the status of the individuals who are subject to exposure. General Population / Uncontrolled exposure limits apply to those situations in which persons may not be aware of the presence of electromagnetic energy, where exposure is not employment-related, or where persons cannot exercise control over their exposure. Occupational / Controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment, have been made fully aware of the potential for exposure, and can exercise control over their exposure. Based on the criteria for these classifications, the FCC General Population limit is considered to be a level that is safe for continuous exposure time. The FCC General Population limit is 5 times more restrictive than the Occupational limits.

Table 1: FCC Limits

Frequency (MHz)	Limits for General Population/ Uncontrolled Exposure		Limits for Occupational/ Controlled Exposure	
	Power Density (mW/cm ²)	Averaging Time (minutes)	Power Density (mW/cm ²)	Averaging Time (minutes)
30-300	0.2	30	1	6
300-1500	f/1500	30	f/300	6
1500-100,000	1.0	30	5.0	6

f=Frequency (MHz)

PLACERVILLE SHERIFF (ATC) – NSB-11/07/2025

In situations where the predicted MPE exceeds the General Population threshold in an accessible area as a result of emissions from multiple transmitters, FCC licensees that contribute greater than 5% of the aggregate MPE share responsibility for mitigation.

Based on the computational guidelines set forth in FCC OET Bulletin 65, Waterford Consultants, LLC has developed software to predict the overall Maximum Permissible Exposure possible at any location given the spatial orientation and operating parameters of multiple RF sources. The power density in the Far Field of an RF source is specified by OET-65 Equation 5 as follows:

$$S = \frac{EIRP}{4 \cdot \pi \cdot R^2} \text{ (mW/cm}^2\text{)}$$

Where EIRP is the Effective Radiated Power relative to an isotropic antenna and R is the distance between the antenna and point of study. Additionally, consideration is given to the manufacturers' horizontal and vertical antenna patterns as well as radiation reflection. At any location, the predicted power density in the Far Field is the spatial average of points within a 0 to 6-foot vertical profile that a person would occupy. Near field power density is based on OET-65 Equation 20 stated as

$$S = \left(\frac{180}{\theta_{BW}} \right) \cdot \frac{100 \cdot P_{in}}{\pi \cdot R \cdot h} \text{ (mW/cm}^2\text{)}$$

Where P_{in} is the power input to the antenna, θ_{BW} is the horizontal pattern beamwidth and h is the aperture length.

Some antennas employ beamforming technology where RF energy allocated to each customer device is dynamically directed toward their location. In the analysis presented herein, predicted exposure levels are based on all beams at full utilization (i.e. full power) simultaneously focused in any direction. As this condition is unlikely to occur, the actual power density levels at ground and at adjacent structures are expected to be less than the levels reported below. These theoretical results represent maximum-case predictions as all RF emitters are assumed to be operating at maximum duty cycle.

For any area in excess of 100% General Population MPE, access controls with appropriate RF alerting signage must be put in place and maintained to restrict access to authorized personnel. Signage must be posted to be visible upon approach from any direction to provide notification of potential conditions within these areas. Subject to other site security requirements, occupational personnel should be trained in RF safety and equipped with personal protective equipment (e.g. RF personal monitor) designed for safe work in the vicinity of RF emitters. Controls such as physical barriers to entry imposed by locked doors, hatches and ladders or other access control mechanisms may be supplemented by alarms that alert the individual and notify site management of a breach in access control. Waterford Consultants, LLC recommends that any work activity in these designated areas or in front of any transmitting antennas be coordinated with all wireless tenants.

Analysis

SCOPE:

Verizon Wireless proposes the following installation at this location:

- REMOVING & REPLACING (E) WOOD MONOPOLE W / (N) 68' TALL MONOPINE.
- REMOVING & REPLACING (E) SHELTER EQUIPMENT W / (N) VERIZON WIRELESS EQUIPMENT
- (9) (N) ANTENNAS
- (6) (N) RRH UNITS @ ANTENNAS

The antennas will be mounted inside a Monopine with centerlines at (60', 61', & 61.8') above ground level. Proposed antenna operating parameters are listed in Appendix A. Other appurtenances such as GPS antennas, RRUs and hybrid cable below the antennas are not sources of RF emissions. No other antennas are known to be operating in the vicinity of this site.

PLACERVILLE SHERIFF (ATC) – NSB-11/07/2025

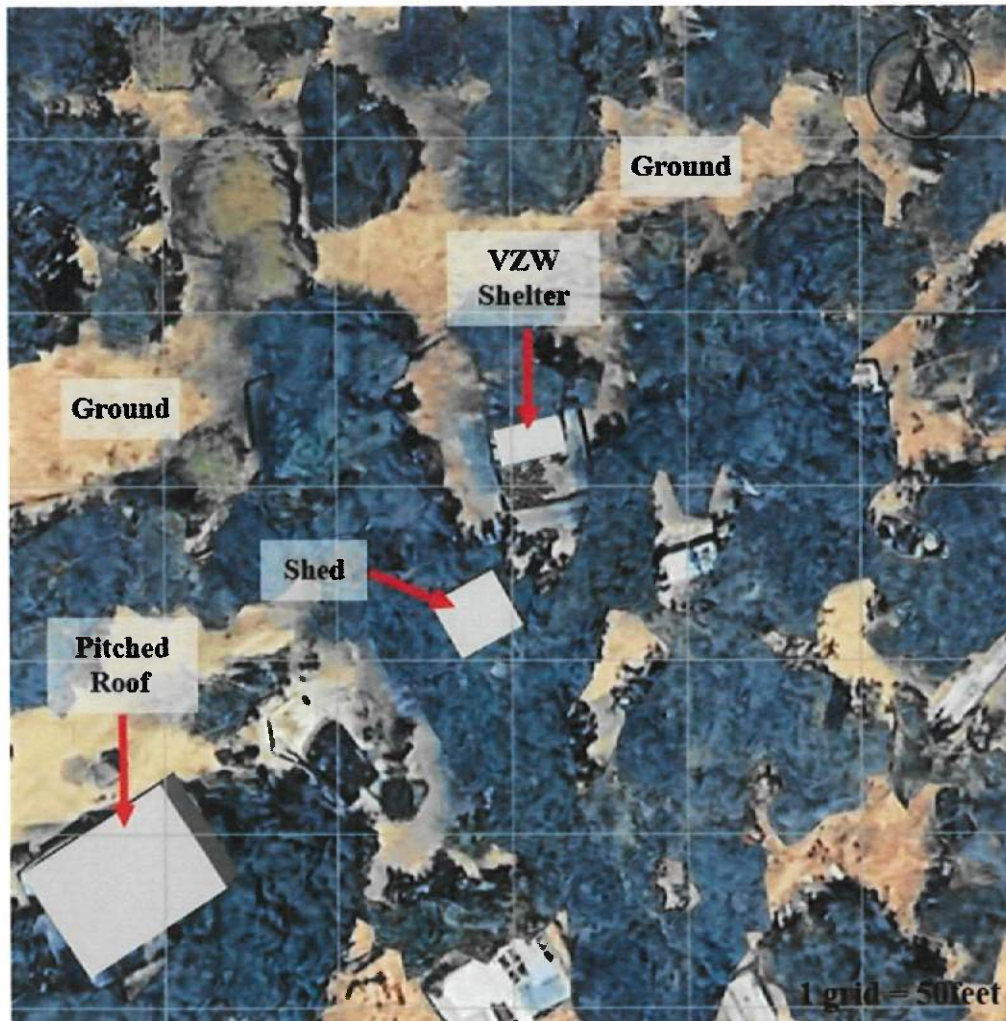


Figure 1: Antenna Locations

Power density decreases significantly with distance from any antenna. The Panel-type antenna to be employed at this site are highly directional by design and the orientation in azimuth and mounting elevation, as documented, serves to reduce the potential to exceed MPE limits at any location other than directly in front of the antennas. For accessible areas at Pitched Roof level, the maximum predicted power density level resulting from all Verizon Wireless operations is 83.83% of the FCC General Population limits (Figure 2.2). Notice that the power density levels will exceed the FCC's MPE limit for General Population in front of the antennas which it is not generally accessible areas. The proposed operation will not expose members of the General Public to hazardous levels of RF energy at ground level or in adjacent Structures.

On the Antennas Level in front of the antennas, predicted MPE levels will exceed the FCC General Population limits within 84 feet in front of the antennas and within 11 feet below the antennas Centerline. The maximum predicted power density level resulting from all Verizon operations directly in front of the antennas is 16144.74% of the FCC General Population limits (3228.95% of the FCC Occupational limits). Waterford Consultants, any work activity in front of transmitting antennas should be coordinated with Verizon Wireless. The following plots show the cumulative spatial average predicted power density levels in the reference plane indicated as a percentage of the General Public Limits. Please note that 100% of the General Public Limits corresponds to 20% of the Occupational Limits.

PLACERVILLE SHERIFF (ATC) – NSB-11/07/2025

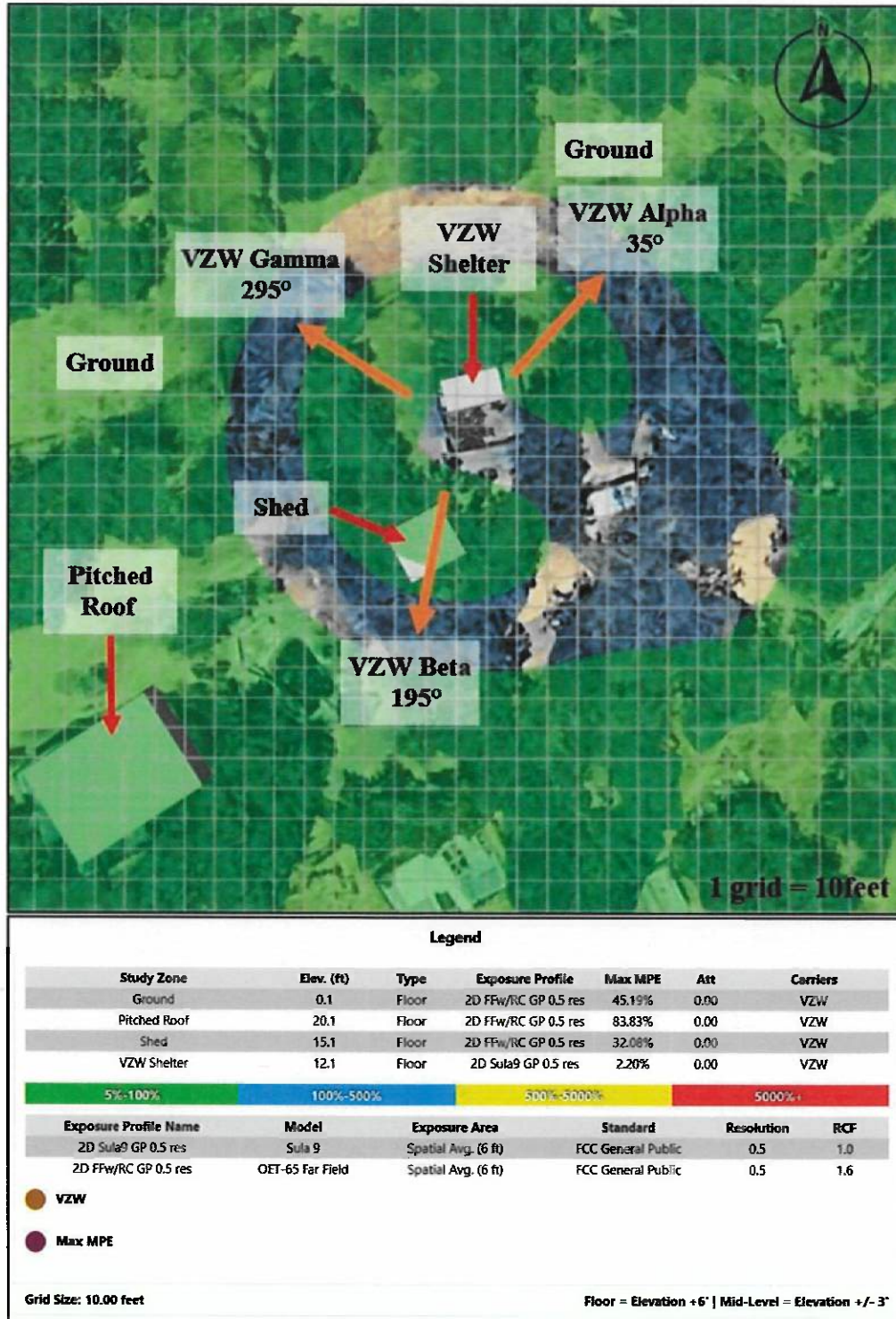


Figure 2.1: Predicted MPE as Percentage of FCC General Population Limits (All transmitters)

PLACERVILLE SHERIFF (ATC) – NSB-11/07/2025

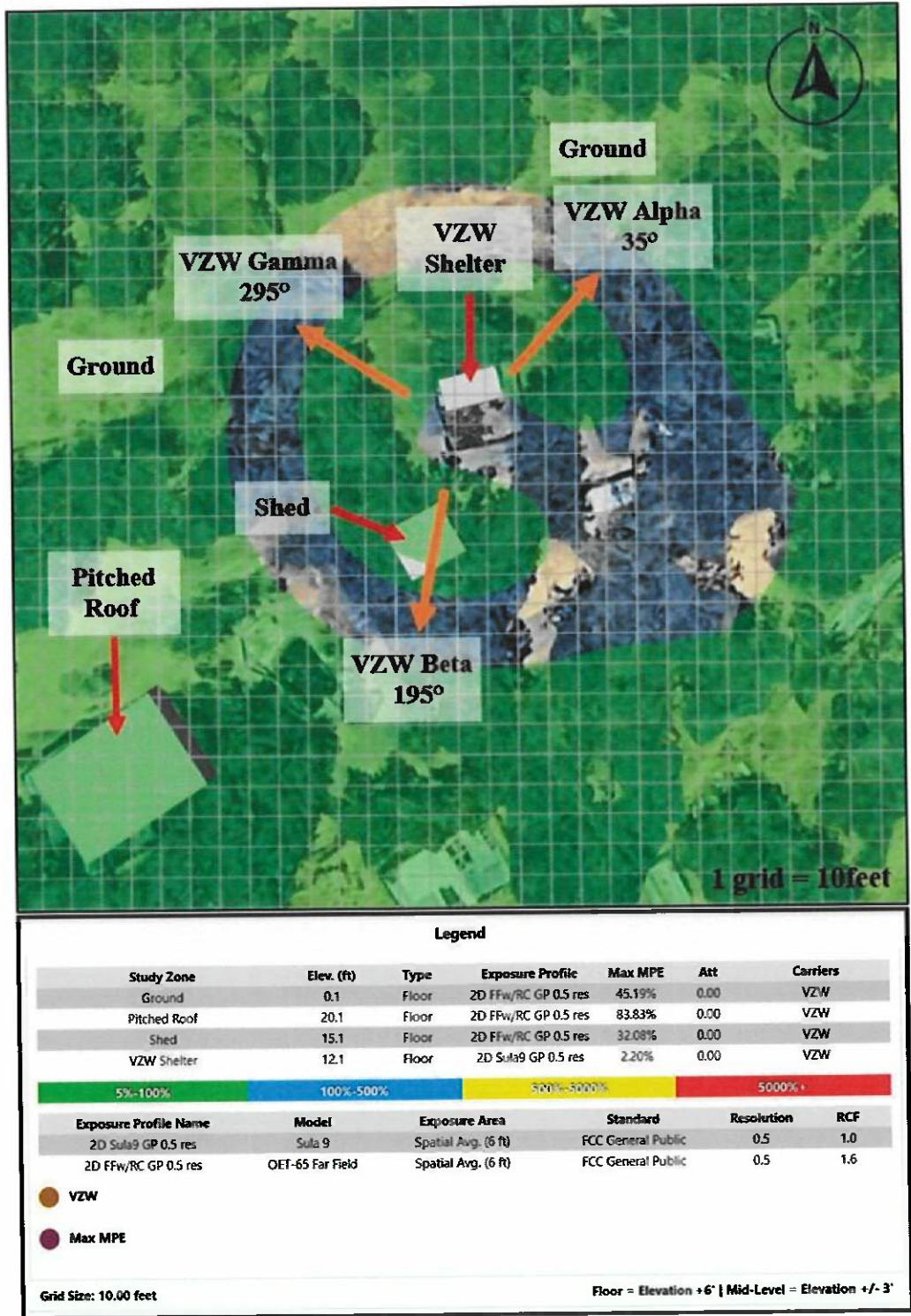


Figure 2.2: Predicted MPE as Percentage of FCC General Population Limits (Verizon Only)

PLACERVILLE SHERIFF (ATC) – NSB-11/07/2025

Figure 3 shows predicted MPE levels near the antennas. Waterford Consultants, LLC recommends a posting RF Any work activity in front of transmitting antennas should be coordinated with Verizon. Any work activity in front of transmitting antennas should be coordinated with Verizon.

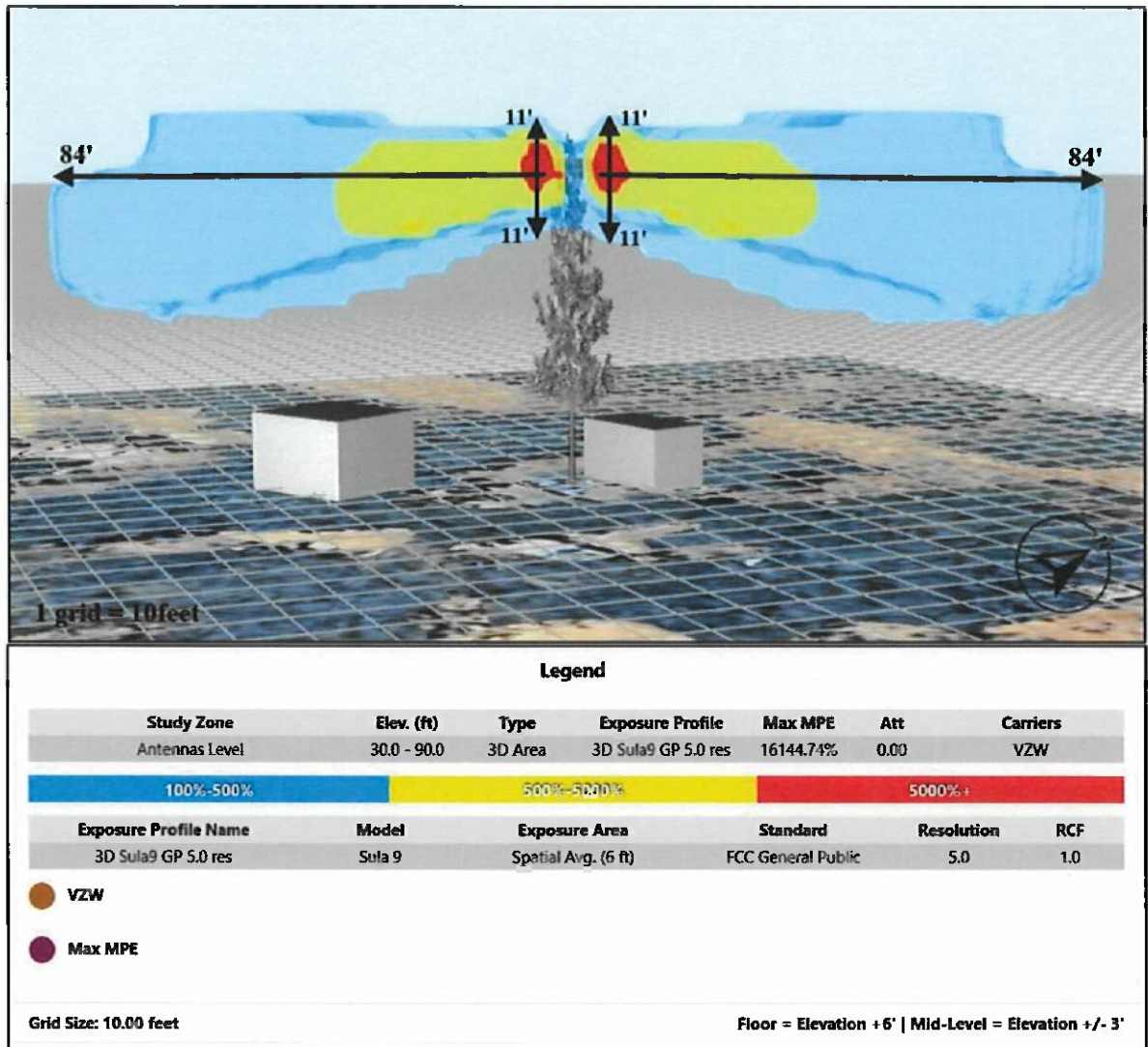


Figure 3: Predicted MPE at Antenna Elevation as Percentage of FCC General Population Limits

PLACERVILLE SHERIFF (ATC) – NSB-11/07/2025

Compliance Requirement Diagram

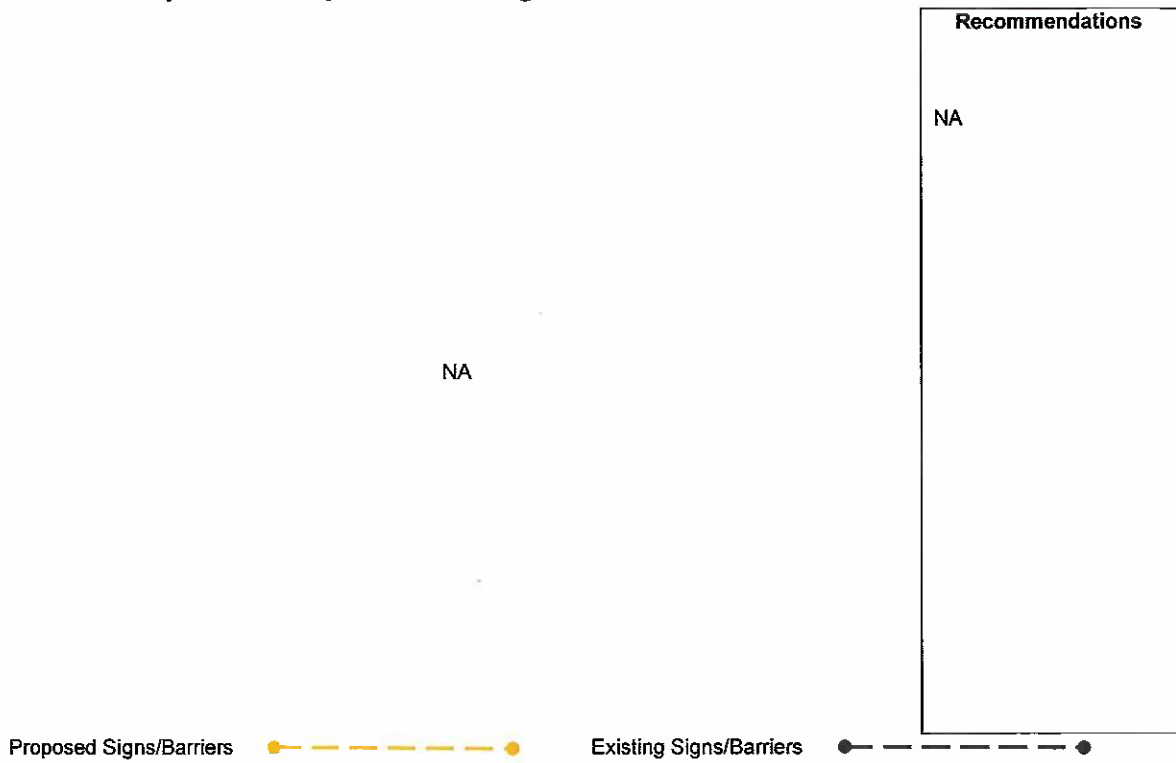


Figure 4: Mitigation Recommendations

PLACERVILLE SHERIFF (ATC) – NSB-11/07/2025

Appendix A: Operating Parameters Considered in this Analysis

ID Sub	Carrier NAME	Antenna Model	MDT (°)	Az (°)	Freq Band	EDT (°)	HBW (°)	VBW (°)	Paths	Transmit Power (W)	Total Power (W)	Gain (dBd)	ERP (W)	Ant Level z Height	Pitched Roof z Height	Shed z Height	Ground z Height
A1	VZW	SON_ND668-5C	0	35	700	SON	72	12	4	60	213.90	12.48	3786.26	0	40	45	60
A1	VZW	SON_ND668-5C	0	35	850	SON	70	11	4	60	213.90	12.61	3901.31	0	40	45	60
A2	VZW	SON_AIR3283	0	35	1900	SON	69	17	32	5	160.00	14.48	4488.69	0	41	46	61
A2	VZW	SON_AIR3283	0	35	2100	SON	67	15	32	2.5	80.00	15.01	2535.65	0	41	46	61
A2	VZW	SON_AIR3283	0	35	2100_3	SON	67	15	32	2.5	80.00	15.01	2535.65	0	41	46	61
A3	VZW	SON_AIR6419	0	35	3700	SON	11	25	64	5	320.00	23.45	70818.96	0	41.8	46.8	61.8
B1	VZW	SON_ND668-5C	0	195	700	SON	72	12	4	60	213.90	12.48	3786.26	0	40	45	60
B1	VZW	SON_ND668-5C	0	195	850	SON	70	11	4	60	213.90	12.61	3901.31	0	40	45	60
B2	VZW	SON_AIR3283	0	195	1900	SON	69	17	32	5	160.00	14.48	4488.69	0	41	46	61
B2	VZW	SON_AIR3283	0	195	2100	SON	67	15	32	2.5	80.00	15.01	2535.65	0	41	46	61
B2	VZW	SON_AIR3283	0	195	2100_3	SON	67	15	32	2.5	80.00	15.01	2535.65	0	41	46	61
B3	VZW	SON_AIR6419	0	195	3700	SON	11	25	64	5	320.00	23.45	70818.96	0	41.8	46.8	61.8
C1	VZW	SON_ND668-5C	0	295	700	SON	72	12	4	60	213.90	12.48	3786.26	0	40	45	60
C1	VZW	SON_ND668-5C	0	295	850	SON	70	11	4	60	213.90	12.61	3901.31	0	40	45	60
C2	VZW	SON_AIR3283	0	295	1900	SON	69	17	32	5	160.00	14.48	4488.69	0	41	46	61
C2	VZW	SON_AIR3283	0	295	2100	SON	67	15	32	2.5	80.00	15.01	2535.65	0	41	46	61
C2	VZW	SON_AIR3283	0	295	2100_3	SON	67	15	32	2.5	80.00	15.01	2535.65	0	41	46	61
C3	VZW	SON_AIR6419	0	295	3700	SON	11	25	64	5	320.00	23.45	70818.96	0	41.8	46.8	61.8

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PLANNING AND BUILDING DEPARTMENT

700 COVERAGE MAPS

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1

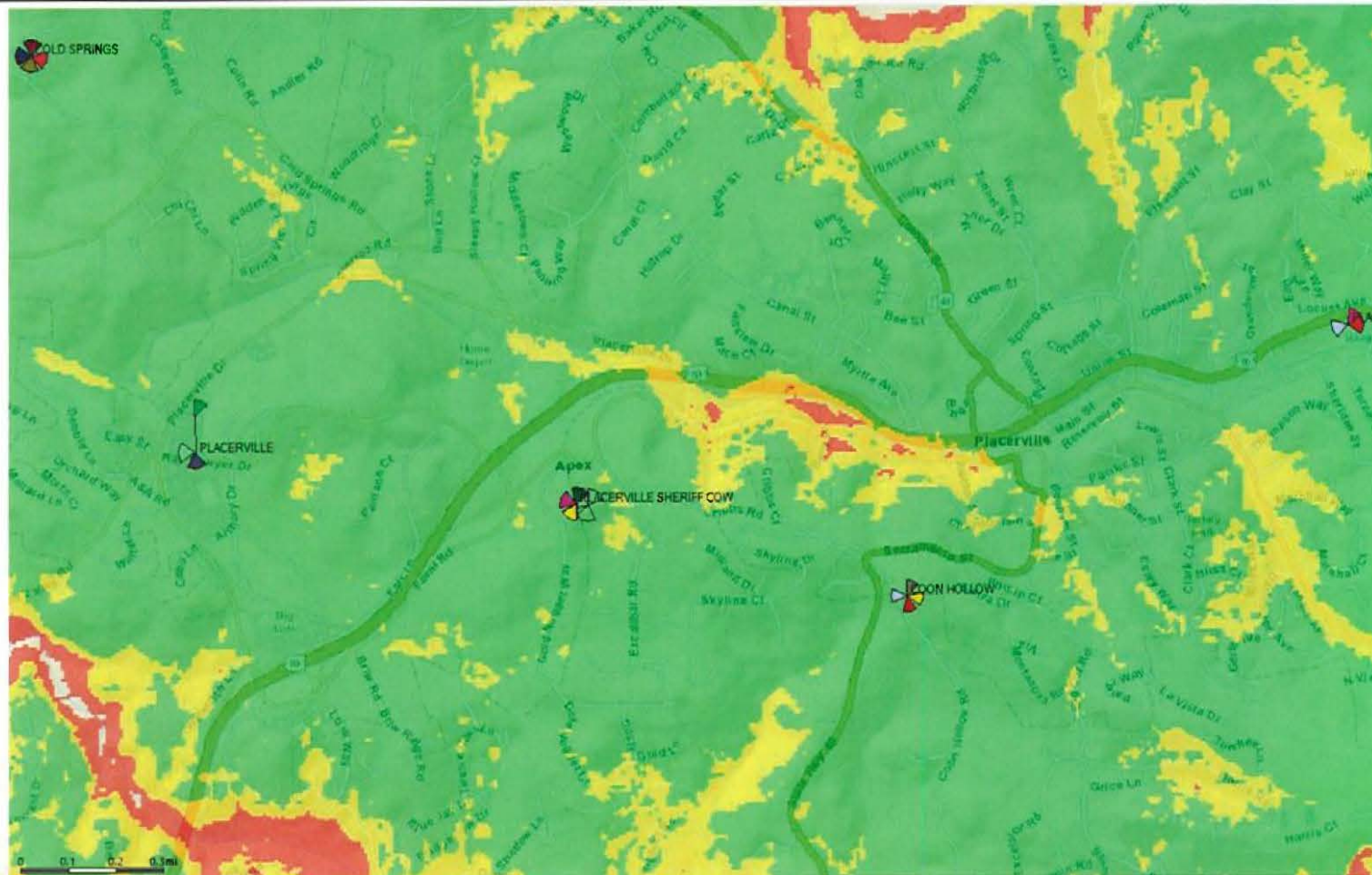
CUP-R25-0005

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700 – EXISTING COVERAGE WITH THE COW/TEMP



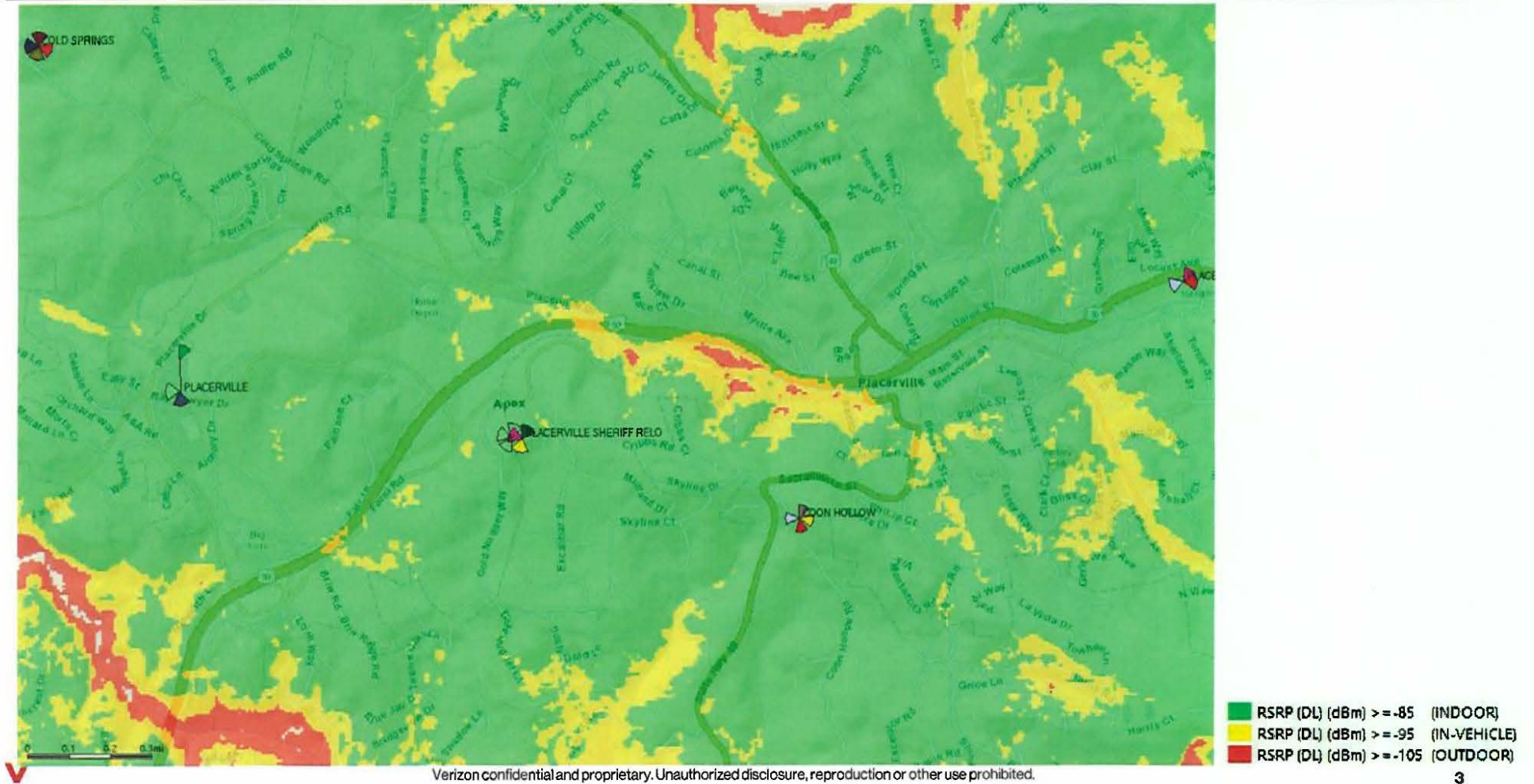
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EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

700 - COVERAGE WITH RELO/PERM SITE

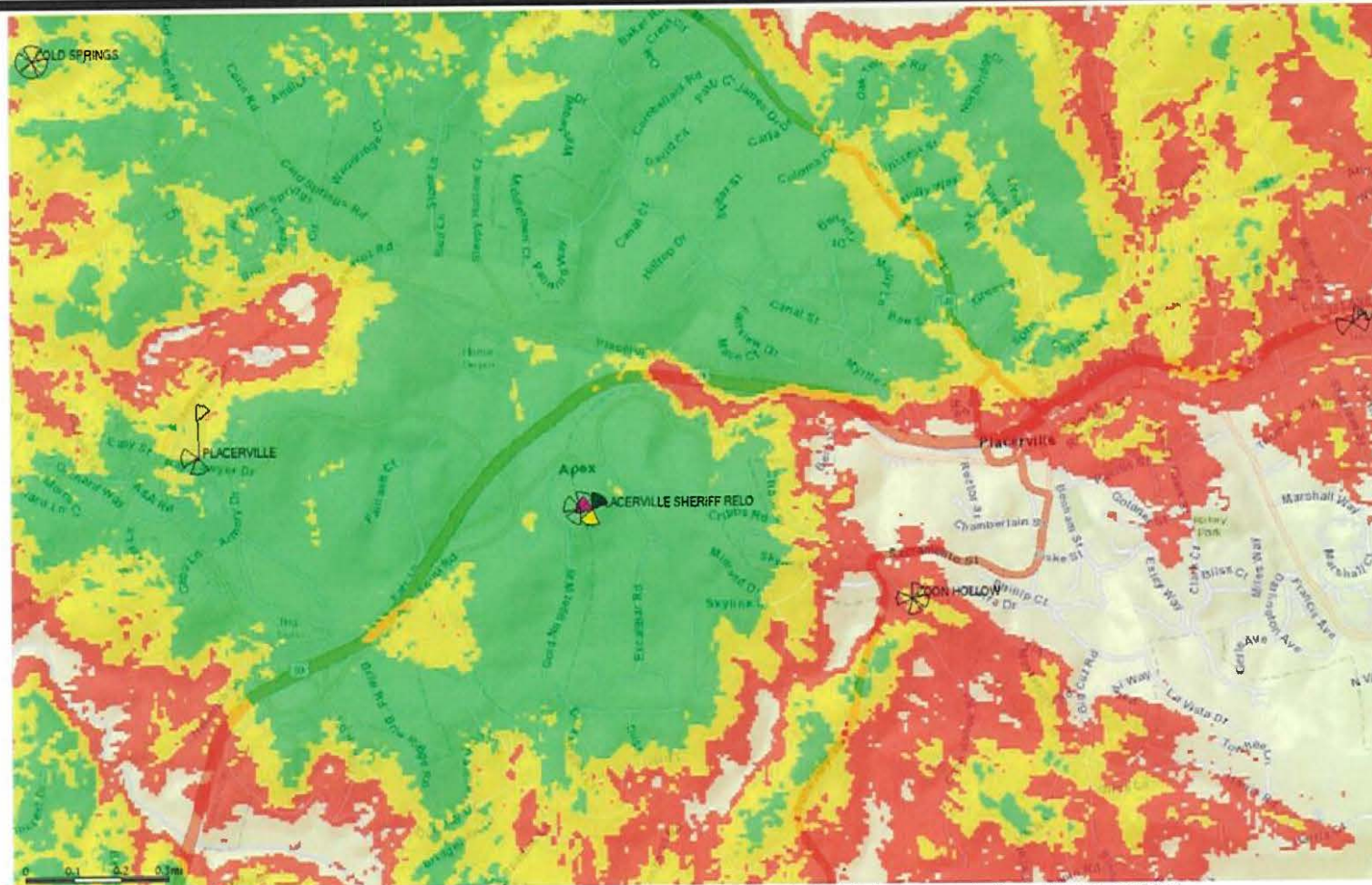


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EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

700 - COVERAGE WITH RELO/PERM SITE ONLY



■ RSRP (DL) (dBm) >=-85 (INDOOR)
■ RSRP (DL) (dBm) >=-95 (IN-VEHICLE)
■ RSRP (DL) (dBm) >=-105 (OUTDOOR)

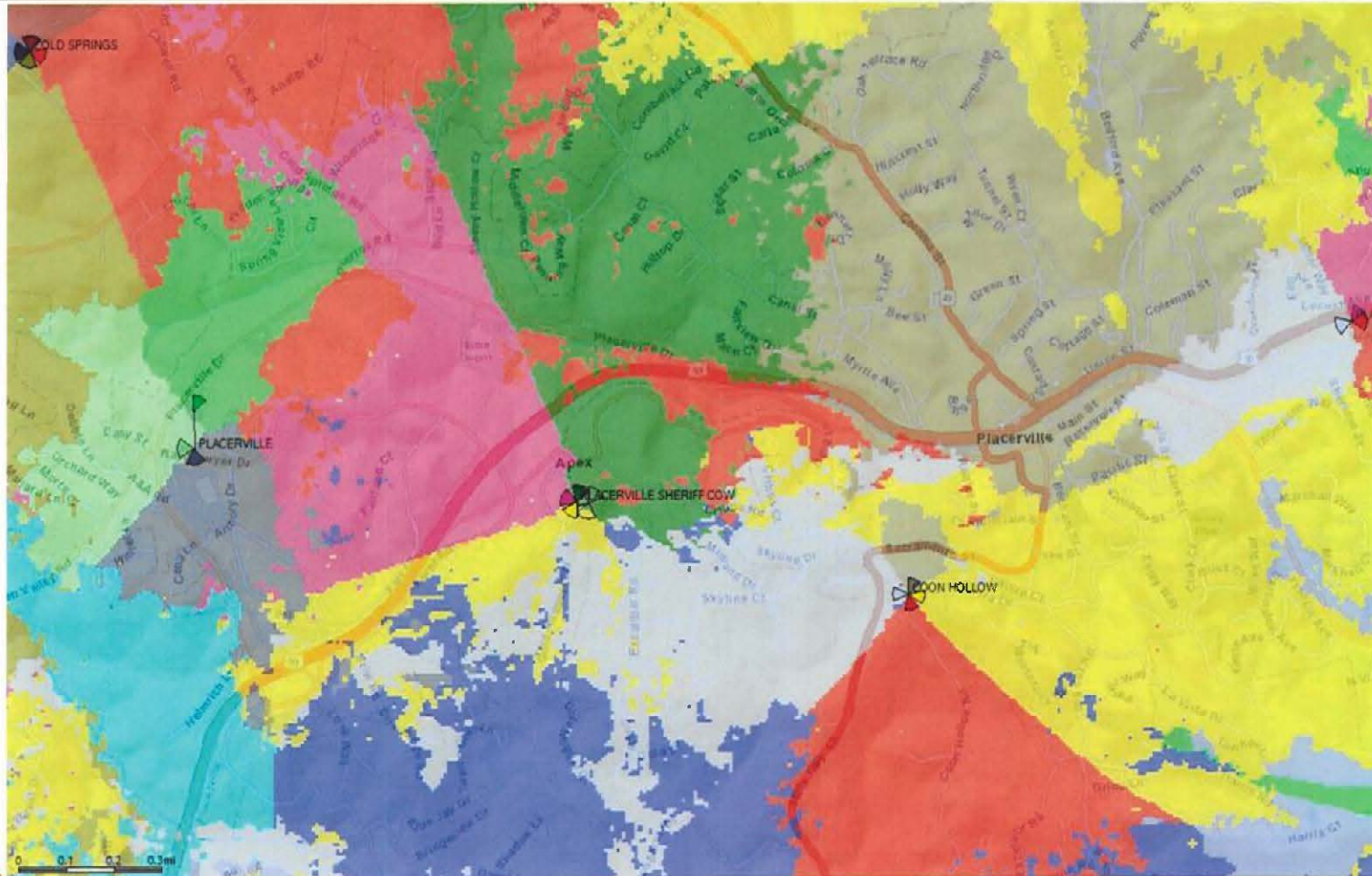
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700 - EXISTING SERVER WITH THE COW/TEMP



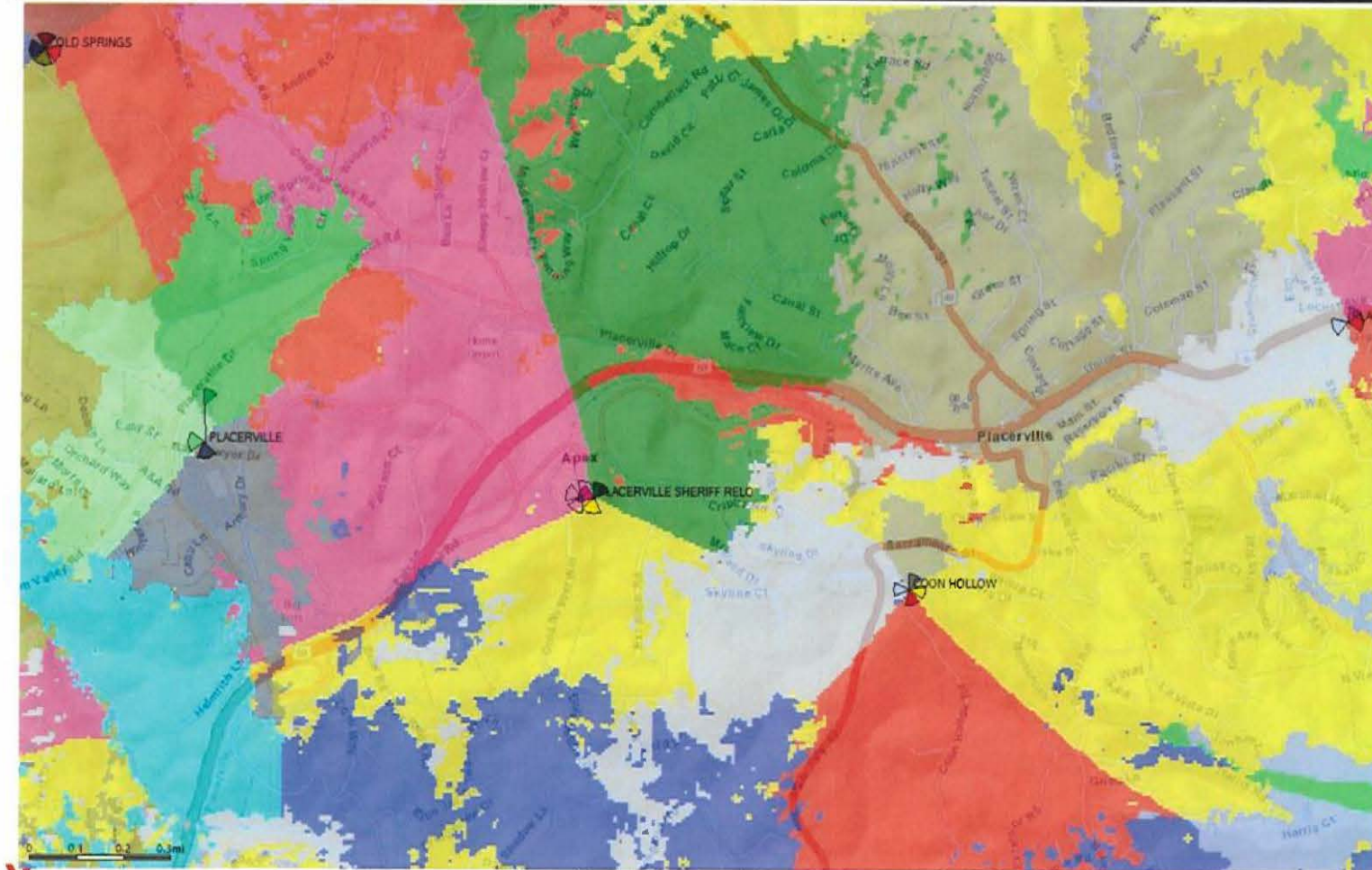
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AWS COVERAGE MAPS

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CUP-R25-0005

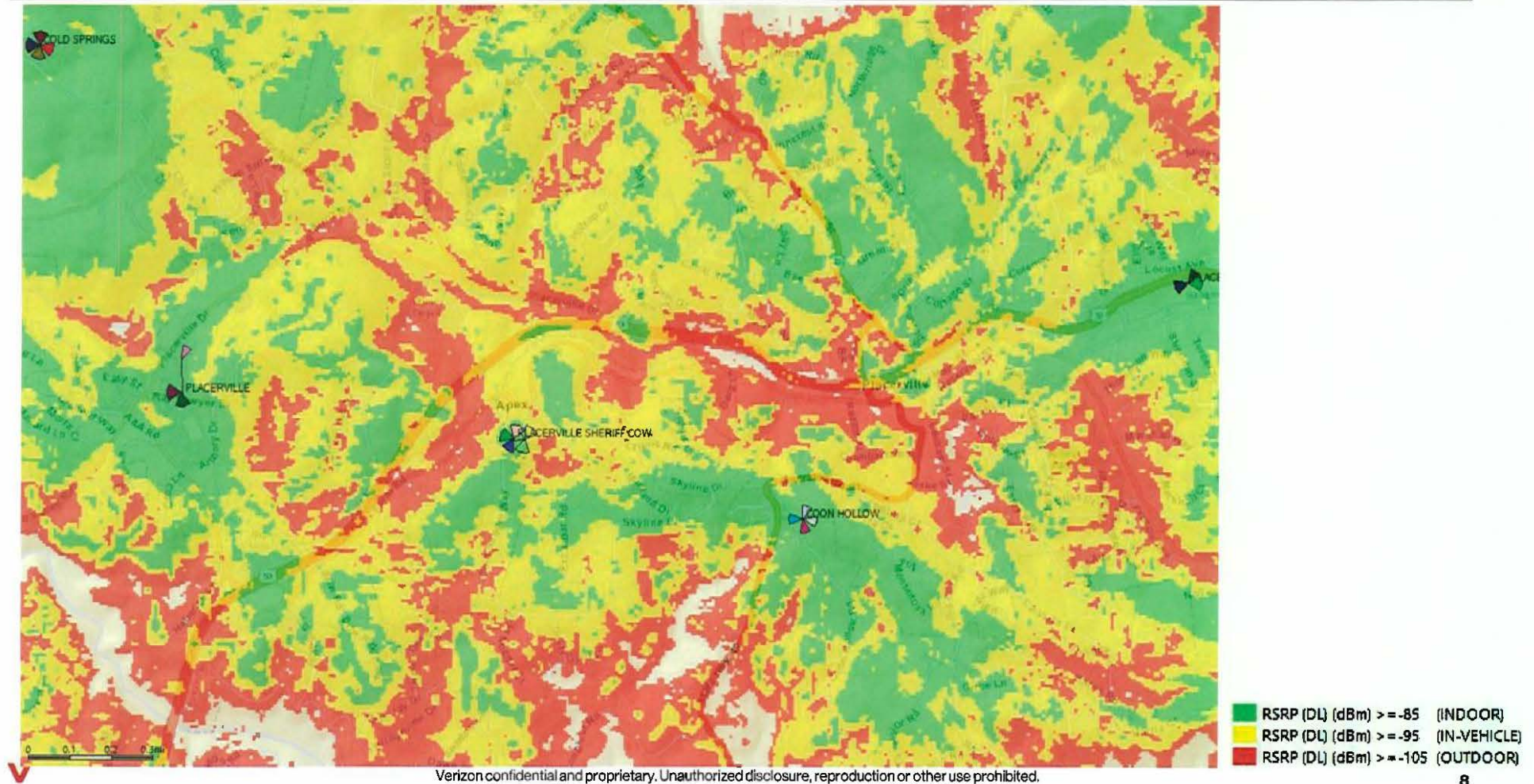
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PLANNING AND BUILDING DEPARTMENT

AWS – EXISTING COVERAGE WITH THE COW/TEMP

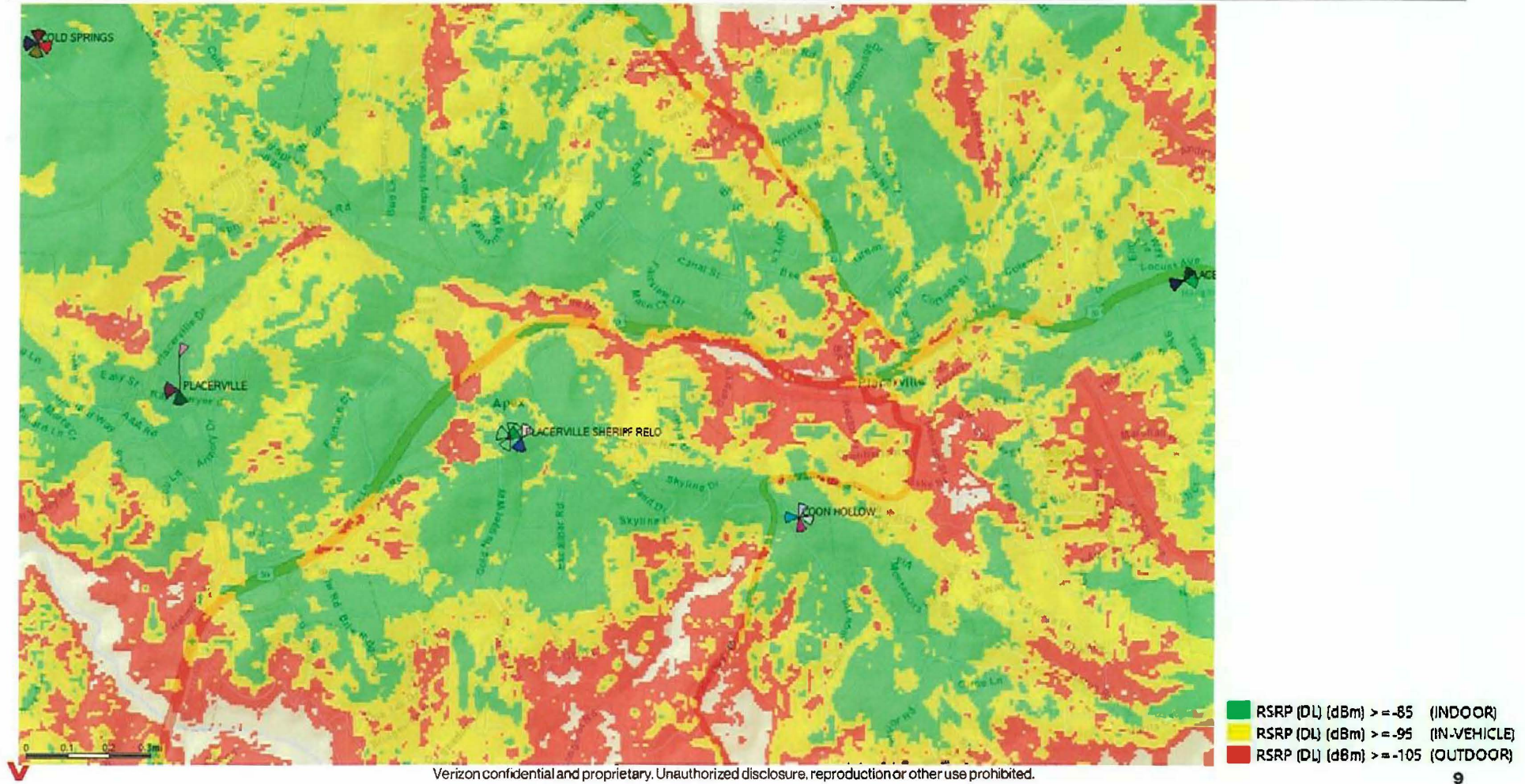


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AWS - COVERAGE WITH RELO/PERM SITE

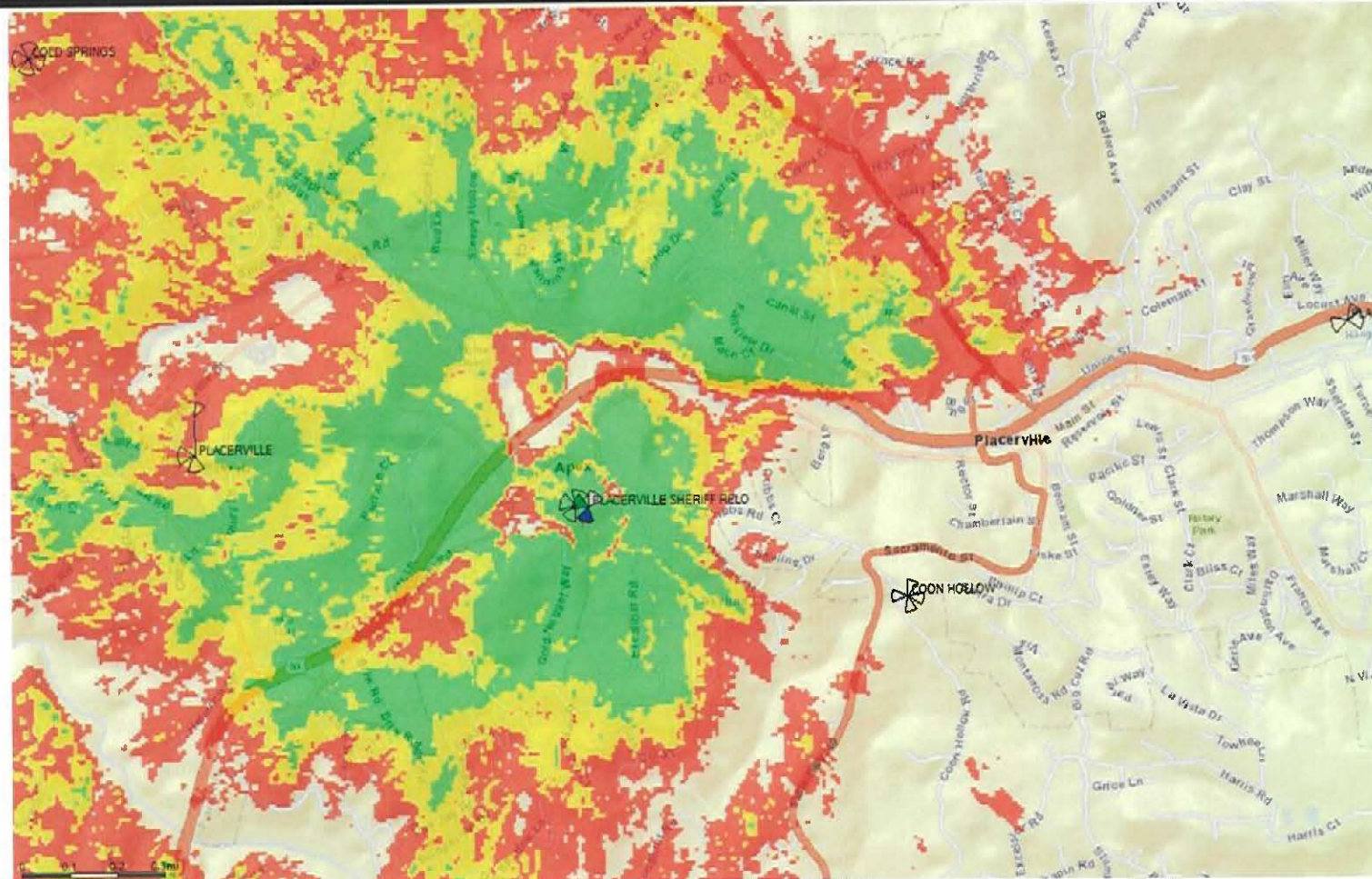


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EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

AWS – COVERAGE WITH RELO/PERM SITE ONLY



- RSRP (DL) (dBm) \geq -85 (INDOOR)
- RSRP (DL) (dBm) \geq -95 (IN-VEHICLE)
- RSRP (DL) (dBm) \geq -105 (OUTDOOR)

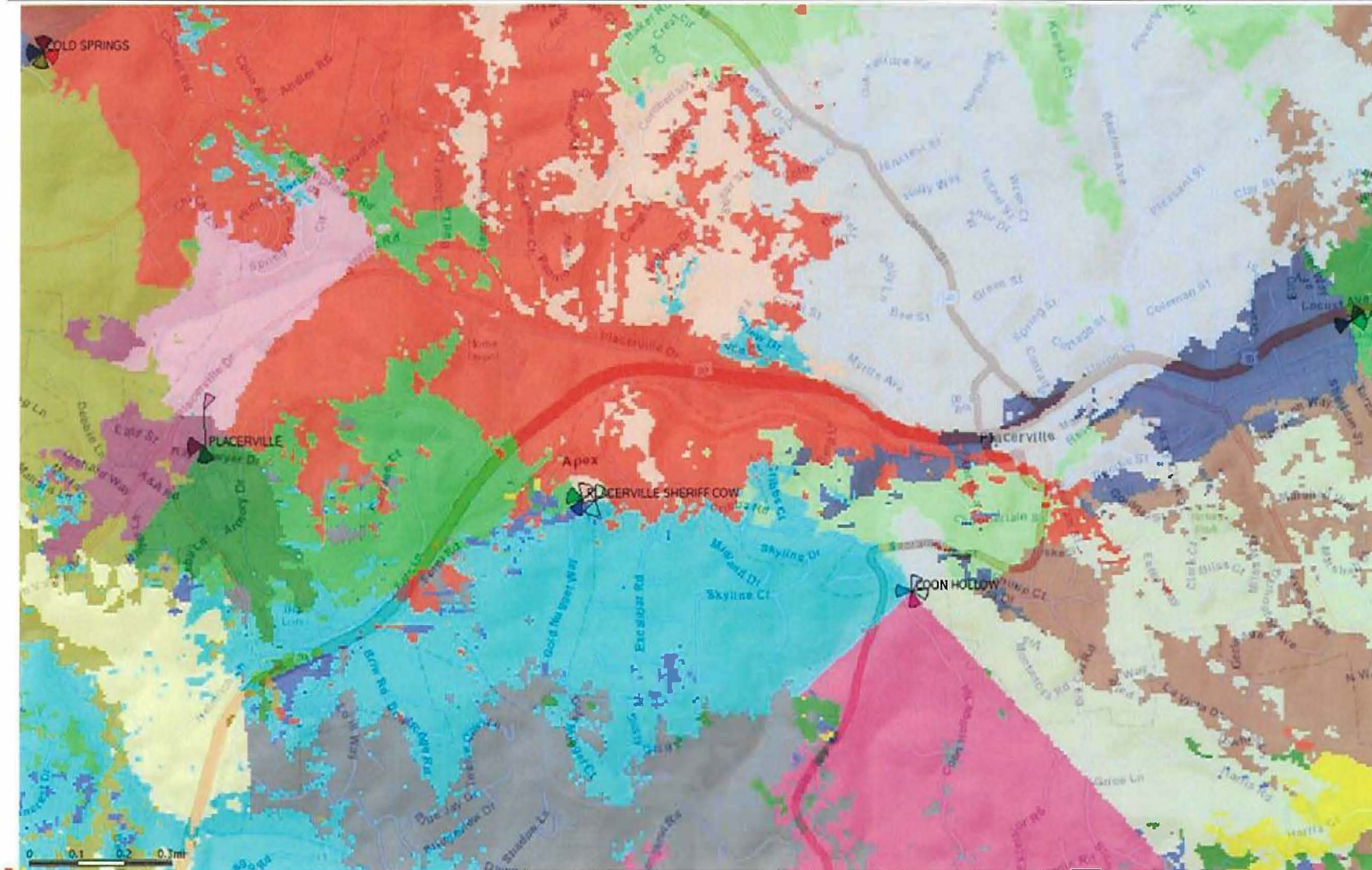
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AWS – EXISTING SERVER WITH THE COW/TEMP



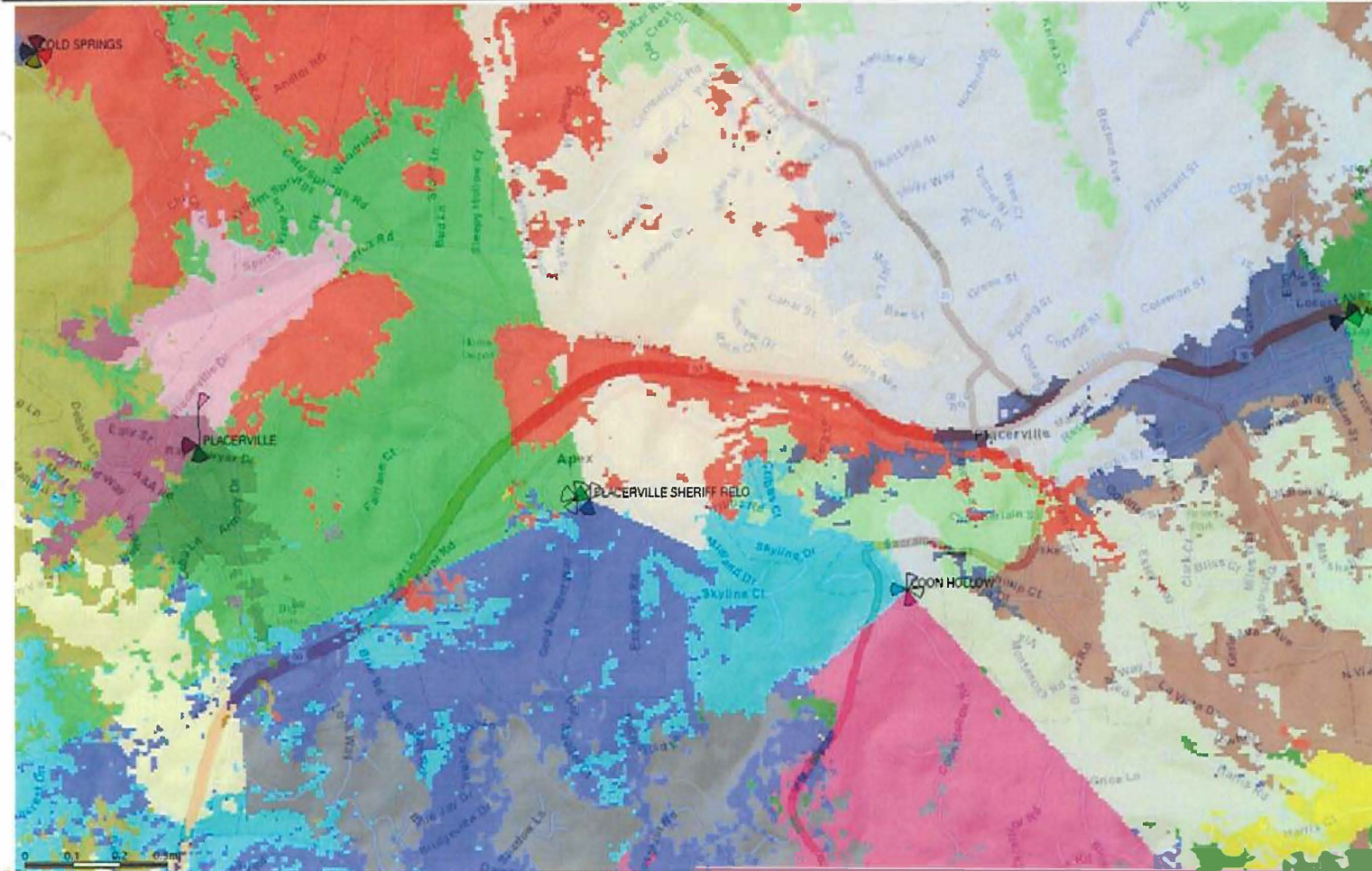
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AWS – SERVER WITH RELO/PERM SITE



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PLANNING AND BUILDING DEPARTMENT

Alternative Site Locations



Green pin - Currently proposed site location (American Tower owned structure)
Yellow pin - The previously evaluated candidate—a Crown Castle—owned structure—had received Planning approval under CUP-R21-0008; however, lease constraints prevented the project from moving forward.



September 8, 2021

**Applicant:
Crown Castle
Placerville Sheriff
BU 827149**

Alternative Site Analysis – CUP-R21-0008

Background:

A planning application was submitted on behalf of Crown Castle to replace an existing 60' tall wireless communications tower at an existing wireless communications facility with a new 90' tall, multi-carrier tower. Installing towers that support multiple wireless carriers decreases the need for additional towers in the same area.

Terrain in this area of Placerville consists of rolling hills and valleys. The location of this facility is optimal based on its relative elevation and provides voice, data and 911 emergency communications to the area. Coverage includes both east and west US50 and residents to the south of US 50 as well as residents to the north of US 50. This facility also provides coverage to the El Dorado Co. Jail and EL Dorado Co. Government Center north of US50.

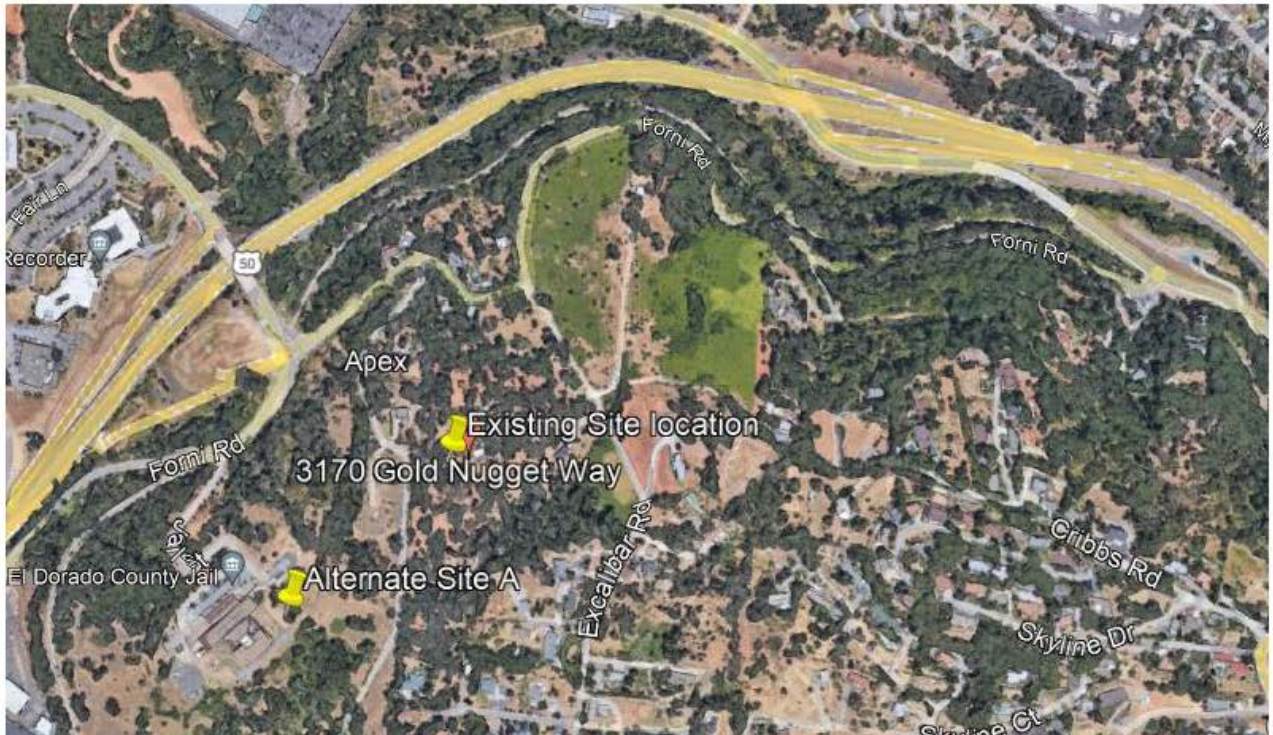
Alternate Site Analysis:

Two alternate sites were analyzed that had potential to maintain the coverage objectives of the existing facility. Coverage analyzed below. All other parcels were either high-density residential or could not meet the existing coverage objective.

Alternate Site A
El Dorado County Jail
300 Forni Rd,
Placerville Ca

Coverage:

Based on the relative elevation and installing a 90' tower, coverage would be degraded in this location. Ground elevation is approximately 100' lower than the existing site and carriers would lose coverage to residents to the east and southeast, as well as loss of coverage to eastbound US50. In order to maintain existing coverage objectives in this location, a 190' tower would have to be installed.

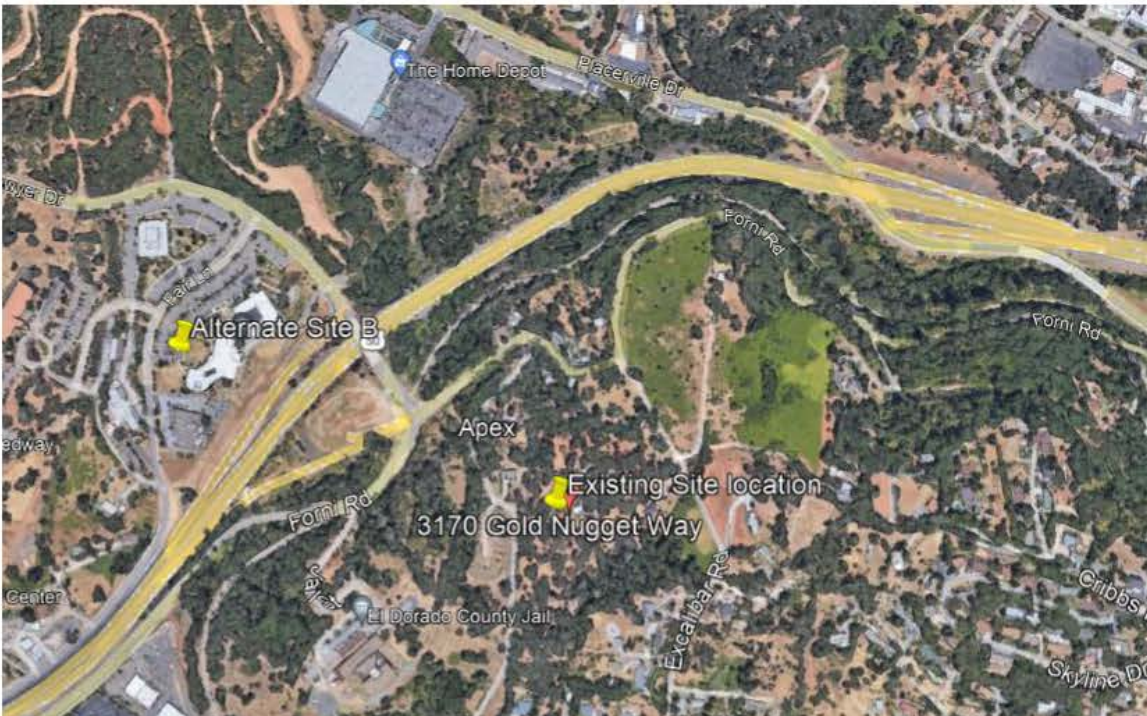


Alternate Site B

El Dorado County Government Center
Fair Ln.
Placerville CA

Coverage:

Based on the relative elevation and installing a 90' tower, carriers would lose coverage in this location. Coverage to residents south of US50 would be severely degraded as well as eastbound US50. To Maintain similar coverage in this location would require a tower that is approximately 250' tall due the ground elevation being approximately 140' lower than the existing location.



Conditions

1. The applicant shall submit a site improvement/grading plan to the department for review and approval. The plan shall be in conformance with the County of El Dorado *Design and Improvement Standards Manual*, the *Grading, Erosion and Sediment Control Ordinance*, and the *Drainage Manual*.
2. The applicant shall be subject to a grading fee commensurate with the scope of the proposed project.
3. The applicant shall be subject to any and all of the requirements of the El Dorado County Fire Protection District prior to obtaining a building permit.
4. ~~Due to the infrequent intended use of this facility, the on-site access driveway shall be a 10-foot minimum width and surfaced with a minimum of 2 inches of asphalt concrete over 4 inches of aggregate base. The hard surfacing is required by the State Fire Safe Regulations for roads and driveways steeper than 15 percent. Compaction of the sub-grade shall be 90 percent, and compaction of the aggregate base shall be 95 percent. The road shall be graded at a 2 percent cross slope toward the cut side with a roadside ditch for drainage.~~
The road shall be maintained in its current condition. If the road deteriorates, it shall be improved to the existing condition.
5. The applicant shall assume full responsibility for resolving television reception interference caused by the operation of this facility. The applicant shall take corrective action within 30 days of the receipt of any written complaint.
6. The applicant shall obtain a building permit from the El Dorado County Building Department.
7. The applicant shall construct a 6-foot-high chain-link fence with brown and/or green vinyl slats around the entire perimeter of the 2,400-square-foot facility for security and aesthetics. The above shall be completed and approved by the Planning Department prior to finaling the project.
8. Existing tree coverage that serves as screening shall be maintained and/or replaced to prevent greater exposure to the tower and accessory facilities.
9. No oaks greater than 6 inches at breast height shall be removed without a 1½ to 1 replacement ratio.

Chairman Tolhurst informed the audience of the ten-day appeal period to the Board of Supervisors.



WATERFORD

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 Frederick, MD 21703
 (703) 596-1022 Office
 (540) 242-3195 Fax
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EL DORADO COUNTY
 PLANNING AND BUILDING DEPARTMENT

August 31, 2025

Lauren Jongsma
 Epic Wireless
 8700 Auburn Folsom Road, Suite 400
 Granite Bay, CA 95746

**Ref: Noise Assessment Letter
 3170 Gold Nugget Way
 Placerville, CA 95667**

The acoustical consultant, Waterford Consultants, has reviewed site plans and equipment noise data related to the proposed installation of the proposed "Placerville Sheriff" unmanned telecommunication facility in El Dorado County, CA for compliance with local & county noise emission restrictions. The following presents their findings.

1.0 ACOUSTIC CRITERIA

El Dorado County establishes the following noise limits for noise emissions by non-transportation sources impacting sensitive land uses:

El Dorado County Ordinance Code - Table 130.37.060.1

Noise Level Descriptor	Daytime 7 a.m. – 7 p.m.		Evening 7 p.m. – 10 p.m.		Night 10 p.m. – 7 a.m.	
	Community / Rural Centers	Rural Regions	Community / Rural Centers	Rural Regions	Community / Rural Centers	Rural Regions
Hourly Leq, dBA	55	50	50	45	45	40
Maximum Level, dBA	70	60	60	55	55	50

The code indicates that these limits shall be applied in Community Regions at the property line of the receiving property, or in rural centers/regions at a point 100 feet away from a sensitive receptor. It further stipulates that the noise limit shall be lowered by 5 dBA for simple tone noises, noises consisting primarily of unamplified speech or music, or for recurring impulsive noises. The use of emergency equipment is exempted from these limits per section 130.37.20(B).

2.0 PROJECT SUMMARY

The Placerville Sheriff project reuses an existing abandoned cellular site and replaces key functional components. The scope includes a new 75 foot tall monopine tower with 17 Verizon wireless antennae and associated electronics. Identified noise generating equipment include two air



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conditioning HVAC units to be installed into the existing equipment shelter and a standby backup generator rated for 50kW.

The project site is located in a rural residential area of Placerville, CA upon a leased portion of the El Dorado County property lot 325-290-006. The nearest adjacent lots to the property are lots 325-290-005 to the North, and 325-290-027 to the West.

3.0 NOISE ANALYSIS

3.1 HVAC units

We have reviewed submittal data for Bard type HR58APA05EP "Fusion-Tec" air conditioning HVAC units. These units are rated by the manufacturer for a maximum sound level of 70.7 dBA as measured 10 feet from the outdoor portion of the equipment. This noise level is attributable primarily to the operation of the two-stage scroll compressor and variable speed condenser fan. The unit is designed to utilize "free cooling" opportunities due to cool outdoor temperatures to operate at lower speeds which will reduce both power consumption and noise emissions.

3.2 Generator

We have reviewed submittal data for the Generac type SD50 generator set. The generator is shown equipped with a Level-2 sound attenuated enclosure and integral exhaust silencer. This generator set and enclosure are rated by the manufacturer for a sound pressure level of 71 dBA as measured from a distance of 7 meters (23 feet) under 100% load.

Based on our review of the site plan, the following tables show our projected sound impacts to the adjacent residential zoned properties.

Table 1: Maximum Noise Projections to residential lot 325-290-027 (West)

Device	Maximum Sound Level	Distance to property line	Projected Sound Level
HVAC Units (qty-2)	70.7 dBA @ 10ft (ea)	255 ft	45 dBA
Generator	71 dBA @ 23 ft	275 ft	51 dBA
Total with Generator			52 dBA

Table 2: Maximum Noise Projections to residential lot 325-290-005 (North)

Device	Maximum Sound Level	Distance to property line	Projected Sound Level
HVAC Units (qty-2)	70.7 dBA @ 10ft (ea)	175 ft	48 dBA
Generator	71 dBA @ 23 ft	185 ft	54 dBA
Total with Generator			55 dBA



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As shown, we expect that normal operation of the proposed air conditioning equipment will not exceed a sound level of 48 dBA to any nearby residential property at any time, even when operating at maximum conditions, which complies with all county maximum level requirements for community & rural center adjacencies. During nighttime hours (10pm-7am) when cooling demand is lower due to outdoor temperatures, we expect the average hourly noise levels to drop below the strictest 45 dBA requirement for hourly average noise impacts to the adjacent properties.

We project that operation of the standby generator under full load, in combination with the proposed air conditioning equipment, will not exceed a sound level of 55 dBA at any nearby residential property. While the operation of emergency equipment is specifically exempt from the county noise ordinance, we do note that this level may exceed the established evening and nighttime noise limits. We recommend that all generator maintenance testing intervals be scheduled to occur during daytime hours (7am-7pm) when the noise ordinance is most permissive

Based on the above discussion and operational recommendations, we find that the proposed equipment will comply with the El Dorado County noise ordinance.

This concludes our comments at this time. Should you have any questions or comments, please do not hesitate to contact us.

Very truly Yours,

Thomas E. Kaytt

Planning Commission Hearing

CUP-R25-0005

ATC – Wooden Pole to Monopine

APRIL 23, 2026

PLANNING AND BUILDING DEPARTMENT - PLANNING DIVISION



Project Description

Conditional Use Permit - Revision to Special Use Permit S98-0023 to allow the modification and continued operation of a wireless communication facility including the removal of an existing 47-foot-tall wood monopole and replacement with a 63-foot-tall steel monopine to reside within the existing ATC 40-foot by 60-foot lease area.

Project Vicinity Map

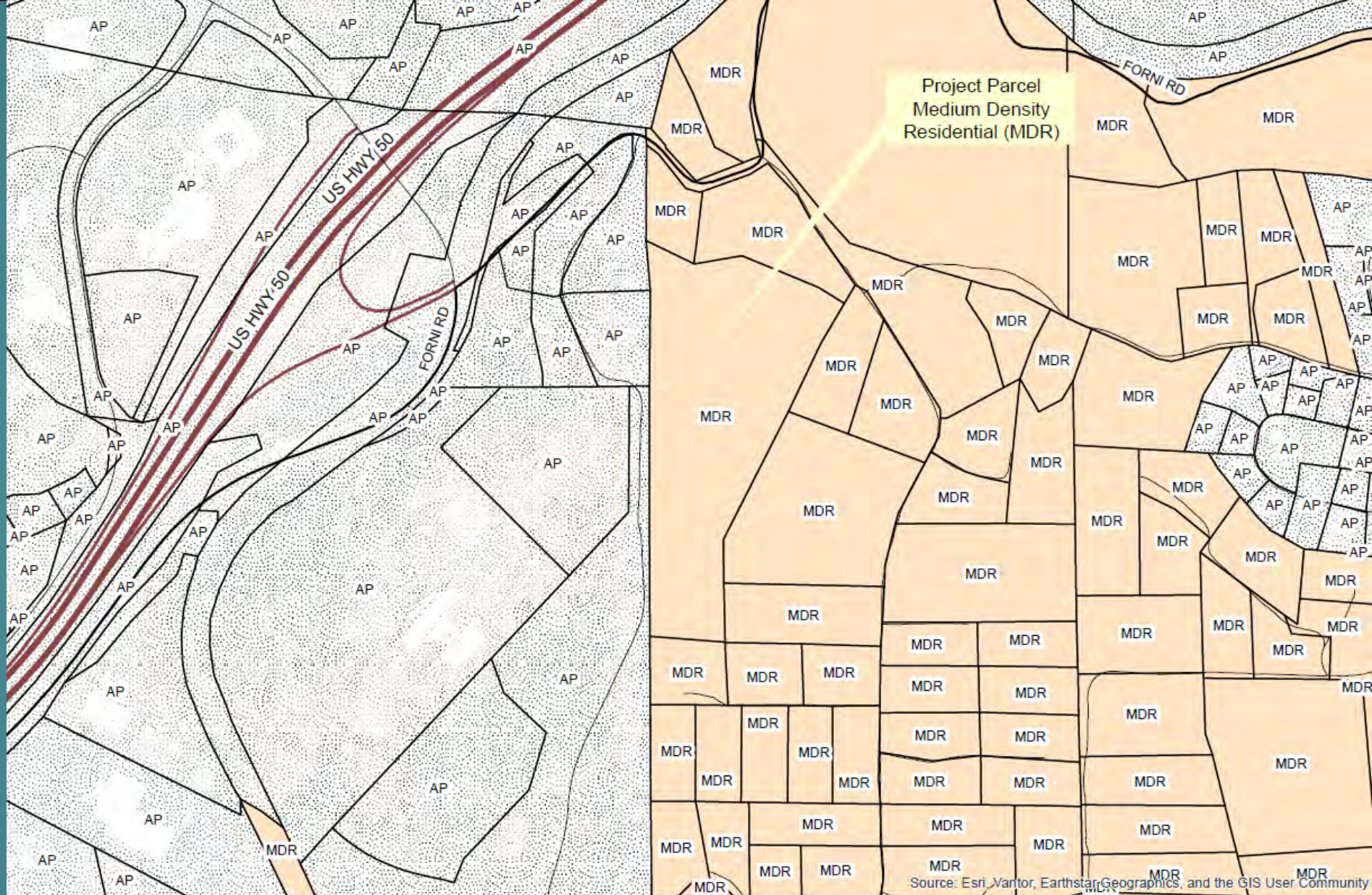


Legend

Parcel Lines

CUP-R25-0005/ATC - Wooden Pole to Monopine
Exhibit A - Vicinity Map

General Plan Land Use Map



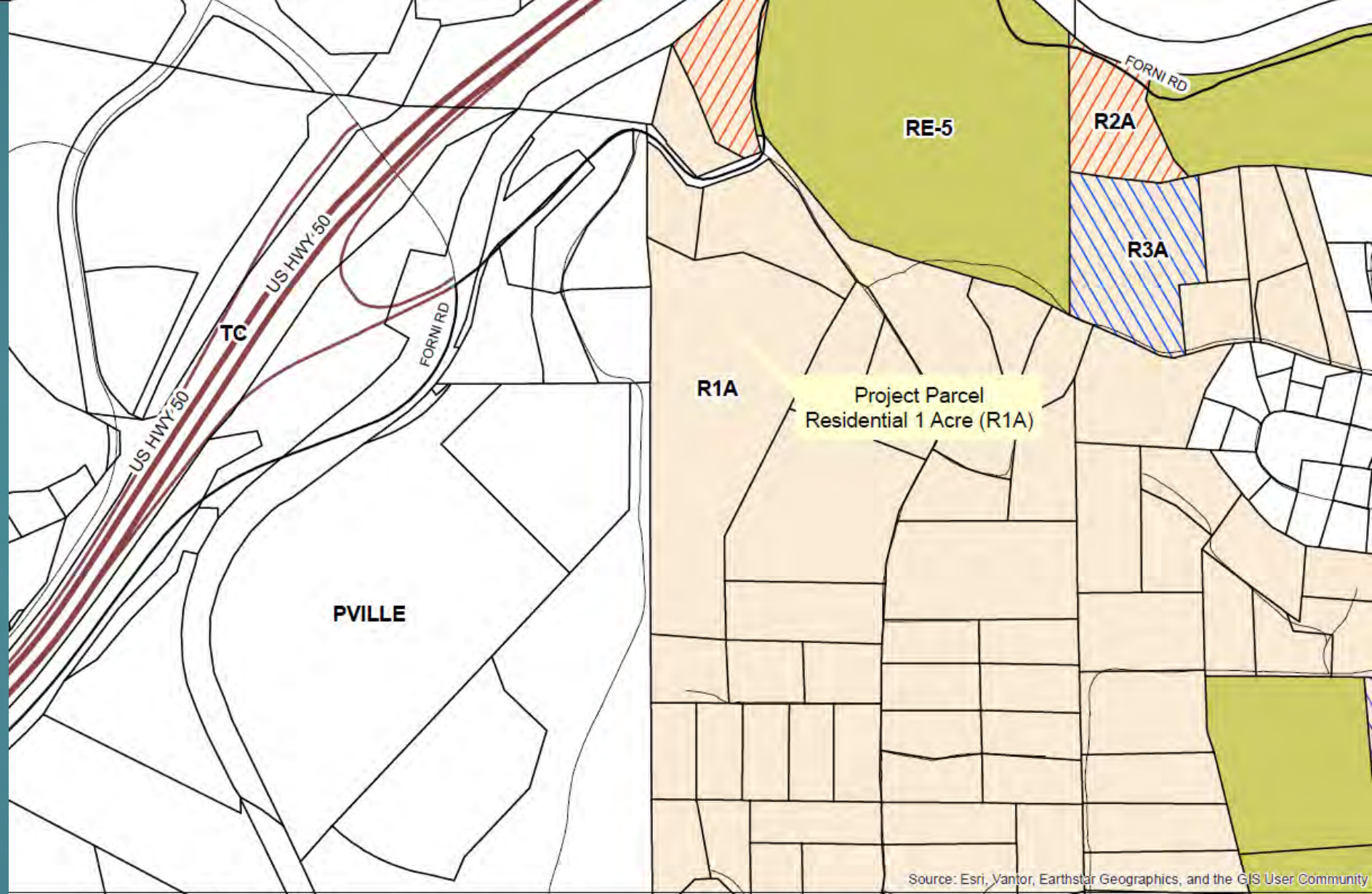
Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community



- Legend**
- Parcel Lines
 - Roads**
 - HIGHWAY
 - MAJOR
 - MINOR
 - RAMP
 - Adopted Plan
 - Medium Density Residential

CUP-R25-0005/ATC - Wooden Pole to Monopine
Exhibit C - Land Use Designation Map

Zoning Map



Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

CUP-R25-0005/ATC - Wooden Pole to Monopine
Exhibit D - Zoning Designation Map

Legend

Parcel Lines	R1A = Residential 1 Acre
Roads	R2A = Residential 2 Acres
HIGHWAY	R3A = Residential 3 Acres
MAJOR	RE-5 = Residential Estate 5 Acres
MINOR	
RAMP	

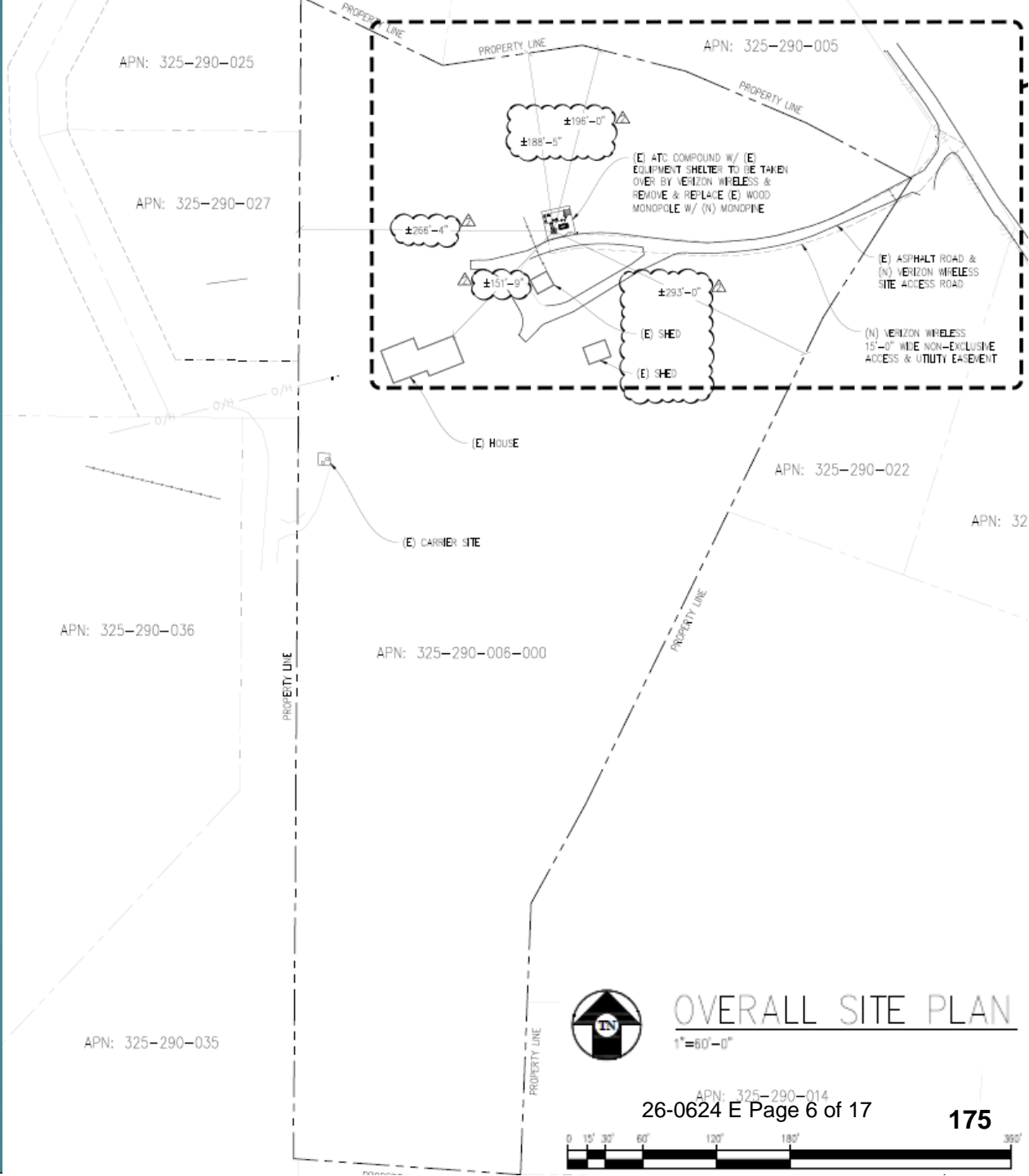


Project Plans

CUP-R25-0005

ATC - Wooden Pole to Monopine

Exhibit E – Site Plan



Project Plan Details

SEE EQUIPMENT PLAN,
SHEETS A-1.3 & A-1.4
& SEE ANTENNA PLAN,
SHEET A-2.1

(E) ATC COMPOUND W/ (E) EQUIPMENT
SHELTER TO BE TAKEN OVER BY VERIZON
WIRELESS & REMOVE & REPLACE (E)
WOOD MONOPOLE W/ (N) MONOPINE

APN: 325-290-006-000

(E) DATE & (N) VERIZON
WIRELESS SITE ACCESS DATE

(N) VERIZON WIRELESS 17"x30" U/G
VAULT W/ TRAFFIC RATED 100 DARK
FIBER "MEET ME" POINT, SEC 11/5-11

(N) VERIZON WIRELESS
SITE ACCESS

(E) ASPHALT ROAD &
(N) VERIZON WIRELESS
SITE ACCESS ROAD

(N) VERIZON WIRELESS 15'-0"
WIDE NON-EXCLUSIVE ACCESS
& UTILITY EASEMENT

(E) JOINT UTILITY HOLE
W/ TRANSFORMER

(E) SHEI

(E) SHEI

APN: 325-290-032

CUP-R25-0005 ATC - Wooden Pole to Monopine
Exhibit E – Enlarged Site Plan



ENLARGED SITE PLAN

1"=20'-0"

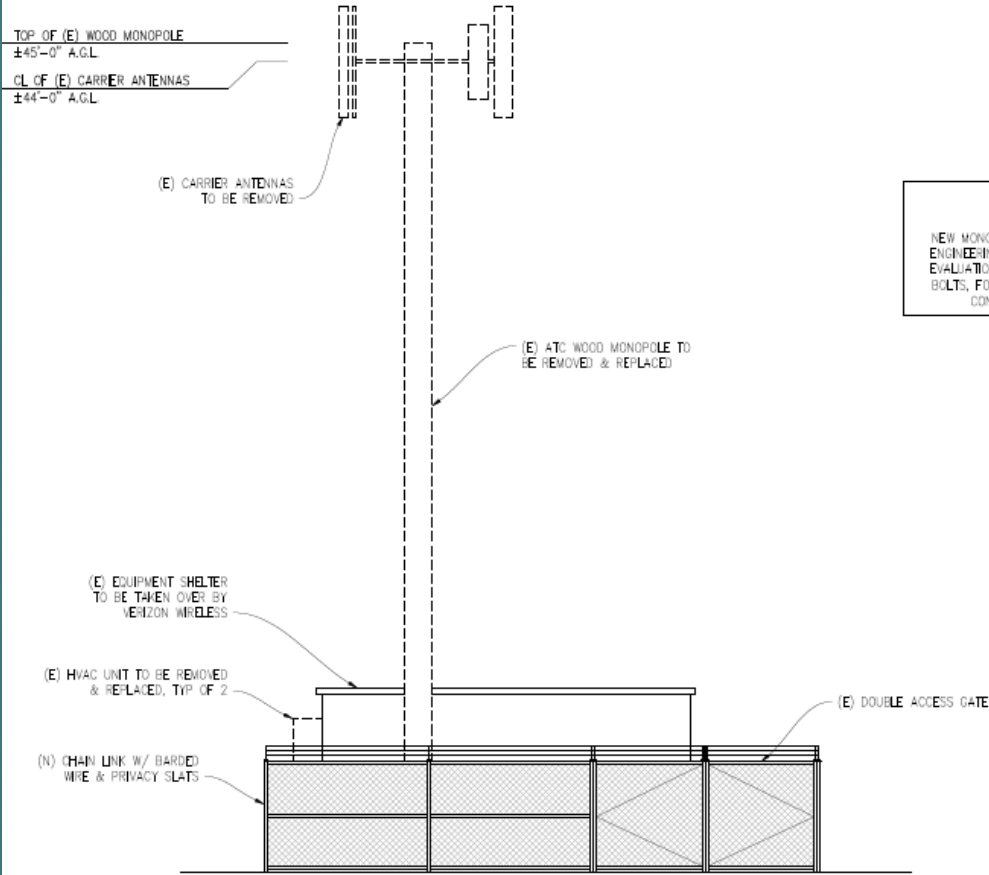


NOTICE

NEW 26-0624 E Page 7 of 17
ENGINEERING & DESIGN INC. IS NOT RESPONSIBLE FOR THE
EVALUATION OF THE NEW MONOPINE, BASE PLATE ANCHOR
BOLTS, FOUNDATION OR ANTENNA/RAD MOUNT FRAMING &
CONNECTIONS FOR NEW LOADING CONDITIONS.

Elevations

CUP-R25-0005 ATC - Wooden Pole to Monopine Exhibit E – Plan Elevations



(E) SOUTH ELEVATION

1/4"=1'-0"



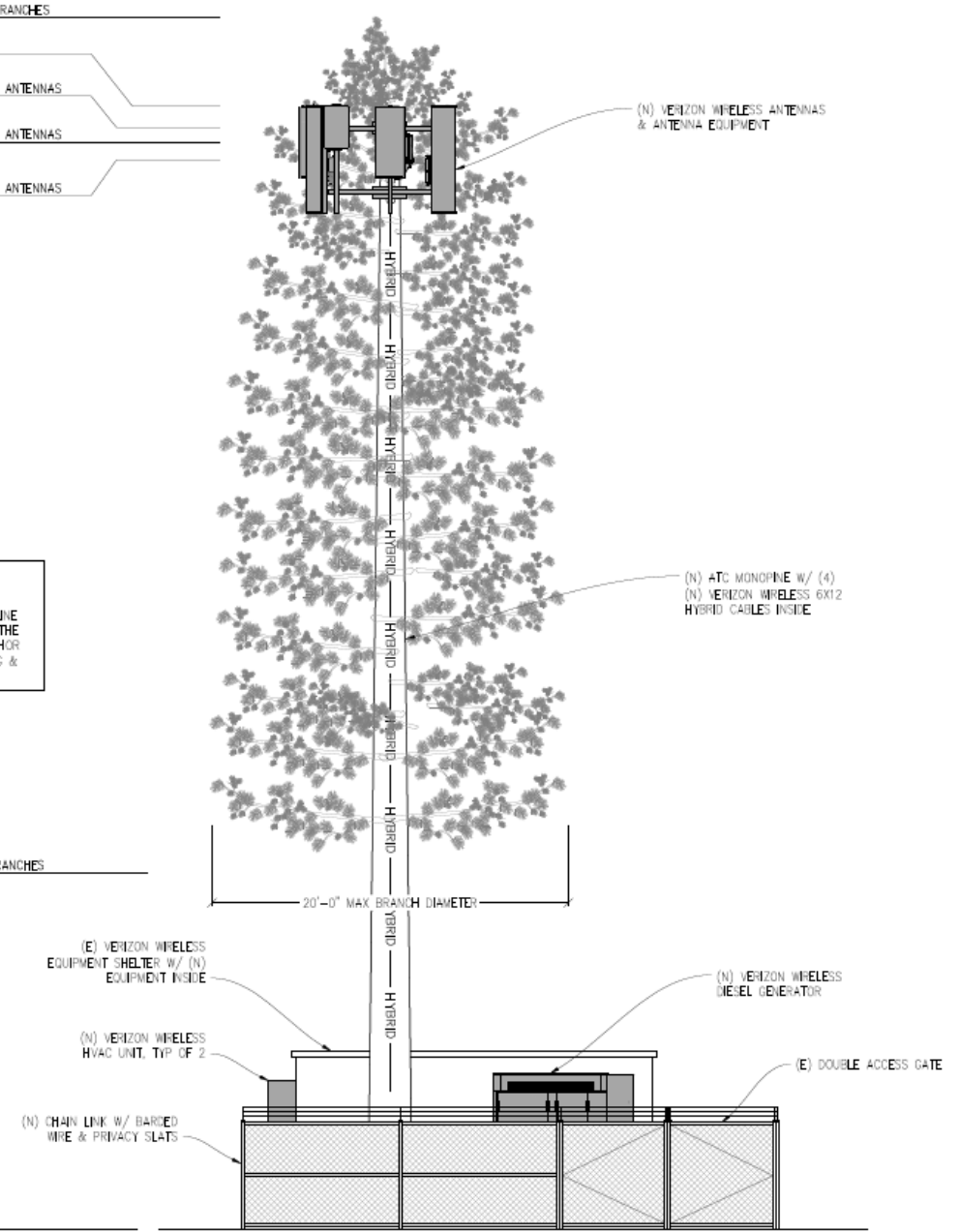
- TOP OF (N) ATC MONOPINE BRANCHES
±68'-0" A.G.L.
- TOP OF (N) MONOPINE STEEL
±65'-0" A.G.L.
- CL OF (N) VERIZON WIRELESS ANTENNAS
±61'-10" A.G.L.
- CL OF (N) VERIZON WIRELESS ANTENNAS
±61'-0" A.G.L.
- CL OF (N) VERIZON WIRELESS ANTENNAS
±60'-0" A.G.L.

NOTICE

NEW MONOPINE TO BE ANALYZED BY OTHERS. STREAMLINE ENGINEERING & DESIGN INC. IS NOT RESPONSIBLE FOR THE EVALUATION OF THE NEW MONOPINE, BASE PLATE, ANCHOR BOLTS, FOUNDATION OR ANTENNA/RRU MOUNT FRAMING & CONNECTIONS FOR NEW LOADING CONDITIONS.

- BOTTOM OF (N) MONOPINE BRANCHES
±20'-0" A.G.L.

- GROUND LEVEL
0'-0"



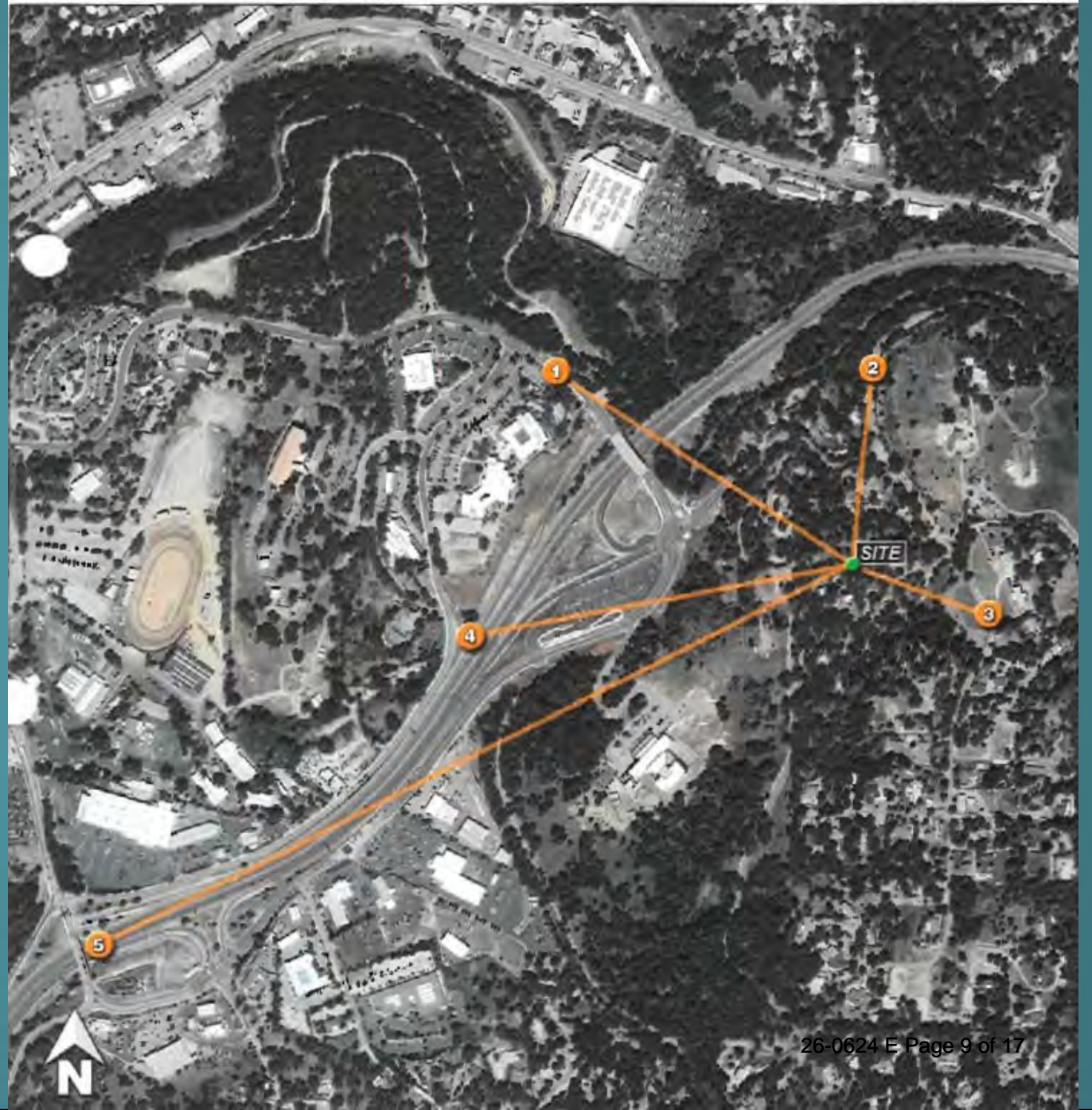
(N) SOUTH ELEVATION

1/4"=1'-0"



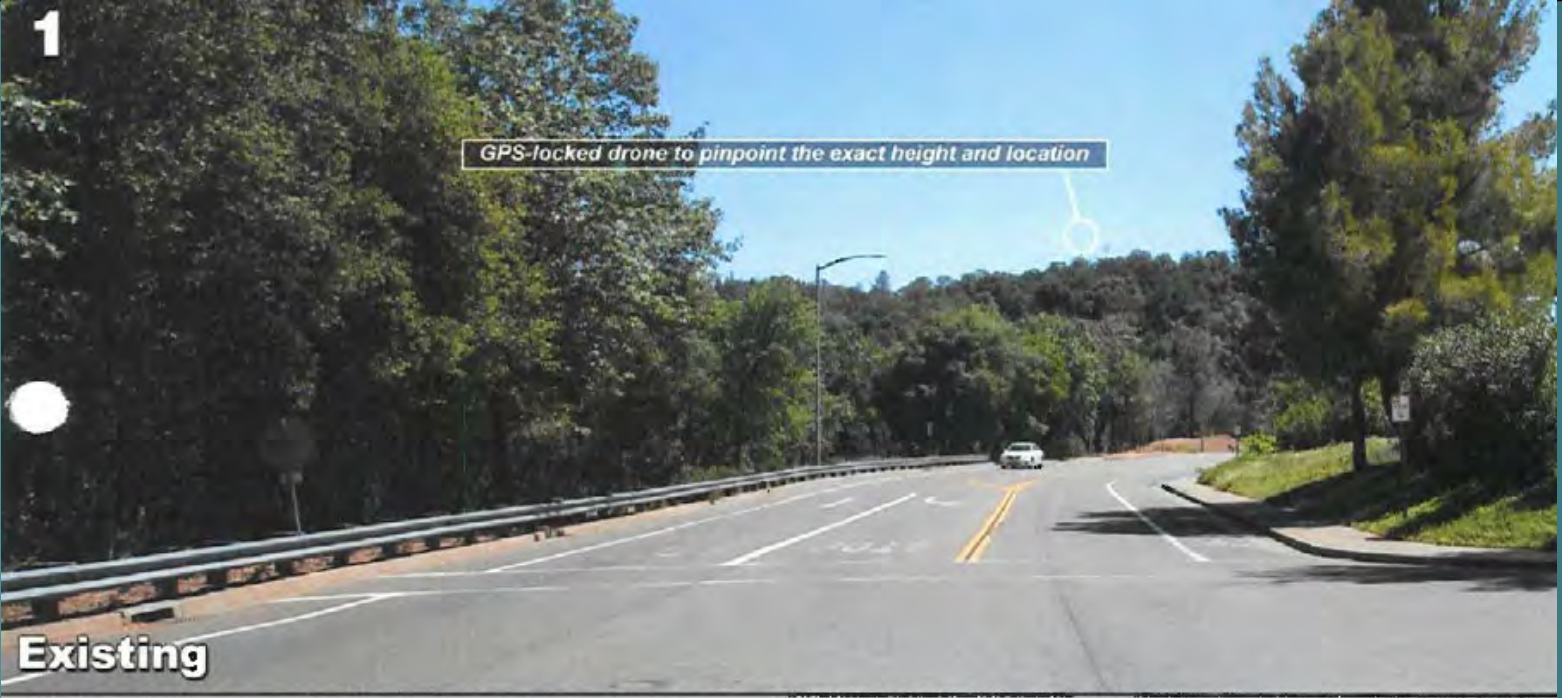
Visual Simulations

Viewpoints (1-5)



Visual Simulations

Viewpoint 1



Photosimulation of the view looking southeast along Ray Lawyer Drive at Fair Lane.



Visual Simulations

Viewpoint 2



Existing

Photosimulation of the view looking south at a brief glimpse along Forni Road, approaching Cribbs Road.



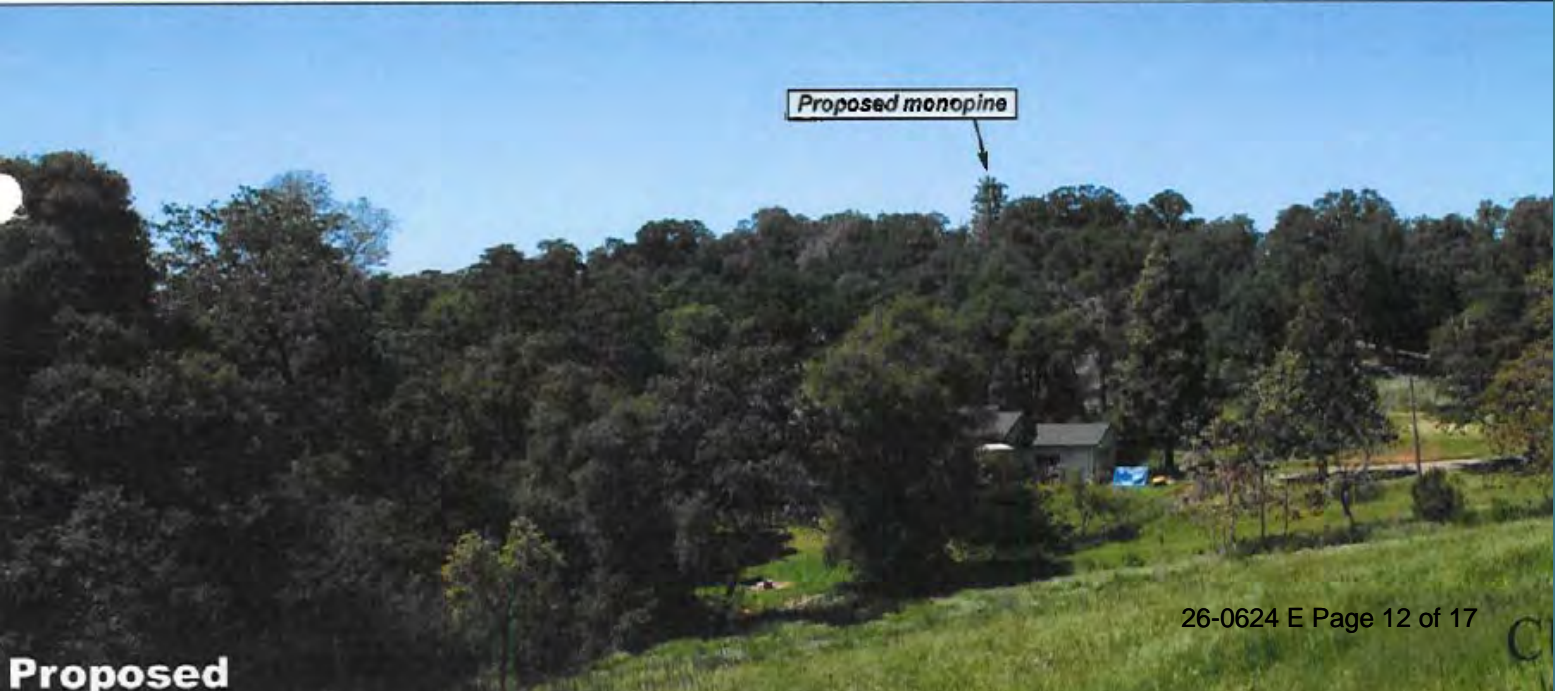
Proposed

Visual Simulations

Viewpoint 3



Photosimulation of the view looking northwest from the clearest view along Excalibar Road.



Visual Simulations

Viewpoint 4

4

Existing tower and proposed monopine. In this view, the proposed new height is not tall enough to clear the tree tops.



Existing and Proposed (no visible change)

Visual Simulations

5



Existing

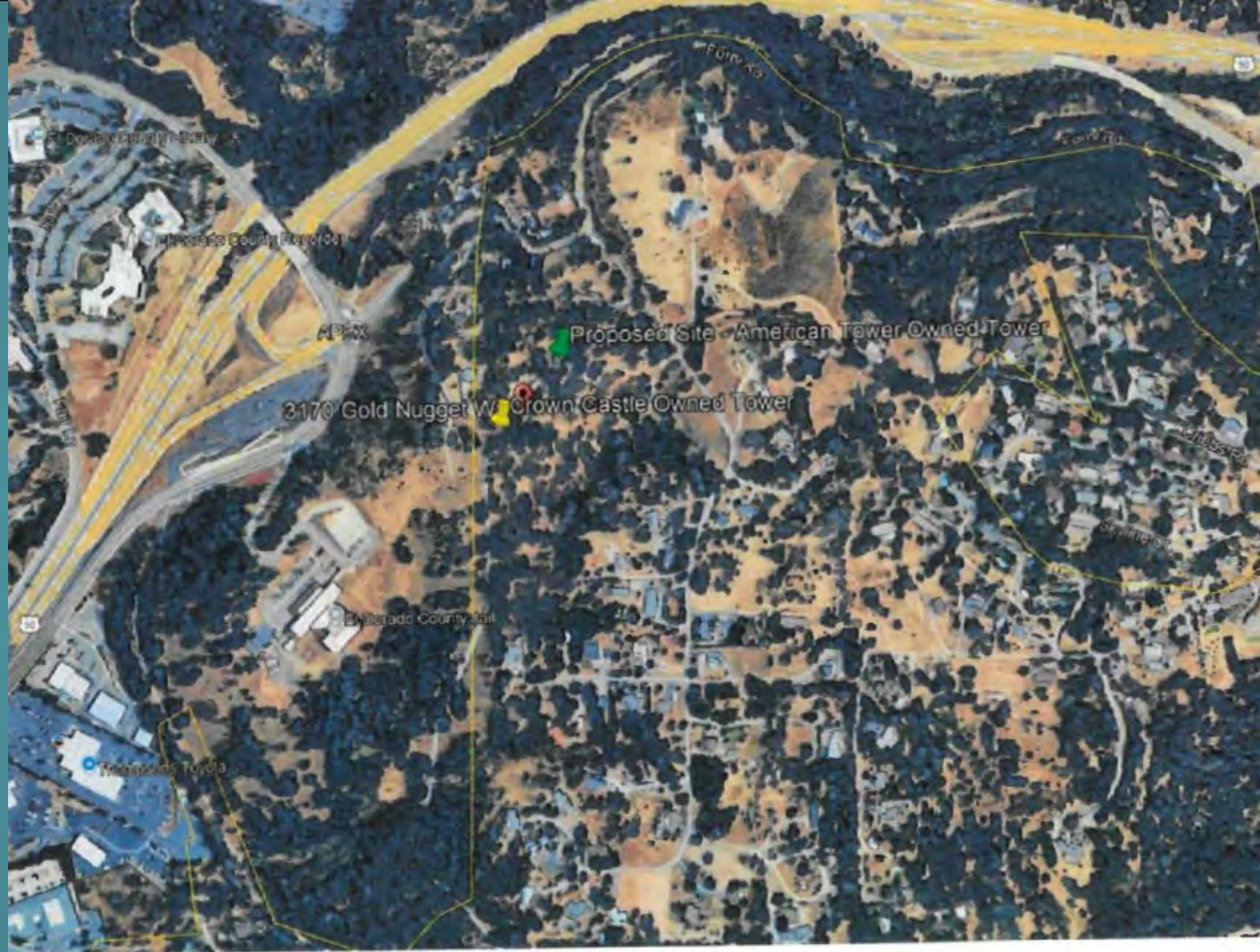
Photosimulation of the view looking northeast from eastbound Hwy 50, crossing under the Forni Road overpass.



Proposed

Exhibit I

Alternative Site Location
Previously approved on
CUP-R21-0008



Green pin - Currently proposed site location (American Tower owned structure)

Yellow pin - The previously evaluated candidate—a Crown Castle-owned structure—26-0624-E Page 15 of 17 did not receive Planning approval under CUP-R21-0008; however, lease constraints prevented the project from moving forward.

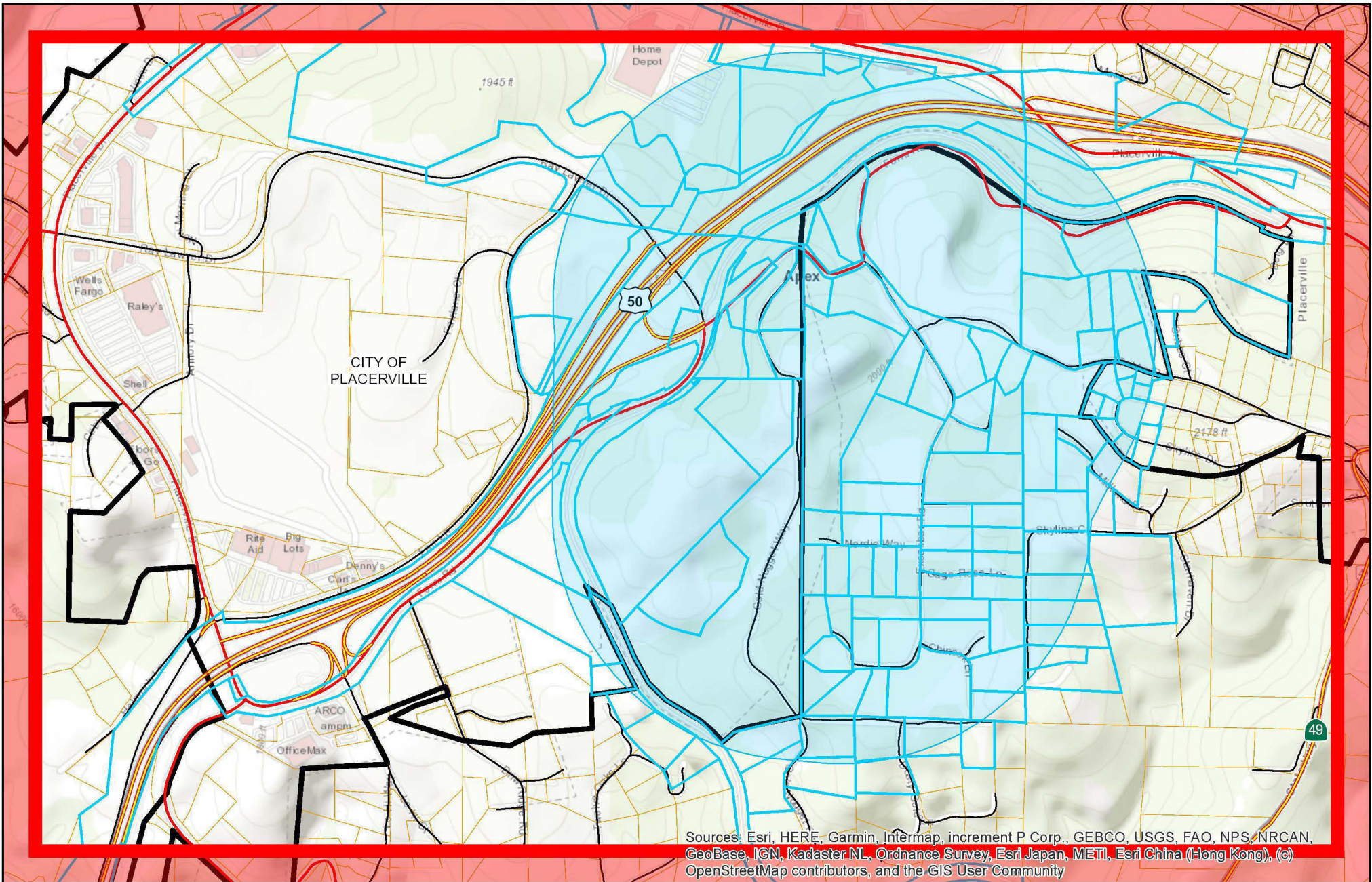
Environmental Review

Staff has reviewed the project and has determined Conditional Use Permit CUP-R25-0005 is Categorically Exempt pursuant to Section 15302 (Replacement or Reconstruction), of the CEQA Guidelines. Class Two categorical exemptions “consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the replaced structure and will have substantially the same purpose and capacity as the structure replaced.” Approval of this Conditional Use Permit would allow for replacement or reconstruction of existing structures and facilities located on the same site as the replaced structure and will have substantially the same purpose and capacity as the structure replaced.

Staff Recommendation

Staff recommends the Planning Commission take the following actions:

1. Find Conditional Use Permit CUP-R25-0005 to be Categorically Exempt pursuant to Section 15302, Replacement or Reconstruction, of the CEQA Guidelines; and
2. Approve Conditional Use Permit CUP-R25-0005 based on the Findings and subject to the Conditions of Approval as presented.

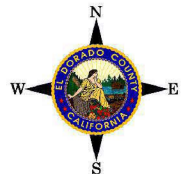


March 30, 2026

ATC-VZN Monopine Notification Map PC 04-23-26 (1,500 Feet)

- Search Results: Parcels
- Override 1
 - County Outline
 - Highway Labels
- Highways
— Major Roads
— Minor Roads

Disclaimer: Parcel boundaries in this map are illustrative only and not considered the legal boundary.



0 280 560 840 1,120 Feet **187**

NOTICE OF PUBLIC HEARING



**County of El Dorado
Planning Commission**

Building C Hearing Room 323400016
2850 Fairlane Court,
Placerville, CA 95667

April 23, 2026 at 8:30 AM

Send Comments to:
PLANNING@EDCGOV.US

Meeting Agenda and Staff Reports Available:
<https://eldorado.legistar.com/calendar.aspx>

Project Information Available:
<https://edc-trk.aspgov.com/etrakit/>
Login or create an E-Trakit account

NOTICE OF PUBLIC HEARING

PROJECT: CONDITIONAL USE PERMIT - REVISION CUP-R25-0005/ATC - Wooden Pole to Monopine submitted by Epic Wireless Group LLC, Melissa Ofina

REQUEST: to allow the modification and continued operation of a wireless communication facility including the removal of an existing 47-foot-tall wood monopole and replacement with a 63-foot-tall steel monopine to reside within the existing ATC 40-foot by 60-foot lease area.

LOCATION: The property, identified by Assessor's Parcel Number 325-290-006, consisting of 10.3 acres, is located on the east side of Gold Nugget Way, approximately 600 feet south of the intersection with Forni Road in the Placerville Community Region, within the City of Placerville Sphere of Influence. Supervisorial District 3.

COUNTY PLANNER: Michelle Drehobl, email: MDrehobl@edcgov.us

**COUNTY OF EL DORADO PLANNING COMMISSION
KAREN L. GARNER, Executive Secretary
APRIL 10, 2026**

All persons interested are invited to write their comments to the Planning Commission in advance of the hearing. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to, the public hearing. Any written correspondence should be directed to:

County of El Dorado Planning and Building Department
2850 Fairlane Court,
Placerville, CA 95667
or via e-mail: planning@edcgov.us



EL DORADO COUNTY PLANNING DIVISION

<https://www.eldoradocounty.ca.gov/Land-Use/Planning-and-Building/Planning-Division>

NOTICE OF PUBLIC HEARING

The **County of El Dorado Planning Commission** will hold a public hearing in the Planning Commission Hearing Room, 2850 Fairlane Court, Placerville, CA 95667 on **April 23, 2026**, at **8:30 a.m.**, to consider the following: **CONDITIONAL USE PERMIT - REVISION CUP-R25-0005/ATC - Wooden Pole to Monopine** submitted by Epic Wireless Group LLC, Melissa Ofina to allow the modification and continued operation of a wireless communication facility including the removal of an existing 47-foot-tall wood monopole and replacement with a 63-foot-tall steel monopine to reside within the existing ATC 40-foot by 60-foot lease area. The property, identified by Assessor's Parcel Number 325-290-006, consisting of 10.3 acres, is located on the east side of Gold Nugget Way, approximately 600 feet south of the intersection with Forni Road in the Placerville Community Region, within the City of Placerville Sphere of Influence, Supervisorial District 3. (County Planner: Michelle Drehobl, email: MDrehobl@edcgov.us) (Categorical or Statutory Exemption pursuant to Section 15302 (Class Two (2), Replacement or Reconstruction) of the CEQA Guidelines)**

Agenda and Staff Reports are available two weeks prior at <https://eldorado.legistar.com/Calendar.aspx>

Project Information is available online at <https://edc-trk.aspgov.com/etrakit/>. To view attachments, please login or create an E-Trakit account and search the project name or application file number.

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Please send written comments by 2:00 p.m. the day prior to the meeting. Comments received after the deadline may not be delivered to the Commission before any action.

The County of El Dorado strives to ensure all Commission agenda materials are ADA-compliant. However, in limited circumstances, attachments to agenda items may not be fully accessible to individuals with disabilities. We remain committed to ensuring the agenda materials are accessible to and usable by individuals with disabilities to the maximum extent possible. Alternative formats for the requested agenda materials can be made available upon request to the Clerk of the Planning Commission at 530-621-5355 or via email, planning@edcgov.us, preferably no less than 24 hours in advance of the meeting.

**This project is exempt from the California Environmental Quality Act (CEQA) pursuant to the above-referenced section, and it is not subject to any further environmental review.

COUNTY OF EL DORADO PLANNING COMMISSION
KAREN L. GARNER, Executive Secretary
April 10, 2026

Mountain Democrat

PROOF OF PUBLICATION
(2015.5. C.C.P.)

STATE OF CALIFORNIA
County of El Dorado

Proof of Publication NOTICE OF PUBLIC HEARING

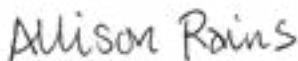
I am a citizen of the United States and a resident of the County aforesaid; I'm over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am principal clerk of the printer at the Mountain Democrat, 2889 Ray Lawyer Drive, a newspaper of general circulation, printed and published Wednesday and Friday, in the City of Placerville, County of El Dorado, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court to the County of El Dorado, State of California, under the date of March 7, 1952, Case Number 7258; that the notice, of which the annexed is a printed copy (set in type no smaller than non-pareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

4/10

ALL IN THE YEAR 2026

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Placerville, California, this 10th day of APRIL, 2026



Signature

Allison Rains
Legals Clerk

NOTICE OF PUBLIC HEARING

The County of El Dorado Planning Commission will hold a public hearing in the Planning Commission Hearing Room, 2850 Fairlane Court, Placerville, CA 95667 on April 23, 2026, at 8:30 a.m., to consider the following: CONDITIONAL USE PERMIT - REVISION CUP-R25-0005/ATC - Wooden Pole to Monopine submitted by Epic Wireless Group LLC, Melissa Ofina to allow the modification and continued operation of a wireless communication facility including the removal of an existing 47-foot-tall wood monopole and replacement with a 63-foot-tall steel monopine to reside within the existing ATC 40-foot by 60-foot lease area. The property, identified by Assessor's Parcel Number 325-290-006, consisting of 10.3 acres, is located on the east side of Gold Nugget Way, approximately 600 feet south of the intersection with Forni Road in the Placerville Community Region, within the City of Placerville Sphere of Influence, Supervisorial District 3. (County Planner: Michelle Drehobl, email: MDrehobl@edcgov.us) (Categorical or Statutory Exemption pursuant to Section 15302 (Class Two (2), Replacement or Reconstruction) of the CEQA Guidelines)** Agenda and Staff Reports are available two weeks prior at <https://eldorado.legistar.com/Calendar.aspx> Project Information is available online at <https://edc-trk.aspgov.com/etrakit/>. To view attachments, please login or create an E-Trakit account and search the project name or application file number. All persons interested are invited to write their comments to the Planning Commission in advance

of the hearing. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to, the public hearing. Any written correspondence should be directed to the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: PLANNING@EDCGOV.US

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COUNTY OF EL DORADO
PLANNING COMMISSION
KAREN L. GARNER, Executive Secretary
April 10, 2026
4/10

15989



County of El Dorado

330 Fair Lane, Building A
Placerville, California
530 621-5390
FAX 622-3645
www.edcgov.us/bos/

Master Report

File Number: 26-0625

***File ID #:** 26-0625

Agenda Item
Type:

Status: Agenda Item

Version: 1

Reference:

Gov Body: Planning
Commission

Department: Planning and Building

Created: 03/30/2026

Agenda Title: 04-23-26 PC Wilson Parcel Map and Rezone

Final Action:

Title: Hearing to consider REZONE AND TENTATIVE PARCEL MAP, Z24-0007/P25-0001/Wilson Rezone and Parcel Map request to rezone from Residential Estate, Five-Acre minimum (RE-5) to Residential, One-Acre minimum (R1A), and a Tentative Parcel Map dividing the 7.94-acre property into two (2) parcels of approximately 1.5 acres and 6.43 acres.

The property, identified by Assessor's Parcel Number 051-190-008, consisting of 7.94 acres, is located on the northeast side of Coon Hollow Road, approximately 600 feet east of the intersection with Excelsior Road, in the Placerville Community Region, within the City of Placerville Sphere of Influence, submitted by Teri Ottens, Trustee/Marilyn Wilson, Wilson Family Trust;

Staff recommends the Planning Commission forward a recommendation to the Board of Supervisors to take the following actions:

1. Determine that pursuant to CEQA Guidelines, that environmental review may be streamlined pursuant to Section 15183, Projects Consistent with a Community Plan, General Plan, or Zoning.
2. Approve Rezone Z24-0007 and Tentative Parcel Map P25-0001, based on the Findings and subject to the Conditions of Approval as presented.

(Supervisory District 3)

Notes:

Code Sections:

Agenda Date: 04/23/2026

Agenda Number: 5.

Sponsors:

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Attachments: A - Staff Report, B - Findings, C - Conditions of Approval, D - Staff Report Exhibits A-G, E - Staff Presentation, F - Public Noticing

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Contact: Ande Flower

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History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 26-0625

Hearing to consider REZONE AND TENTATIVE PARCEL MAP, Z24-0007/P25-0001/Wilson Rezone and Parcel Map request to rezone from Residential Estate, Five-Acre minimum (RE-5) to Residential, One-Acre minimum (R1A), and a Tentative Parcel Map dividing the 7.94-acre property into two (2) parcels of approximately 1.5 acres and 6.43 acres.

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(Supervisorial District 3)

DISCUSSION / BACKGROUND

Request to consider the following: REZONE AND TENTATIVE PARCEL MAP Z24-0007/P25-0001/Wilson Rezone and Parcel Map submitted by Teri Ottens, Trustee/Marilyn Wilson, Wilson Family Trust to Rezone from Residential Estate, Five-Acre minimum (RE-5) to Residential, One-Acre minimum (R1A), and a Tentative Parcel Map dividing the 7.94-acre property into two (2) parcels of approximately 1.5 acres and 6.43 acres. The property, identified by Assessor's Parcel Number 051-190-008, consisting of 7.94 acres, is located on the northeast side of Coon Hollow Road, approximately 600 feet east of the intersection with Excelsior Road, in the Placerville Community Region, within the City of Placerville Sphere of Influence, Supervisorial District 3. (County Planner: Lela Shelley, email: LShelley@edcgov.us) (A project-specific environmental review has been provided, which qualifies this project for streamlined environmental review according to

California Environmental Quality Act (CEQA) Section 15183, Projects Consistent with a Community Plan, General Plan, or Zoning, within CEQA's Article 12, Special Situations)

A Staff Report is attached.

CONTACT

Lela Shelley

Planning and Building Department, Planning Division



**COUNTY OF EL DORADO
PLANNING AND BUILDING DEPARTMENT
PLANNING COMMISSION
STAFF REPORT**

Agenda of: April 23, 2026

Staff: Lela Shelley

REZONE AND TENTATIVE PARCEL MAP

FILE NUMBER: Z24-0007/P25-0001/Wilson Rezone and Parcel Map

APPLICANT/OWNER: Teri Ottens, Trustee/Marilyn Wilson, Wilson Family Trust

REQUEST: Rezone from Residential Estate, Five-Acre minimum (RE-5) to Residential, One-Acre minimum (R1A), and a Tentative Parcel Map dividing the 7.94-acre property into two (2) parcels of approximately 1.5 acres and 6.43 acres.

LOCATION: On the northeast side of Coon Hollow Road, approximately 600 feet east of the intersection with Excelsior Road, in the Placerville Community Region, within the City of Placerville Sphere of Influence (Exhibit A).

SUPERVISOR DISTRICT: 3

APN: 051-190-008 (Exhibit C)

ACREAGE: 7.94 Acres

GENERAL PLAN: Medium Density Residential (MDR) (Exhibit D)

CURRENT ZONING: Residential Estate, Five-Acre minimum (RE-5) (Exhibit E)

PROPOSED ZONING: Residential, One-Acre minimum (R1A)

ENVIRONMENTAL DOCUMENT: Project-specific environmental review has been provided, which qualifies this project for streamlined

environmental review according to California Environmental Quality Act (CEQA) Section 15183, Projects Consistent with a Community Plan, General Plan, or Zoning, within CEQA's Article 12, Special Situations (Exhibit G).

RECOMMENDATION: Staff recommends the Planning Commission forward a recommendation to the Board of Supervisors to take the following actions:

1. Determine that pursuant to CEQA Guidelines, that environmental review may be streamlined pursuant to Section 15183, Projects Consistent with a Community Plan, General Plan, or Zoning.
2. Approve Rezone Z24-0007 and Tentative Parcel Map P25-0001, based on the Findings and subject to the Conditions of Approval as presented.

REGULATORY AUTHORITY

According to County Municipal Code Section. 130.51.020 (B) – Application Forms, Submittal Process, and Fees, when more than one land use decision is required for a single project, all applications may be filed concurrently. The review authority shall act on the different parts of a combined application on their own merits and may approve one application without approving the other or others. For a concurrent Rezone and Tentative Parcel Map, the Planning Commission forwards a recommendation to the Board of Supervisors, who retains approval authority per County Municipal Code Section 130.60.040 – Planning Commission.

EXISTING CONDITIONS / SITE CHARACTERISTICS

The subject parcel of 7.94 acres has a gentle slope with vegetation including native shrubs and Oak Woodland. The existing 1,936-square-foot single family residence, located on proposed Parcel A, was constructed in 1937. The existing accessory dwelling unit (ADU) was permitted in 2003 and is a 1,198-square-foot manufactured home. The parcel is accessible from Coon Hollow Drive, and both existing residential properties have their own septic system and are serviced by El Dorado Irrigation District (EID) for water.

ADJACENT LAND USE AND ZONING DESIGNATIONS

The surrounding land uses are single-family residences, as demonstrated with the table on the following page:

	Zoning:	General Plan:	Improvements:
North:	Residential Estate 5-acre min. (RE-5) and One-Acre Residential (R1A)	Medium Density Residential (MDR)	Single-Family Residences
East:	Residential Estate 10-acre min. (RE-10)	Low Density Residential (LDR)	Single-Family Residences
South:	One-Acre Residential (R1A)	Medium Density Residential (MDR)	Single-Family Residences
West:	Residential Estate 10-acre min. (RE-10)	Low Density Residential (LDR)	Single-Family Residences

PROJECT DESCRIPTION

The applicant proposes a Rezone from RE-5 to R1A and a Tentative Parcel Map to create two (2) parcels of approximately 6.42 acres (Parcel A) and approximately 1.5 acres (Parcel B) from the 7.94-acre parcel. The proposed R1A zoning is consistent within the MDR land use designation. The resultant parcels would meet the required development standards in the R1A zone including minimum parcel size and parcel width. Both proposed parcels would take access from an existing driveway off Coon Hollow Road, a portion of which will become a recorded easement through Parcel B for Parcel A access. Parcel A will contain the existing 1,936-square-foot single family dwelling with existing garage and various outbuildings. Parcel B will contain an existing 1,198-square-foot ADU, which will become the primary residence on the new parcel. Both existing dwellings have their own separate septic systems and are supplied with water through EID. No new development is proposed as part of this entitlement.

STAFF ANALYSIS

The subject parcel is located within the census-designated Urban Area, which would make this project site eligible for an SB-9 ministerial parcel split. For an SB-9 parcel split, the split cannot exceed a 60/40 proportion. The configuration needed for a 60/40 parcel split did not meet the applicant’s needs; therefore, the proposed project consists of a Rezone and Tentative Parcel Map.

Environmental Review: Staff reviewed the project and found that it meets environmental streamlining criteria pursuant to Section 15183, Projects Consistent with a Community Plan, General Plan, or Zoning, of the CEQA Guidelines (Exhibit G).

General Plan Consistency: The project is consistent with all applicable General Plan policies including policies as discussed in Section 2.0 of the Findings section below.

Zoning Ordinance Consistency: Staff has determined that the proposed project, as conditioned, is consistent with all applicable standards and requirements of Title 130 of the County Ordinance Code (Zoning Ordinance). The subject parcel is currently zoned RE-5. The project proposes to Rezone all resultant parcels to R1A. The project has been analyzed in accordance with all applicable development standards for the R1A zone district. As proposed, the resultant parcels will conform to the required minimum lot size, lot frontage, building setbacks (for existing structures), and other applicable development standards for the new parcels in the R1A zone, as described in the Findings section of this report.

County Subdivision Ordinance: Staff has determined the project is consistent with all applicable standards and requirements of the County Subdivision Ordinance (Title 120 of the County Ordinance Code) for Tentative Parcel Maps including consistency with the General Plan, consistency with zoning regulations and the Minor Land Division Ordinance, and consistency with other specific findings for subdivision map approval. Such findings include documentation that the site is physically suitable for the proposed type and density of development and documentation that the proposed subdivision is not likely to cause substantial environmental damage. Further details are discussed in the Findings section below.

Public and Agency Comments: The project was distributed to all applicable public agencies and organizations for review and comment including the County Department of Transportation (DOT), the County Environmental Management Department (EMD), the EID, the El Dorado County Sheriff's Office, the County Surveyor's Office, The City of Placerville, and the El Dorado County Fire Protection District (EDCFPD). Of the agencies and organizations notified of the project, comments were received from DOT, Pacific Gas and Electric (PG&E), EMD, the County Stormwater Division, EDCFPD, and the County Surveyor's Office. None of these agencies had any significant issues or concerns regarding the project.

The City of Placerville Director of Development conveyed no concerns regarding the Rezone within the City's Sphere of Influence. Any agency comments received have been considered, and if applicable, incorporated as Conditions of Approval. To date, no public comments have been received about the project.

Public Outreach: No formal public outreach was conducted by the County, and a public outreach plan was not required for this project pursuant to the County Zoning Ordinance. However, the project was duly noticed according to County Code Section 130.52.030 with a public notification

range of 1,000 feet, physical sign notification was posted, and a legal advertisement was published in applicable local newspapers.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings

Conditions of Approval

Exhibit A.....Vicinity Map

Exhibit B.....Aerial Map

Exhibit C.....Assessor's Parcel Map

Exhibit D.....General Plan Land Use Map

Exhibit E.....Existing and Proposed Zoning Maps

Exhibit F.....Tentative Parcel Map

Exhibit G.....Memorandum supporting CEQA guidelines
section 15183 Exemption

\\CDADData\DS-Shared\DISCRETIONARY\P\2025\P25-0001 Wilson Parcel Map & Rezone_PC\P25-0001_Z24-0007

FINDINGS

Rezone Z24-0007/Tentative Parcel Map P25-0001/Wilson Rezone and Parcel Map Planning Commission/April 23, 2026

1.0 CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS

- 1.1 Staff has reviewed the project and found it exempt from CEQA pursuant to Section 15183, Projects consistent with a Community Plan, General Plan or Zoning (Exhibit G).
- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Planning and Building Department, Planning Division, at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 GENERAL PLAN FINDINGS

2.1 The project is consistent with General Plan Policy 2.2.1.2.

General Plan Policy 2.2.1.2 states that the purpose of the Medium Density Residential (MDR) land use designation is to establish areas suitable for detached single-family residences with larger lot sizes which will enable limited agricultural land management activities. This designation is considered appropriate only within Community Regions and Rural Centers.

Rationale: The proposed project has a current land use designation of MDR, is located within the Placerville Community Region, and is surrounded by MDR and Low Density Residential (LDR) lands on all sides. The proposed project does not propose any change in the land use designation of the site and does not propose installing infrastructure beyond what is necessary to serve the proposed parcels. The proposed project is consistent with this policy.

2.2 The project is consistent with General Plan Policy 2.2.5.2.

This policy requires that all applications for discretionary projects or permits shall be reviewed to determine consistency with the policies of the General Plan.

Rationale: The requested Rezone and Tentative Parcel Map are consistent with applicable General Plan policies as further described in these findings. The project is consistent with this policy.

2.3 The project is consistent with General Plan Policy 2.2.5.3.

Policy 2.2.5.3 requires that the County evaluate all rezoning proposals: (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 there are changes in conditions that would support a higher density or intensity zoning district. The specific criteria to be considered include, but are not limited to, the following 19 criteria:

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

Rationale: The El Dorado Irrigation District (EID) currently services both existing residences and has reviewed the project confirming that there is adequate water supply for any future residential developments which may occur on the subject parcel(s).

2. Availability and capacity of public treated water system;

Rationale: EID reviewed the project and confirmed that there is adequate capacity of the public treated water system to serve a potential increase in residences.

3. Availability and capacity of public wastewater treatment system;

Rationale: EID reviewed the project and confirmed that there is adequate capacity of public wastewater treatment system to serve a potential increase in residences.

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

Rationale: The proposed project would allow two (2) parcels that could have future residential development (accessory dwelling units [ADUs]) and is serviced by Placerville Union School District.

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

Rationale: The El Dorado County Fire Protection District (EDCFPD) reviewed the project and provided comments which are included as Conditions of Approval.

6. Distance to nearest Community Region or Rural Center;

Rationale: The project parcel is located within the Placerville Community Region.

7. Erosion hazard;

Rationale: No grading or development is proposed as a part of this application. Erosion hazard review would be a part of any future development applications.

8. Septic and leach field capability;

Rationale: The project does not propose new private septic sanitation systems. El Dorado County Environmental Management (EMD) has reviewed the existing septic systems, and further review would be a part of any future development applications.

9. Groundwater capability to support wells;

Rationale: The applicant does not propose any private wells at the subject property. All parcels are connected to existing EID infrastructure for water service.

10. Critical flora and fauna habitat areas;

Rationale: No development is being proposed as part of this project; therefore, no habitat will be affected.

11. Important timber production areas;

Rationale: The project site includes scattered trees and is not located within an agricultural zone or district. There would be no impact to a timber production area.

12. Important agricultural areas;

Rationale: The project site is not located within or adjacent to an agricultural zone or district. There would be no impact to an important agricultural area.

13. Important mineral resource areas;

Rationale: The project site is not located within a mineral resource area. There would be no impact to a mineral resource area.

14. Capacity of the transportation system serving the area;

Rationale: The El Dorado County Department of Transportation (DOT) reviewed the project and completed review of the Transportation Impact Study Initial

Determination form (TIS-ID) and determined the project would not impact the capacity of the transportation system serving the area.

15. Existing land use pattern;

Rationale: The project site is surrounded by similarly designated residential areas and would remain consistent with the expected residential uses for the Placerville Community Region.

16. Proximity to perennial water course;

Rational: No perennial water courses have been identified on the subject parcel or in the vicinity of the project.

17. Important historical/archeological sites;

Rationale: A search of the California Historic Resources Information System (CHRIS) did not identify any historical/archaeological sites on or near the project site. Protective measures are included as Conditions of Approval.

18. Seismic hazards and presence of active faults; and

Rationale: There are no known active faults or extraordinary seismic hazards in the vicinity of the project.

19. Consistency with existing Conditions, Covenants, and Restrictions (CC&Rs).

Rationale: CC&Rs so not exist, nor are they proposed for the subject parcel.

2.4 **The project is consistent with General Plan Policy 2.2.5.21.**

General Plan Policy 2.2.5.21 requires that development projects be located and designed in a manner that avoids incompatibility with adjoining land uses.

Rationale: The project site is currently developed with one (1) single-family dwelling and one (1) accessory dwelling unit (ADU) as well as several accessory structures. The adjoining properties to the north are zoned Residential Estate 5-acre minimum (RE-5) and One-acre Residential (R1A); to the east and west Residential Estate 10-acre minimum (RE-10); and to the south R1A. All surrounding properties are developed for residential uses. The project has been located and designed to be compatible with adjoining land uses. The project is consistent with this policy.

2.5 The project is consistent with General Plan Policy 2.2.7.4.

General Plan Policy 2.2.7.4 requires the County to coordinate with the incorporated cities to ensure that compatible development occurs within each city's sphere of influence and/or the Community Region adjacent to each city.

Rationale: Materials for this proposed Rezone and Tentative Parcel Map were shared with the City of Placerville Director of Development. The Director confirmed that the City of Placerville has no concerns with this proposal.

2.6 The project is consistent with General Plan Policy 5.1.2.1

General Plan Policy 5.1.2.1 requires a determination of the adequacy of the public services and utilities to be impacted by that development.

Rationale: The project was submitted for review by the EDCFPD, DOT, the EMD, and EID for adequate public services and utilities. No comments regarding concerns about public services or utility impacts were received. Electric service is currently provided by Pacific Gas and Electric (PG&E) and there would be no change to existing service as part of the project. As proposed and conditioned, the project is consistent with this policy.

2.7 The project is consistent with General Plan Policy 5.1.2.2.

General Plan Policy 5.1.2.2 requires adequate levels of public services be provided to new discretionary development, including quantity and quality of water and adequate fire protection services.

Rationale: The project was distributed to affected public service agencies and organizations serving the project parcel including EDCFPD, DOT, EMD, El Dorado County Emergency Services Authority, and EID. No comments regarding concerns about quality or quantity of water and adequate fire protection services or other public services were received. As proposed and conditioned, the project is consistent with this policy.

2.8 The project is consistent with General Plan Policy 5.2.1.2.

General Plan Policy 5.2.1.2 states that an adequate quantity and quality of water for all uses, including fire protection, shall be provided for with discretionary development.

Rationale: The project was reviewed by EID and EDCFPD for adequate water supply for all uses. Neither agency indicated that emergency water supply was not available to serve the project. Water supply and conveyance facilities are currently available and sufficient to supply emergency water supply to the proposed parcels. The project is consistent with this policy.

2.9 The project is consistent with General Plan Policy 6.2.2.2.

General Plan Policy 6.2.2.2 (High and Very High Fire Zone Development Limitations) precludes development in areas of high and very high wildland fire hazard or in areas identified as wildland-urban interface (WUI) communities within the vicinity of Federal lands that are a high risk for wildfire unless such development can be adequately protected from wildland fire hazard, as demonstrated in a WUI Fire Safe Plan prepared by a qualified professional as approved by the El Dorado County Fire Prevention Officers Association. The WUI Fire Safe Plan shall be approved by the local Fire Protection District having jurisdiction and/or California Department of Forestry and Fire Protection.

Rationale: The EDCFPD has waived the requirement for a WUI Fire Safe Plan for this project. The project is consistent with this policy.

2.10 The project is consistent with General Plan Policy 6.2.3.2.

General Plan Policy 6.2.3.2 (Adequate Access for Emergencies) requires the applicant demonstrate that adequate access exists or can be provided to ensure that emergency vehicles can access the site and private vehicles can evacuate the area.

Rationale: The project was distributed to the EDCFPD for review and no comments were received concerning the ability to provide required services to the project site or to ensure services will not be reduced below acceptable levels as a result of project approval. The project, as proposed, is consistent with this policy.

2.11 The project is consistent with General Plan Policy 7.4.4.4.

General Plan Policy 7.4.4.4 requires all new non-exempt development projects that would result in impacts to oak resources to be mitigated in accordance with the standards of the Oak Resources Management Plan (ORMP).

Rationale: No oak trees will be removed or impacted as no development is being proposed as a part of the project. The project, as proposed, is consistent with this policy.

2.12 The project is consistent with General Plan Policy TC-Xa

(1) Traffic from residential development projects of five (5) or more units or parcels of land shall not result in, or worsen, Level of Service (LOS) F (gridlock, stop-and-go) traffic congestion during weekday, peak-hour periods on any highway, road, interchange, or intersection in the unincorporated areas of the County.

Rationale: The project would create two (2) residential parcels; therefore, this policy does not apply.

(2) The County shall not add any additional segments of U.S. Highway 50, or any other highways and roads, to the County's list of roads from the original Table TC-2 of the 2004 General Plan that are allowed to operate at LOS F without first getting the voter's approval.

Rationale: This policy is not applicable to the project as the project does not request any modifications to Table TC-2.

(3) and (4). Intentionally blank as noted in the General Plan.

(5) The County shall not create an Infrastructure Financing District unless allowed by a 2/3rds majority vote of the people within that district.

Rationale: This policy is not applicable as the project as the project is not requesting the County create an Infrastructure Financing District.

(6) Intentionally blank as noted in the General Plan.

(7) Before giving approval of any kind to a residential development project of five (5) or more units or parcels of land, the County shall make a finding that the project complies with the policies above. If this finding cannot be made, then the County shall not approve the project in order to protect the public's health and safety as provided by state law to ensure that safe and adequate roads and highways are in place as such development occurs.

Rationale: The project would create two (2) residential parcels; therefore, this policy does not apply.

2.13 The project is consistent with General Plan Policy TC-Xb

Policy TC-Xb ensures that potential development in the County does not exceed available roadway capacity.

Rationale: This policy is not applicable to this project as this policy refers to the County preparing a Capital Improvement Program (CIP), preparing a Traffic Impact Mitigation (TIM) Fee Program, and monitoring traffic volumes.

2.14 The project is consistent with General Plan Policy TC-Xc

Policy TC-Xc directs that developer paid traffic impact fees combined with any other available funds shall fully pay for building all necessary road capacity improvements to fully offset and mitigate all direct and cumulative traffic impacts from new development.

Rationale: This policy is not applicable to this project as this policy directs how the County will pay for building necessary road capacity.

2.15 The project is consistent with General Plan Policy TC-Xd

LOS for County-maintained roads and State highways within the unincorporated areas of the County shall not be worse than LOS E in the Community Regions or LOS D in the Rural Centers and Rural Regions except as specified in Table TC-2. The volume to capacity ratio of the roadway segments listed in Table TC-2 shall not exceed the ratio specified in that table. LOS will be as defined in the latest edition of the Highway Capacity Manual (Transportation Research Board, National Research Council) and calculated using the methodologies contained in that manual. Analysis periods shall be based on the professional judgement of the Department of Transportation which shall consider periods including, but not limited to, Weekday Average Daily Traffic (ADT), AM Peak Hour, and PM Peak hour traffic volumes.

Rationale: This project will not worsen (as defined by General Plan Policy TC-Xe) LOS for any County-maintained road or State highway.

2.16 The project is consistent with General Plan Policy TC-Xe

For the purposes of this Transportation and Circulation Element, “worsen” is defined as any of the following number of project trips using a road facility at the time of issuance of a use and occupancy permit for the development project:

- A. A two-percent increase in traffic during the a.m. peak hour, p.m. peak hour, or daily, or
- B. The addition of 100 or more daily trips, or
- C. The addition of 10 or more trips during the a.m. peak hour or the p.m. peak hour.

Rationale: This project will generate fewer than 10 trips in the peak hour, and fewer than 100 daily trips. The thresholds in criteria A, B, and C of this policy are not met.

2.17 The project is consistent with General Plan Policy TC-Xf

At the time of approval of a tentative map for a single family residential subdivision of five (5) or more parcels that worsens (defined as a project that triggers Policy TC-Xe [A] or [B] or [C]) traffic on the County road system, the County shall do one of the following: (1) condition the project to construct all road improvements necessary to maintain or attain LOS standards detailed in this Transportation and Circulation Element based on existing traffic plus traffic generated from the development plus forecasted traffic growth at 10-years from project submittal; or (2) ensure the commencement of construction of the necessary road improvements are included in the County’s 10-year CIP.

For all other discretionary projects that worsen (defined as a project that triggers Policy TC-Xe [A] or [B] or [C]) traffic on the County road system, the County shall do one of the following: (1) condition the project to construct all road improvements necessary to maintain or attain LOS standards detailed in this Transportation and Circulation Element; or (2) ensure the construction of the necessary road improvements are included in the County’s 20-year CIP.

Rationale: The project would create two (2) residential parcels and will not worsen traffic on the County Road system. Therefore, this policy does not apply.

2.18 The project is consistent with General Plan Policy TC-Xg

Each development project shall dedicate right-of-way, design and construct or fund any improvements necessary to mitigate the effects of traffic from the project. The County shall require an analysis of impacts of traffic from the development project, including impacts from truck traffic, and require dedication of needed right-of-way and construction of road facilities as a condition of the development. This policy shall remain in effect indefinitely unless amended by voters.

Rationale: This policy is not applicable to this project as the project does not worsen traffic conditions.

2.19 **The project is consistent with General Plan Policy TC-Xh**

All subdivisions shall be conditioned to pay the traffic impact fees (TIF) in effect at the time a building permit is issued for any parcel created by the subdivision.

Rationale: This project will pay TIF fees at the time a building permit is issued. No development is being proposed as a part of this project; therefore, the project is consistent with this policy.

2.20 **The project is consistent with General Plan Policy TC-Xi**

General Plan TC-Xi directs the County to coordinate and work with other agencies to plan for the widening of U.S. Highway 50.

Rationale: This policy is not applicable to the project as it is direction to the County to coordinate with other agencies, and the project does not include any U.S. Highway 50 capacity enhancements.

3.0 **ZONING FINDINGS**

3.1 **The project is consistent with Section 130.24.030.**

Section 130.24.030 (Residential Zone Development Standards/R1A Zone Development Standards) prescribes site-specific development standards for new parcels, allowed uses and associated structures within the R1A zone district.

Rational: The project, as designed and conditioned, is consistent with the Zoning Ordinance because the parcels have been designed to comply with the R1A development standards as provided within Section 130.24.030.

3.2 The project is consistent with Section 130.63.020.

Section 130.63.020 (Ordinance Amendments and Zone Change Applications) states a zone change application may be initiated by the owner of the property. Where the zone change amendment to a higher density or intensity zone is being proposed, the Commission and the Board shall consider the criteria identified in General Plan Policy 2.2.5.3, including, but not limited to, consistency with the General Plan as to minimum parcel size or maximum density, availability of adequate infrastructure and support services for the increased land use demands, and compatibility with surrounding land uses.

Rationale: The project, as designed and conditioned is consistent with this section as outlined in finding 2.4, General Plan policy 2.2.5.3, meeting criteria 1-19.

4.0 PARCEL MAP FINDINGS

The Subdivisions Ordinance Section 120.44.030 (Findings Requiring Disapproval) requires the approving authority not approve a tentative map if the approving authority makes any of the following findings:

4.1 That the proposed map is not consistent with applicable General and Specific Plans (Section 120.44.030(A)).

Rationale: The project proposes to create two (2) parcels from an approximately 7.94-acre parcel. The resulting parcels would be as follows: 6.42 acres (Parcel A), and 1.5 acres (Parcel B). The subject parcel is in the Placerville Community Region. The General Plan land use designation for the parcel is MDR. The proposed Tentative Parcel Map has been found consistent with all applicable General Plan policies as set forth in Finding Section 2.0.

4.2 That the design or improvement of the proposed division is not consistent with applicable General and Specific Plans (Section 120.44.030(B)).

Rationale: The design or improvement of the proposed Tentative Parcel Map has been found to be consistent with all applicable General Plan policies as set forth in Finding 2.0 and as described in Finding 4.1 above.

4.3 **That the site is not physically suitable for the type of development (Section 120.44.030(C)).**

Rationale: The project is consistent with the allowed uses in the R1A zone. As proposed and conditioned, the proposed parcels will meet the required development standards, including minimum lot size and lot width, of the R1A zone district and therefore, the site is physically suitable for the type of development proposed.

4.4 **That the site is not physically suitable for the proposed density of development (Section 120.44.030(D)).**

Rationale: The project, as proposed, is consistent with the density requirements of the R1A zone.

4.5 **That the design of the division of the proposed improvements are likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat (Section 120.44.030(E)).**

Rationale: With the incorporation of Conditions of Approval, the project would not result in substantial environmental damage or substantial avoidable injury to fish or wildlife, or their habitat.

4.6 **That the design of the division or type of improvements is likely to cause serious public health hazards (Section 120.44.030(F)).**

Rationale: The project has been reviewed by all applicable County departments and local agencies for compliance with health and safety regulations, including DOT, EDCFPD, EID, PG&E, EMD, County Air Quality Management District (AQMD), and the Planning Division. As proposed and conditioned, all departments and agencies have determined the subdivision design and improvements will conform to all applicable health and safety regulations, and the project will not cause serious public health hazards.

- 4.7 **That the design of the division or the improvements are not suitable to allow for compliance of the requirements of Public Resources Code Section 4291(Section 120.44.030(G)).**

Rationale: The proposed subdivision and associated improvements have been reviewed and approved by EDCFPD as suitable to allow for compliance with Public Resources Code § 4291, applying to vegetative clearances and related fire protection measures to protect existing structures.

- 4.8 **That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the approving authority may approve a map if it finds that alternate easements for access or use will be provided and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgement of a court of competent jurisdiction and no authority is granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision (Section 120.44.030.H).**

Rationale: Preliminary subdivision plans, and easement documentation has been reviewed by the County Surveyor's Office staff for potential conflicts with existing or proposed easements, and no conflicts have been found on the project parcel. To further ensure no potential easement conflicts will occur on the site, the County Surveyor's Office staff will conduct a final easement review of the proposed parcels, as a part of standard procedure, prior to recordation of the final map.

CONDITIONS OF APPROVAL

Rezone Z24-0007/Tentative Parcel Map P25-0001/Wilson Rezone and Parcel Map Planning Commission/April 23, 2026

1. This Tentative Parcel Map is based upon and limited to compliance with the project description, Conditions of Approval set forth below, and the hearing exhibits marked:

Exhibit EExisting and Proposed Zoning Maps

Exhibit F.....Tentative Parcel Map

The project description is as follows:

This project proposes a Rezone from a Residential Estate, Five-acre minimum (RE-5) to Residential One-acre minimum (R1A) and a Tentative Parcel Map to create two (2) parcels of 6.42 acres (Parcel A) and 1.5 acres (Parcel B) from the 7.94-acre parcel. The proposed R1A zoning is consistent within the Medium Density Residential (MDR) land use designation. Parcel A will contain an existing 1,936-square-foot single-family dwelling with existing garage and various outbuildings. Parcel B will contain an existing 1,198-square-foot accessory dwelling unit (ADU) which will become the primary residence on the new parcel

The development, use, and maintenance of the property, the size, shape and the protection and preservation of resources shall conform to the project description and the hearing exhibits above and the 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. 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 would constitute a violation of permit approval.

Planning Division

2. **Permit Time Limits:** This Tentative Parcel Map shall expire 36 months from the date of approval unless a timely extension has been filed consistent with Section 120.74.020 (Expiration Period of Approved or Conditionally Approved Maps) of the Subdivision Ordinance.

3. **Indemnity:** 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. The developer and landowner shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding 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 Parcel Map. The County shall notify the applicant of any claim, action, or proceeding, and the County shall cooperate fully in the defense.
4. **Archaeological Resources:** In the event of future development, the following language will be incorporated on any grading or building permit plans: In the event that archaeological resources are discovered during grading and construction activities, the applicant shall ensure that all such activities cease within 50 feet of the discovery until an archaeologist can examine the find in place. If the find is determined to be a “unique archaeological resource”, contingency funding, and a time allotment sufficient to allow recovering an archaeological sample or to employ one of the avoidance measures may be required under the provisions set forth in Section 21083.2 of the Public Resources Code. Construction work could continue on other parts of the project site while archaeological mitigation takes place.
5. **Human Remains:** In the event of future development, the following language will be incorporated on any grading or building permit plans: In the event of the discovery of human remains, all work shall cease, and the County coroner shall be immediately notified pursuant to subdivision(c) of Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. The coroner shall make his or her determination within two (2) working days from the time the person responsible for the excavation, or in his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendant of the deceased Native American.

Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or

disturbed by further development activity until the landowner has discussed and conferred, as prescribed in Section 5097.98 of the Public Resources Code, with the most likely descendants regarding their recommendations. The descendants shall complete their inspection and make their recommendation within 48 hours of their notification by the Native American Heritage Commission. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials or other proper method(s) for handling the remains in accordance with Section 5097.98(b-h). Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken.

6. **Nesting Birds:** If woody vegetation removal takes place during the breeding/nesting season (February through July), disturbance of nesting activities could occur and the County may require a nesting bird survey. It is recommended that woody vegetation removal be conducted outside of the nesting season to eliminate the need for a pre-construction bird survey.

El Dorado County Department of Transportation

7. **Offer of Dedication:** Irrevocably offer to dedicate the rights of way for Coon Hollow Road in fee for a half-width of 25 feet from the centerline of Coon Hollow Road along the project frontage. Also offer any appurtenant slope, drainage, pedestrian, public utility, or other public service easements as determined necessary by the County. This offer will be accepted by the County.
8. **Access Easement:** Provide a 20-foot-wide access easement for the benefit of proposed Parcel B on the final map.
9. **Proof of Offsite Road Entitlements:** Demonstrate to the County that this project has entitlements for use of the off-site roads and public utility easements for access to the project.
10. **Maintenance Entity:** Prior to filing a final map, form an entity, or join an existing entity, for the maintenance of private roads and drainage facilities. When joining an existing entity, amend and modify (as necessary) the existing entity to equitably incorporate maintenance of the Project improvements.

11. **Consistency with County Codes and Standards:** Obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual (as may be modified by these Conditions of Approval or by approved Design Waivers) from DOT and pay all applicable fees prior to filing of the final map. Ensure the project improvement plans and grading plans conform to the County *Grading, Erosion and Sediment Control Ordinance, Grading Design Manual, the Drainage Manual, Storm Water Ordinance (Ord. No. 5022), Off-Street Parking and Loading Ordinance, all applicable State of California Water Quality Orders, the State of California Handicapped Accessibility Standards, and the California Manual on Uniform Traffic Control Devices (MUTCD).*
12. **Stormwater Management:** Comply with the West Slope Development and Redevelopment Standards and Post Construction Stormwater Plan.
13. **Water Quality Stamp:** Include a stormwater quality message stamped into the concrete on new or reconstructed drainage inlets, conforming to the Stormwater Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. Obtain approval of proposed message from County Engineer prior to construction.
14. **Regulatory Permits and Documents:** Incorporate all regulatory permits and agreements between the project and any State or Federal Agency into the Project Grading and Improvement Plans prior to the start of construction of improvements. Grading or Improvement plans for any phase may be approved prior to obtaining regulatory permits or agreements for that phase, but grading/construction of improvements may not proceed until the appropriate permits or agreements are obtained and the grading/improvement plans reflect any necessary changes or modifications to reflect such permits or agreements. Project Conditions of Approval shall be incorporated into the Project Improvement Plans when submitted for review.

El Dorado County Department of Environmental Management

15. No comments or concerns for this project, as both parcels are supplied water by El Dorado Irrigation District (EID) and each existing residence has its own septic system. The soil percolation rate for the parcel is 70 minutes per inch, meeting the Local Agency Management Plan requirement that soil percolation rates be 120 minutes per inch or less for land subdivision.

El Dorado County Department of Stormwater Management

16. **Post-Construction Water Quality Requirements.** The County is subject to the State of California's Phase II MS4 Permit and thus the County's post construction water quality requirements follow those outlined in that Permit in Section E.12, or superseding Permit at the time of application submittal. Projects typically qualify as "Small" or "Regulated/Hydrmodification" projects under the current MS4 Permit / West Slope Development and Redevelopment Standards and Post Construction Stormwater Plan Requirements if improvements (i.e., parking lots, rooftops, driveways, etc.) create or replace 2,500 square feet or more of impervious surface (including offsite improvements). Qualifying projects are required to provide treatment of stormwater prior to the water leaving the site or entering a waterbody. Submittal requirements for all projects are provided here: <https://www.eldoradocounty.ca.gov/Land-Use/Planning-and-Building/Tahoe-Planning-and-Building-Division-Stormwater-Unit/West-Slope-Development-and-Redevelopment-Standards>
17. **Erosion and Sediment Control Plan.** An Erosion and Sediment Control Plan will need to be included in the plan submittal. If the project will disturb over one acre of land, the Legally Responsible Person (LRP) is required to obtain Construction General Permit (CGP) coverage through the State Water Resources Control Board (SWRCB). The CGP requires the development and implementation of a Stormwater Pollution Prevention Plan (SWPPP). CGP requirements can be found at the following link: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html

El Dorado County Surveyor

18. Upon project approval from the Planning Division, a Parcel Map Package will need to be submitted to the County Surveyor's Office.
19. All survey monuments must be set prior to the recording of the Parcel Map, or the developer shall have surety of work to be done by bond or cash deposit. Verification of set survey monuments and the amount of the bond or deposit to be coordinated with the County Surveyor's Office prior to the filing of the Parcel Map.
20. The roads serving the development shall be named by filing a completed Road Name Petition, with the County Surveyor's Office. Proof of any signage required by the Surveyor's Office must be provided prior to filing the Parcel Map.
21. Situs addressing for the project shall be coordinated with the County Surveyor's Office prior to filing the Parcel Map.

22. Prior to filing the Parcel Map, a letter will be required from all agencies that have placed conditions on the map. The letter will state that “all conditions placed on P25-0001 by (that agency) have been satisfied.” The letter is to be sent to the County Surveyor and copied to the Consultant and the Applicant.
23. All boundary monuments that may be disturbed or destroyed during project construction shall be identified and referenced and/or reset by a Professional Land Surveyor or Qualified Engineer as defined by Section 8771 of the California Business and Professions Code (Land Surveyors Act).

Pacific Gas and Electric (PG&E)

24. Before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 minimum of two (2) working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

El Dorado County Fire Protection District (EDCFPD)

25. **Fire Flow:** The California Fire Code (CFC), as amended locally, requires the minimum fire flow for an R2 to be in accordance with the CFC Appendix B and Local Ordinances. Flow requirements have been met for this project.
26. **Fire Sprinklers:** The building(s) shall have fire sprinklers installed in accordance with NFPA 14, including all Building Department and Fire Department requirements.
27. **Hydrants:** This project currently does not require a hydrant. In the future this development may need Dry Barrel Fire Hydrants which conform to EID specifications for the purpose of providing water for fire protection. The spacing between hydrants in this development shall not exceed 500 feet and reduced 100 feet on dead-end streets or roads. The exact location of each hydrant on private roads and on main County roadways shall be determined by the Fire Department.
28. **Fire Department Access:** Approved fire apparatus access roads and driveways shall be provided for every facility, building, or portion of a building. The fire apparatus access

roads and driveways shall comply with the requirements of Section 503 of the Fire District as well as State Fire Safe Regulations as stated below (but not limited to):

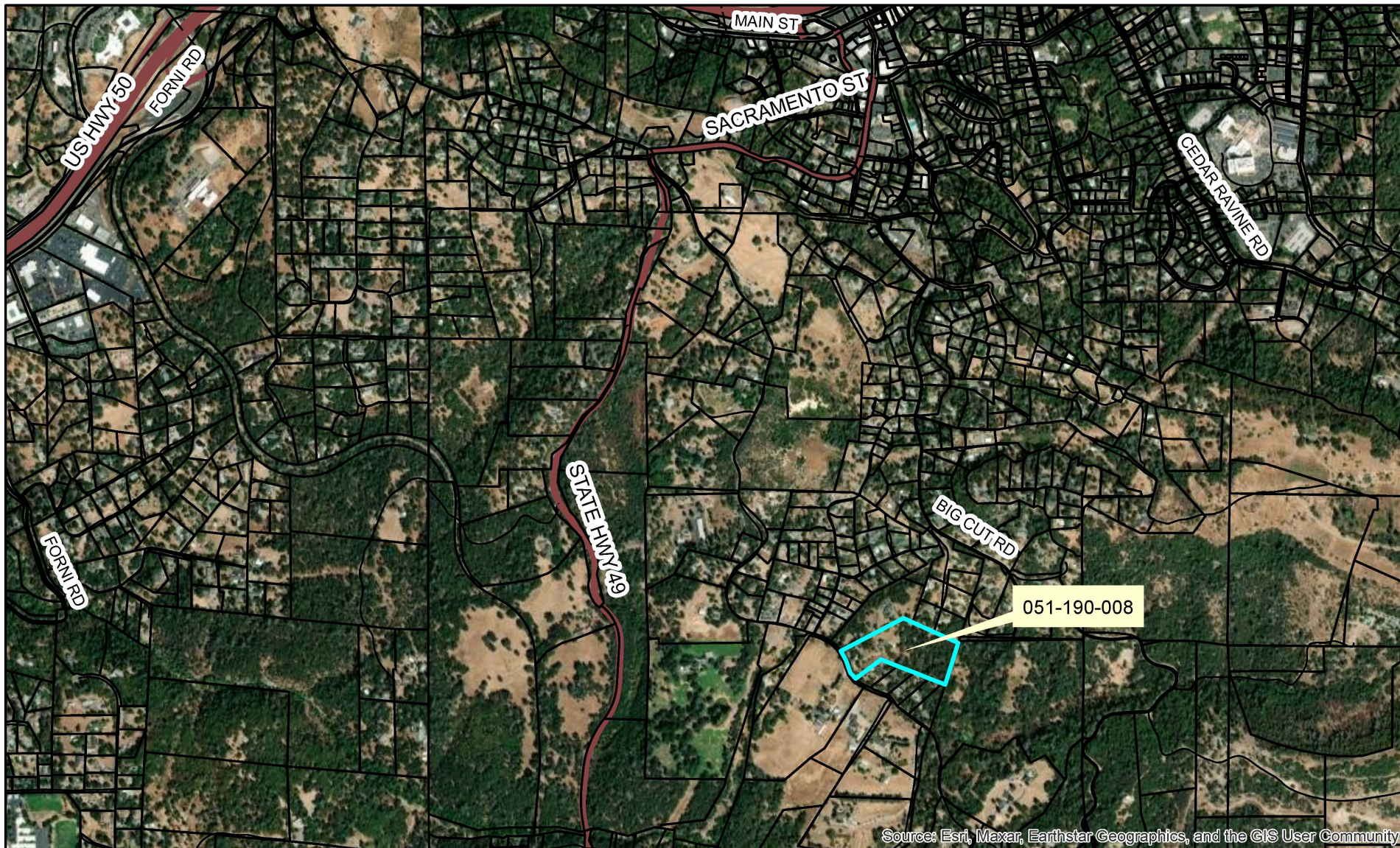
- a. All roadways shall be a minimum of 20 feet wide, providing two (2) 10-foot traffic lanes, not including shoulder and striping.
 - b. Each dead-end road shall have a turnaround constructed at its terminus
 - c. Where maximum dead-end road lengths are exceeded, there shall be a minimum of two (2) access roadways allowing for the safe access of emergency apparatus and civilian evacuation concurrently.
 - d. The fire apparatus access roads and driveways shall extend to within 150 feet of all portions of each facility and all portions of the exterior of the first story of the building as measured by an approved route around the exterior of the building or facility.
 - e. Driveways and roadways shall have unobstructed vertical clearance of 15 feet and a horizontal clearance providing a minimum 2 feet on each side of the required driveway or roadway width. Fuel hazard reduction should be at least 10 feet wide on both sides of the roadway and driveways.
 - f. Depending on the final heights of each building, the final layout of fire apparatus access roads shall be determined and approved by the fire code official with consideration of whether a ladder truck or ground ladders would be used for firefighting operations.
 - g. Width of fire access roads at a fire hydrant shall be a minimum width of 26 feet, 10 feet on either side of the fire hydrant. Each end shall be tapered to enable fire apparatus to maneuver in and out of the access.
29. **Roadway Surface:** Roadways shall be designed to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide all-weather driving conditions. All-weather surfaces shall be asphalt, concrete, or other approved driving surfaces. Project proponents shall provide engineering specifications to support design if requested by the local Authority Having Jurisdiction.
30. **Roadway Grades:** The grade for all roads, streets, private lanes, and driveways shall not exceed 16% if paved or concrete.
31. **Traffic Calming Devices:** This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway. All other proposed traffic calming devices require approval by the fire code official.

32. **Turning Radius:** The required turning radius of a fire apparatus access road/driveway shall be determined by the fire code official. Current requirements are 40 feet inside and 56 feet outside.
33. **Knox Box and Keys:** All commercial or public occupied buildings shall install a Knox Box and building keys including, but not limited to, main entry doors, utility closets, roof accesses, alarm panels, fire sprinkler locks and all other keys required by the fire code official for emergency access. It is recommended but not required that residential buildings also add a Knox box and main front door key for improved emergency access.
34. **Gates:** All gates shall meet the El Dorado County Fire District requirements, including an approved Knox access.
35. **Funding Mechanism for Emergency Fire Access Components:** The property owner shall be responsible for ensuring the maintenance of emergency access roadways, gates, vegetative clearances, and other fire access components.
36. **Fencing:** Lots that back up to wildland open space shall be required to use non-combustible type fencing.
37. **Vegetative Fire Clearances:** Prior to June 1st each year, there shall be vegetation clearance around all EVA's (Emergency Vehicle Access), buildings, up to the property line as stated in Public Resources Code Section 4291, Title 19 as referenced in the CFC.
38. **Addressing:** Approved numbers or addresses shall be provided for all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property and shall meet all addressing requirements.
39. **Improvement (Civil) Plans:** A fire plan sheet shall be included in the improvement plans that shows or lists all requirements from the Fire Department as they relate to design of the subdivision. These requirements include, but are not limited to, Fire Lanes (and how they relate to allowed parking), Hydrants, Turning Radius of all turns, slope % of roads/driveways, points of egress for the Public and Emergency Personnel, Underground water mains, EVAs as required, Road Widths, Gates, etc.
40. **Building and Fire Plans:** Building, fire sprinkler and fire alarm plans shall be reviewed and approved by the Fire Department prior to respective permit issuance. The plans shall provide the use classification for each proposed building for future comments regarding

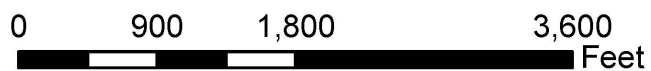
fire sprinklers, Public Resources Code Title 14, smoke alarms, carbon monoxide alarms, and other fire and life safety features.

Z24-0007 / P25-0001 Wilson Rezone and Parcel Map

Exhibit A - Vicinity Map



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



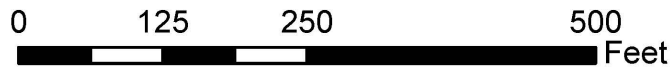
Legend

 Parcel Lines

Disclaimer: Parcel boundaries in this map are illustrative only and not considered the legal boundary.

Z24-0007 / P25-0001 Wilson Rezone and Parcel Map

Exhibit B - Aerial Map

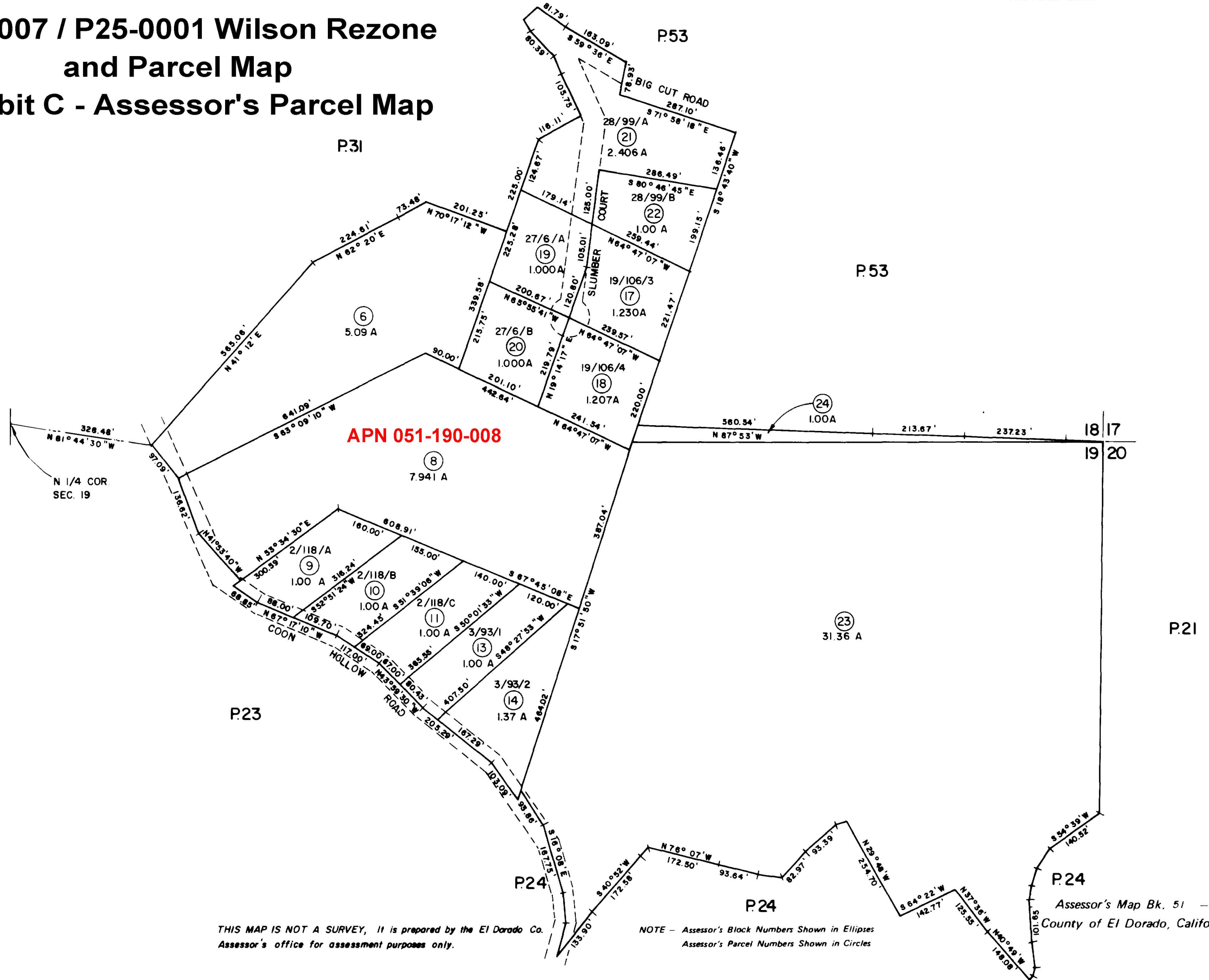
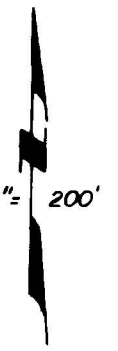


Legend

 Parcel Lines

Disclaimer: Parcel boundaries in this map are illustrative only and not considered the legal boundary.

Z24-0007 / P25-0001 Wilson Rezone and Parcel Map Exhibit C - Assessor's Parcel Map



APN 051-190-008

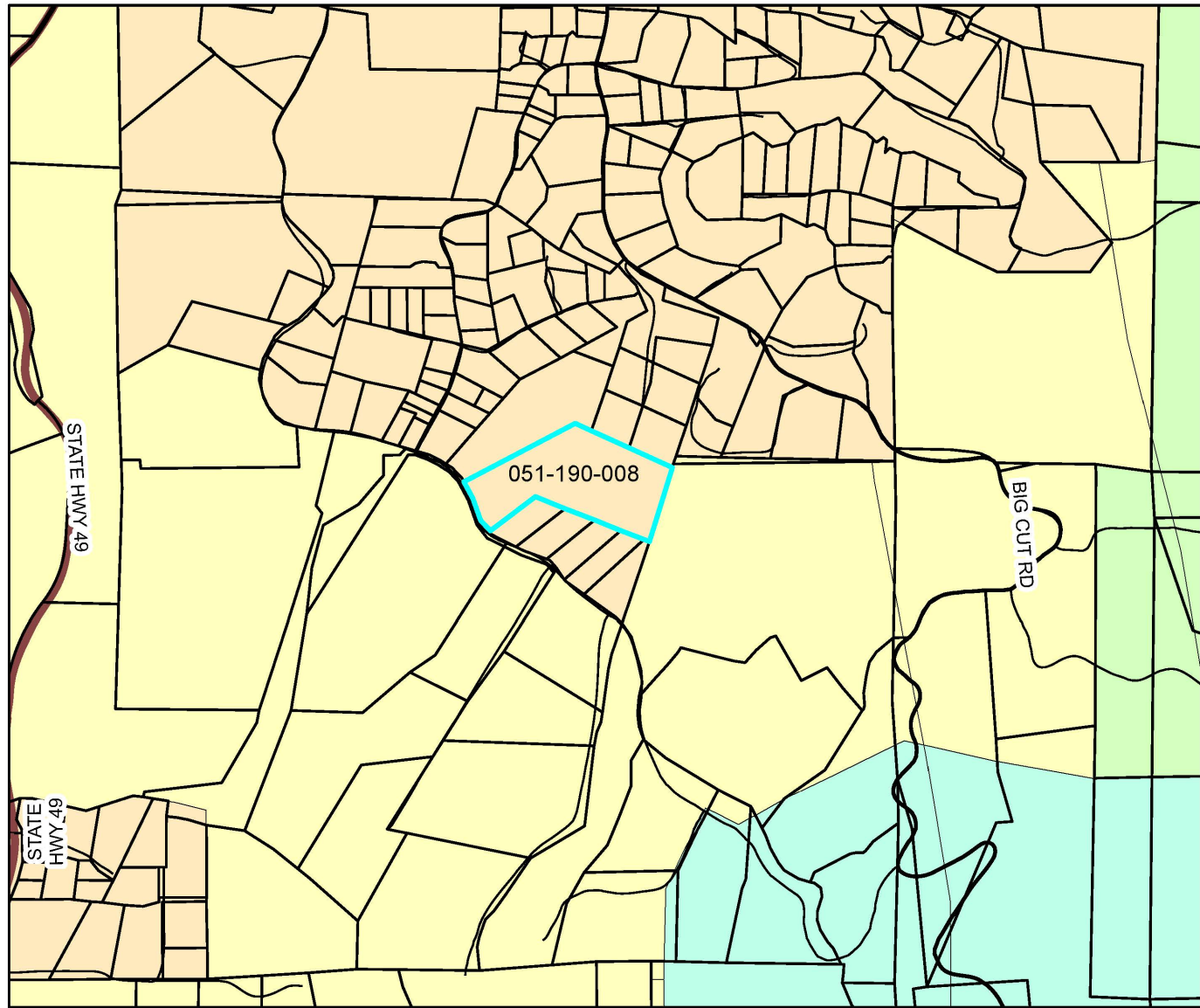
THIS MAP IS NOT A SURVEY, It is prepared by the El Dorado Co. Assessor's office for assessment purposes only.

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 51 - Pg. 20
County of El Dorado, California

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Exhibit D - General Plan Land Use Map



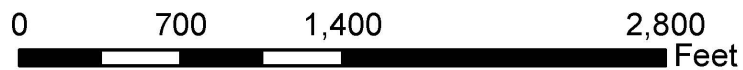
Legend

Base Land Use Designations

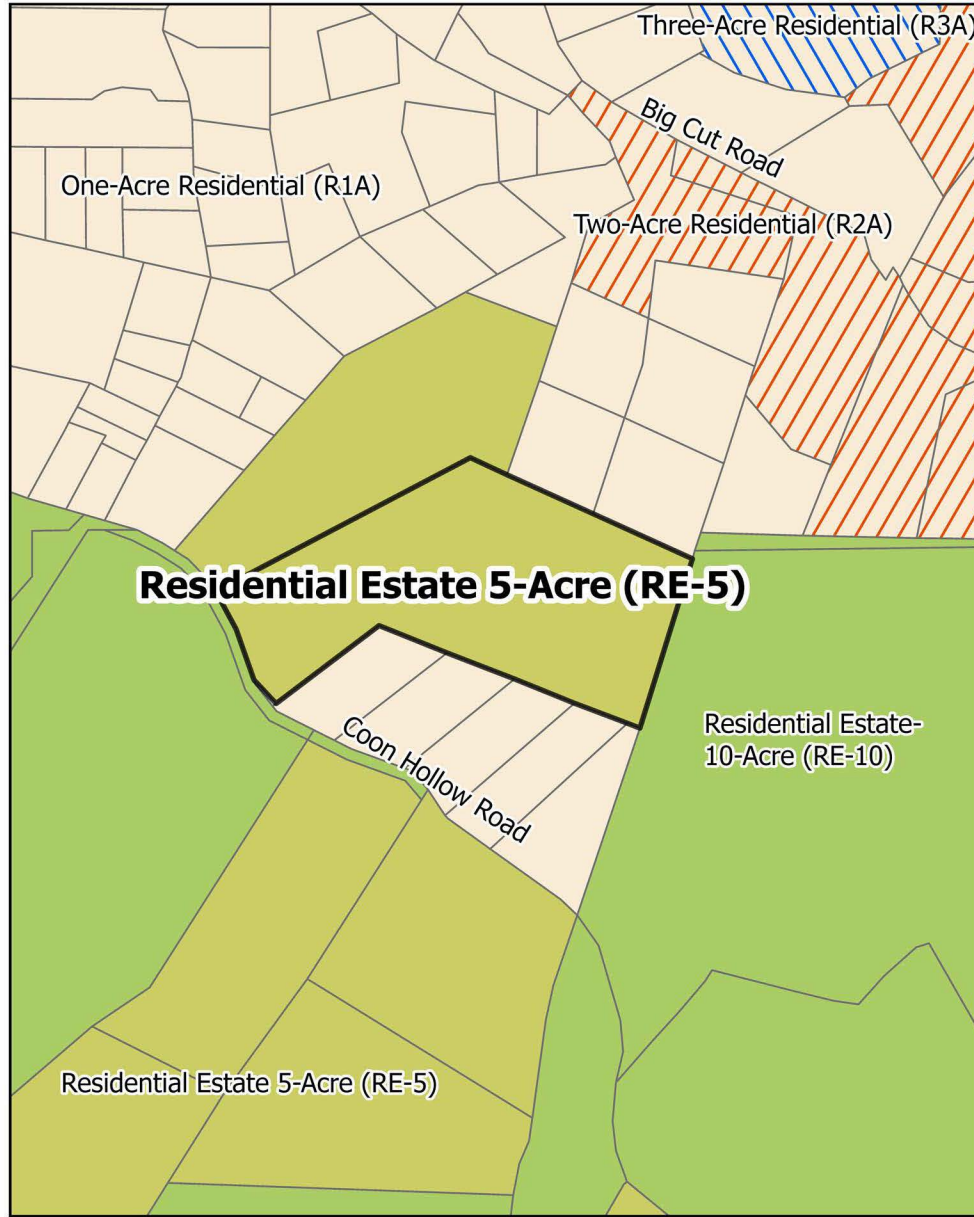
-  Agricultural Lands
-  Low Density Residential
-  Medium Density Residential
-  Open Space
-  Parcel Lines

Disclaimer: Parcel boundaries in this map are illustrative only and not considered the legal boundary.

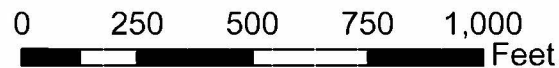
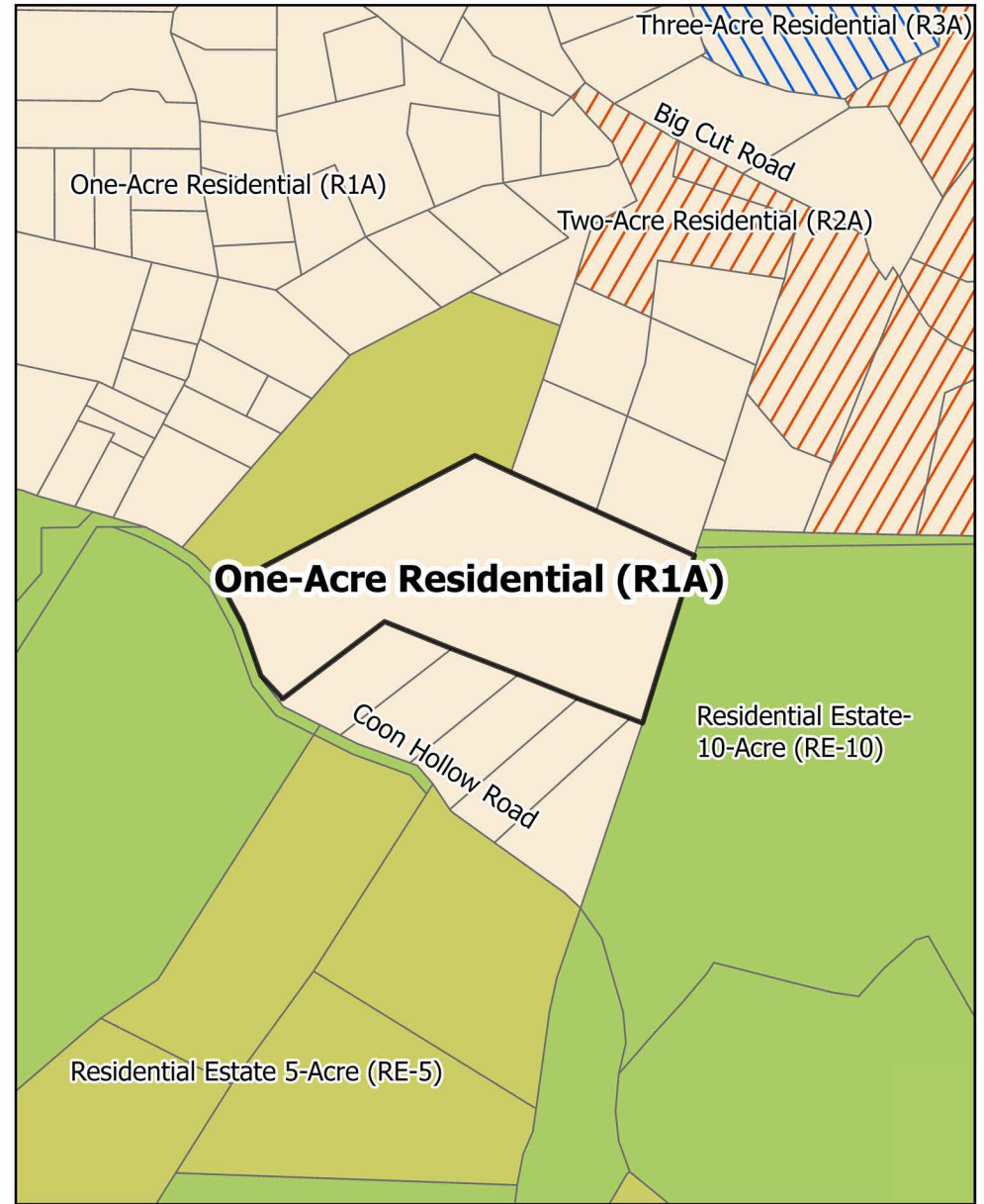
Map created Feb. 5, 2026



Existing Zoning Designation



Proposed Zoning Designation

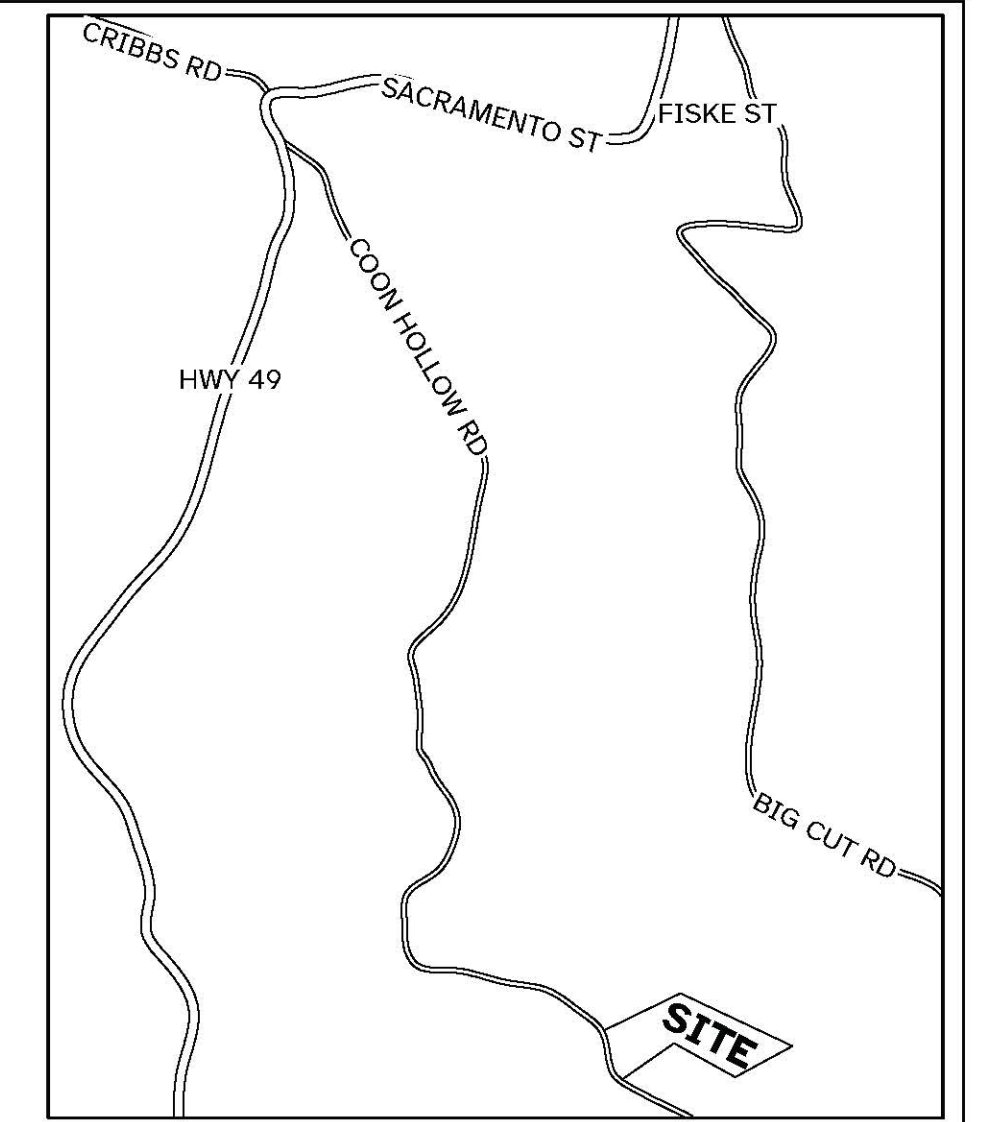


TENTATIVE PARCEL MAP

Z24-0007 / P25-0001
Wilson Rezone and Parcel Map

PORTIONS OF SECTIONS 18 AND 19, T 10 N, R 11 E, MDM
TOWNSITE OF COLOMA
COMMONLY KNOWN AS 3781 COON HOLLOW ROAD
COUNTY OF EL DORADO STATE OF CALIFORNIA
SEPTEMBER 2025
SCALE : 1" = 50'

Exhibit F - Tentative Parcel Map



GENERAL NOTES:
DIMENSIONS ARE IN FEET AND DECIMAL FEET.

DIMENSIONS SHOWN FROM BUILDINGS TO PROPERTY LINES ARE MEASURED AT BUILDING CORNERS FROM THE EXTERIOR BUILDING FACE PERPENDICULAR TO THE PROPERTY LINE.

NO GRADING OR CONSTRUCTION IS EXPECTED TO OCCUR AS A RESULT OF THIS MINOR SUBDIVISION.

BASIS OF SURVEY:
THIS SURVEY IS BASED UPON THE LINES, DIMENSIONS AND BEARINGS AS SHOWN ON DOC 2015-0045741. WHILE THE RECORDED DOCUMENT OMITTS A COURSE IN THE METES AND BOUNDS LEGAL DESCRIPTION, REFERENCE IS MADE TO THAT GRANT DEED TO DONALD F. WILSON AND MARILYN Y. WILSON FILED MAY 25 1972 IN BOOK 1124 OF OFFICIAL RECORDS AT PAGE 497 FOR A COMPLETE VERSION OF THE LEGAL DESCRIPTION.

BASIS OF BEARINGS:
THE EASTERMOST LINE OF THE SUBJECT PARCEL (AS FOUND BETWEEN MONUMENTS) WAS TAKEN AS SOUTH 17°17'40" WEST.

DATUM:
ELEVATIONS ARE BASED ON NAVD88 COORDINATES AS DETERMINED BY GNSS OBSERVATION WITH CA STATE PLANE ZONE 2 (2011) US FT. (EPSG 6418) (GEOID 2018).

UTILITY LINE NOTES:
UNDERGROUND UTILITY LOCATIONS WERE MAPPED BASED UPON MARKS AND STRUCTURES FOUND IN THE FIELD AND SHOULD BE CONSIDERED APPROXIMATE.

A 6" AC WATER LINE IS SHOWN ON EID DOCUMENTS. THE LOCATION OF SAID LINE IS SHOWN HEREON APPROXIMATELY. NO RECORD OF ANY EASEMENT COULD BE OBTAINED BY, OR WAS PROVIDED TO, THE SURVEYOR.

EASEMENT NOTES:
ALL EASEMENTS AFFECTING THIS PROPERTY ARE REFERENCED IN PLACER TITLE COMPANY PRELIMINARY REPORT P NUMBER 653497 AMEND (VERSION 2), DATED 12/30/2024, ARE SHOWN HEREON.

ADDITIONAL UNWRITTEN RIGHTS, OR RECORDED DOCUMENTS NOT MADE AVAILABLE TO THE SURVEYOR MAY EXIST.

NO RECORDED DOCUMENT COULD BE FOUND BY, OR WAS PROVIDED TO THE SURVEYOR, PROVIDING A LOCATION FOR THE EXISTING ROADWAY OF COON HOLLOW ROAD.

BOUNDARY NOTES:
THE BOUNDARY SHOWN HEREON WAS DEVELOPED BY FIELD SURVEY OF MONUMENTS CALLED FOR IN THE SUBJECT PROPERTY LEGAL DESCRIPTION AND MAPPED ON AN UNRECORDED MAP BY BUTLER AND SANDERS DATED DECEMBER 1968. NO COPY OF THIS MAP COULD BE OBTAINED.

THE BOUNDARY OF THE SUBJECT PARCEL CALLS TO THE CENTERLINE OF COON HOLLOW ROAD. WHILE THIS ROADWAY NOW EXISTS IN A SLIGHTLY DIFFERENT LOCATION, CREATING A DIFFERENT CENTERLINE LOCATION, THE BOUNDARY LINE IS NOT CONSIDERED TO BE AMBULATORY AND THE CALLED FOR BEARINGS AND DISTANCES IN THE LEGAL DESCRIPTION WERE DETERMINED TO BE THE BEST EVIDENCE OF ORIGINAL CENTERLINE LOCATION.

OWNER OF RECORD: WILSON FAMILY TRUST, 3718 COON HOLLOW ROAD, PLACERVILLE, CA, 95667

NAME OF APPLICANT: TERI WILSON, C/O WILSON FAMILY TRUST, 17949 GOODSON ROAD, CALDWELL, ID, 83607

MAP PREPARED BY: CONFLUENCE LAND SURVEYING, KYLE BROOK (PLS 9686), PO BOX 493, LOTUS, CA 95651

SCALE: 1 INCH = 50 FEET

CONTOUR INTERVAL: 1 FOOT

SOURCE OF TOPOGRAPHY: FIELD MEASUREMENT & NOAA LIDAR (2019). TOPOGRAPHY WITHIN THE AREA OF SUBDIVISION WAS COLLECTED USING A COMBINATION OF TOTAL STATION AND GNSS MEASUREMENT. AREAS OUTSIDE THE AREA OF SUBDIVISION WERE CONTOURED USING PUBLICALLY AVAILABLE LIDAR.

SECTION, TOWNSHIP AND RANGE: PORTION OF SECTION 18 AND 19, T 10 N, R 11 E, MDM.

APN: 051-190-008

PRESENT ZONING: RE1

TOTAL AREA: 7.93 AC. ±

TOTAL NUMBER OF PARCELS: ONE PARCEL BEING SUBDIVIDED INTO TWO PARCELS

MINIMUM PARCEL AREA: 1 ACRE

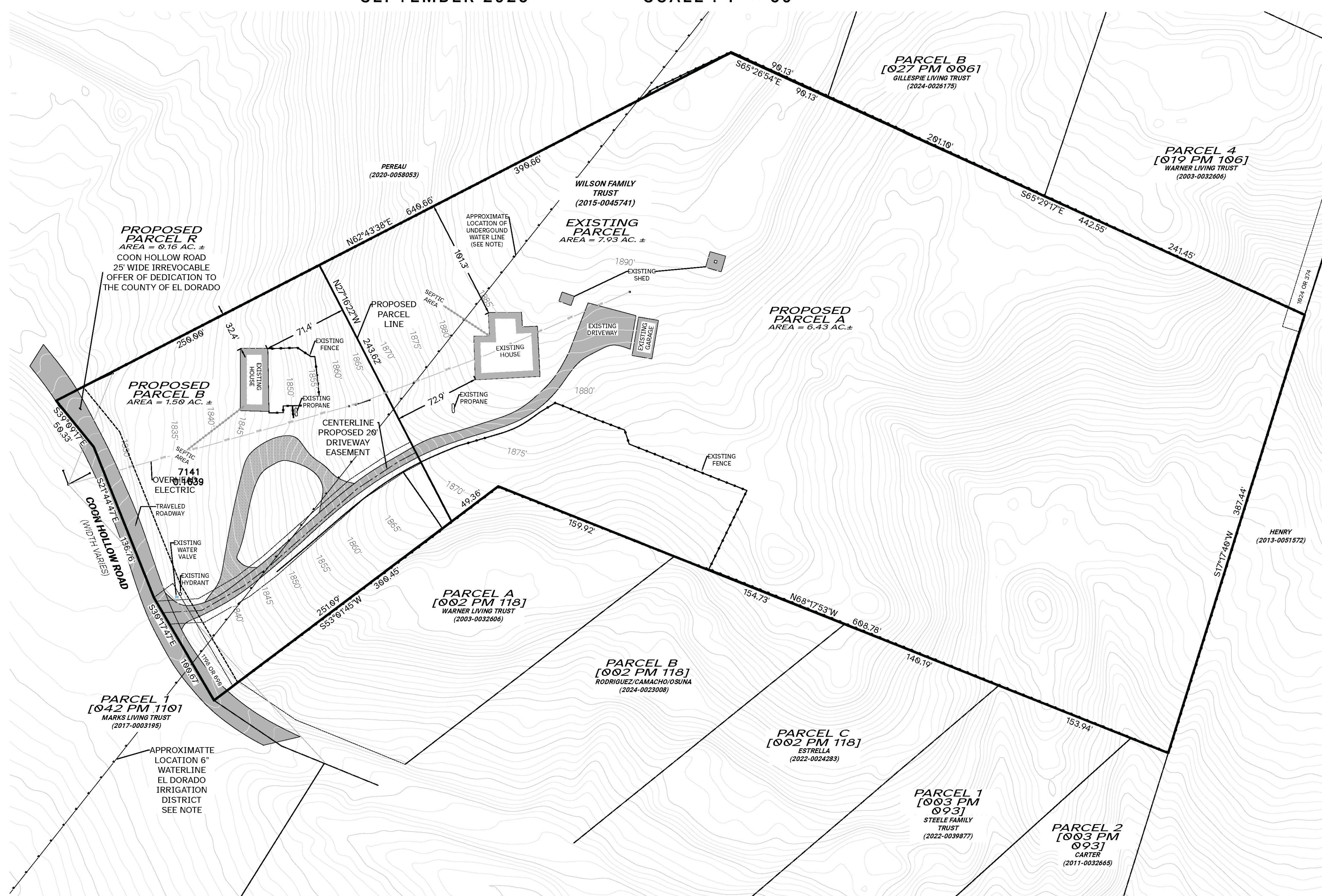
WATER SUPPLY: EL DORADO IRRIGATION DISTRICT

SEWAGE DISPOSAL: SEPTIC

PROPOSED STRUCTURAL FIRE PROTECTION: EL DORADO COUNTY FIRE PROTECTION DISTRICT, 1.5 MILES FROM NEAREST FIRE STATION, AVERAGE RESPONSE OF 5 MINUTES, A 6" MAIN LINE OF THE EL DORADO IRRIGATION DISTRICT TRANSECTS THE PROPERTY AND A FIRE HYDRANT IS LOCATED AT THE BOTTOM OF THE DRIVEWAY TO THIS PROPERTY (SHOWN HEREON)

DATE OF PREPARATION: 1/23/2025

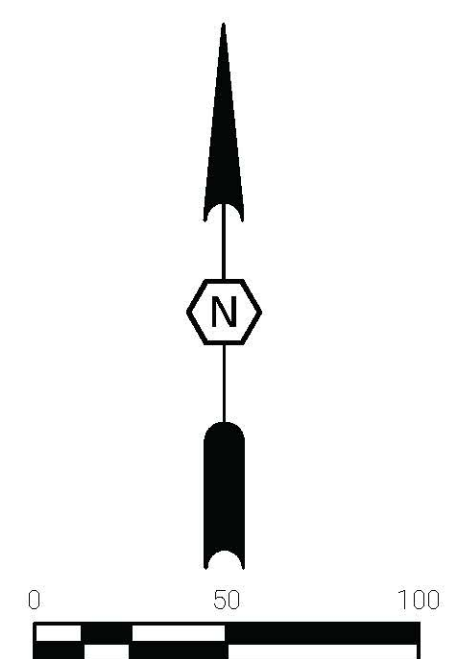
DATE OF FIELD SURVEY: 11/27/2024, 01/11/2025



SURVEYOR'S STATEMENT
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF TERI OTTENS ON NOVEMBER 13, 2024.



Kyle W. Brook
KYLE W. BROOK
P.L.S. 9686



ZONING ADMINISTRATOR: _____
APPROVAL/DENIAL DATE: _____
BOARD OF SUPERVISORS: _____
APPROVAL/DENIAL DATE: _____

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Date: April 9, 2026 / Planning Commission

MEMORANDUM SUPPORTING A CEQA GUIDELINES SECTION 15183 EXEMPTION

WILSON PARCEL MAP AND REZONE

Overview

El Dorado County (County) staff have prepared this evaluation of the potential environmental impacts that may be associated with the rezone designation of the existing Wilson parcel from Residential Estate – 5 acres (RE-5) to Residential – 1 acre (R1A) (hereinafter referred to as the “project”). This evaluation meets the requirements of Section 15183 of the State CEQA Guidelines titled “Projects Consistent with a Community Plan or Zoning.” In summary, Section 15183 allows for a project that is consistent with the development density established by existing zoning, community plan, or general plan policies that were evaluated in a certified EIR to not need additional environmental review under CEQA. The evaluation process provided in Section 15183 is often called a “15183 Exemption.”

The following 15183 Exemption analysis assesses whether potential project impacts are within the scope of analysis of, and adequately addressed by, the El Dorado County General Plan Environmental Impact Report (EIR) (State Clearinghouse No. 2001082030). This analysis determines whether the project would be consistent with the findings of the El Dorado County General Plan EIR pursuant to the conditions and requirements of Section 15183. Based on the analysis contained below, the County has determined that this consistency memorandum is the appropriate environmental document for the project and finds that the project is within the scope of the analysis of the El Dorado County General Plan EIR.

15183 Exemptions and Compliance with the California Environmental Quality Act

Article 12 (Special Situations) of the State CEQA Guidelines identifies situations for which certain CEQA-compliance procedures may apply. Specifically, Section 15183(a) of the State CEQA Guidelines states that:

“CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.”

Pursuant to Section 15183(c) of the State CEQA Guidelines, “(i)f an impact is not peculiar to the parcel or to the project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards...then an additional EIR need not be prepared for the project solely on the basis of that impact.”

Accordingly, the purpose of the analysis contained herein is to evaluate whether the project would result in impacts not previously addressed or impacts substantially more severe than those addressed in the El Dorado County General

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Plan EIR. Alternatively, if the project does not result in any impacts beyond what was evaluated and disclosed as part of the El Dorado County General Plan EIR (i.e., the project is consistent with the findings of the General Plan EIR), then no additional environmental review under CEQA is required.

Project Location

The project is located at 3779 and 3781 Coon Hollow Road (Assessor Parcel Number 051-190-08-100) in unincorporated El Dorado County (See Figure 1). The project site is north of the Diamond Springs community and is surrounded by neighboring residential uses as well as open space areas. The project site is designated as Medium-Density Residential (MDR) and is currently zoned as RE-5. The project site is within the El Dorado County General Plan planning area that was considered in the General Plan EIR.

Project Background

EL DORADO COUNTY GENERAL PLAN

On July 19, 2004, the El Dorado County Board of Supervisors adopted a new General Plan for the County. The adopted General Plan applies to the unincorporated areas of the county and guides land use planning through its adopted ordinances and policies. The General Plan was directed by a public process which defined a collective long-term vision for the future of El Dorado County and relies on measures in each of the "General Plan Elements" to implement policies. Since 2004, several amendments to the General Plan have been adopted, including the Land Use Element; Transportation and Circulation Element; Public Services and Utilities Element; Public Health, Safety, and Noise Element; Conservation and Open Space Element; Agriculture and Forestry Element; and the Economic Development Element.

The Land Use Element of the General Plan was amended in August 2019 and sets forth specific goals, objectives, and policies to guide the intensity, location, and distribution of land uses. The General Plan land use diagram is a fundamental part of the Land Use Element that graphically represents the County's goals, objectives, and policies and delineates areas where future growth will be anticipated and/or directed. As described above, the project site is designated as Medium-Density Residential (MDR) according to the General Plan land use diagram and is zoned as RE-5. Areas surrounding the project site are zoned low- and medium- density residential (El Dorado County 2012).

EL DORADO COUNTY GENERAL PLAN ENVIRONMENTAL IMPACT REPORT

The El Dorado County General Plan EIR was prepared in 2003 to evaluate potential impacts associated with adoption of the General Plan. The General Plan EIR evaluated four "equal-weight" alternatives: (1) No Project, (2) Roadway Constrained Six-Lane "Plus", (3) Environmentally Constrained, and (4) 1996 General Plan. Each of the "equal weight" alternatives are described in detail in Chapter 3 of the General Plan EIR. The County Board of Supervisors ultimately approved a combination of the 1996 General Plan Alternative and the Environmentally Constrained Alternative (with modifications) (El Dorado County, 2004). For the purposes of this memo, the Environmentally Constrained and 1996 General Plan Alternatives, which combined constitute the "approved" General Plan, are briefly summarized below and referenced in the later Environmental Analysis section.

Alternative 3: Environmentally Constrained

The Environmentally Constrained Alternative focuses on minimizing adverse environmental effects associated with future development within the county and considers constraints related to land use, topographic limitations, hazards, and important environmental resources. The land use patterns for the Environmentally Constrained Alternative were

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based on existing development patterns, existing expanses of largely undeveloped areas, important habitats, and a desire to maintain contiguous and connected expanses of agriculture and native vegetation. The land use pattern of this alternative focuses on smaller and more clearly separated Community Regions and Rural Centers to reduce intensity of development and to accommodate changes in land use (El Dorado County 2003).

Alternative 4: 1996 General Plan

The 1996 General Plan Alternative includes growth under the proposed 1996 General Plan and generally allows for more growth in areas of the county, resulting in less of a distinction between rural and developed areas and less regulation for impact avoidance and design control. This alternative also did not include a precise requirement for concurrency between infrastructure/services and development to be served except with respect to roadway infrastructure. Further, the total amount of development countywide was greatest under this alternative compared to the other "equal-weight" alternatives (El Dorado County 2003).

Project Description

The project would rezone the existing 051-190-008 parcel from its current zoning designation of RE-5 to R1A. The parcel currently consists of two residential dwelling units, one within the western portion of the project site, near Coon Hollow Road, and one within the central portion of the project site. Rezoning of the site would separate the 7.92-acre parcel into two separate parcels – a 1.5-acre lot with one residential unit and a 6.42-acre lot with one residential unit (See Figure 2).

El Dorado County General Plan Consistency Analysis

Using Appendix G, Environmental Checklist, of the State CEQA Guidelines as an analytical tool, the following discussion evaluates the potential environmental impacts of implementation of the project in the context of the El Dorado County General Plan EIR to determine if those impacts are sufficiently covered, or if additional analysis is necessary. As described above, the findings of the General Plan EIR are indicative of the impact determinations concluded for the "approved" General Plan (i.e., a combination of a combination of the 1996 General Plan Alternative and the Environmentally Constrained Alternative [with modifications]).

AESTHETICS

The General Plan EIR determined that impacts related to scenic vistas, scenic resources, light and glare would be less-than-significant through implementation of mitigation measures that would modify General Plan policies protecting scenic corridors/roadways within the county and policies that would reduce effects of nighttime lighting. Impacts related to visual character and quality were determined to be significant and unavoidable.

The project would rezone an existing RE-5 parcel into two R1A parcels. The project does not include any development proposal that would directly result in physical changes to the existing visual character in the County or conflict with zoning or other regulations adopted to protect scenic quality or include new sources of light and glare. If future development did occur (e.g., addition of accessory structures), it would be consistent with zoning requirements and other applicable regulations, would be consistent with the existing visual character in the project area, and would remain consistent with the impact analysis and conclusions in the General Plan EIR. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

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AGRICULTURAL AND FORESTRY RESOURCES

The General Plan EIR determined that impacts related to conversion of Timberland to non-forestry uses would be less than significant. Impacts related to loss of agricultural resources were determined to be less-than-significant through implementation of mitigation measures that would modify General Plan policies that establish agricultural designations and districts that would guide permitted uses of such designated lands. Impacts related to conversion of Important Farmland, Grazing Land, land currently in agricultural production, and Williamson Act-enrolled lands were determined to be significant and unavoidable as a result of permanent loss of such agricultural resources.

The project, which includes a request to rezone an existing 7.92-acre RE-5 parcel into two R1A parcels consisting of 1.5 acres and 6.42 acres, would not result in the conversion of Farmland, conflict with existing agricultural zoning or Williamson Act contracted lands, nor result in rezoning, loss, and/or conversion of forest land to non-forest uses. The project site is not zoned for any agricultural or forestry uses. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

AIR QUALITY

The General Plan EIR determined that impacts related to Air Quality (short-term construction, long-term operational, local mobile source, toxic air contaminants, and odor emissions) would be significant and unavoidable through buildout of the General Plan planning area.

The project would rezone an existing RE-5 parcel into two R1A parcels and would not include any development activities that would conflict with or obstruct an air quality plan, result in an increase in criteria air pollutant, expose sensitive receptors to pollutants, nor result in other emissions (i.e., odors) that would adversely affect a substantial number of people. If future development did occur (e.g., addition of accessory structures), it would be consistent with zoning requirements and other applicable regulations as well as development types and densities assumed in the General Plan EIR. Any increases in emissions or changes in air quality would remain consistent with the impact analysis and conclusions in the General Plan EIR. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

BIOLOGICAL RESOURCES

The General Plan EIR determined that impacts related to Biological Resources (including wildlife, special-status species, wildlife movement, and sensitive habitats) would be significant and unavoidable through buildout of the General Plan planning area.

The project would rezone an existing 7.92-acre RE-5 parcel into two R1A parcels consisting of 1.5 acres and 6.42 acres. The project does not include any development proposals or land use designation changes involving construction and operation activities that would impact biological resources including wildlife habitat, sensitive communities, protected wetlands, migratory movements, nor conflicts with any local policies, ordinances, or adopted conservation plans. If future development did occur (e.g., addition of accessory structures), implementation of uniformly applied development policies and standards, such as oak resources mitigation requirements and standard development setbacks for sensitive resources that may be present, would result in biological resources impacts consistent with the analysis and conclusions in the General Plan EIR. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

CULTURAL RESOURCES

The General Plan EIR determined that impacts related to cultural resources would be less-than-significant through implementation of mitigation measures that would modify existing General Plan policies and introduce new policies for protection of such resources (e.g., defining of Historic Design Control Districts).

The project would rezone an existing RE-5 parcel into two R1A parcels. A cultural records search was conducted on July 8, 2024. A project notification letter was sent to the United Auburn Indian Community (UAIC) on March 26, 2025. As of June 16, 2025, no response from UAIC has been received. The project would not include any development proposals or land use designation changes that would directly result in construction and operation of facilities that would impact historic resources, archaeological resources, and/or human remains. If future development did occur (e.g., addition of accessory structures), implementation of uniformly applied development policies and standards, such as conditions of approval that require that ground disturbing activities stop and materials be evaluated if evidence of a subsurface resource is encountered, would result in cultural resources impacts consistent with the analysis and conclusions in the General Plan EIR. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

ENERGY

Impacts related to the wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation as well as conflicts with a state or local plan related to energy renewal and efficiency were not addressed in the El Dorado County General Plan EIR as the CEQA Statute, Guidelines, and judicial decisions did not require an explicit analysis of these issues at the time the General Plan EIR was prepared.

The project would rezone an existing 7.92-acre RE-5 parcel into two R1A parcels consisting of 1.5 acres and 6.42 acres. The project does not include any development proposals or land use designation changes that would include construction or operation activities that would result in the wasteful, inefficient, or unnecessary consumption of energy resources, nor conflict with a state or local energy plan. No new energy infrastructure or supplies would be generated, nor would the project result in the increased demand for energy. If future development did occur (e.g., addition of accessory structures), energy demands would be minimal, and implementation of uniformly applied development policies, standards, and building codes would eliminate the potential for this development to result in a wasteful or inefficient use of energy. Thus, the project would not result in any significant impacts related to energy.

GEOLOGY AND SOILS

The General Plan EIR determined that impacts related to increased development in areas potentially subject to seismic hazards, landslide and avalanche hazards, and expansive soils would be less-than-significant through implementation of mitigation measures that would modify General Plan Policies. Impacts related to additional development and erosion would be significant and unavoidable even with mitigation measures. Mitigation measures involved new policies requiring hazard review and geotechnical studies for new projects in the county, specifications for projects that would require a grading permit, and limitations for development on sloped land.

The project would result in a parcel split of an existing 7.94-acre RE-5 parcel into two R1A parcels. The project would not result in any development proposals or land use designation changes that would directly result in construction and operation of facilities that would result in rupture of a known earthquake fault; seismic ground shaking, ground failure, liquefaction or landslides; soil erosion; lateral spreading; subsidence; expansive soils; soils incapable of supporting alternative waste water disposal systems; destruction of a unique paleontological or geologic feature. If future development did occur (e.g., addition of accessory structures), implementation of uniformly applied development policies and standards, such as requirements for hazard review and geotechnical studies, application of building codes responsive to soil conditions, and percolation testing prior to authorization of new septic systems,

would result in geology and soils impacts consistent with the analysis and conclusions in the General Plan EIR. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

GREENHOUSE GAS EMISSIONS

Impacts related to the generation of greenhouse gas emissions (GHGs) and/or conflicts with an applicable plan, policy, or regulation related to reduction of GHGs were not addressed in the General Plan EIR. The CEQA Statute, Guidelines, and judicial decisions did not require an analysis of GHG emissions at the time the General Plan EIR was prepared.

The project would rezone an existing 7.94-acre RE-5 parcel into two R1A parcels and does not include any development proposals or land use designation changes that would directly result in construction and operation of facilities that would result in GHG emissions or conflicts with adopted climate action plans. If future development did occur (e.g., addition of accessory structures), it would result in only minor GHG emissions far below the El Dorado County Air Quality Management District threshold of 1,100 metric tons of carbon dioxide equivalent (MTCO_{2e}) per year (EDCAQMD 2002). Emissions from well over 100 housing units is typically needed to exceed this threshold (EDC 2021). Thus, the project would not result in any significant impacts related to GHGs.

HAZARDS AND HAZARDOUS MATERIALS

The General Plan EIR determined that impacts related to hazardous materials exposure and flooding risks within the 100-year floodplain would be less than significant. Impacts related to hazardous waste and asbestos exposure were determined to be less-than-significant through implementation of mitigation measures that would modify General Plan policies to require remediation (where and when necessary) prior to site development, disclosure and notification of known asbestos, and risk reduction actions when earth moving is conducted where Naturally Occurring Asbestos may be present. Impacts related to dumping of hazardous waste, accidental release of hazardous materials, flood hazards within a dam inundation area, exposure to electromagnetic fields, and increased potential for fire hazards were determined to be significant and unavoidable, even after implementation of mitigation measures that would modify General Plan policies.

The project would rezone an existing RE-5 parcel into two R1A parcels. The project is not located in an area of the County identified for the presence of naturally occurring asbestos (El Dorado County 2018). Additionally, the project does not include any development proposals or land use designation changes that would create significant hazards through transport, use, disposal or accident conditions involving hazardous materials; emit hazardous emissions or handle hazardous materials/substances within one-quarter mile of an existing or proposed school; be located on a hazardous materials site; result in a safety hazard or excessive noise within two miles of an airport; impair or physically interfere with emergency response or evacuation plan; nor expose people or structures to wildland fires. If future development did occur (e.g., addition of accessory structures), it would occur on land already considered suitable for these uses (i.e., an absence of hazardous materials) and would not add uses that would increase hazards or hazardous materials risks. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

HYDROLOGY AND WATER QUALITY

The General Plan EIR determined that impacts related to increases in water pollution would be less than significant. Impacts related to groundwater pollution (as a result of wastewater treatment systems) were determined to be less-than-significant through incorporation of mitigation measures that modified General Plan policies related to septic system performance. Impacts related to increased water demand, water supply infrastructure, increased groundwater

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demand, increased wastewater flows, and increased pollutants resulting from additional wastewater treatment plants were determined to be significant and unavoidable.

The project would rezone an existing RE-5 parcel into two R1A parcels. The project does not include any development proposals or land use designation changes that would degrade surface or ground water quality; decreases groundwater supplies or interfere with groundwater recharge; alter drainage patterns such that erosion, siltation, surface runoff, exceedance of drainage systems, or impedance of flood flows would occur; risk release of pollutants within a flood hazard, tsunami, or seiche zone; nor conflict with or obstruct implementation of water quality control or sustainable groundwater management plan. If future development did occur (e.g., addition of accessory structures), implementation of uniformly applied development policies and standards, such as application of stormwater drainage standards and percolation testing prior to authorization of new septic systems, would result in hydrology and water quality impacts consistent with the analysis and conclusions in the General Plan EIR. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

LAND USE AND PLANNING

The General Plan EIR determined that impacts related to consistency with other plans and policies would be less-than-significant. The General Plan EIR determined that Impacts related to land use incompatibilities would be less-than-significant through mitigation measures that required establishment of new policy and implementation measures related to General Plan conformity review of any new development projects. Impacts related to alteration and degradation of land use character were determined to be significant and avoidable through buildout of the General Plan.

The project would rezone the existing 7.92-acre RE-5 parcel into two R1A parcels consisting of 1.5 acres and 6.42 acres. The new zoning designation would be consistent with uses surrounding the project site and the project would not include any development proposals or land use or zoning designation changes that would result in physical division of an established community nor conflict with any land use plan, policy, or regulation adopted for avoiding or mitigating an environmental effect. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

MINERAL RESOURCES

The General Plan EIR determined that impacts related to mineral resources would be less-than-significant through incorporation of mitigation measures that would modify General Plan policies. Specifically, policy modifications involve restricting land use designations in areas likely to contain mineral resources and requiring that industrial uses would be compatible with mineral exploration.

The project would rezone an existing RE-5 parcel into two R1A parcels and does not include any development proposals or land use designation changes that would result in the loss of known mineral resources or mineral resource recovery site. There are no known mineral resources on the project site, so if future development did occur (e.g., construction of accessory structures), access to mineral resources would not be affected. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

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NOISE AND VIBRATION

The General Plan EIR determined that impacts related to short-term construction noise, transportation noise, and non-transportation and aircraft noise exposure would be significant and unavoidable even after implementation of mitigation measures that modify proposed General Plan policies or introduce new policy.

The project would rezone the existing 7.92-acre RE-5 parcel into two R1A parcels consisting of 1.5 acres and 6.42 acres. The project does not include any development proposals, land use designation changes, nor construction or operation activities that would result in noise and vibration impacts. If future development did occur (e.g., addition of accessory structures), implementation of uniformly applied development policies and standards, such as application of construction timing restrictions, would result in noise impacts consistent with the analysis and conclusions in the General Plan EIR. In addition, any new development would be consistent with existing land uses in the area and would not introduce any different types of noise sources or different types of sensitive receptors. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

POPULATION AND HOUSING

The General Plan EIR determined that impacts related to housing would be less than significant. The General Plan EIR did not address impacts related to increases in population growth (planned and unplanned).

The project would rezone an existing RE-5 parcel into two R1A parcels. The project site currently includes two residential units – one unit on each of the proposed future parcels. Project implementation does not include any development proposals or land use designation changes that would include new housing such that unplanned population growth or displacement of people or housing would occur. If future development did occur (e.g., addition of accessory structures), it would be consistent with zoning requirements and other applicable regulations as well as development types and densities assumed in the General Plan EIR. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

PUBLIC SERVICES

The General Plan EIR determined that impacts related to public services, including police protection, fire protection/emergency services, and library facilities would be less than significant through implementation of mitigation measures that involve policy modifications to require development projects to be sited and designed consistent with and compatible with surrounding land uses. Impacts related to public school facilities were determined to be significant and unavoidable even after implementation of mitigation measures provided for other public service impacts (i.e., requirements for projects to be compatible with surrounding land uses).

The project would rezone an existing RE-5 parcel into two R1A parcels and does not include any development proposals or land use designation changes that would result in the need for new or physically altered governmental facilities that could affect public services (i.e., fire protection, police protection, schools, parks, and other facilities). If future development did occur (e.g., addition of accessory structures), it would be consistent with zoning requirements and other applicable regulations as well as development types and densities assumed in the General Plan EIR and would not substantially increase demand for, or affect provision of, public services. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

Z24-0007 / P25-0001
Wilson Rezone and Parcel Map
Exhibit G - Memorandum supporting CEQA guidelines section 15183 Exemption

15183 Exemption and General Plan Consistency Memorandum
April 9, 2026
Page 9

RECREATION

The General Plan EIR determined that impacts related to parks and recreation facilities would be less-than-significant through implementation of mitigation measures. Adopted mitigation measures include policy modifications to require development projects to be sited and designed consistent with and compatible with surrounding land uses. Other mitigation measures include creation of new General Plan policies that require implementation of a Parks Master Plan and Parks and Recreation Capital Improvements Program, ongoing maintenance of new/future recreational resources, and development fees for future parks projects.

The project would rezone an existing 7.92-acre RE-5 parcel into two R1A parcels consisting of 1.5 acres and 6.42 acres. The project does not include any development proposals or land use designation changes that would result in impacts to recreational facilities or resources. If future development did occur (e.g., addition of accessory structures), it would be consistent with zoning requirements and other applicable regulations as well as development types and densities assumed in the General Plan EIR and would not substantially increase demand for, or affect existing, recreation facilities. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

TRANSPORTATION

The General Plan EIR determined that multiple impacts related to traffic and circulation would be significant and unavoidable even after implementation of mitigation measures that modify proposed General Plan policies or introduce new policy.

The project would rezone an existing 7.94-acre RE-5 parcel into two R1A parcels. The project does not include any development proposals or land use designation changes that would directly result in construction and operation of facilities that would result in transportation impacts (i.e., conflict with a program, plan, ordinance, or policy; be inconsistent with CEQA Guidelines Section 15064.3(b); increase transportation hazards due to a geometric design feature; nor result in inadequate emergency access). If future development did occur (e.g., addition of accessory structures), it would be consistent with zoning requirements and other applicable regulations as well as development types and densities assumed in the General Plan EIR and would not substantially increase vehicles mile travelled or affect transportation facilities or services. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

TRIBAL CULTURAL RESOURCES

Assembly Bill (AB) 52, signed by the California governor in September of 2014, establishes a new class of resources under CEQA: "tribal cultural resources." It requires that lead agencies undertaking CEQA review must, upon written request of a California Native American tribe, begin consultation after the lead agency determines that the application for the project is complete, before a notice of preparation (NOP) of an EIR or notice of intent to adopt a negative declaration or mitigated negative declaration is issued. AB 52 also requires revision to CEQA Appendix G, the environmental checklist. This revision has created a new category for tribal cultural resources (TCRs). The El Dorado County General Plan EIR notice of preparation was released prior to the effective date of AB 52 changes to CEQA. The General Plan EIR was prepared years before AB 52 was signed into law and did not address Tribal Cultural Resources.

The project would rezone an existing RE-5 parcel into two R1A parcels. As described above, a project notification letter was sent to UAIC on March 26, 2025. As of June 16, 2025, no response from UAIC has been received. The project does not include any development proposals or land use designation changes that would directly result in construction and operation of facilities that would impact tribal cultural resources. If future development did occur (e.g., addition of accessory structures), there is no indication that Tribal Cultural Resources are present on the existing

Z24-0007 / P25-0001
Wilson Rezone and Parcel Map
Exhibit G - Memorandum supporting CEQA guidelines section 15183 Exemption

15183 Exemption and General Plan Consistency Memorandum
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residential property. Furthermore, standard conditions of approval for the project will require specific procedures in the event of unanticipated discovery of tribal cultural resources. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

UTILITIES AND SERVICE SYSTEMS

The General Plan EIR determined that impacts related to landfill capacity would be less than significant. Impacts related to debris diversion as well as energy and communications infrastructure were determined to be significant and unavoidable even after implementation of mitigation measures that modify proposed General Plan policies or introduce new policy. As discussed in the Hydrology and Water Quality section, above, General Plan EIR impacts related to surface and groundwater supplies and wastewater were determined to be significant and unavoidable.

The project would rezone an existing 7.94-acre RE-5 parcel into two R1A parcels. The project does not include any development proposals or land use designation changes that would involve construction and operation activities that would result in impacts related to utility and service systems (i.e., new/expanded infrastructure; water supply capacity; wastewater treatment capacity; generation of solid waste; compliance with solid waste regulations). If future development did occur (e.g., addition of accessory structures), it would be consistent with zoning requirements and other applicable regulations as well as development types and densities assumed in the General Plan EIR and would not substantially increase demand for utility demand or require alteration of utility delivery infrastructure. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County If future development did occur (e.g., addition of accessory structures), it would consist of residential or residential related development similar to what is already present on the subject parcel. New structures would be subject to the same wildfire risk as existing structures and would not exacerbate existing wildfire risk. General Plan EIR.

WILDFIRE

Impacts related to fire hazards were addressed in the Health and Human Safety chapter of the General Plan EIR. The General Plan EIR determined that such impacts would be significant and unavoidable even after implementation of mitigation measures that modify and introduce new General Plan policies related to development limitation in high fire hazard areas.

The project would rezone an existing 7.92-acre RE-5 parcel into two R1A parcels. The project site is located in a moderate fire hazard severity zone within the State Responsibility Area (CALFIRE 2025). Implementation of the project does not include any development proposals or land use designation changes that would involve construction and operation activities that would result in wildfire impacts. In addition, wildfire risk would be further reduced through implementation of uniformly applied development policies and standards, such as building code elements related to fire resiliency. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

Conclusion

Based on the analysis presented above, implementation of the project is consistent with the findings of the El Dorado County General Plan EIR, and no new or substantially more adverse impacts would occur through implementation of the project. As a result of finding that the proposed project is within the scope of analysis of El Dorado County General Plan EIR, no new environmental document is required, consistent with State CEQA Guidelines Section 15183(d)(1)(c).

Z24-0007 / P25-0001
Wilson Rezone and Parcel Map
Exhibit G - Memorandum supporting CEQA guidelines section 15183 Exemption

15183 Exemption and General Plan Consistency Memorandum
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References

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California Department of Forestry and Fire Protection. 2025. Fire Hazard Severity Zones. Fire Hazard Severity Zones in State Responsibility Area. FHSZ Viewer. Accessed: June 15, 2025. Available: <https://experience.arcgis.com/experience/03beab8511814e79a0e4eabf0d3e7247/>

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Planning Commission Hearing

P25-0001 / Z24-0007 Wilson Rezone and Parcel Map

APRIL 23, 2026

PLANNING AND BUILDING DEPARTMENT - PLANNING DIVISION



Project Description

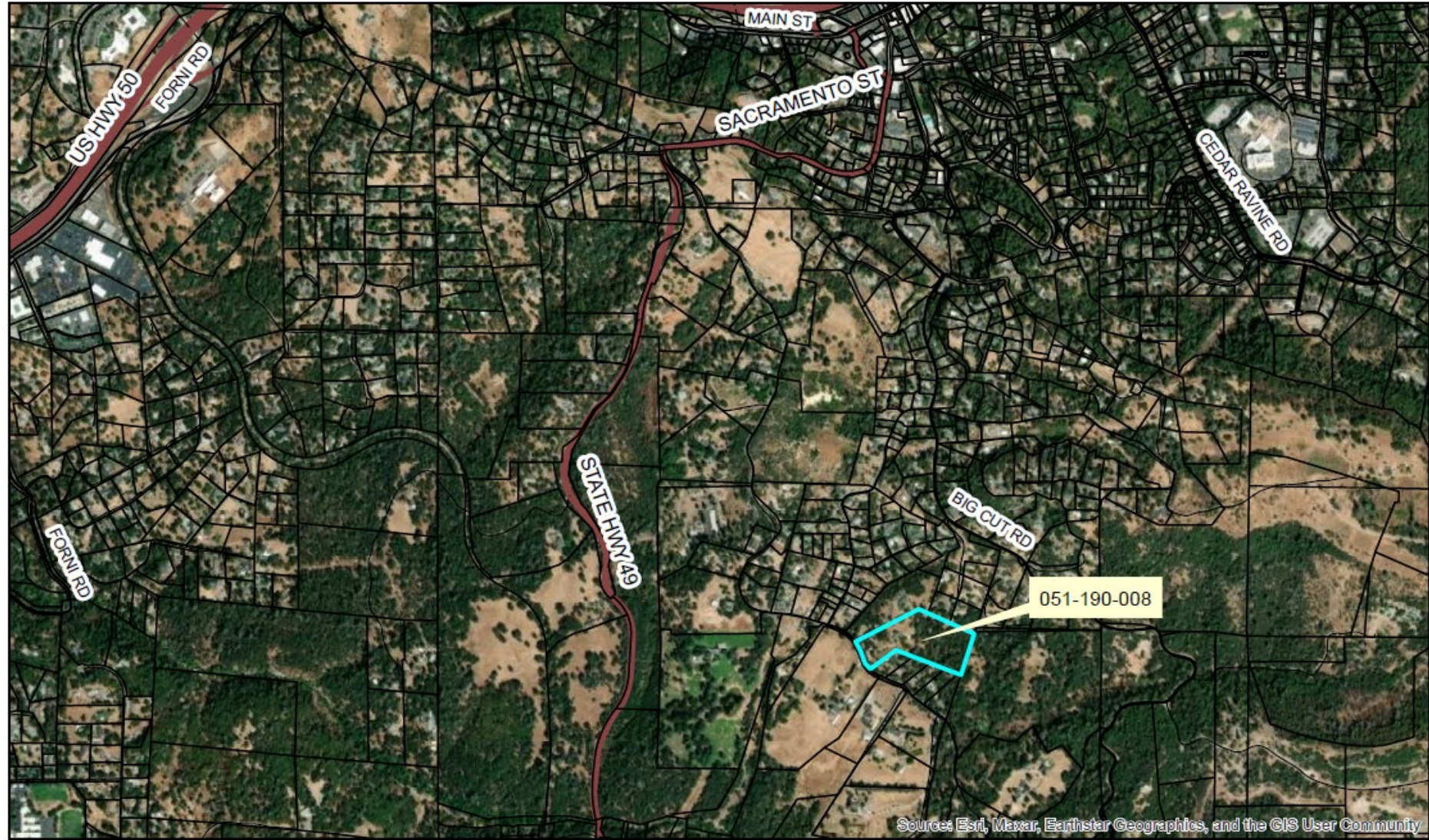
Rezone from Residential Estate, Five-Acre minimum (RE-5) to Residential, One-Acre minimum (R1A); and

Tentative Parcel Map dividing the 7.94-acre property into two (2) parcels of approximately 1.5 acres and 6.43 acres.

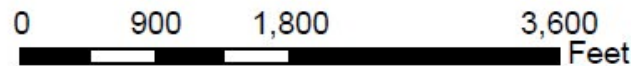
Z24-0007 / P25-0001 Wilson Rezone and Parcel Map

Exhibit A - Vicinity Map

Project Vicinity Map



Sources: Esri, Maxar, Earthstar Geographics, and the GIS User Community



Legend

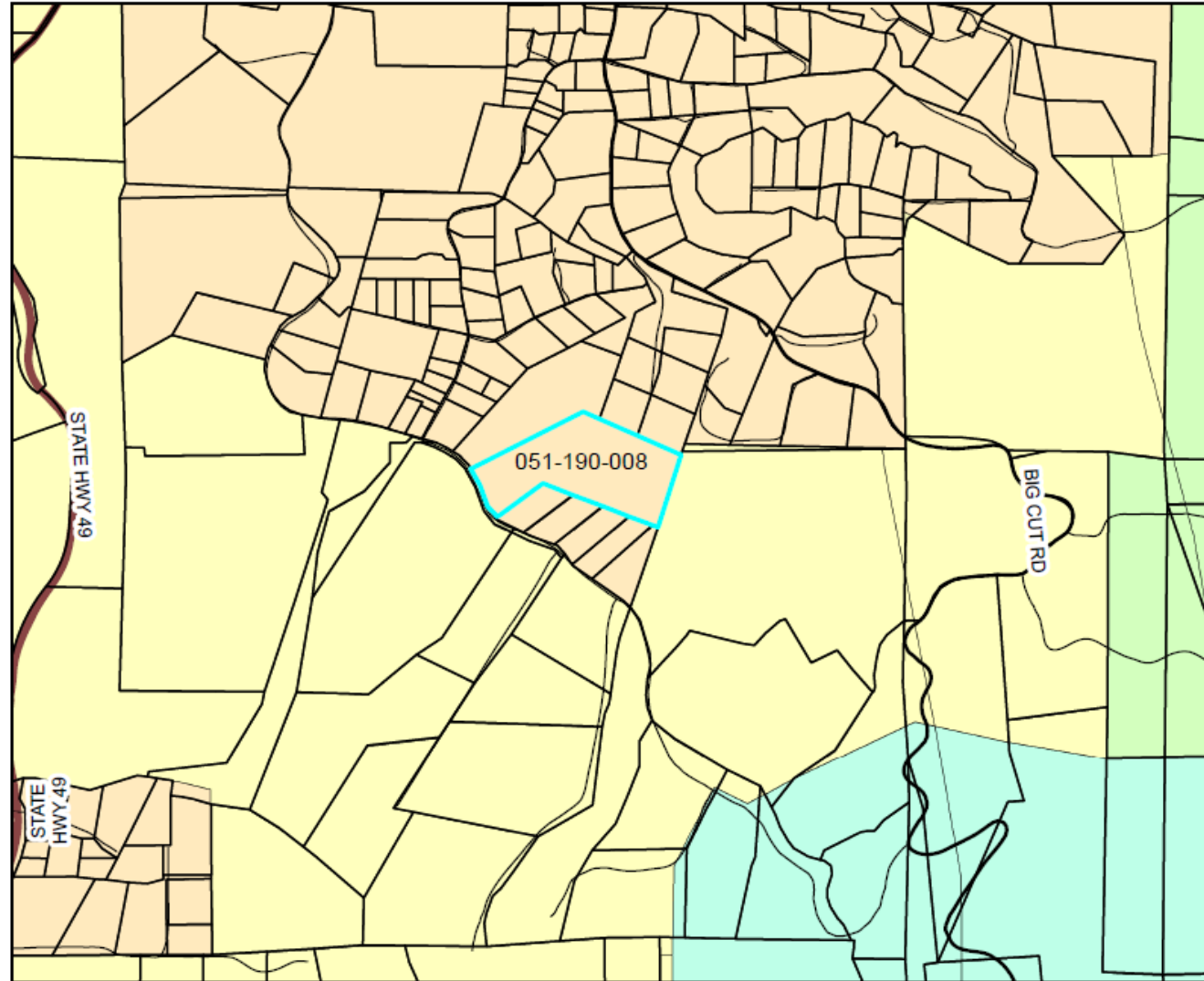
Parcel Lines

Disclaimer: Parcel boundaries in this map are illustrative only and not considered legal. 26-0825-E Page 3 of 9

Z24-0007 / P25-0001 Wilson Rezone and Parcel Map

Exhibit D - General Plan Land Use Map

General Plan Land Use Map



Legend

Base Land Use Designations

-  Agricultural Lands
-  Low Density Residential
-  Medium Density Residential
-  Open Space
-  Parcel Lines

Disclaimer: Parcel boundaries in this map are illustrative only and not considered the legal boundary.

Map created Feb. 5, 2026

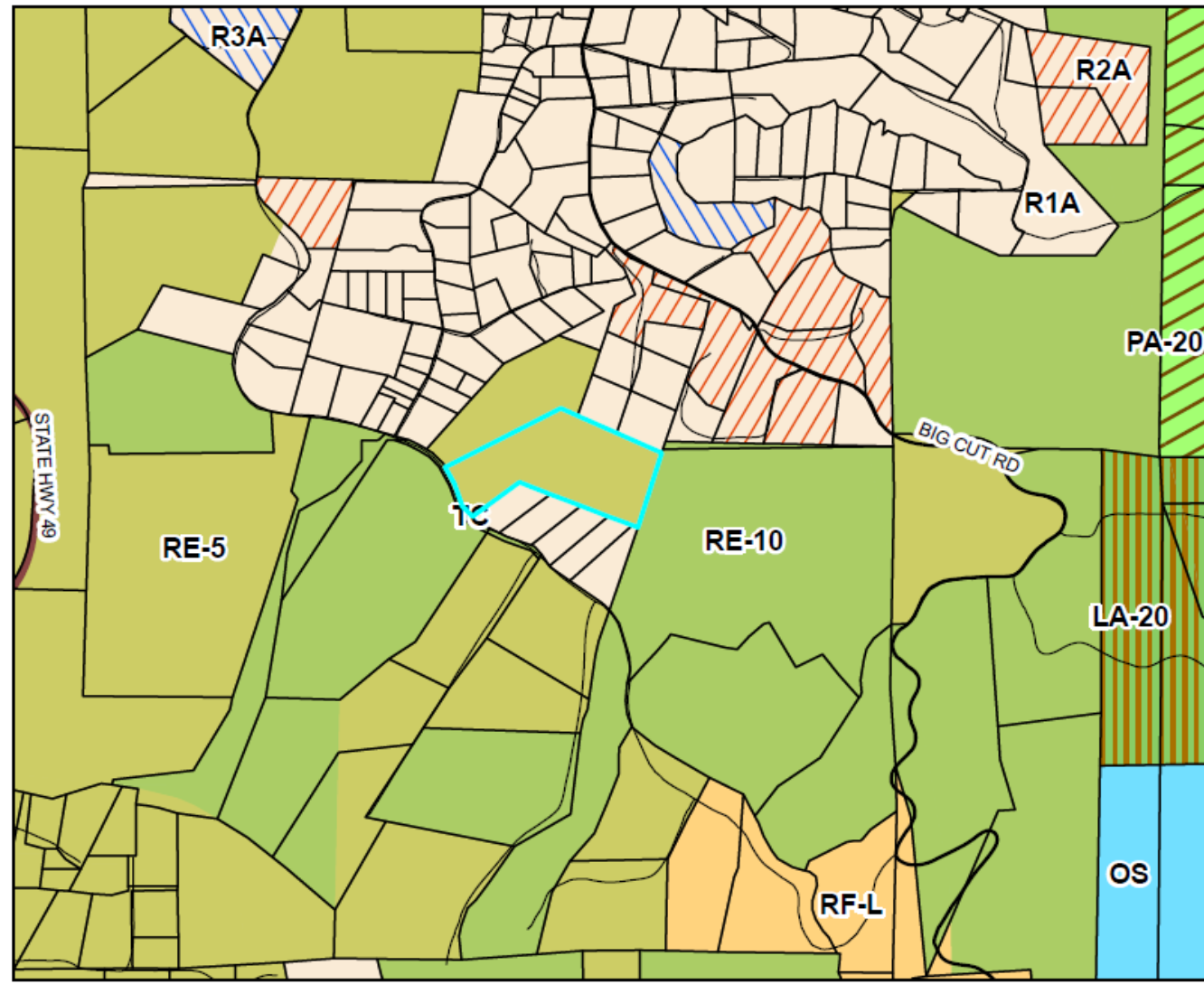













0 700 1,400 2,800 Feet

Z24-0007 / P25-0001 Wilson Rezone and Parcel Map

Exhibit E - Zoning Map

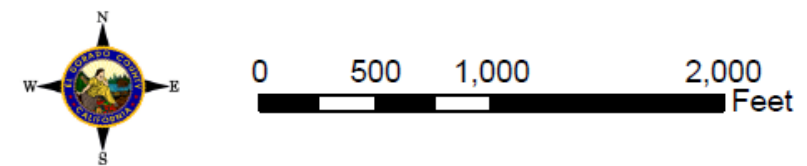
Zoning Map



- Legend**
- Zoning Designations**
-  LA-20 = Limited Agriculture 20 Acres
 -  PA-20 = Planned Agriculture 20 Acres
 -  OS = Open Space
 -  R1A = Residential 1 Acre
 -  R2A = Residential 2 Acres
 -  R3A = Residential 3 Acres
 -  RE-5 = Residential Estate 5 Acres
 -  RE-10 = Residential Estate 10 Acres
 -  RF-L = Recreational Facility Low
 -  TC = Transportation Corridor
 -  Parcel Lines

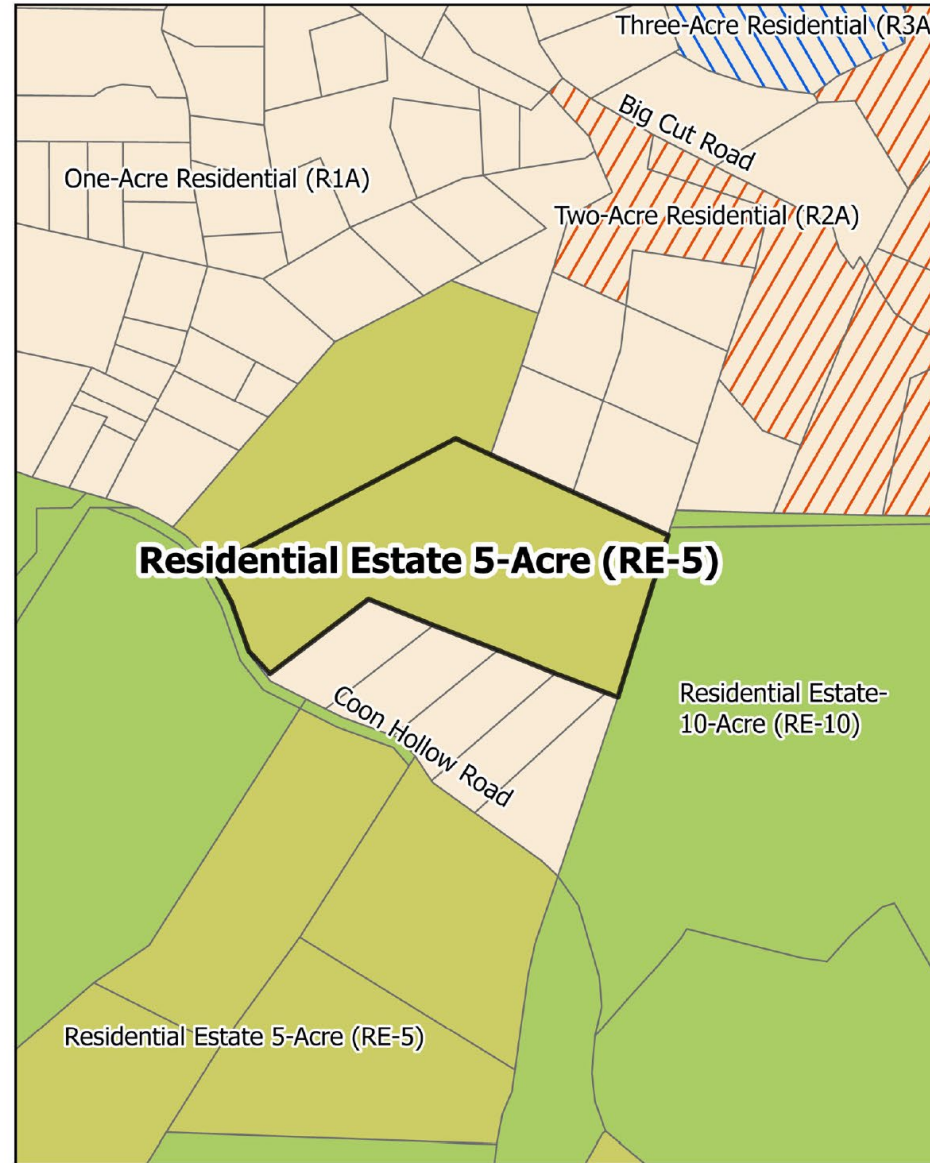
Disclaimer: Parcel boundaries in this map are illustrative only and not considered the legal boundary.

Map created February 5, 2026

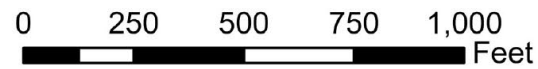
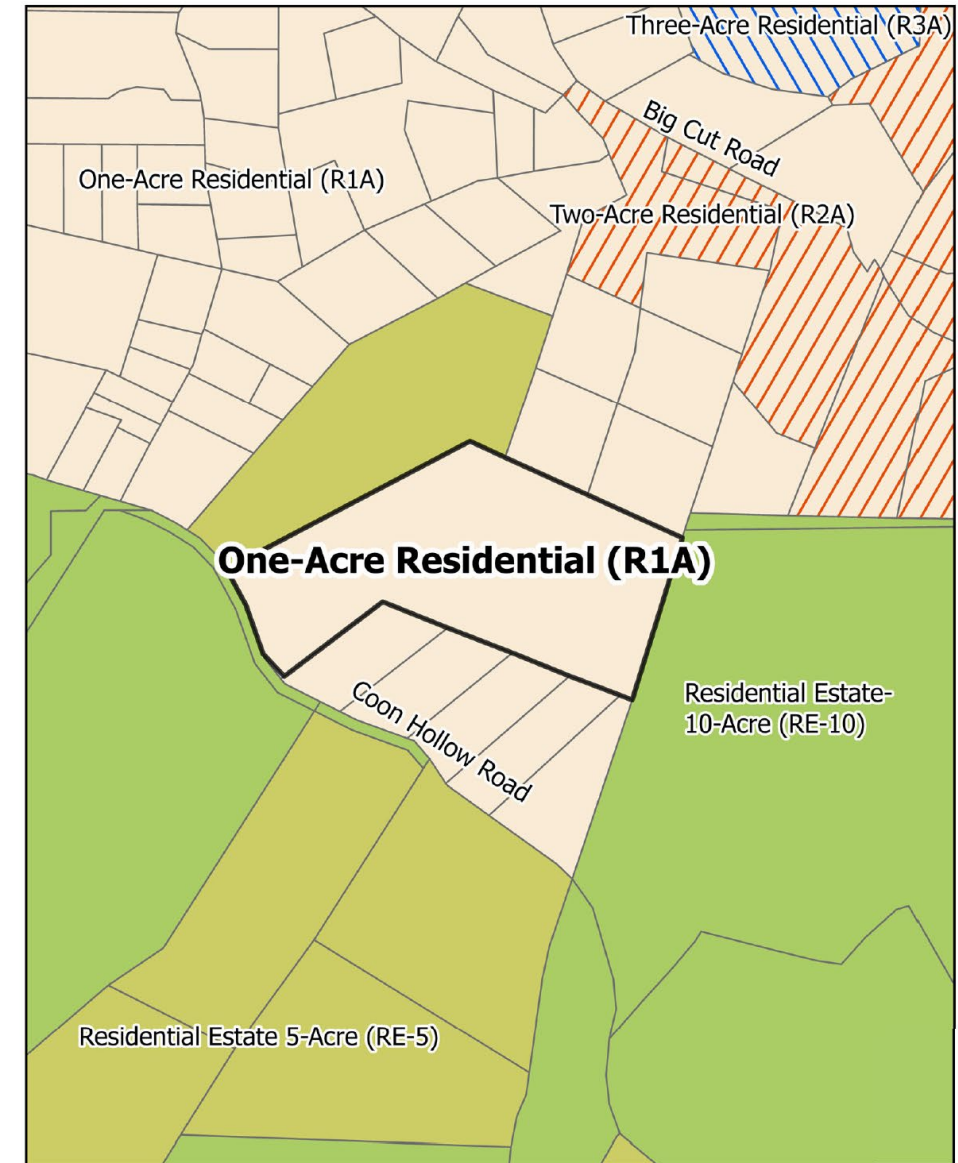


Proposed Zoning Change

Existing Zoning Designation



Proposed Zoning Designation



Project Plan

GENERAL NOTES:
DIMENSIONS ARE IN FEET AND DECIMAL FEET.

DIMENSIONS SHOWN FROM BUILDINGS TO PROPERTY LINES ARE MEASURED AT BUILDING CORNERS FROM THE EXTERIOR BUILDING FACE PERPENDICULAR TO THE PROPERTY LINE.

NO GRADING OR CONSTRUCTION IS EXPECTED TO OCCUR AS A RESULT OF THIS MINOR SUBDIVISION.

BASIS OF SURVEY:
THIS SURVEY IS BASED UPON THE LINES, DIMENSIONS AND BEARINGS AS SHOWN ON DOC 2815-8848291 WHILE THE RECORDED DOCUMENT OMMITS A COURSE IN THE METES AND BOUNDS LEGAL DESCRIPTION. REFERENCE IS MADE TO THAT GRANT DEED TO DONALD F. WILSON AND MARILYN J. WILSON FILED MAY 25 1970 IN BOOK 174 OF OFFICIAL RECORDS AT PAGE 497 FOR A COMPLETE VERSION OF THE LEGAL DESCRIPTION.

BASIS OF BEARINGS:
THE EASTERMOST LINE OF THE SUBJECT PARCEL (AS FOUND BETWEEN MONUMENTS) WAS DUG AS SOUTH 17°14'48" WEST.

DATUM:
ELEVATIONS ARE BASED ON NATIONAL COORDINATES AS DETERMINED BY GNSS OBSERVATION WITH CA STATE PLANE ZONE 2 (NAD83) (NAD 83) (S79G-476) (5603 2476).

UTILITY LINE NOTES:
UNDERGROUND UTILITY LOCATIONS WERE MAPPED BASED UPON MARKS AND STRUCTURES FOUND IN THE FIELD AND SHOULD BE CONSIDERED APPROXIMATE.

A 6" AC WATER LINE IS SHOWN ON GSD DOCUMENTS. THE LOCATION OF SAID LINE IS SHOWN HEREON APPROXIMATELY. NO RECORD OF ANY AGREEMENT COULD BE OBTAINED BY, OR WAS PROVIDED TO, THE SURVEYOR.

EASEMENT NOTES:
ALL EASEMENTS AFFECTING THIS PROPERTY ARE REFERENCED IN PLAGER TITLE COMPANY PRELIMINARY REPORT P NUMBER 653477 AMEND (VERSION 2), DATED 12/28/2024, AS SHOWN HEREON.

ADDITIONAL UNWRITTEN RIGHTS, OR RECORDED DOCUMENTS NOT MADE AVAILABLE TO THE SURVEYOR MAY EXIST.

NO RECORDED DOCUMENT COULD BE FOUND BY, OR WAS PROVIDED TO THE SURVEYOR, PROVIDING A LOCATION FOR THE EXISTING ROADWAY OF COON HOLLOW ROAD.

BOUNDARY NOTES:
THE BOUNDARY SHOWN HEREON WAS DEVELOPED BY FIELD SURVEY OF MONUMENTS CALLED FOR IN THE SUBJECT PROPERTY LEGAL DESCRIPTION AND MAPPED ON AN UNRECORDED MAP BY BUTLER AND SANDERS DATED DECEMBER 1966. NO COPY OF THIS MAP COULD BE OBTAINED.

THE BOUNDARY OF THE SUBJECT PARCEL CALLS TO THE CENTERLINE OF COON HOLLOW ROAD, WHILE THIS ROADWAY NOW EXISTS IN A SLIGHTLY DIFFERENT LOCATION, CREATING A DIFFERENT CENTERLINE LOCATION. THE BOUNDARY LINE IS NOT CONSIDERED TO BE AMBIGUOUS AND THE CALLS FOR BEARINGS AND DISTANCES IN THE LEGAL DESCRIPTION WERE DETERMINED TO BE THE BEST EVIDENCE OF ORIGINAL CENTERLINE LOCATION.

OWNER OF RECORD: WILSON FAMILY TRUST, 3781 COON HOLLOW ROAD, PLACERVILLE, CA, 95667

NAME OF APPLICANT: TERA WILSON, C/O WILSON FAMILY TRUST, 1949 GOODSON ROAD, CALDWELL, ID, 83607

MAP PREPARED BY: COMPLIANCE LAND SURVEYING, KYLE BROOK (PLS 9686), PO BOX 493, LOTUS, CA 95667

SCALE: 1 INCH = 50 FEET

CONTOUR INTERVAL: 1 FOOT

SOURCE OF TOPOGRAPHY: FIELD MEASUREMENT & NOAA LEAD (2019). TOPOGRAPHY WITHIN THE AREA OF SUBDIVISION WAS COLLECTED USING A COMBINATION OF TOTAL STATION AND GNSS MEASUREMENT. AREAS OUTSIDE THE AREA OF SUBDIVISION WERE CONTOURED USING PUBLICLY AVAILABLE LEAD.

SECTION, TOWNSHIP AND RANGE: PORTION OF SECTION 18 AND 19, T 10 N & R 11 E, MDM

APR 951-79-998

PRESENT ZONING: R67

TOTAL AREA: 7.93 AC ±

TOTAL NUMBER OF PARCELS: ONE PARCEL BEING SUBDIVIDED INTO TWO PARCELS

MINIMUM PARCEL AREA: 1 ACRE

WATER SUPPLY: EL DORADO IRRIGATION DISTRICT

SEWAGE DISPOSAL: SEPTIC

PROPOSED STRUCTURAL FIRE PROTECTIONS: EL DORADO COUNTY FIRE PROTECTION DISTRICT, 1.5 MILES FROM NEAREST FIRE STATION, AVERAGE RESPONSE OF 5 MINUTES, A 6" MAIN LINE OF THE EL DORADO IRRIGATION DISTRICT TRANSECTS THE PROPERTY AND A FIRE HYDRANT IS LOCATED AT THE BOTTOM OF THE DRIVEWAY TO THIS PROPERTY (SHOWN HEREON)

DATE OF PREPARATION: 1/23/2025

DATE OF FIELD SURVEY: 12/27/2024, 01/10/2025

SURVEYOR'S STATEMENT
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF TERA OTTENS ON NOVEMBER 13, 2024.

Kyle W. Brook
KYLE W. BROOK
P.L.S. 9686

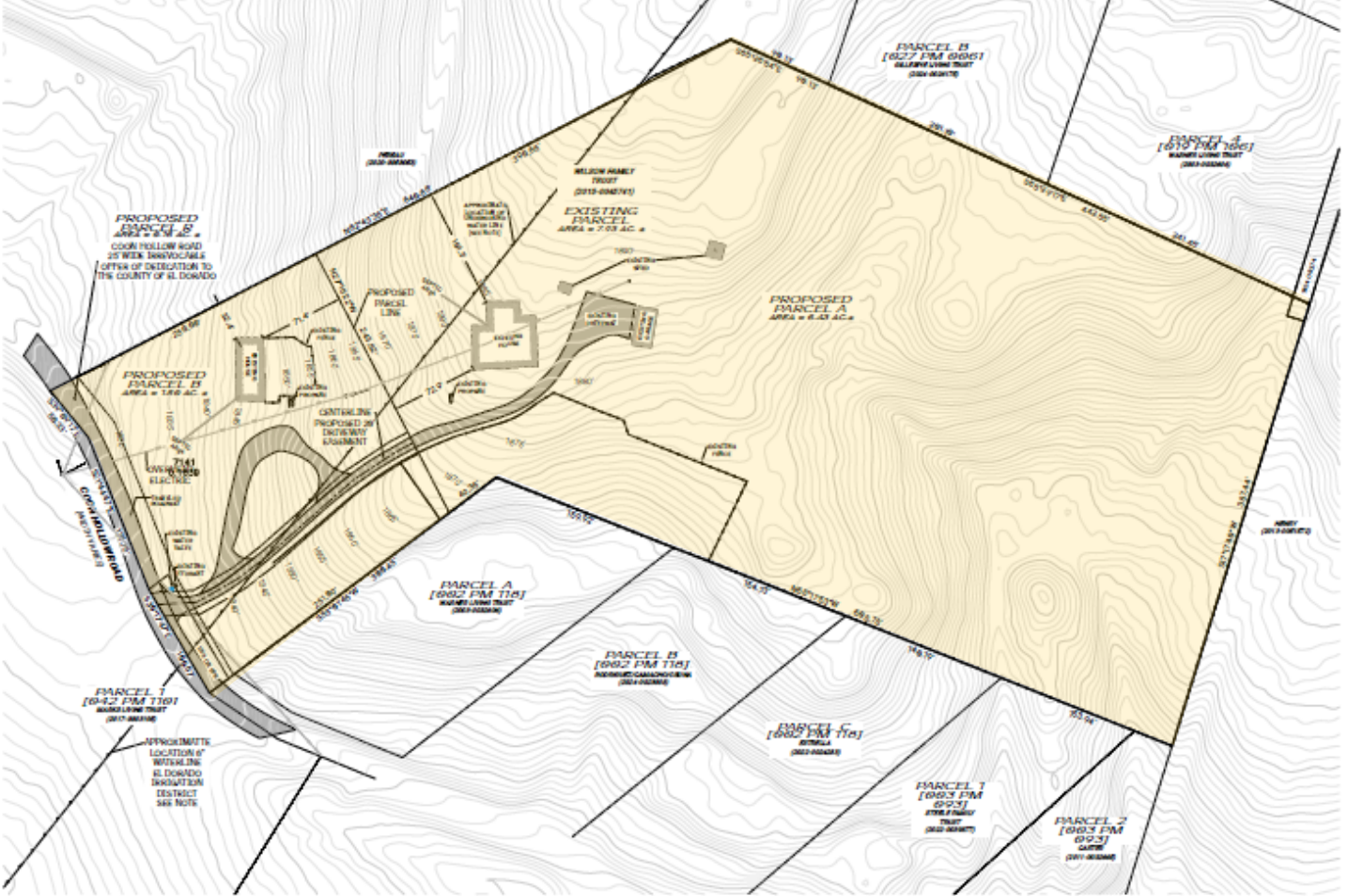


TENTATIVE PARCEL MAP

PORTIONS OF SECTIONS 18 AND 19, T 10 N, R 11 E, MDM
TOWNSHIP OF COLOMA
COMMONLY KNOWN AS 3781 COON HOLLOW ROAD
COUNTY OF EL DORADO STATE OF CALIFORNIA
SEPTEMBER 2025 SCALE: 1" = 50'

Z24-0007 / P25-0001
Wilson Rezone and Parcel Map

Exhibit F - Tentative Parcel Map



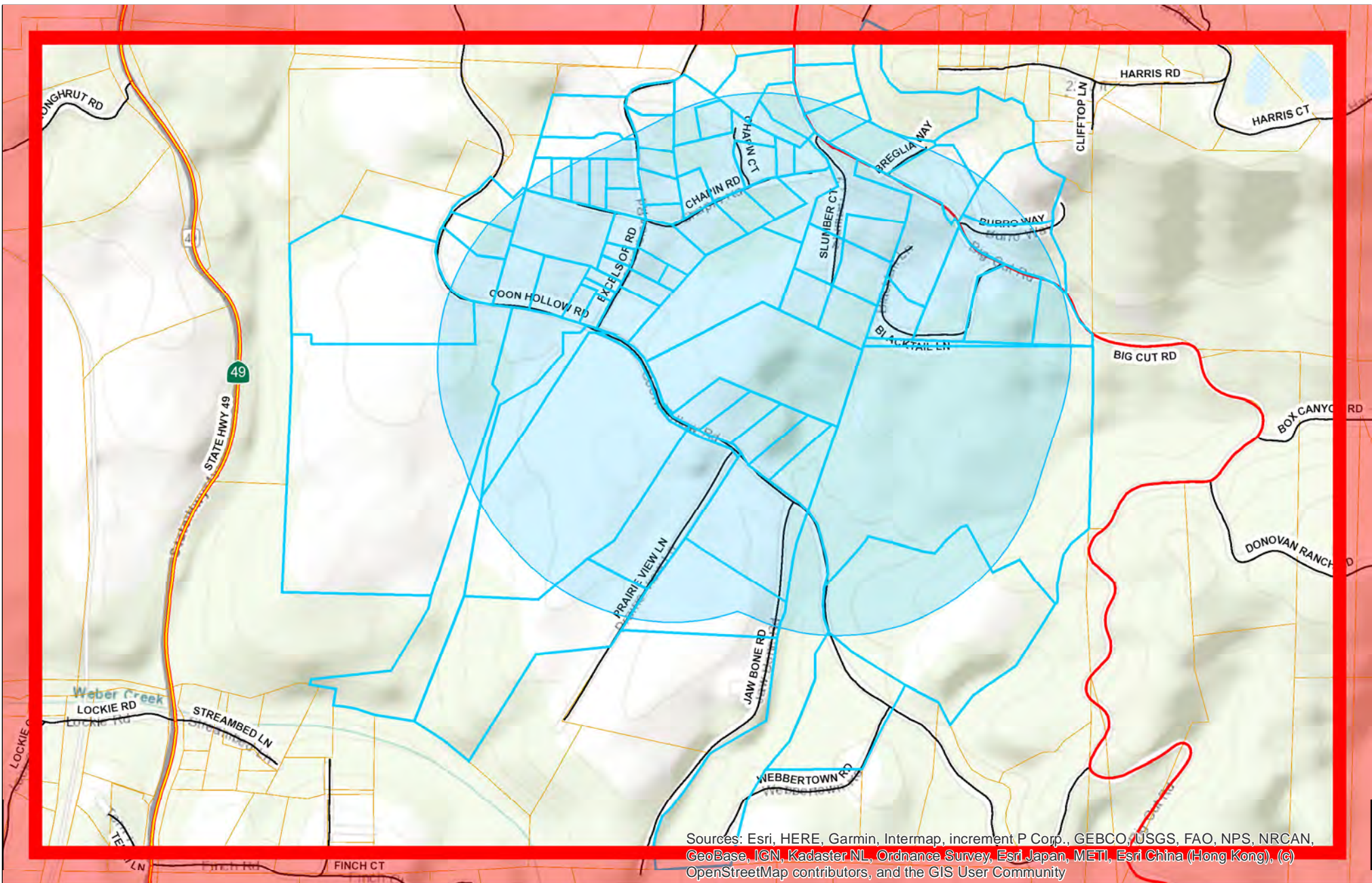
Environmental Review

Project-specific environmental review has been provided, which qualifies this project for streamlined environmental review according to California Environmental Quality Act (CEQA) **Section 15183, Projects Consistent with a Community Plan, General Plan, or Zoning**, within CEQA's Article 12, Special Situations (Exhibit G).

Staff Recommendation

RECOMMENDATION: Staff recommends the Planning Commission forward a recommendation to the Board of Supervisors to take the following actions:

1. Determine that pursuant to CEQA Guidelines, find the project to be exempt pursuant to Section 15183, Projects Consistent with a Community Plan, General Plan, or Zoning.
2. Approve Rezone Z24-0007 and Tentative Parcel Map P25-0001, based on the Findings and subject to the Conditions of Approval as presented.



March 27, 2026

Wilson Rezone Notification Map PC 04-23-26 (1,000 feet)

- Search Results: Parcels**
- Override 1
 - County Outline
 - Highway Labels
- Major Roads**
- Major Roads
 - Minor Roads

Disclaimer: Parcel boundaries in this map are illustrative only and not considered the legal boundary.



NOTICE OF PUBLIC HEARING

PROJECT: REZONE AND TENTATIVE PARCEL MAP Z24-0007/P25-0001/Wilson Rezone and Parcel Map submitted by Teri Ottens, Trustee/Marilyn Wilson, Wilson Family Trust

REQUEST: to Rezone from Residential Estate, Five-Acre minimum (RE-5) to Residential, One-Acre minimum (R1A), and a Tentative Parcel Map dividing the 7.94-acre property into two (2) parcels of approximately 1.5 acres and 6.43 acres.

LOCATION: The property, identified by Assessor's Parcel Number 051-190-008, consisting of 7.94 acres, is located on the northeast side of Coon Hollow Road, approximately 600 feet east of the intersection with Excelsior Road, in the Placerville Community Region, within the City of Placerville Sphere of Influence, Supervisorial District 3.

COUNTY PLANNER: Lela Shelley, email: LShelley@edcgov.us

COUNTY OF EL DORADO PLANNING COMMISSION
KAREN L. GARNER, Executive Secretary
April 1, 2026

All persons interested are invited to write their comments to the Planning Commission in advance of the hearing. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to, the public hearing. Any written correspondence should be directed to:

County of El Dorado Planning and Building Department
2850 Fairlane Court,
Placerville, CA 95667
or via e-mail: planning@edcgov.us

County of El Dorado
Planning and Building Department (Planning)
2850 Fairlane Court, Building C
Placerville, CA 95667

NOTICE OF PUBLIC HEARING



County of El Dorado
Planning Commission

Building C Hearing Room
2850 Fairlane Court,
Placerville, CA 95667

UN1036061

**April 23, 2026 at 8:30
AM**

Send Comments to:
PLANNING@EDCGOV.US

Meeting Agenda and Staff Reports Available:
<https://eldorado.legistar.com/calendar.aspx>

Project Information Available:
<https://edc-trk.aspgov.com/etrakit/>
Login or create an E-Trakit account



EL DORADO COUNTY PLANNING DIVISION

<https://www.eldoradocounty.ca.gov/Land-Use/Planning-and-Building/Planning-Division>

NOTICE OF PUBLIC HEARING

The **County of El Dorado Planning Commission** will hold a public hearing in the Planning Commission Hearing Room, 2850 Fairlane Court, Placerville, CA 95667 on **April 23, 2026**, at **8:30 a.m.**, to consider the following: **REZONE AND TENTATIVE PARCEL MAP Z24-0007/P25-0001/Wilson Rezone and Parcel Map** submitted by Teri Ottens, Trustee/Marilyn Wilson, Wilson Family Trust to Rezone from Residential Estate, Five-Acre minimum (RE-5) to Residential, One-Acre minimum (R1A), and a Tentative Parcel Map dividing the 7.94-acre property into two (2) parcels of approximately 1.5 acres and 6.43 acres. The property, identified by Assessor's Parcel Number 051-190-008, consisting of 7.94 acres, is located on the northeast side of Coon Hollow Road, approximately 600 feet east of the intersection with Excelsior Road, in the Placerville Community Region, within the City of Placerville Sphere of Influence, Supervisorial District 3. (County Planner: Lela Shelley, email: LShelley@edcgov.us) (A project-specific environmental review has been provided, which qualifies this project for streamlined environmental review according to California Environmental Quality Act (CEQA) Section 15183, Projects Consistent with a Community Plan, General Plan, or Zoning, within CEQA's Article 12, Special Situations)

Agenda and Staff Reports are available 13 days before the meeting at <https://eldorado.legistar.com/Calendar.aspx>

Project Information is available online at <https://edc-trk.aspgov.com/etrakit/>. To view attachments, please login or create an E-Trakit account and search the project name or application file number in the search box.

All persons interested are invited to write their comments to the Planning Commission in advance of the hearing. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to, the public hearing. Any written correspondence should be directed to the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: PLANNING@EDCGOV.US. Please send written comments by 2:00 p.m. the day prior to the meeting. Comments received after the deadline may not be delivered to the Commission before any action.

The County of El Dorado strives to ensure all Commission agenda materials are ADA-compliant. However, in limited circumstances, attachments to agenda items may not be fully accessible to individuals with disabilities. We remain committed to ensuring the agenda materials are accessible to and usable by individuals with disabilities to the maximum extent possible. Alternative formats for the requested agenda materials can be made available upon request to the Clerk of the Planning Commission at 530-621-5355 or via email, planning@edcgov.us, preferably no less than 24 hours in advance of the meeting.

COUNTY OF EL DORADO PLANNING COMMISSION
KAREN L. GARNER, Executive Secretary
April 1, 2026

Mountain Democrat

PROOF OF PUBLICATION
(2015.5. C.C.P.)

STATE OF CALIFORNIA
County of El Dorado

I am a citizen of the United States and a resident of the County aforesaid; I'm over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am principal clerk of the printer at the Mountain Democrat, 2889 Ray Lawyer Drive, a newspaper of general circulation, printed and published Wednesday and Friday, in the City of Placerville, County of El Dorado, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court to the County of El Dorado, State of California, under the date of March 7, 1952, Case Number 7258; that the notice, of which the annexed is a printed copy (set in type no smaller than non-pareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

4/1

ALL IN THE YEAR 2026

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Placerville, California, this 1st day of APRIL, 2026

Allison Rains

Signature

Allison Rains
Legals Clerk

Proof of Publication NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING

The County of El Dorado Planning Commission will hold a public hearing in the Planning Commission Hearing Room, 2850 Fairlane Court, Placerville, CA 95667 on April 23, 2026, at 8:30 a.m., to consider the following: REZONE AND TENTATIVE PARCEL MAP Z24-0007/P25-0001/ Wilson Rezone and Parcel Map submitted by Teri Ottens, Trustee/ Marilyn Wilson, Wilson Family Trust to Rezone from Residential Estate, Five-Acre minimum (RE-5) to Residential, One-Acre minimum (R1A), and a Tentative Parcel Map dividing the 7.94-acre property into two (2) parcels of approximately 1.5 acres and 6.43 acres. The property, identified by Assessor's Parcel Number 051-190-008, consisting of 7.94 acres, is located on the northeast side of Coon Hollow Road, approximately 600 feet east of the intersection with Excelsior Road, in the Placerville Community Region, within the City of Placerville Sphere of Influence, Supervisorial District 3. (County Planner: Lela Shelley, email: LShelley@edcgov.us) (A project-specific environmental review has been provided, which qualifies this project for streamlined environmental review according to California Environmental Quality Act (CEQA) Section 15183, Projects Consistent with a Community Plan, General Plan, or Zoning, within CEQA's Article 12, Special Situations) Project Information is available online at <https://edc-trk.aspgov.com/etrakit/>. To view attachments, please login or create an E-Trakit account and search for the project name or application file number. Agenda and Staff Reports are available 13 days before the

meeting at <https://eldorado.legistar.com/Calendar.asp>

All persons interested are invited to write their comments to the Planning Commission in advance of the hearing. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to, the public hearing. Any written correspondence should be directed to the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: PLANNING@EDCGOV.US. Please send written comments by 2:00 p.m. the day prior to the meeting. Comments received after the deadline may not be delivered to the Commission before any action.

The County of El Dorado strives to ensure all Commission agenda materials are ADA-compliant. However, in limited circumstances, attachments to agenda items may not be fully accessible to individuals with disabilities. We remain committed to ensuring the agenda materials are accessible to and usable by individuals with disabilities to the maximum extent possible. Alternative formats for the requested agenda materials can be made available upon request to the Clerk of the Planning Commission at 530-621-5355 or via email, planning@edcgov.us, preferably no less than 24 hours in advance of the meeting.

COUNTY OF EL DORADO
PLANNING COMMISSION
KAREN L. GARNER, Executive
Secretary

April 1, 2026
4/1

15952



County of El Dorado

330 Fair Lane, Building A
Placerville, California
530 621-5390
FAX 622-3645
www.edcgov.us/bos/

Master Report

File Number: 26-0626

***File ID #:** 26-0626

Agenda Agenda Item
Type:

Status: Agenda Item

Version: 1

Reference:

Gov Body: Planning
Commission

Department: Planning and Building

Created: 03/30/2026

Agenda Title: 04-23-26 PC APPEAL Henry Open Storage Lot

Final Action:

Title: Hearing to consider an APPEAL received from Bill Wilde appealing the approval of Design Review Permit DR24-0010/Business Drive Open Storage Lot submitted by Jim Dillingham, D&Z Structural Engineering to allow temporary construction-material storage.

The property, identified by Assessor's Parcel Number 109-480-027, consisting of 4.48 acres, is located adjacent to Shingle Lime Mine Road at the western edge of the Barnett Business Park, in the Shingle Springs Community Region, approximately 0.5 miles south of the intersection of Durock Road and Shingle Lime Mine Road.

Staff recommends the Planning Commission (PC) consider the attached exhibits and receive appellant and applicant comments to determine the appropriate amount of landscaping to require and then instruct staff to revise the original Findings and/or Conditions of Approval and approve DR24-0006.

(Supervisory District 4)

Notes:

Code Sections:

Agenda Date: 04/23/2026

Agenda Number: 6.

Sponsors:

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Attachments: A - Staff Memo, B - Staff Memo Exhibits A-I, C - Staff Presentation, D - Public Noticing

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Contact: Ande Flower

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History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 26-0626

Hearing to consider an APPEAL received from Bill Wilde appealing the approval of Design Review Permit DR24-0010/Business Drive Open Storage Lot submitted by Jim Dillingham, D&Z Structural Engineering to allow temporary construction-material storage.

The property, identified by Assessor's Parcel Number 109-480-027, consisting of 4.48 acres, is located adjacent to Shingle Lime Mine Road at the western edge of the Barnett Business Park, in the Shingle Springs Community Region, approximately 0.5 miles south of the intersection of Durock Road and Shingle Lime Mine Road.

Staff recommends the Planning Commission (PC) consider the attached exhibits and receive appellant and applicant comments to determine the appropriate amount of landscaping to require and then instruct staff to revise the original Findings and/or Conditions of Approval and approve DR24-0006.

(Supervisory District 4)

DISCUSSION / BACKGROUND

Request to consider an APPEAL received from Bill Wilde appealing the approval of Design Review Permit DR24-0010/Business Drive Open Storage Lot submitted by Jim Dillingham, D&Z Structural Engineering to allow temporary construction-material storage. The property, identified by Assessor's Parcel Number 109-480-027, consisting of 4.48 acres, is located adjacent to Shingle Lime Mine Road at the western edge of the Barnett Business Park, in the Shingle Springs Community Region, approximately 0.5 miles south of the intersection of Durock Road and Shingle Lime Mine Road, Supervisory District 4. (County Planner: Craig Osborn, email: S0sborn@edcgov.us@edcgov.us) (Categorical or Statutory Exemption pursuant to Section 15183 of the CEQA Guidelines)

A Staff Report is attached.

CONTACT

Craig Osborn
Planning and Building Department, Planning Division



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

Placerville Office: 2850 Fairlane Court, Placerville, CA 95667
South Lake Tahoe Office: 924 B Emerald Bay Road, South Lake Tahoe, CA 96150

<https://www.eldoradocounty.ca.gov/Home>

<u>Placerville Office:</u>	<u>Placerville Office:</u>	<u>Placerville Office:</u>	<u>South Lake Tahoe Office:</u>
Building:	Planning:	Code Enforcement:	All Services:
(530) 621-5315	(530) 621-5355	(530) 621-5999	(530) 573-3330
bldgdept@edcgov.us	planning@edcgov.us	cdacode.enforcement@edcgov.us	plan-buildSLT@edcgov.us

Date: March 23, 2026 Agenda of: April 23, 2026
To: Planning Commission
From: Craig Osborn, Associate Planner
Subject: DR-A26-0002/Appeal of Design Review Permit DR24-0010/Business Drive Open Storage Lot

Staff Recommendation

Staff recommends the Planning Commission (PC) consider the attached exhibits and receive appellant and applicant comments to determine the appropriate amount of landscaping to require and then instruct staff to revise the original Findings and/or Conditions of Approval and approve DR24-0010.

Alternative Action

- 1) Grant the appeal (DR-A26-0002), thereby denying Design Review Permit DR24-0010, and instruct staff to scribe Findings for Denial; or
- 2) Deny the appeal and uphold the approval of DR24-0010, based on the Findings and subject to the Conditions of Approval as approved by the Planning and Building Department Director (Director).

Location

The project is located at Assessor's Parcel Number (APN) 109-480-027, a 4.48-acre property zoned Industrial Light (IL), located adjacent to Shingle Lime Mine Road at the western edge of the Barnett Business Park, in the Shingle Springs Community Region, approximately 0.5 miles south of the intersection of Durock Road and Shingle Lime Mine Road, Supervisor District 4. Cameron Estates is a residential community located west of Shingle Lime Mine Road, within the Residential Estate 5-Acre Minimum (RE-5) zoning district (Attachment C, Exhibits A and B).

Project and Site Description

Design Review Permit DR24-0010/Business Drive Open Storage Lot was approved by Staff on behalf of the Director on February 23, 2026, to allow temporary construction-material storage such as leftover beams, concrete blocks, etc. (Attachment C, Exhibits C-F). No structural

improvements, lighting, or signage are proposed. The proposed outdoor open storage lot would be surrounded by a six-foot perimeter chain link fence with earth tone vinyl slats and two (2) locked and manually operated gates conforming to County standards. The gate entry areas include proposed irrigated landscaping along the frontage of Business Drive (Attachment C, Exhibit C, page 10). A pedestrian gate is proposed at the gated entrance near the southeast property corner. Earthwork for the project includes grading 1.69 acres as necessary for a relatively flat finished grade, which would then be spread with gravel.

Approximately 1.87 acres of the 4.48-acre project site is restricted with existing easements dedicated to utilities for sewer, storm drains, swales, and detention basin. This includes a 100-foot non-building setback along the western property border with Shingle Lime Mine Road, and an 80-foot drainage swale and detention basin along the northern property line, adjacent to Dividend Drive (Attachment C, Exhibit C, page 7). Within the 100-foot setback to Shingle Lime Mine Road, there is incorporated a 20-foot landscape buffer, established with Condition of Approval number four (4) to the 2006 approved Barnett Business Park Parcel Map (P05-0002). The site steps upward from the drainage easement areas by approximately 10 feet and generally opens to a plateau within the proposed extend of disturbance.

Regulatory Authority

The original decision for DR24-0010 was a director-level approval for a Design Review Permit. All decisions of the Director are appealable to the PC and then to the Board of Supervisors (Board), according to County Code Table Sec. 130.52.090 – Appeals (B)(1). The appeal process requires de novo hearings, which means that the PC may reverse or affirm, wholly or partly, or may modify the requirements, decision or determination appealed, and such action shall be final, subject to appeal to the BOS.

Appeal Filed

On March 5, 2026, an appeal was received from Bill Wilde, a resident within Cameron Estates, in response to notice received for Director’s approval of DR24-0010/Business Drive Open Storage Lot. As stated in Appeal DR-A26-0002, the appellant conveys concern about a lack of landscaping along the western side of the proposed project. The applicant contends that due to a lack of landscaping and expanded conditions, the project is not consistent with Section 1.6.A.2.d (Community Design Standards- Landscaping and Irrigation Standards). Mr. Wilde also cites General Plan Policy 2.2.5.21 as reason for his request to appeal project approval (Attachment A).

Following is the statement made on the appeal form:

“We are appealing this decision to make sure that County regulations and requirements are applied to protect our adjacent residential neighborhood, while still being reasonable and fair to the Applicant. We need your help to accomplish this. Please see the attached sheet for details.”

Regulatory Excerpts and Parcel Map Conditions of Approval Reference

Following are regulatory excerpts which may be useful for analysis, determination of findings, and final decision for the project and/or appeal:

General Plan Policy 2.2.5.21: Development projects shall be located and designed in a manner that avoids incompatibility with adjoining land uses that are permitted by the policies in effect at the time the development project is proposed. Development projects that are potentially incompatible with existing adjoining uses shall be designed in a manner that avoids any incompatibility or shall be located on a different site.

General Plan Land Use Designation: Industrial (I): The purpose of this land use category is to provide for a full range of light and heavy industrial uses. Types of uses that would be permitted include manufacturing, processing, distribution, and storage. Incompatible, non-industrial uses, excluding support services, shall be discouraged. Industrial lands in Rural Regions may have uses which support agriculture, timber resource production, mineral extraction, or other resource utilization. This designation is considered appropriate within Community Regions, Rural Centers, and Rural Regions

Zoning Ordinance 130.23.010 B.1 Industrial Light Zoning Description (IL): The IL zone is applied to lands for manufacturing and associated retail or service activities, wholesaling, and other industrial uses, where the primary activity is conducted within a building or buildings, or in outdoor storage or activity areas. Conditional Use Permits shall be required for those uses which, by their nature, have the potential to produce or emit noise, odor, fumes, dust, smoke, vibrations, glare, heat, electrical interference or waste material beyond the confines of the property boundaries.

Section 1.6.A.2.d Landscape Standards, Landscape Buffers, Property Lines (Community Design Standards- Landscaping and Irrigation Standards) states:

Where industrial, research and development, commercial, civic, or utility uses adjoin residentially zoned lots, either of the following shall be required:

- (1) A 30-foot-wide landscape buffer with a minimum of 18 trees and 72 shrubs per 100 feet of length; or
- (2) A 10-foot landscape buffer with an ornamental masonry wall not less than six (6) feet in height at the property line and extending to within 15 feet of any road right-of-way or easement. Within the buffer, a row of evergreen conifer trees shall be planted to provide continuous screening.

Section 1.5.D Landscape Plan (Community Design Standards- Landscaping and Irrigation Standards) states:

The Director or applicable review authority may approve an alternative landscape plan when unique circumstances apply to the site that makes compliance with the standards of this Chapter infeasible. Consideration shall be given to adjacent land uses, the nature of the change, existing site conditions, and the suitability of the

proposed alternative. The review authority must find that the alternative provides comparable buffering and shading and otherwise meets the intent of this Chapter.

Historic Reference - The Barnett Business Park Parcel Map P05-0002 was approved by the Zoning Administrator on June 7, 2006, and conditioned as follows:

4. A 100-foot-wide building setback shall be designated on the final parcel map along the western property line of the subject property from the eastern edge of the 60-foot right-of-way for Shingle Lime Mine Road adjacent to Cameron Estates. The non-building setback shall include a 20-foot-wide landscape buffer containing a minimum of one 5-gallon or equivalent vertical growing shrub and one 5-gallon or equivalent vertical growing tree alternating every 5 feet in a line along the western boundary of the landscape buffer. Parking and internal vehicle access may be located within the area of the non-building setback area outside of the 20-foot landscape buffer.

The above Condition was fulfilled prior to the recordation of the Final Map and is memorialized in PM 48-141 (parent parcel map). However, a lack of irrigation and maintenance has resulted in a less-than-optimal landscape buffer.

Staff Response to Appellant Requests

Below is a summary of itemized appellant statements along with staff's response:

1) Inadequate Landscaping

The appellant states that Section 1.6.A.2.d (Community Design Standards- Landscaping and Irrigation Standards) is not being applied and therefore no landscaping buffer is being created to separate conflicting uses.

Staff Response: The project parcel adjoins neighboring residential parcels of Cameron Estates, separated only by the non-County-maintained Road, Shingle Lime Mine Road. The first 100 feet of the full length of the project site western edge is deed-restricted non-buildable, dedicated to drainage with a sewer easement and supporting natural vegetation with some remnants of the original landscaping planted prior to the finalization of the Barnett Business Park Parcel Map Parcel Map.

Determining the appropriate amount of landscaping, which may be approvable as an alternative landscape according to *Section 1.5.D Landscape Plan*, is anticipated to be the primary point of deliberation for the PC hearing for this appeal. See also the *Additional Considerations* section below for more information.

2) Insufficient Compatibility Design Measures

a) The appellant requests "Adequate landscaping to mitigate views and noise including requirements for the maintenance of the landscaping."

Staff Response:

The applicant has proposed an alternative landscape plan subsequent to the appeal for trees to be planted along the western edge of the project site that includes the following statement: “I will plant one (1) five-foot oak tree every 11 feet from edge of the south/west corner property line until we get to the “non-building” line, approximately 60 feet from the center of emergency Road [Dividend Drive]. This would equal 32 trees (Attachment C, Exhibit G).” See also the *Additional Considerations* section below for more information.

a) Requiring appropriate review with Notice to neighbors should any lighting be proposed to be added in the future.

Staff Response: Project approval has been conditioned for all future lighting to meet County standards. Future projects that would change the use and/or add structures would require appropriate noticing, like the original noticing provided with DR24-0010.

b) Including reasonable hours of operation and noise limitations.

Staff Response: A Design Review Permit is different than a Conditional Use Permit review. The Zoning Ordinance does not regulate operable hours for activity that is permitted by right. The project site does not include lighting. Any noise at the site may not exceed standards set with the County Ordinance Noise Standards found in Section 130.37.060.

c) Include the type of storage to be permitted

Staff Response: The applicant has stated an intention for the site to temporarily house material left over from construction sites such as partial beams, concrete masonry units (CMUs, or concrete blocks), and similar material.

There is not an end user specified to lease or purchase the property. A future property owner may wish to change the use at this location; and if so, a revised Design Review Permit and possibly a Conditional Use Permit review and approval process would be required. The Industrial land use designation purpose is to provide for a full range of light and heavy industrial uses. Further specified with the IL zoning district, the types of uses that would be permitted include manufacturing, processing, distribution, and storage. There is no further specificity of storage types for this zoning district.

Design Review Permits are not intended to expand or restrict uses that are otherwise permitted outright, conditionally allowed, or not permitted within a zone. Specific to this zone, the ordinance prescribes that incompatible, non-industrial uses, excluding support services, are discouraged.

Notification

The Notice of Decision letter provided notification for the approval of DR24-0010/Business Drive Open Storage Lot and was mailed to all property owners within a 1,000-foot radius on February 11, 2026. This opened a 10-calendar day comment period prior to the approval of the project on February 23, 2026, followed by another 10-working day appeal period.

Additional Considerations

1. The property owner and appellant met on site, led by the project planner, to discuss a potential solution soon after the appeal was received. The applicant's proposal for additional landscaping was submitted following the onsite meeting and shared with the appellant (Attachment C, Exhibit G). The two (2) parties remain at an impasse and are open to having final details for this project resolved by the PC.
2. If the PC determines that an alternative landscape, per *Section 1.5.D Landscape Plan* (Community Design Standards- Landscaping and Irrigation Standards) would meet *General Plan Policy 2.2.5.21*, then staff recommends that it be incorporated into the Findings for that determination. The original Findings document unintentionally omitted this reference.
3. Regarding the Additional Landscaping Proposal (Attachment C, Exhibit G):
 - a) The existing 20-foot-wide landscape buffer established with the Barnett Business Park Parcel Map P05-0002 appears to overlap the Pacific Gas and Electric (PG&E) distribution poles and power lines. PG&E policy for *The Right Tree in the Right Place* discourages tree planting directly under power lines (Attachment C, Exhibit I).
 - b) Existing natural landscape is established appears to be successful without irrigation.
 - c) The Army Corps of Engineers was a regulatory body for the established drainage basin because it includes a wetland area. Any future landscape plantings would likely require consultation and possible permits with that Federal Agency.
 - d) The project site is in a high fire hazard area.
 - e) The approved plans include landscaping and irrigation along the eastern entry property line.
 - f) The applicant has indicated that it would be onerous to extend the water line across the 432-foot length of the property to provide irrigation to any additional landscaping. Tree watering bags could be an alternative watering system, but the appropriateness for maintaining this option would need to be prepared and recommended by an arborist.
 - g) Trees may not be planted within the existing diagonal 20-foot sewer easement that intersects with the 20-foot landscape buffer area.

- h) County Storm Water staff advise against planting additional trees within an already established designated drainage easement. There is a potential that any new planted trees within the drainage basin could offset drainage capacity and result in drainage issues.
- 4. DR24-0010 was determined to be exempt, according to California Environmental Quality Act (CEQA) 15183 (Attachment C, Exhibit F). Any subsequent decision would need to acknowledge either this CEQA determination or one appropriate for the decision.
- 5. Site photos have been provided by the project planner to support PC deliberation (Attachment C, Exhibit H).

SUPPORT INFORMATION

Attachments to Staff Memo

Exhibit A.....Vicinity Map
Exhibit BGeneral Plan and Zoning Map Maps
Exhibit CDR24-0010 Project Site Plans
Exhibit D.....DR24-0010 Approval Letter and Notice Map
Exhibit EDR24-0010 Staff Report, Findings, and COAs
Exhibit F.....CEQA 15183 Exemption
Exhibit G.....Post Appeal Landscaping Proposal
Exhibit H.....Site Visit Photos
Exhibit IPG&E Policy Page

\\CDADData\DS-Shared\DISCRETIONARY\DR\2026\DR-A26-0002 -Henry Open Storage lot -Appeal

DR-A26-0002/Appeal of DR24-0010/Business Drive Open Storage Lot
Exhibit A - Vicinity Map

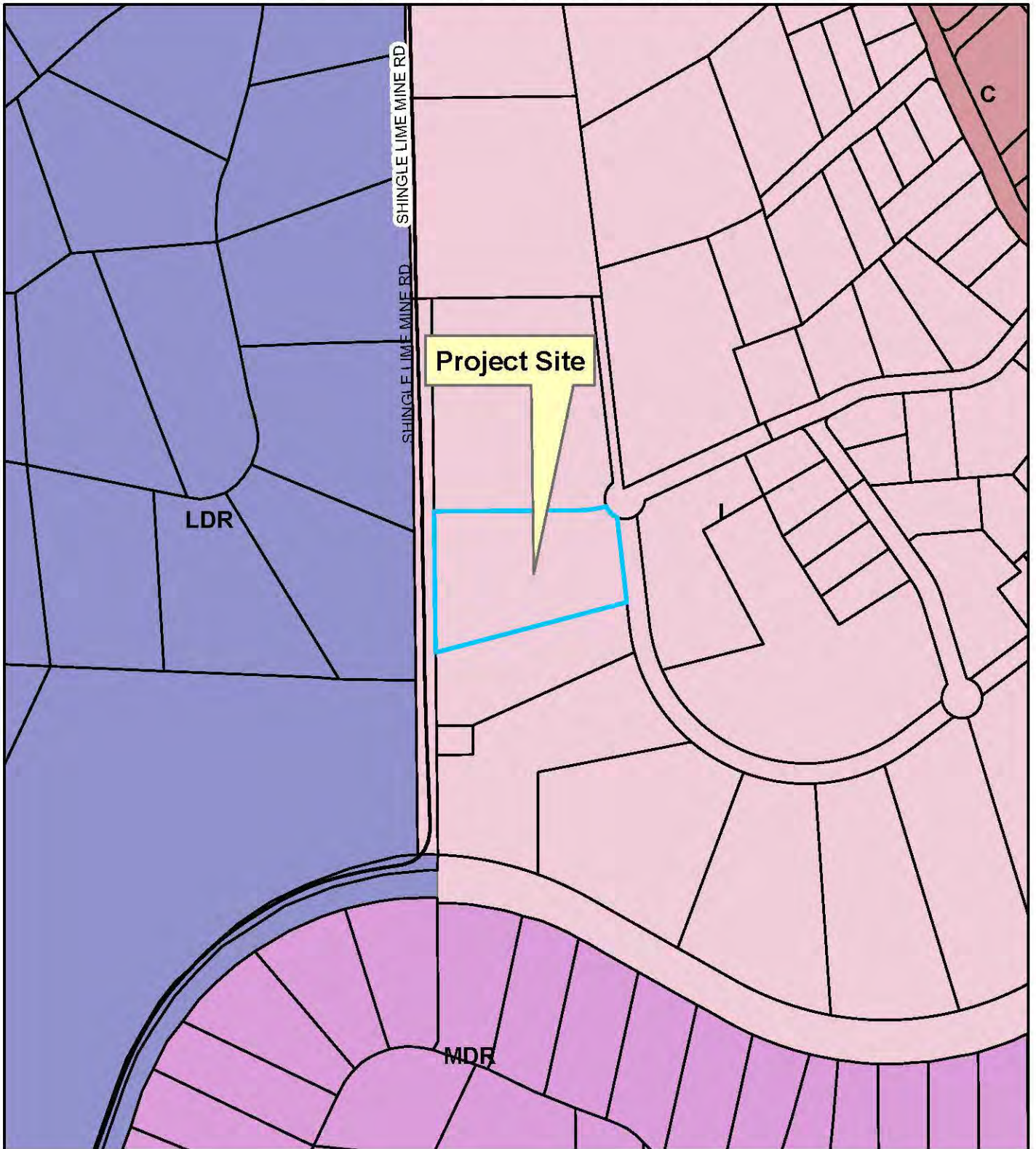


0 285 570 1,140 Feet

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Map prepared August 2025





DR-A26-0002/Appeal of DR24-0010/Business Drive Open Storage Lot
Exhibit B - General Plan and Zoning Maps



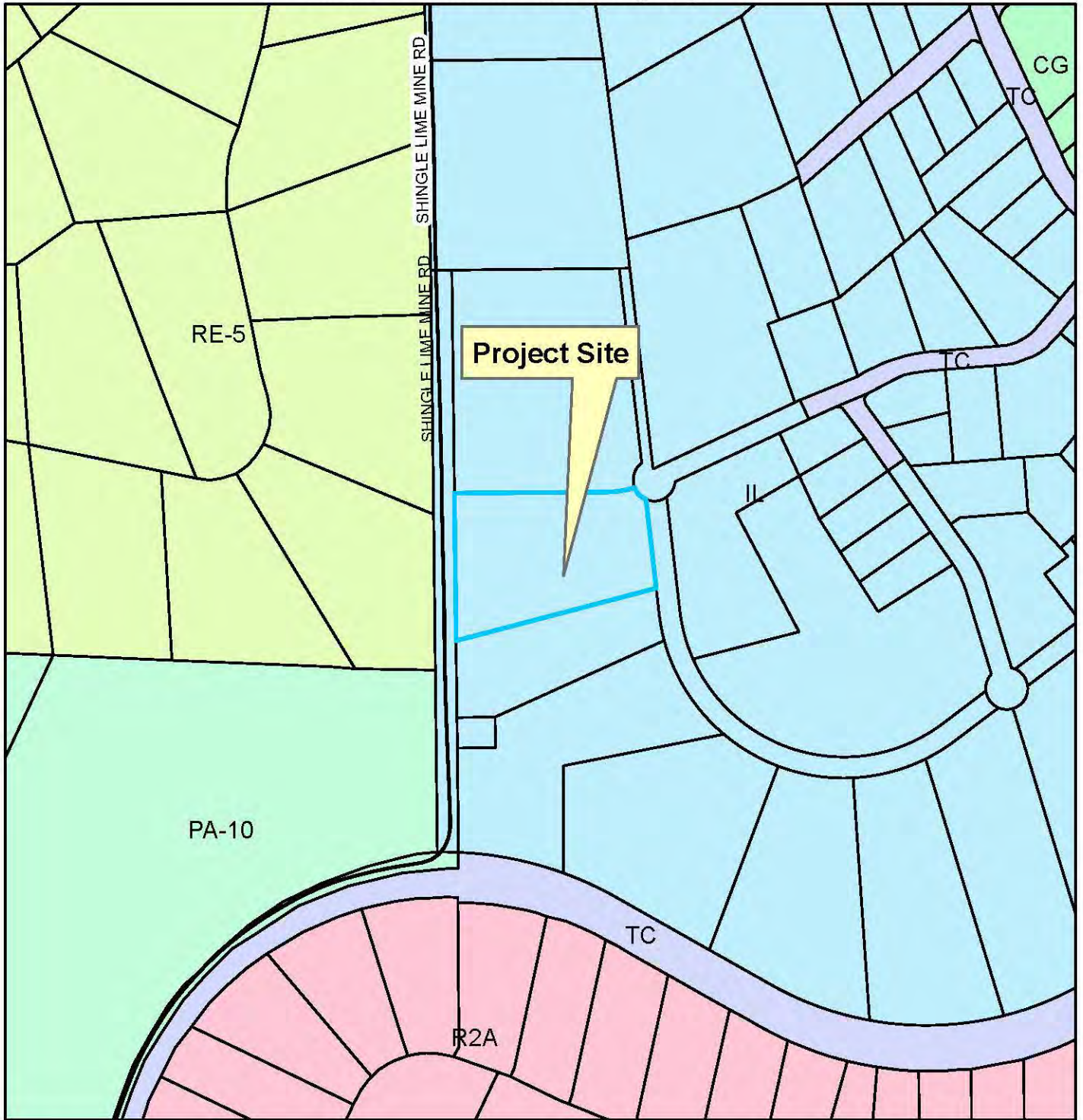
General Plan 2015 Land Use All

Map prepared
August 2025

LUDES

-  C
-  I
-  LDR
-  MDR





Zoning Designations

ZONEDES

-  CG
-  IL
-  PA-10
-  R2A
-  RE-5
-  TC

Map prepared
August 2025



DR-A26-0002/Appeal of DR24-0010/Business Drive Open Storage Lot
Exhibit C - DR24-0010 Project Site Plans

D&Z
 Engineering, Inc.
 3389 Mira Loma Dr., Ste. 3
 Cameron Park, CA 95682
 Tel: (530) 677-0900
 info@d-z-engineering.com
 www.d-z-engineering.com



Business Drive Open Storage Lot
 Lot 7, Business Dr
 Shingle Springs, CA 95682

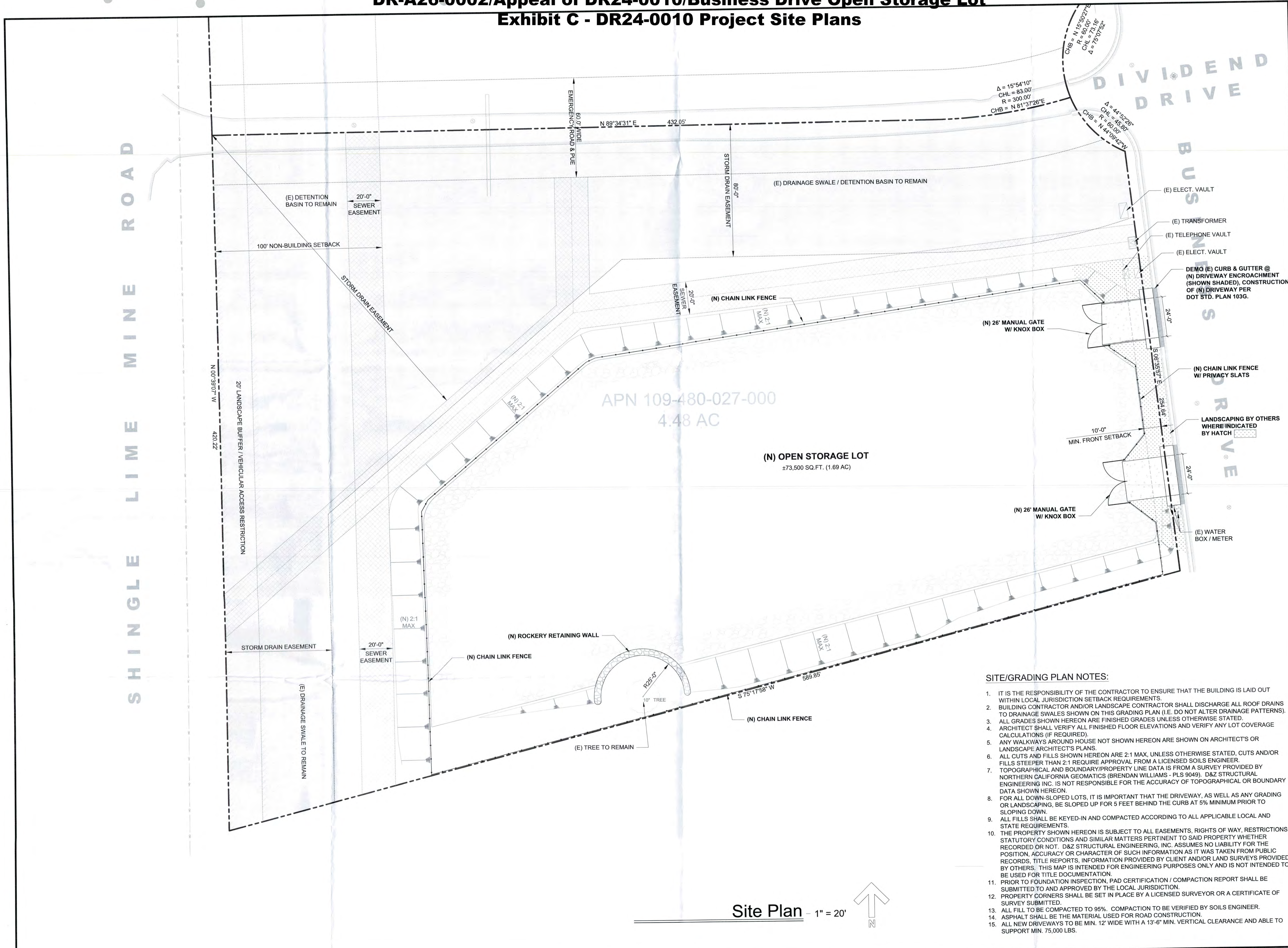
RECEIVED
 NOV 27 2024
 EL DORADO COUNTY
 PLANNING AND BUILDING DEPARTMENT

Owner
 Ron & Jim Henry

Revisions	By	Date

Designed **JD**
 Drawn **AS**
 Date **11/24**
 Site Plan

Sheet
C2.1



Site Plan - 1" = 20'

- SITE/GRADING PLAN NOTES:**
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT THE BUILDING IS LAID OUT WITHIN LOCAL JURISDICTION SETBACK REQUIREMENTS.
 - BUILDING CONTRACTOR AND/OR LANDSCAPE CONTRACTOR SHALL DISCHARGE ALL ROOF DRAINS TO DRAINAGE SWALES SHOWN ON THIS GRADING PLAN (I.E. DO NOT ALTER DRAINAGE PATTERNS).
 - ALL GRADES SHOWN HEREON ARE FINISHED GRADES UNLESS OTHERWISE STATED.
 - ARCHITECT SHALL VERIFY ALL FINISHED FLOOR ELEVATIONS AND VERIFY ANY LOT COVERAGE CALCULATIONS (IF REQUIRED).
 - ANY WALKWAYS AROUND HOUSE NOT SHOWN HEREON ARE SHOWN ON ARCHITECT'S OR LANDSCAPE ARCHITECT'S PLANS.
 - ALL CUTS AND FILLS SHOWN HEREON ARE 2:1 MAX, UNLESS OTHERWISE STATED. CUTS AND/OR FILLS STEEPER THAN 2:1 REQUIRE APPROVAL FROM A LICENSED SOILS ENGINEER.
 - NORTHERN CALIFORNIA GEOMATICS (BRENDAN WILLIAMS - PLS 9049), D&Z STRUCTURAL ENGINEERING, INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF TOPOGRAPHICAL OR BOUNDARY DATA SHOWN HEREON.
 - FOR ALL DOWN-SLOPED LOTS, IT IS IMPORTANT THAT THE DRIVEWAY, AS WELL AS ANY GRADING OR LANDSCAPING, BE SLOPED UP FOR 5 FEET BEHIND THE CURB AT 5% MINIMUM PRIOR TO SLOPING DOWN.
 - ALL FILLS SHALL BE KEYED-IN AND COMPACTED ACCORDING TO ALL APPLICABLE LOCAL AND STATE REQUIREMENTS.
 - THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, STATUTORY CONDITIONS AND SIMILAR MATTERS PERTINENT TO SAID PROPERTY WHETHER RECORDED OR NOT. D&Z STRUCTURAL ENGINEERING, INC. ASSUMES NO LIABILITY FOR THE POSITION, ACCURACY OR CHARACTER OF SUCH INFORMATION AS IT WAS TAKEN FROM PUBLIC RECORDS, TITLE REPORTS, INFORMATION PROVIDED BY CLIENT AND/OR LAND SURVEYS PROVIDED BY OTHERS. THIS MAP IS INTENDED FOR ENGINEERING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR TITLE DOCUMENTATION.
 - PRIOR TO FOUNDATION INSPECTION, PAD CERTIFICATION / COMPACTION REPORT SHALL BE SUBMITTED TO AND APPROVED BY THE LOCAL JURISDICTION.
 - PROPERTY CORNERS SHALL BE SET IN PLACE BY A LICENSED SURVEYOR OR A CERTIFICATE OF SURVEY SUBMITTED.
 - ALL FILL TO BE COMPACTED TO 95%. COMPACTION TO BE VERIFIED BY SOILS ENGINEER.
 - ASPHALT SHALL BE THE MATERIAL USED FOR ROAD CONSTRUCTION.
 - ALL NEW DRIVEWAYS TO BE MIN. 12' WIDE WITH A 13'-6" MIN. VERTICAL CLEARANCE AND ABLE TO SUPPORT MIN. 75,000 LBS.

DR-A26-0002/Appeal of DR24-0010/Business Drive Open Storage Lot
Exhibit C - DR24-0010 Project Site Plans

D&Z
 Engineering, Inc.
 3389 Mira Loma Dr. Ste. 3
 Cameron Park, CA 95682
 Tel: (530) 677-0900
 info@d-z-engineering.com
 www.d-z-engineering.com



11/26/2024

Business Drive Open Storage Lot
 Lot 7, Business Dr.
 Shingle Springs, CA 95682

RECEIVED
 NOV 27 2024
 EL DORADO COUNTY
 PLANNING AND BUILDING DEPARTMENT

Owner
 Ron & Jim Henry

Revisions	Date	By

Designed JD

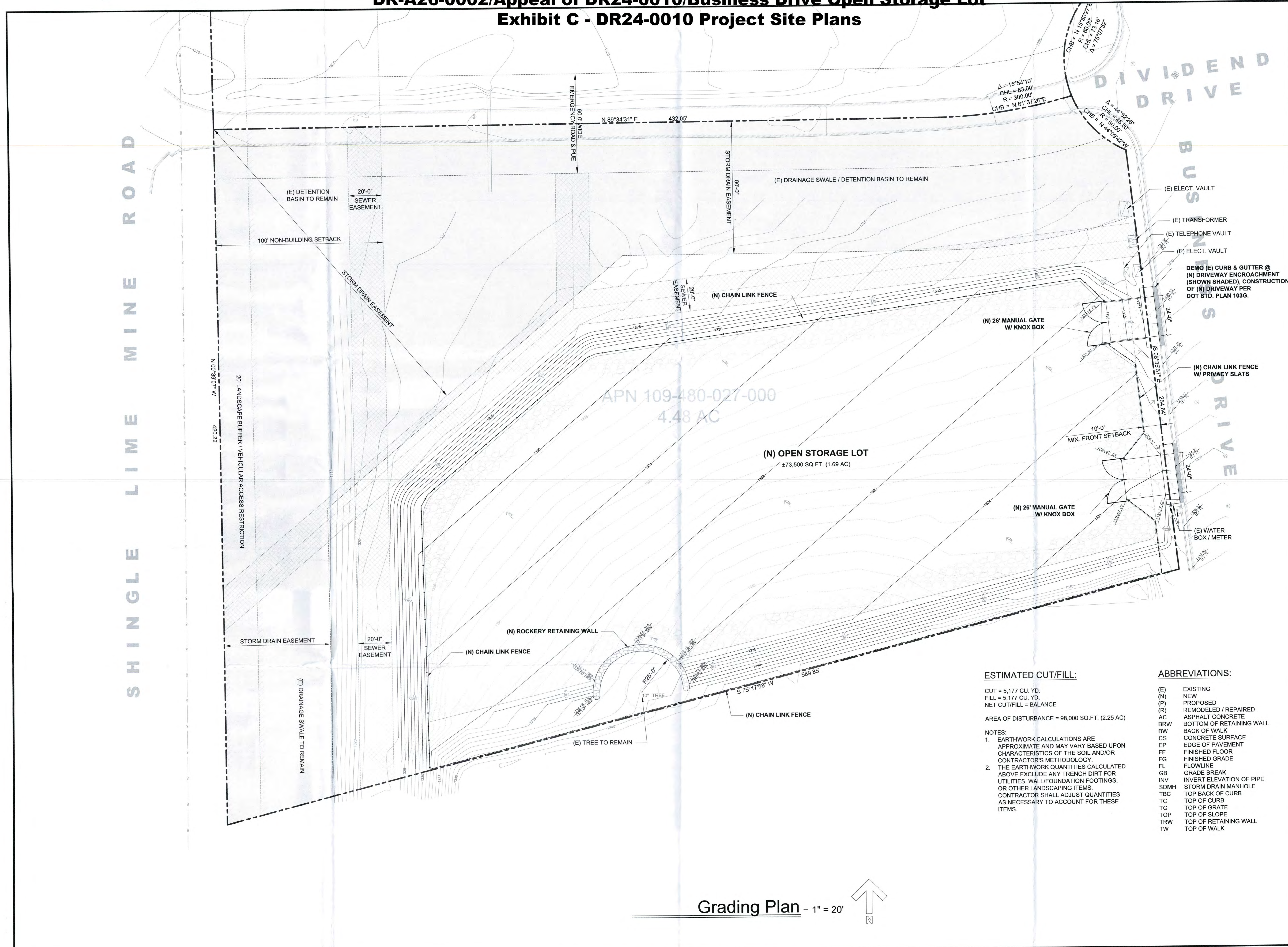
Drawn AS

Date 11/24

Grading Plan

Sheet

C2.2



ESTIMATED CUT/FILL:
 CUT = 5,177 CU. YD.
 FILL = 5,177 CU. YD.
 NET CUT/FILL = BALANCE
 AREA OF DISTURBANCE = 98,000 SQ.FT. (2.25 AC)

NOTES:
 1. EARTHWORK CALCULATIONS ARE APPROXIMATE AND MAY VARY BASED UPON CHARACTERISTICS OF THE SOIL AND/OR CONTRACTOR'S METHODOLOGY.
 2. THE EARTHWORK QUANTITIES CALCULATED ABOVE EXCLUDE ANY TRENCH DIRT FOR UTILITIES, WALL/FOUNDATION FOOTINGS, OR OTHER LANDSCAPING ITEMS. CONTRACTOR SHALL ADJUST QUANTITIES AS NECESSARY TO ACCOUNT FOR THESE ITEMS.

ABBREVIATIONS:

(E)	EXISTING
(N)	NEW
(P)	PROPOSED
(R)	REMODELED / REPAIRED
AC	ASPHALT CONCRETE
BRW	BOTTOM OF RETAINING WALL
BW	BACK OF WALK
CS	CONCRETE SURFACE
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOWLINE
GB	GRADE BREAK
INV	INVERT ELEVATION OF PIPE
SDMH	STORM DRAIN MANHOLE
TBC	TOP BACK OF CURB
TC	TOP OF CURB
TG	TOP OF GRATE
TOP	TOP OF SLOPE
TRW	TOP OF RETAINING WALL
TW	TOP OF WALK

Grading Plan - 1" = 20'



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

Placerville Office: 2850 Fairlane Court, Placerville, CA 95667
South Lake Tahoe Office: 924 B Emerald Bay Road, South Lake Tahoe, CA 96150

<https://www.eldoradocounty.ca.gov/Home>

Placerville Office:

Building:

(530) 621-5315

bldgdept@edcgov.us

Placerville Office:

Planning:

(530) 621-5355

planning@edcgov.us

Placerville Office:

Code Enforcement:

(530) 621-5999

cdacode.enforcement@edcgov.us

South Lake Tahoe Office:

All Services:

(530) 573-3330

plan-buildSLT@edcgov.us

NOTICE OF DECISION

The County of El Dorado Planning and Building Department is considering taking action on the following project request:

Request for approval of a Staff Level Design Review Permit, DR24-0010, Business Drive Open Storage Lot, submitted by Ron Henry.

In accordance with the County of El Dorado Zoning Ordinance Title 130, Article 5, Section 130.52.030 (Design Review Permit), the applicant is seeking approval by the Planning and Building Department Director for a Design Review Permit, DR24-0010, to allow for the construction and operation of a privately operated open storage lot. No structural improvements are proposed.

The 4.48-acre property is located on the Southwest corner of the intersection of Dividend Drive and Business Dr. approximately 1.5 miles southwest of the US Highway 50/South Shingle/Ponderosa Road exit in Shingle Springs, El Dorado County, CA, Supervisorial District 4, and is identified by Assessor's Parcel Number (APN) 109-480-027, has a Zoning Designation of Industrial Light within Design Review Community Combining Zone (IL-DC)), and a General Plan land use designation of Industrial (I).

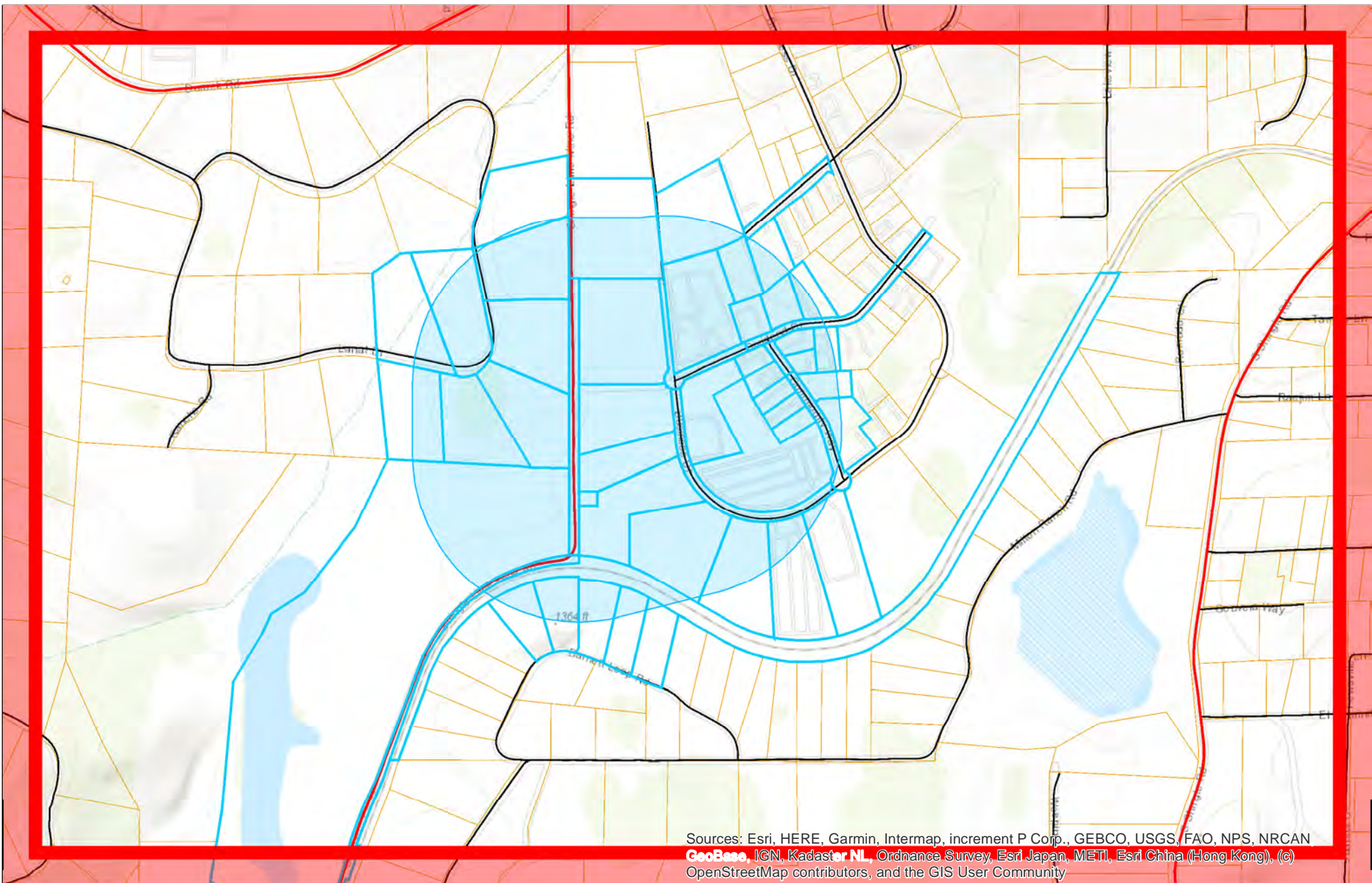
California Environmental Quality Act (CEQA) Determination: This project has been found to be Statutorily Exempt pursuant to Section 15183, Projects Consistent with a Community Plan, General Plan, or Zoning of the California Environmental Quality Act (CEQA) Guidelines which was approved by the Planning Director on February 23, 2026

The Staff Report, project materials, and proposed Director Determination for Design Review Permit, DR24-0010, may be viewed at the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at: <http://edc-trk.aspgov.com/etrakit/Search/project.aspx>

The project request is being processed in accordance with the authorizations of the El Dorado County Zoning Code Section 130.52.030 (Design Review Permit), and review of the above referenced project has been completed and tentatively approved by Planning Services, subject to the standards found in Title 130, Article 5, Section

130.50.040 (General Review Procedure), as a Staff Level Review with Public Notice. The decision to approve this project may be appealed to the Planning Commission by filing an appeal application and applicable fees to the County of El Dorado Planning and Building Department within the 10-working-day appeal period, starting on date of approval February 23, 2026, ending at 5pm on March 6, 2026. Any questions regarding the project may be directed to County Planner, Craig Osborn, at (530) 621-5697 Craig.Osborn@edcgov.us.

COUNTY OF EL DORADO
KAREN L. GARNER, Director
Planning and Building Department
February 11, 2026



January 15, 2026 Business Drive Open Storage Lot Notification Map Notice of Decision 02-23-26 (1000 feet)

Search Results: Parcels

Override 1

County Outline

Highway Labels

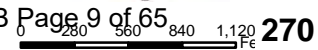
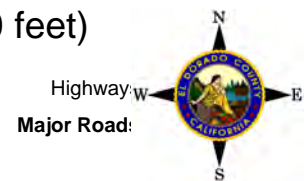


Major Roads

Minor Roads



Disclaimer: Parcel boundaries in this map are illustrative only and not considered the legal boundary 26-0626 B Page 9 of 65



COUNTY OF EL DORADO
PLANNING AND BUILDING DEPARTMENT
DIRECTOR
STAFF REPORT



Date: February 23, 2026

Date: Craig Osborn

STAFF LEVEL DESIGN REVIEW PERMIT

FILE NUMBER: DR24-0010 Business Drive Open Storage Lot

APPLICANT: Ron Henry

PROPERTY OWNER: Ridgeline LLC.

REQUEST: A Design Review Permit, DR24-0010, to allow construction and operation of an open storage lot, with no structural improvements.

LOCATION: Southwest corner of the intersection of Dividend Drive and Business Dr. approximately 1.5 miles southwest of the US Highway 50/South Shingle/Ponderosa Road exit in Shingle Springs, within the Barnett Business Park. (Exhibit A).

SUPERVISORIAL DISTRICT: 4

APN: 109-480-027 (Exhibit B)

ACREAGE: 4.48 acres

GENERAL PLAN: Industrial (I) (Exhibit C)

ZONING: Industrial Light within Design Review Community Combining Zone (IL-DC) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Statutorily Exempt pursuant to Section 15183, Projects Consistent with a Community Plan, General Plan, or Zoning

RECOMMENDATION: Staff recommends the Planning and Building Department Director take the following actions:

1. Determine that pursuant to the California Environmental Quality Act (CEQA) Guidelines, find the project to be Statutorily Exempt pursuant to Section 15183, Projects Consistent with a Community Plan, General Plan, or Zoning (Exhibit H).
2. Approve Design Review Permit, DR24-0010, based on the Findings and subject to the Conditions of Approval as presented herein.

PROJECT DESCRIPTION

Approval of Design Review Permit, DR24-0010, would allow for a proposed storage yard to be used by the owners and their agents to temporarily store miscellaneous construction materials to be used elsewhere. No structural improvements, lighting or signage are proposed. The proposed outdoor open storage lot would be surrounded by a six-foot perimeter chain link fence with earth tone vinyl slats and two (2) locked and manually operated gates conforming to County standards. A pedestrian gate is proposed at the gated entrance near the southeast property corner (Exhibit F). Earthwork for the project includes site grading 1.69 acres as necessary for a relatively flat finished grade. An additional 0.56 acres will be disturbed with additional construction activities related to encroachments and rockery retaining wall (Exhibit F). The graded storage area will be covered with gravel. The northeastern driveway encroachment from Business Drive will be constructed in compliance with the county of El Dorado Department of Transportation (DOT) standard plan 103G. The southeastern driveway encroachment is only to be used for emergency egress.

The project is proposed on a parcel zoned Industrial Light – Design Review Community Combining Zone (IL-DC) (Exhibit D) and with Industrial General Plan Land Use Designation (Exhibit C). Staff has determined that the proposed project is consistent with the applicable El Dorado County General Plan policies and Zoning Ordinance requirements, as discussed in the Findings section of this Staff Report.

EXISTING CONDITIONS/SITE CHARACTERISTICS

The project site is an undeveloped 4.48-acre parcel located at an elevation of 1,316 to 1,345 feet above mean sea level. Topography is gentle with majority of slopes less than 10%. Vegetation is ruderal/disturbed from previous stockpiling within the Barnett Business Park and the terrain is primarily annual California grasslands. Site grading of existing undeveloped 4.48-acre lot to create an open storage lot. Open storage lot is to be approximately 1.69 acres covered with gravel.

DR-A26-0002/Appeal of DR24-0010/Business Drive Open Storage Lot
Exhibit E - DR24-0010 Staff Report, Findings, and COAs

A Biological Resources Report was prepared by Helix Environmental Planning, Inc. in June of 2024. Review of the County Geographic Information System (GIS) maps and results of the Botanical Survey show that the property does not contain chaparral nor oak woodland that typically provides habitat for Pine Hill plants and wildlife. No special-status plants or wildlife were present.

Adjacent parcels to the north, south, and east are similarly zoned IL-DC with similar General Plan land use designation of Industrial. The parcel to the east is developed with commercial business while the parcel to the north is vacant and undeveloped. The neighboring parcels to the west are zoned Residential Estate- 5 acres (RE-5), contain a General Plan land use designation of Low-Density Residential (LDR) and contain residential structures:

Table 1. Adjacent Uses

	Zoning:	General Plan:	Improvements:
Site:	Industrial Light with Design Review Community Combining Zone (IL-DC)	Industrial (I)	Currently undeveloped
North:	Industrial Light with Design Review Community Combining Zone (IL-DC)	Industrial (I)	Currently undeveloped
East:	Industrial Light with Design Review Community Combining Zone (RM-DC)	Industrial (I)	Commercial/Industrial building and Yard
South:	Industrial Light, Design Review Community Combining Zone (IL-DC)	Industrial (I)	Currently undeveloped
West:	Residential Estate-5 (RE-5)	Low Density Residential (LDR)	Residential structures

STAFF ANALYSIS

General Plan Consistency: The project is consistent with all applicable General Plan policies including Policy 2.2.1.2 (Industrial Land Use Designation), Policy 2.2.5.2 (General Plan Consistency), Policy 2.2.5.21 (Compatibility with Adjoining Land Uses), Policy TC-Xa through TC-Xi (Transportation and Circulation Element), Policy 5.1.2.1 (Adequacy of Public Services and Utilities), Policy 5.7.1.1 (Adequate Emergency Water Supply, Storage, Conveyance Facilities, Access for Fire Protection), and Policy 7.4.2.8 (Biological Resources). Further analysis of each policy is discussed in the Findings section.

Zoning Ordinance Consistency: Staff has determined that the proposed project, as conditioned, is consistent with all applicable standards and requirements of Title 130 of the County Zoning Ordinance. The subject parcel is zoned IL-DC and the proposed project has been analyzed in accordance with all applicable development standards for this zone district. As conditioned, the proposed project would be consistent with the zoning requirements.

Community Design Standards: The Community Design Standards includes criteria for Building Components, Landscaping and Irrigation, Outdoor Lighting, and Parking and Loading. The proposed project meets all applicable standards of the current Community Design Standards.

Water Facilities: No water use except for watering of landscaping is being proposed for the project. No structure improvements are proposed with this project. An existing water box/meter will be used for landscape irrigation.

Sewer Facilities: As no structure improvements are proposed with this project, no sewer facilities use is necessary or being proposed for the project.

Stormwater and Drainage Plan: The County Stormwater Coordinator West Slope reviewed the project and provided comments that are incorporated as Conditions of Approval. Further, the Erosion Control Plan detailed in the Site Plan (Exhibit F) would be reviewed for compliance with applicable requirements at the time of grading and building permit review.

Staff Analysis and Conclusion: The proposed project is designed to be consistent with all applicable requirements for a Design Review Permit, as discussed in the analysis above, and as contained in the Findings and Conditions of Approval in this Staff Report.

PROJECT COMMENTS

The project was distributed to all applicable local agencies for review and comment, including the County DOT, Environmental Management Department (EMD), Air Quality Management District (AQMD), El Dorado Irrigation District (EID), El Dorado County Fire Protection District, Cal Fire and Pacific Gas, Electric (PG&E) and the County Surveyors Office. Comments received have been considered and incorporated as Conditions of Approval, as applicable (Exhibit G).

PUBLIC NOTICE

The project was duly noticed with a public notification range of 1,000-feet and a legal advertisement was published in applicable local newspapers. No formal public outreach was required by the County. No physical sign posting or public outreach plan is required for this project pursuant to the County Zoning Ordinance.

ENVIRONMENTAL REVIEW

Staff has reviewed the project and found it Statutorily Exempt pursuant to Section 15183, Projects Consistent with a Community Plan, General Plan, or Zoning, of the CEQA Guidelines.

In accordance with CEQA Guidelines Section 15062.(d) the filing of a Notice of Exemption (NOE) and the posting on the list of notices start a 35 day statute of limitations period on legal challenges to the agency's decision that the project is exempt from CEQA. If a NOE is not filed, a 180-day statute of limitations will apply. The applicant may submit the recording fee to the Planning Division in order for the County Recorder to file the Notice of Exemption.

SUPPORT INFORMATION

Attachments to Staff Report:

- Findings
- Conditions of Approval

- Exhibit AVicinity Map
- Exhibit B.....Assessor’s Parcel Map
- Exhibit C.....General Plan Map
- Exhibit DZoning Map
- Exhibit E.....Parcel Map
- Exhibit FSite Plan
- Exhibit GAgency Comments
- Exhibit HCEQA 15183 Exemption

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FINDINGS

Design Review Permit DR24-0010/Business Drive Open Storage Lot Planning and Building Department Director/February 23, 2026

1.0 California Environmental Quality Act (CEQA) FINDINGS

- 1.1 Staff reviewed the project and found it exempt, without exception, from the CEQA pursuant to Section 15183, Projects consistent with a Community Plan, General Plan, or Zoning (Exhibit H).
- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of Planning Services at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 GENERAL PLAN FINDINGS

2.1 The project is consistent with General Plan Policy 2.2.1.2.

General Plan Policy 2.2.1.2 identifies the purpose of the Industrial (I) land use category is to provide for a full range of light and heavy industrial uses. Types of uses that would be permitted include manufacturing, processing, distribution, and storage. Incompatible, non-industrial uses, excluding support services, shall be discouraged. Industrial lands in Rural Regions may have uses which support agriculture, timber resource production, mineral extraction, or other resource utilization. This designation is considered appropriate within Community Regions, Rural Centers and Rural Regions.

Rationale: The subject parcel is within the Shingle Springs Community Region. The proposed project would allow for the construction and use of an open lot storage yard, which is a use consistent with the Industrial Light (IL) Zone and I General Plan land use designation. The project is consistent with this policy.

2.2 The project is consistent with General Plan Policy 2.2.5.2.

General Plan Policy 2.2.5.2 states that all applications for discretionary projects or permits including, but not limited to, General Plan amendments, zoning boundary amendments, tentative maps for major and minor land divisions, and special use permits shall be reviewed to determine consistency with the policies of the General Plan. No approvals shall be granted unless a finding is made that the project or permit is consistent

with the General Plan. In the case of General Plan amendments, such amendments can be rendered consistent with the General Plan by modifying or deleting the General Plan provisions, including both the land use map and any relevant textual policies, with which the proposed amendments would be inconsistent.

Rationale: Staff has prepared this section on General Plan findings to document the project's consistency with the policies of the General Plan.

2.3 The project is consistent with General Plan Policy 2.2.5.21.

General Plan Policy 2.2.5.21 requires that development projects shall be located and designed in a manner that avoids incompatibility with adjoining land uses that are permitted by the policies in effect at the time the development project is proposed. Development projects that are potentially incompatible with existing adjoining uses shall be designed in a manner that avoids any incompatibility or shall be located on a different site.

Rationale: The project site is in the Barnett Business Park and designed to avoid incompatibility with adjoining land uses including installation of landscaping in accordance with Community Design Standards and Title 130. The adjacent parcels to the south and east are developed similarly with light industrial uses, except the parcels to the west across Shingle Lime Mine Road, which are zoned for Residential Estate-5 acre minimum (RE-5). The parcel to the north across the emergency vehicle access is vacant. The project is consistent with this policy.

2.4 General Plan Policy TC-Xa does not apply.

Except as otherwise provided, the following TC-Xa policies shall remain in effect indefinitely unless amended by voters:

1. Traffic from residential development projects of five (5) or more units or parcels of land shall not result in, or worsen, Level of Service (LOS) F (gridlock, stop-and-go) traffic congestion during weekday, peak-hour periods on any highway, road, interchange or intersection in the unincorporated areas of the county.

Rationale: The project will not create residential units; therefore, this policy does not apply.

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Exhibit E - DR24-0010 Staff Report, Findings, and COAs

2. The County shall not add any additional segments of U.S. Highway 50, or any other highways and roads, to the County's list of roads from the original Table TC-2 of the 2004 General Plan that are allowed to operate at LOS F without first getting the voters' approval.

Rationale: This is not applicable as the project is not requesting any modifications to Table TC-2.

3. Intentionally blank (Resolution 125-2019, August 6, 2019)
4. Intentionally blank (Resolution 159-2017, October 24, 2017)
5. The County shall not create an Infrastructure Financing District unless allowed by a 2/3rds majority vote of the people within that district.

Rationale: This is not applicable as the project is not requesting the County create an Infrastructure Financing District.

6. Intentionally blank (Resolution 159-2017, October 24, 2017)
7. Before giving approval of any kind to a residential development of five (5) or more units or parcels of land, the County shall make the finding that the project complies with the policies above. If this finding cannot be made, then the County shall not approve the project in order to protect public health and safety as provided by state law to assure that safe and adequate roads and highways are in place as such development occurs.

Rationale: This project will not result in five or more units or parcels of land for residential development.

2.5 General Plan Policy TC-Xb does not apply.

To ensure that potential development in the County does not exceed available roadway capacity, the County shall:

- A. Every year prepare an annual Capital Improvement Program (CIP) specifying expenditures for roadway improvements within the next 10 years. At least every five (5) years prepare a CIP specifying expenditures for roadway improvements within the next 20 years. Each plan shall contain identification of funding sources sufficient to develop the improvements identified;

- B. At least every five (5) years, prepare a Traffic Impact Mitigation (TIM) Fee Program specifying roadway improvements to be completed within the next 20 years to ensure compliance with all applicable Level of Service (LOS) and other standards in this plan; and
- C. Annually monitor traffic volumes on the County's major roadway system depicted in Figure TC-1.

Rationale: This policy is not applicable as this policy refers to the County preparing a CIP, preparing a Traffic Impact Fee (TIF) Program, and monitoring traffic volumes.

2.6 General Plan Policy TC-Xc does not apply.

Developer paid TIF fees combined with any other available funds shall fully pay for building all necessary road capacity improvements to fully offset and mitigate all direct and cumulative traffic impacts from new development during peak hours upon any highways, arterial roads and their intersections during weekday, peak-hour periods in unincorporated areas of the County. (Resolution 201-2018, September 25, 2018).

Rationale: This policy is not applicable as this policy directs how the County will pay for building the necessary road capacity.

2.7 The project is consistent with General Plan Policy TC-Xd.

LOS for County-maintained roads and State highways within the unincorporated areas of the County shall not be worse than LOS E in the Community Regions or LOS D in the Rural Centers and Rural Regions except as specified in Table TC-2. The volume to capacity ratio of the roadway segments listed in Table TC-2 shall not exceed the ratio specified in that table. LOS will be defined in the latest edition of the Highway Capacity Manual (Transportation Research Board, National Research Council) and calculated using the methodologies contained in that manual. Analysis periods shall be based on the professional judgement of the Department of Transportation which shall consider periods including, but not limited to, Weekday Average Daily Traffic (ADT), AM Peak Hour, and PM Hour traffic volumes.

Rationale: This project is located in the Shingle Springs Community Region and will not worsen, as defined in General Plan Policy TC-Xe, LOS for any County-maintained road or State highway.

2.8 The project is consistent with General Plan Policy TC-Xe.

For the purposes of this Transportation and Circulation Element, “worsen” is defined as any of the following number of project trips using a road facility at the time of issuance of a use and occupancy permit for the development project:

- A. A two (2) percent increase in traffic during the AM Peak Hour, PM Peak Hour, or daily; or
- B. The addition of 100 or more daily trips; or
- C. The addition of 10 or more trips during the AM Peak Hour or the PM Peak Hour.

Rationale: The project as proposed would not worsen traffic operations and is therefore consistent with this policy. This project will generate fewer than ten-trips in the peak hour, and fewer than 100-daily-trips. The thresholds in criteria A, B, and C of this policy are not met.

2.9 General Plan Policy TC-Xf does not apply.

At the time of approval of a tentative map for a single-family residential subdivision of five (5) or more parcels that worsens (defined as a project that triggers Policy TC-Xe [A], [B], or [C]) traffic on the County road system, the County shall do one of the following: (1) condition the project to construct all road improvements necessary to maintain or attain LOS standards detailed in this Transportation and Circulation Element based on existing traffic plus traffic generated from the development plus forecasted traffic growth at 10-years from project submittal; or (2) ensure the commencement of construction of the necessary road improvements are included in the County’s 10-year CIP.

For all other discretionary projects that worsen (defined as a project that triggers Policy TC-Xe [A], [B], or [C]) traffic on County road system, the County shall do one of the following: (1) condition the project to construct all road improvements necessary to maintain or attain LOS standards detailed in this Transportation and Circulation Element; or (2) ensure the construction of the necessary road improvements are included in the County’s 20-year CIP.

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Exhibit E - DR24-0010 Staff Report, Findings, and COAs

Rationale: The project will not create five (5) or more residential units and will not result in LOS worse than LOS E as described in TC-Xd nor will the project worsen traffic on the County road system as defined in Policy TC-Xe. The project, as proposed, would not worsen traffic operations, and therefore, this policy does not apply.

2.10 This project is consistent with General Plan Policy TC-Xg.

Each development project shall dedicate right-of-way, design and construct or fund any improvements necessary to mitigate the effects of traffic from the project. The County shall require an analysis of impacts of traffic from the development project, including impacts from truck traffic, and require dedication of needed right-of-way and construction of road facilities as a condition of the development. This policy shall remain in effect indefinitely unless amended by voters.

2.11 General Plan Policy TC-Xh does not apply.

All subdivisions shall be conditioned to pay the TIF in effect at the time a building permit is issued for any parcel created by the subdivision.

Rationale: The project would pay TIF at the time a building permit is issued. Resolution 079-2024 of the Board of Supervisors of El Dorado County states, “Applicants shall pay the TIF rate in effect at the time of building permit issuance or at the time of approval of an application for a change in the use of a building or property as provided in County Code Chapter 12.28 and the TIF Administration Manual.”

2.12 General Plan Policy TC-Xi does not apply.

The planning for the widening of U.S. Highway 50, consistent with the policies of this General Plan, shall be a priority of the County. The County shall coordinate with other affected agencies, such as the City of Folsom, the County of Sacramento, and Sacramento Area Council of Governments (SACOG) to ensure that U.S. Highway 50 capacity enhancing projects are coordinated with these agencies with the goal of delivering these projects on a schedule agreed to by related regional agencies.

Rationale: This policy is not applicable to the project as it is direction to the County to coordinate with other agencies, and the project does not include any U.S. Highway 50 capacity enhancements.

Rationale: The project, as proposed, would not worsen traffic conditions.

2.13 The project is consistent with General Plan Policy 5.1.2.1.

General Plan Policy 5.1.2.1 states prior to the approval of any discretionary development, the approving authority shall make a determination of the adequacy of the public services and utilities to be impacted by that development. Where, according to the purveyor responsible for the service or utility as provided in Table 5-1, demand is determined to exceed capacity, the approval of the development shall be conditioned to require expansion of the impacted facility or service to be available concurrent with the demand, mitigated, or a finding made that a CIP project is funded and authorized which will increase service capacity.

Rationale: The El Dorado County Fire Protection District reviewed the project and provided requirements for service. These requirements have been incorporated as Conditions of Approval. The project is consistent with this policy.

2.14 The project is consistent with General Plan Policy 5.7.1.1.

General Plan Policy 5.7.1.1 states prior to approval of new development, the applicant will be required to demonstrate that adequate emergency water supply, storage, conveyance facilities, and access for fire protection either are or will be provided concurrent with development.

Rationale: The El Dorado County Fire Protection District reviewed the project and provided comments which have been included as Conditions of Approval. The project is consistent with this policy.

2.15 The project is consistent with General Plan Policy 7.4.2.8.

General Plan Policy 7.4.2.8 states site-specific biological resources technical report will be required to determine the presence of special-status biological resources that may be affected by a proposed discretionary project.

Rationale: A Botanical Survey was prepared for this by Helix Environmental Planning, Inc. in June of 2024. Review of the County Geographic Information System (GIS) maps and results of the Botanical Survey showed that the property does not contain chaparral nor oak woodland that would typically provide habitat for Pine Hill plants and wildlife. No special status plants or wildlife were identified during the conducted survey and no further analysis was recommended. The project is consistent with this policy.

3.0 ZONING ORDINANCE FINDINGS

3.1 The project is consistent with Section 130.23.010 B.1.

Section 130.23.010 B.1 Industrial Light (IL): The project site is zoned Industrial Light within Design Review Community Combining Zone (IL-DC). The IL zone is applied to lands for manufacturing and associated retail or service activities, wholesaling, and other industrial uses, where the primary activity is conducted within a building or buildings, or in outdoor storage or activity areas. Conditional Use Permits shall be required for those uses which, by their nature, have the potential to produce or emit noise, odor, fumes, dust, smoke, vibrations, glare, heat, electrical interference or waste material beyond the confines of the property boundaries.

Rationale: The project site is in the Barnett Business Park. The Design Review Permit would allow for the construction and operation of an outdoor open storage yard, which is a consistent use for the IL zone. The project is consistent with this section.

3.2 The project is consistent with Section 130.23.030.

Section 130.23.030 Development Standards (IL): The development standards provide minimum lot size (in square feet), minimum lot width (in feet), setbacks (in feet), maximum building height (in feet), and floor area ration (FAR).

Rationale: The project site is zoned IL-DC. The proposed project is designed to meet the development standards for the IL zone. The project is consistent with this section.

3.3 The project is consistent with Section 130.33.020.

Section 130.33.020 Landscaping Standards, Applicability: All ministerial and discretionary development for industrial, research and development, commercial, multi-unit residential, civic or utility uses shall provide landscaping for the areas of a lot that do not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or impervious hardscapes, and other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation).

Rationale: Landscape Plans were submitted with the project and designed to meet all applicable requirements. Further, the Landscape Plans and a Model Water Efficient Landscape Ordinance (MWELo) Checklist would be reviewed again at time of grading and/or building permit review to ensure compliance. The project is consistent with this section.

3.4 The project is consistent with Section 130.34.020.

Section 130.34.020 Outdoor Lighting Standards: All outdoor lighting shall be located, adequately shielded, and directed such that no light falls outside the property line, or into the public right-of-way.

Rationale: The project proposes no lighting. The project is consistent with this section.

3.5 The project is consistent with Section 130.35.030.1.

Section 130.35.030.1 Parking and Loading Requirements for Industrial Uses. In addition to the requirements contained in the Zoning Ordinance, there are also parking and loading standards contained in the Community Design Standards, Parking and Loading Standards.

Rationale: The proposed project for an outdoor open storage yard will store construction related materials. No additional parking is required. The project is consistent with this section.

3.6 The project is consistent with Section 130.36.070.1c.

Section 130.36.070.1c Community Region Area Signage Standards for Permanent On-Site Signs.

Rationale: The proposed project is located in the Shingle Springs Community Region. The project proposes no signage and is therefore consistent with this section.

3.7 The project is consistent with Title 130.52.030 and the El Dorado Design Guide.

The project has been reviewed in accordance with Section 130.52.030 of the County Zoning Ordinance, Design Review Permit. This process is applied to commercial projects with a Design Review- Community (-DC) Combining Zone. The Design Review process is limited to consideration of compliance with established standards, provided that the use proposed for the project site is an allowed use within the zone.

Rationale: As noted in Finding 3.1, the use is allowed in the IL zone. The project is located within the Shingle Springs Community Region for which the County does not currently have adopted specific community design standards; as such the project would default to the El Dorado County Design Guide. The project design and associated improvements substantially conform to the El Dorado County Design Guide and is consistent with surrounding uses and designs.

CONDITIONS OF APPROVAL

**Design Review Permit DR24-0010/Business Drive Open Storage Lot
Planning and Building Department Director/February 23, 2026**

Planning Services:

1. This Design Review Permit approval is based upon and limited to compliance with the project description, the Conditions of Approval below, and the following Exhibits:

Exhibit F.....Site Plan

Any deviations from the project description, Conditions of Approval, or exhibits shall 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:

A Design Review Permit, DR24-0010, to allow construction and private operation of an outdoor open storage lot surrounded by a six-foot perimeter chain link fence with earth tone vinyl slats and two (2) locked and manually operated gates conforming to County standards is proposed. A pedestrian gate is proposed at the gated entrance near the southeast property corner (Exhibit F). Earthwork for the project includes site grading 1.69 acres as necessary for a relatively flat finished grade. An additional .56 acres will be disturbed with additional construction activities related to encroachments and rockery retaining wall (Exhibit F). The graded storage area will be covered with gravel. The northeastern driveway encroachment from Business Drive will be constructed in compliance with the El Dorado County Department of Transportation (DOT) standard plan 103G. The southeastern driveway encroachment is only to be used for emergency egress. The project would install approved drought-tolerant plant species that comply with the Landscaping and Irrigation Standards contained in the Community Design Standards, and with the County’s Model Water Efficient Landscape Ordinance (MWELo).

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the exhibits and Conditions of Approval below. The property and any portions thereof shall be sold,

DR-A26-0002/Appeal of DR24-0010/Business Drive Open Storage Lot
Exhibit E - DR24-0010 Staff Report, Findings, and COAs

leased, or financed in compliance with this project description and the approved 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. **Landscaping:** The final landscape and irrigation plans shall be substantially consistent with the Landscape Plans included in the Site Plan (Exhibit F) and comply with Zoning Ordinance Chapter 130.33 Landscaping Standards and MWEL0. The applicant shall install and maintain the landscaping in accordance with the approved final landscaping plan in perpetuity.
3. **Lighting:** All outdoor lighting shall conform to Chapter 130.34 - Outdoor Lighting of the Zoning Ordinance and be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation. Any light fixture that does not have a specification sheet submitted with the building permit that specifically states that fixture meets the full cutoff standards, shall require a fixture substitution that meets that requirement.
4. **Signage:** Any signage installed as part of the project shall be consistent with Chapter 130.36 - Signs of the Zoning Ordinance, and with the sign shown on the approved Site Plans for location, materials, sizes, and colors.
5. **Condition Compliance:** Prior to issuance of any building permit or 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.
6. **Indemnity:** 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.

The developer and landowner shall defend, indemnify, and hold harmless County and its agents, officers, and employees from any claim, action, or proceeding against County or its agents, officers, or employees to attack, set aside, void, or annul an approval of County concerning a Design Review Permit Revision. The County shall notify the applicant of any claim, action, or proceeding, and the County shall cooperate fully in the defense.

7. **Permit Implementation:** In compliance with Chapter 130.54 - Permit Implementation, Time Limits, and Extensions of the Zoning Ordinance, implementation of the project must occur within 24 months of approval of this Design Review Permit otherwise the permit becomes null and void. It is the responsibility of the applicant to monitor the time limit and make diligent progress toward implementation of the project and compliance with conditions of approval.

8. **Archeological Resources:** In the event of future development, the following language will be incorporated on any grading or building permit plans: In the event that archaeological resources are discovered during grading and construction activities, the applicant shall ensure that all such activities cease within 50 feet of the discovery until an archaeologist can examine the find in place. If the find is determined to be a “unique archaeological resource”, contingency funding, and a time allotment sufficient to allow recovering an archaeological sample or to employ one of the avoidance measures may be required under the provisions set forth in Section 21083.2 of the Public Resources Code. Construction work could continue on other parts of the project site while archaeological mitigation takes place

9. **Human Remains:** In the event of future development, the following language will be incorporated on any grading or building permit plans: In the event of the discovery of human remains, all work shall cease, and the County coroner shall be immediately notified pursuant to subdivision(c) of Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. The coroner shall make his or her determination within two (2) working days from the time the person responsible for the excavation, or in his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendant of the deceased Native American.

Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in Section 5097.98 of the Public Resources Code, with the most likely descendants regarding their recommendations. The descendants shall complete their inspection and make their recommendation within 48 hours of their notification by

the Native American Heritage Commission. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials or other proper method(s) for handling the remains in accordance with Section 5097.98(b-h). Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken.

10. **Protection of Tribal Cultural Resources (TCR):**

If any suspected TCRs are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. A Tribal Representative from a California Native American tribe that is traditionally and culturally affiliated with a geographic area shall be immediately notified and shall determine if the find is a TCR (PRC §21074). The Tribal Representative will make recommendations for further evaluation and treatment as necessary.

Preservation in place is the preferred alternative under California Environmental Quality Act (CEQA) and United Auburn Indian Community (UAIC) protocols, and every effort must be made to preserve the resources in place, including through project redesign. Culturally appropriate treatment may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, returning objects to a location within the project area where they will not be subject to future impacts. The Tribe does not consider curation of TCRs to be appropriate or respectful and request that materials not be permanently curated, unless approved by the Tribe.

The contractor shall implement any necessary procedures deemed by the County to be necessary and feasible to preserve in place, avoid, or minimize impacts to the resource, including, but not limited to, facilitating the appropriate tribal treatment of the find, as necessary. Treatment that preserves or restores the cultural character and integrity of a TCR may include Tribal Monitoring, culturally appropriate recovery of cultural objects, and reburial of cultural objects or cultural soil.

Work at the discovery location cannot resume until all necessary investigation and evaluation of the discovery has been satisfied.

11. **Department of Transportation: Standard Conditions**

a. **Curb Returns:** Where sidewalks are provided, all curb returns shall include pedestrian ramps with truncated domes conforming to Caltrans Standard Plan A88A, including a 4-foot sidewalk/landing at the back of the ramp. Alternate plans satisfying the current accessibility standards may be used, subject to review and approval by County.

b. **Consistency with County Codes and Standards:** Obtain approval of project improvement plans consistent with the County Building Code and pay all applicable fees prior to commencement of construction.

Ensure the project improvement plans and grading plans conform to the County *Grading, Erosion and Sediment Control Ordinance, Grading Design Manual, the Drainage Manual, Storm Water Ordinance (Ord. No. 5022), Off-Street Parking and Loading Ordinance, all applicable State of California Water Quality Orders, the State of California Handicapped Accessibility Standards, and the California Manual on Uniform Traffic Control Devices (MUTCD).*

12. **Department of Transportation Project-Specific Conditions**

a. **Encroachment:** The encroachments onto Business Drive shall be constructed per County Standard 103G. Gates installed at the encroachments shall maintain a 25' minimum clearance from the encroachment.

The off-site and on-site (encroachment) improvements shall be completed prior to finaling a permit from the Building Department.

b. **Off-site Road Improvements:** The applicant shall repair the damaged sections of Dividend Drive Emergency Access Road along the project frontage to the satisfaction of the Department of Transportation.

c. **Stormwater Management:** The County is subject to the [State of California's Phase II MS4 Permit](#). Thus, the County's post construction water quality requirements follow those outlined in that Permit or any superseding Permit at the time of application submittal. Projects typically qualify as "Small" or "Regulated/Hydromodification" projects under the current [MS4 Permit / West Slope Development and Redevelopment Standards and Post Construction Stormwater Plan Requirements](#) if improvements will create or replace 2,500 sf or more of impervious surface, including offsite improvements. Show detention and/or retention facilities on the project improvement plans to fully

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mitigate any increased runoff peak flows and volumes in accordance with the County Drainage Manual.

d. **Soils Report:** At the time of the submittal of the grading or improvement plans, the applicant shall submit a soils and geologic hazards report (meeting the requirements for such reports provided in the El Dorado County Grading Ordinance) to and receive approval from the Planning and Building Department. Grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations and address, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water, pavement section based on TI and R values, and recommended design criteria for any retaining walls.

e. **Water Quality Stamp:** Include a storm water quality message stamped into the concrete on new or reconstructed drainage inlets, conforming to the Storm Water Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. Obtain approval of proposed message from County Engineer prior to construction.

f. **Regulatory Permits and Documents:** Incorporate all regulatory permits and agreements between the project and any State or Federal Agency into the Project Grading and Improvement Plans prior to the start of construction of improvements.

Grading or Improvement plans for any phase may be approved prior to obtaining regulatory permits or agreements for that phase, but grading/construction of improvements may not proceed until the appropriate permits or agreements are obtained and the grading/improvement plans reflect any necessary changes or modifications to reflect such permits or agreements.

Project conditions of approval shall be incorporated into the Project Improvement Plans when submitted for review.

g. **Electronic Documentation:** Upon completion of the required improvements, provide As-Built Plans to the County Engineer in TIFF format, and provide final Drainage and Geotechnical reports, and structural wall calculations to the County Engineer in PDF format.

13. **El Dorado County Fire Protection District**

The fire department reserves the right to update the following comments to comply with all current Codes, Standards, Local Ordinances, and Laws in respect to the official documented time of project application and/or building application to the County. Any omissions and/or errors in respect to this letter, as it relates to the aforementioned codes, regulations and plans, shall not be valid, and does not constitute a waiver to the responsible party of the project from complying as required with all Codes, Standards, Local Ordinances, and Laws.

a. **Annexation: Community Facilities District**

If a commercial building is proposed in the development of this parcel, the approval of the subject project is conditioned on meeting the public safety and fire protection requirements of the County of El Dorado General Plan, which shall include provision of a financing mechanism for said services. [1]. The financing mechanism shall include inclusion within, or annexation into, a CFD established under the Mello-Roos Community Facilities Act of 1982 (Government Code § 53311 et seq.), established by the El Dorado County Fire Protection District (District) for the provision of providing public safety services permitted under Government Code § 53313, including fire suppression services, emergency medical services, fire prevention activities and other services (collectively Public Safety Services), and as such, shall be subject to the special tax approved with the Tract's inclusion or annexation into the CFD.

b. **Fire Flow:** The potable water system with the purpose of fire protection for this residential development shall provide a minimum fire flow of 1,000 gallons per minute with a minimum residual pressure of 20 psi for one hour duration. This requirement is based on a residential building up to 3600 square feet or less in size, Type V-B construction. The fire flow for buildings greater than 3600 square feet shall be 1000 gallons per minute with a minimum residual pressure of 20 psi for two hours duration. This fire flow rate shall be in excess of the maximum daily consumption rate for this development. A set of engineering calculations reflecting the fire flow capabilities of this system shall be supplied to the Fire Department for review and approval.

c. **Underground Private Fire Mains:** After installation, all rods, nuts, bolts, washers, clamps, and other underground connections and restraints used for underground fire main piping and water supplies, except thrust blocks, shall be cleaned and thoroughly coated with a bituminous or other acceptable corrosion retarding material. All private fire

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service mains shall be installed per NFPA 24, and shall be inspected, tested and maintained per NFPA 25.

- d. **Sprinklers:** The building(s) shall have fire sprinklers installed in accordance with NFPA 13D (residential use), including all Building Department and Fire Department requirements.
- e. **Hydrants:** This development will require water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings, or portions of buildings are hereafter constructed. This project is located within a water purveyor (EID) and will require the installation of fire hydrant(s) that conform to EID specifications. Depending on the development of the properties will depend on option 1 or 2 and will be determined by the fire official.; or

This development shall install an approved water supply capable of providing the required fire flow for fire protection to premises upon which facilities, buildings, or portions of buildings which are hereinafter constructed or moved into or within the jurisdiction. This shall conform to El Dorado County Regional Fire Protection Standard, Water Supplies for Suburban and Rural Fire Fighting, Standard #D-003 with specifications for the purpose of providing water for fire protection for each developed parcel.

- f. **Fire Department Access:** Approved fire apparatus, access roads and driveways shall be provided for every facility, building, or portion of a building. The fire apparatus access roads and driveways shall comply with the requirements of Section 503 of the El Dorado County Fire Protection District as well as State Fire Safe Regulations as stated below (but not limited to):
 - i. Each dead-end road shall have a turnaround constructed at its terminus.
 - ii. The maximum length of a Dead-end Road, including all Dead-end Roads accessed from that Dead-end Road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:
 - parcels zoned for less than one acre - 800 feet
 - parcels zoned for 1 acre to 4.99 acres - 1,320 feet
 - parcels zoned for 5 acres to 19.99 acres - 2,640 feet

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- iii. The fire apparatus access roads and driveways shall extend to within 150 feet of all portions of each facility and all portions of the exterior of the first story of the building as measured by an approved route around the exterior of the building or facility.
- iv. Driveways and roadways shall have unobstructed vertical clearance of 15' and a horizontal clearance providing a minimum of 2' on each side of the required driveway or roadway width.
- v. All roadways shall be a minimum of 20 feet wide, providing two (2) ten (10) foot traffic lanes, not including shoulder and striping.
- vi. All driveways shall be a minimum of 12 feet wide, providing turnout(s) and turnarounds in accordance with Fire Safe Driveway Regulations and approved by the fire official.
- g. **Roadway Surface:** Roadways shall be designed to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide all-weather driving conditions. All-weather surfaces shall be asphalt, concrete or other approved driving surfaces. Project proponents shall provide engineering specifications to support design, if requested by the local AHJ.
- h. **Roadway Grades:** The grade for all roads, streets, private lanes and driveways shall not exceed 16%. If paved or concrete, grades may be allowed up to 20% with an approved hard surface as approved by the AHJ.
- i. **Turning Radius:** The required turning radius of a fire apparatus access road/driveway shall be determined by the fire code official. Current requirements are 40' inside and 56' outside.
- j. **Gates:** All gates shall meet the El Dorado County Fire Protection Gate Standard B-002, including an approved Knox access configuration.
- k. **Funding Mechanism for Emergency Fire Access Components:** The property owner shall be responsible for ensuring the maintenance of emergency access roadways, driveways, gates, vegetative clearances, and other fire access components.
- l. **Fencing:** Lots that back up to wildland open space shall be required to use non-combustible type fencing if within 10 feet of a structure.

- m. **Setbacks:** Any parcels greater than one acre shall conform to State Fire Safe Regulations requirements for setbacks (minimum 30' setbacks for buildings and accessory buildings from all property lines).
- n. **Vegetative Fire Clearances:** Prior to June 1st each year, there shall be vegetation clearance around all EVA's (Emergency Vehicle Access), buildings, up to the property line as stated in Public Resources Code Section 4291, Title 19 as referenced in the CA Fire Code, and Local Ordinances.
- o. **Addressing:** Approved numbers or addresses shall be provided for all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property and shall meet all address requirements.
- p. **Landscaping:** The landscaping plan shall be reviewed by the Fire Department to ensure that trees, plants, and other landscaping features proposed to be adjacent to the Fire Apparatus Access roads, Fire and Life Safety equipment, and near address locations on buildings and monuments will not impede fire apparatus access or visual recognition.
- q. **Building and Fire Plans:** Building, fire sprinkler and fire alarm plans shall be reviewed and approved by the fire department prior to respective permit issuance. The plans shall provide the use classification for each proposed building for future comments in regard to fire sprinklers, PRC Title 14, smoke alarms, Carbon Monoxide alarms, and other fire and life safety features.

14. **Cal Fire**

The project listed above is within lands identified as SRA (State Response Area). CAL FIRE has prevention and suppression responsibilities in these areas including enforcement of development standards in accordance with the SRA Minimum Fire Safe Regulations. The following comments related to this project and are the state minimum requirements for this project within the SRA. Local fire jurisdictions and county planning departments may have more restrictive requirements.

In accordance with CA CCR Title 14, Division 1.5, Chapter 7, Subchapter 2

a. **Emergency Access and Egress**

Roads and driveways, whether public or private, unless exempted under 14 CCR § 1270.02(d), shall provide for safe access for emergency wildfire equipment and civilian

evacuation concurrently, and shall provide unobstructed traffic circulation during a wildfire emergency.

i. Width

All roads shall be constructed to provide a minimum of two (2) ten (10) foot traffic lanes, not including shoulder and striping. These traffic lanes shall provide for two-way traffic flow to support emergency vehicle and civilian egress, unless other standards are provided in this article or additional requirements are mandated by local jurisdictions or local subdivision requirements. Road grade not to exceed 16%. No more than 20% with mitigations.

ii. Roadway Surface

Roadways shall be designed and maintained to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide an aggregate base. Project proponent shall provide engineering specifications to support design, if requested by the local authority having jurisdiction.

iii. Driveways

Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the Driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart.

A turnaround shall be provided on Driveways over 300 feet in length and shall be within fifty (50) feet of the building

iv. Roadway/Driveway Grades

The grade for all roads, streets, private lanes and driveways shall not exceed 16 percent. Grade may exceed 16%, not to exceed 20%, with approval from AHJ.

v. Radius

No Road or Road Structure shall have a horizontal inside radius of curvature of less than fifty (50) feet. An additional surface width of four (4) feet shall be added to curves of 50-100 feet radius; two (2) feet to those from 100-200 feet.

The length of vertical curves in Roadways, exclusive of gutters, ditches, and drainage structures designed to hold or divert water, shall be not less than one hundred (100) feet.

vi. Turnarounds

Turnarounds are required on driveways and dead-end roads.

The minimum turning radius for a turnaround shall be forty (40) feet, not including parking.

If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.

****Each dead-end road shall have a turnaround constructed at its terminus.****

vii. Turnouts

Turnouts shall be a minimum of twelve (12) feet wide and thirty (30) feet long with a minimum twenty-five (25) foot taper on each end.

viii. Gate Entrances

Gate entrances shall be at least two (2) feet wider than the width of the traffic lane(s) serving that gate and a minimum width of fourteen (14) feet unobstructed horizontal clearance and unobstructed vertical clearance of thirteen feet, six inches (13' 6").

All gates providing access from a Road to a Driveway shall be located at least thirty (30) feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that Road.

Where a One-way Road with a single traffic lane provides access to a gated entrance, a forty (40) foot turning radius shall be used.

Security gates shall not be installed without approval. Where security gates are installed, they shall have an approved means of emergency operation. Approval shall be by the local authority having jurisdiction. The security gates and the emergency operation shall be always maintained in operational status.

b. Signing and Building Numbering

i. Addresses for Buildings.

All buildings shall be issued an address by the local jurisdiction which conforms to that jurisdiction's overall address system. Utility and miscellaneous Group U buildings are not required to have a separate address; however, each residential unit within a building shall be separately identified.

(The size of letters, numbers, and symbols for addresses shall conform to the standards in the California Fire Code, California Code of Regulations title 24, part 9. Addresses for residential buildings shall be reflectorized.

ii. Address Installation, Location, and Visibility.

All buildings shall have a permanently posted address which shall be plainly legible and visible from the road fronting the property.

Where access is by means of a private road and the address identification cannot be viewed from the public way, an unobstructed sign or other means shall be used so that the address is visible from the public way.

Address signs along one-way roads shall be visible from both directions. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign or post.

In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter.

c. Emergency Water

Emergency water for Wildfire protection shall be available, accessible, and maintained in quantities and locations specified in the statute and these regulations in order to attack a Wildfire or defend property from a Wildfire. Will be determined by local jurisdiction.

d. Building Siting, Setbacks, and Fuel Modification

i. Setback for Structure Defensible Space.

All parcels shall provide a minimum thirty (30) foot setback for all Buildings from all property lines and/or the center of a Road, except as provided in the exception below.

A reduction in the minimum setback shall be based upon practical reasons and shall provide for an alternative method to reduce Structure-to-Structure ignition by incorporating features such as, but not limited to:

ii. Fuel Breaks

When Building construction meets the following criteria, the Local Jurisdiction shall determine the need and location for Fuel Breaks in consultation with the Fire Authority:

Fuel Breaks required by the Local Jurisdiction, in consultation with the Fire Authority, shall be located, designed, and maintained in a condition that reduces the potential of damaging radiant and convective heat or ember exposure to Access routes, Buildings, or infrastructure within the Development.

Fuel Breaks shall have at a minimum, one point of entry for fire fighters and any Fire Apparatus. The specific number of entry points and entry requirements shall be determined by the Local Jurisdiction, in consultation with the Fire Authority.

The open space on the project will need to act as a fuel break for the project and meet the requirements above.

iii. Maintenance of Defensible Space Measures.

California Public Resource Code (PRC) 4291 requires 100 ft of defensible space to the property line around structures to protect residents, first responders, and property to ensure continued maintenance of commonly owned properties in conformance with these standards and to assure continued availability, access, and utilization of the defensible space provided by these standards during a wildfire, provisions for annual maintenance shall be provided in emergency access covenants or similar binding agreements.

iv. Disposal of Flammable Vegetation and Fuels

Disposal, including chipping, burying, burning or removal to a site approved by the local jurisdiction, of flammable vegetation and fuels caused by site development and construction, road and driveway construction, and fuel modification shall be completed prior to completion of road construction or final inspection of a building permit.

v. Open Spaces and Parks

Where a Greenbelt, Greenway, open space, park, landscaped or natural area, or portions thereof, is intended to serve as a Fuel Break, the space or relevant portion thereof shall conform with the requirements in § 1276.03 (Fuel Breaks). See above.

15. Air Quality Management District (AQMD):

AQMD has reviewed the Design Review of an open parking lot for storing boats and RV's. The project scope consists of site grading of 6.08 acres to smooth out the existing uneven ground surface, construction of two driveway access points, installation of an automatic gate at each driveway, and installation of security fencing around the parking lot. The property, identified by Assessor's Parcel Number 109-480-010, consists of 7.395

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acres, and is located 0.8 miles south of Highway 50 at the Business Drive/ Dividend Drive intersection in the Shingle Springs area. AQMD has determined that an Air Quality/GHG Analysis is not required for the proposed development. Additionally, the following standard conditions apply to the project:

- Fugitive Dust: A Fugitive Dust Mitigation Plan (FDP) Application with appropriate fees shall be submitted to and approved by the AQMD prior to start of project construction if during the course of the project a grading permit is required from Building Services, dust control measures shall comply with requirements of AQMD Rule 223, Fugitive Dust - General Requirements, and Rule 223.1 - Construction, Bulk Material Handling, Blasting, Other Earthmoving Activities and Trackout Prevention.
- Paving: Road construction shall adhere to AQMD Rule 224, Cutback and Emulsified Asphalt Paving Materials.
- Painting/Coating: The project construction may involve the application of architectural coating, which shall adhere to AQMD Rule 215, Architectural Coatings.
- Open Burning: Burning of waste vegetation that results from Land Development Clearing must be permitted through the AQMD. Only dry vegetative waste materials originating from the property may be disposed of using an open outdoor fire. Burning shall adhere to AQMD Rule 300, Open Burning.
- Construction Emissions: During construction, all self-propelled diesel-fueled engines greater than 25 horsepower shall be in compliance with the CARB Regulation for In-Use Off-Road Diesel Fueled Fleets (§2449 et al, Title 13, Article 4.8, Chapter 9, California Code of Regulations (CCR)). The full text of the regulation can be found at CARB website: <https://ww2.arb.ca.gov/our-work/topics/construction-earthmoving-equipment> Questions on applicability should be directed to CARB at 1-866-634-3735. CARB is responsible for enforcement of this regulation.
- Portable Equipment: All portable combustion engine equipment with a rating of 50 horsepower or greater shall be registered with the CARB. A copy of the current portable equipment registration shall be with said equipment. The applicant shall provide a complete list of heavy-duty diesel-fueled equipment to be used on this project, which includes the make, model, year of equipment, and daily hours of operation of each piece of equipment.

- Electric Vehicle (EV) Charging - Non-residential: The project shall comply with the Non-Residential Mandatory Measures identified in the 2022 Cal Green Building Code to facilitate future installation and use of EV chargers. Please refer to:
<https://www.dgs.ca.gov/BSC/CALGreen>

16. **Environmental Management Department (EMD):**

- a. Solid Waste Division - Construction and Demolition (C&D) Debris Recycling: State Law mandates that a minimum of 65% of the waste materials generated from covered C&D projects must be diverted from being landfilled by being recycled or reused on site. Please visit the El Dorado County's Construction and Demolition Debris Recycling Ordinance Program information and requirements.
- b. AB 341 - Mandatory Commercial Recycling (Non-Residential): State Law requires that all non-residential dwellings that generate at least (2) two cubic yards of solid waste per week to have a recycling program for common recyclable materials such as bottles, cans, and paper.
- c. AB 1826 - Mandatory Commercial Organics Recycling (Non-Residential): State Law requires that all non-residential dwellings that generate at least two (2) cubic yards of solid waste per week to have an organics recycling program for the following types of organic wastes: green waste, landscape and pruning waste, non-hazardous waste, food waste and food-soiled paper.
- d. Trash and Recycling Enclosures: Cal Green Section 5.410.1: Recycling by occupants requires that new projects provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive. Please direct any questions about this provision to the County Building Services.
- e. El Dorado Disposal: The franchise waste hauler for the location of this parcel is El Dorado Disposal (EDD). They can help businesses and multi-family dwellings determine how much waste they generate when/if they exceed the waste amounts and complying with State law. Before the facility opens please contact EDD to set up a waste and recycling service.

17. **County Surveyor's Office:**

- a. All boundary monuments disturbed during project construction shall be reset by a Professional Land Surveyor or Qualified Engineer as defined by Section 8771 of the California Business and Professions Code (Land Surveyors Act).
- b. Applicant to coordinate with the County Surveyor's Office to ensure that all buildings on the subject parcel are addressed in compliance with County Code, Chapter 110.04. Compliance is required within 30 days of approval.

18. **El Dorado County Stormwater Coordinator, West Slope:**

- a. The County is subject to the State of California Phase II MS4 Permit and thus the County's post construction water quality requirements follow those outlines in that Permit in Section E.12. Projects typically qualify as "Small" or "Regulated" projects under the MS4 Permit/West Slope Development and Redevelopment Standards and Post Construction Stormwater Plan Requirements if improvements create or replace 2,500 square feet or more of impervious surface. Qualifying projects are required to provide treatment of stormwater prior to the water leaving the site or entering a waterbody.
- b. An Erosion and Sediment Control Plan will need to be included in plan submittal. If the project will disturb an acre or more of land, the Legally Responsible Person (LRP) is required to obtain Construction General Permit (CGP) coverage through the State Water Resources Control Board (SWRCB). The CGP requires the development and implementation of a Stormwater Pollution Prevention Plan (SWPPP). CGP requirements https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html



Date: December 8, 2025

MEMORANDUM SUPPORTING A CEQA GUIDELINES SECTION 15183 EXEMPTION

DR24-0010 BUSINESS DRIVE OPEN STORAGE LOT

Overview

El Dorado County (County) staff have prepared this evaluation of the potential environmental impacts that may be associated with the construction and operation of an outdoor recreational vehicle (RV) storage facility, consisting of 22 small (12'x25'), 216 medium (12'x32), 23 large (12'x40') 115 extra-large (12'x45'), and 5 jumbo (12'x55') open-air RV and boat storage spaces. This evaluation meets the requirements of Section 15183 of the State CEQA Guidelines titled "Projects Consistent with a Community Plan or Zoning." In summary, Section 15183 allows for a project that is consistent with the development density established by existing zoning, community plan, or general plan policies that were evaluated in a certified EIR to not need additional environmental review under CEQA. The evaluation process provided in Section 15183 is often called a "15183 Exemption."

The following 15183 Exemption analysis assesses whether potential project impacts are within the scope of analysis of, and adequately addressed by, the El Dorado County General Plan Environmental Impact Report (EIR) (State Clearinghouse No. 2001082030). This analysis determines whether the project would be consistent with the findings of the El Dorado County General Plan EIR pursuant to the conditions and requirements of Section 15183. Based on the analysis contained below, the County has determined that this consistency memorandum is the appropriate environmental document for the project and finds that the project is within the scope of the analysis of the El Dorado County General Plan EIR.

15183 Exemptions and Compliance with the California Environmental Quality Act

Article 12 (Special Situations) of the State CEQA Guidelines identifies situations for which certain CEQA-compliance procedures may apply. Specifically, Section 15183(a) of the State CEQA Guidelines states that:

"CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies."

Pursuant to Section 15183(c) of the State CEQA Guidelines, "(i)f an impact is not peculiar to the parcel or to the project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards...then an additional EIR need not be prepared for the project solely on the basis of that impact."

Accordingly, the purpose of the analysis contained herein is to evaluate whether the project would result in impacts not previously addressed or impacts substantially more severe than those addressed in the El Dorado County General Plan EIR. Alternatively, if the project does not result in any impacts beyond what was evaluated and disclosed as part of the El Dorado County General Plan EIR (i.e., the project is consistent with the findings of the General Plan EIR), then no additional environmental review under CEQA is required.

Project Location

The project is located on the northwest corner of the intersection of Dividend Drive and Business Dr. approximately 1.5 miles southwest of the South Shingle/Ponderosa Road exit on US Highway 50 in Shingle Springs, (Assessor Parcel Number 109-480-027) in unincorporated El Dorado County (See Exhibit A). The project site is within the Shingle Springs community and is surrounded by three adjacent parcels that are similarly zoned Light Industrial-Design Review Community Combining Zone (IL-C), with General Plan land use designation of Industrial with the parcels to the north and east developed with commercial business and the parcel to the south vacant. The adjacent parcels to the west are zoned Residential Estate- 5 (RE-5) and contain residential structures. The project site is within the El Dorado County General Plan planning area that was considered in the General Plan EIR.

Project Background

EL DORADO COUNTY GENERAL PLAN

On July 19, 2004, the El Dorado County Board of Supervisors adopted a new General Plan for the County. The adopted General Plan applies to the unincorporated areas of the county and guides land use planning through its adopted ordinances and policies. The General Plan was directed by a public process which defined a collective long-term vision for the future of El Dorado County and relies on measures in each of the "General Plan Elements" to implement policies. Since 2004, several amendments to the General Plan have been adopted, including the Land Use Element; Transportation and Circulation Element; Public Services and Utilities Element; Public Health, Safety, and Noise Element; Conservation and Open Space Element; Agriculture and Forestry Element; and the Economic Development Element.

The Land Use Element of the General Plan was amended in August 2019 and sets forth specific goals, objectives, and policies to guide the intensity, location, and distribution of land uses. The General Plan land use diagram is a fundamental part of the Land Use Element that graphically represents the County's goals, objectives, and policies and delineates areas where future growth will be anticipated and/or directed. As described above, the project site is zoned as Industrial Light – Design Review Community Combining Zone (IL-DC), with a General Plan designation of Industrial. Areas surrounding the project site are zoned low- and medium- density residential (El Dorado County 2012).

EL DORADO COUNTY GENERAL PLAN ENVIRONMENTAL IMPACT REPORT

The El Dorado County General Plan EIR was prepared in 2003 to evaluate potential impacts associated with adoption of the General Plan. The General Plan EIR evaluated four "equal-weight" alternatives: (1) No Project, (2) Roadway Constrained Six-Lane "Plus", (3) Environmentally Constrained, and (4) 1996 General Plan. Each of the "equal weight" alternatives are described in detail in Chapter 3 of the General Plan EIR. The County Board of Supervisors ultimately approved a combination of the 1996 General Plan Alternative and the Environmentally Constrained Alternative (with modifications) (El Dorado County, 2004). For the purposes of this memo, the Environmentally Constrained and 1996

General Plan Alternatives, which combined constitute the “approved” General Plan, are briefly summarized below and referenced in the later Environmental Analysis section.

Alternative 3: Environmentally Constrained

The Environmentally Constrained Alternative focuses on minimizing adverse environmental effects associated with future development within the county and considers constraints related to land use, topographic limitations, hazards, and important environmental resources. The land use patterns for the Environmentally Constrained Alternative were based on existing development patterns, existing expanses of largely undeveloped areas, important habitats, and a desire to maintain contiguous and connected expanses of agriculture and native vegetation. The land use pattern of this alternative focuses on smaller and more clearly separated Community Regions and Rural Centers to reduce intensity of development and to accommodate changes in land use (El Dorado County 2003).

Alternative 4: 1996 General Plan

The 1996 General Plan Alternative includes growth under the proposed 1996 General Plan and generally allows for more growth in areas of the county, resulting in less of a distinction between rural and developed areas and less regulation for impact avoidance and design control. This alternative also did not include a precise requirement for concurrency between infrastructure/services and development to be served except with respect to roadway infrastructure. Further, the total amount of development countywide was greatest under this alternative compared to the other “equal-weight” alternatives (El Dorado County 2003).

Project Description

Approval of Design Review Permit, DR24-0010, would allow for a proposed storage yard to be used by the owners and their agents to temporarily store miscellaneous construction materials to be used elsewhere. No structural improvements, lighting or signage are proposed. A six-foot perimeter chain link fencing with earth tone vinyl slats with two strands of barbed wire on top and two locked and manually operated gates conforming to County standards is proposed. A pedestrian gate is proposed at the gated entrance near the southeast property corner. The project site is located within the Barnett Business Park. No structural improvements, lighting or signage are proposed. Perimeter fencing with earth tone vinyl slats and two electric gates conforming to County standards is proposed. The project site is located within the Barnett Business Park and is consistent with other developed density in the business park. The proposed project has been reviewed for consistency with the County Zoning Ordinance, General Plan Policies, and an environmental review determination has been made.

The project is proposed on a Industrial Light – Design Review Community Combining Zone (IL-DC) zoned parcel (Exhibit D) consistent with the Industrial (I) General Plan Land Use Designation. Staff has determined that the proposed project is consistent with the applicable El Dorado County General Plan policies and Zoning Ordinance requirements. (See Exhibit .

El Dorado County General Plan Consistency Analysis

Using Appendix G, Environmental Checklist, of the State CEQA Guidelines as an analytical tool, the following discussion evaluates the potential environmental impacts of implementation of the project in the context of the El Dorado County General Plan EIR to determine if those impacts are sufficiently covered, or if additional analysis is necessary. As described above, the findings of the General Plan EIR are indicative of the impact determinations concluded for the “approved” General Plan (i.e., a combination of a combination of the 1996 General Plan Alternative and the Environmentally Constrained Alternative [with modifications]).

AESTHETICS

The General Plan EIR determined that impacts related to scenic vistas, scenic resources, light and glare would be less-than-significant through implementation of mitigation measures that would modify General Plan policies protecting scenic corridors/roadways within the county and policies that would reduce effects of nighttime lighting. Impacts related to visual character and quality were determined to be significant and unavoidable.

Approval of Design Review Permit, DR24-0010, would allow for a proposed storage yard to be used by the owners and their agents to temporarily store miscellaneous construction materials to be used elsewhere. No structural improvements, lighting or signage are proposed. A six-foot perimeter chain link fencing with earth tone vinyl slats with two strands of barbed wire on top and two locked and manually operated gates conforming to County standards is proposed. A pedestrian gate is proposed at the gated entrance near the southeast property corner. The project does not include any development proposal that would directly result in physical changes to the existing visual character in the County or conflict with zoning or other regulations adopted to protect scenic quality or include new sources of light and glare. If future development did occur (e.g., addition of accessory structures), it would be consistent with zoning requirements and other applicable regulations, would be consistent with the existing visual character in the project area, and would remain consistent with the impact analysis and conclusions in the General Plan EIR. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

AGRICULTURAL AND FORESTRY RESOURCES

The General Plan EIR determined that impacts related to conversion of Timberland to non-forestry uses would be less than significant. Impacts related to loss of agricultural resources were determined to be less-than-significant through implementation of mitigation measures that would modify General Plan policies that establish agricultural designations and districts that would guide permitted uses of such designated lands. Impacts related to conversion of Important Farmland, Grazing Land, land currently in agricultural production, and Williamson Act-enrolled lands were determined to be significant and unavoidable as a result of permanent loss of such agricultural resources.

The project, which includes a request to construct a storage yard to be used by the owners and their agents on a parcel zoned Industrial Light – Design Review Community Combining Zone (IL-DC) would not result in the conversion of Farmland, conflict with existing agricultural zoning or Williamson Act contracted lands, nor result in rezoning, loss, and/or conversion of forest land to non-forest uses. The project site is not zoned for any agricultural or forestry uses. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

AIR QUALITY

The General Plan EIR determined that impacts related to Air Quality (short-term construction, long-term operational, local mobile source, toxic air contaminants, and odor emissions) would be significant and unavoidable through buildout of the General Plan planning area.

The Approval of Design Review Permit, DR24-0010, would allow for a proposed storage yard to be used by the owners and their agents to temporarily store miscellaneous construction materials to be used elsewhere and would not include any development activities that would conflict with or obstruct an air quality plan, result in an increase in criteria air pollutant, expose sensitive receptors to pollutants, nor result in other emissions (i.e., odors) that would adversely affect a substantial number of people. If future development did occur (e.g., addition of accessory structures), it would be consistent with zoning requirements and other applicable regulations as well as development types and densities assumed in the General Plan EIR. Any increases in emissions or changes in air quality would remain consistent with the impact analysis and conclusions in the General Plan EIR. Thus, the project would not result

in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

BIOLOGICAL RESOURCES

The General Plan EIR determined that impacts related to Biological Resources (including wildlife, special-status species, wildlife movement, and sensitive habitats) would be significant and unavoidable through buildout of the General Plan planning area.

would allow for a proposed storage yard to be used by the owners and their agents to temporarily store miscellaneous construction materials to be used elsewhere. The project does not include any development proposals or land use designation changes involving construction and operation activities that would impact biological resources including wildlife habitat, sensitive communities, protected wetlands, migratory movements, nor conflicts with any local policies, ordinances, or adopted conservation plans. If future development did occur (e.g., addition of accessory structures), implementation of uniformly applied development policies and standards, such as oak resources mitigation requirements and standard development setbacks for sensitive resources that may be present, would result in biological resources impacts consistent with the analysis and conclusions in the General Plan EIR. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

CULTURAL RESOURCES

The General Plan EIR determined that impacts related to cultural resources would be less-than-significant through implementation of mitigation measures that would modify existing General Plan policies and introduce new policies for protection of such resources (e.g., defining of Historic Design Control Districts).

Approval of Design Review Permit, DR24-0010, would allow for a proposed storage yard to be used by the owners and their agents to temporarily store miscellaneous construction materials to be used elsewhere. A cultural records search was conducted on April 3, 2024. A project notification letter was sent to the United Auburn Indian Community (UAIC) on January 29, 2025. As of September 9, 2025, no response from UAIC has been received. The project would not include any development proposals or land use designation changes that would directly result in construction and operation of facilities that would impact historic resources, archaeological resources, and/or human remains. If future development did occur (e.g., addition of accessory structures), implementation of uniformly applied development policies and standards, such as conditions of approval that require that ground disturbing activities stop and materials be evaluated if evidence of a subsurface resource is encountered, would result in cultural resources impacts consistent with the analysis and conclusions in the General Plan EIR. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

ENERGY

Impacts related to the wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation as well as conflicts with a state or local plan related to energy renewal and efficiency were not addressed in the El Dorado County General Plan EIR as the CEQA Statute, Guidelines, and judicial decisions did not require an explicit analysis of these issues at the time the General Plan EIR was prepared.

Approval of Design Review Permit, DR24-0010, would allow for a proposed storage yard to be used by the owners and their agents to temporarily store miscellaneous construction materials to be used elsewhere. The project does not include any development proposals or land use designation changes that would include construction or

operation activities that would result in the wasteful, inefficient, or unnecessary consumption of energy resources, nor conflict with a state or local energy plan. No new energy infrastructure or supplies would be generated, nor would the project result in the increased demand for energy. If future development did occur (e.g., addition of accessory structures), energy demands would be minimal, and implementation of uniformly applied development policies, standards, and building codes would eliminate the potential for this development to result in a wasteful or inefficient use of energy. Thus, the project would not result in any significant impacts related to energy.

GEOLOGY AND SOILS

The General Plan EIR determined that impacts related to increased development in areas potentially subject to seismic hazards, landslide and avalanche hazards, and expansive soils would be less-than-significant though implementation of mitigation measures that would modify General Plan Policies. Impacts related to additional development and erosion would be significant and unavoidable even with mitigation measures. Mitigation measures involved new policies requiring hazard review and geotechnical studies for new projects in the county, specifications for projects that would require a grading permit, and limitations for development on sloped land.

Approval of Design Review Permit, DR24-0010, would allow for a proposed storage yard to be used by the owners and their agents to temporarily store miscellaneous construction materials to be used elsewhere. The project would not result in any development proposals or land use designation changes that would directly result in construction and operation of facilities that would result in rupture of a known earthquake fault; seismic ground shaking, ground failure, liquefaction or landslides; soil erosion; lateral spreading; subsidence; expansive soils; soils incapable of supporting alternative waste water disposal systems; destruction of a unique paleontological or geologic feature. If future development did occur (e.g., addition of accessory structures), implementation of uniformly applied development policies and standards, such as requirements for hazard review and geotechnical studies, application of building codes responsive to soil conditions, and percolation testing prior to authorization of new septic systems, would result in geology and soils impacts consistent with the analysis and conclusions in the General Plan EIR. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

GREENHOUSE GAS EMISSIONS

Impacts related to the generation of greenhouse gas emissions (GHGs) and/or conflicts with an applicable plan, policy, or regulation related to reduction of GHGs were not addressed in the General Plan EIR. The CEQA Statute, Guidelines, and judicial decisions did not require an analysis of GHG emissions at the time the General Plan EIR was prepared.

Approval of Design Review Permit, DR24-0006, would allow the construction and operation of an outdoor recreational vehicle (RV) storage facility, consisting of approximately 318 small (12'x25'), medium (12'x32'), large (12'x40') and extra-large (12'x45' & 12'x50') open-air RV and boat storage spaces. The project **does not include any development proposals or land use designation changes** that would directly result in construction and operation of facilities that would result in GHG emissions or conflicts with adopted climate action plans. If future development did occur (e.g., addition of accessory structures), it would result in only minor GHG emissions far below the El Dorado County Air Quality Management District threshold of 1,100 metric tons of carbon dioxide equivalent (MTCO_{2e}) per year (EDCAQMD 2002). Emissions from well over 100 housing units is typically needed to exceed this threshold (EDC 2021). Thus, the project would not result in any significant impacts related to GHGs.

HAZARDS AND HAZARDOUS MATERIALS

The General Plan EIR determined that impacts related to hazardous materials exposure and flooding risks within the 100-year floodplain would be less than significant. Impacts related to hazardous waste and asbestos exposure were determined to be less-than-significant through implementation of mitigation measures that would modify General Plan policies to require remediation (where and when necessary) prior to site development, disclosure and notification of known asbestos, and risk reduction actions when earth moving is conducted where Naturally Occurring Asbestos may be present. Impacts related to dumping of hazardous waste, accidental release of hazardous materials, flood hazards within a dam inundation area, exposure to electromagnetic fields, and increased potential for fire hazards were determined to be significant and unavoidable, even after implementation of mitigation measures that would modify General Plan policies.

Approval of Design Review Permit, DR24-0010, would allow for a proposed storage yard to be used by the owners and their agents to temporarily store miscellaneous construction materials to be used elsewhere. The project is not located in an area of the County identified for the presence of naturally occurring asbestos (El Dorado County 2018). Additionally, the project does not include any development proposals or land use designation changes that would create significant hazards through transport, use, disposal or accident conditions involving hazardous materials; emit hazards emissions or handle hazardous materials/substances within one-quarter mile of an existing or proposed school; be located on a hazardous materials site; result in a safety hazard or excessive noise within two miles of an airport; impair or physically interfere with emergency response or evacuation plan; nor expose people or structures to wildland fires. If future development did occur (e.g., addition of accessory structures), it would occur on land already considered suitable for these uses (i.e., an absence of hazardous materials) and would not add uses that would increase hazards or hazardous materials risks. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

HYDROLOGY AND WATER QUALITY

The General Plan EIR determined that impacts related to increases in water pollution would be less than significant. Impacts related to groundwater pollution (as a result of wastewater treatment systems) were determined to be less-than-significant through incorporation of mitigation measures that modified General Plan policies related to septic system performance. Impacts related to increased water demand, water supply infrastructure, increased groundwater demand, increased wastewater flows, and increased pollutants resulting from additional wastewater treatment plants were determined to be significant and unavoidable.

Approval of Design Review Permit, DR24-0010, would allow for a proposed storage yard to be used by the owners and their agents to temporarily store miscellaneous construction materials to be used elsewhere. The project does not include any development proposals or land use designation changes that would degrade surface or ground water quality; decrease groundwater supplies or interfere with groundwater recharge; alter drainage patterns such that erosion, siltation, surface runoff, exceedance of drainage systems, or impedance of flood flows would occur; risk release of pollutants within a flood hazard, tsunami, or seiche zone; nor conflict with or obstruct implementation of water quality control or sustainable groundwater management plan. If future development did occur (e.g., addition of accessory structures), implementation of uniformly applied development policies and standards, such as application of stormwater drainage standards and percolation testing prior to authorization of new septic systems, would result in hydrology and water quality impacts consistent with the analysis and conclusions in the General Plan EIR. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

LAND USE AND PLANNING

The General Plan EIR determined that impacts related to consistency with other plans and policies would be less-than-significant. The General Plan EIR determined that Impacts related to land use incompatibilities would be less-than-significant through mitigation measures that required establishment of new policy and implementation measures related to General Plan conformity review of any new development projects. Impacts related to alteration and degradation of land use character were determined to be significant and avoidable through buildout of the General Plan.

Approval of Design Review Permit, DR24-0010, would allow for a proposed storage yard to be used by the owners and their agents to temporarily store miscellaneous construction materials to be used elsewhere. The project would be consistent with uses surrounding the project site and the project would not include any development proposals or land use or zoning designation changes that would result in physical division of an established community nor conflict with any land use plan, policy, or regulation adopted for avoiding or mitigating an environmental effect. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

MINERAL RESOURCES

The General Plan EIR determined that impacts related to mineral resources would be less-than-significant through incorporation of mitigation measures that would modify General Plan policies. Specifically, policy modifications involve restricting land use designations in areas likely to contain mineral resources and requiring that industrial uses would be compatible with mineral exploration.

Approval of Design Review Permit, DR24-0010, would allow for a proposed storage yard to be used by the owners and their agents to temporarily store miscellaneous construction materials to be used elsewhere. and does not include any development proposals or land use designation changes that would result in the loss of known mineral resources or mineral resource recovery site. There are no known mineral resources on the project site, so if future development did occur (e.g., construction of accessory structures), access to mineral resources would not be affected. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

NOISE AND VIBRATION

The General Plan EIR determined that impacts related to short-term construction noise, transportation noise, and non-transportation and aircraft noise exposure would be significant and unavoidable even after implementation of mitigation measures that modify proposed General Plan policies or introduce new policy.

Approval of Design Review Permit, DR24-0010, would allow for a proposed storage yard to be used by the owners and their agents to temporarily store miscellaneous construction materials to be used elsewhere. Construction of the facility will include site improvements (e.g., grading, installation and fencing), the implementation of uniformly applied development policies and standards, such as application of construction timing restrictions, would result in noise impacts consistent with the analysis and conclusions in the General Plan EIR. In addition, any new development would be consistent with existing land uses in the area and would not introduce any different types of noise sources or different types of sensitive receptors. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

POPULATION AND HOUSING

The General Plan EIR determined that impacts related to housing would be less than significant. The General Plan EIR did not address impacts related to increases in population growth (planned and unplanned).

Approval of Design Review Permit, DR24-0010, would allow for a proposed storage yard to be used by the owners and their agents to temporarily store miscellaneous construction materials to be used elsewhere. Project implementation does not include any development proposals or land use designation changes that would include new housing such that unplanned population growth or displacement of people or housing would occur. If future development did occur (e.g., addition of accessory structures), it would be consistent with zoning requirements and other applicable regulations as well as development types and densities assumed in the General Plan EIR. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

PUBLIC SERVICES

The General Plan EIR determined that impacts related to public services, including police protection, fire protection/emergency services, and library facilities would be less than significant through implementation of mitigation measures that involve policy modifications to require development projects to be sited and designed consistent with and compatible with surrounding land uses. Impacts related to public school facilities were determined to be significant and unavoidable even after implementation of mitigation measures provided for other public service impacts (i.e., requirements for projects to be compatible with surrounding land uses).

Approval of Design Review Permit, DR24-0010, would allow for a proposed storage yard to be used by the owners and their agents to temporarily store miscellaneous construction materials to be used elsewhere and does not include any development proposals or land use designation changes that would result in the need for new or physically altered governmental facilities that could affect public services (i.e., fire protection, police protection, schools, parks, and other facilities). If future development did occur (e.g., addition of accessory structures), it would be consistent with zoning requirements and other applicable regulations as well as development types and densities assumed in the General Plan EIR and would not substantially increase demand for, or affect provision of, public services. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

RECREATION

The General Plan EIR determined that impacts related to parks and recreation facilities would be less-than-significant through implementation of mitigation measures. Adopted mitigation measures include policy modifications to require development projects to be sited and designed consistent with and compatible with surrounding land uses. Other mitigation measures include creation of new General Plan policies that require implementation of a Parks Master Plan and Parks and Recreation Capital Improvements Program, ongoing maintenance of new/future recreational resources, and development fees for future parks projects.

Approval of Design Review Permit, DR24-0010, would allow for a proposed storage yard to be used by the owners and their agents to temporarily store miscellaneous construction materials to be used elsewhere. The project does not include any development proposals or land use designation changes that would result in impacts to recreational facilities or resources. If future development did occur (e.g., addition of accessory structures), it would be consistent with zoning requirements and other applicable regulations as well as development types and densities assumed in the General Plan EIR and would not substantially increase demand for, or affect existing, recreation facilities. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

TRANSPORTATION

The General Plan EIR determined that multiple impacts related to traffic and circulation would be significant and unavoidable even after implementation of mitigation measures that modify proposed General Plan policies or introduce new policy.

Approval of Design Review Permit, DR24-0010, would allow for a proposed storage yard to be used by the owners and their agents to temporarily store miscellaneous construction materials to be used elsewhere. The project does not include any development proposals or land use designation changes that would directly result in construction and operation of facilities that would result in transportation impacts (i.e., conflict with a program, plan, ordinance, or policy; be inconsistent with CEQA Guidelines Section 15064.3(b); increase transportation hazards due to a geometric design feature; nor result in inadequate emergency access). If future development did occur (e.g., addition of accessory structures), it would be consistent with zoning requirements and other applicable regulations as well as development types and densities assumed in the General Plan EIR and would not substantially increase vehicles mile travelled or affect transportation facilities or services. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

TRIBAL CULTURAL RESOURCES

Assembly Bill (AB) 52, signed by the California governor in September of 2014, establishes a new class of resources under CEQA: "tribal cultural resources." It requires that lead agencies undertaking CEQA review must, upon written request of a California Native American tribe, begin consultation after the lead agency determines that the application for the project is complete, before a notice of preparation (NOP) of an EIR or notice of intent to adopt a negative declaration or mitigated negative declaration is issued. AB 52 also requires revision to CEQA Appendix G, the environmental checklist. This revision has created a new category for tribal cultural resources (TCRs). The El Dorado County General Plan EIR notice of preparation was released prior to the effective date of AB 52 changes to CEQA. The General Plan EIR was prepared years before AB 52 was signed into law and did not address Tribal Cultural Resources.

Approval of Design Review Permit, DR24-0010, would allow for a proposed storage yard to be used by the owners and their agents to temporarily store miscellaneous construction materials to be used elsewhere. The project does not include any development proposals or land use designation changes that would directly result in construction and operation of facilities that would impact tribal cultural resources. If future development did occur (e.g., addition of accessory structures), there is no indication that Tribal Cultural Resources are present on the existing residential property. Furthermore, standard conditions of approval for the project will require specific procedures in the event of unanticipated discovery of tribal cultural resources. A North Central Information Center (NCIC) cultural records search was conducted on April 3, 2024 and determined a low potential for cultural resources. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

UTILITIES AND SERVICE SYSTEMS

The General Plan EIR determined that impacts related to landfill capacity would be less than significant. Impacts related to debris diversion as well as energy and communications infrastructure were determined to be significant and unavoidable even after implementation of mitigation measures that modify proposed General Plan policies or introduce new policy. As discussed in the Hydrology and Water Quality section, above, General Plan EIR impacts related to surface and groundwater supplies and wastewater were determined to be significant and unavoidable.

Approval of Design Review Permit, DR24-0010, would allow the construction and operation of an outdoor, private storage lot. The project does not include any development proposals or land use designation changes that would

involve construction and operation activities that would result in impacts related to utility and service systems (i.e., new/expanded infrastructure; water supply capacity; wastewater treatment capacity; generation of solid waste; compliance with solid waste regulations). If future development did occur (e.g., addition of accessory structures), it would be consistent with zoning requirements and other applicable regulations as well as development types and densities assumed in the General Plan EIR and would not substantially increase demand for utility demand or require alteration of utility delivery infrastructure. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

WILDFIRE

Impacts related to fire hazards were addressed in the Health and Human Safety chapter of the General Plan EIR. The General Plan EIR determined that such impacts would be significant and unavoidable even after implementation of mitigation measures that modify and introduce new General Plan policies related to development limitation in high fire hazard areas.

Approval of Design Review Permit, DR24-0006, would allow the construction and operation of an outdoor recreational vehicle (RV) storage facility, consisting of approximately 318 small (12'x25'), medium (12'x32), large (12'x40') and extra-large (12'x45' & 12'x50') open-air RV and boat storage spaces. The project site is located in a high fire hazard severity zone within the State Responsibility Area (CALFIRE 2025). Implementation of the project does not include any development proposals or land use designation changes that would involve construction and operation activities that would result in wildfire impacts. No structures are proposed and the installation of gravel parking on the entirety of the project site reduces the fire hazard. If future development did occur (e.g., addition of accessory structures), it would consist of residential or residential related development similar to what is already present on the subject parcel. New structures would be subject to the same wildfire risk as existing structures and would not exacerbate existing wildfire risk. In addition, wildfire risk would be further reduced through implementation of uniformly applied development policies and standards, such as building code elements related to fire resiliency. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

Conclusion

Based on the analysis presented above, implementation of the project is consistent with the findings of the El Dorado County General Plan EIR, and no new or substantially more adverse impacts would occur through implementation of the project. As a result of finding that the proposed project is within the scope of analysis of El Dorado County General Plan EIR, no new environmental document is required, consistent with State CEQA Guidelines Section 15183(d)(1)(c).

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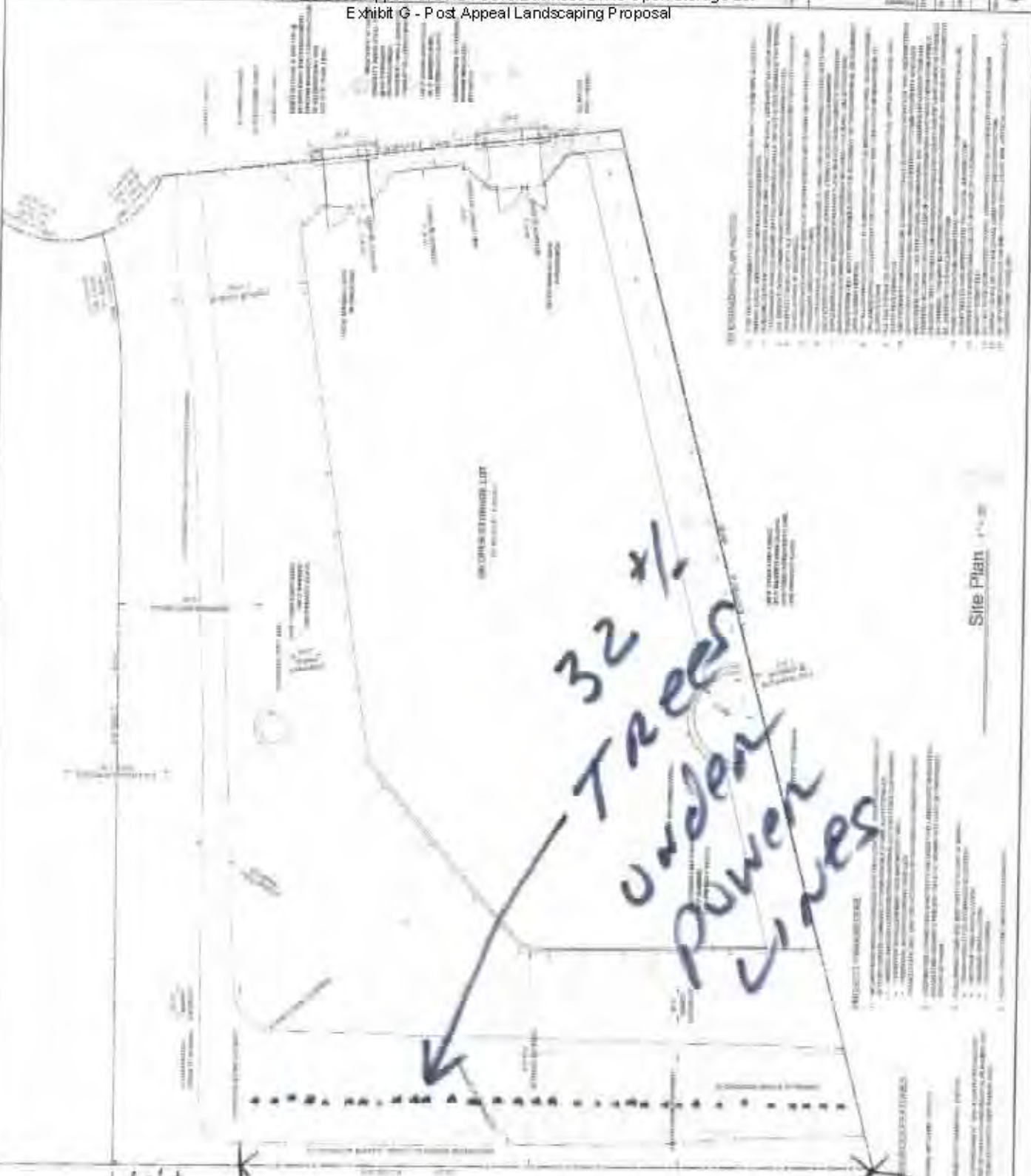
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Wilson. C/O Wilson Family Trust. 2025 (January). *Tentative Parcel Map*.



PROJECT INFORMATION

1. Project Name: Business Drive Open Storage Lot Landscaping Proposal

2. Project Location: 1000 Business Drive, [Address]

3. Project Description: This project involves the installation of 32 x 1/2 trees under power lines and other landscaping features as detailed in the site plan.

4. Project Goals: The goal is to improve the aesthetics of the site and provide shade and environmental benefits.

5. Project Schedule: The project is scheduled to begin in [Date] and is expected to be completed by [Date].

6. Project Budget: The estimated budget for this project is [Amount].

7. Project Contact: [Name], [Phone Number], [Email Address]

8. Project Status: [Status]

9. Project Notes: [Notes]

10. Project Attachments: [List of Attachments]

Site Plan

Image 1



03/24/2026 10:15

Image 2



03/24/2026 10:15

Image 3



03/24/2026 10:15

Image 4



03/24/2026 10:16

Image 5



03/24/2026 10:16

Image 6



03/24/2026 10:16

Image 7



03/24/2026 10:20

Image 8



03/24/2026 10:21



Right Tree, Right Place

Guide to planting safely near overhead powerlines

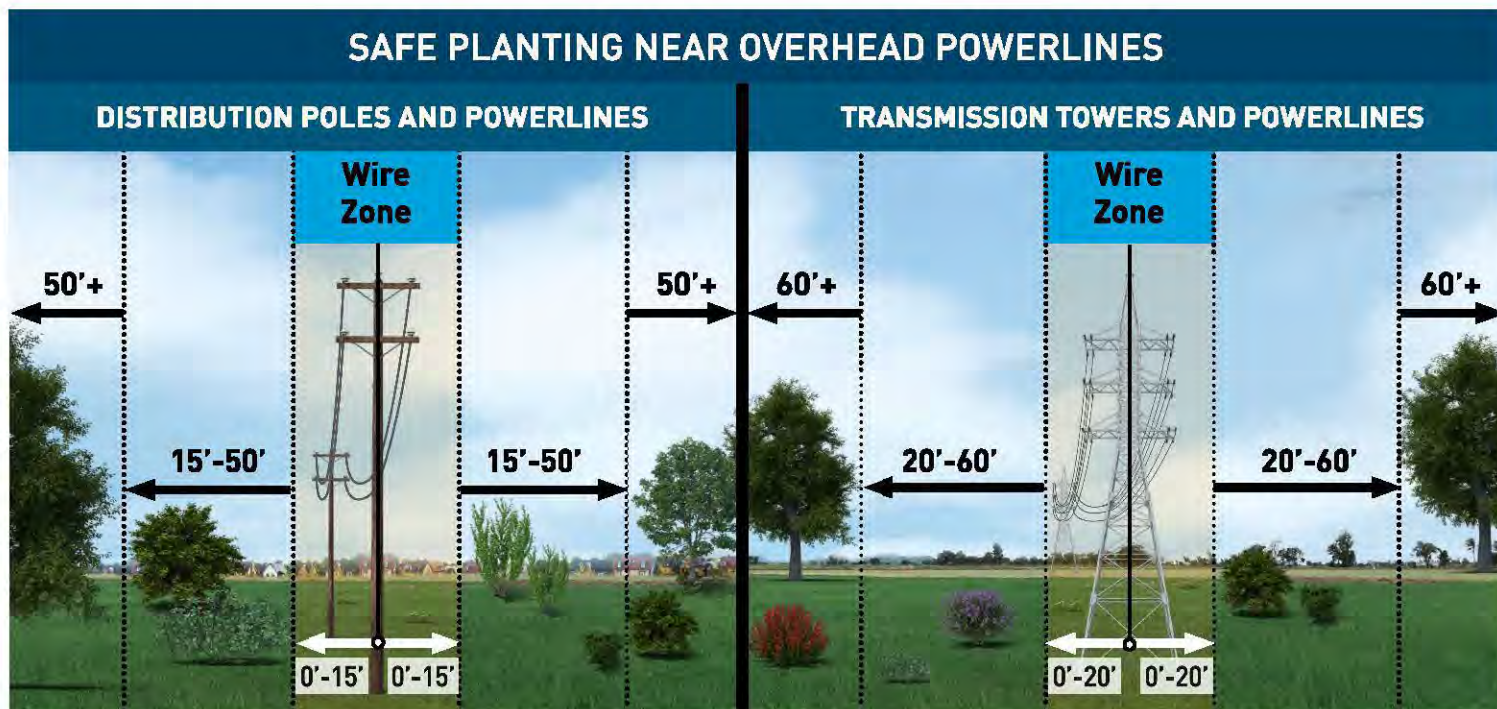
Help keep your community safe by planting the right tree in the right place.

When trees grow too close to powerlines, they can cause a power outage or ignite a wildfire. That's why trees near powerlines often need to be trimmed or removed.

Plan before you plant

Below are general guidelines for where you can safely plant near overhead powerlines. All trees that have the potential to fall onto a powerline may need to be removed.

Where and what you plant depends on where you live. High Fire-Threat Districts (HFTDs) are areas with increased wildfire risk. To see if you live in an HFTD, visit ia.cpuc.ca.gov/firemap.



For illustrative purposes only. Certain types of plants can be placed at different distances from PG&E equipment. For examples, please see the following page. Distribution equipment is commonly found in residential areas. Do not plant any trees or shrubs in the area where PG&E has the right to access land to maintain equipment. Visit pge.com/righttreerightplace for additional guidance.

Plans for new buildings and major landscaping projects must be reviewed by PG&E to avoid any interference with our equipment. Please submit your plans to PGEPlanReview@pge.com.







To learn more, visit pge.com/righttreerightplace or contact us at 1-877-295-4949 or wildfiresafety@pge.com. 26-0626 B Page 64 of 65

Choose the right plant

Below are trees and plants that are safe near PG&E equipment and where to place them. Scan the QR code for more plant options and planting tips.







DISTRIBUTION POLES AND POWERLINES

Wire Zone	Plants and non-tree shrubs up to 1' tall		Plants and non-tree shrubs up to 10' tall	
	 <p>Mosquito Grass (<i>Bouteloua gracilis</i>)*</p> <p>Inside HFTD</p>	 <p>Camellia (<i>Camellia</i> j. 'Variety')</p> <p>Outside HFTD</p>		
Wire Zone	Trees up to 15' tall			
	 <p>Western Redbud (<i>Cercis occidentalis</i>)</p>	 <p>'Paul's Scarlet' Hawthorne (<i>Crataegus</i> l. 'Paul's Scarlet')</p>		

Trees taller than 15' must be placed at least 50' out from distribution wires. What you can plant in the Distribution Wire Zone depends on if you live inside an HFTD.

TRANSMISSION TOWERS AND POWERLINES

Wire Zone	Low-growing grass up to 2' tall			
	 <p>Leafy Reedgrass (<i>Calamagrostis foliosa</i>)</p>	 <p>Idaho Fescue (<i>Festuca idahoensis</i>)</p>		
Wire Zone	Non-tree shrubs up to 10' tall			
	 <p>Crimson Spot Rockrose (<i>Cistus landanifer</i>)</p>	 <p>Noell Grevillea (<i>Grevillea 'Noellii'</i>)</p>		

Trees taller than 10' must be placed at least 60' out from transmission wires.

This list includes recommended plant species for most California climate zones and is not all-inclusive. Consult your local nursery for more information. If there is a gas pipeline or underground powerline on or near your property, there may be additional safe planting guidelines.



Always call 811 at least two working days before digging or planting. A crew will mark any underground utilities for free.



For translation support in 240+ languages, or to request a communication in large print or Braille, call **1-800-743-5000**.

*Image courtesy of Pacific Nurseries.

Planning Commission Hearing

DR-A26-0002 Appeal of DR24-0010 Business Drive Open Storage Lot



APRIL 23, 2026

PLANNING AND BUILDING DEPARTMENT - PLANNING DIVISION

Project Description

Design Review Permit DR24-0010/Business Drive Open Storage Lot was approved on February 23, 2026, to allow:

- Temporary construction-material storage such as leftover beams, concrete blocks, etc. No structural improvements, lighting, or signage are proposed.
- The outdoor open storage lot would be surrounded by a six-foot perimeter chain link fence with earth tone vinyl slats and two (2) locked and manually operated gates conforming to County standards.
- The gate entry areas include proposed irrigated landscaping along the frontage of Business Drive.

Appeal Received

On March 5, 2026, an appeal was received from Bill Wilde, a resident within Cameron Estates.

The appellant conveys concern about a lack of landscaping along the western side of the proposed project.

The applicant contends that the project is not consistent with:

- Section 1.6.A.2.d (Community Design Standards-Landscaping and Irrigation Standards), and
- General Plan Policy 2.2.5.21

Appeal Statement

Following is the statement made on the appeal form:

“We are appealing this decision to make sure that County regulations and requirements are applied to protect our adjacent residential neighborhood, while still being reasonable and fair to the Applicant. We need your help to accomplish this. Please see the attached sheet for details.”

Project Vicinity Map

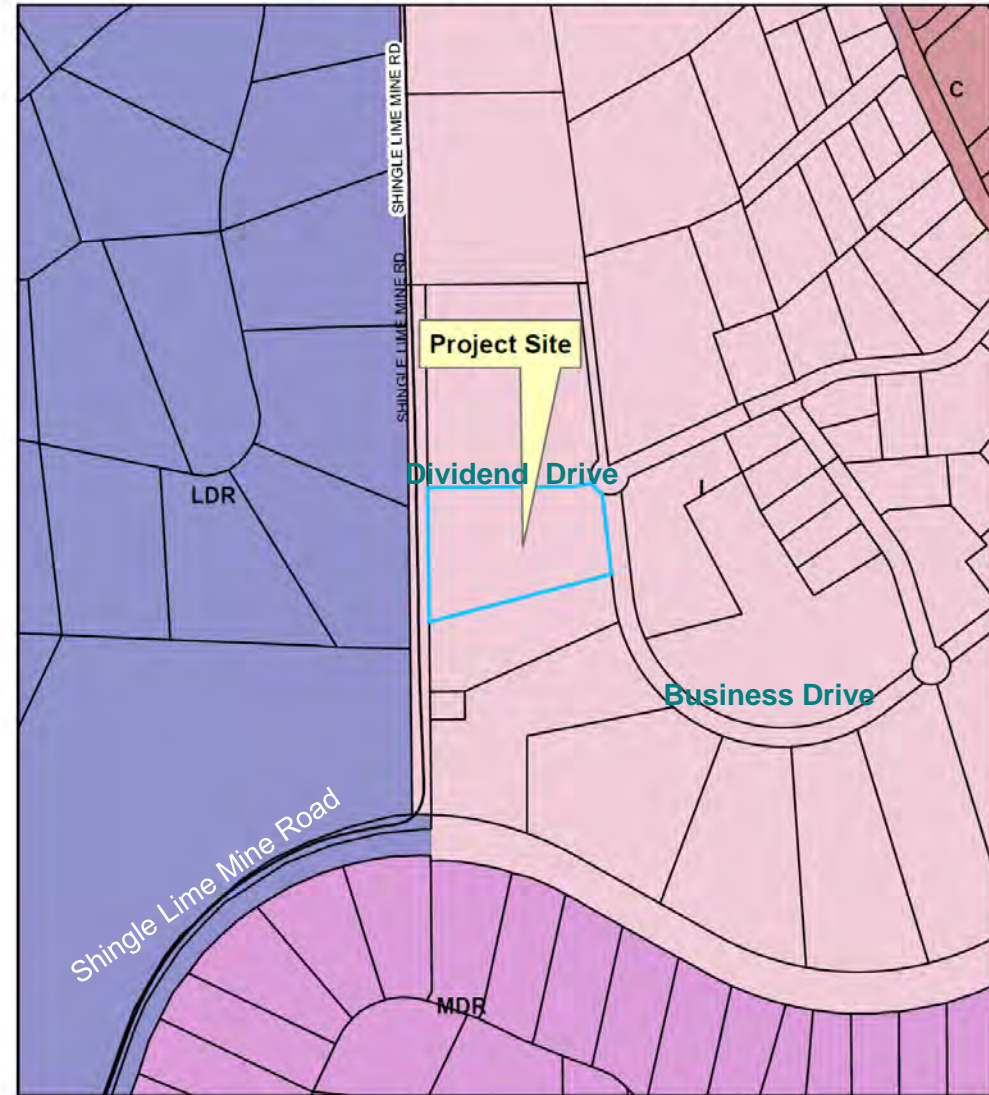
DR-A26-0002/Appeal of DR24-0010/Business Drive Open Storage Lot
Exhibit A - Vicinity Map



0 26-0626 C 570 1,140 Feet

Map prepared August 2025

General Plan Land Use Map

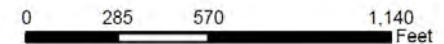


General Plan 2015 Land Use All

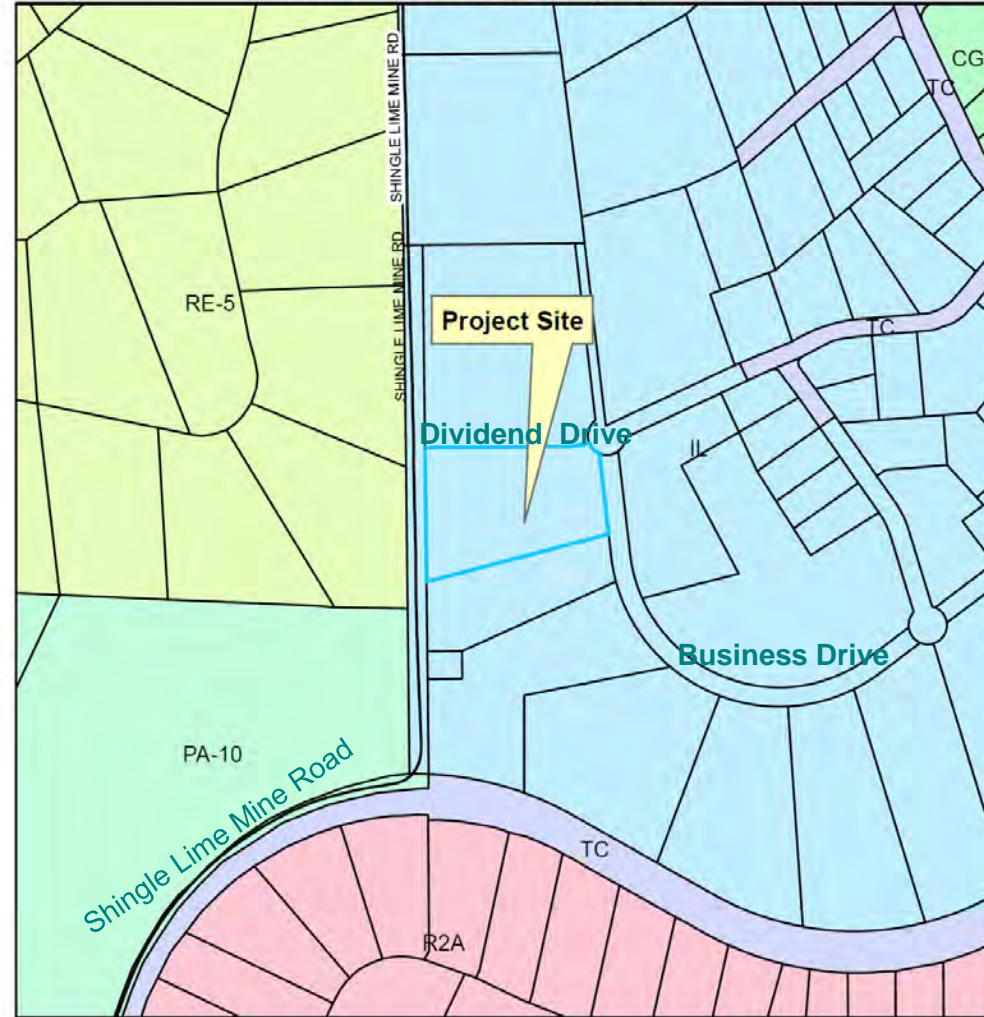
Map prepared
August 2025

LUDES

-  C
 -  I
 -  LDR
 -  MDR
- 26-0626 C



Zoning Map



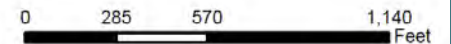
Zoning Designations

ZONEDES

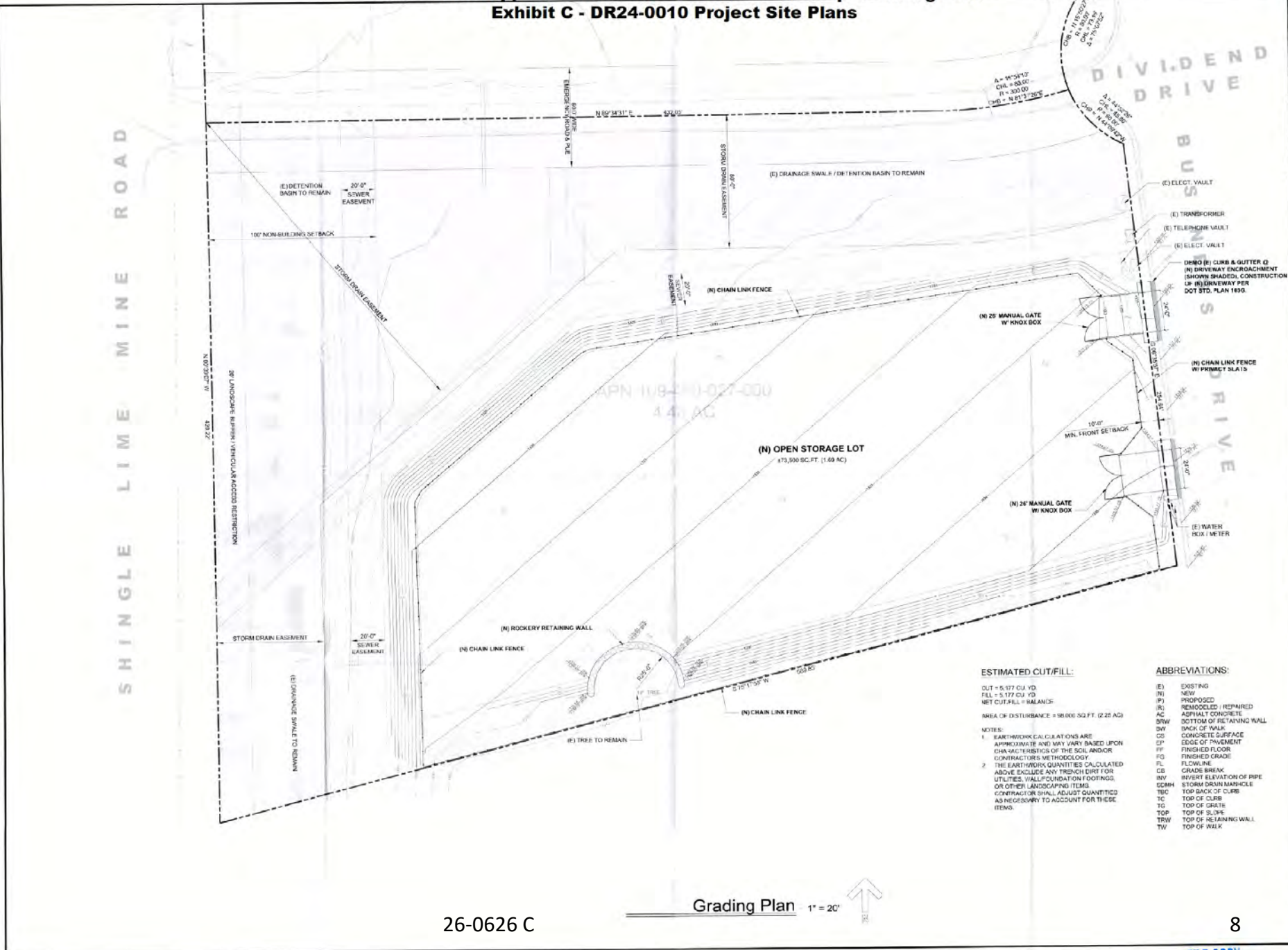
- CG
- IL
- PA-10
- R2A
- RE-5
- TC

26-0626 C

Map prepared
August 2025



Site Plan



Business Drive Open Storage Lot
Lot 7, Business Dr.
Shingle Springs, CA 95682

RECEIVED
NOV 27 2024

Owner	Ron & Jim Henry
Designer	JD
Drawn	AS
Date	11/24
Grading Plan	

26-0626 C

Grading Plan 1" = 20'

Landscape Plan

DR A26 0002/ Appeal of DR24-0010 Business Drive Open Storage Lot Exhibit C - DR24-0010 Project Site Plans

TREE PROTECTION NOTES (SEE CIVIL DWG C2.1)
 1. CHANGE THE AMOUNT OF BRIGATION PROVIDED TO ANY CUT TREE TO THAT WHICH IS PROVIDED PRIOR TO THE COMMENCEMENT OF LANDSCAPE ACTIVITY.
 2. BRANCHES OF CUT TREES SHALL BE PLACED IN THE OPEN LINE AREA OF ANY CUT TREE.
 3. BRANCHES OF CUT TREES SHALL BE PLACED IN THE OPEN LINE AREA OF ANY CUT TREE.
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 9. BRANCHES OF CUT TREES SHALL BE PLACED IN THE OPEN LINE AREA OF ANY CUT TREE.
 10. BRANCHES OF CUT TREES SHALL BE PLACED IN THE OPEN LINE AREA OF ANY CUT TREE.

INVENTORY OF EXISTING ON-SITE TREES

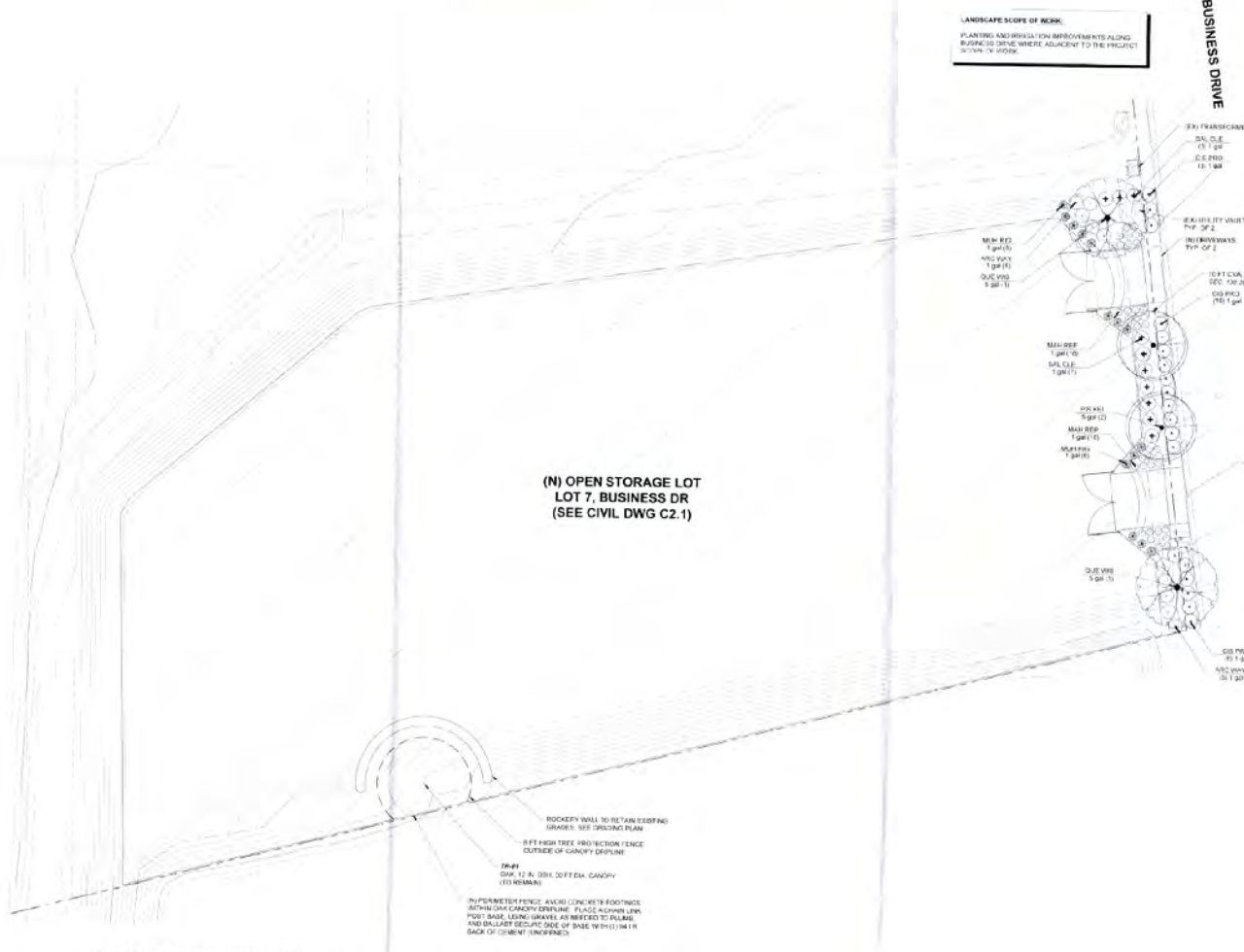
TREE ID	SCIENTIFIC NAME	COMMON NAME	DBH (IN)	CANOPY DIA. (FT)
TR-01	QUERCUS GRONOVIAE	RED OAK	12	15

NOTE: ALL TREES TO BE CUT OR REMOVED SHALL BE IDENTIFIED AND MARKED PRIOR TO ANY FURTHER WORK. THE LOCATION OF ANY CUT OR REMOVED TREE SHALL BE INDICATED ON THE LANDSCAPE DESIGN PLAN.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT.	QTY	REMARKS
(Symbol)	POSTAG	POSTAGE (COMMON NAME)	3 GAL	2	(REMARKS)
(Symbol)	QUERUS	QUERCUS (COMMON NAME)	5 GAL	1	(REMARKS)
(Symbol)	ARIZONIA	ARIZONIA (COMMON NAME)	1 GAL	10	(REMARKS)
(Symbol)	DRYUS	DRYUS (COMMON NAME)	1 GAL	10	(REMARKS)
(Symbol)	BAHIA	BAHIA (COMMON NAME)	1 GAL	28	(REMARKS)
(Symbol)	IMPATIENS	IMPATIENS (COMMON NAME)	1 GAL	14	(REMARKS)
(Symbol)	SALVIA	SALVIA (COMMON NAME)	1 GAL	16	(REMARKS)

- ### PLANTING NOTES
- CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PRIOR TO BEGINNING AND PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL COORDINATE WITH APPLICABLE TRADES FOR THE EFFICIENT INSTALLATION OF THE LANDSCAPE SCOPE OF WORK.
 - ROUGH GRADES SHALL BE ESTABLISHED TO WITHIN 1/4" OF FINISH GRADE PRIOR TO AMENDING OF SOIL OR INSTALLATION OF IRRIGATION.
 - CONTRACTOR SHALL OBTAIN A SOIL FERTILITY ANALYSIS FOLLOWING COMPLETION OF ANY SOIL GRADING AND SHALL SUBMIT ALL RESULTS TO THE LANDSCAPE ARCHITECT. THE SOIL FERTILITY ANALYSIS REPORT SHALL INCLUDE (AT A MINIMUM) SOIL pH, NITROGEN, PHOSPHORUS, POTASSIUM, ORGANIC MATTER, AND FERTILIZER RECOMMENDATIONS. THE SOIL FERTILITY ANALYSIS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND RECOMMENDATION. REFER TO REQUIREMENTS AND STANDARD CONDITIONS PROVIDED BY THE LANDSCAPE ARCHITECT FOR THE ANALYSIS TEST. (SEE CIVIL DWG C2.1 FOR SOIL ANALYSIS REQUIREMENTS)
 - ALL PLANTS SHALL MEET THE REQUIREMENTS OF AND 2001 (2009) AMERICAN STANDARDS FOR APPOINTMENT STOCK.
 - ALL PLANTS SHALL BE TO THE SITE SHALL BE LABELED WITH THE GENUS SPECIES AND CULTIVAR IF APPLICABLE. ONE PLANT OF EACH TREE TYPE SHALL BE LABELED WHERE EACH PLANT IS TO BE PLANTED WITHIN A SINGLE GENUS SPECIES TO BE PLANTED. EACH OF THESE PLANTS SHALL BE CLEARLY MARKED.
 - PLANTING OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING: PLANTS SHALL BE PLANTED IN FULLY DEVELOPED CONTAINERS. ALL CONTAINER STOCK SHALL BE WATERED AND ALLOWED TO LEVEL FOR PLANT HEALTH. THE TIME PLANTS ARE INSTALLED SHALL NOT EXCEED ALL PLANTS ARE INSTALLED TO BE PLANTED TO THE CONTRACTOR'S PLANTING RECORD AND THE SURROUNDING BACKFILL SHALL BE COMPACTED TO THE PLANTS TO BE PLANTED TO THE CONTRACTOR'S PLANTING RECORD. ALL PLANTS SHALL BE PLANTED TO THE CONTRACTOR'S PLANTING RECORD. ALL PLANTS SHALL BE PLANTED TO THE CONTRACTOR'S PLANTING RECORD. ALL PLANTS SHALL BE PLANTED TO THE CONTRACTOR'S PLANTING RECORD.
 - DURING THE CONSTRUCTION MAINTENANCE PERIOD, THE CONTRACTOR SHALL REPLACE ANY PLANTS FOUND TO BE DEAD OR DAMAGED. IN THE EVENT OF AN UNEXPECTED LOSS OF PLANTS, THE CONTRACTOR SHALL REPLACE THE PLANTS WITHIN 14 DAYS OF THE DATE OF THE LOSS OF THE PLANTS.
 - ALL SHOULDER GROUND COVER PLANTS SHALL BE PLANTED TO THE CONTRACTOR'S PLANTING RECORD. ALL SHOULDER GROUND COVER PLANTS SHALL BE PLANTED TO THE CONTRACTOR'S PLANTING RECORD. ALL SHOULDER GROUND COVER PLANTS SHALL BE PLANTED TO THE CONTRACTOR'S PLANTING RECORD.
 - IF ANY PLANTS ARE FOUND TO BE DAMAGED OR DEAD, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT IN WRITING AND IDENTIFY THE AFFECTED PLANTS. THE CONTRACTOR SHALL REPLACE THE PLANTS WITHIN 14 DAYS OF THE DATE OF THE LOSS OF THE PLANTS. THE CONTRACTOR SHALL REPLACE THE PLANTS WITHIN 14 DAYS OF THE DATE OF THE LOSS OF THE PLANTS.
 - PLANT MATERIAL SHALL NOT BE ALLOWED TO BECOME OVERWATERED OR DROWNED. THE CONTRACTOR SHALL MAINTAIN THE PLANTS WITHIN THE PLANTING RECORD. ALL PLANTS SHALL BE PLANTED TO THE CONTRACTOR'S PLANTING RECORD.
 - ALL PLANTS SHALL BE PLANTED TO THE CONTRACTOR'S PLANTING RECORD. ALL PLANTS SHALL BE PLANTED TO THE CONTRACTOR'S PLANTING RECORD. ALL PLANTS SHALL BE PLANTED TO THE CONTRACTOR'S PLANTING RECORD.



1 LANDSCAPE DESIGN PLAN
1" = 20'-0"

26-0626 C

Hand-drawn signature and date: 11/20/2024

ADDITIONAL INFORMATION
 GRADING PLAN - SEE CIVIL DRAWINGS
 WLO INFORMATION - SEE SHEET L2.0

10 FILE COPY
 L1.1 336-
 SHEET NUMBER

RECEIVED
 REV 27 2024
 BUSINESS DRIVE OPEN STORAGE LOT
 LANDSCAPE IMPROVEMENT PLANS
 LOT 7, BUSINESS DRIVE, CHINGOLE SPRINGS, CALIFORNIA 92622



Regulatory Excerpts 1

General Plan Policy 2.2.5.21

Development projects shall be located and designed in a manner that avoids incompatibility with adjoining land uses that are permitted by the policies in effect at the time the development project is proposed. Development projects that are potentially incompatible with existing adjoining uses shall be designed in a manner that avoids any incompatibility or shall be located on a different site.

Regulatory Excerpts 2

Section 1.6.A.2.d *Landscape Standards, Landscape Buffers, Property Lines (Community Design Standards- Landscaping and Irrigation Standards)* states:

Where industrial, research and development, commercial, civic, or utility uses adjoin residentially zoned lots, either of the following shall be required:

- (1) A 30-foot-wide landscape buffer with a minimum of 18 trees and 72 shrubs per 100 feet of length; or
- (2) A 10-foot landscape buffer with an ornamental masonry wall not less than six (6) feet in height at the property line and extending to within 15 feet of any road right-of-way or easement. Within the buffer, a row of evergreen conifer trees shall be planted to provide continuous screening.

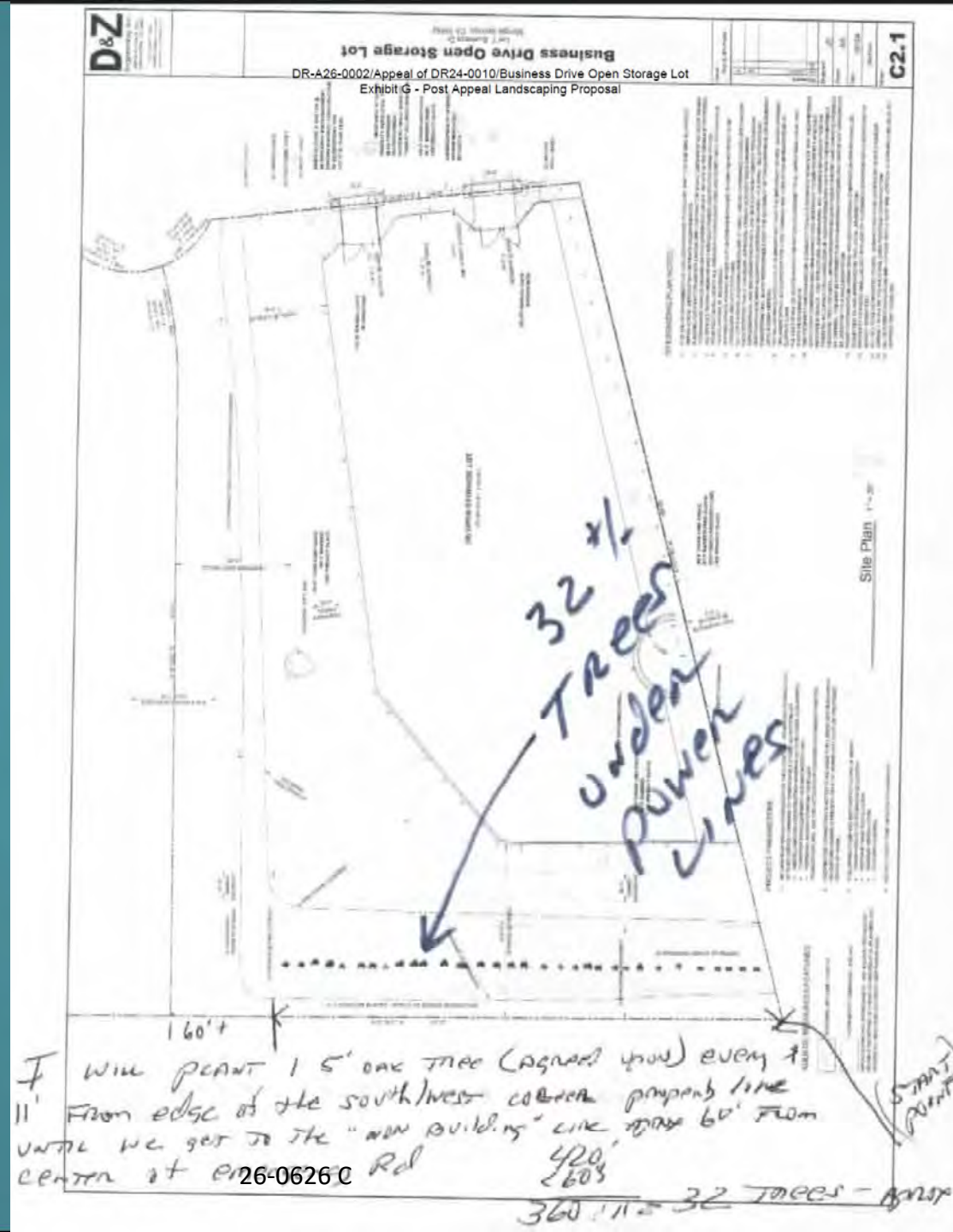
Regulatory Excerpts 3

Section 1.5.D *Landscape Plan (Community Design Standards- Landscaping and Irrigation Standards)* states:

The Director or applicable review authority may approve an alternative landscape plan when unique circumstances apply to the site that makes compliance with the standards of this Chapter infeasible.

Consideration shall be given to adjacent land uses, the nature of the change, existing site conditions, and the suitability of the proposed alternative. The review authority must find that the alternative provides comparable buffering and shading and otherwise meets the intent of this Chapter.

Applicant-provided Post-Appeal Landscape Proposal



Existing Project Site Photos: Orientation Map

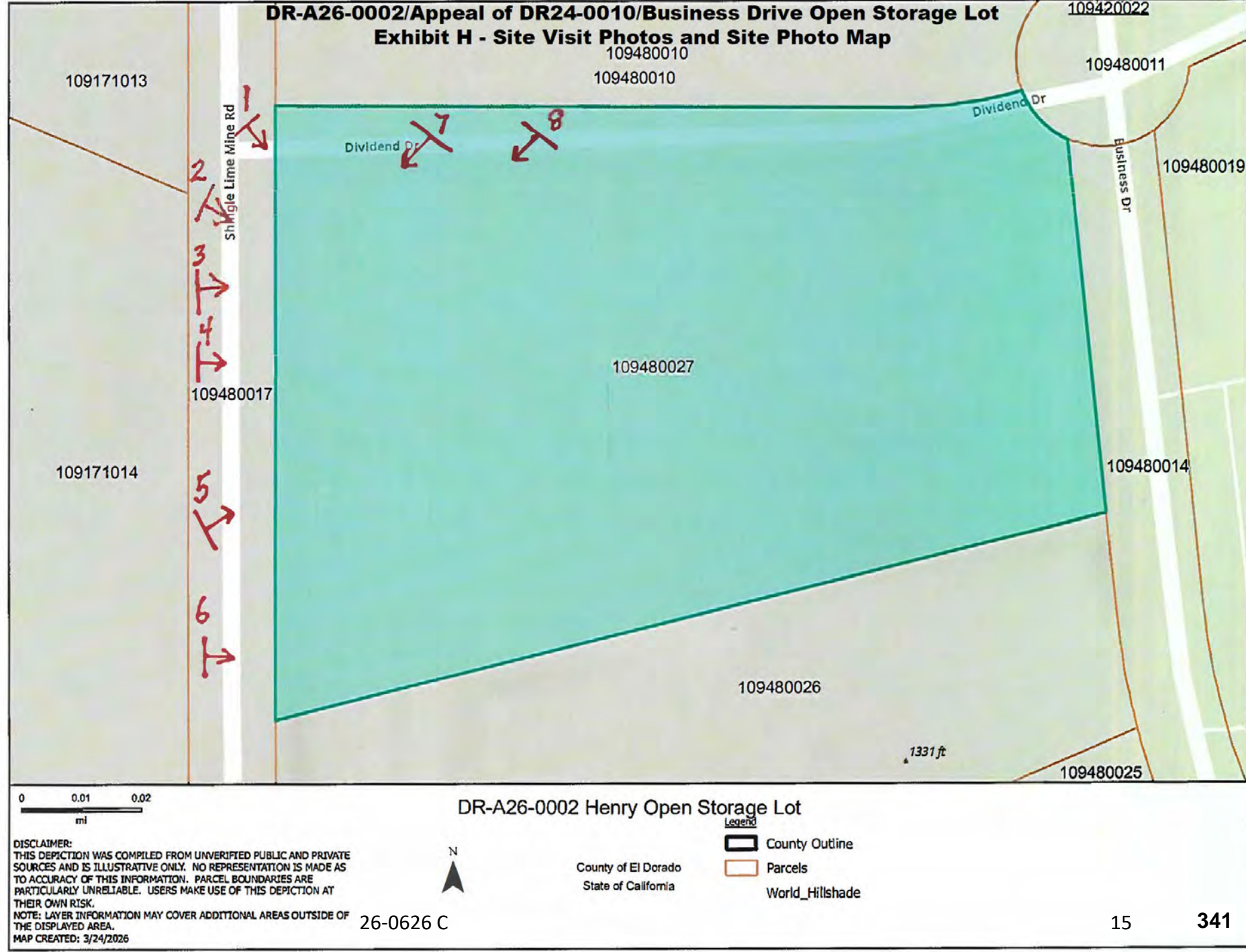
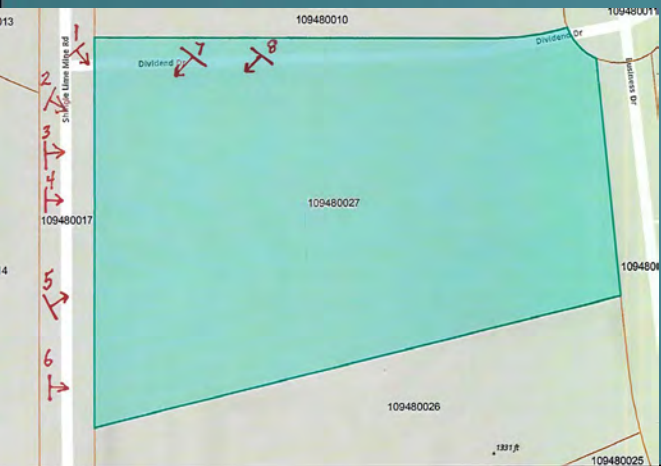


Image 1

Site Photo 1

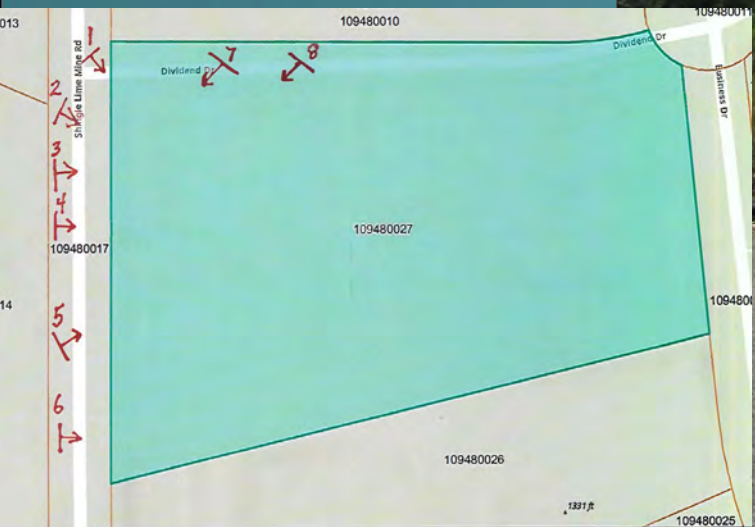


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Image 2

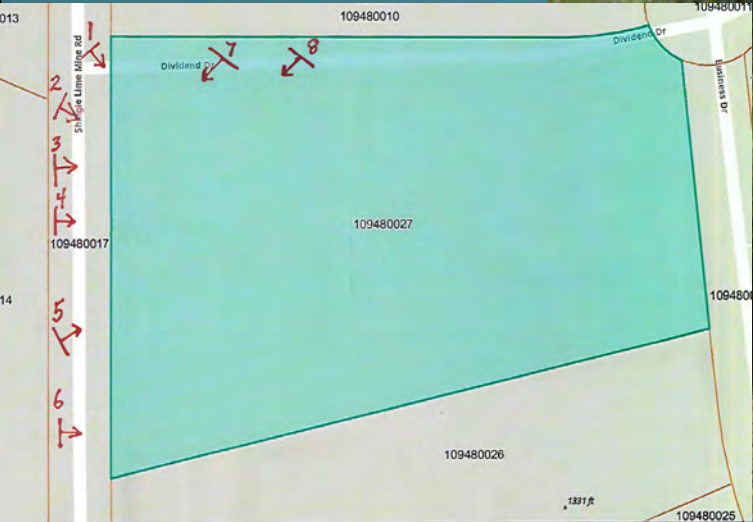
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Image 3

Site Photo 3



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Image 4

Site
Photo 4



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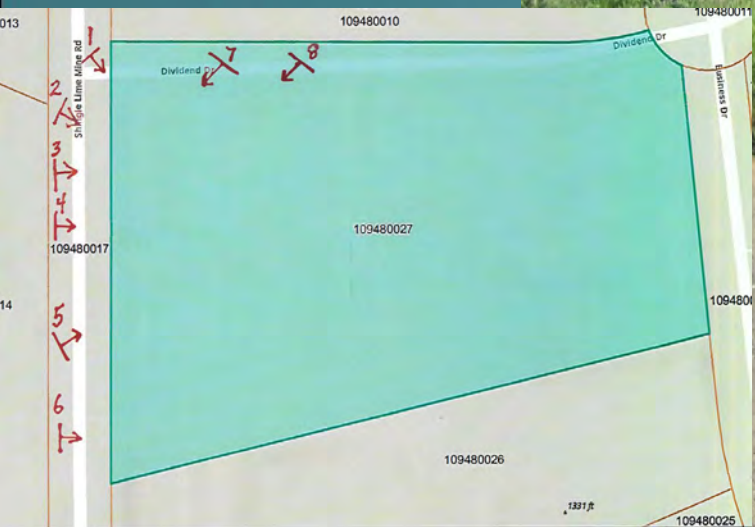
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Image 5

Site Photo 5



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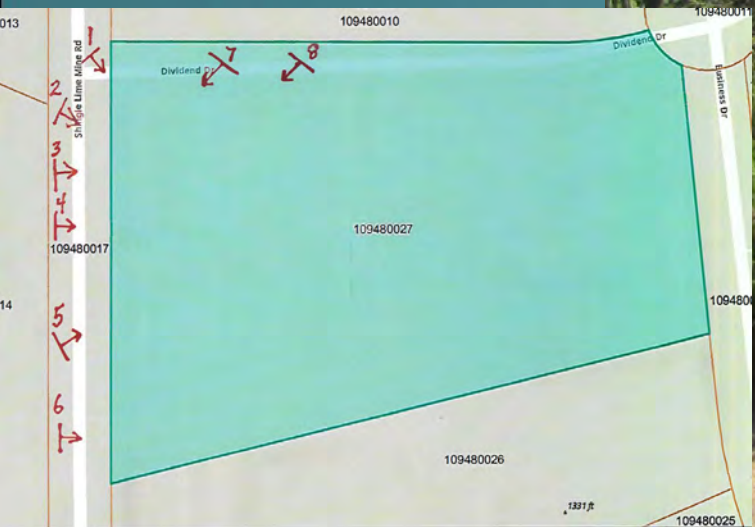
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Image 6

Site Photo 6



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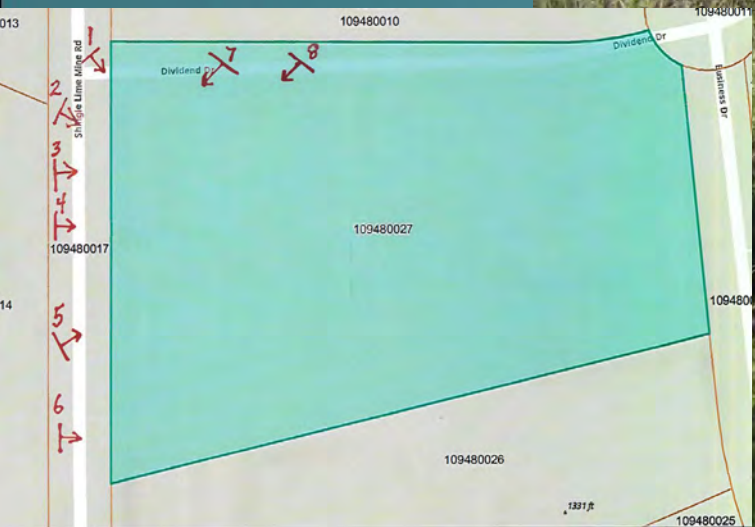
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Image 7

Site Photo 7



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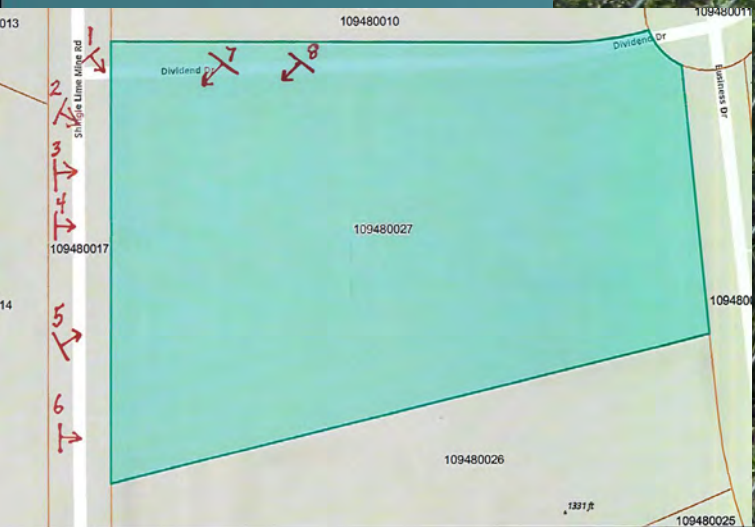
26-0626 C

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Image 8

Site Photo 8



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349







Pacific Electric & Gas (PG&E)

Choose the right plant

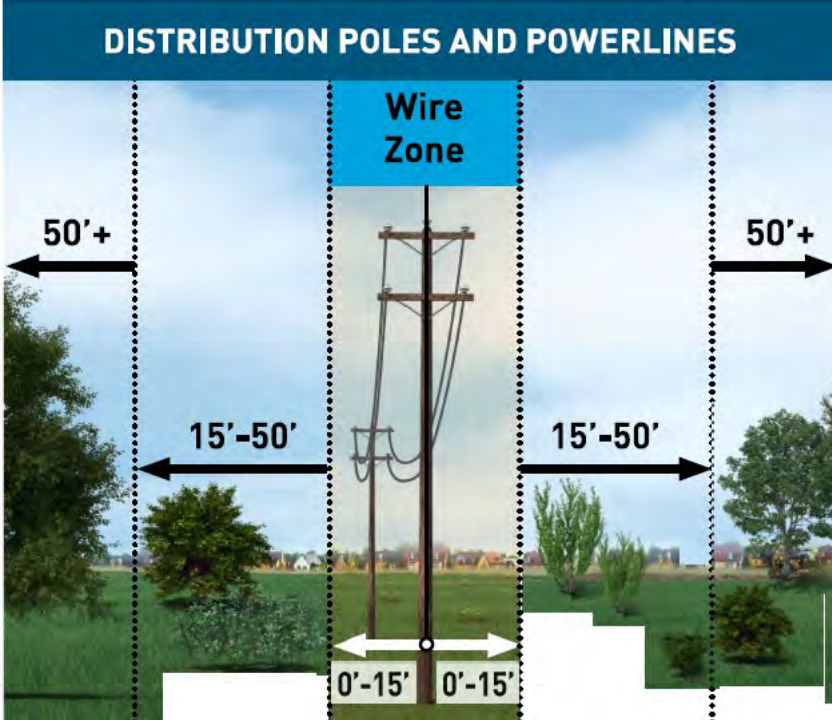
Below are trees and plants that are safe near PG&E equipment and where to place them. Scan the QR code for more plant options and planting tips.

DISTRIBUTION POLES AND POWERLINES

	Plants and non-tree shrubs up to 1' tall	Plants and non-tree shrubs up to 10' tall
Wire Zone Within 15' of wires	 Mosquito Grass (Bouteloua gracilis)* Inside HFTD	 Camellia (Camellia j. 'Variety') Outside HFTD
Between 15'-50' of wires	Trees up to 15' tall	
	 Western Redbud (Cercis occidentalis)	 'Paul's Scarlett' Hawthorne (Crataegus l. 'Paul's Scarlett')

Trees taller than 15' must be placed at least 50' out from distribution wires. What you can plant in the Distribution Wire Zone depends on if you live inside an HFTD.

HFTD = High Fire Threat District



Environmental Review

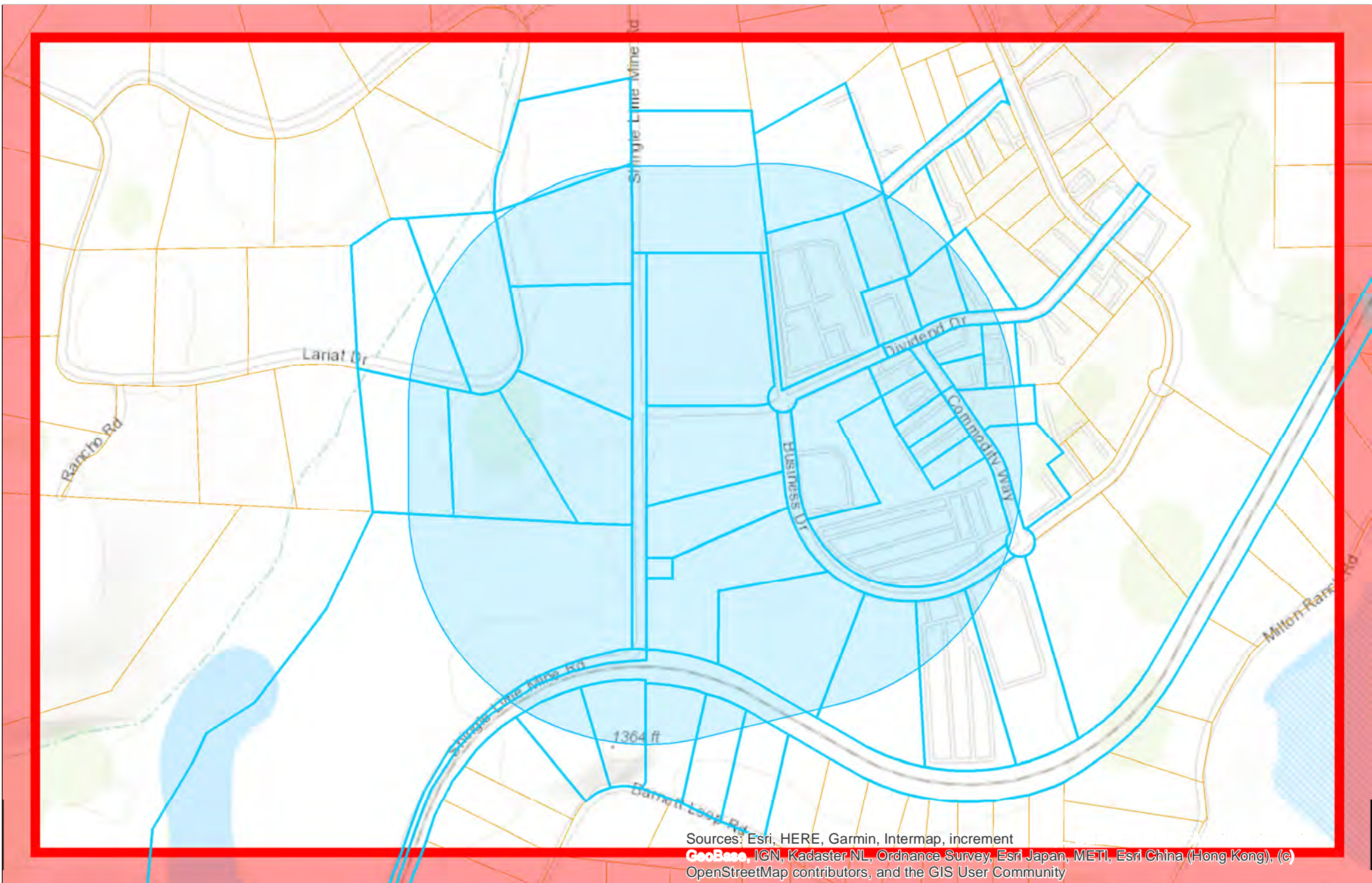
- DR24-0010 was determined to be exempt, according to California Environmental Quality Act (CEQA) 15183 (Attachment C, Exhibit F).
- Any subsequent decision would need to acknowledge either this CEQA determination or one appropriate for the decision.

Staff Recommendation

Staff recommends the Planning Commission (PC) consider the attached exhibits and receive appellant and applicant comments to determine the appropriate amount of landscaping to require and then instruct staff to revise the original Findings and/or Conditions of Approval and approve DR24-0006.

Alternative Action

- 1) Grant the appeal (DR-A26-0002), thereby denying Design Review Permit DR24-0010, and instruct staff to scribe Findings for Denial; or
- 2) Deny the appeal and uphold the approval of DR24-0010, based on the Findings and subject to the Conditions of Approval as approved by the Planning and Building Department Director (Director).



Sources: Esri, HERE, Garmin, Intermap, increment
GeoBasis, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c)
 OpenStreetMap contributors, and the GIS User Community

March 30, 2026

APPEAL Henry Open Storage Notification Map PC 04-23-26 (1,000 Ft)

- Search Results: Parcels**
- Override 1
 - County Outline
 - Highway Labels
- Major Roads**
- Highways
 - Major Roads
 - Minor Roads

Disclaimer: Parcel boundaries in this map are illustrative only and not considered the legal boundary.



County of El Dorado
Planning and Building Department (Planning)
2850 Fairlane Court, Building C
Placerville, CA 95667

NOTICE OF PUBLIC HEARING



**County of El Dorado
Planning Commission**

Building C Hearing Room UN1381010
2850 Fairlane Court,
Placerville, CA 95667

APRIL 23, 2026 at 8:30 AM

Send Comments to:
PLANNING@EDCGOV.US

Meeting Agenda and Staff Reports Available:
<https://eldorado.legistar.com/calendar.aspx>

Project Information Available:
<https://edc-trk.aspgov.com/etrakit/>
Login or create an E-Trakit account

NOTICE OF PUBLIC HEARING

REQUEST: APPEAL received from Bill Wilde appealing the approval of Design Review Permit DR24-0010/Business Drive Open Storage Lot submitted by Jim Dillingham, D&Z Structural Engineering to allow temporary construction-material storage.

LOCATION: The property, identified by Assessor's Parcel Number 109-480-027, consisting of 4.48 acres, is located adjacent to Shingle Lime Mine Road at the western edge of the Barnett Business Park, in the Shingle Springs Community Region, approximately 0.5 miles south of the intersection of Durock Road and Shingle Lime Mine Road.
Supervisorial District 4.

COUNTY PLANNER: Craig Osborn, email: sosborn@edcgov.us

COUNTY OF EL DORADO PLANNING COMMISSION
KAREN L. GARNER, Executive Secretary
APRIL 10, 2026

All persons interested are invited to write their comments to the Planning Commission in advance of the hearing. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to, the public hearing. Any written correspondence should be directed to:

County of El Dorado Planning and Building Department
2850 Fairlane Court,
Placerville, CA 95667
or via e-mail: planning@edcgov.us



EL DORADO COUNTY PLANNING DIVISION

<https://www.eldoradocounty.ca.gov/Land-Use/Planning-and-Building/Planning-Division>

NOTICE OF PUBLIC HEARING

The **County of El Dorado Planning Commission** will hold a public hearing in the Planning Commission Hearing Room, 2850 Fairlane Court, Placerville, CA 95667 on **April 23, 2026, at 8:30 a.m.**, to consider an APPEAL received from Bill Wilde appealing the approval of Design Review Permit DR24-0010/Business Drive Open Storage Lot submitted by Jim Dillingham, D&Z Structural Engineering to allow temporary construction-material storage. The property, identified by Assessor's Parcel Number 109-480-027, consisting of 4.48 acres, is located adjacent to Shingle Lime Mine Road at the western edge of the Barnett Business Park, in the Shingle Springs Community Region, approximately 0.5 miles south of the intersection of Durock Road and Shingle Lime Mine Road, Supervisorial District 4. (County Planner: Craig Osborn, email: SOsborn@edcgov.us) (Categorical or Statutory Exemption pursuant to Section 15183 of the CEQA Guidelines)**

Agenda and Staff Reports are available approximately two weeks prior at <https://eldorado.legistar.com/Calendar.aspx>

Project Information is available online at <https://edc-trk.aspgov.com/etrakit/>. To view attachments, please login or create an E-Trakit account and search the project name or application file number.

All persons interested are invited to write their comments to the Planning Commission in advance of the hearing. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to, the public hearing. Any written correspondence should be directed to the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: planning@edcgov.us. Please send written comments by 2:00 p.m. the day prior to the meeting. Comments received after the deadline may not be delivered to the Commission before any action.

The County of El Dorado strives to ensure all Commission agenda materials are ADA-compliant. However, in limited circumstances, attachments to agenda items may not be fully accessible to individuals with disabilities. We remain committed to ensuring the agenda materials are accessible to and usable by individuals with disabilities to the maximum extent possible. Alternative formats for the requested agenda materials can be made available upon request to the Clerk of the Planning Commission at 530-621-5355 or via email, planning@edcgov.us, preferably no less than 24 hours in advance of the meeting.

**This project is exempt from the California Environmental Quality Act (CEQA) pursuant to the above-referenced section, and it is not subject to any further environmental review.

COUNTY OF EL DORADO PLANNING COMMISSION
KAREN L. GARNER, Executive Secretary
April 10, 2026

Mountain Democrat

PROOF OF PUBLICATION
(2015.5. C.C.P.)

STATE OF CALIFORNIA
County of El Dorado

Proof of Publication NOTICE OF PUBLIC HEARING

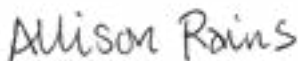
I am a citizen of the United States and a resident of the County aforesaid; I'm over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am principal clerk of the printer at the Mountain Democrat, 2889 Ray Lawyer Drive, a newspaper of general circulation, printed and published Wednesday and Friday, in the City of Placerville, County of El Dorado, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court to the County of El Dorado, State of California, under the date of March 7, 1952, Case Number 7258; that the notice, of which the annexed is a printed copy (set in type no smaller than non-pareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

4/10

ALL IN THE YEAR 2026

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Placerville, California, this 10th day of APRIL, 2026



Signature

Allison Rains
Legals Clerk

NOTICE OF PUBLIC HEARING

The County of El Dorado Planning Commission will hold a public hearing in the Planning Commission Hearing Room, 2850 Fairlane Court, Placerville, CA 95667 on April 23, 2026, at 8:30 a.m., to consider an APPEAL received from Bill Wilde appealing the approval of Design Review Permit DR24-0010/ Business Drive Open Storage Lot submitted by Jim Dillingham, D&Z Structural Engineering to allow temporary construction-material storage. The property, identified by Assessor's Parcel Number 109-480-027, consisting of 4.48 acres, is located adjacent to Shingle Lime Mine Road at the western edge of the Barnett Business Park, in the Shingle Springs Community Region, approximately 0.5 miles south of the intersection of Durock Road and Shingle Lime Mine Road, Supervisorial District 4. (County Planner: Craig Osborn, email: SOsborn@edcgov.us) (Categorical or Statutory Exemption pursuant to Section 15183 of the CEQA Guidelines)** Agenda and Staff Reports are available approximately two weeks prior at <https://eldorado.legistar.com/Calendar.aspx> Project Information is available online at <https://edc-trk.aspgov.com/etrakit/>. To view attachments, please login or create an E-Trakit account and search the project name or application file number. All persons interested are invited to write their comments to the Planning Commission in advance of the hearing. If you challenge the application in court, you may be limited to raising only those items

you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to, the public hearing. Any written correspondence should be directed to the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: PLANNING@EDCGOV.US. Please send written comments by 2:00 p.m. the day prior to the meeting. Comments received after the deadline may not be delivered to the Commission before any action.

The County of El Dorado strives to ensure all Commission agenda materials are ADA-compliant. However, in limited circumstances, attachments to agenda items may not be fully accessible to individuals with disabilities. We remain committed to ensuring the agenda materials are accessible to and usable by individuals with disabilities to the maximum extent possible. Alternative formats for the requested agenda materials can be made available upon request to the Clerk of the Planning Commission at 530-621-5355 or via email, planning@edcgov.us, preferably no less than 24 hours in advance of the meeting.

**This project is exempt from the California Environmental Quality Act (CEQA) pursuant to the above-referenced section, and it is not subject to any further environmental review.

COUNTY OF EL DORADO
PLANNING COMMISSION
KAREN L. GARNER, Executive Secretary
April 10, 2026
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