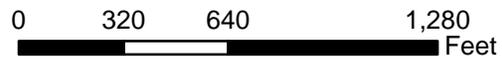
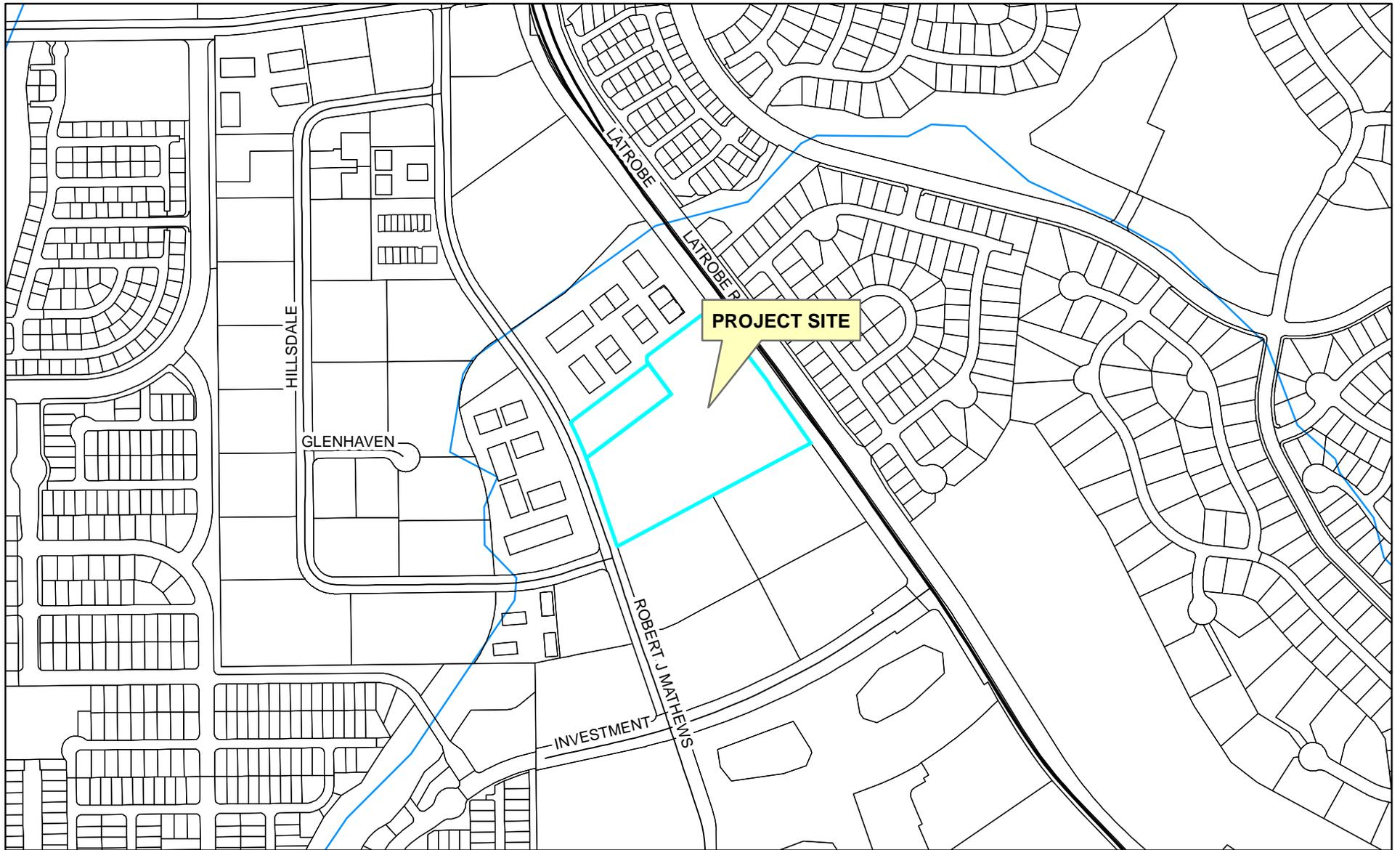


# PD21-0002 LATROBE COMMERCIAL CONDOMINIUMS EXHIBIT A - LOCATION MAP



# PD21-0002 LATROBE COMMERCIAL CONDOMINIUMS EXHIBIT B - AERIAL MAP



0 230 460 920 Feet



**Legend**

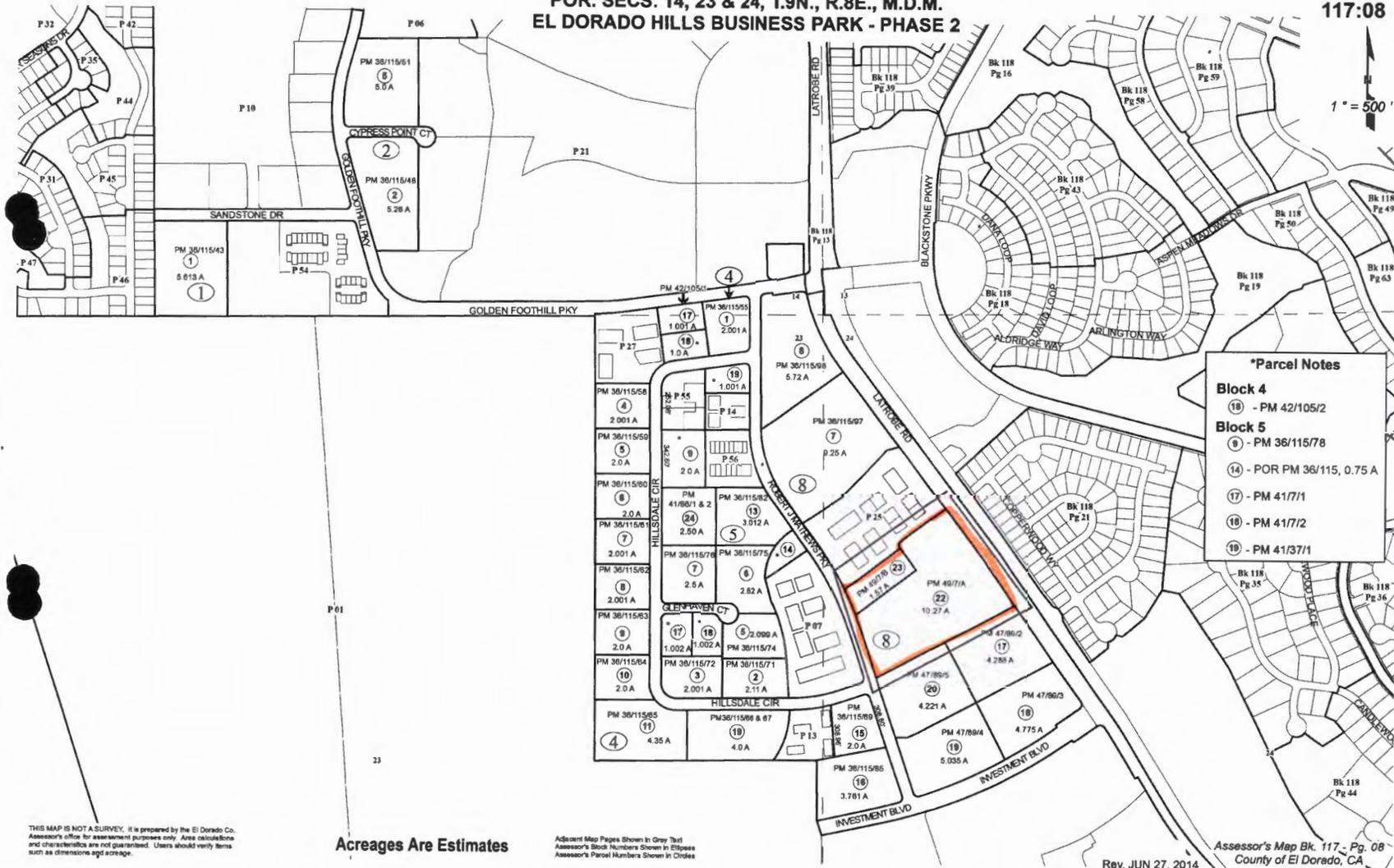
- Parcels
- Roads

# PD21-0002 LATROBE COMMERCIAL CONDOMINIUMS EXHIBIT C - ASSESSOR'S PARCEL MAP

**POR. SECS. 14, 23 & 24, T.9N., R.8E., M.D.M.  
EL DORADO HILLS BUSINESS PARK - PHASE 2**

117:08

1" = 500'



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

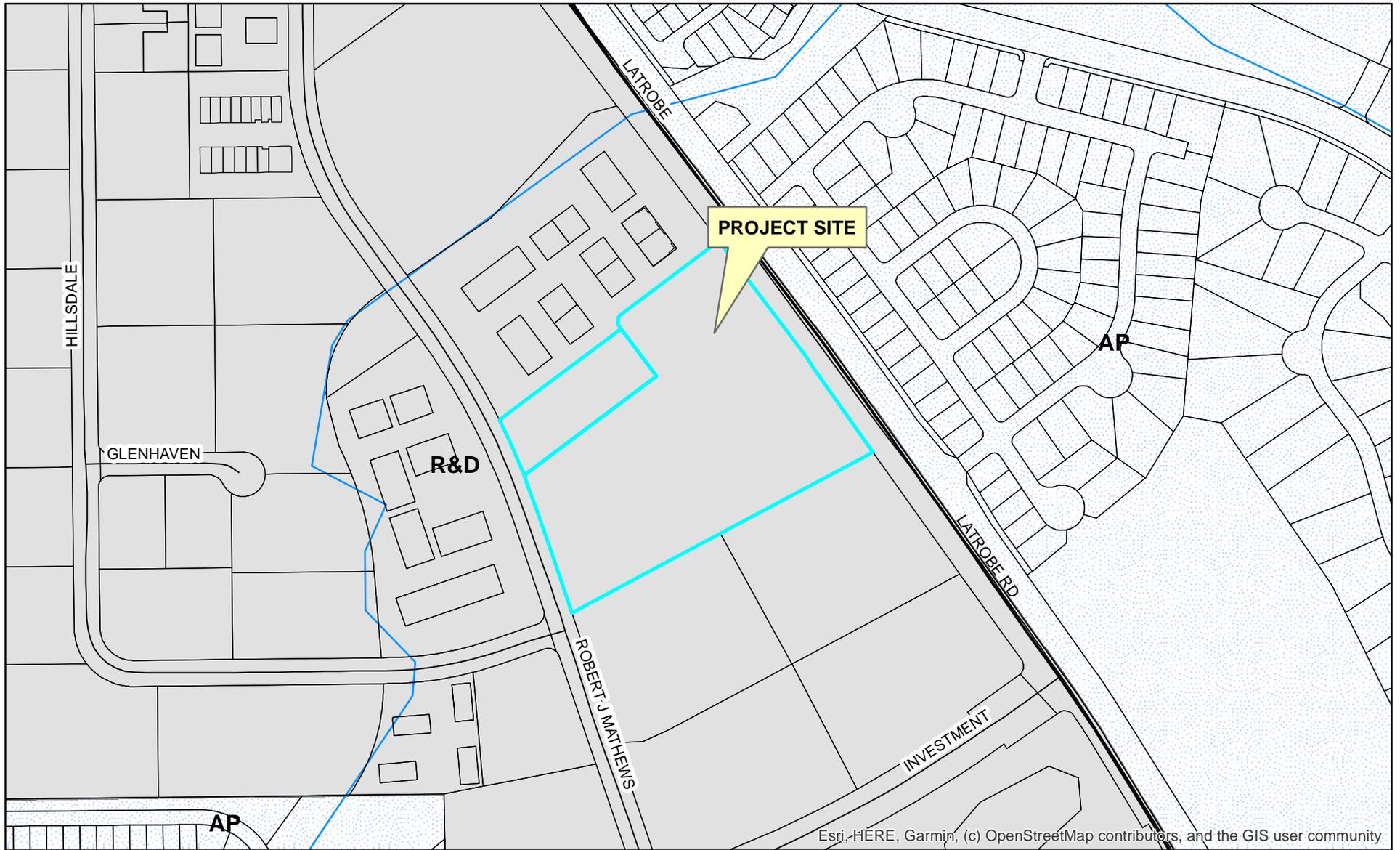
**Acreages Are Estimates**

Adjacent Map Pages Shown in Gray Text  
 Assessor's Block Numbers Shown in Ellipse  
 Assessor's Parcel Numbers Shown in Circles

Rev. JUN 27, 2014 Assessor's Map Bk. 117 - Pg. 08  
 County of El Dorado, CA

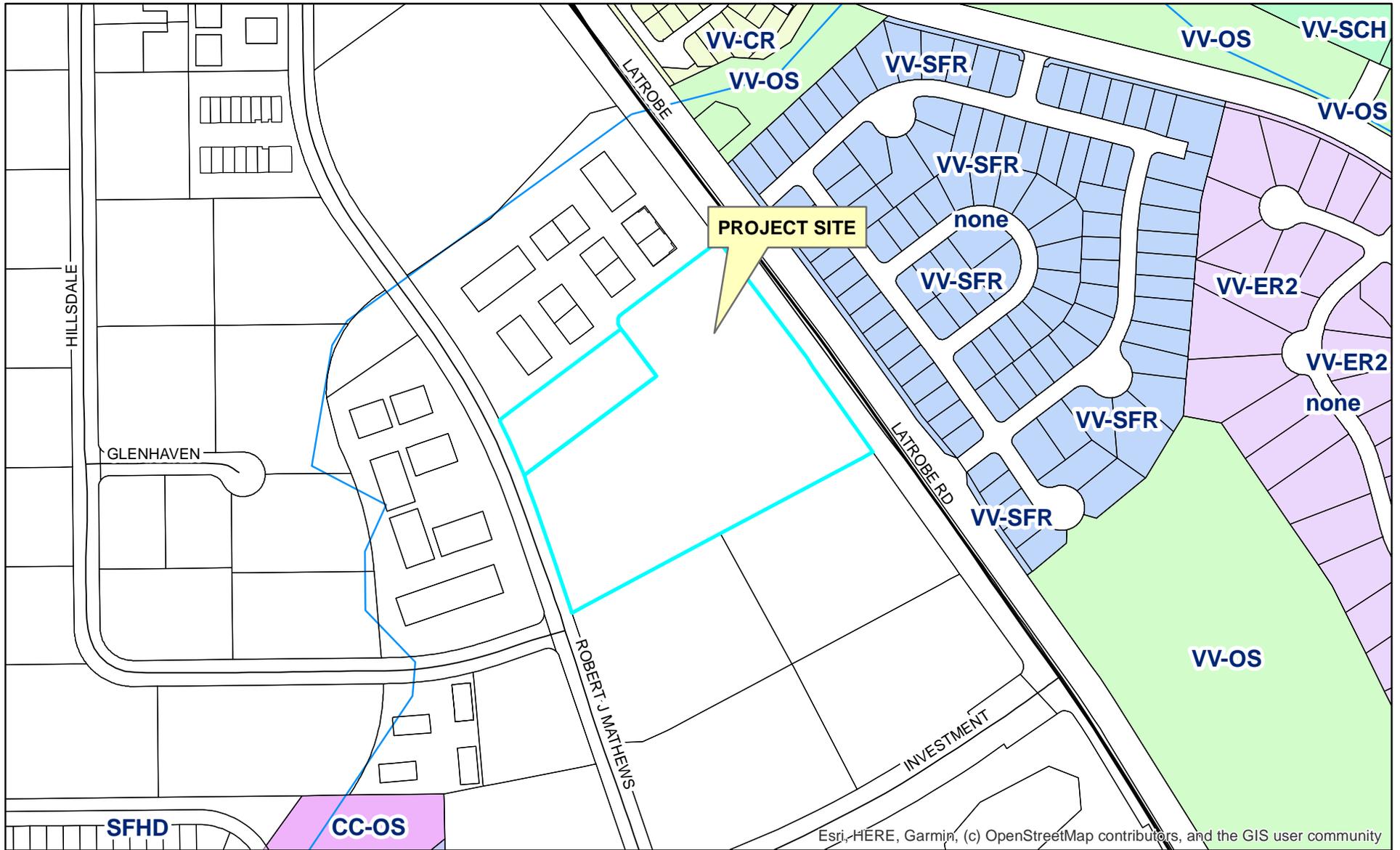
# PD21-0002

# PD21-0002 LATROBE COMMERCIAL CONDOMINIUMS EXHIBIT D - GENERAL PLAN LAND USE MAP



# PD21-0002 LATROBE COMMERCIAL CONDOMINIUMS

## EXHIBIT E - ZONING MAP



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

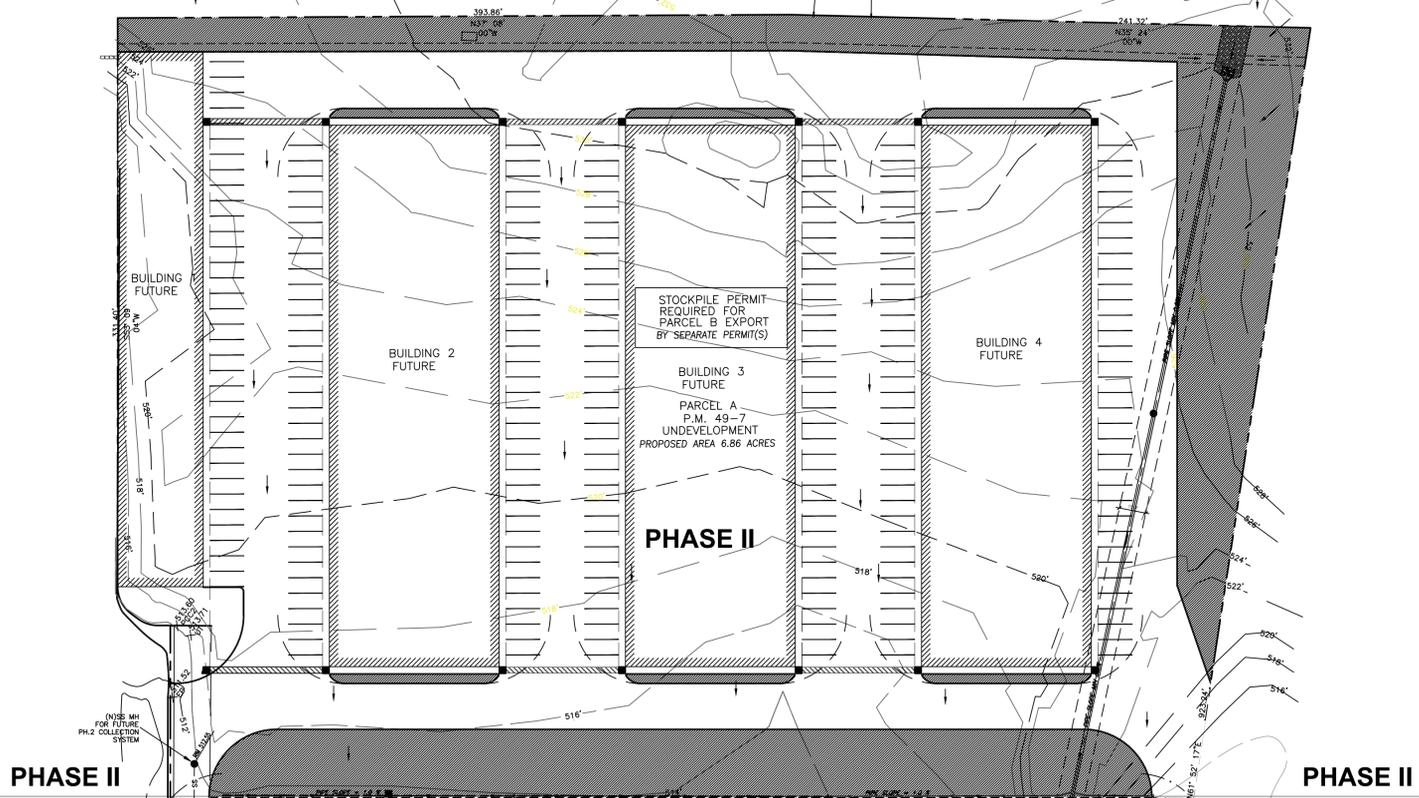
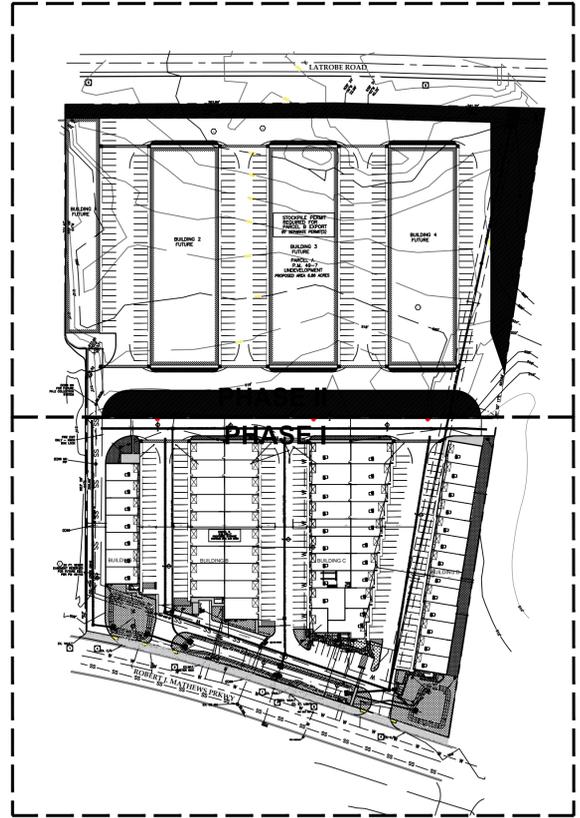
### Legend

<b>Specific Plan Zoning</b>	CC-OS	VV-OS
	VV-CR	VV-SCH
	VV-ER2	VV-SFR
CC-IND		Parcels
		Roads

0 90 180 360 540 720 Feet



PD21-0002 LATROBE COMMERCIAL CONDOMINIUMS  
EXHIBIT F - SITE PLANS



SITE PLAN LEGEND

- CENTERLINE
- PROPERTY LINE
- x- CHAIN LINK FENCE
- 944 CONTOUR LINE
- 945.0 FS SPOT ELEVATION
- RAIL FENCING
- FLOW LINE
- STORM DRAIN
- W-W WATER LINE
- SS-SS SANITARY SEWER
- E-E ELECTRICAL
- G-G GAS LINE
- C-C CABLE/TV/INTERNET
- SETBACK LINES
- LANDSCAPE AREA
- AC PAVEMENT
- CONCRETE
- RIP RAP - DRAINAGE
- MASONRY CMU WALLS
- NEW RETAINING WALLS

BUILDING AREA PHASE I

BUILDING A	8,765	SQ. FT.
BUILDING B	23,945	SQ. FT.
BUILDING C	29,043	SQ. FT.
BUILDING D	18,787	SQ. FT.
<b>TOTAL</b>	<b>77,457</b>	<b>SQ. FT.</b>
MECH. RM.	135X5	SQ.FT.
<b>TOTAL</b>	<b>675</b>	<b>SQ.FT.</b>
<b>TOTAL AREA</b>	<b>78,132</b>	<b>SQ. FT.</b>

BUILDING UNITS PHASE I

BUILDING A	25X50	(7-UNITS)
BUILDING B	25X50	(18-UNITS)
BUILDING C	25X60	(7-UNITS)
	30X60	(2-UNIT)
	30X62	(1-UNIT)
	30X58	(1-UNIT)
	25X53	(1-UNIT)
	25X49	(1-UNIT)
	25X46	(1-UNIT)
	25X42	(1-UNIT)
	25X38	(1-UNIT)
	25X34	(1-UNIT)
	25X30	(1-UNIT)
	29X39	(1-UNIT)
	34X35X56	(1-UNIT)
BUILDING D	25X50	(11-UNITS)
	30X50	(2-UNITS)
<b>TOTAL</b>		<b>58-UNITS</b>

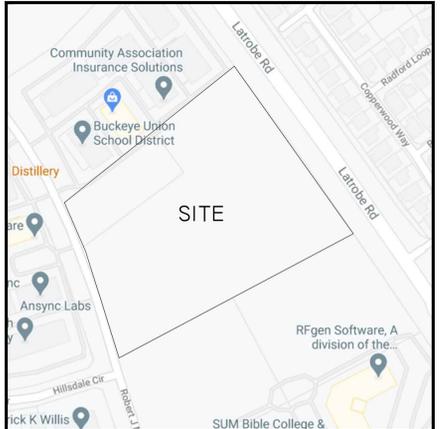
PHASE 2 FUTURE INFORMATION  
FUTURE BUILDINGS 1,2,3 AND 4  
BUILDING 1 - 15,572 SF  
BUILDING 2 - 31,345 SF  
BUILDING 3 - 31,345 SF  
BUILDING 4 - 31,345 SF  
TOTAL SF FUTURE UPPER SITE = 109,607 SF

SITE DATA PHASE I

SITE AREA TOTAL	: 216,096.79	SQ. FT. or 4.96 ACRES
BLDG. COV. TOTAL	: 78,132.00	SQ. FT./216,096.79 = 36.16%
LANDSCAPE AREA	: 31,315.00	SQ. FT./216,096.79 = 14.95%
ASPHALT AREA	: 105,649.79	SQ. FT./216,096.79 = 48.89%
REQ. PARKING UNITS	: 1 SPACE PER 250 OF ACTIVE USE AREA (AUA) LESS 50% OF AUA FOR STORAGE USE = 77,457/250 = 308.5 (LESS 50%) =	155 SPACES
TOTAL PROVIDED PARKING UNIT	: EXTERIOR PARKING SPACES = 169 SPACES INTERIOR PARKING SPACES = NA	
FRONT LOT ADA PARKING	: VAN = 2 SPACES STANDARD = 7 SPACES	
TOTAL PARKING	: = 178 SPACES	

SITE DATA PHASE II

SITE AREA TOTAL	: 231,303.6	SQ. FT. OR 5.31 ACRES
BLDG. COV. TOTAL	: 109,607.00	SQ. FT./231,303.6 = 47.33%
LANDSCAPE AREA	: 9,340.60	SQ. FT./231,303.6 = 4.10%
ASPHALT AREA	: 112,356.0	SQ. FT./231,303.6 = 48.57%
REQ. PARKING UNITS	: 1 SPACE PER 250 OF ACTIVE USE AREA (AUA) LESS 50% OF AUA FOR STORAGE USE = 109,607/250 = 438.4 (LESS 50%) =	219 SPACES
TOTAL PROVIDED PARKING UNIT	: EXTERIOR PARKING SPACES = 232 SPACES INTERIOR PARKING SPACES = NA	
TOTAL PARKING	: = 232 SPACES	



SITE ADDRESS  
200819 LATROBE ROAD  
EL DORADO HILLS, CA 95762  
ASSESSOR PARCEL NO'S  
APN 117-088-022 & 023  
OWNER - DEVELOPER  
LTV INC  
DUANE R WOOD  
5234 N. High Prairie Drive Star ID 83669  
516-768-7067  
ZONING AND LAND USE  
COMMERCIAL ZONING  
LOT ACREAGE  
10.27 FOR -022 AND 1.57 FOR -023

**IMPORTANT NOTICE**  
Section 4216/4217 of the Government Code requires a Dig Alert Identification Number to be issued before a Permit to Excavate will be valid. For your Dig Alert ID, Number call CALL TOLL FREE 48 HOURS BEFORE YOU DIG UNDERGROUND SERVICE ALERT 811

CIVIL ENGINEER  
DRP ENTERPRISES LLC  
DANIEL PATNEAU  
MAILING ADDRESS:  
PO BOX 4428  
PALM SPRINGS, CA 92263  
(206)734-7765  
JOANNE C. SINGER RCE 26900  
(760)625-7426

CIVIL ENGINEER OF RECORD  
Joanne Singer  
JOANNE C. SINGER  
R.C.E. No. 26900 EXPIRES 3/31/25  
DATE 2-6-2024

1 SITE PLAN

FILE NO.	NUMBER	DATE	INITIALS	DESCRIPTION	APPROVED	INTALLED	BENCHMARK DATA
8							BASIS OF BEARINGS: THE MERIDAN OF THIS SURVEY IS IDENTICAL TO MERIDIAN OF PARCEL MAP 48-42 AS DETERMINED BY MONUMENTS. PARCEL MAP - PARCEL 1 OF PM 47-89 AND PARCEL 8 OF PM 48-42.

REFERENCES
BASIS OF BEARINGS: THE MERIDAN OF THIS SURVEY IS IDENTICAL TO MERIDIAN OF PARCEL MAP 48-42 AS DETERMINED BY MONUMENTS. PARCEL MAP - PARCEL 1 OF PM 47-89 AND PARCEL 8 OF PM 48-42.

COUNTY OF EL DORADO  
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE	APPROVED BY
PRINCIPAL ENGINEER			
CONST. CONTRACT ADMIN.			
STREET SERVICES			
SURVEYOR			
TRAFFIC DIVISION			
PARKS DEPARTMENT			

DATE: , 2024

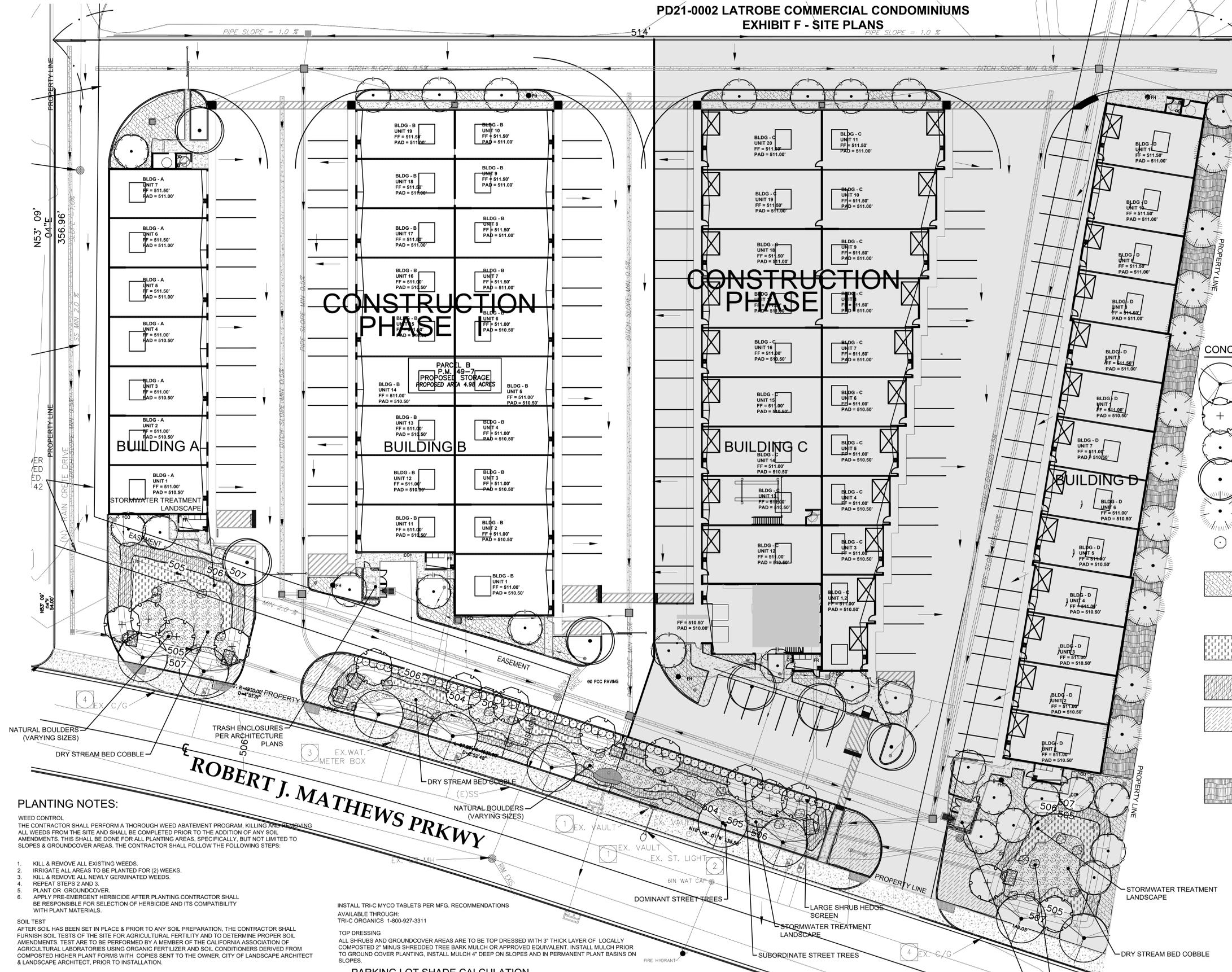
PLAN CHECK # 2020-752  
SITE PLAN PHASE I, 2 AND FUTURE BUILDING  
200819 LATROBE ROAD  
MASTER SITE PLAN  
COUNTY OF EL DORADO  
SHEET 1 OF 1

PD21-0002 LATROBE COMMERCIAL CONDOMINIUMS  
EXHIBIT F - SITE PLANS

**Wda!** Wilson Davis Associates  
Landscape Architecture  
2825 Litchfield Dr.  
Riverside, CA 92503  
Ph. (951) 353-2436

ARCHITECT:  
RAH Architecture  
73153 Ajo Ln.  
Palm Desert, CA. 92260  
949-554-7124  
andrewh@raharchitecture.com  
www.raharchitecture.com

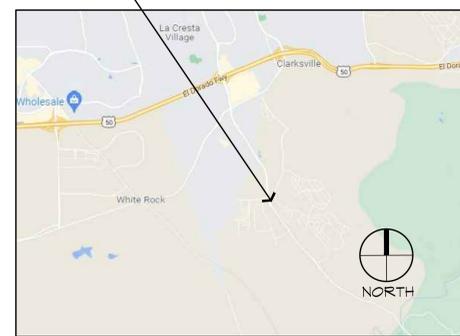
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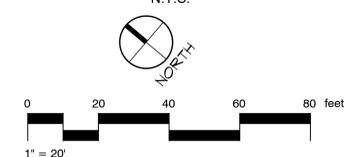
CONCEPT PLANT SCHEDULE

PLANT TYPE	PLANT SPECIES	QUANTITY	DATE
DOMINANT STREET TREE	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree	15 Gal., M	2022-06-23 11:15
SUBORDINATE STREET TREE	Pyrus calleryana 'Aristocrat' TM / Aristocrat Callery Pear	EXISTING	
VERTICAL EVERGREEN TREE	Pinus canariensis / Canary Island Pine	24" Box, M	
SHADE TREE	Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust	24" Box, M	
VERTICAL BUFFER TREE	Pinus halepensis / Aleppo Pine	15 Gal., L	
BORDER PLANTING	Cotoneaster lacteus / Red Clusterberry Cotoneaster Xylosma congestum 'Compacta' / Compact Xylosma	5 Gal., M 5 Gal., M	
BUILDING FOUNDATION PLANTING	Abelia x grandiflora / Glossy Abelia Berberis thunbergii / Japanese Greenleaf Barberry Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly Mahonia aquifolium / Oregon Grape Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary	5 Gal., L 5 Gal., M 5 Gal., M 5 Gal., L 1 Gal., L	
WATER QUALITY BASIN	Carex pansa / Sanddune Sedge Juncus patens / California Gray Rush	5 Gal., M 1 Gal., M	
WATER QUALITY BASIN SLOPES	Hillside Erosion Control Mix / Stover Seeds	HYDROSEED	
STREETSCAPE PLANTING	Cistus salvifolius / Rockrose Sageleaf Grevillea x 'Noellii' / Noel Grevillea Hypericum calycinum / Creeping St. John's Wort Juniperus horizontalis / Creeping Juniper Mahonia aquifolium 'Compacta' / Compact Oregon Grape Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Bumald Spiraea	1 Gal., L 5 Gal., L 1 Gal., M 1 Gal., M 5 Gal., L 5 Gal., M	
SPREADING GROUNDCOVER AREA	Lantana selowiana / Trailing Lantana Trachelospermum jasminoides / Chinese Star Jasmine	Flats, L Flats, L	

SITE LOCATION



VICINITY MAP



**PLANTING NOTES:**

**WEED CONTROL**  
THE CONTRACTOR SHALL PERFORM A THOROUGH WEED ABATEMENT PROGRAM, KILLING AND REMOVING ALL WEEDS FROM THE SITE AND SHALL BE COMPLETE PRIOR TO THE ADDITION OF ANY SOIL AMENDMENTS. THIS SHALL BE DONE FOR ALL PLANTING AREAS, SPECIFICALLY, BUT NOT LIMITED TO SLOPES & GROUNDCOVER AREAS. THE CONTRACTOR SHALL FOLLOW THE FOLLOWING STEPS:

- KILL & REMOVE ALL EXISTING WEEDS.
- IRRIGATE ALL AREAS TO BE PLANTED FOR (2) WEEKS.
- KILL & REMOVE ALL NEWLY GERMINATED WEEDS.
- REPEAT STEPS 2 AND 3.
- PLANT OR GROUNDCOVER.
- APPLY PRE-EMERGENT HERBICIDE AFTER PLANTING. CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTION OF HERBICIDE AND ITS COMPATIBILITY WITH PLANT MATERIALS.

**SOIL TEST**  
AFTER SOIL HAS BEEN SET IN PLACE & PRIOR TO ANY SOIL PREPARATION, THE CONTRACTOR SHALL FURNISH SOIL TESTS OF THE SITE FOR AGRICULTURAL FERTILITY AND TO DETERMINE PROPER SOIL AMENDMENTS. TEST ARE TO BE PERFORMED BY A MEMBER OF THE CALIFORNIA ASSOCIATION OF AGRICULTURAL LABORATORIES USING ORGANIC FERTILIZER AND SOIL CONDITIONS DERIVED FROM COMPOSTED HIGHER PLANT FORMS WITH COPIES SENT TO THE OWNER, CITY OF LANDSCAPE ARCHITECT & LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION.

**SOIL PREPARATION**  
THE FOLLOWING IS PROVIDED FOR BID PURPOSES ONLY AND SHALL BE MODIFIED AS NECESSARY GIVEN THE RESULTS OF THE SOIL TEST. THE CONTRACTOR SHALL BE PREPARED TO PROVIDE DELIVERY SLIPS AND EMPTY FERTILIZER BAGS ON SITE FOR VERIFICATION OF MATERIAL.

- FOR TURF AND GROUNDCOVER AREAS THE FOLLOWING SHALL BE UNIFORMLY AND THOROUGHLY ROTOTILLED INTO THE SOIL TO A MIN. DEPTH OF 6 INCHES FOR EVERY 1000 SQ. FEET OF AREA.  
TRI-C ENDO 120  
60 LBS/ACRE  
TRI-C 6-2-4 W / 5% S:  
60-70 LBS/1000 SQ.FT  
SHAVINGS/COMPOST:  
2-3 CUBIC YARDS/1000 SQ.FT
- BACKFILL MIX FOR USE OF PLANTING ALL TREES, SHRUBS & VINES  
INCORPORATE TRI-C HUMATE @ 5-6 LBS/CU.YD OF BACKFILL MIX
- PLANT TABLET FOR ALL TREES, SHRUBS, VINES AND GROUNDCOVERS:  
(2-4) TRI-C MYCO TABS FOR ALL BOX SIZED TREES 24" BOX OR LARGER  
(2) TRI-C MYCO TABS PER 1 GALLON STOCK  
(8) TRI-C MYCO TABS PER 5 GALLON STOCK  
(16) TRI-C MYCO TABS PER 15 GALLON STOCK  
(1) TRI-C MYCO TABS FOR EACH GROUNDCOVER HOLE

NOTE: SOIL TESTS SHOULD BE TAKEN FOR MORE SPECIFIC RECOMMENDATIONS AND TO DETERMINE IF ADDITIONAL CORRECTIVE AMENDMENTS ARE NECESSARY.

PARKING LOT SHADE CALCULATION

TREE	INTERIOR PLANTER (100%)	SOUTH, EAST & WEST PERIMETER (50%)	CORNER & NORTH PERIMETER (25%)
GLEDITSIA TRIACANTHOS 'SHADEMASTER'	NA	3 X 354 = 1,062	NA
GOLDENRAIN TREE			
<b>CALCULATED TOTAL</b>	<b>0 +</b>	<b>1,062 +</b>	<b>0 = 1,062</b>
<b>REQUIRED TOTAL</b>			
AREA OF PARKING (AP)	1,738 S.F.		
AREA REQUIRED TO BE SHADED	1,738 X 50% = 869 S.F.		
	1,062 S.F. > 869 S.F. (SHADE PROVIDED EXCEEDS AMOUNT REQUIRED)		

ALL PLANTER AREAS ARE TO RECEIVE AND AUTOMATIC IRRIGATION CONSISTING OF LOW VOLUME POINT TO POINT OR DRIP LINE DRIP IRRIGATION, WEATHER BASED SMART IRRIGATION CONTROLLER AND FLOW SENSING.  
HYDROZONES WILL BE PROPERLY DESIGNATED.  
NO OVERHEAD IRRIGATION IS ALLOWED WITHIN 24" OF NON-PERMEABLE SURFACES.  
SUBSURFACE OR LOW-VOLUME IRRIGATION MUST BE USED FOR IRREGULARLY SHAPED AREAS, OR AREAS LESS THAN 10 FEET IN WIDTH.

REVISIONS:

No.	REVISION	DATE

PROJECT NAME:  
**EL DORADO LVT INC.**  
200819 LATROBE RD.  
EL DORADO HILLS, CA. 957

CLIENT:  
**EL DORADO LVT INC.**  
200819 LATROBE RD.  
EL DORADO HILLS, CA. 957

DATE: 05-26-2022  
SHEET NAME:  
**LANDSCAPE CONCEPT PLAN**  
SHEET NUMBER:  
**L10**  
SCALE: 1" = 20'-0"

ELEVATION - KEY NOTES

- ① METAL STUD WALL WITH STUCCO FINISH WITH REVEALS WHERE SHOWN
- ② MTL FLASHING
- ③ METAL ROLL UP DOOR
- ④ METAL DOOR
- ⑤ ROOF LINE
- ⑥ MECH. UNIT
- ⑦ METAL AWNING
- ⑧ WALL LIGHTING

FINISH SCHEDULE - KEY NOTES

Main Color	METAL STUD WALL WITH STUCCO FINISH MAIN COLOR BY SHERWIN WILLIAMS: SW 6119 "ANTIQUÉ WHITE"	A
Accent Color	METAL STUD WALL WITH STUCCO FINISH ACCENT COLOR BY SHERWIN WILLIAMS: SW 7514 "FOOTHILLS"	B
Accent Color	ACCENT COLOR BY SHERWIN WILLIAMS: SW 7514 "FOOTHILLS"	C

EXT. ELEVATIONS  
BUILDING A

IF THESE DRAWINGS ARE SMALLER THAN 36" X 24" THEY HAVE BEEN REDUCED.  
CONTRACTOR SHALL VERIFY ALL DIMENSIONS.  
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No.	Revision / Issue	Drawn by	Checked by	Date
1	P.C. REVIEW		_DRP	12-12-19
2	P.C. REVIEW		_DRP	01-30-20
3	CONT. CHA.		_DRP	04-27-20
4	ELEV	_RAM	_DRP	04-20-24

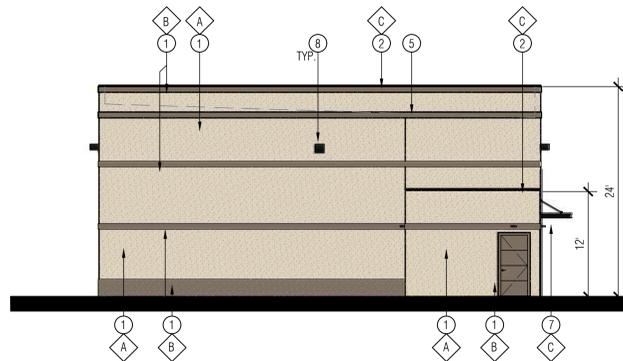


Project Owner  
**LTV INC**  
**DUANE R WOOD**  
5234 N. HIGH PRAIRIE  
DRIVE STAR ID 83669  
516-768-7067

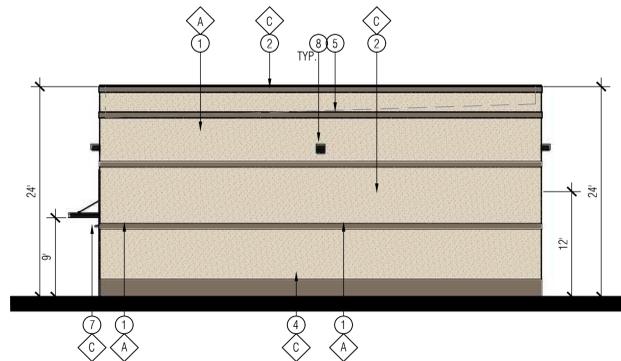
Project Name & Address  
**EL DORADO**  
**LVT INC.**  
200819 LATROBE RD.  
EL DORADO HILLS, CA.  
95762

Drawing  
**SCALE**  
1/8"=1'-0"

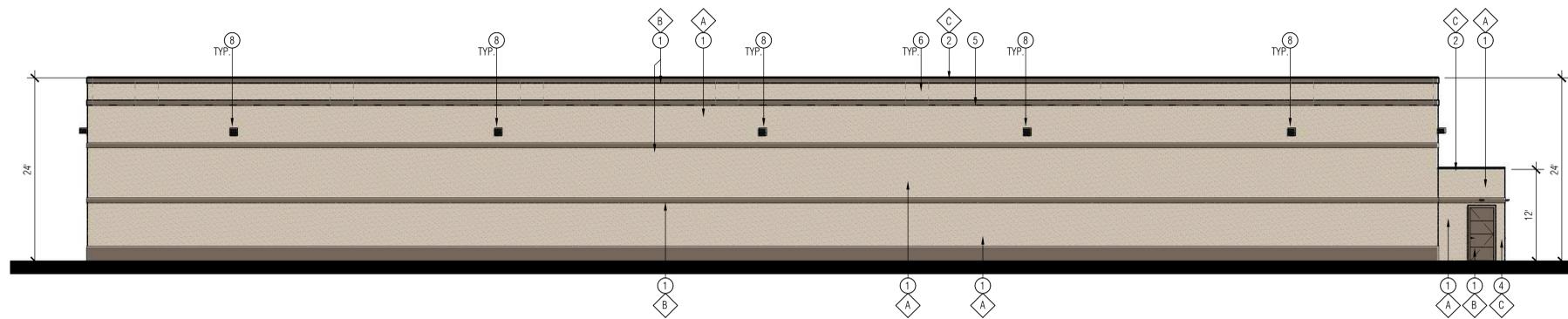
Project Number & Sheet Number  
**A5.0**



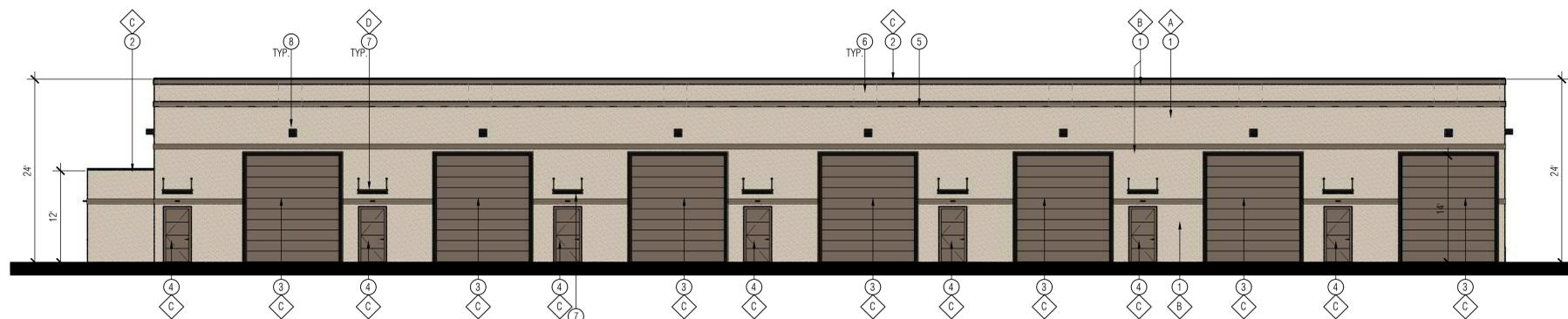
4 SOUTH ELEVATION - BUILDING A  
STREET FRONT



3 NORTH ELEVATION - BUILDING A



2 WEST ELEVATION - BUILDING A



1 EAST ELEVATION - BUILDING A

ELEVATION - KEY NOTES

- ① METAL STUD WALL WITH STUCCO FINISH WITH REVEALS WHERE SHOWN
- ② MTL FLASHING
- ③ METAL ROLL UP DOOR
- ④ METAL DOOR
- ⑤ ROOF LINE
- ⑥ MECH. UNIT
- ⑦ METAL AWNING
- ⑧ WALL LIGHTING

FINISH SCHEDULE - KEY NOTES

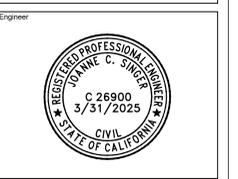
Metal Stud Wall with Stucco Finish	METAL STUD WALL WITH STUCCO FINISH MAIN COLOR BY SHERWIN WILLIAMS: SW 6119 'ANTIQUÉ WHITE'	A
Metal Stud Wall with Stucco Finish Accent	METAL STUD WALL WITH STUCCO FINISH ACCENT COLOR BY SHERWIN WILLIAMS: SW 7514 'FOOTHILLS'	B
Accent Color	ACCENT COLOR BY SHERWIN WILLIAMS: SW 7514 'FOOTHILLS'	C

LA VERNE,  
LOS ANGELES CITY  
CALIFORNIA  
LAND USE SERVICES

EXT. ELEVATIONS  
BUILDING B

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1	P.C. REVIEW		_DRP	12-12-19
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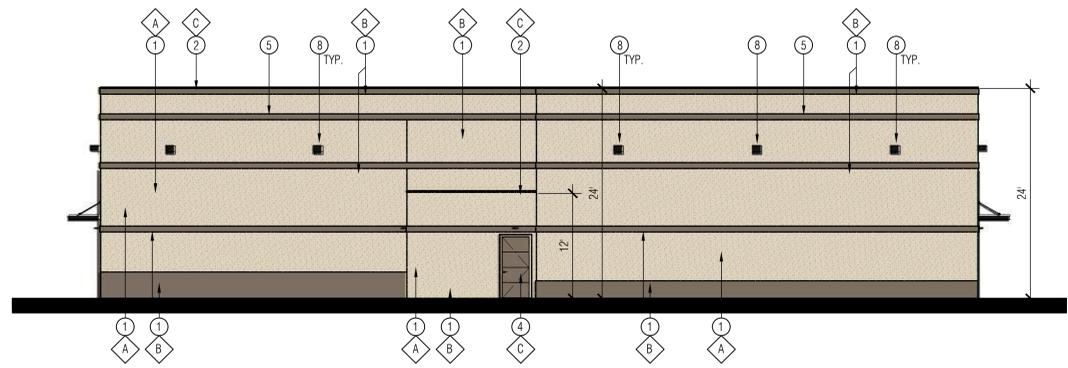


Project Owner  
**LTV INC**  
**DUANE R WOOD**  
5234 N. HIGH PRAIRIE  
DRIVE STAR ID 83669  
516-768-7067

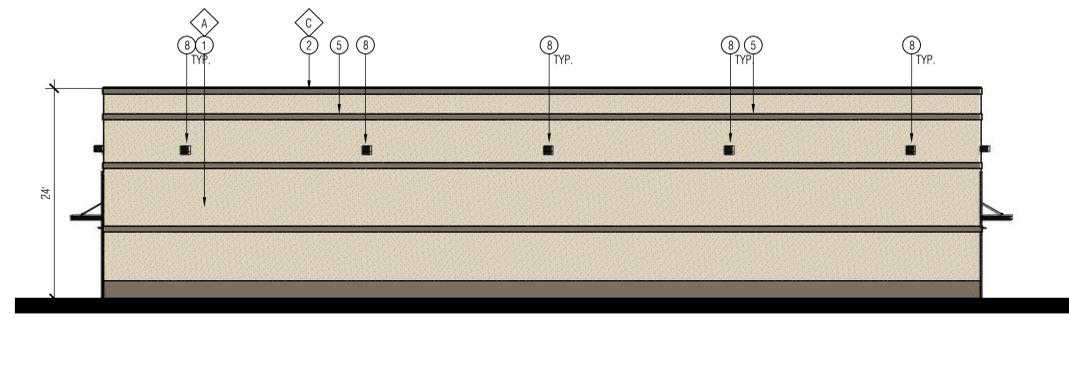
Project Name & Address  
**EL DORADO**  
**LVT INC.**  
200819 LATROBE RD.  
EL DORADO HILLS, CA.  
95762

Drawing  
**SCALE**  
1/8"=1'-0"

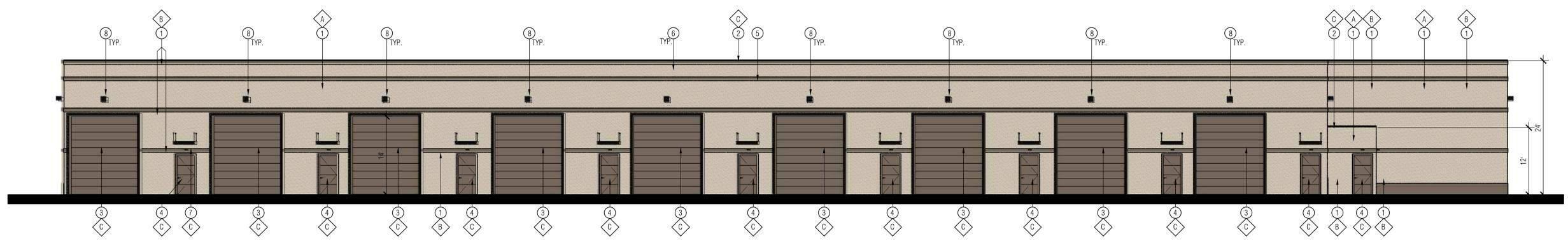
Project Number & Sheet Number  
**A5.1**



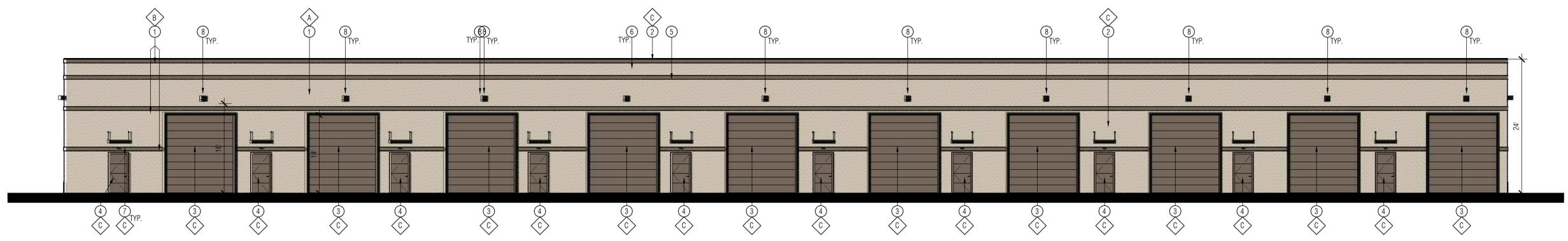
④ SOUTH ELEVATION - BUILDING B  
STREET FRONT



③ NORTH ELEVATION - BUILDING B



② WEST ELEVATION - BUILDING B



① EAST ELEVATION - BUILDING B



PD21-0002 LATROBE COMMERCIAL CONDOMINIUMS  
EXHIBIT F - SITE PLANS

ELEVATION - KEY NOTES

- 1 METAL STUD WALL WITH STUCCO FINISH WITH REVEALS WHERE SHOWN
- 2 MTL FLASHING
- 3 METAL ROLL UP DOOR
- 4 METAL DOOR
- 5 ROOF LINE
- 6 MECH. UNIT
- 7 METAL AWNING
- 8 WALL LIGHTING

LA VERNE,  
LOS ANGELES CITY  
CALIFORNIA  
LAND USE SERVICES

EXT. ELEVATIONS  
BUILDING D

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No.	Revision / Issue	Drawn by	Checked by	Date
1	P.C. REVIEW		_DRP	12-12-19
2	P.C. REVIEW		_DRP	01-30-20
3	CONT. CHA.		_DRP	04-27-20
4	ELEV	_RAM	_DRP	04-20-24

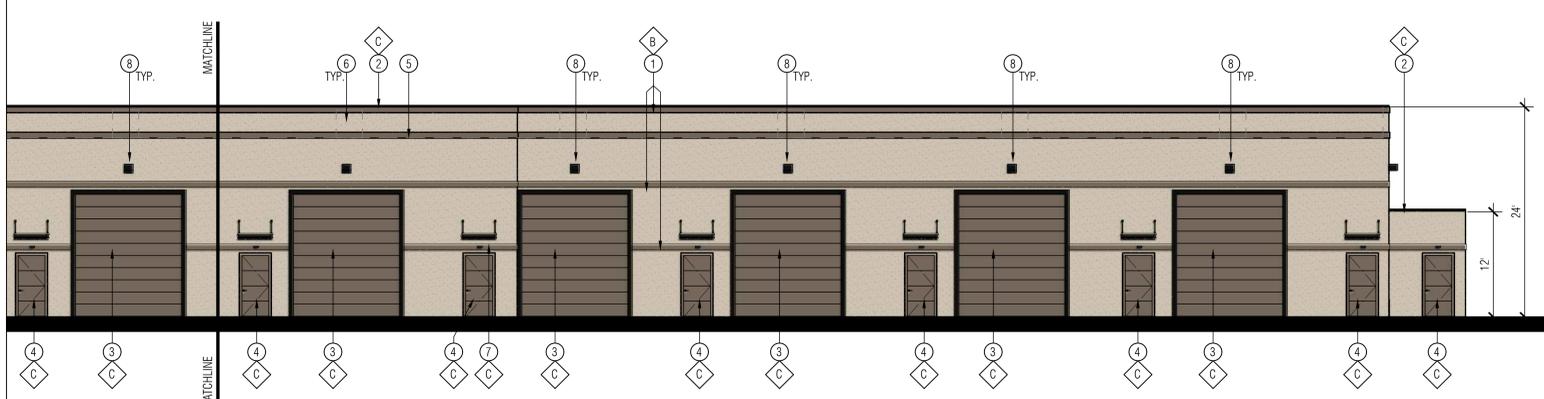
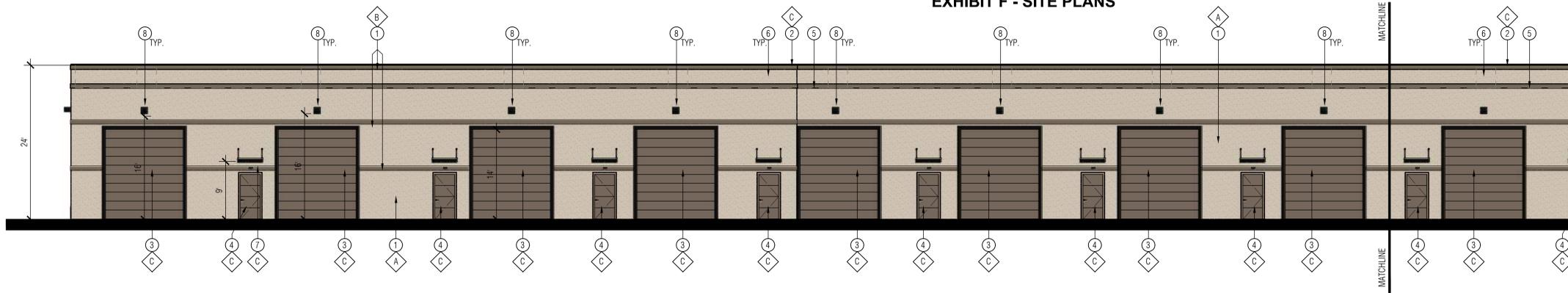


Project Owner  
**LTV INC**  
**DUANE R WOOD**  
5234 N. HIGH PRAIRIE  
DRIVE STAR ID 83669  
516-768-7067

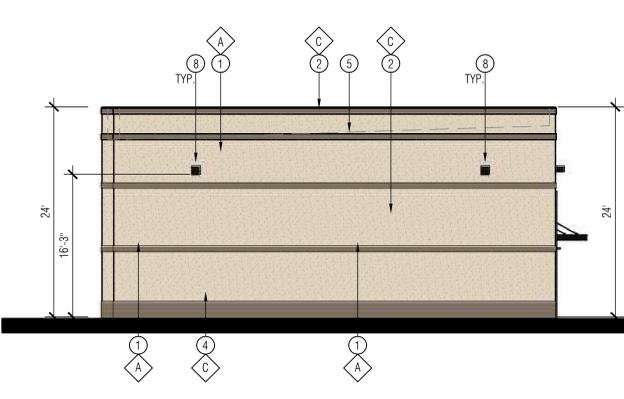
Project Name & Address  
**EL DORADO**  
**LVT INC.**  
20819 LATROBE RD.  
EL DORADO HILLS, CA.  
95762

Drawing  
**SCALE**  
1/8"=1'-0"

Project Number & Sheet Number  
**A5.3**



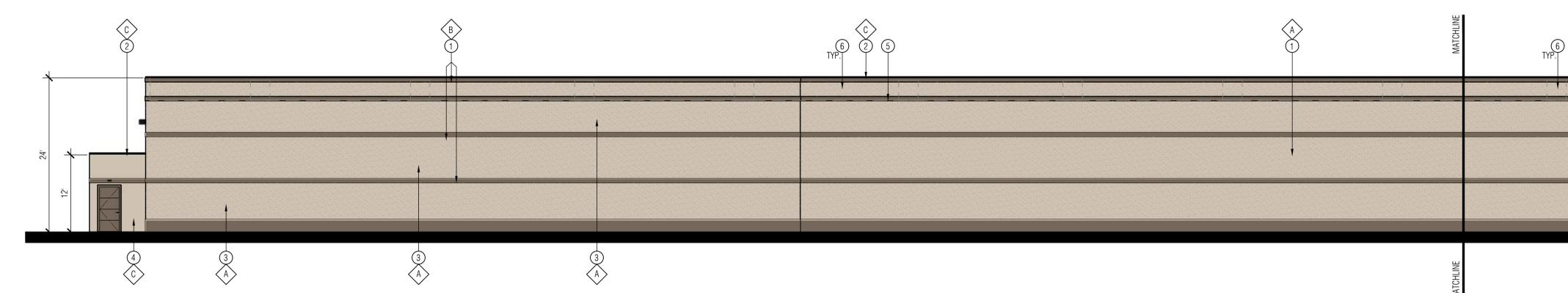
2 WEST ELEVATION - BUILDING D



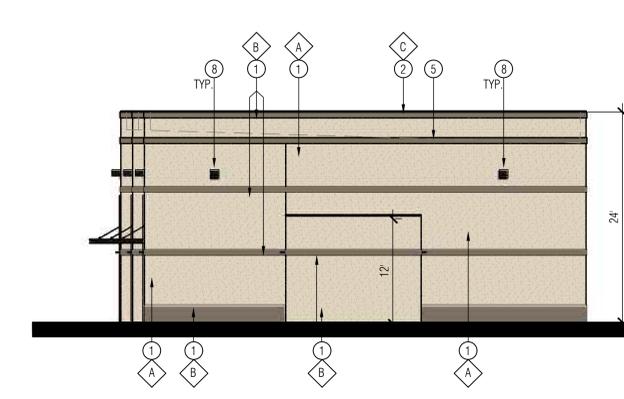
3 NORTH ELEVATION - BUILDING D

FINISH SCHEDULE - KEY NOTES

METAL STUD WALL WITH STUCCO FINISH MAIN COLOR BY SHERWIN WILLIAMS: SW 6119 'ANTIQUÉ WHITE'	A
METAL STUD WALL WITH STUCCO FINISH ACCENT COLOR BY SHERWIN WILLIAMS: SW 7514 'FOOTHILLS'	B
ACCENT COLOR BY SHERWIN WILLIAMS: SW 7514 'FOOTHILLS'	C



1 EAST ELEVATION - BUILDING D



4 SOUTH ELEVATION - BUILDING D  
STREET FRONT

**PD21-0002 LATROBE COMMERCIAL CONDOMINIUMS  
EXHIBIT G - ARCHITECTURAL REVIEW COMMITTEE LETTER**

**JOHN SUTTON, ARCHITECT**

May 30, 2025

Applicant:

Renda Law Offices - Vincent or Ryan  
970 Reserve Dr, #201  
Roseville, CA 95678  
Phone: 916-812-1026  
email: ryan@rlods.com or [vr@rendalawoffices.com](mailto:vr@rendalawoffices.com)

**El Dorado Hills Business Park Architectural Design Review for 200819 Latrobe Rd  
, El Dorado Hills Business Park, CA**

The El Dorado Hills Business Park Architectural Review Committee has completed its review of the above referenced project and has **Approved** this submittal based on the following conditions.

1. The design and location is per the updated & revised Drawings submitted by the applicant on 5/2/2025. The application was dated 12/1/2020 both of which have been forwarded to the Architectural Review Committee.
2. The gates and walls at the entrance shall be solid gates and walls to prevent viewing the interior of the project within the walls.
3. This approval does not include signage. Signage may be a deferred submittal.

**The Applicant shall note that this approval does not constitute approval by the El Dorado County Planning Department. Please let me know if you have any questions.**

Sincerely,

A handwritten signature in blue ink that reads "John Sutton". The signature is stylized with a large, looping initial "J" and a long, sweeping underline.

John Sutton, Architect  
Cc: EDHBP Architectural Review Committee,  
Kurt Biddle: Kocal Properties Inc.

6080 Pony Express Trail #6 Pollock Pines, CA 95726  
Ph: (530) 647-1420  
[suttonarch@gmail.com](mailto:suttonarch@gmail.com)