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COMMUNITY DEVELOPMENT SERVICES
PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667
Phone: (530) 621-5355 www.edcgov.us/Planning/

DR24-0001

APPLICATION FOR: DESIGN REVIEW

FILE # 368520

ASSESSOR'S PARCEL NO.(s) 331-141-003-000

PROJECT NAME/REQUEST: (Describe proposed use) storage shed / Garage / shop
for Personal Use

APPLICANT/AGENT Morgan DeRodeff

Mailing Address 4691 Missouri St El Dorado CA 95623
P.O. Box or Street City State & Zip

Phone (570) 759-2264 EMAIL: ironsinthefireenterprises@gmail.com

PROPERTY OWNER Irons in the Fire Enterprises

Mailing Address 30 N Gould St STER Sheridan WY 82801
P.O. Box or Street City State & Zip

Phone (510) 759-2264 EMAIL: ironsinthefireenterprises@gmail.com

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT Omar A ABU-Yasein

Mailing Address 831 State St San Jacinto CA 92583
P.O. Box or Street City State & Zip

Phone (888) 654-2435 EMAIL:

LOCATION: The property is located on the SELECT ONE East side of Missouri St
N/E/W/S street or road

750 feet miles SELECT ONE of the intersection with Pleasant Valley Rd
N/E/W/S major street/road

in the SELECT ONE area. PROPERTY SIZE 0.85 acres
acreage / square footage

X [Signature] DRM Date 1/11/24
signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date 1/17/24 Fee \$ 1,742.00 Receipt # R51224 Rec'd by PLBLD Census

Zoning RM-DC GPD MFR Supervisor Dist 3 Sec Tw n Rng

ACTION BY PLANNING COMMISSION
ZONING ADMINISTRATOR
PLANNING DIRECTOR

ACTION BY BOARD OF SUPERVISORS

Hearing Date

Hearing Date

Approved Denied
findings and/or conditions attached

Approved Denied
findings and/or conditions attached

APPEAL:
Approved Denied

Executive Secretary

Application Revised 11/2017

24-0874 B 1 of 26

DR24-0001



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

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EL DORADO COUNTY PLANNING SERVICES ENVIRONMENTAL QUESTIONNAIRE

RECEIVED

File Number 368 520
Date Filed 1/11/24

JAN 17 2024
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

Project Title shed/shop Lead Agency DR24-0001
Name of Owner Irons in the Fire Ent Telephone 510-759-2264
Address 30 N Gould St Ste R Sheridan WY 82801
Name of Applicant Morgan DeRodeff Telephone 510-759-2264
Address 4691 Missouri St El Dorado, CA
Project Location 4691 Missouri St El Dorado, CA
Assessor's Parcel Number(s) 371-141-003-000 Acreage 0.85 Zoning RM

Please answer all of the following questions as completely as possible. Subdivisions and other major projects will require a Technical Supplement to be filed together with this form.

- 1. Type of project and description:
Detached metal building for a personal garage/shed
- 2. What is the number of units/parcels proposed? 1

GEOLOGY AND SOILS

- 3. Identify the percentage of land in the following slope categories:
 0 to 10% 11 to 15% 16 to 20% 21 to 29% over 30%
60% 35% 5%
- 4. Have you observed any building or soil settlement, landslides, rock falls or avalanches on this property or in the nearby surrounding area? some minor building settlement since 1932
- 5. Could the project affect any existing agriculture uses or result in the loss of agricultural land? NO

DRAINAGE AND HYDROLOGY

6. Is the project located within the flood plain of any stream or river? No
If so, which one? _____
7. What is the distance to the nearest body of water, river, stream or year-round drainage channel?
4200 ft Name of the water body? Patterson Lake
8. Will the project result in the direct or indirect discharge of silt or any other particles in noticeable amount into any lakes, rivers or streams? NO
9. Will the project result in the physical alteration of a natural body of water or drainage way?
If so, in what way? NO
10. Does the project area contain any wet meadows, marshes or other perennially wet areas? NO

VEGETATION AND WILDLIFE

11. What is the predominant vegetative cover on the site (trees, brush, grass, etc.)? Estimate percentage of each: dirt and weeds, mix of trees
12. How many trees of 6-inch diameter will be removed when this project is implemented?
Maybe 1 non-oak, but probably 0

FIRE PROTECTION

13. In what structural fire protection district (if any) is the project located? Diamond Springs / El Dorado
14. What is the nearest emergency source of water for fire protection purposes (hydrant, pond, etc.)? hydrant
15. What is the distance to the nearest fire station? 0.3 miles (1500 ft)
16. Will the project create any dead-end roads greater than 500 feet in length? NO
17. Will the project involve the burning of any material including brush, trees and construction materials? NO

NOISE QUALITY

18. Is the project near an industrial area, freeway, major highway or airport? NO
If so, how far? _____
19. What types of noise would be created by the establishment of this land use, both during and after construction? Minimal, normal construction noise during construction. None after construction

AIR QUALITY

20. Would any noticeable amounts of air pollution, such as smoke, dust or odors, be produced by this project? NO

WATER QUALITY

21. Is the proposed water source public or private, treated or untreated? N/A
22. What is the water use (residential, agricultural, industrial or commercial)? _____

AESTHETICS

23. Will the project obstruct scenic views from existing residential areas, public lands, and/or public bodies of water or roads? NO

ARCHAEOLOGY/HISTORY

24. Do you know of any archaeological or historical areas within the boundaries or adjacent to the project? (e.g., Indian burial grounds, gold mines, etc.) NO

SEWAGE

25. What is the proposed method of sewage disposal? septic system sanitation district
Name of district: _____
26. Would the project require a change in sewage disposal methods from those currently used in the vicinity? _____

TRANSPORTATION

27. Will the project create any traffic problems or change any existing roads, highways or existing traffic patterns? NO
28. Will the project reduce or restrict access to public lands, parks or any public facilities? NO

GROWTH-INDUCING IMPACTS

29. Will the project result in the introduction of activities not currently found within the community? NO
30. Would the project serve to encourage development of presently undeveloped areas, or increases in development intensity of already developed areas (include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)? NO

31. Will the project require the extension of existing public utility lines? NO
If so, identify and give distances: _____

GENERAL

32. Does the project involve lands currently protected under the Williamson Act or an Open Space Agreement? NO

33. Will the project involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances or radioactive material?
NO

34. Will the proposed project result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, trees, minerals or top soil)? NO

35. Could the project create new, or aggravate existing health problems (including, but not limited to, flies, mosquitoes, rodents and other disease vectors)? NO

36. Will the project displace any community residents? NO

DISCUSS ANY YES ANSWERS TO THE PREVIOUS QUESTIONS (attached additional sheets if necessary)

MITIGATION MEASURES (attached additional sheets if necessary)

Proposed mitigation measures for any of the above questions where there will be an adverse impact:

Form Completed by: Morgan DeRodeff Date: 1/11/24

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COUNTY OF EL DORADO
CAMPAIGN CONTRIBUTION DISCLOSURE FORM

JAN 17 2024

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

Application or Solicitation Number: 368520 DR 24-0001
Application or Solicitation Title: _____

Was a campaign contribution, regardless of the dollar amount, made to any member of the El Dorado County Board of Supervisors or to any County Agency Officer on or after January 1, 2023, by the applicant, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist?

Yes _____ No X

If no, please sign and date below.

If yes, please provide the following information:

Applicant's Name: _____

Contributor or Contributor Firm's Name: _____

Contributor or Contributor Firm's Address: _____

Is the Contributor:

- The Applicant Yes _____ No _____
- Subcontractor Yes _____ No _____
- The Applicant's agent/ or lobbyist Yes _____ No _____

Note: Under California law as implemented by the Fair Political Practices Commission, campaign contributions made by the Applicant and the Applicant's agent/lobbyist who is representing the Applicant in this application or solicitation must be aggregated together to determine the total campaign contribution made by the Applicant.

Identify the Board of Supervisors Member(s) and County Agency Officer(s) to whom you, your subcontractors, and/or agent/lobbyist made campaign contributions on or after January 1, 2023, the name of the contributor, the dates of contribution(s) and dollar amount of the contribution. Each date must include the exact month, day, and year of the contribution.

Name of Board of Supervisors Member or County Agency Officer: _____

Name of Contributor: _____

Date(s) of Contribution(s): _____

Amount(s): _____

(Please add an additional sheet(s) to identify additional Board Members or County Agency Officer to whom you, your subconsultants, and/or agent/lobbyist made campaign contributions)

By signing below, I certify that the statements made herein are true and correct. I also agree to disclose to the County any future contributions made to Board Members or County Agency Officers by the applicant, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist after the date of signing this disclosure form, and within 12 months following the approval, renewal, or extension of the requested license, permit, or entitlement to use.

1/11/24
Date

[Signature]
Signature of Applicant

Irons in the Fire Enterprises
Print Firm Name if applicable

Morgan DeRodeff
Print Name of Applicant

2024 3 of 26
DR24-0001

**EL DORADO COUNTY BOARD OF
SUPERVISORS AND COUNTY AGENCY
OFFICERS**

Board of Supervisors

John Hidahl, District One

George Turnboo, District Two

Wendy Thomas, District Three

Lori Parlin, District Four

Brook Laine, District Five

County Agency Officers

Jon DeVille, Assessor

Joe Harn, Auditor-Controller

Vern Pierson, District Attorney

Janelle K. Horne, Recorder-Clerk

Jeff Leikauf, Sheriff-Coroner-Public Administrator

K.E. Coleman, Treasurer-Tax Collector

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PLANNING AND BUILDING DEPARTMENT

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EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

Attachment A

GOVERNMENT CODE SECTION 84308

(a) The definitions set forth in this subdivision shall govern the interpretation of this section.

(1) "Party" means any person who files an application for, or is the subject of, a proceeding involving a license, permit, or other entitlement for use.

(2) "Participant" means any person who is not a party but who actively supports or opposes a particular decision in a proceeding involving a license, permit, or other entitlement for use and who has a financial interest in the decision, as described in Article 1 (commencing with Section 87100) of Chapter 7. A person actively supports or opposes a particular decision in a proceeding if that person lobbies in person the officers or employees of the agency, testifies in person before the agency, or otherwise acts to influence officers of the agency.

(3) "Agency" means an agency as defined in Section 82003 except that it does not include the courts or any agency in the judicial branch of government, the Legislature, the Board of Equalization, or constitutional officers. However, this section applies to any person who is a member of an exempted agency but is acting as a voting member of another agency.

(4) "Officer" means any elected or appointed officer of an agency, any alternate to an elected or appointed officer of an agency, and any candidate for elective office in an agency.

(5) "License, permit, or other entitlement for use" means all business, professional, trade, and land use licenses and permits and all other entitlements for use, including all entitlements for land use, all contracts (other than competitively bid, labor, or personal employment contracts), and all franchises.

(6) "Contribution" includes contributions to candidates and committees in federal, state, or local elections.

(b) While a proceeding involving a license, permit, or other entitlement for use is pending, and for 12 months following the date a final decision is rendered in the proceeding, an officer of an agency shall not accept, solicit, or direct a contribution of more than two hundred fifty dollars (\$250) from any party or a party's agent, or from any participant or a participant's agent if the officer knows or has reason to know that the participant has a financial interest, as that term is used in Article 1 (commencing with Section 87100) of Chapter 7. This prohibition shall apply regardless of whether the officer accepts, solicits, or directs the contribution on the officer's own behalf, or on behalf of any other officer, or on behalf of any candidate for office or on behalf of any committee.

(c) Prior to rendering any decision in a proceeding involving a license, permit, or other entitlement for use pending before an agency, each officer of the agency who received a contribution within the preceding 12 months in an amount of more than two hundred fifty dollars (\$250) from a party or from any participant shall disclose that fact on the record of the proceeding. An officer of an agency shall not make, participate in making, or in any way attempt to use the officer's official position to influence the decision in a proceeding involving a license, permit, or other entitlement for use pending before the agency if the officer has willfully or knowingly received a contribution

in an amount of more than two hundred fifty dollars (\$250) within the preceding 12 months from a party or a party's agent, or from any participant or a participant's agent if the officer knows or has reason to know that the participant has a financial interest in the decision, as that term is described with respect to public officials in Article 1 (commencing with Section 87100) of Chapter 7.

(d)(1) If an officer receives a contribution which would otherwise require disqualification under this section, and returns the contribution within 30 days from the time the officer knows, or should have known, about the contribution and the proceeding involving a license, permit, or other entitlement for use, the officer shall be permitted to participate in the proceeding.

(2)(A) Subject to subparagraph (B), if an officer accepts, solicits, or directs a contribution of more than two hundred fifty dollars (\$250) during the 12 months after the date a final decision is rendered in the proceeding in violation of subdivision (b), the officer may cure the violation by returning the contribution, or the portion of the contribution in excess of two hundred fifty dollars (\$250), within 14 days of accepting, soliciting, or directing the contribution, whichever comes latest.

(B) An officer may cure a violation as specified in subparagraph (A) only if the officer did not knowingly and willfully accept, solicit, or direct the prohibited contribution.

(C) An officer's controlled committee, or the officer if no controlled committee exists, shall maintain records of curing any violation pursuant to this paragraph.

(e)(1) A party to a proceeding before an agency involving a license, permit, or other entitlement for use shall disclose on the record of the proceeding any contribution in an amount of more than two hundred fifty dollars (\$250) made within the preceding 12 months by the party or the party's agent.

(2) A party, or agent to a party, to a proceeding involving a license, permit, or other entitlement for use pending before any agency or a participant, or agent to a participant, in the proceeding shall not make a contribution of more than two hundred fifty dollars (\$250) to any officer of that agency during the proceeding and for 12 months following the date a final decision is rendered by the agency in the proceeding.

(3) When a closed corporation is a party to, or a participant in, a proceeding involving a license, permit, or other entitlement for use pending before an agency, the majority shareholder is subject to the disclosure and prohibition requirements specified in this section.

(f) This section shall not be construed to imply that any contribution subject to being reported under this title shall not be so reported.

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JAN 17 2024

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

Attachment B

**COUNTY OF EL DORADO
CAMPAIGN CONTRIBUTION DISCLOSURE INFORMATION**

The attached Campaign Contribution Disclosure Form must be completed by applicants for, or persons who are the subject of, any proceeding involving a license, permit, or other entitlement for use, including most contracts and franchises, pending before the Board of Supervisors ("Board") of the County of El Dorado or any of its affiliated agencies.

IMPORTANT NOTICE

Government Code section 84308 (also known as the "Levine Act") contains requirements that are summarized generally as follows:

- A. If you are an applicant for, or the subject of, any proceeding involving a license, permit, or other entitlement for use, you are prohibited from making a campaign contribution of more than \$250 to any member of the Board of Supervisors or other County official who may participate in your proceeding. This prohibition begins on the date your application is filed or the proceeding is otherwise initiated, and the prohibition ends 12 months after a final decision is rendered by the Board of Supervisors or other County officer. In addition, no Board member or other County official who may participate in your proceeding alternate may solicit or accept a campaign contribution of more than \$250 from you during this period.
- B. These prohibitions also apply to your agents, and, if you are a closely held corporation, to your majority shareholder as well. These prohibitions also apply to your subcontractor(s), joint venturer(s), and partner(s) in this proceeding. Also included are parent companies and subsidiary companies directed and controlled by you, and political action committees directed and controlled by you.
- C. You must file the attached disclosure form and disclose whether you or your agent(s) have in the aggregate contributed more than \$250 to any Board member or other County officer who may participate in your proceeding during the 12-month period preceding the filing of the application or the initiation of the proceeding.
- D. If you or your agent have in the aggregate contributed more than \$250 to any individual Board member or other County officer who may participate in your proceeding during the 12 months preceding the decision on the application or proceeding, that Board member or other County officer must disqualify himself or herself from the decision. However, disqualification is not required if the Board member or other County official returns the campaign contribution within 30 days from the time the member or official knows, or should have known, about both the contribution and the fact that you are a party in the proceeding. The Campaign Contribution Disclosure Form should be completed and filed with your application or proposal, or with the first written document you file or submit after the proceeding commences.

1. A proceeding involving "a license, permit, or other entitlement for use" includes all business, professional, trade and land use licenses and permits, and all other entitlements for use, including all entitlements for land use, all contracts (other than competitively bid, labor or personal employment contracts), and all franchises.
2. Your "agent" is someone who represents you in connection with a proceeding involving a license, permit or other entitlement for use. If an individual acting as an agent is also acting in his or her capacity as an employee or member of a law, architectural, engineering, consulting firm, or similar business entity, both the business entity and the individual are "agents."
3. To determine whether a campaign contribution of more than \$250 has been made by you, campaign contributions made by you within the preceding 12 months must be aggregated with those made by your agent within the preceding 12 months or the period of the agency relationship, whichever is shorter. Contributions made by your majority shareholder (if a closely held corporation), your subcontractor(s), your joint venturer(s), and your partner(s) in this proceeding must also be included as part of the aggregation. Campaign contributions made to different Board of Supervisors members or other County officer who may participate in your proceeding are not aggregated.
4. A list of the Board of Supervisors members and other County officials is attached.

This notice summarizes the major requirements of Government Code section 84308 of the Political Reform Act and California Code of Regulations, Title 2 sections 18438.1-18438.8.



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667
Phone: (530) 621-5355 www.edcgov.us/Planning/

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DESIGN REVIEW

JAN 17 2024

REQUIRED SUBMITTAL INFORMATION

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

The following items 1 through 9 must be provided with all applications. The remaining items shall be required where applicable. **If all the required and applicable information is not provided, the application will be deemed incomplete and will not be accepted.** For your convenience, please use the check () column on the left to be sure you have all the required and applicable information. **All plans and maps MUST be folded to 8½" x 11".**

FORMS AND MAPS REQUIRED

Check (✓)
Applicant County

- 1) Application form, completed and signed.
- N/A 2) Letter of authorization from all property owners authorizing agent to act as applicant, when applicable.
- N/A 3) Proof of ownership (Grant Deed), if the property has changed title since the last tax roll.
- 4) A copy of official Assessor's map, showing the property outlined in red.
- 5) An 8 ½ x 11" vicinity map showing the location of the project in relation to the distance to major roads, intersections, and town sites.
- 6) Environmental Questionnaire form, completed and signed.
- 7) Provide name, mailing address and phone number of all property owners and their agents.
- 8) A record search for archaeological resources shall be conducted through the North Central Information Center located at CSU-Sacramento, 6000 J Street, Adams Bldg., #103, Sacramento, CA 95819-6100, phone number (916) 278-6217. If the record search identifies a need for a field survey, a survey shall be required. (A list of Archaeological Consultants and survey requirements is available at the Planning Department.) Archaeological surveys shall meet the "Guidelines for Cultural Resource Studies" approved by the Board of Supervisors, available at the Planning Department.

FORMS AND MAPS REQUIRED

Check (✓)
Applicant County

- ✓ _____ 9) A traffic impact determination shall be provided utilizing El Dorado County's "Transportation Impact Study (TIS) – Initial Determination Form, located on the Planning Services website under "Applications and Forms".
- N/A _____ 10) If public sewer or water service is proposed, obtain and provide a Facilities Improvement Letter if the project is located within the EID service area, or a similar letter if located in another sewer/water district.
- N/A _____ 11) If off-site sewer or water facilities are proposed to serve the project, provide four (4) copies of a map showing location and size of proposed facilities. If ground water is to be used for domestic water, submit a report noting well production data for adjacent parcels, or submit a hydrological report prepared by a geologist noting the potential for water based on the nature of project site geology.
- N/A _____ 12) In an accompanying report, provide the following data for area on each proposed parcel which is to be used for sewage disposal:
- a) The percolation rate and location of test on 4.5 acres or smaller
 - b) The depth of soil and location of test
 - c) The depth of groundwater and location of test
 - d) The direction and percent of slope of the ground
 - e) The location, if present, of rivers, streams, springs, areas subject to inundation, rock outcropping, lava caps, cuts, fills, and easements
 - f) Identify the area to be used for sewage disposal
 - g) Such additional data and information as may be required by the Division Director of Environmental Management to assess the source of potable water, the disposal of sewage and other liquid wastes, the disposal of solid wastes, drainage, and erosion control
- N/A _____ 13) Preceding parcel map, final map, or record of survey, if any exists.
- N/A _____ 14) Preliminary grading, drainage plan, and report. The plan should be of sufficient detail to identify the scope of grading, including quantities, depths of cut and fills (for roads and driveways where cuts/fills exceed 6 feet, and mass pad graded lots), location of existing drainage, proposed modifications, and impacts to downstream facilities. (See Section 110.14.200 of County Grading Ordinance for submittal detail)

FORMS AND MAPS REQUIRED

Check (✓)
Applicant County

- N/A _____ 15) If located within one of the five Ecological Preserve - EP overlay zones (Mitigation Area 0) or in gabbro soils areas (Mitigation Area 1), rare plants may exist on-site. The State Department of Fish & Wildlife will require an on-site biological plant survey to determine the extent and location of rare plants on the project site. Such a survey can only occur from March 15 through August 15 when plants are readily visible. Therefore, if the State Department of Fish & Wildlife requires the plant survey, a substantial delay in the processing of your application could result. To avoid potential delays, you may choose to provide this survey with application submittal. (A list of possible Botanical Consultants is available at Planning Services.)
- N/A _____ 16) Name and address of Homeowner's Association, CSA 9 Zone of Benefit, or other road maintenance entity if it exists in the project area.
- N/A _____ 17) A site-specific wetland investigation shall be required on projects with identified wetlands as delineated on the applicable U.S.G.S. Quadrangle and/or by site visit, when proposed improvements will directly impact the wetland (reduce the size of the wetland area) or lie near the wetlands. (Available from Planning Services are the U.S. Corps of Engineers requirements for a wetlands delineation study. A list of qualified consultants is also available.)
- N/A _____ 18) An acoustical analysis shall be provided whenever a noise-sensitive land use (residences, hospitals, churches, libraries) are proposed adjacent to a major transportation source, or adjacent or near existing stationary noise sources. Such study shall define the existing and projected noise levels and define how the project will comply with standards set forth in the General Plan.
- N/A _____ 19) Where potential for special status plant and/or animal habitats are identified on the parcel(s), an on-site biological study shall be required to determine if the site contains special status plant or animal species or natural communities and habitats.
- N/A _____ 20) An air quality impact analysis shall be provided utilizing the El Dorado County Air Quality Management District's "Guide to Air Quality Assessment."

FORMS AND MAPS REQUIRED

Check (√)
Applicant County

OAK TREE/OAK WOODLAND REMOVAL

The following supplemental information shall be required if any Oak Woodlands, Individual Native Oak Trees, or Heritage Trees, as defined in Section 130.39.030 (Definitions) will be impacted by the project (i.e. cut down) consistent with Section 130.39.070 (Oak Tree and Oak Woodland Removal Permits – Discretionary Development Projects).

Check (√)
Applicant County

- N/A _____ 1) An Oak Resources Code Compliance Certificate.
- N/A _____ 2) Oak Resources Technical Report prepared by a Qualified Professional consistent with Section 2.5 (Oak Resources Technical Reports) of the Oak Resources Management Plan.
- N/A _____ 3) Completed Oak Resources Technical Report Checklist, including supplemental data for impacted Individual Native Oak Trees within Oak Woodlands, as applicable.
- N/A _____ 4) Security deposit for on-site oak tree/oak woodland retention and/or replacement planting (if proposed as part of project mitigation) consistent with Section 130.39.070.F (Security Deposit for On-Site Oak Tree/Oak Woodland Retention and Section 130.30.070.G (Security Deposit for On-Site Oak Tree/Oak Woodland Replacement Planting).
- N/A _____ 5) Reason and objective for Impact to oak trees and/or oak woodlands.

SITE PLAN REQUIREMENTS

Five copies plus an electronic copy (CD-ROM or other medium) of the site plan detailing what exists on the site at time of application shall be submitted on 24" x 36" sheets or smaller, drawn to scale, and of sufficient size to clearly show all details and required data. **All plans MUST be folded to 8 ½" x 11", plus one 8 ½" x 11" reduction. NO ROLLED DRAWINGS WILL BE ACCEPTED.** For your convenience, please check the Applicant column on the left to be sure you have all the required submittal information.

FORMS AND MAPS REQUIRED

Check (√)
Applicant County

- N/A _____ 1) Project name (if applicable).
- ✓ _____ 2) Name, address of applicant and designer (if applicable).
- ✓ _____ 3) Date, north arrow, and scale.

FORMS AND MAPS REQUIRED

Check (✓)
Applicant County

- ✓ _____ 4) Entire parcel of land showing perimeter with dimensions.
- ✓ _____ 5) All roads, alleys, streets, and their names.
- ✓ _____ 6) Location of easements, their purpose and width.
- ✓ _____ 7) All existing and proposed uses (i.e. buildings, driveways, dwellings, utility transmission lines, etc.).
- N/A _____ 8) Parking and loading stalls with dimensions (refer to Zoning Ordinance Chapter 130.35 – Parking and Loading, and the Community Design Standards – Parking and Loading Standards).
- ✓ _____ 9) Trash and litter storage or collection areas, and propane tank location(s).
- ✓ _____ 10) Total gross square footage of proposed buildings.
- N/A _____ 11) Proposed/existing fences or walls.
- N/A _____ 12) Sign locations and sizes (if proposed). [Refer to Zoning Ordinance Chapter 130.16 - Signs – (Ordinance No. 5025)].
- N/A _____ 13) Pedestrian walkways, courtyards, etc. (if proposed).
- N/A _____ 14) Exterior lighting (if proposed). (Refer to Zoning Ordinance Chapter 130.34 and the Community Design Standards – Outdoor Lighting Standards).
- N/A _____ 15) Existing/proposed water, sewer, septic systems, and wells (if applicable).
- N/A _____ 16) Existing/proposed fire hydrants.
- N/A _____ 17) Tentative subdivision or parcel map (if applicable).
- _____ 18) Adjacent parcel owner(s); Assessor's Parcel Number (unless this is included on tentative map).
- N/A _____ 19) Public uses (schools, parks, etc.)

FORMS AND MAPS REQUIRED

Check (✓)
Applicant County

- N/A _____ 20) The location, if present, of rock outcropping, lava caps, drainage courses, lakes, canals, reservoirs, rivers, streams, spring areas subject to inundation and wetlands. (Show respective 100-foot and 50-foot septic system setbacks when a septic system is proposed.)
- N/A _____ 21) Identify areas subject to a 100-year flood on perennial streams or creeks, and show high water level (100-year) on map. Where this data is not readily available, January 1997 flood level can be shown if known. (Refer to the Federal Emergency Management Agency (FEMA) website).
- N/A _____ 22) Note any proposed trails within the project; and where applicable, connection to existing or proposed trail systems.

PRELIMINARY LANDSCAPE PLAN REQUIREMENTS

Required when parking facilities are proposed or otherwise at planner's discretion. (Refer to Zoning Ordinance Chapter 130.35). Five copies plus an electronic copy (CD-ROM or other medium), folded to 8½" x 11", plus one 11" x 17" reduction.

Check (✓)
Applicant County

- N/A _____ 1) Location, quantity, and a gallon size of proposed plant material (See Zoning Ordinance Section 130.33 – Landscaping Standards, and the Community Design Standards – Landscaping and Irrigation Standards)
- N/A _____ 2) Note quantity/type of trees to be removed.
- N/A _____ 3) Location, general type (pine, oak, etc.) and size of all existing trees, in those areas that are subject to grading or otherwise may be removed/affected by proposed improvements. Note quantity of trees to be removed.
- N/A _____ 4) List of both common and botanical names of plant material (use of drought tolerant species is highly recommended). A recommended list of drought-tolerant species is available at Planning Services.
- N/A _____ 5) Location of irrigation proposed. (NOTE: The final Landscape Plan will ultimately be required to meet the County's Water Conserving Landscape Standards. Copies are available at Planning Services).

PRELIMINARY GRADING AND DRAINAGE PLAN

Required whenever any grading is proposed. Five copies plus an electronic copy (CD-ROM or other medium), folded to 8½" x 11", plus one 11" x 17" reduction.

FORMS AND MAPS REQUIRED

Check (✓)
Applicant County

- N/A _____ 1) Contours or slope data (pursuant to Chapter 110.14 of County Code Grading, Erosion, and Sediment Control Ordinance).
- N/A _____ 2) Drainage improvements, culverts, drains, etc.
- N/A _____ 3) Limits of cut and fill.

PLAN OF BUILDING ELEVATIONS

Required whenever a new structure or addition is proposed. Five copies plus an electronic copy (CD- ROM or other medium), folded to 8½" x 11", plus one 11" x 17" reduction.

Check (✓)
Applicant County

- ✓ _____ 1) Building design, elevations of all sides.
- ✓ _____ 2) Exterior materials, finishes, and colors.
- N/A _____ 3) Existing/proposed signs showing location, height and dimensions. Include sign plan for project with multiple businesses.

Planning Services reserves the right to require additional project information as provided by Section 15060 of the California Environment Quality Act, or as required by the General Plan development policies, when such is necessary to complete the environmental assessment.

NOTE: APPLICATION WILL BE ACCEPTED BY APPOINTMENT ONLY. MAKE YOUR APPOINTMENT IN ADVANCE BY CALLING (530) 621-5355.



DEPARTMENT OF TRANSPORTATION TRANSPORTATION PLANNING

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-6543, Fax (530) 698-8019

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Transportation Impact Study (TIS) – Initial Determination

The information provided with this form will be used by County staff to determine if the proposed project will be required to complete a Transportation Impact Study (TIS) or an On-Site Transportation Review (OSTR). If one or both are required, County staff will contact the applicant with more information about the required studies. Both studies are described in the TIS Guidelines, which can be found on the County's website. **An OSTR is typically required for all projects.**

Complete and submit this form along with a detailed project description and a site plan by mail, fax or email.

Mail: DOT, Transportation Planning
Attn: Zach Oates
2850 Fairlane Court
Placerville, CA 95667

Fax: (530) 698-8019
Phone: (530) 621-7580
Email: zach.oates@edcgov.us
valerie.brady@edcgov.us

Date Received by Transportation Planning: 1/11/24

Applicant Information:

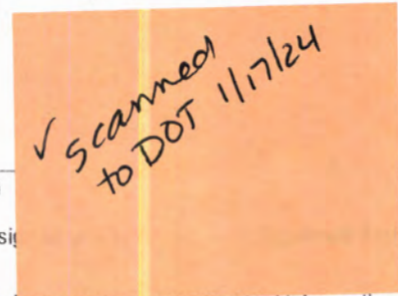
Name: Irons in the Fire, Enterprises, LLC Phone #: 510-759-2264
Address: 4691 Missouri St, El Dorado, CA Email: ironsinthefireenterprises@gmail.com

Project Information:

Name of Project: shed/garage Planning Number: ~~368520~~-DR24-0001
Project Location: 4691 Missouri St Bldg Size: 1800 sq ft
APN(s): 331-141-003-000 Project Planner: _____
Number of units: 1

Description of Project: (Use, Number of Units, Building Size, etc.)

Detached metal building storage shed/ garage/shop. 30x60, 1800 sq. ft. 1 unit, personal use



PLEASE ATTACH A PROJECT SITE PLAN

If an OSTR is required, the following information shall be evaluated and the findings signed by a Professional Engineer or Civil Engineer, and shall be included with the project submittal:

1. Existence of any current traffic problems in the local area such as a high-accident location, non-standard intersection or roadway, or an intersection in need of a traffic signal
2. Proximity of proposed site driveway(s) to other driveways or intersections
3. Adequacy of vehicle parking relative to both the anticipated demand and zoning code requirements
4. Adequacy of the project site design to fully satisfy truck circulation and loading demand on-site, when the anticipated number of deliveries and service calls may exceed 10 per day
5. Adequacy of the project site design to provide at least a 25 foot minimum required throat depth (MRTD) at project driveways, include calculation of the MRTD
6. Adequacy of the project site design to convey all vehicle types
7. Adequacy of sight distance on-site
8. Queuing analysis of "drive-through" facilities

Rev 04/12/2023



DEPARTMENT OF TRANSPORTATION TRANSPORTATION PLANNING

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-6543, Fax (530) 698-8019

Transportation Impact Study (TIS) – Initial Determination (Page 2)

TO BE COMPLETED BY COUNTY STAFF:

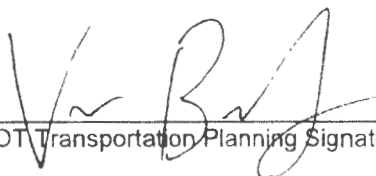
The following project uses are typically exempt from the preparation of a TIS:

- 4 or less single family homes
- 4 or less multi-family units
- 2,000 square feet or less for shopping center
- 6,000 square feet or less for general office
- 12,000 square feet or less for industrial
- 12,000 square feet or less for church
- 50,000 square feet or less for warehouse
- 60,000 square feet or less for mini-storage
- None apply – TIS is required with applicable fee.

County Staff Determination:

The TIS or OSTR may be waived if no additional vehicle trips will be generated by the proposed change, no up-zoning is requested, or no intensification of use is requested. Transportation Planning staff may waive the TIS requirement. The Transportation Director or his/her designee may waive the OSTR requirement.

- TIS and OSTR are both waived. No further transportation studies are required.
- On-Site Transportation Review is required. A TIS is not required. The OSTR shall address all items listed, unless otherwise noted.
- The TIS and OSTR are required. An initial deposit for TIS scoping and review is required by DOT Transportation Planning staff. See Attached TIS Initial Fund Request letter.



DOT Transportation Planning Signature

1-16-24

Date

ADH TS

OSTR waiver approved by:



Department of Transportation Director or Designee

1-16-24

Date



January 11, 2024

Map Title

- County Outline
- Highway Labels
- Highways
- Major Roads
- Major Roads
- Minor Roads
- Cities
- Parcels

Disclaimer: Parcel boundaries in this map are illustrative only and not considered the legal boundary.

DR24-0001



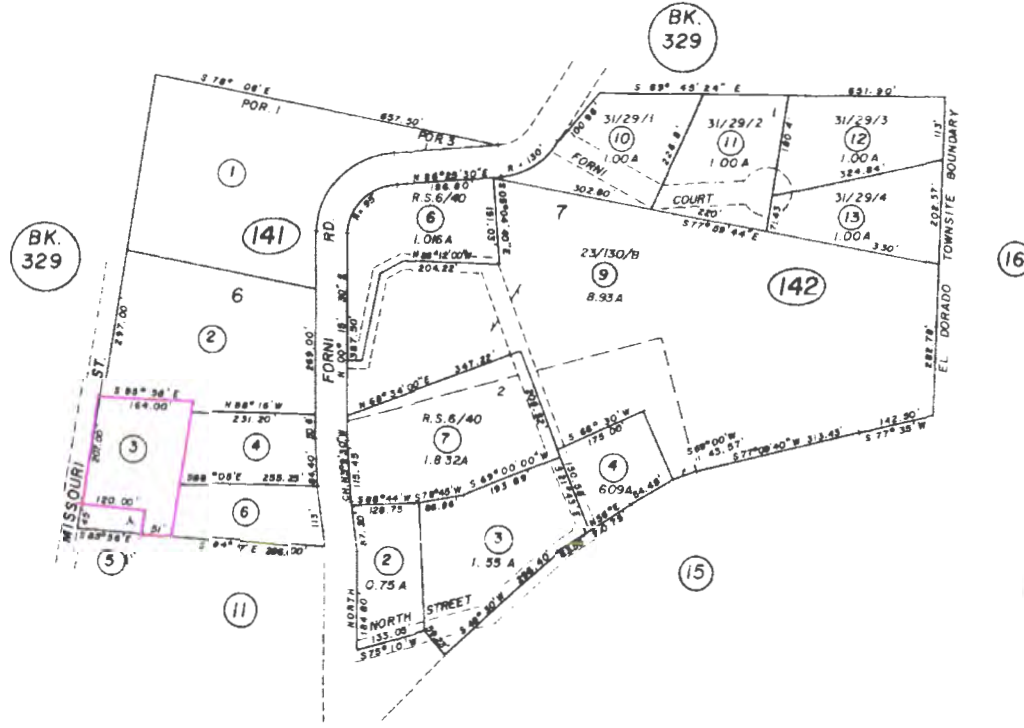
24-0874 B 21 of 26



POR. SEC. 35, T.10N, R.10E, M. D.M.
 EL DORADO TOWNSITE, BLOCK 7.
 POR. BLOCK 6.

Tax Area Code

331 : 14



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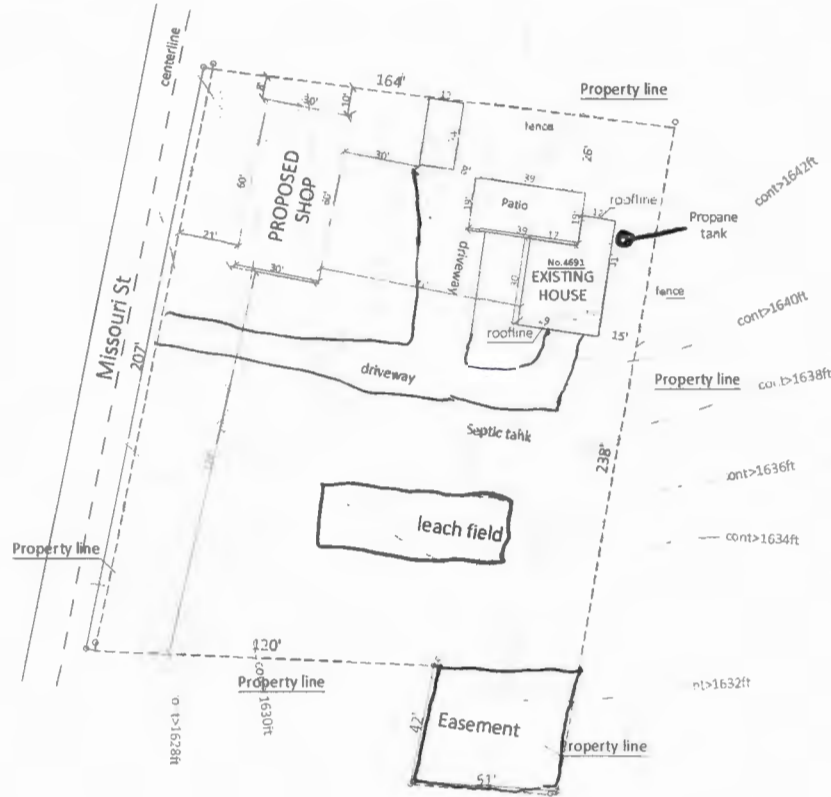
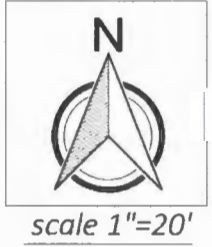
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NOTE Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk 331 - Pg. 14
 County of El Dorado, California

SITE PLAN

Owner: Irons in the fire enterprise
4691 Missouri Street
El Dorado, CA 95623
Parcel ID: 331-141-003-000
Lot area: 0.85 Acres
Paper Size: 24"x36"

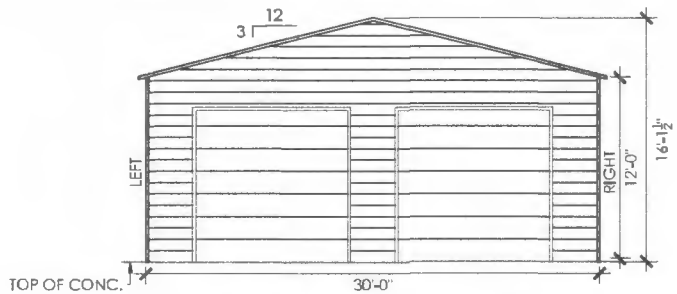


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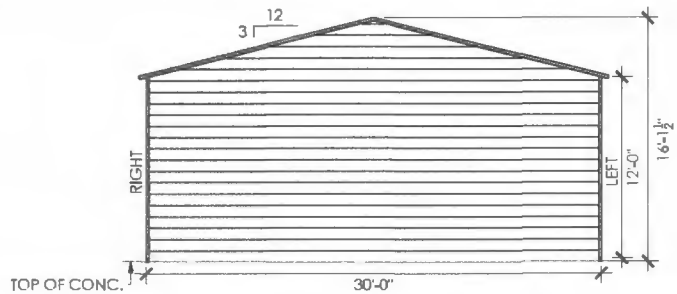
JAN 17 2024

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

60' x 30', 1800 sq ft proposed shop



FRONT END WALL ELEVATION
SCALE: 1/8" = 1'



BACK END WALL ELEVATION
SCALE: 1/8" = 1'

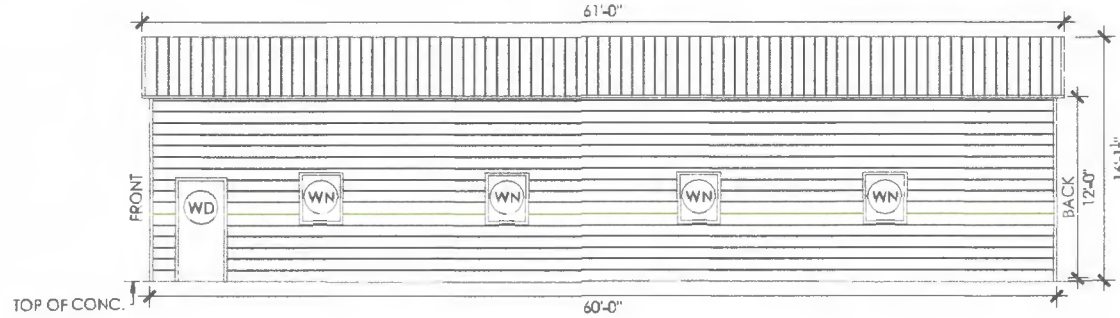
DESIGN NOTES

1. THE INTENTION OF ELEVATIONS PROVIDED ON THIS SHEET IS TO INDICATE STRUCTURAL COMPONENTS, DIMENSIONS, AND BUILDING ORIENTATION ONLY.
2. ARCHITECTURAL DESIGN REQUIREMENTS ARE NOT COVERED IN THIS PLAN SET. THESE DESIGN REQUIREMENTS SHALL BE ADDRESSED IN A SEPARATE ARCHITECTURAL SET BY RESPONSIBLE LICENSED PROFESSIONALS IN CHARGE, AS NEEDED.
3. ALL EXT ROOF SHEATHING SHALL BE: CLASS A RATED 29GA. 3/4" STRATA RIB - PER UES ER 0550 OR EQ.
4. ALL EXT WALL SHEATHING SHALL BE: CLASS A RATED 29GA. 3/4" STRATA RIB - PER UES ER 0550 OR EQ.
5. LOC OF WALK-IN DOORS OR WINDOWS CAN BE DETERMINED ON SITE AS LONG AS THEY FALL BETWEEN BAYS (BETWEEN FULL FRAMES).

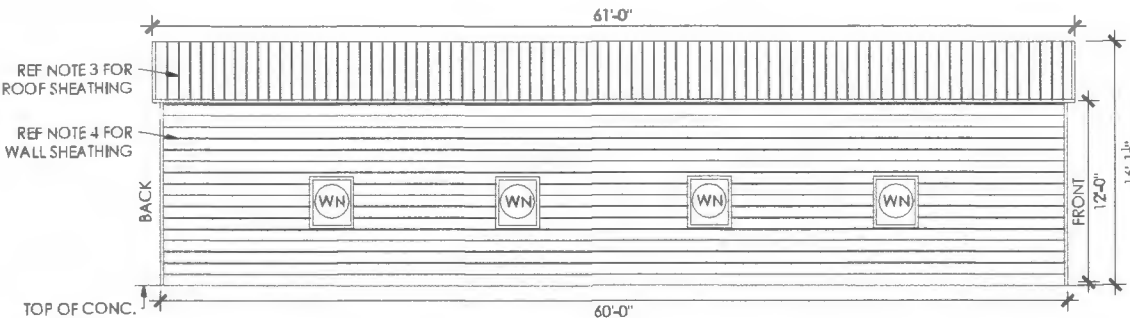
LEGEND

- (WN) WINDOWS (REF WINDOW MFG)
- (WD) WALK-IN DOORS (REF DOOR MFG)

NOTE: ANY DOOR OR WINDOW DESIGN INFORMATION IS NOT COVERED IN THIS PLAN SET AND SHALL BE ADDRESSED BY OTHERS.



RIGHT SIDE WALL ELEVATION
SCALE: 1/8" = 1'



LEFT SIDE WALL ELEVATION
SCALE: 1/8" = 1'

EL DORADO COUNTY
 PLANNING AND BUILDING DEPARTMENT

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SHEET NO. 2 OF 7	
PROJECT NO. 201-23-1588	
DRAWN BY: A.F.	DATE: 06/16/2023
ELEVATIONS	LOCATION: 4691 MISSOURI ST. EL DORADO, CA 95623
	PROJECT TITLE: MORGAN DERODEFF
SHEET TITLE:	MANUFACTURER: Interstate Steel Structures 831 S. State St. San Jacinto, CA 92583 Tel: 951-688-6643 Fax: 951-684-2008



EXPIRES: 12/31/2024
SIGNED: JUN 13 2023



TOLL FREE: 877-275-7048

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