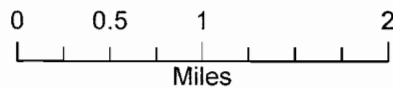
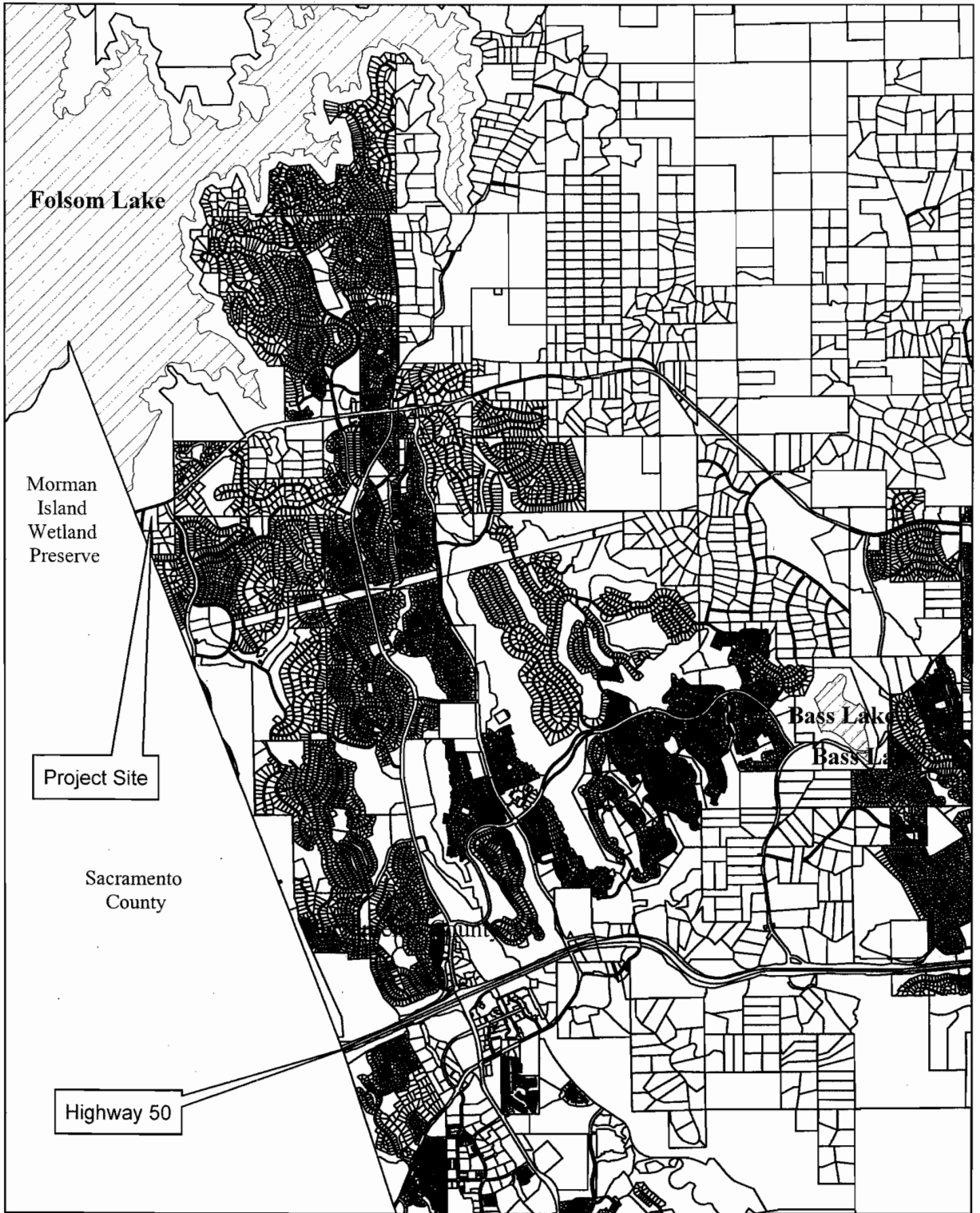
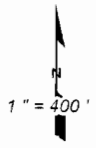


Location Map



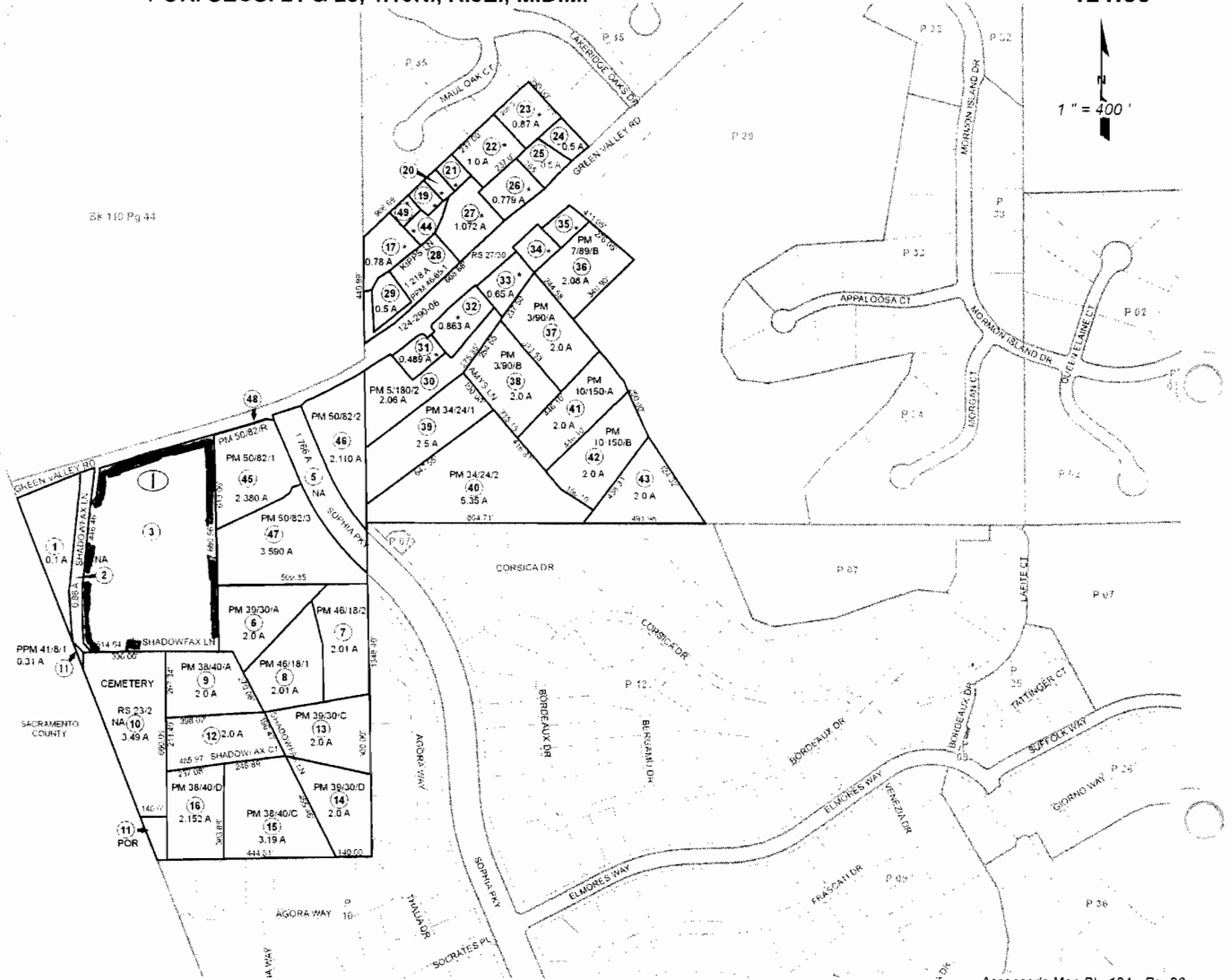
POR. SECS. 21 & 28, T.10N., R.8E., M.D.M.

124:30



- *PARCEL NOTES**
All parcels on this page are Assessor's Block 1
- 17 - PM 14/145/3
 - 19 - PM 14/129/A, 0.23 A
 - 20 - PM 14/129/B, 0.169 A
 - 21 - PM 14/129/C, 0.23 A
 - 22 - PM 10/1/1
 - 23 - PM 10/1/2
 - 26 - PPM 46/65/3
 - 27 - PPM 46/65/2
 - 31 - PM 6/65
 - 32 - PPM 6/65/B
 - 33 - PM 3/88/A
 - 34 - PM 14/128/1, 0.46 A
 - 35 - PPM 14/128/2, 0.408 A
 - 44 - PM 14/145/2, 0.32 A
 - 49 - PM 14/145/1, 0.19 A

Exhibit B



This MAP is for informational purposes only. It is prepared by the El Dorado County Assessor's Office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify details such as dimensions and acreage.

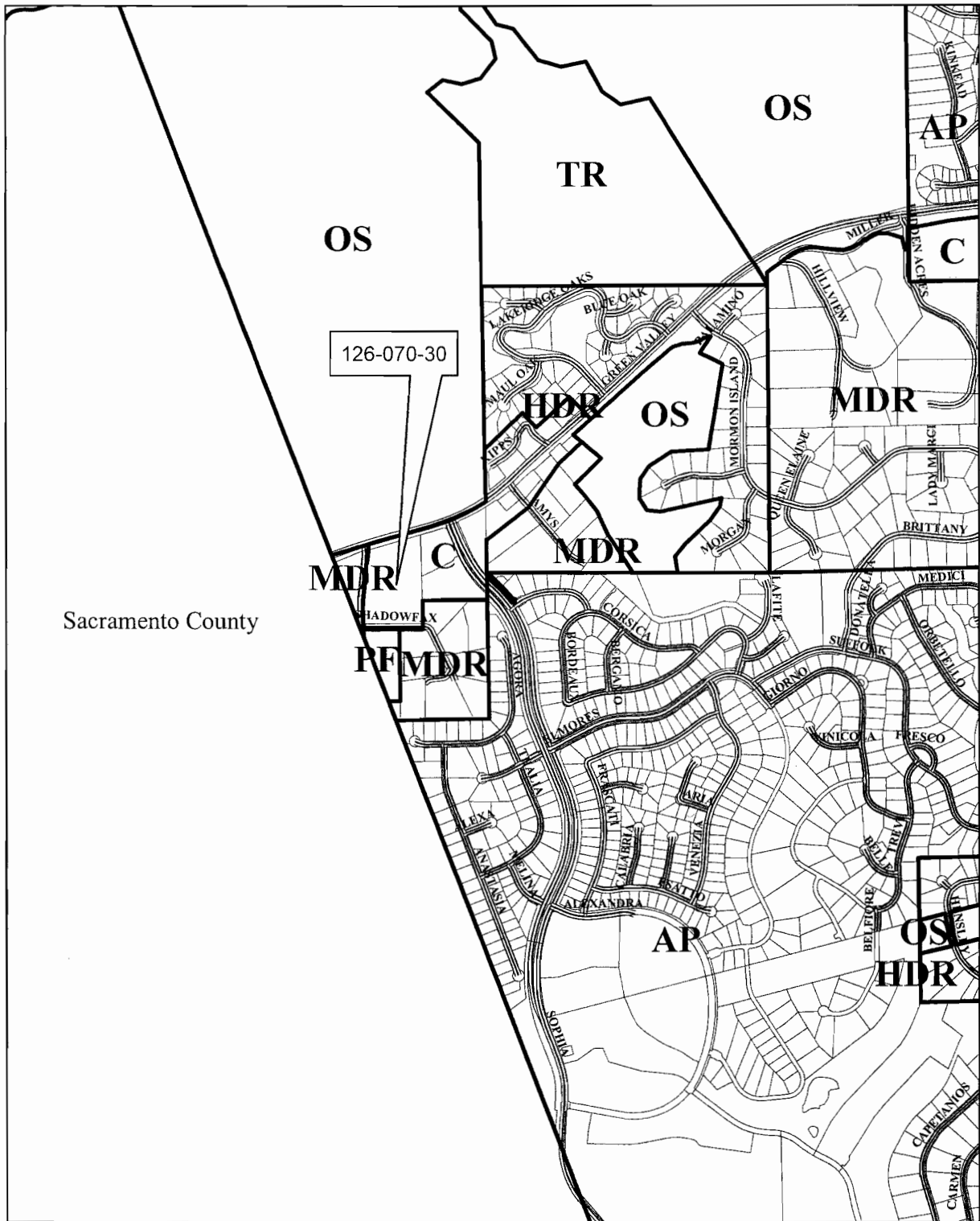
Acreages Are Estimates

Adjacent Map Pages Shown in Grey Text
Assessor Block Numbers Shown in Ellipses
Assessor Parcel Numbers Shown in Circles

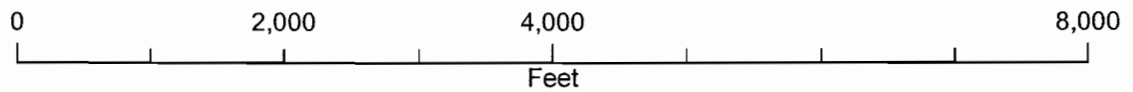
Rev. Dec. 1, 2010

Assessor's Map Bk. 124 - Pg. 30
County of El Dorado, CA

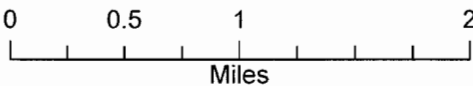
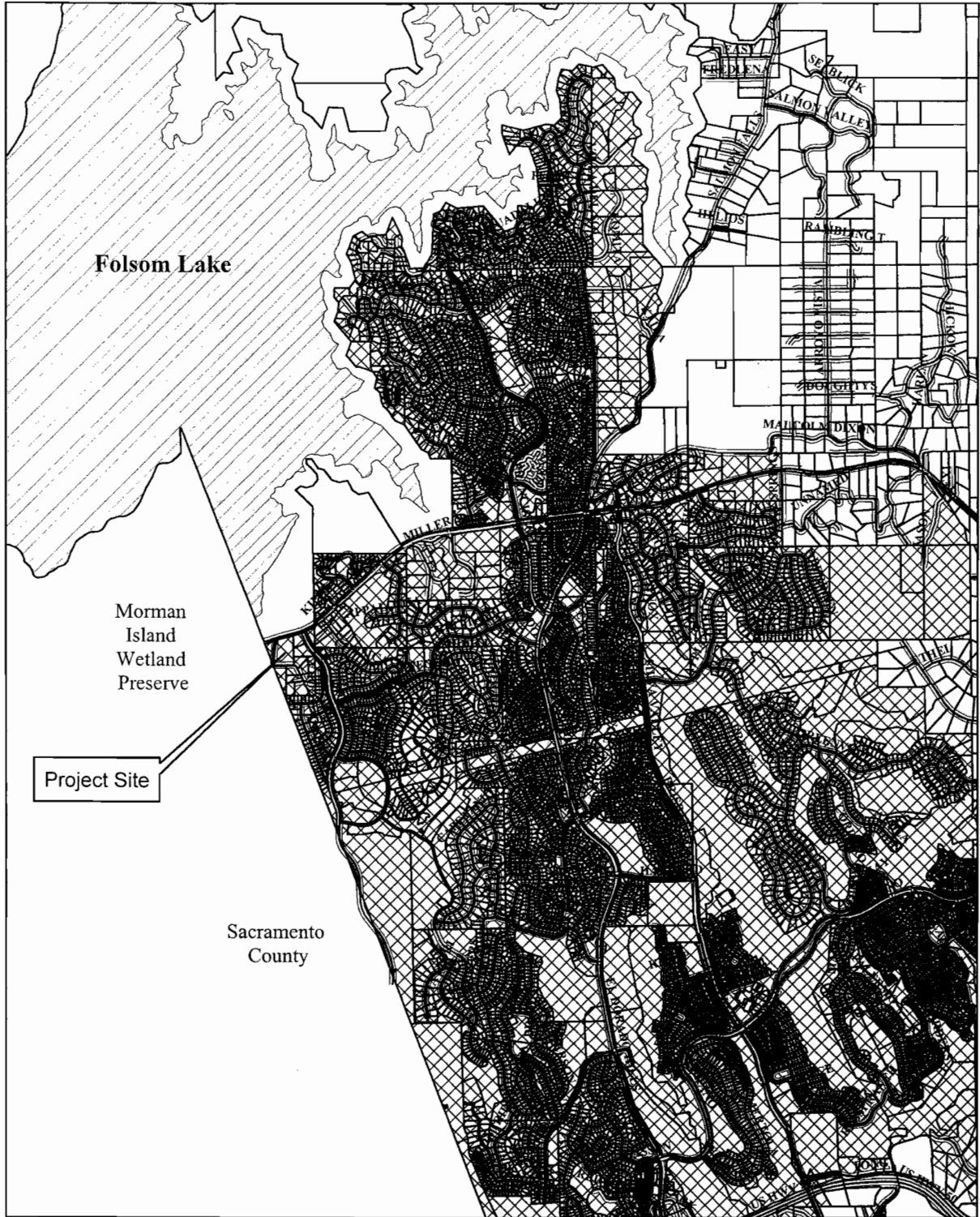
General Plan Land Use Designations Map



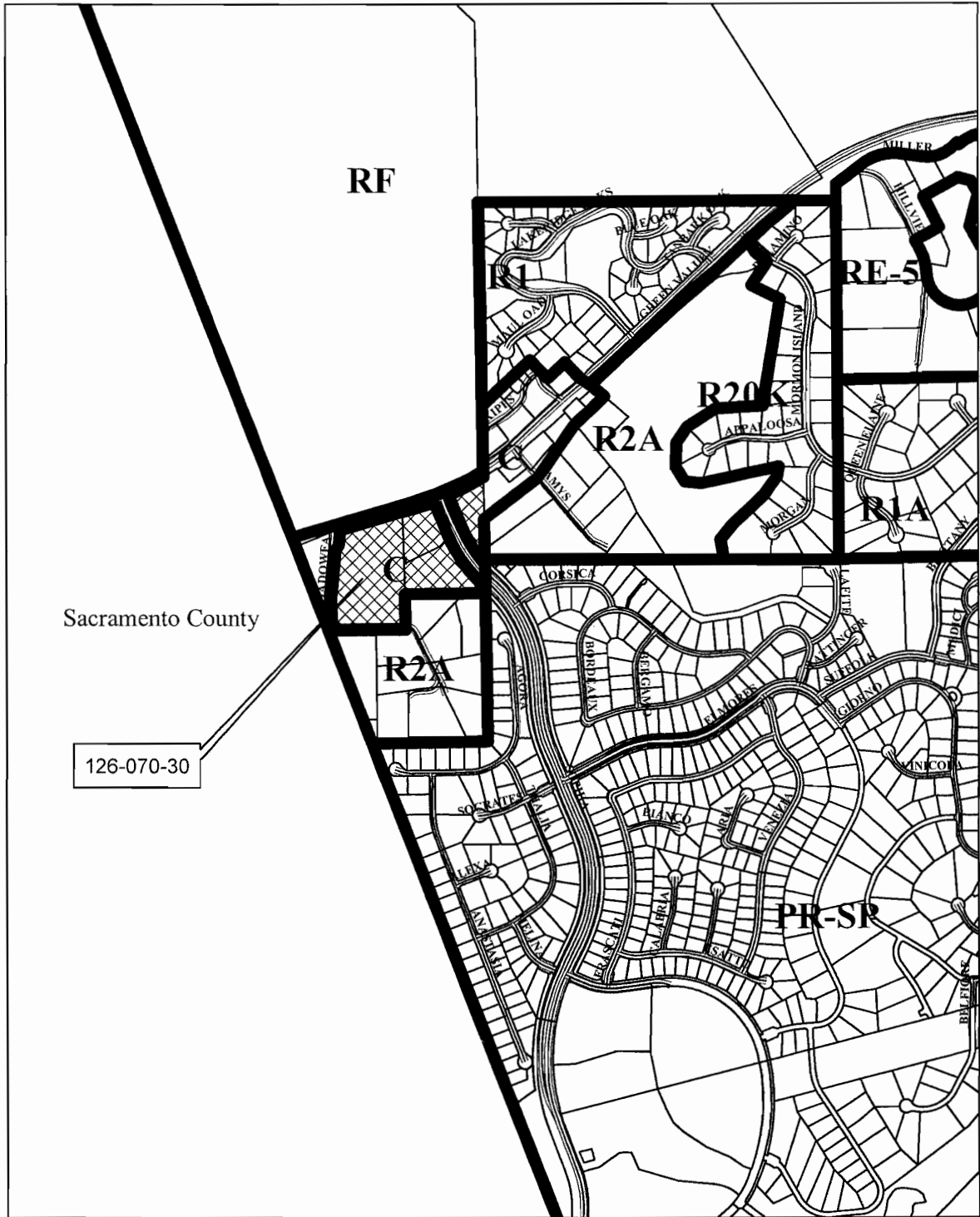
Sacramento County



El Dorado Hills Community Region Map

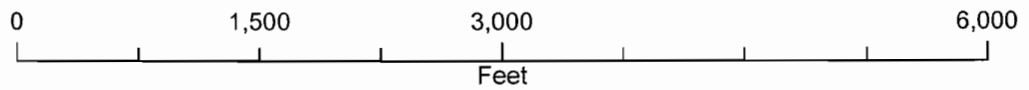


Zoning Designations Map



Sacramento County

126-070-30



File Nos. S11-0009/PD11-0005

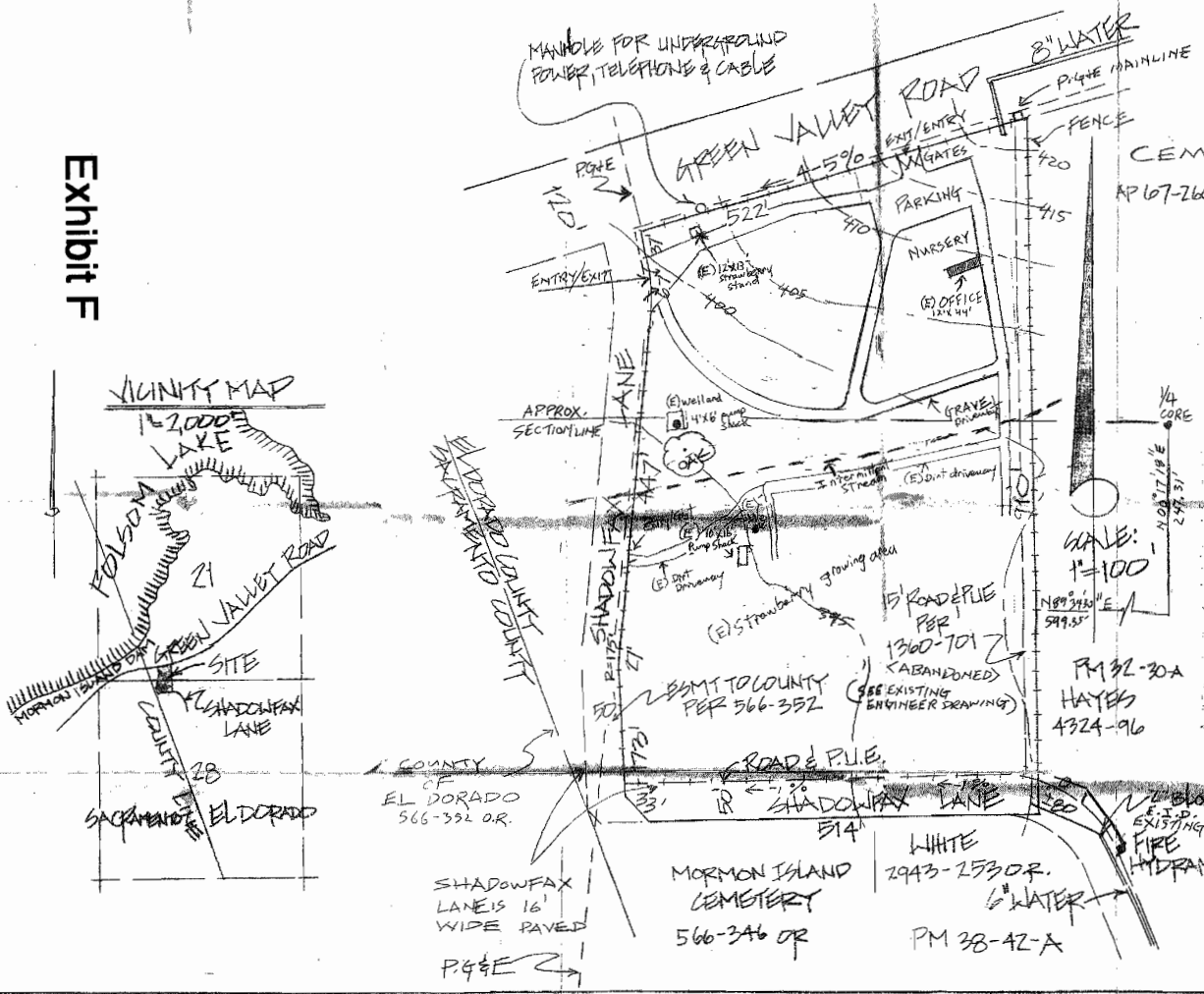


Planned Development (PD) Overlay

Exhibit E

Exhibit F

PLOT PLAN
A PORTION OF THE SW 1/4 OF SECTION 21
AND
A PORTION OF THE NW 1/4 OF SECTION 28
T.10N. R.8E. M.D.M.
COUNTY OF EL DORADO, CALIFORNIA
JULY 2011



OWNER
SALVADOR OROSIO
1000 OROSIO DRIVE
EL DORADO HILLS, CA. 95762
933-2518

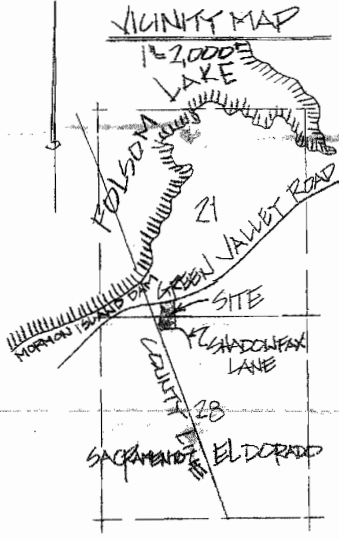
APPLICANT _____ **OWNER**

MAP PREPARED BY _____ EL DORADO LAND SURVEY CO.
3222 ROYAL DRIVE
CAMERON PARK, CA. 95822
671-1871
1"=100'

SCALE: _____
CORNER INTERVAL _____ 51'
SOURCE OF TOPG _____ EL DORADO LAND SURVEY
SECTION-TOWNSHIP-RANGE _____ 21 & 28 / T10N / R8E
PARCEL NUMBER _____ 124301-03

ZONING _____ COMMERCIAL
TOTAL AREA _____ 9.62 ACRES
TOTAL NUMBER OF PARCELS _____ ONE
MINIMUM LOT AREA _____
WATER SUPPLY _____ WELLS/EILD (8" MAIN) PLUS 2 WELL
WASTE DISPOSAL _____
ELEM. SCHOOL DISTRICT _____ REVERE UNION
FIRE PROTECTION DISTRICT _____ EL DORADO HILLS

PLANNING DIRECTOR _____
APPROVAL BY _____ **DATE** _____
PLANNING COMMISSION _____
DATE _____ **APPROVAL** _____
DATE _____ **DISAPPROVAL** _____
BOARD OF SUPERVISORS _____
DATE _____ **APPROVAL** _____
DATE _____ **DISAPPROVAL** _____



COUNTY OF EL DORADO
566-352 O.R.

SHADOWFAX LANE IS 16' WIDE PAVED
P&E

MORMON ISLAND CEMETERY
566-346 O.R.

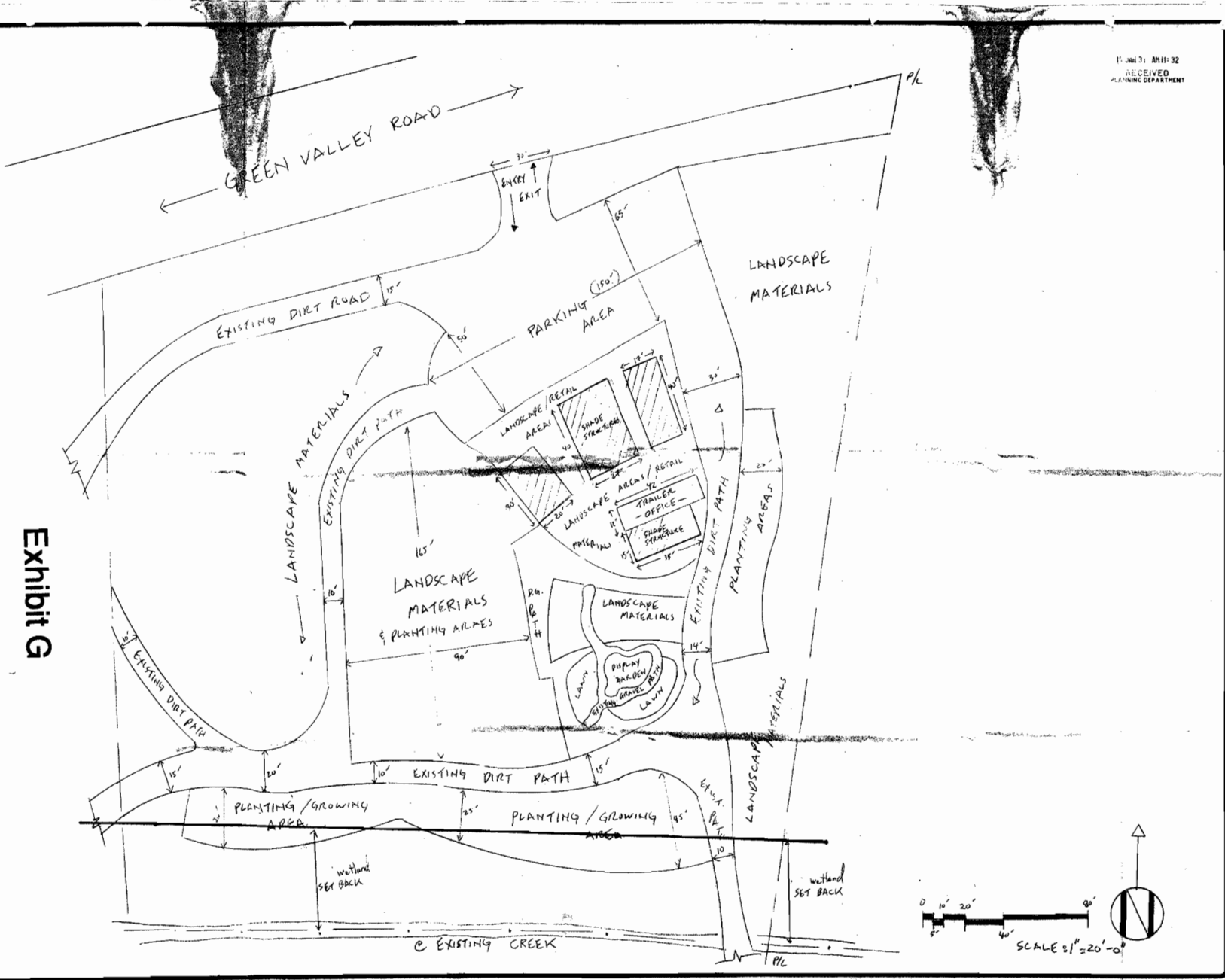
WHITE
2943-253 O.R.

PM 38-42-A

Exhibit G

PL 064 31 AM11-32
RECEIVED
PLANNING DEPARTMENT

REVISIONS	BY

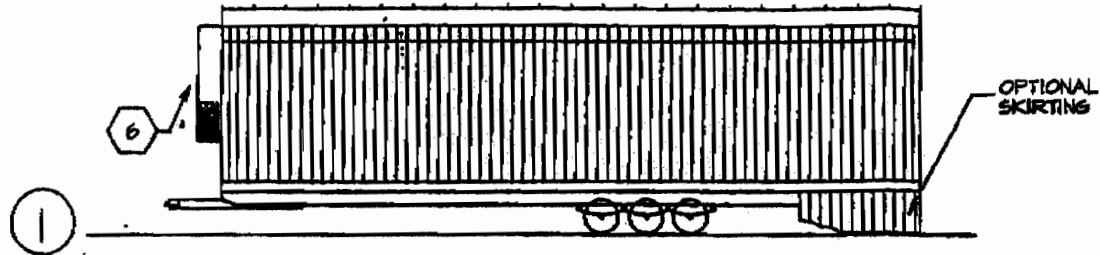


GREEN VALLEY NURSERY
(EL DORADO HILLS)
CA. 95872
SITE PLAN
(9/16/12)
SCALE: 1" = 20'-0"

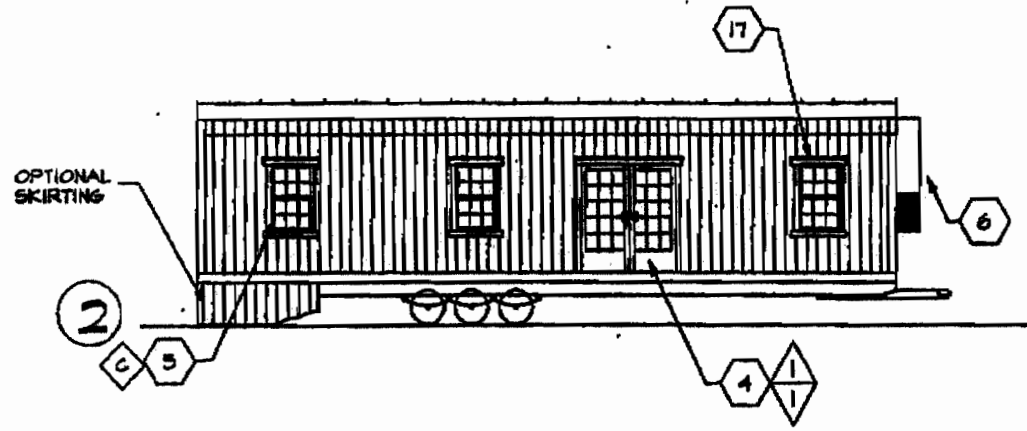
DATE	SCALE	BY
9/16/12	1" = 20'-0"	G.V.N.

sales

Carroll County
DEPARTMENT



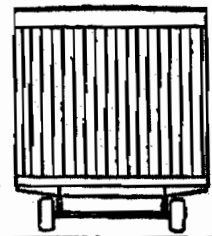
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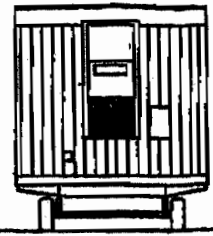
2

1/4" 12 12 1/4"

1/4" 12 12 1/4"



3



4

12x47 Sales 44' Box

EXTERIOR ELEVATIONS

SCALE 1/8" = 1'-0"

Exhibit H

Current elevation

Exhibit I





REVISED 9/12/06
RECEIVED
PLANNING DEPARTMENT

GREEN VALLEY ROAD

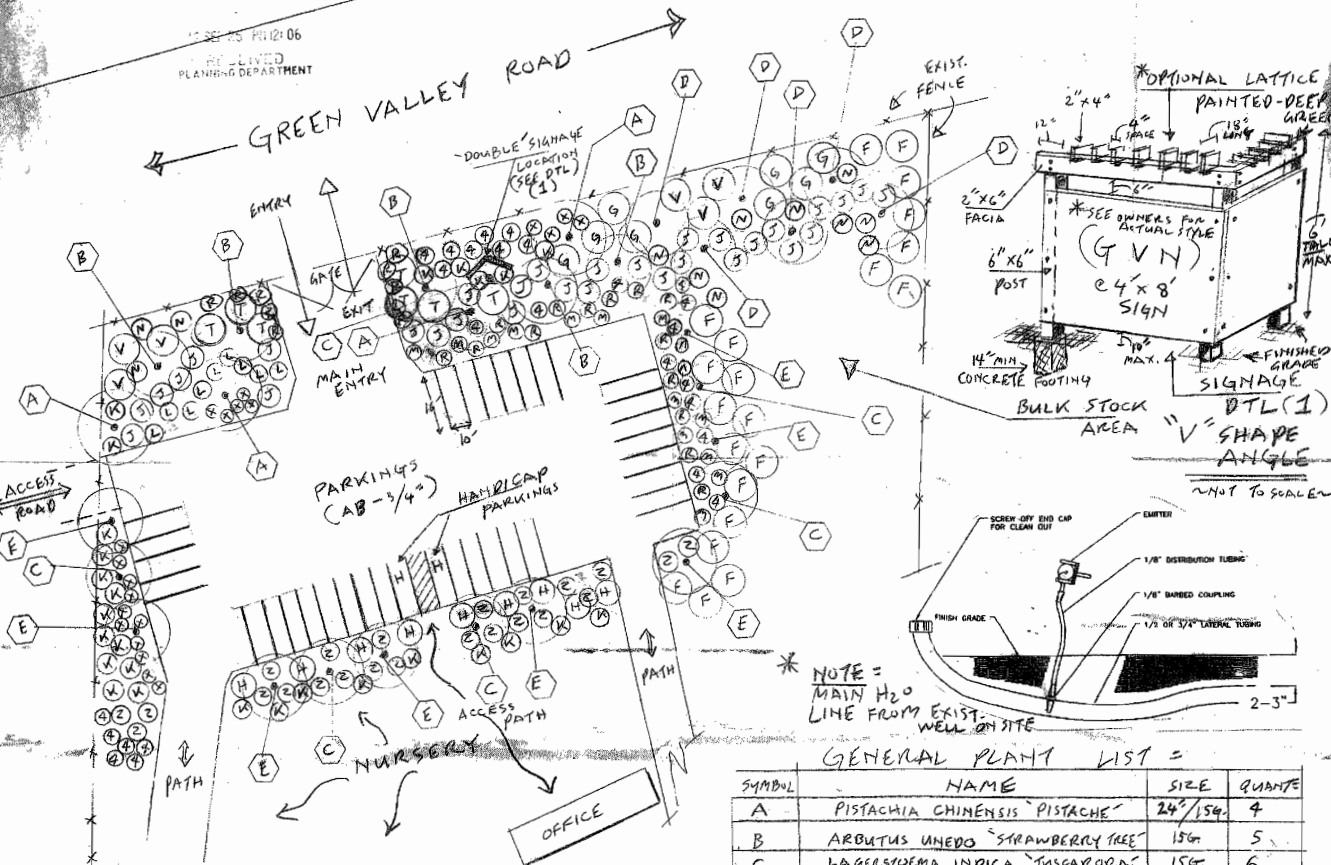


Exhibit J

* NOTE: SUMMARY
PARKING STALLS = (30 TOTAL)
HANDICAP STALLS = (2 TOTAL)



* NOTE =
MAIN H₂O
LINE FROM EXIST.
WELL ON SITE

GENERAL PLANT LIST =

SYMBOL	NAME	SIZE	QUANTITY
A	PISTACHIA CHINENSIS "PISTACHE"	24"/15"	4
B	ARBUTUS UNEDO "STRAWBERRY TREE"	15"	5
C	LAGERSTROMIA INDICA "TUSCARORA"	15"	6
D	QUERCUS SUBER "CORK OAK"	15"	6
E	UMBELLULARIA C. "BAY LAUREL"	15"	8
F	PHOTINA FRASERI	5"	21
G	CERANTHUS CUNEATUS	5"	8
H	MAHONIA AQUIFOLIA "OREGON GRAPE"	5"	9
J	SPIREA DENSIFLORA	5"	33
K	STAR JASMINE	14"	26
L	ROSEMARY "TUSCAN BLUE"	14"	9
M	SANTOLINA "COTTON LAVENDER"	14"	15
N	BARBERRI "THIMBERGII"	14"	12
R	CARPET ROSE (RED)	14"	23
T	ENOMYMOUS "AURGO"	5"	6
Y	PHORADENDRUM "BRONZE FLAX"	5"	6
X	AGAPANTHUS "PETER PAN"	14"	20
Z	LAVENDULA "FRENCH - PROVENCE"	14"	23
4	NANDINA "MOON BAY"	14"	26

REVISIONS	BY

GREEN VALLEY NURSERY
LANDSCAPE/PARKING/SIGN
PLAN
SCALE: 1"=20'-0"
9/30/11 AT SHADOWFAX, EL DORADO HILLS, CA. 95672

DRAWN
P.A.
CHECKED

DATE
9/30/11
SCALE
1"=20'-0"
JOB NO.
G.V. N.
SHEET
-I-





OF SHEETS

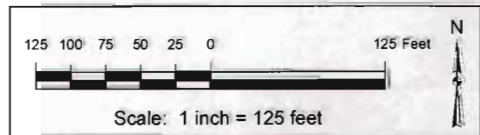
14-J
F
PLAN



Green Valley Nursery
 El Dorado Hills, CA
 5 December 2013

Green Valley Nursery,
 Proposed Wetland Setback

-  Parcel Boundary
-  Wetland Swale
-  Proposed Setback Line
-  Culvert



Aerial Photograph: 30 October 2011
 Google Earth Imagery

Exhibit K

J:\30 G:\GreenValleyNursery_ProposedSetbackMap.mxd



A+
Rating

230 "C" Green Valley Road, El Dorado Hills, CA 95762
Mailing Address: 2481 Shadowfax Lane, El Dorado Hills, CA 95762
(916) 941-8660 - Fax (916) 941-0404
(License No. 922061)

Green Valley Nursery & Landscape

Project Details

File No. PD-11-0005 and Case No. SUP 11-0009

RECEIVED
PLANNING DEPARTMENT
19 SEP 28 AM 3:45

Project Description: An application for a Commercial Planned Development and an Application for a Special Use Permit to operate a Nursery and Landscape business, has been filed with El Dorado County. Green Valley Nursery & Landscape has been operating since 2004, and was previously located at 334 D Green Valley Road, El Dorado Hills. For economic reasons and for the ongoing Nursery's needs for a larger location, we moved our business to a new location at 230 C Green Valley Road, El Dorado Hills (which is a few hundred yards from the old location). The new location is more conducive to a Nursery business, as it is more affordable and provides much needed space for our retail Nursery and growing Nursery. It is located on a 10 acre commercial property, and more than half of the 10 acres has been for the past 18+ years, and continues to be used, as a strawberry patch. The subject property has two working wells, which is much more affordable for the water use needed for a Nursery, and any type of agricultural business.

The hours of operation are from 8 a.m. to 5 p.m. seven (7) days a week. Our retail nursery and landscape office is not operating during nighttime hours.

The primary uses of the identified area in the Site Plan will be for retail nursery sales, growing area, and farming.

Exhibit L

Additionally, we have seasonal sales, such as Christmas Trees and Pumpkins. Vegetables and fruit are grown onsite, and we would like approval for sales of vegetables and fruit.

We provide educational programs for schools.

The Nursery area will consist of non-dwelling shade structures, which are built of treated 4"-6" posts with 2"x6" rim to support a fireproof lightweight shade fabric used by most agricultural growers. Estimated number of shade areas will be a total of six (6). Average dimensions are 15' x 30' per structure. Each shade structure will house plant material only, and will not encroach on any easements or restricted areas.

Our Nursery provides ongoing assistance to our area schools, and we have donated thousands of dollars worth of plants (and have provided planting, landscape installation and design services to the schools and other business and/or charities in need). We have planting programs for children of all ages (to teach children how to plant and grow plants and trees), and we have worked with several school's garden programs.

- We are the only Nursery in El Dorado Hills. With the growing numbers in schools, it's imperative to keep a farming feel, opened space, and to keep the ever-decreasing agricultural businesses as alive as possible.
- We are on the El Dorado County and Sacramento County line. We not only serve our community, but over 60% of our business and dollars come from Sacramento and Placer Counties. Therefore, we are pulling in tax dollars from other Counties to El Dorado County.

Included in this Special Use Permit packet is a revised site plan, eliminating the property split and identifying the area of use for the Nursery and landscape business. Due to the nature of our business ("which consists primarily of outside plant sales"), we consider ourselves to be a low impact retail business, and we respectfully request a waiver on the below requirements:

- Fire Hydrant: The property is not being split and this is not a development. Our office located inside of a trailer (that measures 12' x 47'). The trailer is the only structure on the property.
- EID Facilities: The property consists of two active wells. The primary use on the 10 acres is agricultural and related to farming; and the wells are crucial in

providing affordable water for the Nursery plants and the Strawberry Patch. At this time, connecting to EID for water would not be economically feasible, and a return of the costs incurred would not be returned. Water is available for customers and employees via a water dispenser inside the nursery office.

- EID for Waste: It is financially infeasible at this time to install EID for waste. We note that several nurseries in Sacramento County have Porta Potty's, along with El Dorado Nursery (in El Dorado County). We currently have (and will continue to provide) a Porta Potty on site (which is handicap accessible).
- Roadways: Roadways will be indentified. At this time, we respectfully request that paving of all roads be postponed until additional use of the entire property is determined (minimum of 5 years and until economy improves). Existing roads will be 3/4" compact A.B. and we will apply a polymer compound for dust control.
- Encroachments: The Site Plan will include encroachments off Green Valley Road, as well as Shadowfax Lane.
- Utilities: The Site Plan will show the only utility we are requesting, which is PG&E. We have been in contact with PG&E and the underground box that we will tie into is located directly in front of the Nursery on Green Valley Road.
- Intermittent Water Way:

We are aware and have respected the intermittent water way setback. Our Nursery plants and trees have further enhanced the natural intermittent water way that runs down the middle of the property. Since we are not proposing a "development", for the Special Use Application, there is no need to disturb the intermittent water way in any way; as that area is not being developed. We have, instead, enhanced the intermittent water way by planting fruit trees, providing a natural barrier which will further protect the intermittent water way.

Please Note: At our old Nursery location (East of our current location) runs the intermittent water way. An EID lift station was installed several years ago directly on top of the intermittent water way that runs from the old location straight down to our new location. The eventual installation of EID at the new property will most likely run directly down the intermittent water way. We believe that our alternate plan of instead installing a septic system is a much more advantageous way of protecting the intermittent water way.

Strawberry Field and Shack for Sales:

The majority of the property has been used for farming strawberries for approximately 20 years. This is a seasonal business, with one person selling the strawberries out of their shack. This use of the property has been “grandfathered in” by the County.

Right to Farm:

We request that the continued use of farming be allowed on the property, and that we obtain a formal “Right to Farm” as part of the Special Use Permit.

Adjacent Land Uses:

	Land Use/ Improvements
Site	Agricultural
North	Government land (undeveloped)
South	9 Residential Homes
East	Undeveloped land
West	Wetlands/undeveloped

El Dorado Hills Area Planning Advisory Committee

APAC 2012 Board

John Hidahl, Chairperson 916-933-2703
Jeff Haberman, Vice Chair 916-933-3430
Alice Klinger, Secretary 530-677-3423
1021 Harvard Way, El Dorado Hills, CA 95762



El Dorado County Planning Services
Attn: Tom Dougherty, Project Planner
2850 Fairlane Court
Placerville, CA 95667

**Subject: Project: S11-0009/PD11-0005 Green Valley Nursery and Landscaping
APN: 124-301-03
Orosco Salvador and Barbara Tr, Dhetchai, Don and Julie Devorss**

Dear Tom,

The EDHAPAC met on November 14, 2012 to review this project. **APAC voted 5-0 in support** of the project **with the stipulation** that County review this Special use permit on a regular basis to **determine when public water and sewer are required** on the project as the business grows and improvements to the affected surrounding areas are made.

This is Special Use Permit request and development plan to allow the existing nursery with outdoor sales and storage of landscape plants and bulk landscaping materials and outdoor growing areas. Also proposed is the operation of a landscaping business, seasonal sales of Christmas trees and pumpkins, the growing and sales of fruits and vegetables and the continued operation of the growing and selling of strawberries by a separate tenant. The applicants are requesting a right to farm protection as part of the Special Use Permit and to utilize one 64 sq. ft. free standing sign and wall signs for the entire project parcel. The project also includes requests for waivers for the following requirements: 1. To connect to public sewer and water. 2. To provide a fire hydrant. 3. To construct a permanent bathroom. 4. The paving of the interior roadways and parking lot areas. 5. the no impact or disturbance requirement of General Plan Policy 7.3.3.4 within the 50' setback from the intermittent streambed. The 9.62 acre parcel is located on the southeast corner of the intersection of Shadowfax Lane and Green Valley Road.

The owners of the business lease the land that the nursery is located on. The nursery was found to be in very tidy order, including the bulk landscape materials. The project shows the addition of landscaping on the property which will only further hide the presence of the

Exhibit M

landscaping bulk materials in the future. This landscaping was stated by the owners to be a future improvement once the business climate improves.

The use of the 64 sq. ft. road sign is a bit large but will not look overpowering for the size of the lot. County standards should be used to meet all sign criteria, both on the land and building.

Regarding waivers:

1. The owners are trying to bypass public sewer and water that they claim will cripple their business monetarily due to the high cost of water.
2. The need of a fire hydrant on the property is the Fire Department's responsibility, but would obviously be a problem if the owners do not have water service to the property.
3. A permanent bathroom would again require water that they are not requesting to have supplied.
4. They are not looking to pave the parking lot or inside pathways as is the case currently.
5. They are looking to have the no impact or disturbance requirement eliminated. I did not get a statement at the time of our meeting to see why they wished to do that but it seems most likely they would like to use that water source for their irrigation needs when it is available. I think the use of water must follow all governmental requirements as I assume this feeds into the small pond on Green Valley Road closer to Folsom where seasonal waterfowl can be seen..

Addition items to note:

It is common for APAC to stress the importance of any obstacle to safety along Green Valley Road. Currently there is a middle lane "island" in front of their site entrance. They have already received approval by the Highway Patrol for delivery truck access to the property, both in and out in both directions. As of this date the county has not restriped the road for this turn in but it is on their dockets according to the owners. There will be no acceleration or deceleration lane into the property.

The committee voted to have the Special Use Permit reviewed on a regular basis for updates required as the project grows and surrounding areas affect the project. APAC appreciates the opportunity to comment on this Project. If you have any questions, please contact John Hidahl @ 933-2703.

Sincerely,



John Hidahl,
Chairman, APAC

cc: APAC Read File

Nursery modular office building.

Proposed 64 sq. ft. sign location.



Standing on the north side of Green Valley Road looking south at the subject property.

Exhibit N



Standing on Shadowfax Lane near the southwest property corner looking northeast at the strawberry growing area.



Nursery modular office building.

Standing on Shadowfax Lane near the southeast property corner looking northwest at the strawberry growing area.



Strawberry stand.

Nursery modular office building.

Standing on Shadowfax Lane looking north where it travels to meet Green Valley Road.



Standing on Shadowfax Lane looking east at the north and south sides of the creek.



Standing on Shadowfax Lane looking northeast at shed south of the creek bed.



Intermittent streambed.



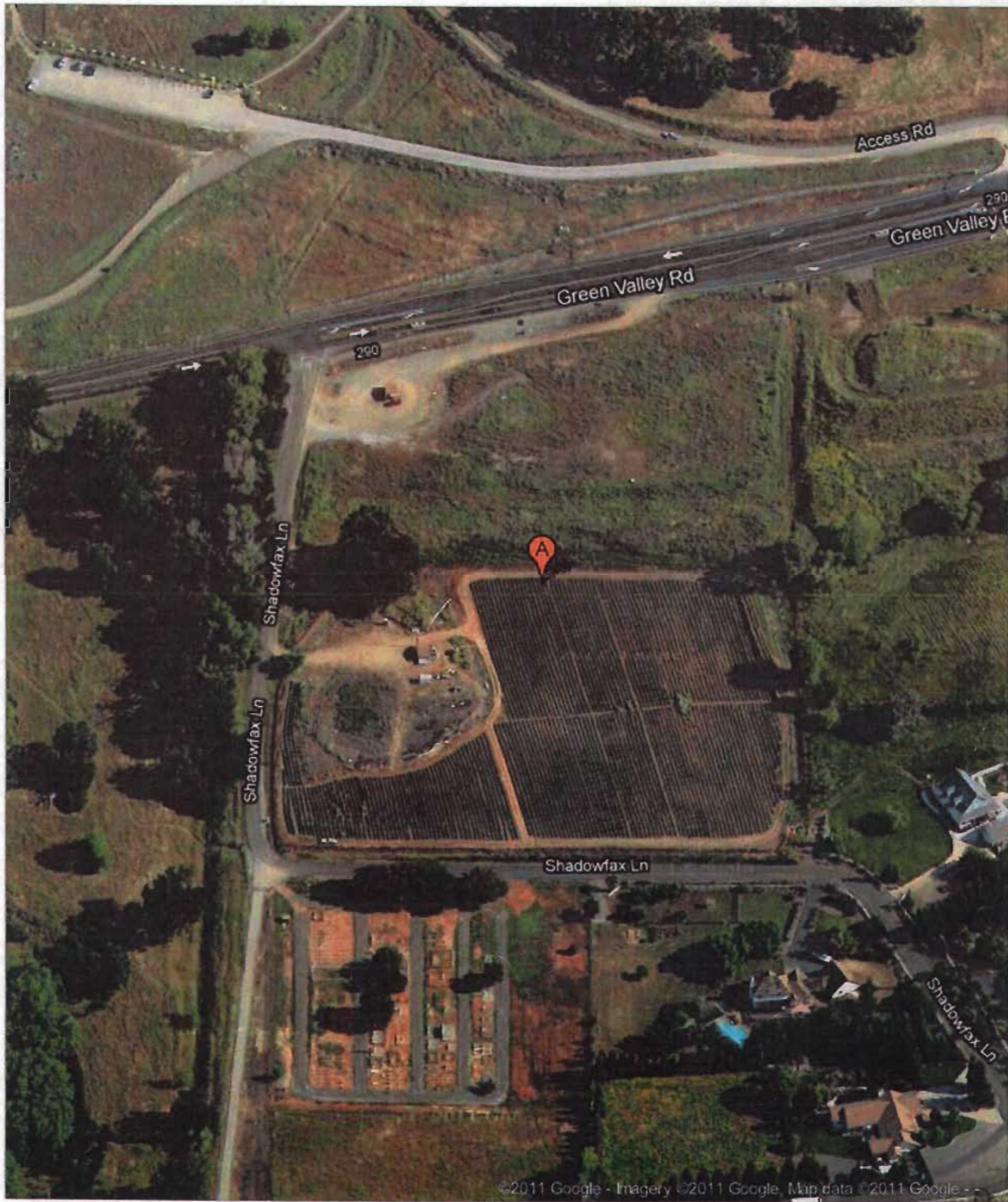


Grading of the existing intermittent stream bed and bank which resulted in Code Compliance Case 210248.



Google maps

To see all the details that are visible on the screen, use the "Print" link next to the map.



2011- Pre-project

Exhibit O



feet
meters

800
200

Google earth

