

5/12/2020

Edcgov.us Mail - Fwd: TM-E19-0001/Bass Lake North time extension

PCS-14:20
Hum# 3

Julie Saylor <julie.saylor@edcgov.us>



Fwd: TM-E19-0001/Bass Lake North time extension

1 message

Planning Department <planning@edcgov.us>
To: Julie Saylor <julie.saylor@edcgov.us>

Tue, May 12, 2020 at 12:25 PM

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

From: **Patrick Morrison** <twomorsn@gmail.com>
Date: Tue, May 12, 2020 at 12:04 PM
Subject: TM-E19-0001/Bass Lake North time extension
To: <planning@edcgov.us>

El Dorado Planning Commission
2850 Fairlane Court
Placerville, CA 95667

RE: Tentative Subdivision Map Time Extension TM-E19-0001 Bass Lake North

A subsequent EIR should be required before construction begins if granted an extension. The adopted Bass Lake North Project CEQA addendum and initial study of environmental significance September 2016 does not reflect completed developments outside the Bass Lake Specific Plan.

The development should be required to purchase water meters prior to construction as required by El County Ordinance 5096 for new parcels.

Thank You,

Cynthia and Patrick Morrison
3521 Hollow Oak Drive
El Dorado Hills, CA

5/12/2020

Edcgov.us Mail - Fwd: Bass Lake North Time Extension

PC 5.14.20



Item #3
Julie Saylor <julie.saylor@edcgov.us>

16 pages

Fwd: Bass Lake North Time Extension

1 message

Tom Purciel <tom.purciel@edcgov.us>
To: Julie Saylor <julie.saylor@edcgov.us>
Cc: Debra Ercolini <debra.ercolini@edcgov.us>

Tue, May 12, 2020 at 2:55 PM

The applicant requests his response to public comments be forwarded to Planning Commissioners for Thursday's hearing (Item No. 3).

Thanks!

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

From: **Norm Brown** <ncbrown2000@comcast.net>
Date: Tue, May 12, 2020 at 2:12 PM
Subject: Bass Lake North Time Extension
To: Tom Purciel <tom.purciel@edcgov.us>
Cc: Marshall Cox <mcox@edhfire.com>

Tom:

Attached is a letter addressing the comments you had received for the Bass Lake North Tentative Map Extension. I have also attached the approved Wildland Fire Safe Plan.

If you have any other questions please feel free to contact me.

Thanks

Norm Brown

--
Tom Purciel
Project Planner

County of El Dorado
Department of Planning and Building
Planning Services Division
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5903
tom.purciel@edcgov.us
<https://www.edcgov.us/government/Planning>

2 attachments

Response to Comment Fuel Reduction Zone.pdf
946K

Fire Safe Plan.pdf
10422K

May 12, 2020



Tom Purciel
El Dorado County Planning Department
2850 Fairlane Court
Placerville, CA 95667

Re: Bass Lake North – Time Extension

Dear Mr. Purciel:

You have requested that I respond to a recent letter submitted concerning the Bass Lake North Time Extension. A neighbor has requested additional language be added to the Bass Lake North Project. The neighbor cites the new County Vegetation Management and Defensible Space Ordinance which was just adopted by the Board of Supervisors on February 20, 2020. This Ordinance was not in affect last year.

We have cleared the east fence line every year that I have owned the property. No work was done prior to my ownership. Originally we cleared a 20-foot zone and that was later expanded by the El Dorado Hills Fire Department to 30 feet.

We are within the jurisdiction of the El Dorado Hills Fire Department. Condition 41 of the approved Conditions of Approval requires the project to prepare a Wildland Fire Safe Plan. This Plan has been completed and was approved by the El Dorado Hills Fire Department and the California Department of Forestry on May 24, 2018. This will become the governing document when the map is recorded. Currently we are advised to follow the guidelines as specified within the Wildland Fire Safe Plan. The Plan states:

“The project shall have Fuel Hazard Reduction Zones (FHRZ). There will be a zone along Sienna Ridge Road 10’ wide. All interior roads shall have a similar zone where the open space is adjacent to the roadway. A 30’ zone shall be maintained along all the rear and side property lines adjacent to the open spaces. The zone shall include the wood fences on the east side of the development. The open space along the east side of Bass Lake North abuts an existing subdivision that has wood fencing immediately adjacent to the newly proposed open space.”

We intend once again to clear the 30 feet along the eastern fence line as per the approved Wildland Fire Safe Plan. We are currently obtaining bids to do the work this year. When the project is built the HOA will have a maintenance contractor that will have the FHRZ maintenance within their contract. (We have difficulty getting any contractor to do this work each year.)

As to Sienna Ridge the new County Vegetative Maintenance Ordinance requires clearing along roadways when the roadway is critical for emergency ingress and egress. Sienna Ridge has little to no traffic at this time and is not a critical emergency access roadway.

We will continue to comply with the approved Wildland Fire Safe Plan and clear the identified 30-foot Fuel Hazard Reduction Zone.

Sincerely,

A handwritten signature in black ink, appearing to read "Norm Brown", is written over a horizontal line. The signature is fluid and cursive.

Norm Brown, President
N.C. Brown Development, Inc.

8601 RANCHWOOD COURT

FAIR OAKS, CALIFORNIA
95628

TELEPHONE
(916) 966-3456

EMAIL
NCBROWN2000@COMCAST.NET

Bass Lake North

Wildland Fire Safe Plan

Prepared for:

N.C. Brown Development, Inc.

Prepared by:

**CDS Fire Prevention Planning
William F. Draper
Registered Professional Forester
#898
4645 Meadowlark Way
Placerville, CA 95667**

May 8, 2018

Bass Lake North

Approved by:

Marshall Cox
Marshall Cox
Fire Marshal
El Dorado Hills Fire Department

5/24/18
Date

Darin McFarlin
Darin McFarlin
Fire Prevention
California Department of Forestry
And Fire Protection

5/24/18
Date

Prepared by:

William F. Draper
William F. Draper
RPF #898

5/24/18
Date



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I. PURPOSE AND SCOPE

Communities are increasingly concerned about wildfire safety. Drought years coupled with flammable vegetation and annual periods of severe fire weather insure the potential for periodic wildfires.

The purpose of this plan is to assess the wildfire hazards and risks of the Bass Lake North development, to identify measures to reduce these hazards and risks and to protect the native vegetation. There are moderate fuel hazards and moderate topography associated with this proposed development both on and adjacent to the project.

The possibility of large fires occurring when the Bass Lake North project is complete will be reduced. However, small wildfires in the open space areas may occur due to the increase in public uses.

Incorporation of the fire hazard reduction measures into the design and maintenance of the development will reduce the size and intensity of wildfires and help prevent catastrophic fire losses. State and County regulations provide the basic guidelines and requirements for fire safe standard requirements and defensible space around dwellings. This plan builds on these basic rules and provides additional fire hazard reduction measures customized to the topography and vegetation of the development with special emphasis on the interface of homes and wildland fuels.

The scope of the Bass Lake North Wildland Fire Safe Plan recognizes the extraordinary natural features of the area and designs wildfire safety measures which are meant to compliment and become part of the community design. The Plan contains measures for providing and maintaining defensible space along roads and around future homes. Plan implementation measures must be maintained in order to assure adequate wildfire protection.

Homeowners who live in and adjacent to the wildfire environment must take primary responsibility along with the fire services for ensuring their homes have sufficient low ignitability and surrounding fuel reduction treatment. The fire services should become a community partner providing homeowners with technical assistance as well as fire response. For this to succeed, it must be shared and implemented equally by homeowners and the fire services.

II. FIRE PLAN LIMITATIONS

The Wildland Fire Safe Plan for the Bass Lake North development does not guarantee that wildfire will not threaten, damage or destroy natural resources, homes or endanger residents. However, the full implementation of the fire safe standard requirements will greatly reduce the exposure of homes to potential loss from wildfire and provide defensible space for firefighters and residents as well as protect the native vegetation. Specific items are listed for homeowner's attention to aid in home wildfire safety.

III. THE BASS LAKE NORTH WILDLAND FIRE SAFE PLAN

1. PROJECT DESCRIPTION

The Bass Lake North development is located within the unincorporated community of El Dorado Hills and on the east side of Sienna Ridge Road and just south of Serrano Parkway. The area being developed is on a generally northwest facing hillside with slopes up to approximately 10%. This project will divide APN's: 115-400-06, 07, 08 consisting of 38.57 acres into 90 residential lots. There are open space lots surrounding the project area on four sides with a finger separating a portion of the home sites. The interior roadways going through this development are to be 29' wide curb face to curb face allowing for parking on one side of the street. All the streets shall have rolled curbs. The key topographic feature is the stream channel running through the southwest corner of the project area. The channel runs east to west. The development is on a slope.

The project shall have Fuel Hazard Reduction Zones (FHRZ). There will be a zone along Sienna Ridge Road 10' wide. All the interior roads shall have a similar zone where the open space is adjacent to the roadway. A 30' zone shall be maintained along all the rear and side property lines adjacent to the open spaces. The zone shall also include the wood fences on the east side of the development. The open space along the east side of Bass Lake North abuts an existing subdivision that has wood fencing immediately adjacent to the newly proposed open space. (See FHRZ Map)

Structural fire protection is provided by the El Dorado Hills Fire Department and wildland fire protection by the California Department of Forestry and Fire Protection (CAL FIRE). A fire hydrant system will serve the new area. Water is to be supplied by El Dorado Irrigation District (EID).

2. PROJECT VEGETATION (FUELS)

For wildfire planning purposes the vegetation is classified as follows:

- (a) ground fuels- annual grasses, coffeeberry, buckeye, and down limbs (Brush)
- (b) overstory- cluster of oaks in the open space mainly on the east side

Light fuel loading is throughout the majority of the property.

3. PROBLEM STATEMENTS

A. The grass/brush fuels will ignite and have a rapid rate of spread.

Fire in the grass/brush fuels on the slopes of the development are the most serious wildfire problem for this project.

B. Risk of fire starts will increase with development.

The greatest risk from fire ignition will be along roads, in the open space areas and on large lots as human use on these areas increase.

C. Provisions must be made to maintain all fuel treatments.

The wildfire protection values of fuel reduction are rapidly lost if not maintained. Annual maintenance by June 1 of each year is necessary.

D. Typical home design and siting often does not recognize adequate wildfire mitigation measures.

A review of many wildfires has conclusively shown that most home losses occur when: (1) there is inadequate clearing of flammable vegetation around a house, (2) roofs are not fire resistant, (3) homes are sited in hazardous locations, (4) firebrand ignition points and heat traps are not adequately protected and (5) there is a lack of water for suppression.

4. GOALS

- A. Modify the continuity of high hazard vegetation fuels.
- B. Reduce the size and intensity of wildfires.
- C. Ensure defensible space is provided around all structures.
- D. Design fuel treatments to minimize tree removal
- E. Ensure fuel treatment measures are maintained.
- F. Identify fire safe structural features.
- G. Help homeowners protect their homes from wildfire.

5. WILDLAND FIRE SAFE STANDARD REQUIREMENTS

Wildland fire safe standard requirements are designed to accomplish the Goals by providing and maintaining defensible space and treating high hazard fuel areas. Fire hazard severity is reduced through these fire safe standard requirements. The Wildland Fire Safe Plan places emphasis on defensible space around structures.

Bass Lake North

A total of 90 residential lots are planned for this development. There will be a narrow open space along a portion of the west side (Lot A) and along of the north side (Lot B). Lot A separates the homes from Sienna Ridge Road and may be left natural. Landscaping may be used around the gated entrance. Lot B is to be natural. There is a large open space on the east side (Lot C) between the new homes and backing up to adjacent residential lots. Lot C also runs along the southern edge of this new development and fingers up into the residential lots. Lot D has a wetland/stream channel in the southwest corner. There is also an Emergency Evacuation Access (EVA) route along the EID access off of Court "C". There will be a need for nonflammable fencing along all the open space areas that back up to the new lots. Most of the open space areas have flashy grass fuel with oak overstory. All lots adjacent to the open spaces shall be required to have nonflammable fences. Also Lots 1-8 and 29 shall be required to have nonflammable fencing along the property lines adjacent to neighboring properties. Fuel treatment within the open spaces shall be for the entire open space area but not to exceed 30' from the all residential fencing. Sidewalks and landscaped front yards will provide for the fuel hazard reduction zones along most of the interior roads. The new streets shall have rolled curbs to provide added width for vehicle passage on the roadway. Streets with sidewalks that cross or are adjacent to the open space shall a fuel hazard reduction zone (FHRZ) of 10'. This zone may incorporate the width of the sidewalk. All fuel hazard reduction zones shall be annually maintained. The roads shall conform to El Dorado Transportation Department (TD) specifications. The roads are yet to be named.

Bass Lake North is to be a gated community. The main entrance gate shall meet the gate standard as determined by El Dorado Hills Fire Department. The development is a series of cul-de-sacs. There shall be an Emergency Evacuation Access route (EVA) connecting Road D through the adjacent property to the north to Sienna Ridge Road and a second EVA from the west end of Court "C". These access roads must meet current Fire Safe Standards of 20' wide with 1 foot of shoulder on each side of the roadway. They shall have a 10' FHRZ on each side that is annually maintained by the Home Owners Association (HOA). The gates on the EVA shall meet the gate standards of the Fire Department. There shall not be any other gates allowed on the roads.

The project is in a Moderate Fire Hazard Severity Zone. All residences shall be required to have NFPA 13D fire sprinkler systems. Implementation of Wildland-Urban Interface Fire Area Building Standards will be required for the construction of new residences. These standards address roofing, venting, eave enclosure, windows, exterior doors, siding, and decking.

This project may be developed in phases. The developer is aware that the EVA must be completed prior to exceeding 24 house and 800' of dead-end road.

Clearance along the road and around structures is very important and necessary. Fire Safe specifications state that all trees in the fuel hazard reduction zones shall be limbed so that branches on the trees are not touching the ground and be pruned up 10 feet as measured on the uphill side of the tree. Grass shall be kept mowed to a 2 inch stubble annually by June 1.

More restrictive standards maybe applied by approving El Dorado County authorities. Approval of this plan does not guarantee approval of this project.

FIRE SAFE STANDARD REQUIREMENTS:

- **Driveways shall be 12 feet wide. Driveways shall comply with the weight and grade standards.**
 - a. **Responsibility- homeowner**
- **All homes shall have Class A listed roof and assembles and siding of fire resistant material.**
 - a. **Responsibility- builder/homeowner**
- **Decks that are cantilevered over the natural slope shall be enclosed.**
 - a. **Responsibility- homeowner (See Appendix C for guidelines)**
- **The houses shall be constructed with exterior wall sheathing that shall be rated noncombustible.**
 - a. **Responsibility-builder**
- **Windows and glass doors on the sides of the structure shall have tempered glass and fire resistant frames.**
 - a. **Responsibility-builder**
- **Rafter tails shall be enclosed with noncombustible material on the sides of the structure.**
 - a. **Responsibility-builder**

- Gutters and downspouts shall be noncombustible.
 - a. Responsibility-builder
- Attic and floor vents shall be covered with ¼ inch, or less, noncombustible mesh and horizontal to the ground.
 - a. Responsibility-builder
- The fire department shall review the Wildland Fire Safe Plan within 5 years to determine its adequacy. It may require modification as necessary.
 - a. Responsibility- fire department

6. OTHER FIRE SAFE REQUIREMENTS

- A. A Notice of Restriction shall be filed with the final subdivision map which stipulates that a Wildland Fire Safe Plan has been prepared or if a legal entity, Homeowners Association (HOA) is created the recorded Declaration of Covenants, Conditions and Restrictions (CC&R) shall include the Wildland Fire Safe Plan. The property owners and the HOA shall comply with the requirements of the Wildland Fire Safe Plan.
- B. A copy of the Wildland Fire Safe Plan shall be given to each new landowner within the development.
- C. Each new property owner prior to construction shall be required to contact El Dorado Community Development Agency/Building Department to have the residential fire sprinkler plan approved. All fire sprinkler systems shall be designed and installed by a licensed contractor.
- D. Road improvements and fire hydrants shall be completed prior to the filing of the final map or bonding for the associated improvements through the local agencies.
- E. All EVA gates shall open automatically when driven up to from the interior of the development swinging outward.
- F. The project shall meet all the Public Resource Codes 4290 as amended (the 1991 SRA Fire Safe Regulations- Article 2 Access, Article 3 Signing, Article 4 Water, Article 5 Fuels), County and Fire Department ordinances.
- G. The fire hydrant system shall meet the California Fire Code specifications to water volume, pressure and spacing.
- H. The homeowner/property owner is responsible for any future fire safe or building code changes adopted by the State or local authority.
- I. Fuel treatment along subdivision streets and driveways shall have all fuels within 10 feet of the curb of the street treated annually by June 1 (See Appendix A).

- J. The fuel hazard reduction zone along streets may incorporate irrigated landscaping providing the planting is less than 24" in height and has low flammability.
- K. Clearance requirements may be required by El Dorado County at the time of construction.
- L. Residential construction contractors may be required to submit a parking plan to El Dorado Hills Fire Department to insure off street parking during construction.
- M. Fencing adjacent to open space shall be constructed from nonflammable material.
- N. The El Dorado Hills Fire Department Weed Abatement ordinance shall apply to any vacant lot.

8. OPEN SPACE GUIDELINES

- A. Remove all dead trees and limbs within 100' of all property lines (outer and inner lines).
- B. Remove all dead limbs from live trees that are within 10' of the ground.
- C. Limb all trees within 30' of the property lines at least 10' above the ground as measured on the uphill side of the tree.
- D. The Fuel Hazard Reduction Zone (FHRZ) shall be from the development property line to the residential lot line or the edge of the roadway. It shall also be 20' from the centerline of the stream channel.
- E. Annually by June 1 cut or remove all grass and brush to a 2" stubble within the FHRZ along the property lines adjacent to the residential lots and along streets.
- F. Open space areas shall comply with the Weed Abatement Resolution of the Fire Department.
- G. All access points to open space shall have rolled curbs and be posted "No Parking" to allow fire vehicle access. A lockable barrier (knock down Bullard or gate with knox lock) may be installed after consultation with the Fire Department.
- H. Mature or multi stemmed oaks can present a serious wildfire problem if untreated. Treat the oaks as to the following specifications: (a) remove all dead limbs and stems and (b) cut off green stems at 10' above the ground that arch over and are growing down towards the ground. Measure from the uphill side of the tree to determine the appropriate height.

E. Appendix

APPENDIX A
BASS LAKE NORTH
FUEL TREATMENT SPECIFICATIONS
For
OAK WOODLAND
Within The Designated Fuel Treatment Areas

1. Leave all live trees where possible.
2. Remove all dead trees.
3. Remove all brush.
4. Prune all live trees of dead branches and green branches 10 feet from the ground as measured on the uphill side of the tree, except no more than 1/3 of the live crown is removed. All slash created by pruning must be disposed of by chipping or hauling off site.
5. Annually by June 1, reduce the grass or weeds to a 2 inch stubble by mowing, chemical treatment, disking or a combination of treatments.

APN 115-400-06, -07, -08



Disclaimer: This depiction was compiled from unverified public and private sources and is illustrative only. No representation is made as to accuracy of this information. Parcel boundaries are particularly unreliable. Users make use of this depiction at their own risk.

Printed on 05/01/2020 from El Dorado County Surveyor's Office



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0 175 350 525

Feet
Map displayed in State Plane Coordinate System
(NAD 1983 California Zone 10 North)

OWNERS OF RECORD

OBED JR. & LYNN C. PATY
8700 GOLDY GLEN WAY
ELK GROVE, CA 95624

D. D. DEDERICHS C/O K. REDLENER
372 CENTRAL PARK WEST, APT. 12W
NEW YORK, NY 10025

BARBARA SHOWLER C/O S. SHOWLER
4717 OLIVE OAK WAY
CARMICHAEL, CA 95608

NAME OF APPLICANT

N. C. BROWN DEVELOPMENT, INC.
8501 RAINWOOD COURT
FAIR OAKS, CA 95628

MAP PREPARED BY

cta Engineering & Surveying
Civil Engineering Land Surveying Land Planning
2001 Highway 99, Suite 200
Troy, CA 95135

MAP SCALE

1" = 100'

CONTOUR INTERVAL

CONTOUR INTERVAL = 2 FOOT

SOURCE OF TOPOGRAPHY

AERIAL PHOTOGRAPHY

SECTION, TOWNSHIP and RANGE

A PORTION OF SECTIONS 28 TO 33, T. 10 N., R. 9 E., U.M.

ASSESSOR'S PARCEL NUMBERS

115-400-06, 07, 08

EXISTING / PROPOSED ZONING

RE10 - RESIDENTIAL 10 AC / R1 PD

TOTAL AREA

38.57 ACRES

TOTAL NO. of LOTS

90 SINGLE FAMILY LOTS.....22.11 AC
4 OPEN SPACE LOTS.....11.37 AC
2 RIGHT OF WAY LOTS.....5.09 AC
98 TOTAL LOTS.....38.57 AC

MINIMUM LOT AREA

7,204 SQUARE FEET

WATER SUPPLY & SEWAGE DISPOSAL

EL DORADO IRRIGATION DISTRICT

PROPOSED STRUCTURAL FIRE PROTECTION

EL DORADO HILLS COUNTY WATER DISTRICT

PHASING PLAN NOTICE

THE FILING OF MULTIPLE FINAL MAPS MAY BE COMPLETED FOR THIS PROJECT. THIS PHASING PLAN IS APPROXIMATE ONLY AND BY PROVIDING THIS NOTICE, THE SUBDIVIDER SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS. (PER THE SUBDIVISION MAP ACT, 2002 EDITION, SECTION 66456.1)

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS BASS LAKE NORTH HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

OLGA SOREJ P.E. 71204 DATE

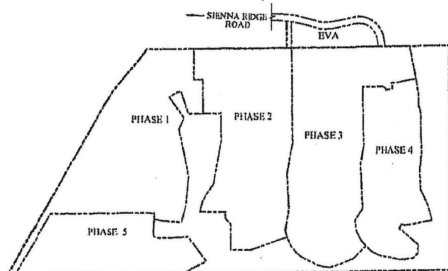
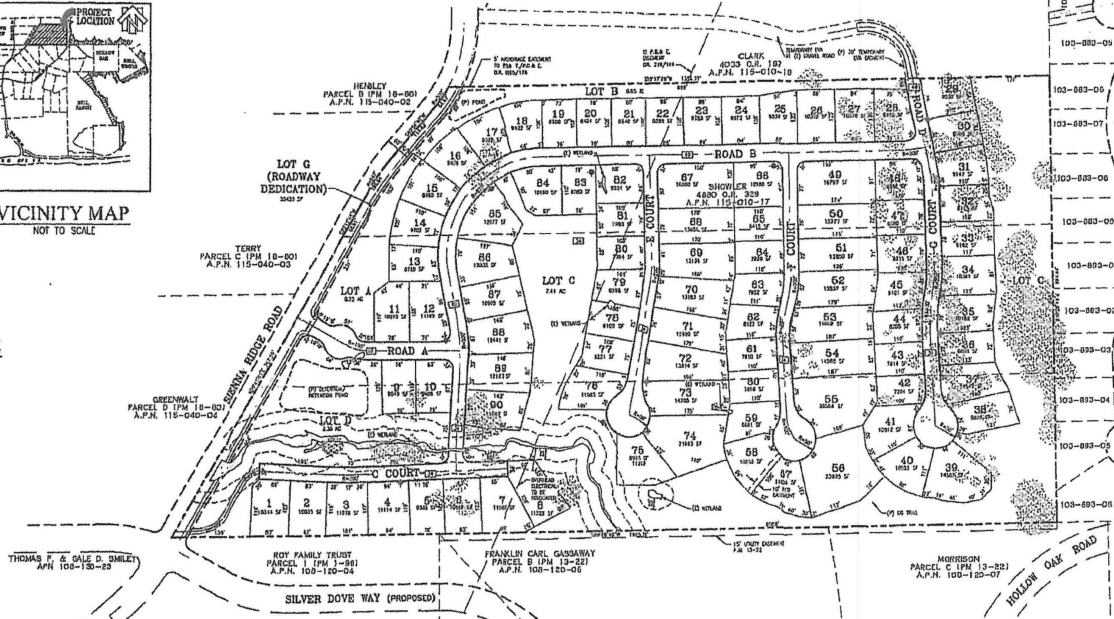
TENTATIVE MAP
BASS LAKE NORTH

COUNTY OF EL DORADO JULY, 2016 STATE OF CALIFORNIA

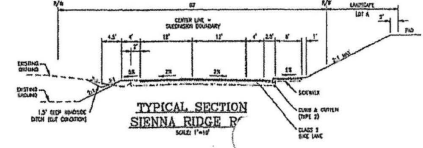
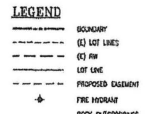
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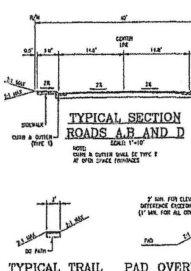
VICINITY MAP
NOT TO SCALE



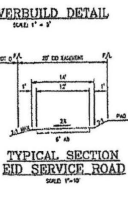
PHASING PLAN
SCALE 1"=100'



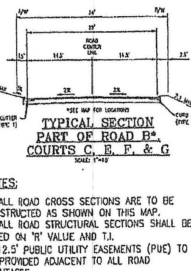
TYPICAL SECTION
SIENNA RIDGE RY
SCALE 1"=10'



TYPICAL SECTION
ROADS A, B AND D
SCALE 1"=10'

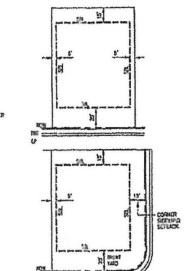


TYPICAL SECTION
EID SERVICE ROAD
SCALE 1"=10'



TYPICAL SECTION
PART OF SECTION B,
COURTS C, E, F, & G
SCALE 1"=10'

- NOTES:**
1. ALL ROAD CROSS SECTIONS ARE TO BE CONSTRUCTED AS SHOWN ON THIS MAP.
 2. ALL ROAD STRUCTURAL SECTIONS SHALL BE BASED ON "V" VALUE AND "L".
 3. 12.5' PUBLIC UTILITY EASEMENTS (PUE) TO BE PROVIDED ADJACENT TO ALL ROAD FRONTAGES.



TYPICAL SETBACKS (R1)
NOT TO SCALE

PLANNED CONSTRUCTION:	_____
APPROVAL/REVAL DATE:	_____
DATE OF SUPERSEDES:	_____
APPROVAL/REVAL DATE:	_____

BASS LAKE NORTH

COUNTY OF EL DORADO JULY, 2016 STATE OF CALIFORNIA

BERNARD ASSOCIATES LLC
 LOT 31 (S.D. 11-81)
 A.P.N. 118-060-08



SCALE: 1"=100'



13

cta Engineering & Surveying
 Civil Engineering - Land Surveying - Land Planning
 10114 Starway Drive, Newark, California, 94562
 Telephone: 925-885-4337 Fax: 925-885-4338

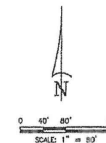
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FIRE SAFE EXHIBIT BASS LAKE NORTH

COUNTY OF EL DORADO

MAY, 2018

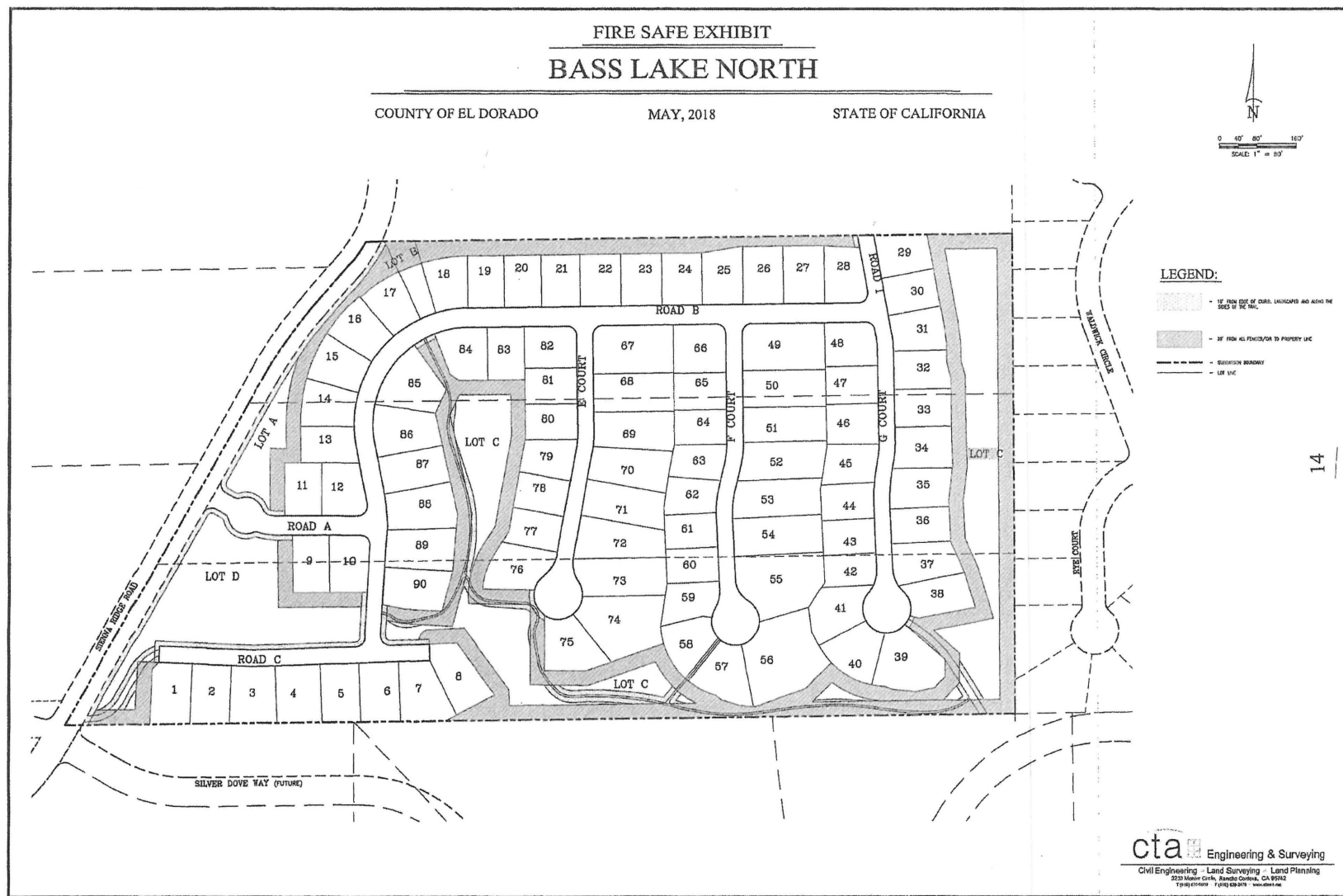
STATE OF CALIFORNIA



LEGEND:

- 12' FROM EDGE OF CURB, UNLESS OTHERWISE NOTED
- 30' FROM ALL FIRE/CLDR TO PROPERTY LINE
- SECTION BOUNDARY
- LOT LINE

14



cta Engineering & Surveying
Civil Engineering - Land Surveying - Land Planning
3230 Main Street, Placerville, CA 95242
TEL: 925-269-1100 FAX: 925-269-1101