



EL DORADO COUNTY PLANNING SERVICES

PRE-APPLICATION AND CONCEPTUAL REVIEW PROCESS **RECEIVED**

FEB 06 2024

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

ASSESSOR'S PARCEL NUMBER(S) 116-301-014

PROJECT NAME/REQUEST (Describe proposed use and use separate sheet if necessary):

ARCO Green Valley Station Major Pre-App Review, see attached cover letter with project description.

IF SUBDIVISION/PARCEL MAP: Create N/A lots, ranging in size from _____ to _____ acre(s)/square feet

IF ZONE CHANGE: From N/A to _____

IF GENERAL PLAN AMENDMENT: From N/A to _____

APPLICANT/AGENT Barghausen Consulting Engineers - Leslie Burnside email: lburnside@barghausen.com

Mailing Address 3007 Douglas Blvd., Suite 130 Roseville CA 95661
P.O. Box or Street City State ZIP

Phone (858) 610-0153 FAX _____

PROPERTY OWNER

Mailing Address _____ CA _____
P.O. Box or Street City State ZIP

Phone _____ FAX _____

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT Same as Agent above

Mailing Address _____
P.O. Box or Street City State ZIP

Phone _____ FAX _____

LOCATION: The property is located on the S side of Green Valley Street or Road
N / E / W / S

250 feet/miles W of the intersection with Winterhaven Major Street or Road
N / E / W / S

in the Cameron Park area. PROPERTY SIZE 0.90 Acre(s) / Square Feet

X Leslie Burnside Date _____
Signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date 1/31/24 Fee \$ 2,419.26 Receipt # R51602 Rec'd by PLBLD Census _____

Zoning CC-PD GPD C Supervisor District 2 Sec _____ Twn _____ Rng _____

Pre-application completed by: _____ Date completed: _____



EL DORADO COUNTY PLANNING SERVICES

RECEIVED

FEB 06 2024

EL DORADO COUNTY PLANNING AND BUILDING DEPARTMENT

SUBMITTAL INFORMATION

for

PRE-APPLICATION/CONCEPTUAL REVIEW

There are no minimum submittal requirements for the Pre-Application meeting. However, the following is a list of desirable information that should be available, to the extent practical, for staff to maximize the productivity of the Pre-Application meeting. All plans and maps MUST be folded to 8 1/2" x 11". The items with an asterisk (*) below must be submitted for a Conceptual Review Workshop.

Choose at least one:

- I request a Pre-Application Meeting
I request a Conceptual Review Workshop with the Planning Commission
I request a Conceptual Review Workshop with the Board of Supervisors

Check (v)

Applicant County

- Assessors Parcel Map noting the subject parcel.*
A conceptual site plan or map plan, preferably showing the following:
Number of units or lots, approximate size of lots, and overall density
Access to the site from County or State road system.
Existing Zoning and Land Use designation, and any proposed zoning or Land Use designation changes.
Such items as existing/proposed open space, recreation areas, and trail systems.
Identification of wetlands, reservoirs, creeks, slopes which are 30% or greater, key types of vegetation
Any information on previous applications and parcel creation, existing code violations, nonconforming uses, etc.
Aerial photograph of the project area.*
Any other information which helps to define the proposal, including preliminary grading, drainage, etc., which may help the review team understand and comment on the proposed project.

Like all other programs, this service is intended to meet your needs in a timely and inexpensive manner. If after the review, you have comments and suggestions on the value of the service or how it can be improved, please let us know.



PA24-0001

EL DORADO COUNTY PLANNING SERVICES
2850 Fairlane Court, Placerville CA 95667

(530) 621-5355 | fax: (530) 642-0508 | <http://www.edcgov.us/planning>

PRE-APPLICATION AND CONCEPTUAL REVIEW PROCESS RECEIVED

(Revised February 2014)

FEB 06 2024

PURPOSE OF PRE-APPLICATION

It is the purpose of the pre-application process to:

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

- Review preliminary project design to ensure conformance with County Policies and Ordinances;
- Provide early identification of issues giving the applicant the opportunity to seek solutions or consider alternative designs before the filing of an application;
- Suggest alternatives for the project which in the experience of the staff have improved chances of a recommendation for approval;
- Assist the applicant in determining the scope of material required for submittal of an application, especially those which are complex or involve multiple applications; and
- Improve the quality of the application when submitted, thereby simplifying the processing of the application.

PURPOSE OF CONCEPTUAL REVIEW

It is the purpose of the conceptual review process to:

- Allow staff to prepare a minor report to the decision-makers that outlines the basic issues for discussion;
- Provide an opportunity for projects to receive early feedback from either the Planning Commission or Board of Supervisors in an informal workshop setting without benefit of a vote; and
- Provide legal notice of the workshop, allowing public input, but allow the applicant to decide if input is requested at that time from the surrounding property owners.

WHEN A PRE-APPLICATION OR CONCEPTUAL REVIEW IS NEEDED

The Pre-Application is an optional process designed for those who may not be familiar with current County regulations and policies or for those who are attempting projects with new concepts, where some direction from county staff may be of value before committing substantial costs on a project.

The General Plan Initiation Process, Board Policy J-6, was adopted by the Board of Supervisors on December 10, 2013, requiring a Pre-Application and Conceptual Review for any privately-initiated application to amend the General Plan, adopt a new Specific Plan, and/or amend a Specific Plan that is proposing to increase allowable residential densities of 50 or more dwelling units. This policy specifies the manner in which amendments to the El Dorado County General Plan, Specific Plan Applications and Specific Plan Amendments sought by private parties shall be initiated.

For all other projects not subject to Board Policy J-6, applicants interested in receiving early feedback from either the Planning Commission or Board of Supervisors on a specific project or an interpretation of an existing code, may schedule a Conceptual Review workshop.

PROCESS

An application form and the payment of fees are required as part of the submittal process for the minor and major Pre-Application. The Conceptual Review application is processed as a major Pre-Application.

Typical minor Pre-Application projects include: minor research by staff on a particular property, code section, etc., parcel maps, small subdivisions and small commercial or industrial development.

Typical major Pre-Application projects include: major research by staff, general plan amendments, new Specific Plans and/or amendments to Specific Plans proposing to increase allowable residential densities of 50 or more dwelling units, rezones, planned developments, large tract maps and large commercial or industrial development.

If it is unclear which application fee to pay, please call Planning Services at (530) 621-5355 and speak with a planner. Once submitted, a planner will be assigned within the first few days at which time the applicant will be contacted to schedule a meeting. Major Pre-Applications can include review by a number of agencies, so a Technical Advisory Committee (TAC) may be held to evaluate the proposed project. If the applicant desires to have a Conceptual Review workshop before the decision-makers, more time is required in order to obtain information from the TAC group (if necessary) and to conduct any necessary research prior to preparing a memo and scheduling and noticing the hearing.

For more formal review specifically of subdivisions, including comments from affected agencies and other County departments, the "Preliminary Map" process may be used. Please contact the department for more information or go to the web page to download an application.

FEES

Current application fees may be obtained by contracting Planning Services at (530) 621-5355 or by accessing the on-line Fee Schedule at <http://www.edcgov.us/Planning/fees.html>.

LIMITS OF STAFF RESPONSE

While staff will take utmost care to accurately represent County Codes, Policies and applicable past positions of staff, the Planning Commission and the Board of Supervisors, it should be noted that matters discussed in the Pre-Application meeting should be not construed to bind, restrict or obligate the staff or review boards when processing a subsequent application. A more thorough review that occurs during the formal application process could reveal issues and circumstances that were not known or reviewed during the much shorter review of the Pre-Application review process. Further, it is incumbent on the part of the applicant to obtain and understand all applicable Codes and policies.

SUBMITTAL PROCESS

To initiate this process, submit an application (attached or on the web) requesting a Pre-Application meeting or a Conceptual Review workshop, and enclose the application fees from the Current Fee schedule. Mail or hand deliver application and any supplemental information to Planning Services, Building C, 2850 Fairlane Court, Placerville, CA 95667.

NUMBER OF COPIES

Minor Pre-Application: 3 copies of all application and supplemental materials

Major Pre-Application: 5 copies of all application and supplemental materials

Conceptual Review Workshop: 10 copies of all application and supplemental materials



BARGHAUSEN

January 31, 2024
ELECTRONIC SUBMITTAL & FEDEX
(530) 621-5355

El Dorado County
Planning Services
2850 Fairlane Court
Placerville, CA 95667

RECEIVED

FEB 06 2024

**EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT**

RE: Pre-Application Meeting Submittal
Proposed ARCO ampm, Quick Quack Car Wash and McDonald's
Green Valley Road and Winterhaven Drive, Cameron Park, California
APN 116301014 / Our Job No. 22837

On behalf of our client Khinda Petroleum, Inc., Barghausen Consulting Engineers, Inc. is submitting a package for Pre-Application Review for the proposed new ARCO ampm, Quick Quack Car Wash, and McDonald's Commercial Center in Cameron Park.

The ARCO ampm includes a 3,349-square-foot convenience store, eight (8) multiple-product dispensers with twelve (12) fueling positions, one (1) fueling canopy, two (2) underground storage tanks, and four future Electric Vehicle stalls. A quick-serve restaurant of 1,535 square feet is also proposed with no drive-through and no tenant identified yet, along with a dog wash and bulk propane tank.

The ARCO will operate 24 hours a day, and sell beer, wine, spirits, and tobacco products.

The McDonald's will include a 4,114-square-foot restaurant, with a 330-foot long dual-lane drive-through, with room for approximately 16 cars to queue. The restaurant will include four (4) Electrical Vehicle charging stalls, with charging units installed at the time of opening. McDonald's will operate 24 hours a day.

The Quick Quack Car Wash will include a 3,588-square-foot car wash building, with a triple queuing lane with storage for approximately 30 cars. The development will include 21 vacuum stalls and three (3) standard stalls for employees. Quick Quack will operate from 7:00 a.m. to 9:00 p.m.

Enclosed for your review are the following documents:

1. One (1) copy of the completed Pre-Application Review Application Form in PDF format
2. Five (5) full-sized sets of the Site Plans in PDF format, folded to letter size
3. One (1) copy of the Assessor's Parcel Map
4. One (1) copy of an Aerial Photograph of the property
5. One (1) copy of the Assessor's Historical Property Info Report
6. One (1) check in the amount of \$8,353.98

The following is a list of questions that we hope can be addressed during the Pre-Application Review.

Planning and Land Use / Entitlements

- Please provide and/or confirm building and landscape setbacks and parking standards applicable to this project.
- Are there any uses that would be restricted based on proximity to similar uses? Examples would be gas stations, tobacco, or alcohol sales.
- Please confirm the Entitlement Permits required for this project.
- A liquor license is desired for the ARCO ampm in order to sell beer, wine, and spirits. The census tract is not over-concentrated (three are allowed, two are existing), however the County is under a Moratorium imposed by the ABC, so a finding of Public Convenience and Necessity would be needed, and the developer will need to purchase an existing license. Would an application for a Type 21, Beer Wine and Spirits, be supported?
- Would the use be considered controversial?
- Would 24-hour operation be allowed?
- Parking is currently shown as deficient on the ARCO pad, but that is without counting the spaces at the fuel dispensers. There are 12 fueling spaces. Few customers re-park their cars after getting gas in order to shop inside the store. Is it acceptable to count these spaces toward the requirement? If not, please note that the development will have rights of reciprocal parking.
- We are not currently showing an RV space. This station will be part of a shopping center and will have reciprocal parking and access to RV parking areas on other pads. The CC&Rs from the development to the west includes rights of reciprocal parking.
- Please identify any community planning groups/CACs with advisory responsibilities for the area.
- Please identify the current processing times for an application such as this.

Environmental Review

- Please identify any sensitive areas and any regulatory or mitigation factors anticipated as a result of this project.
- Please identify any specific requirements related to CEQA Environmental Review including applications, checklists, approval process, review periods.
- Please identify if any Impact Studies or an EIR will be required.
- Please identify any specific requirements related to CEQA Environmental Review including if the applicant prepares the studies or if they will be prepared by staff at the applicant's cost, and whether any public scoping meetings will be required.
- Please identify the current preparation time for the likely environmental documents.

Engineering, Traffic, and Circulation

- Review the proposed driveway location to determine if full access drives will be allowed on Green Valley Road and Winterhaven Drive.
- Please identify any required frontage improvements on Green Valley Road and Winterhaven Drive.
- Please identify any right-of-way dedications, access easements, and/or permits associated with the site design and civil improvements.
- Please identify the requirements for a Traffic Study, if required.
- Identify any special requirements for access, grading, erosion control and stormwater system design, and water quality controls.

Stormwater Requirements

- Please confirm general post-construction, source control, and other general stormwater requirements applicable to the development.
- Confirm the general storm drain infrastructure required to be constructed with the frontage improvements.
- Confirm the existing 12-inch storm drain stub at the southwest corner is acceptable for development-wide drainage tie-in.

Fire District

- Please confirm what Fire District has jurisdiction and who the contact is for development questions.
- Will a Wildfire Safety Plan be required?
- Please discuss the adequacy of current hydrants and the need/location for additional hydrants. It is acknowledged that the existing hydrant at the subject property intersection corner will need to be relocated to accommodate the proposed frontage improvements.
- Please confirm the adequacy of fire flow and/or water supplies for firefighting needs.
- Please identify any requirements for special alarm systems and/or sprinklers, as well as any separate permitting requirements.

Sewer District

- Please provide facility maps of existing adjacent sewer infrastructure. Please indicate facilities appropriate for tie-in.
- Identify the process for approval to connect to service.

Water District

- Please provide Facility Maps of existing adjacent water infrastructure. Please indicate facilities appropriate for tie-in.
- Please indicate if a separate irrigation connection and service meter is allowed/required.
- Is recycled water available?
- Identify the process for approval to connect to service.

Electric

- Please identify the electric utility.
- Are there any existing easements on the property?
- Do overhead power poles need to be installed underground?

Please feel free to contact me if you have any questions about the contents of this submittal. I can be reached via email at lburnside@barghausen.com and via telephone at (858) 610-0153.

Respectfully,



Leslie R. Burnside
Senior Project Manager

LRB/JR/sr
22837c.001

enc: As Noted

cc: Mr. Kevin Khinda, Khinda Petroleum, Inc.
Ms. Kacey Held, Barghausen Consulting Engineers, Inc.
Mr. Dan Goalwin, Barghausen Consulting Engineers, Inc.



DEPARTMENT OF TRANSPORTATION TRANSPORTATION PLANNING

RECEIVED

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

FEB 06 2024

Transportation Impact Study (TIS) – Initial Determination

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

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: _____

Applicant Information:

Name: Barghausen Consulting Engineers - Leslie Burnside Phone #: 858-610-0153
Address: 3300 Douglas Blvd Suite 100 Email: lburnside@barghausen.com

Project Information:

Name of Project: ARCO AM/PM, Quick Quack Carwash, and McDonald's Planning Number: PA24-0001
Project Location: 3060 Green Valley Road, Cameron Park, CA Bldg Size: 4,114 SF
APN(s): 116-301-014 Project Planner: _____
Number of units: 3

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

The proposed development is a planned ARCO ampm, Quick Quack Car Wash, and McDonald's Commercial Center. The ARCO ampm includes a 3,349 SF c-store and a quick-serve restaurant of 1,535 SF with no drive-through and no tenant identified. The ARCO will operate 24 hours a day. The McDonald's will include a 4,114 SF restaurant and will operate 24 hours a day. The Quick Quack will include a 3,588 SF car wash building and will operate from 7am-9pm.

PLEASE ATTACH A PROJECT SITE PLAN

If an OSTR is required, the following information shall be evaluated and the findings signed and stamped by a registered Traffic 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



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

Date

ADHTS

OSTR waiver approved by:

Department of Transportation Director or Designee

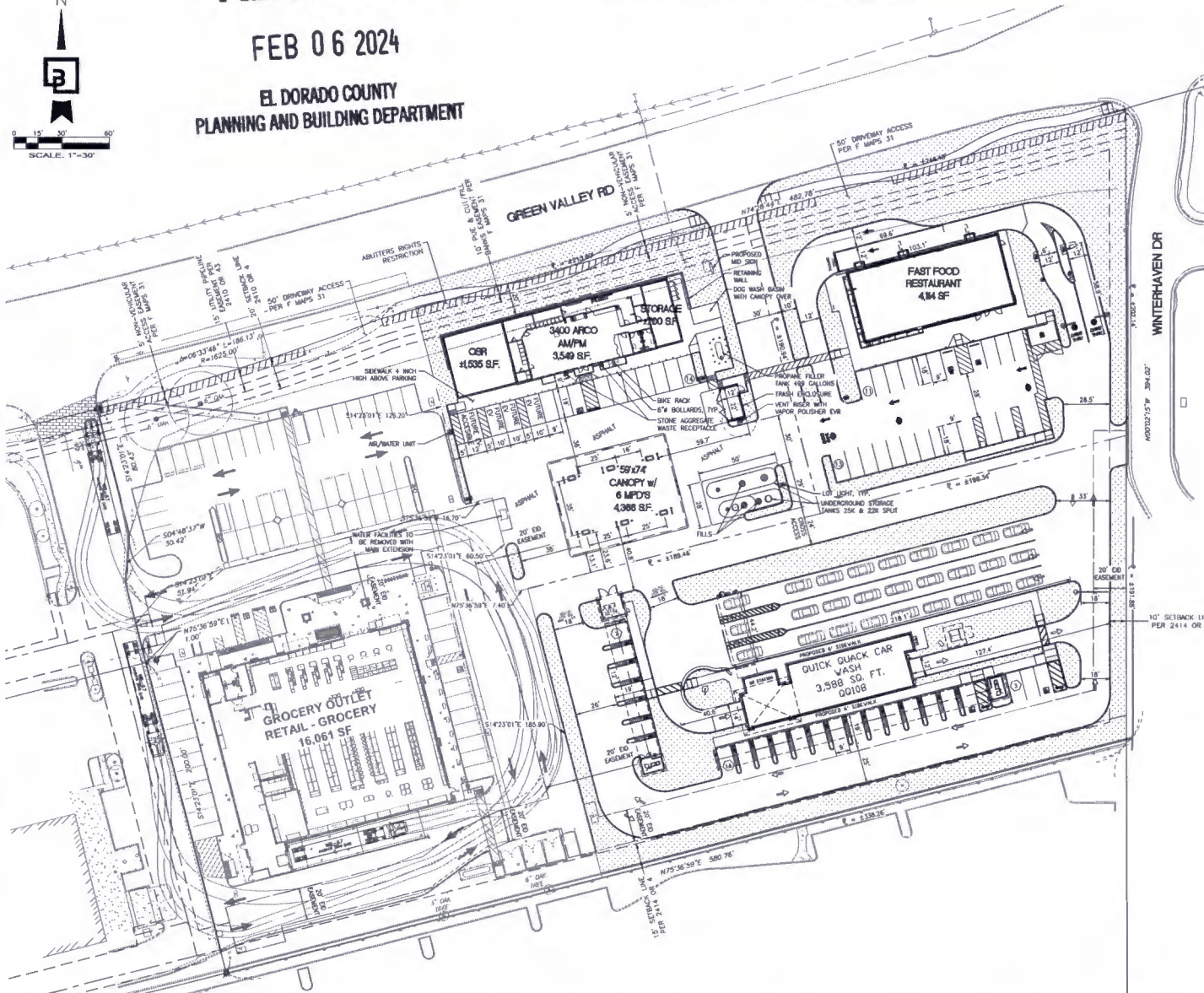
Date

RECEIVED

PRELIMINARY SITE PLAN

FEB 06 2024

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT



PROJECT DATA

LOCATION: SWC GREEN VALLEY RD. @ WINTERHAVEN DR.
CAMERON PARK, CALIFORNIA

LOT AREA: 6.38,314 SF. (0.150 AC)

BUILDING SETBACKS:
FRONT: 10 FEET
STREET SIDE: 20 FEET
SIDE INTERIOR: 0 FEET
REAR: 0 FEET

LANDSCAPING:
FRONT AND SIDE STREET SETBACKS MUST BE LANDSCAPED.
INTERIOR AND REAR PROPERTY LINES - MINIMUM OF 5 FOOT PLANTER

LANDSCAPING SHALL BE PROVIDED IN PAVED PARKING LOTS OF FIVE SPACES OR MORE AND SHALL PROVIDE SPACE OVER 50 PERCENT OF ALL PAVED PARKING AREAS.

LANDSCAPING AREAS WITHIN A PARKING FACILITY SHALL HAVE A MINIMUM WIDTH OF FIVE FEET AND A MINIMUM AREA OF 25 SQUARE FEET, EXCLUSIVE OF ANY CURBS.

WHEEL STOPS OR SIMILAR DEVICES SHALL BE INSTALLED THREE FEET FROM LANDSCAPING AREAS, AS MEASURED FROM THE FAR SIDE OF THE WHEEL STOP TO THE EDGE OF CURB, TO PREVENT VEHICLE DAMAGE OR ENCROACHMENT ONTO LANDSCAPING MATERIALS. IN LIEU OF WHEEL STOPS, CONCRETE CURBING VIED TO SEPARATE THE LANDSCAPE AREA FROM THE PARKING LOT MAY SERVE AS THE WHEEL STOP PROVIDED THE PLANTING AREA WIDTH, EXCLUSIVE OF CURBING, IS INCREASED BY A MINIMUM OF 2.5 FEET FOR EACH SIDE ADJOINING THE VEHICULAR ENCROACHMENT.

PARKING:
PARKING SPACE SIZE: 8'11" W, COMPACT 9' X 14'
WHERE 10 OR MORE PARKING SPACES ARE REQUIRED FOR COMMERCIAL USES, COMPACT SPACES MAY BE INCORPORATED FOR UP TO TEN PERCENT OF THE REQUIRED SPACES

LOADING ZONE: NONE
MINIMUM TRID-WAY 90-DEGREE PARKING AISLE: 24 FEET.

REQUIRED PARKING SPACE CALCULATION:

CONVENIENCE STORE:
1 PER 300 SF OF GROSS FLOOR AREA, PLUS 1 PER 600 SF STORAGE AREA, PLUS 1 PER 250 SF OF GROSS FLOOR AREA FOR OSR

3549/300 + 700/600 + 1035/250 = 19.1 = 20 SPACES REQUIRED

12 FUELING SPACES + 4 EV STALLS + 10 STANDARD STALLS = 26 SPACES PROVIDED

CARWASH:
2 PER WASHING STALL DRIVE THROUGH STALLS MAY UTILIZE STACKING AREAS WITH A LENGTH OF 24 FEET AS PARKING SPACES

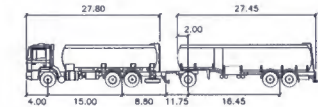
2(1) = 2 SPACES REQUIRED

27 STACKING LANE SPOTS + 3 STANDARD STALLS + 21 VAGUON STALLS = 51 SPACES PROVIDED

FAST-FOOD RESTAURANT: 1 PER 250 SF OF GROSS FLOOR AREA (GFA), 1 BY SPACE FOR EVERY 50 PARKING SPACES, WHEN OUTDOOR SEATING IS PROVIDED, THE FIRST 300 SF OF OUTSIDE USE AREA (OUA) EXEMPT FROM PARKING REQUIREMENTS.

4114/250 = 16.5 = 17 SPACES REQUIRED
20 STANDARD STALLS + 4 EV STALLS = 24 SPACES PROVIDED

TRASH ENCLOSURE:
ALL TRASH ENCLOSURES MUST BE SCREENED WITH WALLS AND A ROOF.
BE DESIGNED USING MATERIALS AND COLORS AESTHETICALLY COMPATIBLE WITH THE PROJECT.



Arco65' feet

First Part Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.00	Steering Angle	: 35.0
First Part Track	: 7.70	Articulating Angle	: 70.0
Trailer Track	: 7.70		

Client: **bp**

ARCO
BY WHS GROUP PRODUCTS LLC

B

berghausen
Consulting Engineers, Inc.
1225 72nd Avenue South
Kings, WA 98032
425.261.6222
berghausen.com

NO.	DATE	REVISION DESCRIPTION
1	12/27/23	PRE-APP SUBMITAL
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Not for Construction

DEVELOPMENT INFORMATION

ARCO NTI
3400 ar/ym
FUEL CANOPY w/ 6 MPD's

316 ADDRESS:
SWC GREEN VALLEY RD
@ WINTERHAVEN DR
CAMERON PARK, CALIFORNIA

FACILITY #TBD

DESIGNED BY: [] BY DATE: []
CHECKED BY: [] BY DATE: []
DRAWN BY: [] BY DATE: []
PROJECT NO.: **22837**

DRAWING TITLE:
PRELIMINARY SITE PLAN

SHEET NO:
SP-2

Preliminary Not For Construction

24-1211 B 12 of 18

PA24-0001

8L-75

8L-75

PARCEL MAP
 LOT 7 OF PARCEL MAP FILED IN BOOK 50 OF
 PARCEL MAPS, PAGE 3, EL DORADO COUNTY RECORDS,
 BEING A PORTION OF THE NW 1/4 OF SECTION 28,
 T.10N., R.09E. M.D.M.
 COUNTY OF EL DORADO, STATE OF CALIFORNIA

RECEIVED

FEB 06 2024

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

SHEET 1 OF 2 MARCH 2022



OWNER'S STATEMENT

REFER TO DOCUMENT NO. 2022-0021192 FOR THE
CONSENT OF ALL PARTIES HAVING RECORD TITLE INTEREST.

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 GREEN VALLEY AND WHITEHORN, LLC, A
CALIFORNIA LIMITED LIABILITY COMPANY ON OCTOBER 15TH, 2022.
I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS
TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF
ANY, ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE
POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY
TO BE REPRODUCED.

Christopher Johnson
 CHRISTOPHER JOHNSON
 L.S. 2006

DATE 03/23/2022



COUNTY SURVEYOR'S STATEMENT

I HAVE EXAMINED THE MAP, THE SUBDIVISION AS SHOWN IS
SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE
MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS
THEREOF. ALL PROVISIONS OF CHAPTER 2 OF THE
SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCES
APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE
MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH. I AM
SATISFIED THE MAP IS TECHNICALLY CORRECT.

DATE 4/1/2022

Brian K. Frazier
 BRIAN K. FRAZIER, PLS 9190
 COUNTY SURVEYOR
 COUNTY OF EL DORADO, CALIFORNIA

Justin C. Osneros
 JUSTIN C. OSNEROS, PLS 9539
 DEPUTY SURVEYOR
 COUNTY OF EL DORADO, CA



COUNTY RECORDER'S STATEMENT

FILED THIS 10TH DAY OF March, 2022
AT 02:15:07 PM BOOK 50 OF PARCEL MAPS, AT PAGE
3, DOCUMENT NO. 2022-0021192, AT THE
REQUEST OF GREEN VALLEY AND WHITEHORN, LLC, A CALIFORNIA LIMITED
LIABILITY COMPANY, TITLE TO THE LAND INCLUDED IN THIS PARCEL MAP IS
GUARANTEED BY TITLE CERTIFICATE NO. FSSE-F102007190
PREPARED BY FIDELITY NATIONAL TITLE COMPANY OF CALIFORNIA AND IS ON
FILE IN THIS OFFICE.

DOCUMENT NO. 2022-0021192

Janelle K. Home
 JANELLE K. HOME
 COUNTY RECORDER - CLERK
 COUNTY OF EL DORADO, CALIFORNIA
 BY: *Michael Whitford*
 DEPUTY

52-78

021-0007 APPROVED FEB 9, 2022

ASSESSORS PARCEL NO. 116-301-012-000

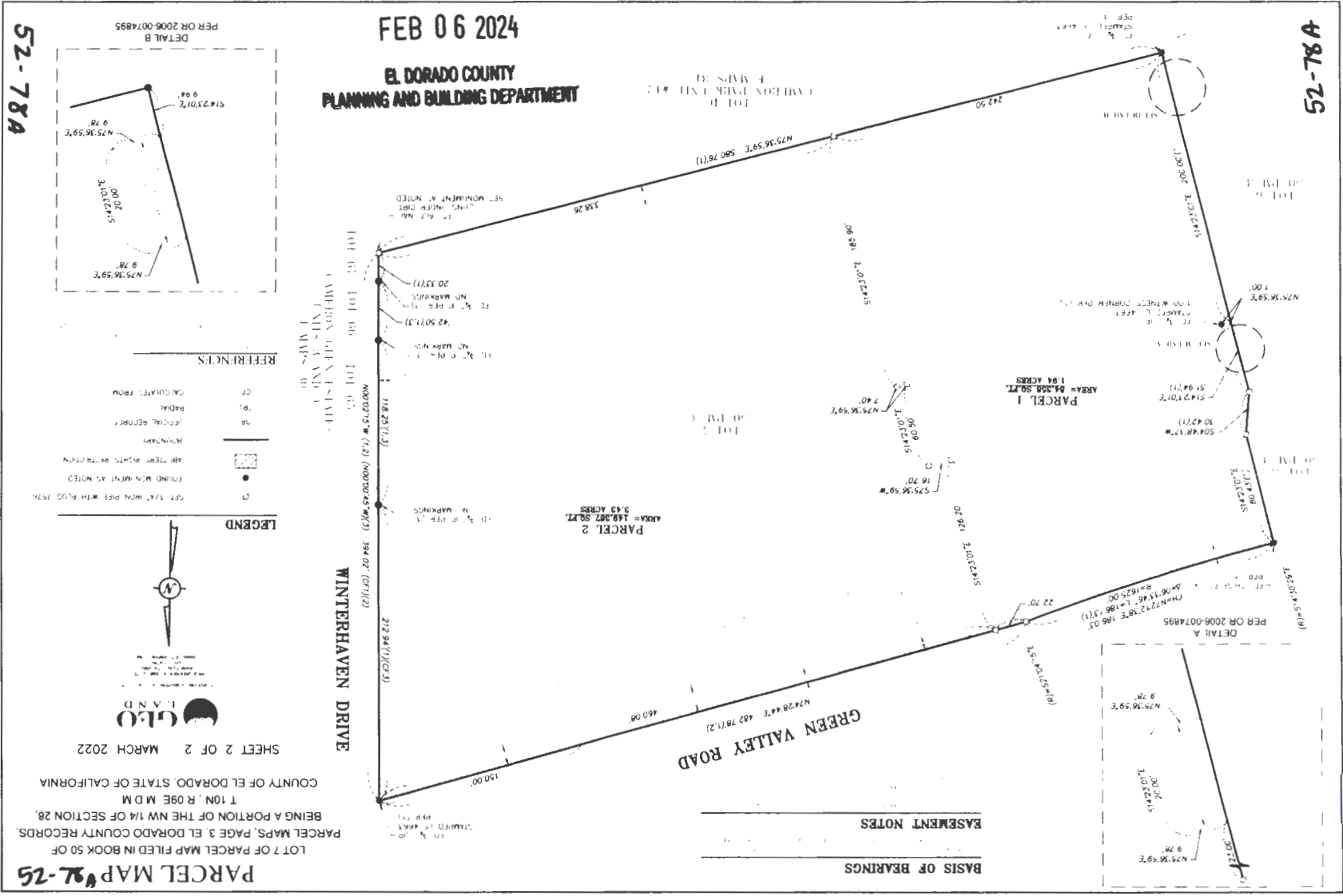
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24-1211 B 13 of 18
PA24-0001

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FEB 06 2024

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

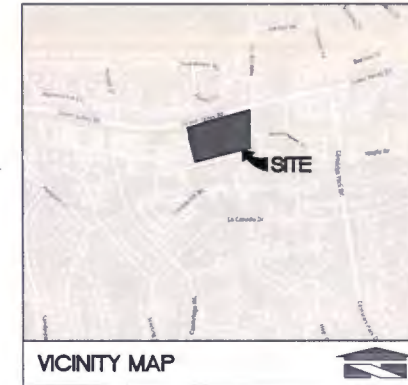


PRELIMINARY SITE PLAN

RECEIVED

FEB 06 2024

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT



PROJECT DATA

LOCATION: SWC GREEN VALLEY RD. @ WINTERHAVEN DR.
CAMERON PARK, CALIFORNIA

LOT AREA: ±39,314 S.F. (0.90 AC)

BUILDING SETBACKS:

FRONT SETBACK: 10 FEET
STREET SIDE: 20 FEET
SIDE INTERIOR: 0 FEET
REAR: 0 FEET

LANDSCAPING:

FRONT AND SIDE STREET SETBACKS MUST BE LANDSCAPED.

INTERIOR AND REAR PROPERTY LINES - MINIMUM OF 5 FOOT PLANTER

LANDSCAPING SHALL BE PROVIDED IN PAVED PARKING LOTS OF FIVE SPACES OR MORE AND SHALL PROVIDE SHADE OVER 50 PERCENT OF ALL PAVED PARKING AREAS.

LANDSCAPING AREAS WITHIN A PARKING FACILITY SHALL HAVE A MINIMUM WIDTH OF FIVE FEET AND A MINIMUM AREA OF 25 SQUARE FEET, EXCLUSIVE OF ANY CURBS. WHEEL STOPS OR SIMILAR DEVICES SHALL BE INSTALLED THREE FEET FROM LANDSCAPE AREAS, AS MEASURED FROM THE FAR SIDE OF THE WHEEL STOP TO THE EDGE OF CURB, TO PREVENT VEHICLE DAMAGE OR ENCROACHMENT ONTO LANDSCAPE MATERIALS. IN LIEU OF WHEEL STOPS, CONCRETE CURBING USED TO SEPARATE THE LANDSCAPE AREA FROM THE PARKING LOT MAY SERVE AS THE WHEEL STOP PROVIDED THAT THE PLANTING AREA WIDTH, EXCLUSIVE OF CURBING, IS INCREASED BY A MINIMUM OF 2.5 FEET FOR EACH SIDE ADJOINING THE VEHICULAR ENCROACHMENT.

PARKING:

PARKING SPACE SIZE: 9'X18', COMPACT 9 X 16'

WHERE 10 OR MORE PARKING SPACES ARE REQUIRED FOR COMMERCIAL USES, COMPACT SPACES MAY BE INCORPORATED FOR UP TO TEN PERCENT OF THE REQUIRED SPACES

LOADING ZONE: NONE

MINIMUM TWO-WAY 90-DEGREE PARKING AISLE: 24 FEET.

REQUIRED PARKING SPACE CALCULATION:

CONVENIENCE STORE: 1 PER 300 SF OF GROSS FLOOR AREA, PLUS 1 PER 600 SF STORAGE AREA, PLUS 1 PER 250 SF OF GROSS FLOOR AREA FOR OSR.

3549/300 + 700/600 + 1535/250 = 19.1 = 20 SPACES REQUIRED

12 FUELING SPACES + 4 EV STALLS + 10 STANDARD STALLS = 26 SPACES PROVIDED

CARWASH: 2 PER WASHING STALL. DRIVE THROUGH STALLS MAY UTILIZE STACKING AREAS WITH A LENGTH OF 24 FEET AS PARKING SPACES

2(1) = 2 SPACES REQUIRED

27 STACKING LANE SPOTS + 3 STANDARD STALLS + 21 VACUUM STALLS = 51 SPACES PROVIDED

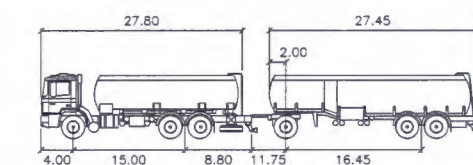
FAST-FOOD RESTAURANT: 1 PER 250 SF OF GROSS FLOOR AREA (GFA), 1 RV SPACE FOR EVERY 20 PARKING SPACES, WHEN OUTDOOR SEATING IS PROVIDED, THE FIRST 300 SF OF OUTSIDE USE AREA (OUA) EXEMPT FROM PARKING REQUIREMENTS.

4114/250 = 16.5 = 17 SPACES REQUIRED
20 STANDARD STALLS + 4 EV STALLS = 24 SPACES PROVIDED

TRASH ENCLOSURE

ALL TRASH ENCLOSURES MUST BE SCREENED WITH WALLS AND A ROOF.

BE DESIGNED USING MATERIALS AND COLORS AESTHETICALLY COMPATIBLE WITH THE PROJECT.



Arco65' feet

First Part Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.00	Steering Angle	: 35.0
First Part Track	: 7.70	Articulating Angle	: 70.0
Trailer Track	: 7.70		



Borghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

NO.	DATE	REVISION DESCRIPTION
1	2/27/23	PRE-APP SUBMITTAL
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Not for Construction

DEVELOPMENT INFORMATION:
ARCO NTI
3400 am/pm
FUEL CANOPY w/ 6 MPD's

SITE ADDRESS:
SWC GREEN VALLEY RD
@ WINTERHAVEN DRIVE
CAMERON PARK, CALIFORNIA

FACILITY #TBD

DESIGNED BY: ALLIANCE ZACH
CHECKED BY: BP REPA
DRAWN BY: DJ
PROJECT NO.: 22837

DRAWING TITLE:
PRELIMINARY SITE PLAN

SHEET NO:

SP-28

Preliminary Not For Construction

24-1211 B of 28

PA24-0001

RECEIVED

FEB 06 2024

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT



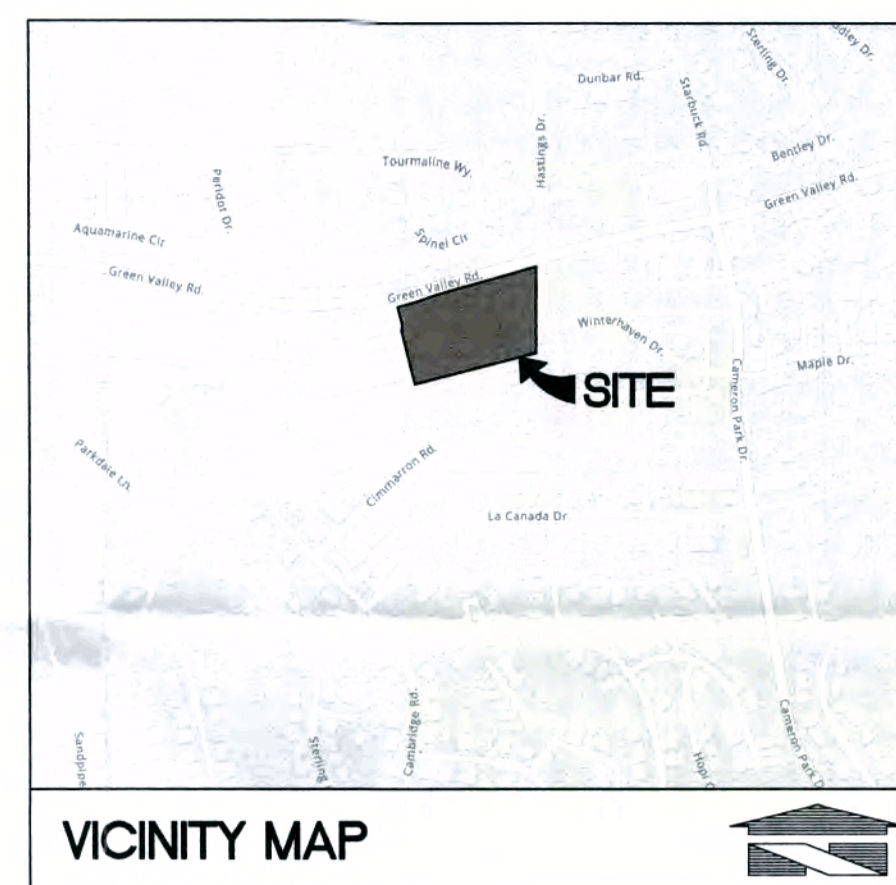
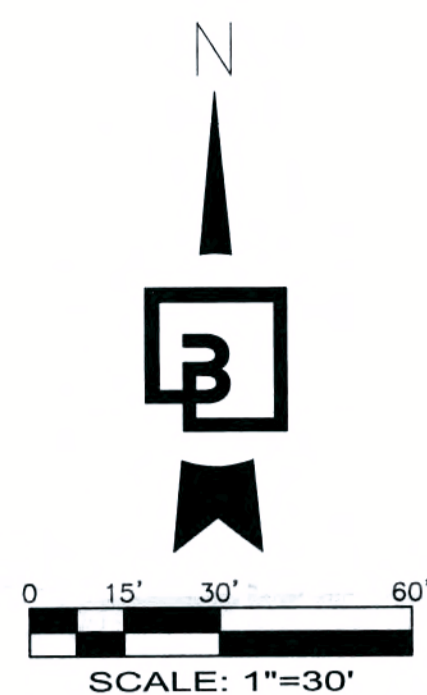
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FEB 06 2024

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT



PRELIMINARY SITE PLAN



PROJECT DATA

LOCATION: SWC GREEN VALLEY RD. @ WINTERHAVEN DR. CAMERON PARK, CALIFORNIA

LOT AREA: ±39,314 S.F. (0.90 AC)

BUILDING SETBACKS:

FRONT SETBACK:	10 FEET
STREET SIDE:	20 FEET
SIDE INTERIOR:	0 FEET
REAR:	0 FEET

LANDSCAPING:

FRONT AND SIDE STREET SETBACKS MUST BE LANDSCAPED.

INTERIOR AND REAR PROPERTY LINES - MINIMUM OF 5 FOOT PLANTER

LANDSCAPING SHALL BE PROVIDED IN PAVED PARKING LOTS OF FIVE SPACES OR MORE AND SHALL PROVIDE SHADE OVER 50 PERCENT OF ALL PAVED PARKING AREAS.

LANDSCAPING AREAS WITHIN A PARKING FACILITY SHALL HAVE A MINIMUM WIDTH OF FIVE FEET AND A MINIMUM AREA OF 25 SQUARE FEET, EXCLUSIVE OF ANY CURBS.

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PARKING:

PARKING SPACE SIZE: 9'x18', COMPACT 9 X 16'

WHERE 10 OR MORE PARKING SPACES ARE REQUIRED FOR COMMERCIAL USES, COMPACT SPACES MAY BE INCORPORATED FOR UP TO TEN PERCENT OF THE REQUIRED SPACES

LOADING ZONE: NONE

MINIMUM TWO-WAY 90-DEGREE PARKING AISLE: 24 FEET.

REQUIRED PARKING SPACE CALCULATION:

RECEIVED
FEB 06 2024
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

CLIENT:  
BP WEST COAST PRODUCTS, LLC



Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

NO.	DATE	REVISION DESCRIPTION
1	12/27/23	PRE-APP SUBMITTAL
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Not for Construction

DEVELOPMENT INFORMATION:
ARCO NTI
3400 am/pm
FUEL CANOPY w/ 6 MPD'S

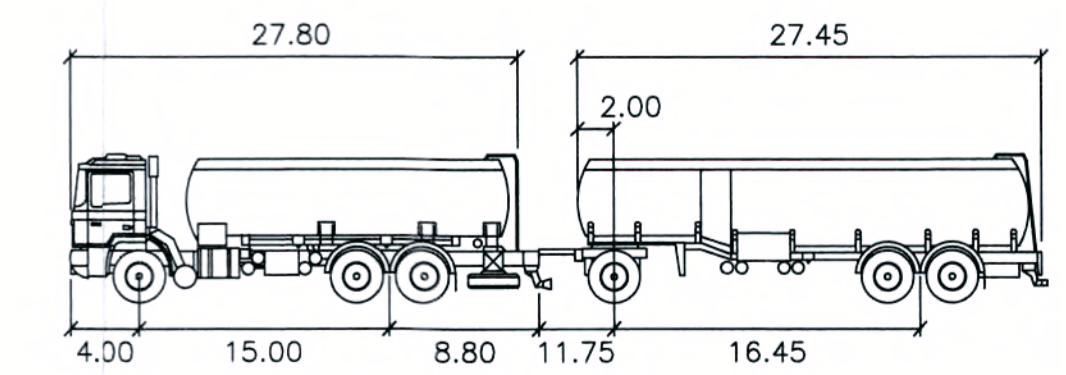
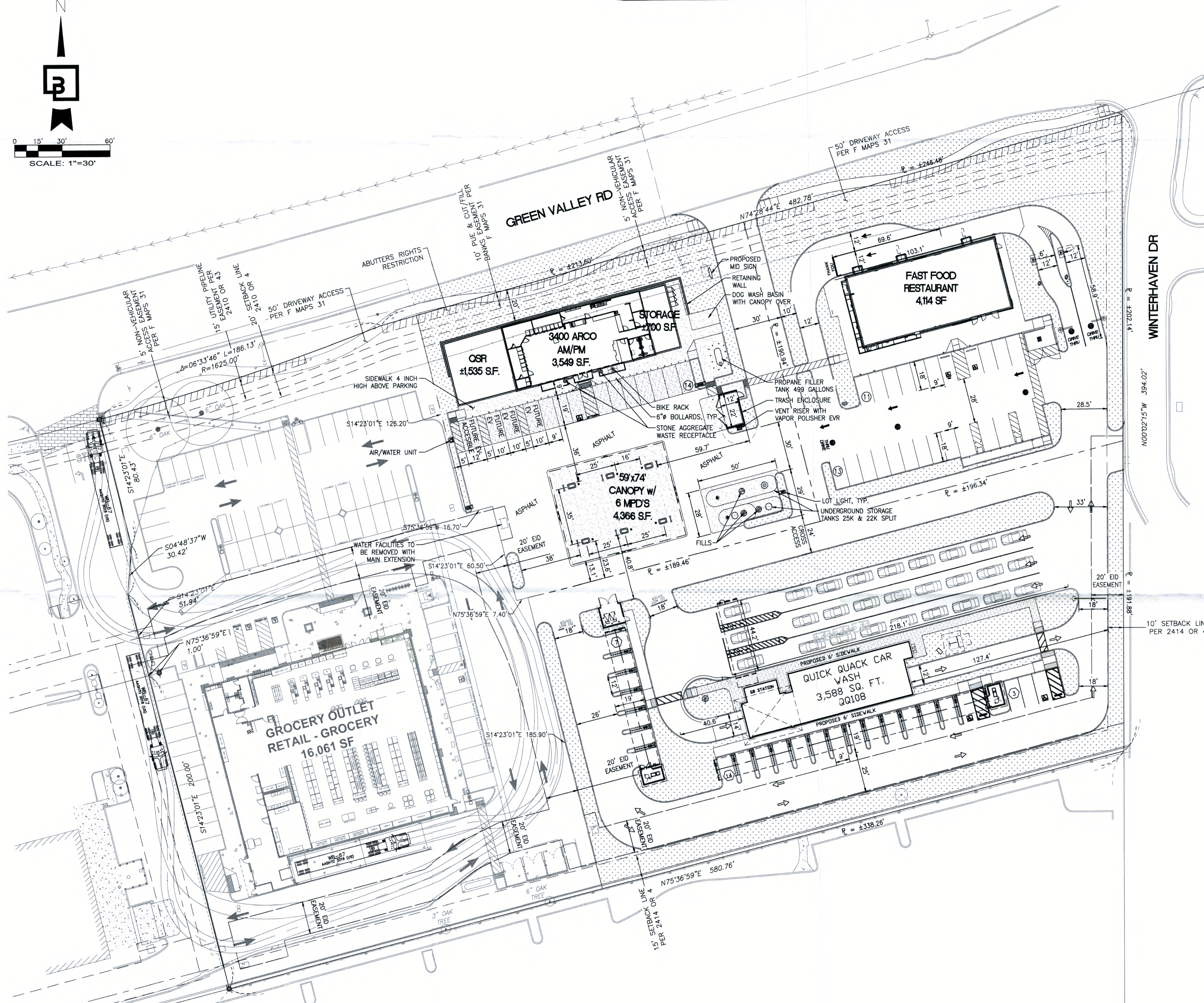
SITE ADDRESS:
SWC GREEN VALLEY RD
@ WINTERHAVEN DRIVE
CAMERON PARK, CALIFORNIA

FACILITY #TBD

DESIGNED BY: ALLIANCE ZADM
CHECKED BY: BP REPA
DRAWN BY: DJ ALLIANCE PM
VERSION: PROJECT NO: 22837

DRAWING TITLE:
PRELIMINARY
SITE PLAN

SHEET NO:
SP-2



Arco65' feet

First Part Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.00	Steering Angle	: 35.0
First Part Track	: 7.70	Articulating Angle	: 70.0
Trailer Track	: 7.70		

Preliminary Not For Construction