

EL DORADO COUNTY SHERIFF'S OFFICE
SHERIFF JEFF LEIKAUF

MEMORANDUM



TO: El Dorado County Board of Supervisors
FROM: Angela Sterling, Sheriff's Records/Property Manager
SUBJECT: Cardroom Conditional Approval Recommendation
DATE: 09/05/2023

Randy Yaple's cardroom license application for the Blacksheep Casino with a new proposed location at 3909 Park Dr Ste. 200, El Dorado Hills, CA, 95762 has been reviewed by Sheriff Leikauf and is recommended to the Board of Supervisors for conditional approval.

Per ordinance 9.45- Cardrooms, the Sheriff shall submit to the Board of Supervisors a written recommendation as to whether the permit should be approved or denied.

The attached files contain:

- Report to El Dorado County Board of Supervisors from Sheriff Leikauf
- Sheriff application for cardroom license for Randy Yaple.
- Approvals from Fire Chief, County Building Official, and Director of Building and Planning.
- Call for Service reports for 3909 Park Drive, El Dorado Hills, CA 95762 and 3181 Cameron Park Drive, Cameron Park, CA 95682.
- Randy Yaple's El Dorado County Business License.
- Randy Yaple's State gambling license contingent approval.
- Building/Property lease agreement between Randy Yaple and Ethan Conrad.
- Location and building description of cardroom shared with restaurant establishment.
- Previous Blacksheep Casino Permit approval.
- The current County Ordinance 9.45 for reference.
- Cardroom operation information.

This application is being sent to the Board of Supervisors to conduct a public hearing and consider the application.

Sincerely,

JEFF LEIKAUF

Sheriff-Coroner

Public Administrator

By:  _____

Angela Sterling

Sheriff's Records/Property Manager



JEFF LEIKAUF

SHERIFF - CORONER - PUBLIC ADMINISTRATOR
COUNTY OF EL DORADO
STATE OF CALIFORNIA

August 21, 2023

Report to El Dorado County Board of Supervisors

RE: Sheriff's Office Review of the application of the Blacksheep Casino cardroom license.

Dear El Dorado County Board of Supervisors,

Randy Yaple, the owner of Blacksheep Casino has applied for a cardroom license. The previous location of Blacksheep Casino was at 3181 Cameron Park Dr. Ste 107, Cameron Park, CA 95682. The new proposed location is 3909 Park Dr Ste 200, El Dorado Hills, CA 95762, Assessor's Parcel Number 1-555-000-5150.

This report is being provided to the Board of Supervisors in satisfaction of Ordinance Code § 9.45.050(B)'s requirement that the Sheriff submit to the Board of Supervisors a written coordinated report and recommendation as to whether the license should be approved, approved conditionally, or denied.

In preparation of this report and pursuant to Ordinance Code § 9.45.050(A)(1), the Sheriff's Office has collected the following information from other governmental officials:

- a. The El Dorado Hills Fire Marshal has no opposition to a cardroom at the proposed location nor any opposition to moving forward with the Board of Supervisors review/approval. However, prior to the opening of the cardroom, the Fire Marshal states that the applicant will be required to submit the plans noted in attached response.
- b. El Dorado County Chief Building Official, Thomas J. Burnette, has reviewed the proposed floor plan and finds the change of use suitable provided the applicant addresses the three items indicated in the attached Building Official's response.
- c. El Dorado County Director of Building and Planning and planning staff have determined that the proposed cardroom is consistent with the Zoning Ordinance and General Plan. Please see attached response.
- d. The head of any other County department or local government entity, concerning the suitability of the proposed premises or the proposed use under any applicable laws or

regulation within the purview of that department or entity, as the Sheriff deems necessary or desirable: Not Applicable

- e. The Sheriff conducted a fingerprint-based criminal history background check on all applicants mentioned in the application and all results returned clear of any criminal history with the California Department of Justice.

The California Department of Justice Bureau of Gambling Control requires that a state gambling license is approved before a county cardroom license can be approved (Business and Professions Code 19850). Mr. Yaple has successfully completed the application process and has been approved for a State Gambling License with conditions though CA Bureau of Gambling Control.

Pursuant to Ordinance Code § 9.45.050(A)(2), the Sheriff has conducted a review of the identity, character, and background of all persons named in the application, the suitability of the plan to provide for safety and security of patrons in and around the cardroom, the suitability of the proposed operating hours and any law enforcement problems which the issuance of the license might tend to create.

Blacksheep Casino operated with a valid cardroom license at the 3181 Cameron Park Dr. Ste 107, Cameron Park location from 1998-2018. It is no longer operational at that location. The owner of Blacksheep Casino, Randy Yaple, is applying for a new location at 3909 Park Drive. Ste 200, El Dorado Hills, CA 95762.

The facility will operate as stated in the attached Business Operations section that, after review, is in accordance with the County Ordinance. The cardroom shall limit the number of tables at ten. The building will be leased from Ethan Conrad Properties and Randy Yaple has signed as tenant. Please see attached lease agreement.

After careful review and the gathering of statistical data from both within and outside the County of El Dorado, the information we have compiled indicates that the operation of the proposed cardroom will not aggravate crime or make law enforcement unduly difficult. This is pending the contingencies stated by the El Dorado Hills Fire Marshal and County Building Official.

Ordinance Code § 9.45.050(B) requires that the Sheriff's report provide a recommendation as to whether the license should be approved, approved conditionally, or denied. Although we have reservations about the proposed cardroom's effect on the community (as described more fully below), based on the criteria set forth in the Ordinance Code and the available information described above, the Sheriff's Office has no basis to give a recommendation other than to conditionally approve the license, subject to satisfaction of the conditions noted

in the responses provided by the El Dorado Hills Fire Marshal and the County Building Official.

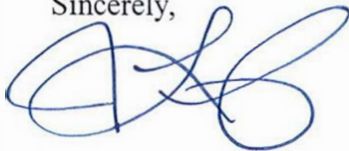
However, it is important to acknowledge that the El Dorado Hills community has expressed significant concerns regarding the establishment of the cardroom. As the elected Sheriff, I have received numerous complaints from community members who have voiced apprehensions about potential increases in criminal activity and disturbances from individuals who may not typically frequent the El Dorado Hills area. These community members are concerned that the cardroom could potentially impact the overall quality of life for our residents and alter the character of our community.

This feedback from the community is a vital aspect of our evaluation and should be given due consideration by the Board of Supervisors. While I have collected and presented the historical information related to the cardroom application, it is crucial that the perspective of the public and their perceptions are considered in the decision-making process. The concerns raised by our community members reflect a genuine desire to preserve the safety, tranquility, and cohesiveness of El Dorado Hills.

It is worth noting that the potential impact of the cardroom on the community remains uncertain until it is established and operational. While our assessment is based on available information and careful analysis, the true effects of such an establishment can only be definitively understood once it is in operation. We believe that an element of caution and prudence should guide any decision in this regard.

Our Sheriff's Office will remain steadfast in our commitment to maintaining the safety, security, and well-being of our community. As we move forward, we will continue to foster open communication and engagement to address these concerns in a collaborative manner. I trust that the Board of Supervisors will carefully weigh all factors, including the input from our community, as they deliberate on this matter.

Sincerely,



JEFF LEIKAUF
Sheriff-Coroner
Public Administrator

RE: Blacksheep Casino- Cardroom Application

Chrishana Fields <cfields@edhfire.com>

Tue 7/11/2023 2:34 PM

To: Kristen Jensen <JensenK@edso.org>

Cc: dann@gleanomic.com <dann@gleanomic.com>; sal@hldispensaries.com <sal@hldispensaries.com>

Good Afternoon Ms. Jensen,

I met with the applicants for the proposed cardroom located at 3909 Park Drive today. It is my understanding that they are required to obtain approval from the Board of Supervisors to permit a card room operation in that location and your approval (including approval from the Building Official and the Fire Official) is part of that process. EDH Fire has no opposition to a card room at the proposed location nor any opposition to moving forward with the Board of Supervisors' review and/or approval. However, **prior to the opening of the card room, the applicants will be required to submit the plans noted in my previous email for review and approval.** If there are any additional concerns or clarification needed on my part, please let me know. Thank you!

Chrishana Fields
Fire Marshal



El Dorado Hills Fire Department

"Serving the communities of El Dorado Hills, Latrobe, and Rescue"

Administrative Office: 1050 Wilson Boulevard, El Dorado Hills, CA 95762

Phone: (916) 933.6623 Ext. 1021

Fax: (916) 933-5983

Website: www.edhfire.com

Connect with Us: [Facebook](#), [Instagram](#), [Twitter](#)

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From: Chrishana Fields

Sent: Wednesday, June 28, 2023 8:46 PM

To: JensenK@edso.org

Cc: Tamara Artola <tartola@edhfire.com>

Subject: RE: Blacksheep Casino- Cardroom Application

Good Evening Ms. Jensen,

My sincere apologies for the delay. As the proposed utilization of the 3909 Park location differs from the previous tenant, **a full plan submittal from the applicant would be required for EDH Fire approval.** We are unable to determine specific fire and life safety requirements until plans have been submitted to our office. As such, we offer the following requirements for this project:

1. Tenant Improvement plans shall be submitted to EDH Fire for review and approval prior to any construction, change of use, and/or occupancy of the building.
2. Fire sprinkler and fire alarm plans shall be submitted to EDH Fire for review and approval prior to any construction, change of use, and/or occupancy of the building.

Please contact me on my mobile phone at (916) 693-7142 for any further information. Again, my apologies for the delay.

Chrishana Fields
Fire Marshal



El Dorado Hills Fire Department

"Serving the communities of El Dorado Hills, Latrobe, and Rescue"

Administrative Office: 1050 Wilson Boulevard, El Dorado Hills, CA 95762

Phone: (916) 933.6623 Ext. 1021

Fax: (916) 933-5983

Website: www.edhfire.com

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From: Tamara Artola <tartola@edhfire.com>
Sent: Wednesday, June 28, 2023 9:51 AM
To: Chrishana Fields <cfields@edhfire.com>
Subject: FW: Blacksheep Casino- Cardroom Application
Importance: High

From: Kristen Jensen <JensenK@edso.org>
Sent: Wednesday, June 28, 2023 9:48 AM
To: Tamara Artola <tartola@edhfire.com>
Subject: Fw: Blacksheep Casino- Cardroom Application

RE: Blacksheep Casino- Cardroom Application

Thomas J. Burnette <tom.burnette@edcgov.us>

Tue 6/20/2023 4:33 PM

To: Kristen Jensen <JensenK@edso.org>

Cc: Karen Garner <Karen.Garner@edcgov.us>; Robert J. Peters <Robert.Peters@edcgov.us>; Donald K. Knight <don.knight@edcgov.us>; Chris G. Simonson <chris.simonson@edcgov.us>

📎 1 attachments (40 KB)

[Untitled].pdf;

Hello,

See the attachment for our response to the Blacksheep Casino. You will see in our response that we have three items which need to be addressed by the applicant. Additionally, we need a permit application if alterations have been made and/or are going to be made which are not included in the existing permitted building.

If you have any questions do not hesitate to contact me.

Thank you,

Tom Burnette, P.E., C.B.O.

Deputy Director/Building Official

County of El Dorado

Planning and Building Department

2850 Fairlane Court

Placerville, CA 95667

(530) 621-6585

tom.burnette@edcgov.us

From: Kristen Jensen <JensenK@edso.org>

Sent: Tuesday, June 20, 2023 9:44 AM

To: Thomas J. Burnette <tom.burnette@edcgov.us>

Subject: Re: Blacksheep Casino- Cardroom Application

Good Morning,

I am checking the status of your response in regards to this cardroom matter. Please advise at your earliest opportunity. You can call or email back with any concerns or questions as well.

Thank you very much,



Kristen Jensen

Records Supervisor

El Dorado County Sheriff

530-621-5877 | jensenk@edso.org

200 Industrial Drive | Placerville | CA

From: Thomas J. Burnette <tom.burnette@edcgov.us>
Sent: Friday, May 12, 2023 12:54 PM
To: Kristen Jensen <JensenK@edso.org>
Cc: Karen Garner <Karen.Garner@edcgov.us>; Robert J. Peters <Robert.Peters@edcgov.us>; Donald K. Knight <don.knight@edcgov.us>; Chris G. Simonson <chris.simonson@edcgov.us>
Subject: RE: Blacksheep Casino- Cardroom Application

Hello,

I have received your notice and 3 attachments(application, Appen B, & Append D). I will respond as delineated by El Dorado County Government Code section 9.45.

Thank you

Tom Burnette, P.E., C.B.O.
Deputy Director/Building Official

County of El Dorado
Planning and Building Department
2850 Fairlane Court
Placerville, CA 95667
(530) 621-6585
tom.burnette@edcgov.us

From: Kristen Jensen <JensenK@edso.org>
Sent: Thursday, May 11, 2023 11:59 AM
To: Thomas J. Burnette <tom.burnette@edcgov.us>
Subject: Re: Blacksheep Casino- Cardroom Application

You don't often get email from jensenk@edso.org. [Learn why this is important.](#)

See attached as well.



Kristen Jensen

Records Supervisor

El Dorado County Sheriff

530-621-5877 | jensenk@edso.org

200 Industrial Drive | Placerville | CA

From: Kristen Jensen
Sent: Thursday, May 11, 2023 11:49 AM
To: Thomas J. Burnette <tom.burnette@edcgov.us>
Subject: Blacksheep Casino- Cardroom Application

Good morning,

Blacksheep Casino owned by Iddy Yapple is currently undergoing the County Cardroom Permit process with the El Dorado County Sheriff's Office. The proposed location will be 3909 Park Drive, El Dorado Hills, CA 95762.

Per County Ordinance 9.45.050, we are referring the application to the county Building Official concerning the suitability of the proposed premises for the intended use under applicable building laws. Please return your written report and recommendations back to us within 45 days.

Your review and concerns, if any, will be attached to the application submitted to the Sheriff and Board of Supervisors for approval. Please let me know if you need anything further from us to conduct your report.

Thank you,



Kristen Jensen

Records Supervisor

El Dorado County Sheriff

530-621-5877 | jensenk@edso.org

200 Industrial Drive | Placerville | CA

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COMMUNITY DEVELOPMENT AGENCY

DEVELOPMENT SERVICES DIVISION

<http://www.edcgov.us/DevServices/>

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

(530) 621-5315 / (530) 622-2705 Fax

bdgdept@edcgov.us

PLANNING

(530) 621-5355 / (530) 842-0508 Fax

planning@edcgov.us

LAKE TAHOE OFFICE:

924 B Emerald Bay Rd

South Lake Tahoe, CA 96160

(530) 873-3330

(530) 642-9082 Fax

Tom Burnett - Deputy Director / BUILDING OFFICIAL

Re: Building Official report per County Ordinance Sec. 9.45.050 A.1. b.
Blacksheep Casino, 3909 Park Dr, El Dorado Hills

Building Services of the Planning and Building Department has reviewed the proposed floor plan and finds the change of use suitable provided the following items are addressed by a design professional familiar with card rooms:

1. All areas and facilities shall be shown to be accessible to persons with disabilities per 2022 California Building Code (CBC) Chapter 11B.
2. The means of egress shall be shown to be in accordance with CBC Chapter 10.
3. The ventilation system shall be shown to be in accordance with the 2022 California Energy Code Section 120 and/or the 2022 California Mechanical Code Section 402.

Alterations to the building shall be done under a building permit, unless exempted by the CBC.

Blacksheep Casino - Cardroom Application

Robert J. Peters <Robert.Peters@edcgov.us>

Wed 7/12/2023 1:46 PM

To: Kristen Jensen <JensenK@edso.org>

Cc: Dann Schuetz <dann@gleanomic.com>; Karen L. Garner <Karen.L.Garner@edcgov.us>

Ms. Jensen,

This email is intended as a follow-up on the Planning Division's comments to your request for comment regarding the Blacksheep Casino Cardroom Application. In subsequent conversations with Mr. Scheuetz, who is working with the applicant Randy Yapple, it has come to my attention that some clarity on the timing of the permit requirements may be necessary. While Mr. Yapple will need to obtain all necessary building permits for tenant improvements and signage, the expectation would be that those authorizations for permits would follow any required approval by the El Dorado County Board of Supervisors. In our response to the request for comments, the Planning and Building Department has identified no discretionary actions that would be required but did identify that building permits and signage permits would be necessary. Generally, an applicant would not go to the expense of preparing the materials and submitting those permits without having been approved for the underlying use.

Please let me know if you have any questions or need additional clarifications.

Thank you for your time in this matter.

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**PLANNING AND BUILDING
DEPARTMENT
PLANNING DIVISION**

www.edcgov.us/Government/Planning

PLACERVILLE OFFICE:

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(530) 621-5315 / (530) 622-1708 Fax

bdgdept@edcgov.us

PLANNING

(530) 621-5355 / (530) 642-0508 Fax

planning@edcgov.us

LAKE TAHOE OFFICE:

924 B Emerald Bay Rd

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

June 21, 2023

Kristin Jensen
Records Supervisor
El Dorado County Sheriff
200 Industrial Drive
Placerville, CA 95667

**Re: Response to Request for Review of Cardroom
3909 Park Drive, El Dorado Hills, CA (APN 121-170-013)**

Ms. Jensen,

Planning staff has completed our review of your request for formal review of the proposed Cardroom at 3909 Park Drive.

In accordance with El Dorado County Code Section 9.45.030.D (Compliance with Zoning) the operator must obtain all necessary land use permits in compliance with County Zoning Ordinance and with the General Plan. Based on staff's review, the Planning Division has determined that the proposed cardroom is consistent with the Zoning Ordinance and General Plan based the following considerations:

Zoning: Commercial, Community (CC) – The proposed project site has a CC Zoning Designation. In accordance with Table 130.22.020 (Allowed Uses and Permit Requirements for the Commercial Zones), cardrooms would be consistent with the *Commercial Recreation: Indoor Entertainment* land use type which is an allowed use within the CC Zone District and would not require a discretionary permit.

The proposed project site has a Design Review, Community (-DC) Combining Zone. The site has an approved Design Review Permit (DR00-0025S) for the current building design, signage, parking, landscaping, and outdoor lighting improvements.

The use is proposed within an existing building and would only require internal modifications. It is assumed that a tenant improvement building permit would be required for the internal renovations.

A sign permit would be required for modifications to existing signage consistent with Zoning Ordinance Section 130.36 (Signs). Proposed signage would also need to be consistent with the existing Design Review DR00-0025S sign requirements for the project site (attached).

The project site is anticipated to have sufficient existing parking for the proposed use. Should additional parking be necessary, the proposed parking must comply with Sections 130.35 (*Parking*), 130.33 (*Landscaping Standards*), and 130.34 (*Outdoor Lighting*) and conform to the existing approved Design Review Permit DR00-0025S.

General Plan: Commercial (C) – The proposed project site has a Commercial General Plan Land Use Designation. In accordance with General Plan Table 2-4 (*General Plan Land Use Designation and Zoning District Consistency Matrix*) the CC Zoning Designation consistent with the C General Plan Land Use Designation

Please note: It appears that based on CA State Regulations (attached) and our local ordinances (Title 9.45 – Cardrooms) the request would be treated as a new license application. Title 9.45 limits the tables to 10.

Should you have any questions regarding this matter, you may contact me directly at (530) 621-6644 or email me at robert.peters@edcgov.us.

Sincerely,



Rob Peters
Deputy Director of Planning

Attachment: A. Approved Sign Package and Sign Conditions of Approval for DR00-0025S
B. State of California Gambling Control Commission, Cardroom License Moratorium Reinstatement Letter, May 24, 2023

04 OCT 15 PM 4:31
RECEIVED
PLANNING DEPARTMENT

ACC REVIEWED ON: 10-5-04
SEE LETTER FOR CONDITIONS OF APPROVAL
BY: *[Signature]*

LABORGATA

a f S e r r a n o



C R I T E R I A E X H I B I T S

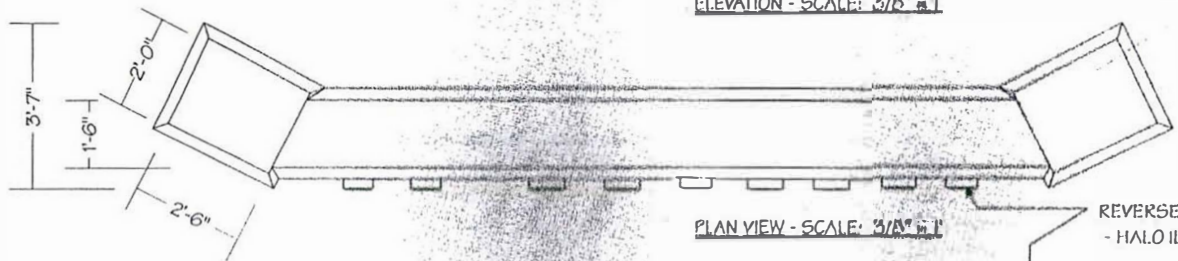
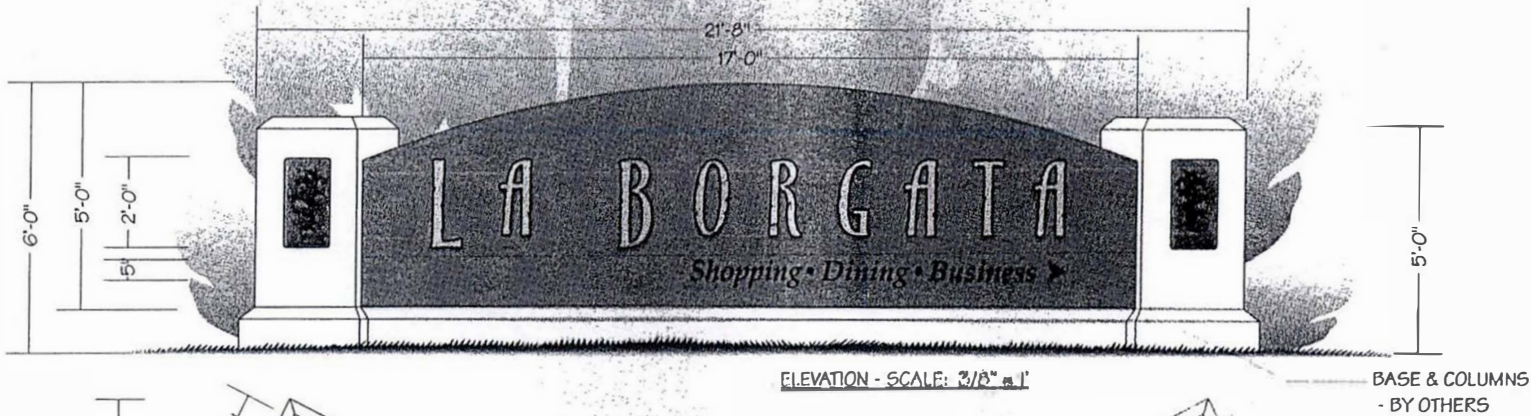
Approved SIGN
PACKAGE FOR:

DR 00-00255
S 03-0022

Page Just 3/8/05

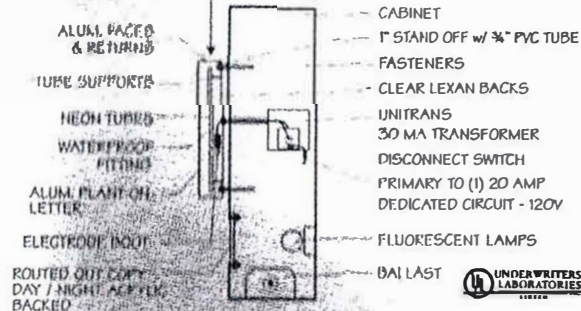
SIGN TYPE A.1

S/F MONUMENT I.D. SIGN @ CORNER OF EL DORADO HILLS BLVD. & PARK AVE.



REVERSE CHANNEL LTR. - HALO ILLUM.

- CABINET - FABRICATED ALUMINUM w/ 1/8" RADIUS EDGES
- TEXTURED FAUX FINISH USING PROJECT PALETTE (ICI 377 COUNTY CORK w/ TRANSLUCENT TERRAZZO (S & KANT))
- SAMPLES TO BE SUBMITTED TO CLIENT
- "LA BORGATA" BACKER LETTER FORMS - REVERSE CHANNEL w/ 4" RETURNS FOR HALO ILLUM
- PAINT WROUGHT IRON BLACK
- "LA BORGATA" LOGO TYPE (PLANTED ON 1/2" LTRS) - F.O. 1/8" THICK ALUM. LETTERS - PAINT WROUGHT IRON BLACK
- MOUNT ASSEMBLED LTRS TO CABINET - 1" STAND OFF
- DIRECTIONAL COPY - ROUTE OUT & BACK w/ DAY / NIGHT ACRYLIC
- INTERNAL FLUORESCENT LAMP BEHIND COPY
- CULTURED STONE COLUMNS & BASE - TO MATCH PROJECT STONE & BRICK - BY OTHERS
- POMEGRANATE TILES (PROVIDED BY CLIENT) - HAND PAINTED - MOUNTED IN WAY & APPROX. COLUMNS - BY OTHERS



Ellis & Ellis
SIGN SYSTEMS

916.924.1936 FAX 916.924.3133
1111 Lucille Way, Sacramento, CA 95815

Contractor's License #545167

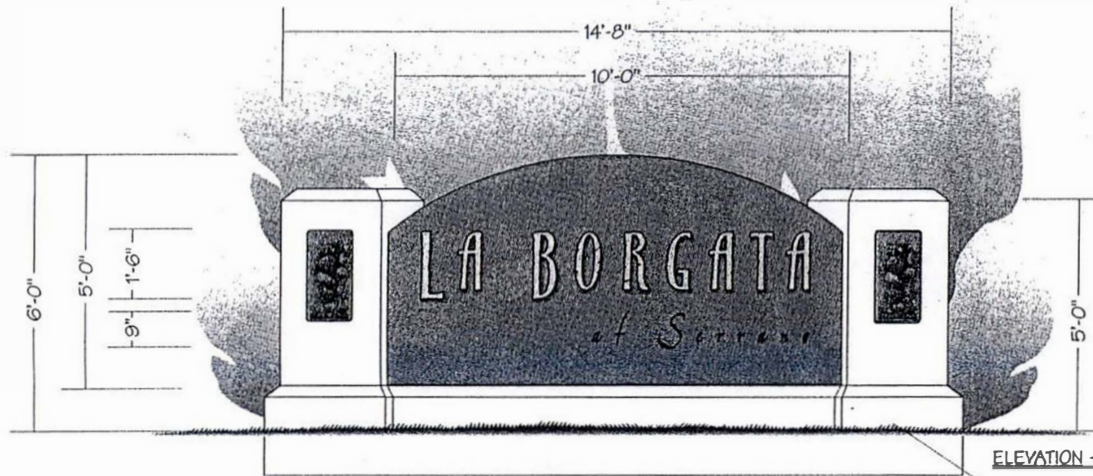
Project: La Bоргата	Date: 6-27-03	Sheet: 1 of 17
Client: El Dorado Hills Bl. & Park Dr. El Dorado Hills, CA	Revision: 11-25-03	Scale: 3/8" = 1'

This document is submitted for review/approval of all aspects including layout, spacing, content / content, grammar, graphics, etc. By signing / acknowledging my review / approval and further acknowledging that any requested revisions may result in additional charges. Written dimensions on these drawing shall have precedence over scaled dimensions.

Electrical requirements client is responsible for:
1) Electrical must be within 6' of sign.
2) Must have bonded earth ground from electrical panel to sign location.
3) N.E.C. requires dedicated circuits for signs.
4) No roof penetrations.

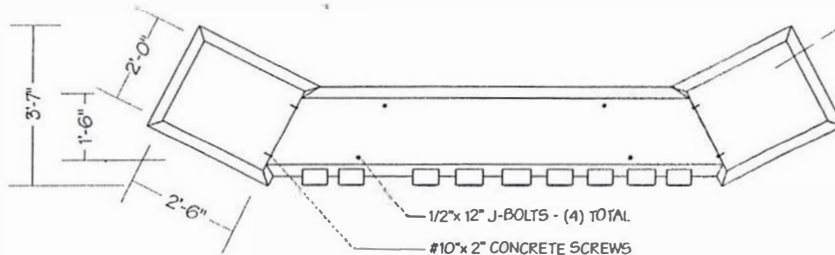
Author: _____ Date: _____
Checked: _____ Date: _____
Approved: _____ Date: _____

SIGN TYPE A.2
S/F MONUMENT I.D. SIGN @ ENTRANCE TO CENTER

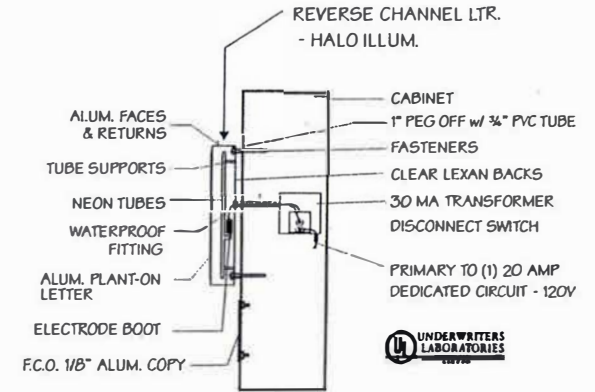


ELEVATION - SCALE: 3/8" = 1'

BASE, COLUMNS & CONCRETE FOOTING - BY OTHERS



PLAN VIEW - SCALE: 3/8" = 1'



SIDE VIEW - SECTION - NOT TO SCALE

CABINET - FABRICATED ALUMINUM w/ 1/8" RADIUS EDGES
 - TEXTURED FAUX FINISH USING PROJECT PALETTE (ICI 377 COUNTY CORK w/ TRANSLUCENT TERRA COTTA IS SHOWN)
 - SAMPLES TO BE SUBMITTED TO CLIENT
 "LA BORGATA" BACKER LETTER FORMS - REVERSE CHANNEL - ALUMINUM FACES w/ 4" RETURNS - PAINT WROUGHT IRON BLK
 - 6500 WHITE NEON - HALO ILLUMINATION
 "LA BORGATA" LOGO TYPE - F.C.O. 1/8" THICK ALUM. LETTERS - PAINT ICI 545 JUST PEACHY - MOUNT TO REV. CHANNEL LETTERS
 MOUNT ASSEMBLED LETTERS TO CABINET - 1" STAND OFF
 "AT SERRANO" - F.C.O. 1/8" ALUM. - PAINT WROUGHT IRON BLACK - MOUNT FLUSH TO CABINET
 COLUMNS w/ POMEGRANATE TILES, BASE & CONCRETE FOOTING - BY OTHERS

Project La Borgata
 600-111 El Dorado Hills Bl. & Park Dr.
 El Dorado Hills, CA

Date 6-27-03
 Estimate #
 \$
 \$

Est. # 284872
 Estimator Jeff Y.B.
 Sales Rep. Approval for Production

Ellis & Ellis
 SIGN SYSTEMS
 916.924.1936 FAX 916.924.3133
 1111 Joellis Way Sacramento, CA 95815
 Contractor's License # 545167

Project Date
 Estimator Approval for Production
 Date

This document is submitted for review/approval of all aspects including, layout, spelling, content, grammar, graphics, etc. By signing, I acknowledge my review, approval and further acknowledge that any requested revisions may result in additional charges. Written comments on these drawings shall have precedence over scaled dimensions.
 Artist Signature
 Lead Estimator

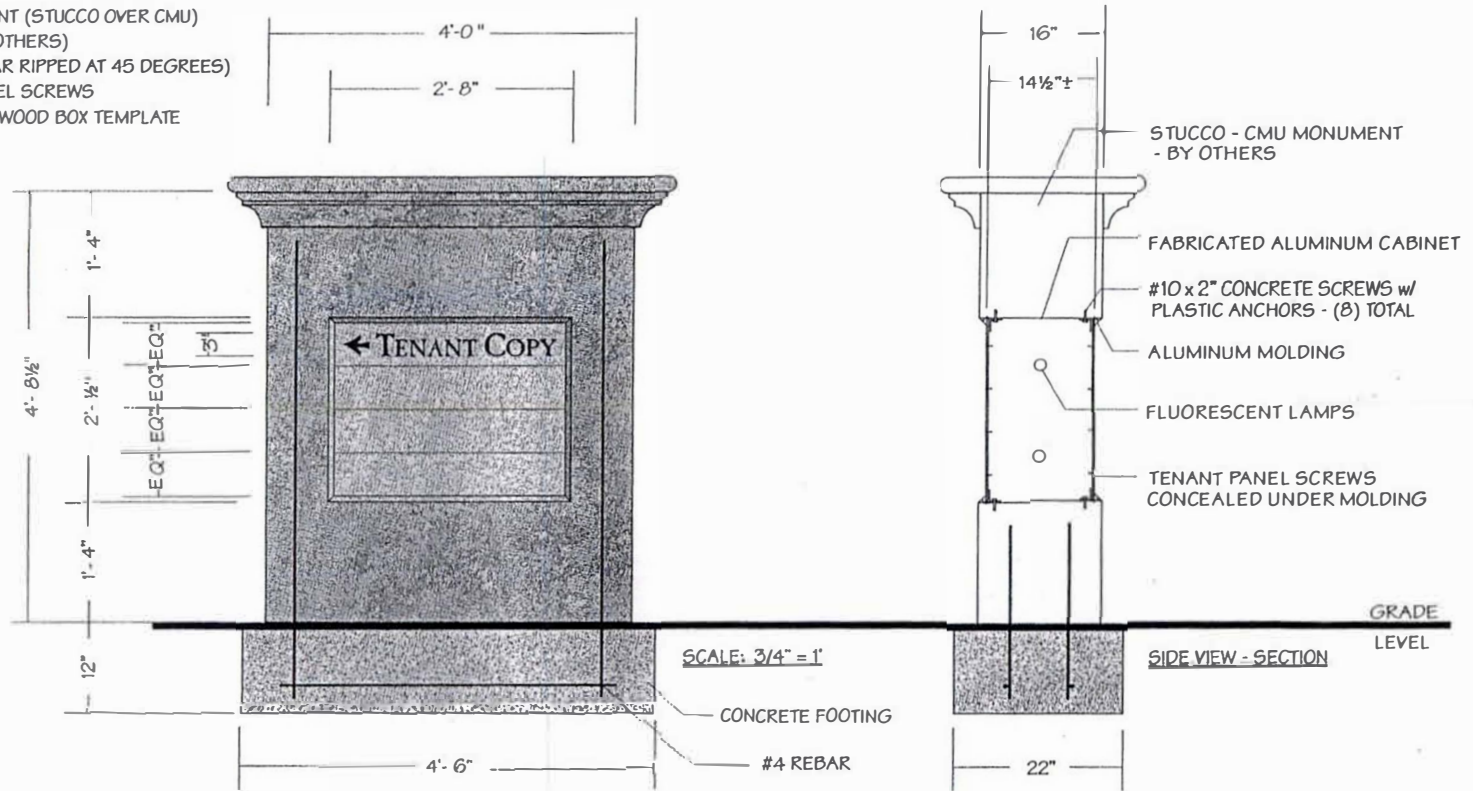
Electrical requirements client is responsible for:
 1) Electrical must be within 5' of sign.
 2) Must have bonded earth ground from electrical panel to sign location.
 3) M.E.C. requires dedicated circuits for signs.
 4) No rod penetrations.
 Lead Estimator
 Sign

All ideas, designs, arrangements and plans indicated or represented by this drawing are created by and the property of Ellis & Ellis, and were created, evolved and developed for use on and in connection with the specified project.

None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation, without the written consent of Ellis & Ellis, Inc.

SIGN TYPE D.1
D/F DIRECTIONAL MONUMENT - INTERNAL ILLUMINATION

- (5) FABRICATED ALUMINUM CABINETS
- INDIVIDUAL ALUMINUM TENANT PANELS
 - ROUTE OUT COPY, BACK w/ DAY-NIGHT ACRYLIC
 - PAINT TO MATCH MONUMENT (SMOOTH FINISH - SOLID COLOR))
 - FASTEN TO CABINET w/ COUNTER-SUNK SCREWS
- FLUORESCENT LAMPS
- FASTEN CABINET INSIDE HOLE IN MONUMENT (STUCCO OVER CMU) w/ CONCRETE ANCHORS (MONUMENT BY OTHERS)
- FASTEN ALUMINUM MOLDING (3/4" FLAT BAR RIPPED AT 45 DEGREES) TO MONUMENT CONCEALING TENANT PANEL SCREWS
- ELLIS & ELLIS TO FURNISH 24 1/2"x 32"x 16" WOOD BOX TEMPLATE TO CONTRACTOR BUILDING MONUMENT



Order: La Borgata
 Date: 6-27-03
 S.P.C. # 28872
 Designer: Jeff
 Sales Rep. Approval for Production

Ellis & Ellis
SIGN SYSTEMS
 916.924.1936 FAX 916.924.3133
 1111 Joells Way Sacramento, CA 95815
 Contractor's License #545167

Estimator Approval for Production

This document is submitted for review/approval of all aspects including layout, spelling, content / content, grammar, graphics, etc. By signing, I acknowledge my review / approval and further acknowledge that any requested revisions may result in additional charges. Written dimensions on these drawings shall have precedence over verbal dimensions.

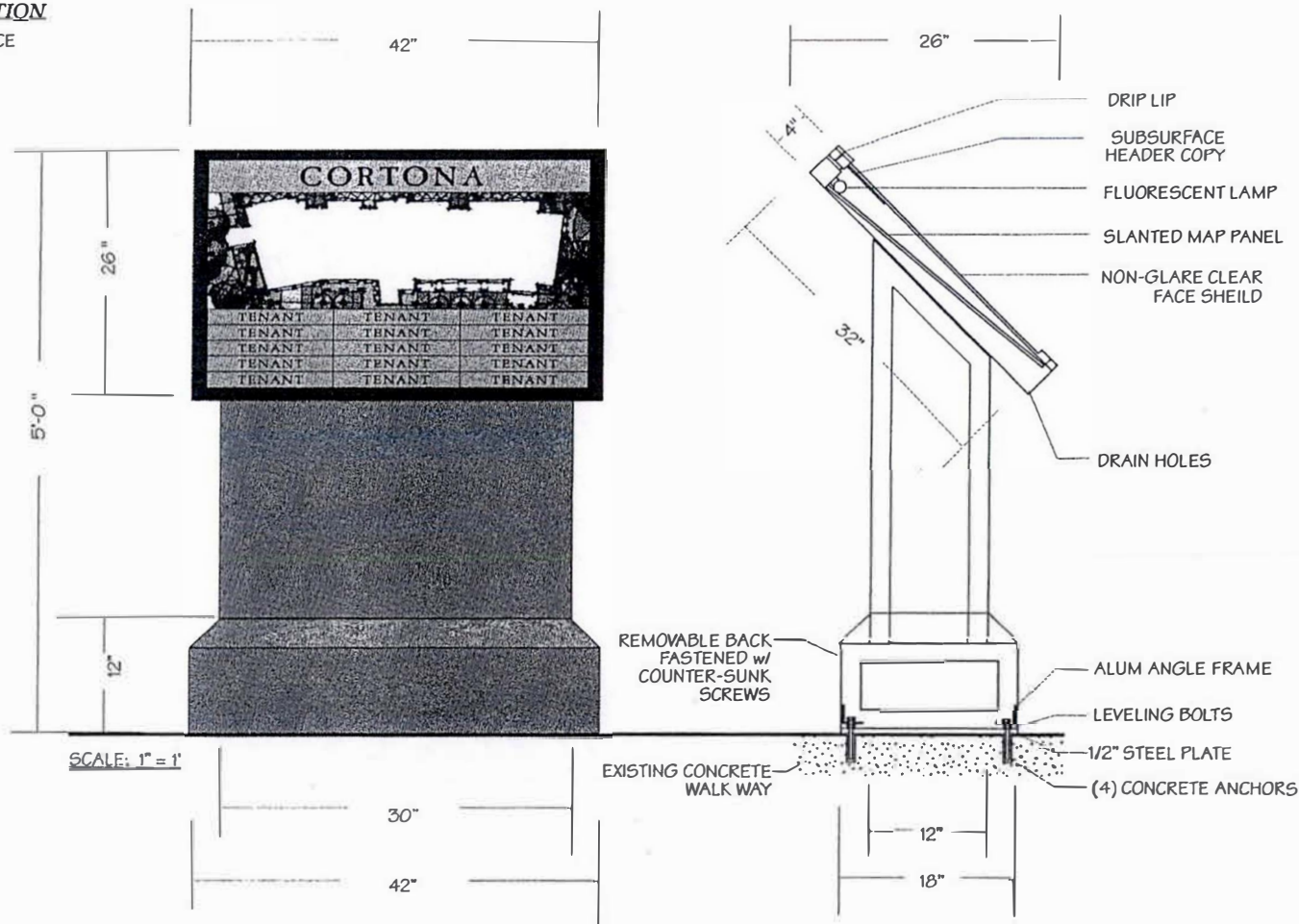
Electrical requirements client is responsible for:
 1) Electrical must be suitable for sign.
 2) Must have bonded earth ground from electrical panel to sign location.
 3) N.E.C. requires electric circuits for signs.
 4) No roof panels allow.

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SIGN TYPE D.2

S/F TENANT DIRECTORY - INTERNAL ILLUMINATION

- ALUMINUM CABINET w/ HINGED RETAINER w/ LOCKING DEVICE
- PAINT PPG 2740B DARK BRONZE
- CLEAR, NON-GLARE ACRYLIC FACE SHIELD
- SUB SURFACE APPLIED VINYL HEADER
- DIGITAL PRINT MAP & SEPERATE TENANT SECTION
- APPLIED TO INNER SLANTED ACRYLIC FACE
- FLUORESCENT LAMP CONCEALED
- BEHIND HEADER FOR DOWN LIGHTING
- FABRICATED ALUMINUM PEDESTAL
- FAUX FINISH TO MATCH TYPE A MONUMENTS



Client: La Borgata Date: 6-27-03 Est. #: 28872
 Address: El Dorado Hills Bl. & Park Dr. Designer: Jeff Est. Est. Y.B.
El Dorado Hills, CA Sales Rep. Approval for Production

Ellis & Ellis
 SIGN SYSTEMS
 916.924.1936 FAX 916.924.3133
 1111 Joellis Way Sacramento, CA 95815
 Contractor's License #545167

Contractor's Name: _____
 Estimator Approval for Production: _____
 Head Designer: _____ Date: _____
 Licensed Designer: _____ Date: _____
 Licensed Signer: _____ Date: _____

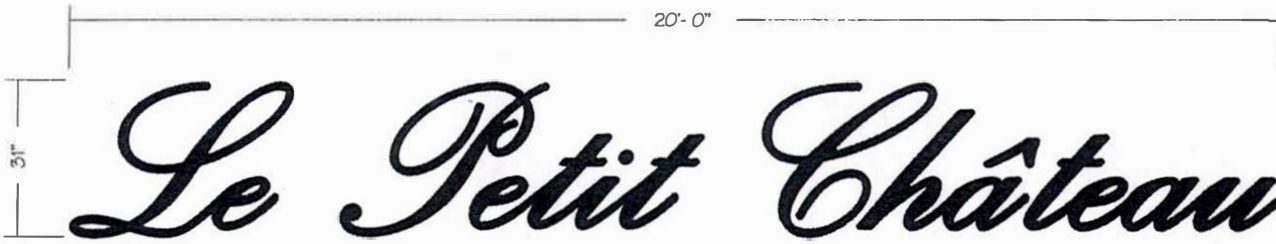
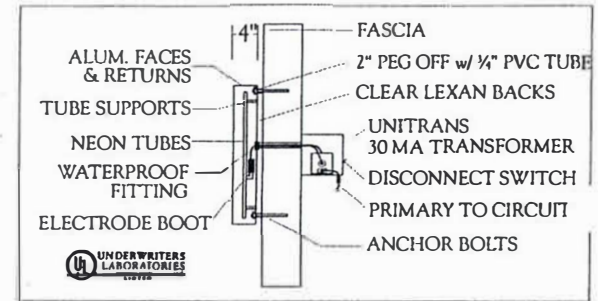
This document is submitted for review/approval of all aspects including layout, spelling, content / content, grammar, graphics, etc. By signing, I acknowledge my review / approval and further acknowledge that any requested revisions may result in additional charges. Written dimensions on these drawings shall have precedence over scaled dimensions.

Electrical requirements chart is responsible for:
 1) Electrical must be within 6" of sign.
 2) Must have bonded earth ground from electrical panel to sign location.
 3) N.E.C. requires dedicated circuits for signs.
 4) No roof penetrations.

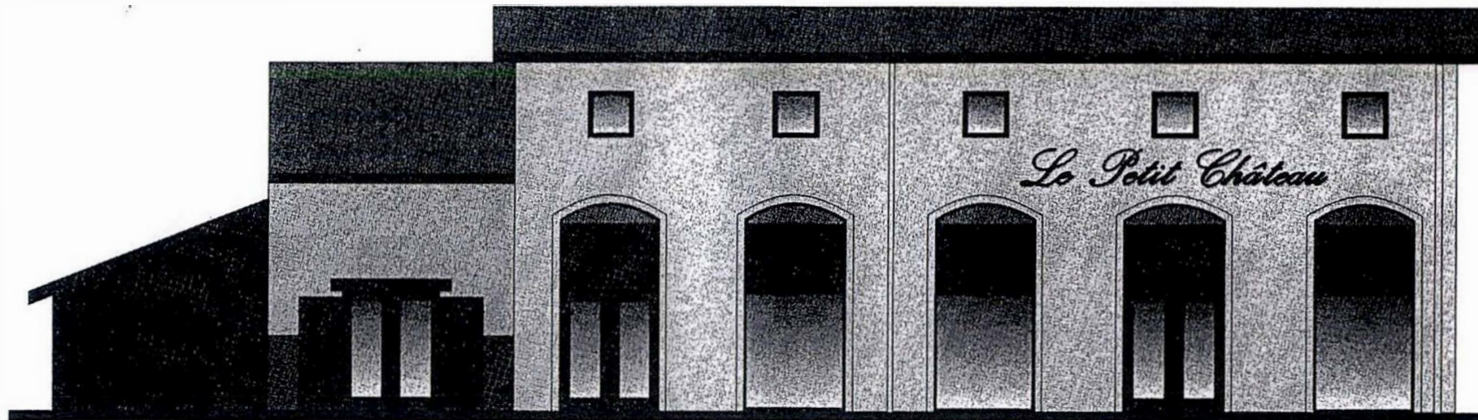
All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by and the property of Ellis & Ellis, and were created, evolved and developed for use on and in connection with the specified project.

SIENA BUILDING

SIGN TYPE B.2
 PRIMARY ELEVATION TENANT I.D. - STUCCO FASCIA
 REVERSE CHANNEL LETTERS - HALO ILLUMINATION
 ALUMINUM FACES w/ 4" RETURNS - PAINT PPG 2740B
 CLEAR LEXAN BACKS
 6500 WHITE NEON TUBES - HALO EFFECT
 MOUNT TO STUCCO FASCIA w/ 1" STAND OFF



SCALE: 1/2" = 1'



SOUTH ELEVATION - SCALE: 1/8" = 1'

Order: Le Petit Chateau
 La Borgoin
 Address: El Dorado Hills Bl. & Park Dr.
El Dorado Hills, CA

Date: 8-12-03
 Revision: 9-2-03 / 9-5-03
9-8-03

Alt. # 5257
 Designer: Jeff Date: Y.P.
 Sales Rep. Approval for Production

Ellis & Ellis
 SIGN SYSTEMS

916.924.1936 FAX 916.924.3133
 1111 Joellis Way Sacramento, CA 95815

Contractor's License #545167

Preferred Order
 Estimator Approval for Production

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 Date: _____

 Date: _____

Electrical requirements shall be responsible for:
 1) Electrical must be within 6' of sign.
 2) Must have bonded earth ground from electrical panel to sign location.
 3) N.E.C. required dedicated circuits for signs.
 4) No real penetrations.

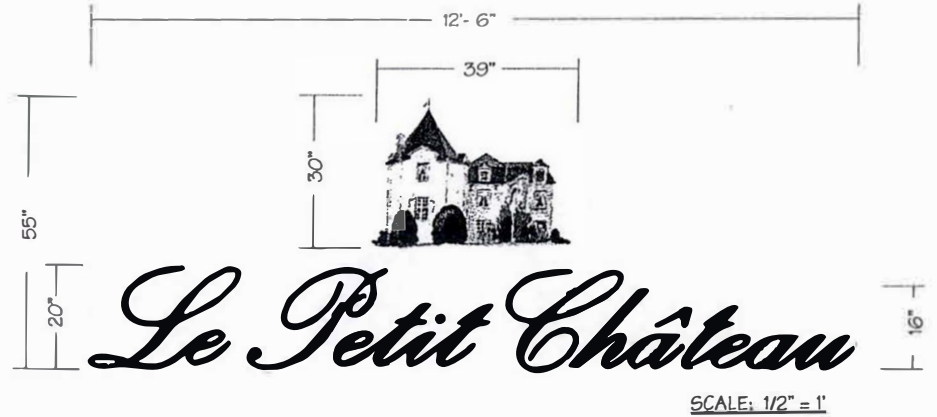
 Date: _____

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None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose without the written consent of Ellis & Ellis.

SIENA BUILDING

SIGN TYPE B.2
 SECONDARY ELEVATION TENANT I.D. - STUCCO FASCIA
 REVERSE CHANNEL LETTERS - HALO ILLUMINATION
 ALUMINUM FACES w/ 4" RETURNS
 - PAINT PPG 2740B OR COLOR SUBJECT TO LANDLORD APPROVAL
 CLEAR LEXAN BACKS
 6500 WHITE NEON TUBES - HALO EFFECT
 MOUNT TO STUCCO FASCIA w/ 1" STAND OFF



EAST ELEVATION - SCALE: 1/8" = 1'

Order La Borgata
 Address El Dorado Hills Bl. & Park Dr.
El Dorado Hills, CA

Date 6-27-03
 Revision 9-2-03

Est. # 28872
 Estimator Jeff Sales Rep. Y.R.
 Sales Rep. Approval for Production

Ellis & Ellis
 SIGN SYSTEMS
 916.924.1936 FAX 916.924.3133
 1111 Joellis Way Sacramento, CA 95815
 Contractor's License #545167

Ordering From _____
 Estimator Approval for Production

 Date _____

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Order Signature _____ Date _____
 Leadline Signature _____ Date _____

Electrical requirements client is responsible for:
 1) Electrical must be within 6" of sign.
 2) Must have bonded earth ground from electrical panel to sign location.
 3) N.E.C. requires dedicated circuits for signs.
 4) No real penetrations.

Leadline Signature _____ Date _____

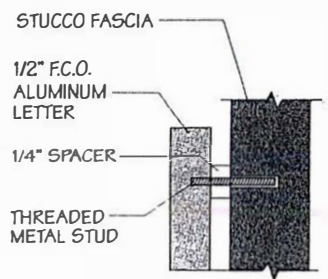
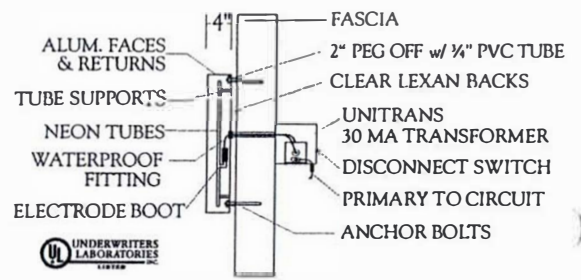
All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by and the property of Ellis & Ellis, and were created, evolved and developed for use on and in connection with the specified project.

LICCA BUILDING

SIGN TYPE B.2
PRIMARY TENANT I.D. - STUCCO FASCIA
REVERSE CHANNEL LETTERS - HALO ILLUMINATION
 ALUMINUM FACES w/ 4" RETURNS - FINISH SUBJECT TO LANDLORD APPROVAL
 F.C.O. 1/8" ALUMINUM LETTERS - PLANT ON FACE OF REVERSE CHANNEL LETTERS
 6500 WHITE NEON TUBES - HALO EFFECT
INDIVIDUAL LETTERS - NON ILLUMINATED
 F.C.O. 1/2" ALUMINUM LETTERS - PAINT PPG 2740B DARK BRONZE
 MOUNT TO STUCCO FASCIA - 1/4" STAND OFF



SCALE: 3/8" = 1'



MOUNTING DETAIL



WEST ELEVATION

SCALE: 1/8" = 1'

Order: La Borgata
 Date: 6-27-03
 Revision: 2-09-04
 Address: El Dorado Hills Bl. & Park Dr.
 El Dorado Hills, CA

Est. # 28872
 Order: Jeff
 Sales Rep. Approval for Production

Ellis & Ellis
SIGN SYSTEMS
 916-924-1936 FAX 916-924-3133
 1111 Joellis Way Sacramento, CA 95815

Estimator Approval for Production

This document is submitted for review/approval of all aspects including layout, spelling, content, grammar, graphics, etc. By signing, I acknowledge my review / approval and further acknowledge that any requested revisions may result in additional charges. Written dimensions on these drawings shall have precedence over scaled dimensions.

Lead Signer: _____
 Lead Signer: _____

Electrical requirements client is responsible for:
 1) Electrical must be within 4' of sign.
 2) Must have bonded earth ground from electrical panel to sign location.
 3) N.E.C. requires dedicated circuits for signs.
 4) No roof penetrations.

Lead Signer: _____
 Lead Signer: _____

LUCCA BUILDING

SIGN TYPE B.2

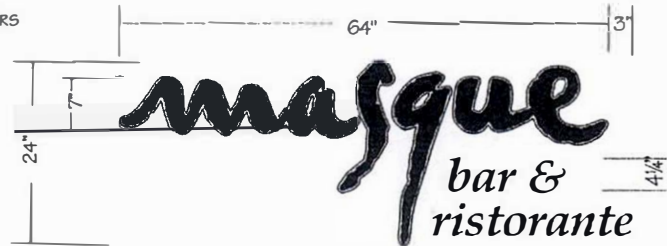
SECONDARY TENANT I.D. - STUCCO FASCIA

REVERSE CHANNEL LETTERS - HALO ILLUMINATION

ALUMINUM FACES w/ 4" RETURNS - FINISH SUBJECT TO LANDLORD APPROVAL
 F.C.O. 1/8" ALUMINUM LETTERS - PLANT ON FACE OF REVERSE CHANNEL LETTERS
 6500 WHITE NEON TUBES - HALO EFFECT

INDIVIDUAL LETTERS - NON ILLUMINATED

F.C.O. 1/2" ALUMINUM LETTERS - PAINT PPG 2740B DARK BRONZE
 MOUNT TO STUCCO FASCIA - 1/4" STAND OFF

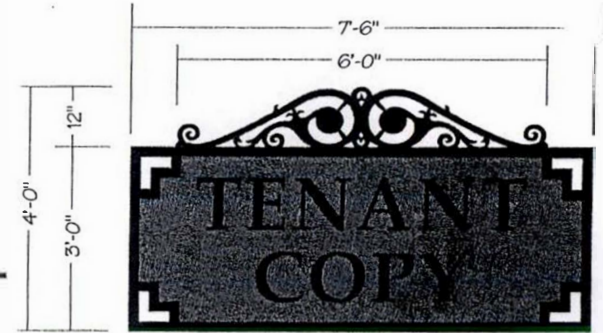


SCALE: 3/4" = 1'

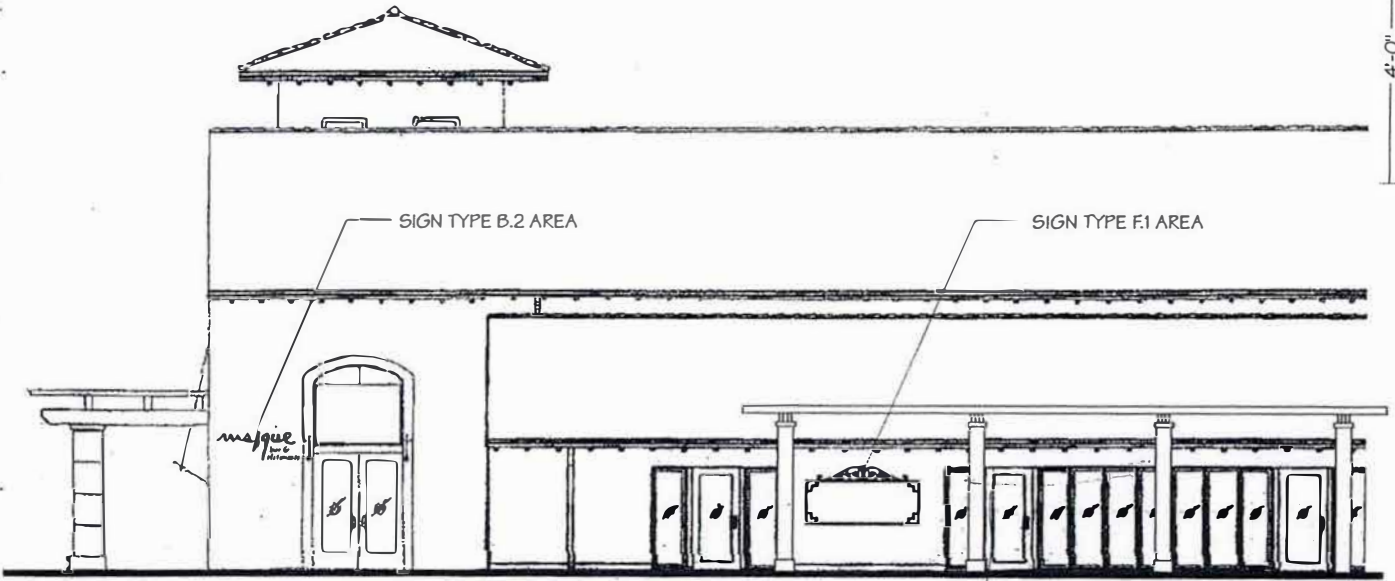
SIGN TYPE F1

S/F WALL SIGN - NON ILLUM.

2"x 2" ALUM CHANNEL FRAME - PAINT PPG 2740B BRONZE
 1/8" ALUMINUM FACE - ROUTE OUT COPY
 - PAINT FINISH TO RESEMBLE BLDG. STUCCO (NOT TEXTURED)
 ALUM. BACKER - PAINT COLOR SUBJECT TO LANDLORD APPROVAL
 1/4" F.C.O. ALUM. FRIEZE - PAINT PPG 2740B BRONZE
 MOUNT TO WOOD FASCIA w/ ALUM. ANGLE CLIPS
 CENTER HORIZONTALLY BETWEEN WINDOWS
 TOP OF FRAME TO BE FLUSH w/ TOP OF WINDOWS

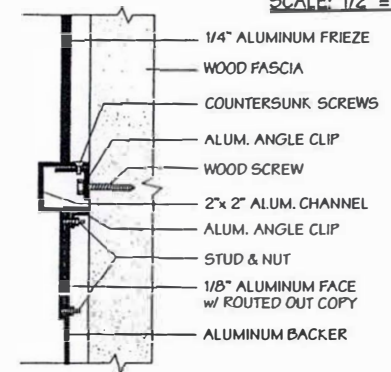


SCALE: 1/2" = 1'



SOUTH ELEVATION

SCALE: 1/8" = 1'



SIDE VIEW - SECTION

MOUNTING DETAIL

Project: La Borgata
 Date: 6-27-03
 Address: El Dorado Hills Bl. & Park Dr.
 El Dorado Hills, CA

Author: Jeff
 Sales Rep. Approval for Production

Ellis & Ellis
 SIGN SYSTEMS
 916.924.1936 FAX 916.924.3133
 1111 Joellis Way Sacramento, CA 95815

Estimator Approval for Production

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Vertical requirements clause is responsible for:
 1) Electrical must be within 4' of sign.
 2) Signs have limited north ground from electrical panel to sign location.
 3) N.E.E. requires dedicated circuits for signs.
 4) No real restrictions.

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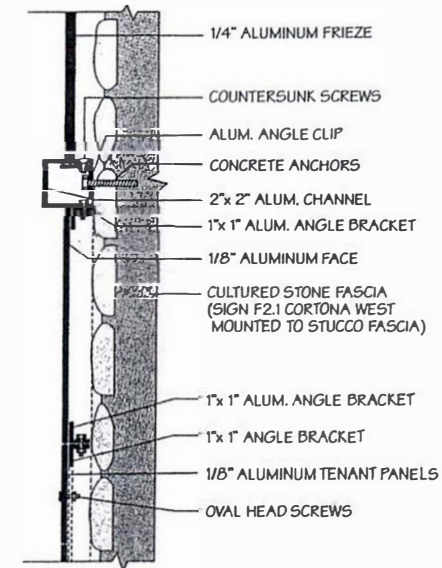
TENANT DIRECTORIES
SIGN TYPE F2 - S/F WALL SIGNS - NON ILLUMINATED



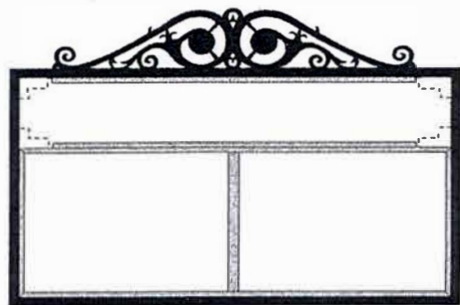
SIGN TYPE F2.1 SCALE: 1/2" = 1'



SIGN TYPE F2.2



SIDE VIEW - SECTION



SIGN TYPE F2 FRAMEWORK SCALE: 1/2" = 1'

2" x 2" ALUM CHANNEL FRAME - PAINT PPG 2740B BRONZE
 1/8" ALUMINUM HEADER - PAINT PPG 2740B BRONZE
 - APPLY VINYL HEADER COPY - 220-90 ANTIQUE WHITE
 1/4" F.C.O. ALUM. FRIEZE - PAINT PPG 2740B BRONZE
 CHANGEABLE 1/8" ALUMINUM TENANT PANELS
 - PAINT ICI 559 JUST PEACHY, SMOOTH FINISH, SOLID COLOR
 - APPLY 230-69 DURANODIC BRONZE VINYL COPY - PALATINO BOLD ITALIC
 PANELS FASTEN TO ANGLE/CHANNEL FRAMEWORK w/
 OVAL HEAD SCREWS - PAINT HEADS PPG 2740B BRONZE
 MOUNT SIGN TO FASCIA w/ ALUM. ANGLE CLIPS

Client: La Borgata Date: 6-27-03 Job #: 28872
 Estimate #: 10-24-03 Estimator: Jeff Date: Y.B.
 Address: El Dorado Hills Bl. & Park Dr. Sales Rep. Approval for Production
El Dorado Hills, CA

Ellis & Ellis
SIGN SYSTEMS
 916.924.1936 FAX 916.924.3133
 1111 Joellis Way Sacramento, CA 95815
 Contractor's License #545167

Production Date: _____
 Estimator Approval for Production: _____
 Date: _____
 Lead Designer: _____
 Lead Signer: _____
 Date: _____

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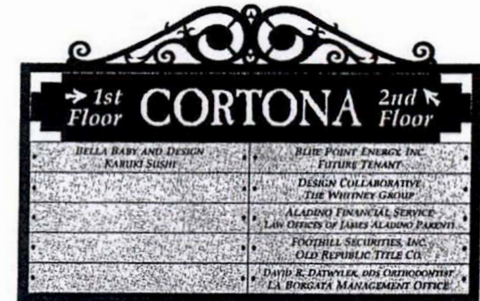
Electrical requirements client is responsible for:
 1) Electrical must be within 6" of sign.
 2) Must have bonded earth ground from electrical panel to sign location.
 3) N.E.C. requires dedicated circuits for signs.
 4) No roof penetrations.

All ideas, design, arrangements and plans indicated or represented by this drawing are owned by and the property of Ellis & Ellis, and were created, evolved and developed for use on and in connection with the specified project.

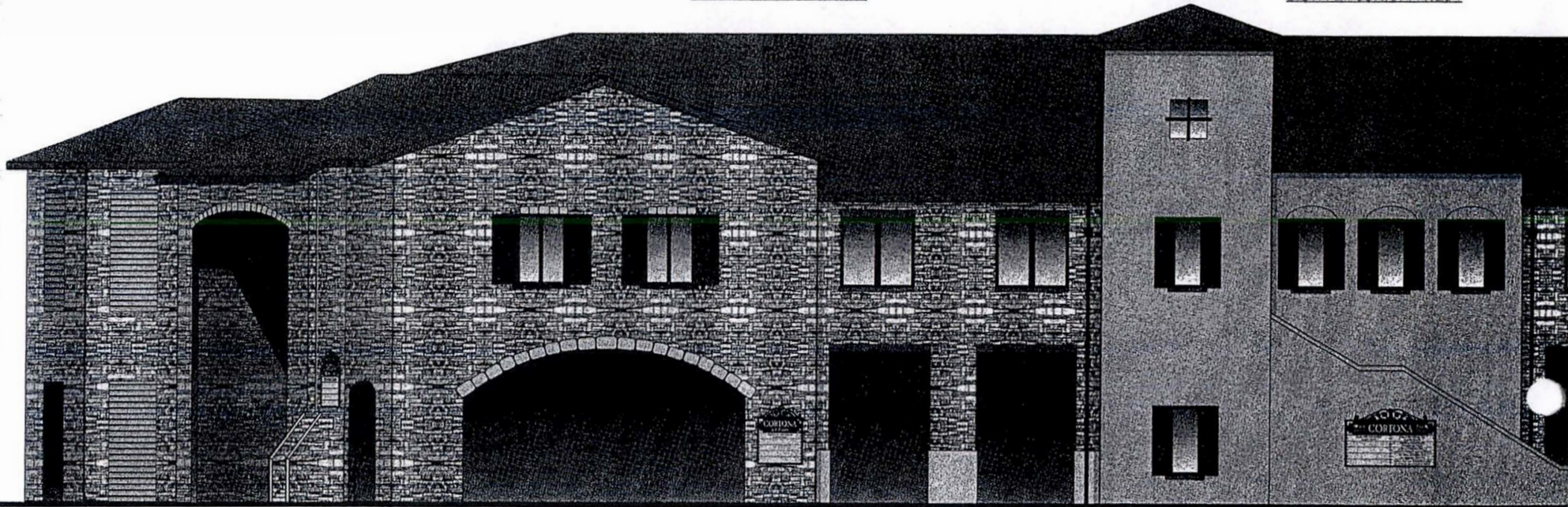
CORTONA BUILDING
SIGN TYPE F2 - SJF TENANT DIRECTORIES



SIGN F2.2 CORTONA WEST



SIGN F2.1 CORTONA WEST



CORTONA BLDG - WEST ELEVATION - NORTH END

SCALE: 1/8" = 1'

Date: 6-27-03
 Address: El Dorado Hills Bl. & Park Dr. El Dorado Hills, CA
 Problem: Jeff
 Sales Rep. Approval for Production

Ellis & Ellis
SIGN SYSTEMS
916.924.1936 FAX 916.924.3133
1111 Joellis Way Sacramento, CA 95815

Professional:
 Estimator Approval for Production

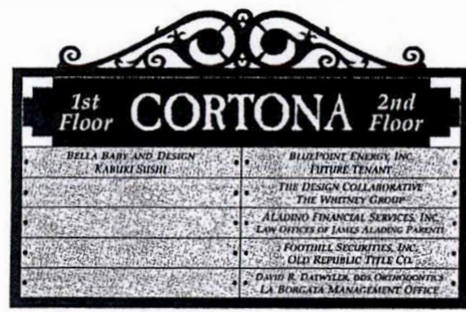
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Electrical requirements client is responsible for:
 1) Electrical must be within 6' of sign.
 2) Must have bonded earth ground bus electrical panel to sign location.
 3) M.E.C. requires dedicated circuits for signs.
 4) No roof penetrations.

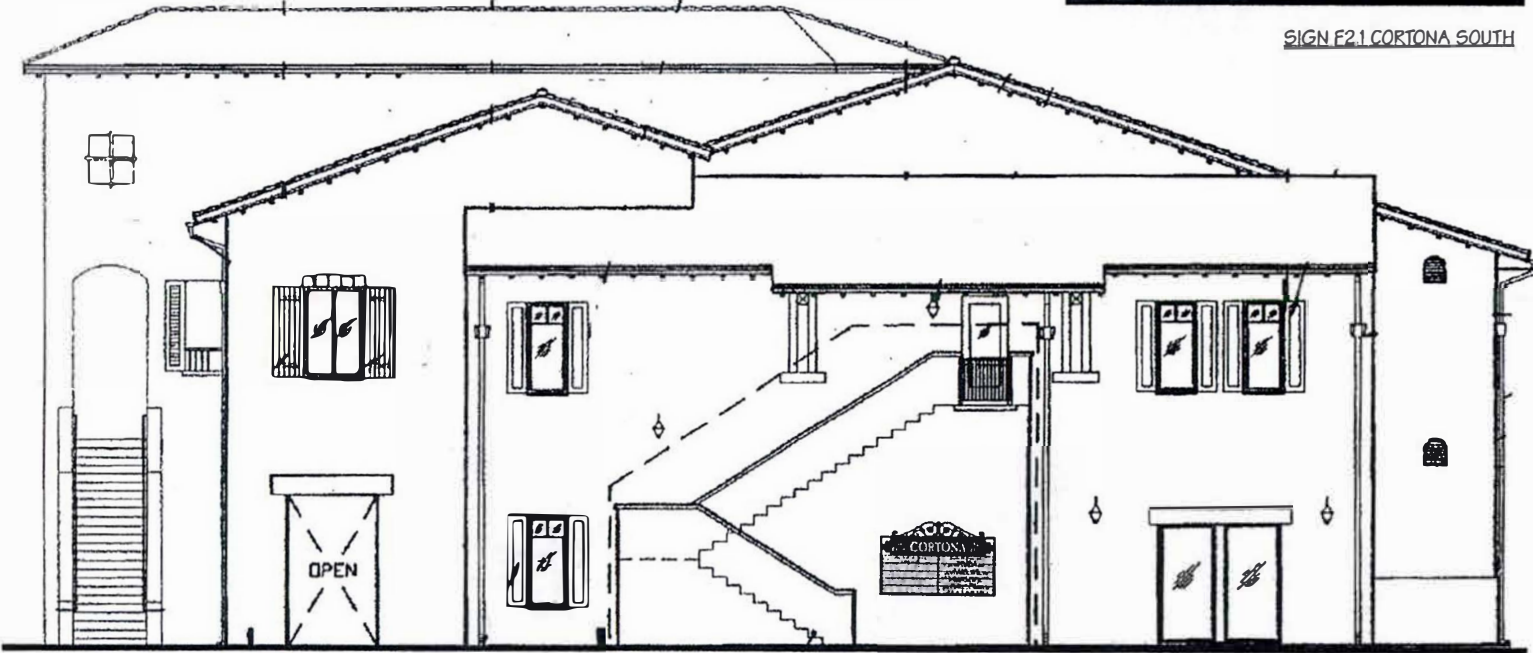
Signer Signature: _____ Date: _____
 Leadoff Signature: _____ Date: _____
 Leadoff Signature: _____ Date: _____

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CORTONA BUILDING
SIGN TYPE F2 - S/F TENANT DIRECTORY



SIGN F2.1 CORTONA SOUTH



CORTONA BLDG - SOUTH ELEVATION

SCALE: 1/8" = 1'

Owner: La Borgata Date: 6-27-03 S.S.P. AV # 28872
 Designer: 1-2-04 # _____ Designer: Jeff S.S.P. Y.N.
 Address: El Dorado Hills Bl. & Park Dr. # _____ Sales Rep. Approval for Production
El Dorado Hills, CA # _____ # _____ Date: _____

Ellis & Ellis
 SIGN SYSTEMS
 916.924.1936 FAX 916.924.3133
 1111 Joellis Way Sacramento, CA 95815
 Contractor's License # 545167

Designer Name: _____
 Estimator Approval for Production
 Date: _____

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Electrical requirements client is responsible for:
 1) Electrical must be within 6' of sign.
 2) Must have bonded earth ground from electrical panel to sign location.
 3) N.E.C. requires dedicated circuits for signs.
 4) No vent penetrations.

Sign System: _____ Date: _____
 Location: _____ Date: _____
 Installer: _____ Date: _____

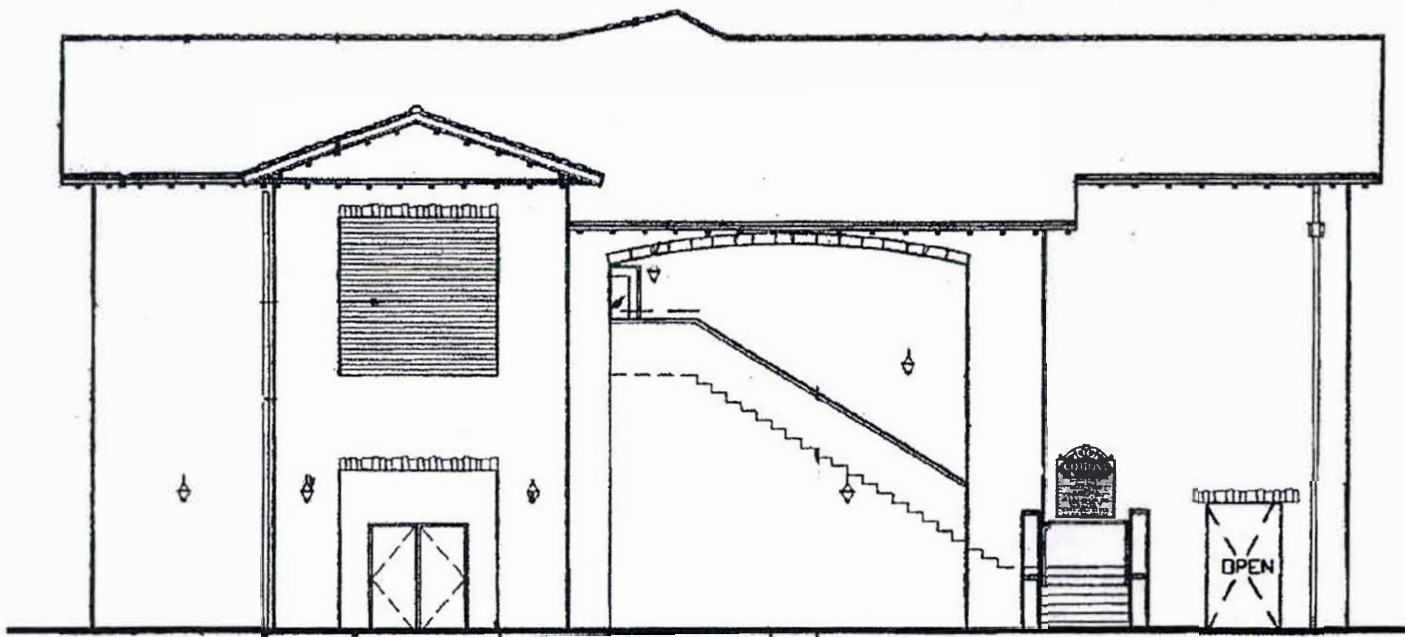
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None of such lines, designs, arrangements or plans shall be used by or disclosed to any person other than the person named herein.

CORTONA BUILDING
SIGN TYPE F2 - S/E TENANT DIRECTORY



SIGN F2.2 CORTONA NORTH



CORTONA BLDG - NORTH ELEVATION

SCALE - 1/8" = 1'

Approved: La Borgata
 Address: El Dorado Hills Bl. & Park Dr.
El Dorado Hills, CA

Date: 6-27-03
 Revision: 1-2-04

Job #: 28872
 Designer: Jeff Job: Y.R.
 Sales Rep. Approval for Production

Ellis & Ellis
SIGN SYSTEMS
 916.924.1936 FAX 916.924.3133
 1111 Joellis Way Sacramento, CA 95815

Project Name: _____
 Estimator Approval for Production
 Date: _____

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Drawn: _____ Date: _____
 Installed: _____ Date: _____

Electrical requirements shall be responsibility for:
 1) Electrical must be within 6" of sign.
 2) Must have bonded earth ground from electrical panel to sign location.
 3) ALE C, required dedicated circuits for signs.
 4) No roof penetrations.

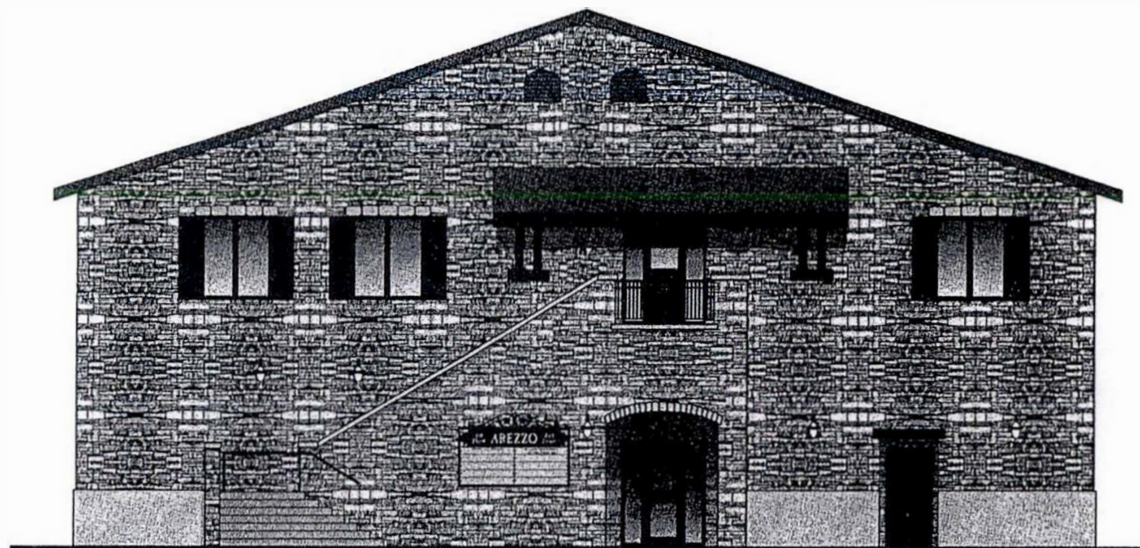
Installed: _____ Date: _____

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AREZZO BUILDING
SIGN TYPE E2 - S/F TENANT DIRECTORY

1st Floor	AREZZO	2nd Floor
THE SPA AT LA BORGATA		DR. PETER'S FINANCIAL TITLE
		DR. HASTINGS AT LA BORGATA

SIGN F2.1 ARREZO NORTH



AREZZO BLDG - NORTH ELEVATION

SCALE: 1/8" = 1'

Project La Borgata
 Address El Dorado Hills Bl. & Park Dr.
El Dorado Hills, CA

Date 6-27-03
 Revision # 1-2-04

Est. # 28872
 Estimate Jeff Joby. Am. Y.B.
 Sales Rep. Approval for Production

Ellis & Ellis
 SIGN SYSTEMS
 916.924.1936 FAX 916.924.3133
 1111 Joellis Way, Sacramento, CA 95815
 Contractor's License #545167

Estimator Approval for Production
 Date

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 Date

Electrical requirements shall be responsible for:
 1) Electrical must be within 1" of sign.
 2) Must have bonded earth ground from electrical panel to sign location.
 3) N.E.C. requires duplicated circuits for signs.
 4) No roof penetrations.
 Licensed Signer Date

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None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever, without the written permission of Ellis & Ellis.

AREZZO BUILDING
SIGN TYPE F2 - SIF TENANT DIRECTORY



SIGN F2.1 ARZZO SOUTH



AREZZO BLDG - SOUTH ELEVATION

SCALE : 1/8" = 1'

Owner: La Borgata
 Date: 6-27-03
 Project #: 28872
 Designer: Jeff
 Date: Y.B.
 Sales Rep. Approval for Production

Ellis & Ellis
 SIGN SYSTEMS
 916.924.1936 FAX 916.924.3133
 1111 Joellis Way Sacramento, CA 95815

Fabricator:
 Estimator Approval for Production

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Electrical requirements shall be responsible for:
 1) Electrical must be within 6" of sign.
 2) Must have bonded earth ground from electrical panel to sign location.
 3) A.E.C. requires dedicated circuits for signs.
 4) No roof penetrations.

Inset Signature Date
 Leadline Signature Date
 Leadline Signature Date

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AREZZO BUILDING
1ST FLOOR TENANTS SIGN OPTIONS

SIGN TYPE E1
D.F BLADE SIGN - NON ILLUM.

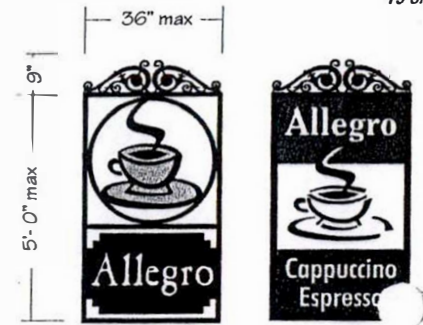
- 1/8" ALUMINUM FACE - PAINTED FINISH
- ROUTED OUT, F.C.O. OR VINYL COPY
- COLORS SUBJECT TO LANDLORD APPR.
- ALUM. SQ. TUBE FLAG MOUNT POSTS w/ CAPS
- 3/8" ALUM MOUNTING PLATE
- F.C.O. 1/4" DECORATIVE GUSSET
- PAINT PPG 2740B DK. BRONZE



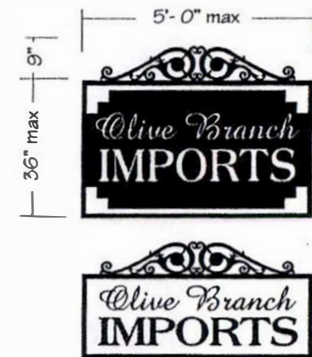
SIGN TYPE E1.1 - SCALE: 3/8" = 1'



SIGN TYPE E1.2 - SCALE: 3/8" = 1'

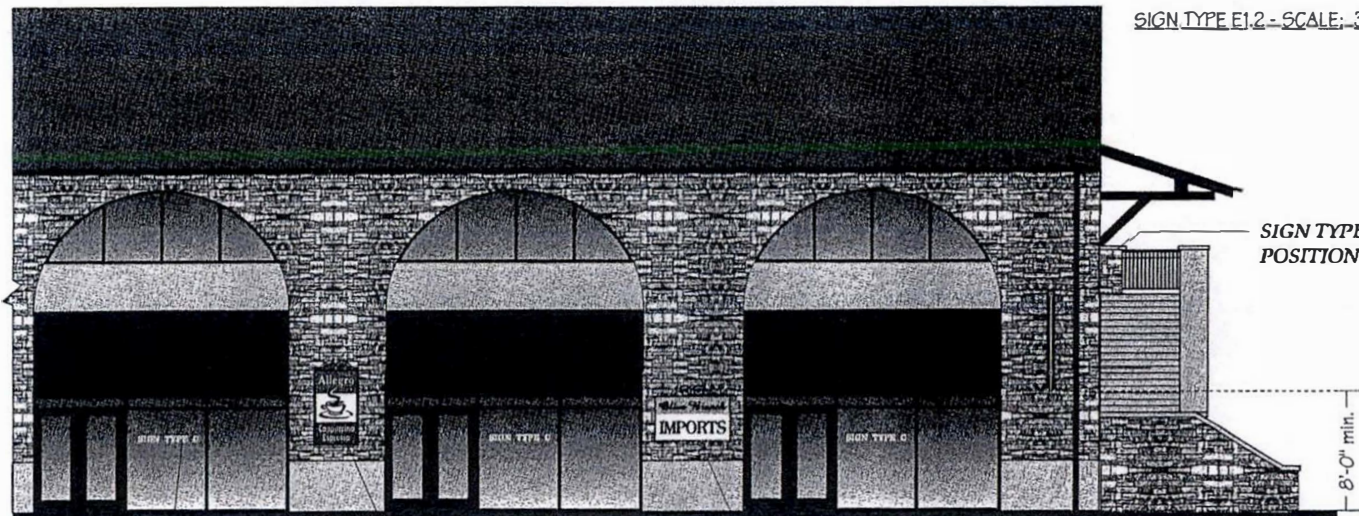


SIGN TYPE F1.1 - SCALE: 3/8" = 1'



SIGN TYPE F1.2 - SCALE: 3/8" = 1'

- SIGN TYPE F1**
S.F WALL SIGN - NON ILLUM.
- 1/8" ALUMINUM FACE - PAINTED BKGD.
 - ROUTED OUT, F.C.O. OR VINYL COPY
 - COLORS SUBJECT TO LANDLORD APPR.
 - 1 1/2" ALUM. CHANNEL FRAME
 - F.C.O. 1/4" ALUM. FRIEZE
 - ALUM. ANGLE MOUNTING BRACKETS
 - PAINT PPG 2740B DARK BRONZE



SIGN TYPE C - VINYL COPY

EAST ELEVATION - NORTH END

SIGN TYPE F1.1 POSITION

SIGN TYPE F1.2 POSITION

SIGN TYPE E1.1 POSITION

SCALE: 1/8" = 1'

Drawn: La Borgia
 Date: 6-27-03
 Revision # 1-19-04

Job # 28872
 Designer: Jeff
 Sales Rep. Approval for Production

Ellis & Ellis
SIGN SYSTEMS
 916.924.1936 FAX 916.924.3133
 1111 Joellis Way Sacramento, CA 95815

Project No:
 Estimator Approval for Production

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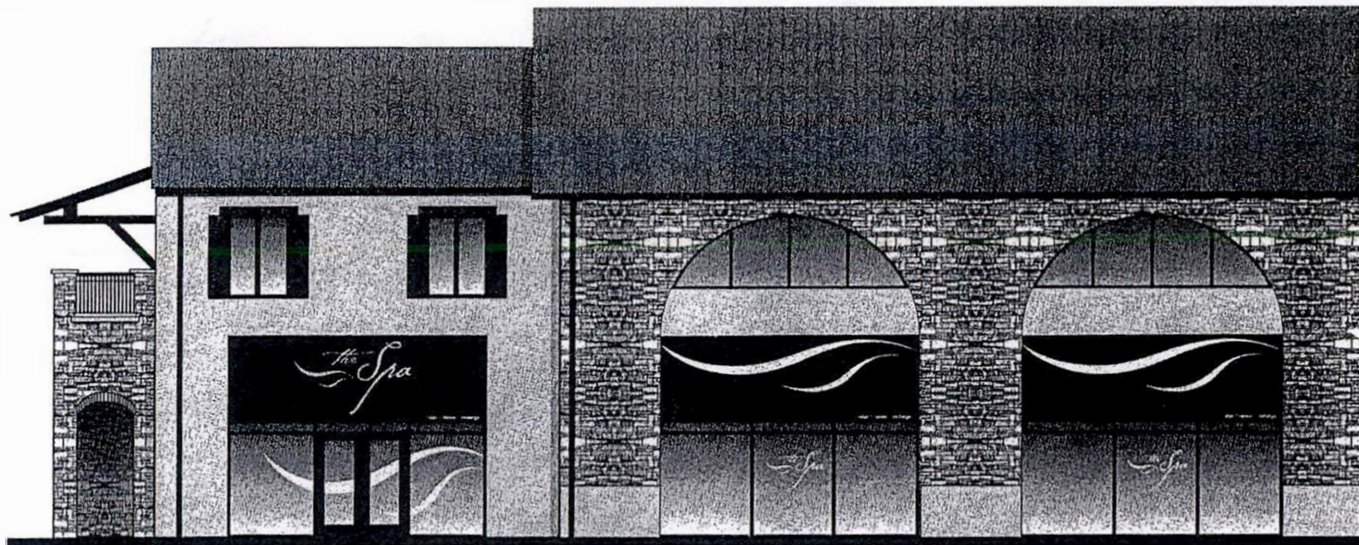
Client Signature: _____ Date: _____
 Drafted Signature: _____ Date: _____
 Licensed Signature: _____ Date: _____

Electrical requirements client is responsible for:
 1) Electrical must be within 8' of sign.
 2) Must have bonded earth ground from electrical panel to sign location.
 3) If E.C. requires dedicated circuits for sign.
 4) No roof penetrations.

All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by and the property of Ellis & Ellis, and were created, evolved and developed for use on and in connection with the specified project.

AREZZO BUILDING
1ST FLOOR TENANTS SIGN OPTIONS

SIGN TYPE II
AWNING GRAPHICS
 HAND PAINTED OR MACHINE CUT NYLON



EAST ELEVATION - SOUTH END

SCALE: 1/8" = 1'

Project La Borgata

Date 1-19-04

Job # 28872

Address El Dorado Hills Bl. & Park Dr.

Sheet # 1

Designer Jeff Date 1/19/04

El Dorado Hills, CA

Scale 1/8" = 1'

Sales Rep. Approval for Production

Notes

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 1111 Joellis Way Sacramento, CA 95815

Production Date

Estimator Approval for Production

Date

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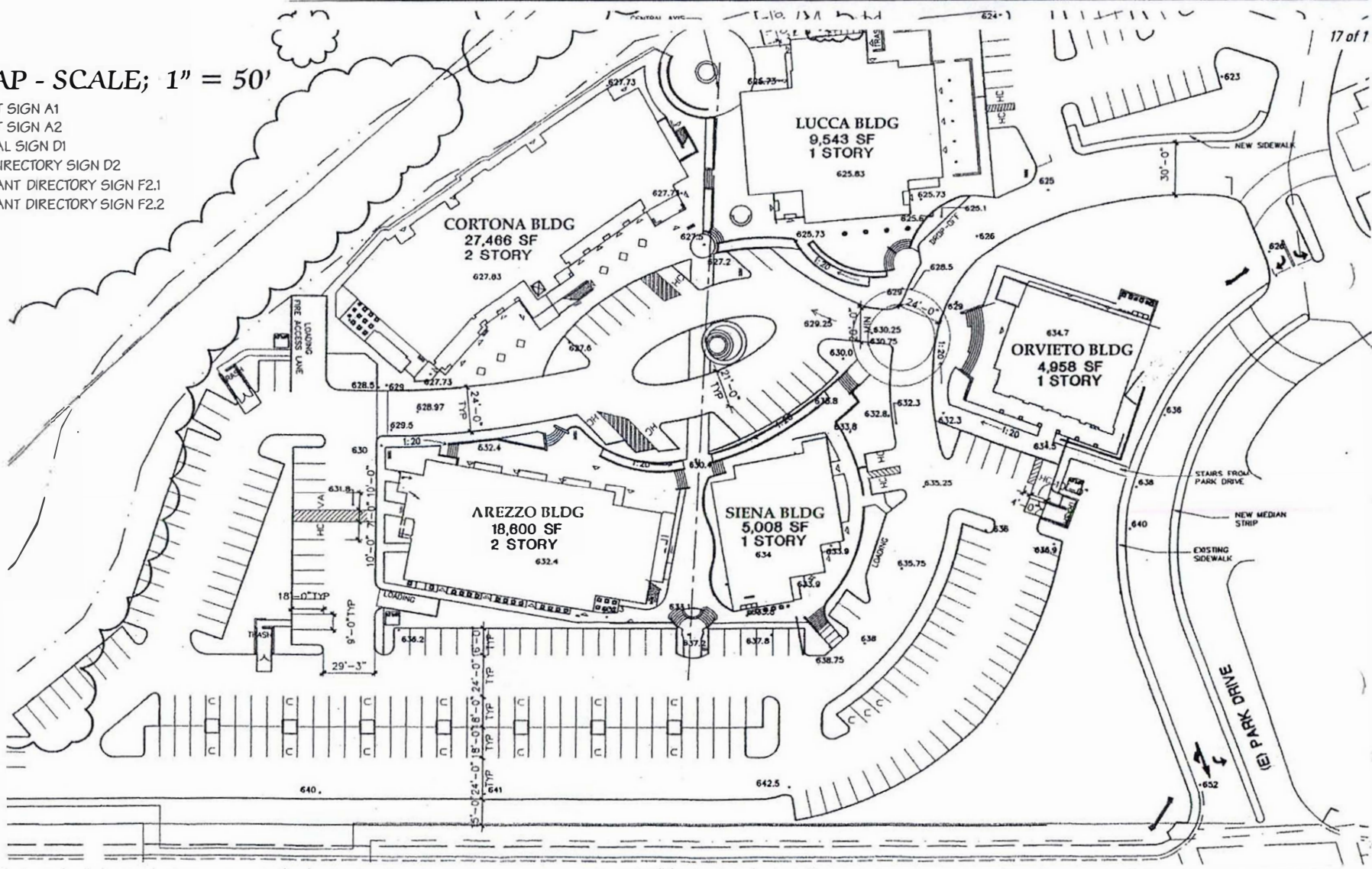
Lead Signer _____ Date _____
 Lead Signer _____ Date _____

Electrical requirements client is responsible for:
 1) Electrical must be within 6" of sign.
 2) Must have bonded earth ground from electrical panel to sign location.
 3) N.E.C. requires dedicated circuit for signs.
 4) No roof penetrations.

Lead Signer _____ Date _____

SITE MAP - SCALE; 1" = 50'

- MONUMENT SIGN A1
- MONUMENT SIGN A2
- DIRECTIONAL SIGN D1
- CORTONA DIRECTORY SIGN D2
- BLDG. TENANT DIRECTORY SIGN F2.1
- BLDG. TENANT DIRECTORY SIGN F2.2



Project: La Borgata Date: 6-27-03 Job # 28872
 Address: El Dorado Hills Bl. & Park Dr. Estimator: Jeff Job: Y.D.
El Dorado Hills, CA Sales Rep. Approval for Production

Ellis & Ellis
SIGN SYSTEMS
 916.924.1936 FAX 916.924.3133
 1111 Joellis Way Sacramento, CA 95815

Estimator Approval for Production

 Date: _____

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Electrical requirements shall be responsible for:
 1) Electrical must be within 6" of sign panel in sign location.
 2) If E.C., requires dedicated circuits for signs.
 4) No hot panels allowed.

 Date: _____

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13. The applicant shall provide a minimum of two pedestrian access points from the existing sidewalk along El Dorado Hills Boulevard into the project site.
14. The applicant shall insure that an approved water supply capable of supplying the required fire flow for fire protection shall be provided to all proposed buildings. Additionally, the applicant shall meet all other U.F.C. requirements and contact the El Dorado Hills Fire Department regarding any other conditions or requirements that must be met prior to occupancy of the buildings. The applicant shall provide a minimum 20 foot wide fire access roadway behind (east) of Building D to provide looped fire access.
15. All building and parking lot lighting shall be designed so as to direct light downwards (top and side shielded) in compliance with Section 17.14.170 of the Zoning Ordinance. Lights shall be placed so that no glare or light spills over onto an adjoining property or established road right-of-way. Light standards shall not exceed 30 feet in height.
16. Building design and colors, building placement, and parking lot improvements shall be completed in conformance with the plans submitted and in conformance with the conditions of approval herein. Minor variations are allowed, however, any major changes in the design of buildings, location of buildings, access ways, and parking shall require Planning Director review and approval.
17. A Water Conserving Landscape Plan shall be submitted along with the final landscape plan prior to issuance of building permit as per the standards established under El Dorado County Resolution 69-73.
18. The Parking Lot Landscaping and Buffering Standards (Section 17.18.090, El Dorado County Zoning Ordinance) shall be incorporated into the site plan and final landscape plan and be approved by the Planning Director prior to issuance of a building permit.
19. All signs proposed for the site shall comply with the following: One free standing sign of 80 square feet, or two free standing signs of 50 square feet each shall be allowed. All wall signs proposed for the buildings cannot exceed 20% of the wall area. A sign plan shall be submitted to the Planning Department for review and placement in the project file. Additional or oversize free-standing signs for the project will require the submittal and approval of a special use permit.
20. A minimum of 280 parking spaces shall be provided on-site for the proposed buildings meeting the parking lot construction standards contained in Section 17.18.070 of the Zoning Ordinance. A minimum of 7 handicap accessible parking spaces shall be provided on-site.



GAMBLING CONTROL COMMISSION

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(916) 263-0700 Phone
(916) 263-0499 Fax
www.cgcc.ca.gov

PAULA LABRIE, CHAIR
CATHLEEN GALGIANI
ERIC C. HEINS
WILLIAM LIU
EDWARD YEE

May 24, 2023

To: All Interested Parties

Re: **Cardroom License Moratorium Reinstatement**

For more than two decades, Business and Professions Code sections 19962 and 19963 formed a moratorium on the expansion of controlled gambling, until these statutes expired on January 1, 2023.

On May 22, 2023, Governor Newsom signed [Assembly Bill \(AB\) 341](#) (Chapter 8, Statutes of 2023, Ramos), which reestablishes a moratorium on the expansion of gambling until January 1, 2043.

Specifically, AB 341 reinstates the following provisions from the previous moratorium:

- Prohibits the California Gambling Control Commission (Commission) from issuing a State Gambling License for a new cardroom that was not licensed to operate on December 31, 1999, unless an application to operate that cardroom was on file with the Department of Justice prior to September 1, 2000.
- Prohibits local jurisdictions and their voters from passing ordinances that authorize legal gambling, or amending their existing ordinances in a way that would constitute an [expansion of gambling](#).

However, AB 341 authorizes local jurisdictions to amend an ordinance that applies only to cardrooms that operate fewer than 20 tables. These cardrooms may increase their maximum number of tables by up to 10 additional tables above the number of tables operated by the cardroom on January 1, 2023, but only by up to two additional tables in the first year after the ordinance takes effect, and by up to two additional tables every four years thereafter. Pursuant to AB 341, the Commission can only grant the additional tables to eligible cardrooms if the cardrooms are operating all their permitted tables and are current on their payments of all taxes and applicable fees.

Although the provisions of AB 341 do not take effect until January 1, 2024, the bill effectively makes the reinstated moratorium retroactive to the expiration of the previous moratorium on January 1, 2023, through the following provisions:

- AB 341 invalidates and preempts any amendment to or adoption of a local ordinance on or after January 1, 2023, resulting in an expansion of gambling that was not authorized or permitted as of December 31, 2022, or otherwise authorized, as specified.

Cardroom Moratorium

May 24, 2023

Page 2 of 2

- AB 341 prohibits the Commission from approving an application for a State Gambling License for a new cardroom that was not licensed to operate on December 31, 2022, that is pending before the Commission as of January 1, 2024.
- AB 341 invalidates a State Gambling License for a cardroom that was not licensed to operate on December 31, 2022, and that was issued between December 31, 2022, and January 1, 2024.

The Commission has updated the [Frequently Asked Questions](#) page on its website, under the "Cardrooms" subcategory, with new information and guidance regarding the moratorium.

If you have any questions, please call the Commission at (916) 263-0700 or email comments@cgcc.ca.gov.

Sincerely,

Rebecca Kirk

REBECCA KIRK
Deputy Director, Legislative and Regulatory Affairs

for

STACEY LUNA BAXTER
Executive Director