



COMMUNITY DEVELOPMENT SERVICES

PLANNING AND BUILDING DEPARTMENT

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

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

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

bldgdept@edcgov.us

PLANNING

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

planning@edcgov.us

LAKE TAHOE OFFICE:

3368 Lake Tahoe Blvd., Suite 302

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

tahoebuild@edcgov.us

MEMORANDUM

DATE: August 9, 2017

TO: El Dorado County Agricultural Commissioners

FROM: Efren Sanchez; Assistant Planner

SUBJECT: S17-0008: Island Girl Wines (Jeremy and Diana Vander Velde) - APN 093-180-53

Planning Services has requested a review by the Agricultural Commission for a Conditional Use Permit for a winery, located on a 22.6 acre parcel East of Gopher Hole Road, approximately 0.2 miles north of the intersection with Bucks Bar Road in the Somerset area.

The applicants are requesting the Approval of a Conditional Use Permit that would allow a winery with no on-site sales or tasting room to be constructed and operate in the Somerset area. Current farming/vineyard operations, which are allowed on the site by-right, would continue. The 22.6 acre site is planted with 6-acres of vineyard, and has been in operation since 2008 at an average of 18 tons a year of grape production. The property includes a residence that was built in 2012, and an existing 40x40 foot temperature controlled steel beam building with a 40x20 foot concrete pad in the front of the structure.

The project would allow the use of an existing 40x40 foot metal structure as a winery. Proposed operations are to be conducted in developed portions of the site, and no additional structures, development, or operations are proposed for the undisturbed/undeveloped portions of the site, and no agricultural land would be disturbed or removed. No public on-site sales, and no public wine tasting, special events, or general public access is proposed.

The project site is surrounded by rural uses to the east, west and north (Rural Land, RL-10). South of the site includes Community Commercial (CC) Zoned uses, however the site is currently undeveloped.

The following General Plan Policy directs Commission guidance:

Policy 8.1.4.1 The County Agricultural Commission shall review all discretionary development applications and the location of proposed public facilities involving land zoned for or designated

agriculture, or lands adjacent to such lands, and shall make recommendations to the reviewing authority. Before granting approval, a determination shall be made by the approving authority that the proposed use:

- A. Will not intensify existing conflicts or add new conflicts between adjacent residential areas and agricultural activities; and
- B. Will not create an island effect wherein agricultural lands located between the project site and other non-agricultural lands will be negatively affected; and
- C. Will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to agricultural lands.

Please direct the Agricultural Commission to review the application and provide a recommendation.

Sincerely,

Efren Sanchez; Assistant Planner

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EL DORADO COUNTY PLANNING SERVICES

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

CONDITIONAL/MINOR USE PERMIT

FILE # S17-0008

ASSESSOR'S PARCEL NO.(s) 093-180-53

PROJECT NAME/REQUEST: (Describe proposed use) Island Girl Wines/ Request a CUP for the manufacturing of wine on-site.

The site is currently farming approximately 6 acres out of the 22.6 acre parcel. Commercial vineyard producing varietals include: Viognier, Tempranillo, Grenache Noir, Barbara and Malbec at an average of 18 tons a year production. The vineyard has been in production and operation since 2008 and wishes to process grapes on-site and cellar and bottle wine for off site sales. see attached project description for additional details

APPLICANT/AGENT Jeremy Vander Velde-Island Girl Wines LLC / William Crenshaw-De Novo Planning Group

Mailing Address 1020 Suncast Lane Suite 106 El Dorado Hills CA 95762
P.O. Box or Street City State & Zip

Phone (916) 350-0009 EMAIL: wcrenshaw@denovoplanning.com

PROPERTY OWNER Jeremy Vander Velde, and Diana Vander Velde

Mailing Address PO Box 298 Somerset Ca 95684
P.O. Box or Street City State & Zip

Phone (360) 241-4536 EMAIL: jeremy@islandgirlwines.com

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT _____

Mailing Address _____
P.O. Box or Street City State & Zip

Phone () _____ EMAIL: _____

LOCATION: The property is located on the E side of Gopher Hole Road
N / E / W / S street or road

1,298 / 0.25 feet/miles N of the intersection with Bucks Bar Road
N / E / W / S major street or road

in the Somerset area. PROPERTY SIZE 22.645 ac
acreage / square footage

X [Signature] Date 4/26/17
signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date 4/26/2017 Fee \$ 6,554 Receipt # 30343 Rec'd by [Signature] Census _____

Zoning 29-20 GPD RR Supervisor Dist 2 Sec 748 Twn 9N Rng 12 E

ACTION BY PLANNING COMMISSION
ZONING ADMINISTRATOR

ACTION BY BOARD OF SUPERVISORS

Hearing Date _____

Hearing Date _____

Approved _____ Denied _____
findings and/or conditions attached

Approved _____ Denied _____
findings and/or conditions attached

APPEAL:
Approved _____ Denied _____

Executive Secretary _____

(Application Revised 4/2016)

S17-0008 (Last revised 04/16)

File # _____
Date Filed: _____

EL DORADO COUNTY PLANNING SERVICES
ENVIRONMENTAL QUESTIONNAIRE

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Project Title Island Girl Wines
Lead Agency El Dorado County
Name of Owner Jeremy Vander Velde and Diana Vander Velde Telephone 360-241-4536
Address 3000 Gopher Hole Rd Placerville, CA 95667
Name of Applicant Jeremy Vander Velde Telephone 360-241-4536
Address PO box 298 Somerset, Ca 95684
Project Location 3000 Gopher Hole Rd Placerville, CA 95667
Assessor's Parcel Number(s) Parcel- 093-180-53
Acreage 22.645 Zoning Limited Agricultural LA-20

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

1. Type of project and description: The applicant proposes to continue current vineyard operations and add manufacturing of wine on premise. Manufacturing and cellaring are proposed to be conducted in the existing 40x40 temperature controlled steel beam building on the property. See attached project description for full details.
2. What is the number of units/parcels proposed? No additional units or parcels

GEOLOGY AND SOILS

3. Identify the percentage of land in the following slope categories:
29 0 to 10% 24 11 to 15% 20 16 to 20% 12 21 to 29% 15 over 30%
4. Have you observed any building or soil settlement, landslides, rock falls or avalanches on this property or in the nearby surrounding area? None observed
5. Could the project affect any existing agriculture uses or result in the loss of agricultural land?
No, the proposed actions do not affect existing ag operations, and would not result in the loss of ag land

DRAINAGE AND HYDROLOGY

6. Is the project located within the flood plain of any stream or river? If so, which one?
No
7. What is the distance to the nearest body of water, river, stream or year-round drainage channel?
2 miles Name of the water body? NF Cosumnes River
8. Will the project result in the direct or indirect discharge of silt or any other particles in noticeable amount into any lakes, rivers or streams? No

S17-0008

(Last revised 04/16)

9. Will the project result in the physical alteration of a natural body of water or drainage way?
If so, in what way? No
10. Does the project area contain any wet meadows, marshes or other perennially wet areas?
No

VEGETATION AND WILDLIFE

11. What is the predominant vegetative cover on the site (trees, brush, grass, etc.)? Estimate percentage of each: Grass 15%, Trees 55%, AG 30%
12. How many trees of 6-inch diameter will be removed when this project is implemented?
None

FIRE PROTECTION

13. In what structural fire protection district (if any) is the project located? Pioneer FPD
14. What is the nearest emergency source of water for fire protection purposes (hydrant, pond, etc.)?
Hydrant located on-site with recent fire dept test certificate issued, and~12k gallons of on-site water tank storage
15. What is the distance to the nearest fire station? Station 32, located 0.5 miles Southwest
16. Will the project create any dead-end roads greater than 500 feet in length?
No
17. Will the project involve the burning of any material including brush, trees and construction materials?
No

NOISE QUALITY

18. Is the project near an industrial area, freeway, major highway or airport? If so, how far?
No
19. What types of noise would be created by the establishment of this land use, both during and after construction? Noise typical of grape processing for wine (crushing/press equipment)
see project description of processes. All press/crush equipment is hydraulic

AIR QUALITY

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

WATER QUALITY

21. Is the proposed water source: public or x private, treated or x untreated?
Name the system: Private Well
22. What is the water use (residential, agricultural, industrial or commercial)?
Residential and Agricultural

AESTHETICS

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

ARCHAEOLOGY/HISTORY

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

SEWAGE

25. What is the proposed method of sewage disposal? x septic system ____ sanitation district
Name of district: _____
26. Would the project require a change in sewage disposal methods from those currently used in the vicinity? No, septic currently located on-site and serves residence. No additional sewer required.

TRANSPORTATION

27. Will the project create any traffic problems or change any existing roads, highways or existing traffic patterns? No, wine sales will be conducted online, no public access to the site is proposed
28. Will the project reduce or restrict access to public lands, parks or any public facilities?
No

GROWTH-INDUCING IMPACTS

29. Will the project result in the introduction of activities not currently found within the community?
No
30. Would the project serve to encourage development of presently undeveloped areas, or increases in development intensity of already developed areas (include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?
No
31. Will the project require the extension of existing public utility lines? If so, identify and give distances:
No

GENERAL

32. Does the project involve lands currently protected under the Williamson Act or an Open Space Agreement? Yes
33. Will the project involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances or radioactive material?
No, Farming operation uses no herbicides all weeding is done mechanically or by hand, small amounts of Organic (Stylet Oil) pesticide is used as necessary. All are documented with the County.
34. Will the proposed project result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, trees, minerals or top soil)?
No
35. Could the project create new, or aggravate existing health problems (including, but not limited to, flies, mosquitos, rodents and other disease vectors)?
No
36. Will the project displace any community residents? No

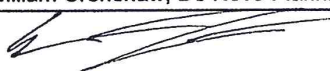
DISCUSS ANY YES ANSWERS TO THE PREVIOUS QUESTIONS (attach additional sheets if necessary)

32. The Site is under a current Williamson Act Contract; Agricultural Preserve No. 321

MITIGATION MEASURES (attach additional sheets if necessary)

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

Form completed by: William Crenshaw, De Novo Planning Group Date: 4/6/17





COMMUNITY DEVELOPMENT AGENCY LONG RANGE PLANNING

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-4650, Fax (530) 642-0508

Transportation Impact Study (TIS) – Initial Determination

Applicant Information:

Name: William Crenshaw /Applicant Agent Phone #: (916) 350-0009
Address: 1020 Suncastr Lane Suite 106 Email: wcrenshaw@denovoplanning.com
El Dorado Hills CA 95762

Project Information:

Name of Project: Island Girl Wines Planning Number: _____
Project Location: 3000 Gopher Hole Rd Placerville, CA 95667 Bldg Size: _____
APN(s): 093-180-53 Project Planner: _____
Number of units: 0

Description of Project:

The applicant proposes to continue current ag vineyard operations on-site, and add manufacturing of wine on the premise. Wines sales will be conducted online, and use UPS/Fedex for pickups (box trucks) and ship 1 day a week. At maximum production it's anticipated the project will produce 600-1000 cases a year depending on grape yield, so at highest production ~19 cases of wine a week could be shipped from the site totaling 1 UPS/FedEx trip/week. No large/semi truck trips are anticipated. No transportation improvements, or structures that would impact transportation are proposed.

Step 1:

The following project uses are typically exempt from preparation of a Transportation Impact Study (TIS). Check applicable box. **An On-Site Transportation Review may be required for every project (see next page).**

- | | |
|--|---|
| <input type="checkbox"/> 4 or less single family homes | <input type="checkbox"/> 28,000 square feet or less for warehouse |
| <input type="checkbox"/> 14 or less multi-family units | <input type="checkbox"/> 38,000 square feet or less for mini-storage |
| <input type="checkbox"/> 2,300 square feet or less for shopping center | <input type="checkbox"/> 10,000 square feet or less for churches |
| <input type="checkbox"/> 6,400 square feet or less for general office | <input type="checkbox"/> 20 or less sites for campgrounds |
| <input type="checkbox"/> 10,000 square feet or less for industrial | <input type="checkbox"/> 7 or less rooms for rent for bed & breakfast |

☐ **None apply – a TIS is required with applicable fee.**

No Additional units or SQ is proposed. The Applicant requests an exemption from this requirement due to the limited size and scope of the proposed action.

Step 2:

Submit this form along with a detailed project description, and any other applicable items, such as location maps, to CDA Long Range Planning Division by mail, fax or e-mail.

Mail: Community Development Agency, Long Range Planning Division
2850 Fairlane Ct, Placerville, CA 95667
Attn: Natalie Porter
Fax: 530-642-0508
e-mail: natalie.porter@edcgov.us

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COMMUNITY DEVELOPMENT AGENCY LONG RANGE PLANNING

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-4650, Fax (530) 642-0508

An On-Site Transportation Review is typically required for all projects. The Community Development Agency Director or his designee may waive the requirement if no additional vehicle trips will be generated by the proposed change, no up-zoning is requested, or no intensification of use is requested.

On-Site Transportation Review

May be required

If an On-Site Transportation Review is required, the following information shall be evaluated and the findings signed and stamped by a registered Traffic Engineer or Civil Engineer, and shall be included with the project submittal:

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

To be completed by El Dorado County, CDA Long Range Planning Division Staff:

- ☐ ON-SITE TRANSPORTATION REVIEW IS REQUIRED. (TIS is not required)
- ☐ TIS IS REQUIRED; initial deposit for TIS scoping and review is required by CDA Long Range Planning Division Staff. See Attached TIS Initial Fund Request Letter.

CDA Long Range Planning Signature

Date

ADH TS

On-Site Transportation Review and TIS is waived based on: _____

Waiver approved by:

CDA Director

Date

Rev 1/6/16

De Novo Planning Group

A Land Use Planning, Design, and Environmental Firm



April 5, 2017

Jeremy Vander Velde
Diana Vander Velde
PO box 298
Somerset, Ca 95684

SUBJECT: Letter of Authorization to Act as Applicant Agent (El Dorado County Conditional Use Permit)

I Jeremy Vander Velde of Island Girl Wines LLC, and Diana Vander Velde (property co-owner) authorize De Novo Planning Group to act as applicant agent with regard to application for a Conditional Use Permit for winery operations in El Dorado County at 3000 Gopher Hole Rd Placerville, CA 95667.

Should you have any questions please contact me by phone (360) 241-4536 or email jeremy@islandgirlwines.com

Sincerely,

Jeremy Vander Velde
Island Girl Wines LLC

Diana Vander Velde
(property co-owner)

Signature  Date 4/19/17

Signature  Date 4/19/17

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DE NOVO PLANNING GROUP
1020 Suncast Lane, Suite 106 | El Dorado Hills, CA 95762

S17-0008

CONDITIONAL USE PERMIT APPLICATION

Island Girl Wines LLC

El Dorado COUNTY, CA.

APRIL 20, 2017

Prepared for:

Jeremy Vander Velde
Island Girl Wines LLC
PO box 298
Somerset, CA 95684
(360) 241-4536

Prepared by:

De Novo Planning Group
1020 Suncast Lane, Suite 106
El Dorado Hills, CA 95762
(916) 350-0009

D e N o v o P l a n n i n g G r o u p

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S17-0008

CONDITIONAL USE PERMIT APPLICATION

Island Girl Wines

El Dorado COUNTY, CA.

APRIL 20, 2017

Prepared for:

Jeremy Vander Velde
Island Girl Wines LLC
PO box 298
Somerset, CA 95684
(360) 241-4536

Prepared by:

De Novo Planning Group
1020 Suncast Lane, Suite 106
El Dorado Hills, CA 95762
(916) 350-0009

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SEPARATE ATTACHMENTS

APPLICATION

REQUIRED SUBMITTAL INFORMATION CHECKLIST

ENVIRONMENTAL QUESTIONNAIRE

TRANSPORTATION IMPACT STUDY (TIS) - INITIAL DETERMINATION FORM

NORTH CENTRAL INFORMATION CENTER RECORDS SEARCH

AGREEMENT FOR PAYMENT OF PROCESSING FEES

APPLICANT LETTER OF AUTHORIZATION

RESPONSIBLE PARTIES

Applicant:

Jeremy Vander Velde
Island Girl Wines LLC
PO box 298
Somerset, CA 95684
(360) 241-4536

Agent:

William Crenshaw
De Novo Planning Group
1020 Suncast Lane, Suite 106
El Dorado Hills, CA 95762
(916) 350-0009

PROJECT NAME

Island Girl Wines LLC

PROJECT LOCATION

The site is located on Assessor Parcel Number (APN) 093-180-53, at 3000 Gopher Hole Rd Placerville, CA 95667, approximately 0.2 miles north of the intersection with Bucks Bar Road in the Somerset area. Figure 1 shown the regional vicinity of the site, Figures 2 includes and APN map for the site and surrounding area, and Figure 3 includes the County Assessor's Map.

PROJECT DESCRIPTION

The project applicant is seeking a Conditional Use Permit (CUP) for the onsite manufacturing of wine. The approximate 22.6 acre site (APN 093-180-53) is currently farming approximately 6 acres out of the 22.6 acre parcel. Commercial vineyard producing varietals include: Viognier, Tempranillo, Grenache Noir, Barbara and Malbec at an average of 18 tons a year of production. In addition approximately 4 tons of grape varieties not produced onsite may be sourced from other vineyards per year. The vineyard has been in production and operation since 2008. The property includes a residence that was built in 2012, and an existing 40x40 temperature controlled steel beam building with a 40'x20' concrete pad in the front of the structure. The current and proposed farming operation uses no herbicides on the property and all weeding is done mechanically or by hand, and Organic (Stylet Oil) pesticide is used. All are documented with the County.

The applicant proposes to continue the current farming/vineyard operations and add the manufacturing of wine on the premise (crush, storage/cellaring, and bottling). Bottling and cellaring are to be conducted in the 40x40 temperature controlled steel beam building existing on the property. The existing 20'x40' concrete pad will be used as the crush/press pad during grape processing.

Winemaking techniques include whole cluster fermented and crushed without destemming. Some will be hand sorted, destemmed, cold soaked, undergo extended maceration or carbonic maceration using either natural or synthetic yeasts. Whites may be pressed without maceration and allowed to settle before racking off of their lees. Some red varietals will be co-fermented to produce blends. The wine will undergo minimal handling after it is pressed using gravity transfer methods. Primary fining method will utilize bentonite clay.

The proposed operation includes 9 stainless steel tanks for the handling of wine and a 10 ton glycol chiller on site to maintain temperature levels. All bottling will be done on site with a bottle filler and corking machine. Two types of presses will be used, a 3 ton corkscrew press and a ½ ton hydraulic press. Bulk ageing will be done in barrel and stored in the steel winery building. All entrances have locks and the site is secure with the entire vineyard being fenced and an electric locked gate entrance.

All of the presses and destemmers to be used are on wheels and the applicant proposes to bring them out to the existing 40'x20' concrete pad during manufacturing. The winery operation propose to include grid pipe at the edge of the 20x40 concrete pad in front of the winery building. The water used during the manufacturing and cleaning process will flow into the catch pipe along the front of the pad and run down the hill into 2 poly storage tanks (340 gal each) to collect the water. Water will be transported by tractor/trailer into the vine rows and dispersed to irrigate. The operation proposes to utilize 180 degree water to clean and sanitize equipment rather than chemicals provided by a commercial instant on demand hot water system. A 5000 kW solar array exists onsite and will be utilized to power all electrical agricultural and winery operations.

Wines sales are to be conducted online through islandgirlwines.com. Shipping will be by UPS/Fedex for pickups. The applicant proposes to ship 1 day a week. The applicant anticipates producing 600-1000 cases a year depending on grape yield. At highest production up to 19 cases a week may be anticipated. The applicant does not plan to have semi-trucks come to the site, or offer onsite sales.

The existing site and proposed improvements are shown on Figure 4 (Site Plan)

SITE CONDITIONS

The western portion of the site consists largely of active agricultural vineyard operations with a residential dwelling located near the center of the vineyard operations. Additionally, a 40x40 metal building is located on the northern portion of the vineyard area. The remainder of the site (eastern portion) consists largely of grass, and tree cover. Proposed operations are to be conducted in developed portions of the site, and no additional structures, development, or operations are proposed for the undisturbed/undeveloped portions of the site.

Existing Land Uses

The El Dorado County General Plan designates the site parcel as Rural Residential (RR) with an Important Biological Corridor (IBC) overlay. The RR land use designation permits single-family residences, agricultural support structures, and a range of agricultural production uses. The IBC overlay is set forth in General Plan and is applied to lands identified as having a high wildlife habitat value. No development is proposed with this application that would disturb the undeveloped portions of the site and no oak tree removal is proposed.

Existing Zoning

Limited Agriculture (LA-20)

Surrounding Land Uses

The project site is surrounded by rural residential uses to the east, west and north (Rural Land, RL-10, and RL-40). South of the site includes Community Commercial (CC) Zoned uses, however the site is currently undeveloped.

Site Topography

The site parcel is at an average elevation of approximately 2,000 feet above mean sea level with an elevation range from approximately 1,980 to 2,240 feet above mean sea level. Figure 5 displays the USGS topographic map of the site and surrounding area.

Water Source

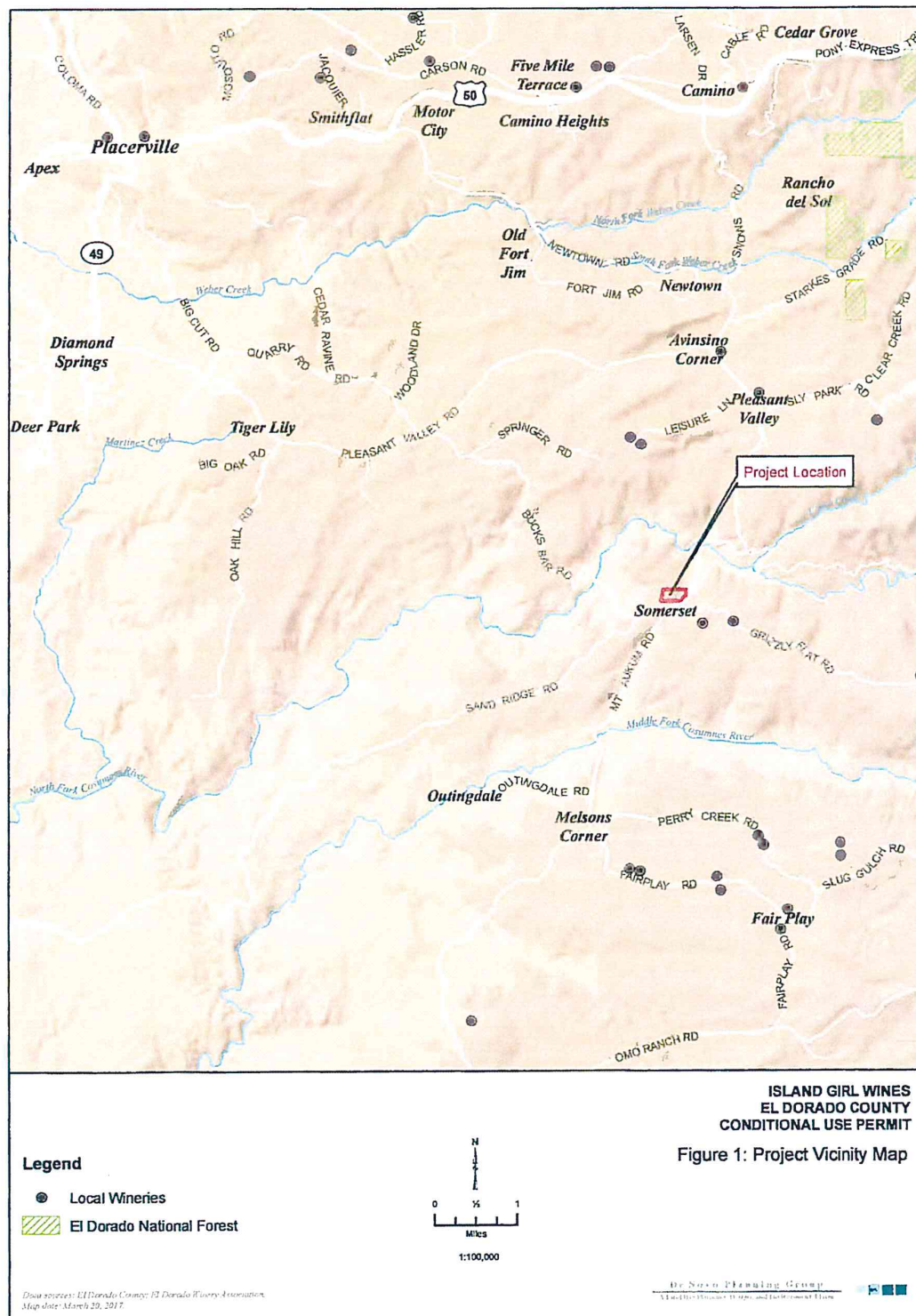
One well is located on the site that serves onsite agricultural and residential uses. No additional wells are proposed. Additionally, approximately 12k gallons of water is stored in tanks onsite, and the property currently has a fire hydrant onsite, which has recently been tested by the Fire Department. Water well, hydrant and storage locations are shown on Figure 4.

Williamson Act Contract

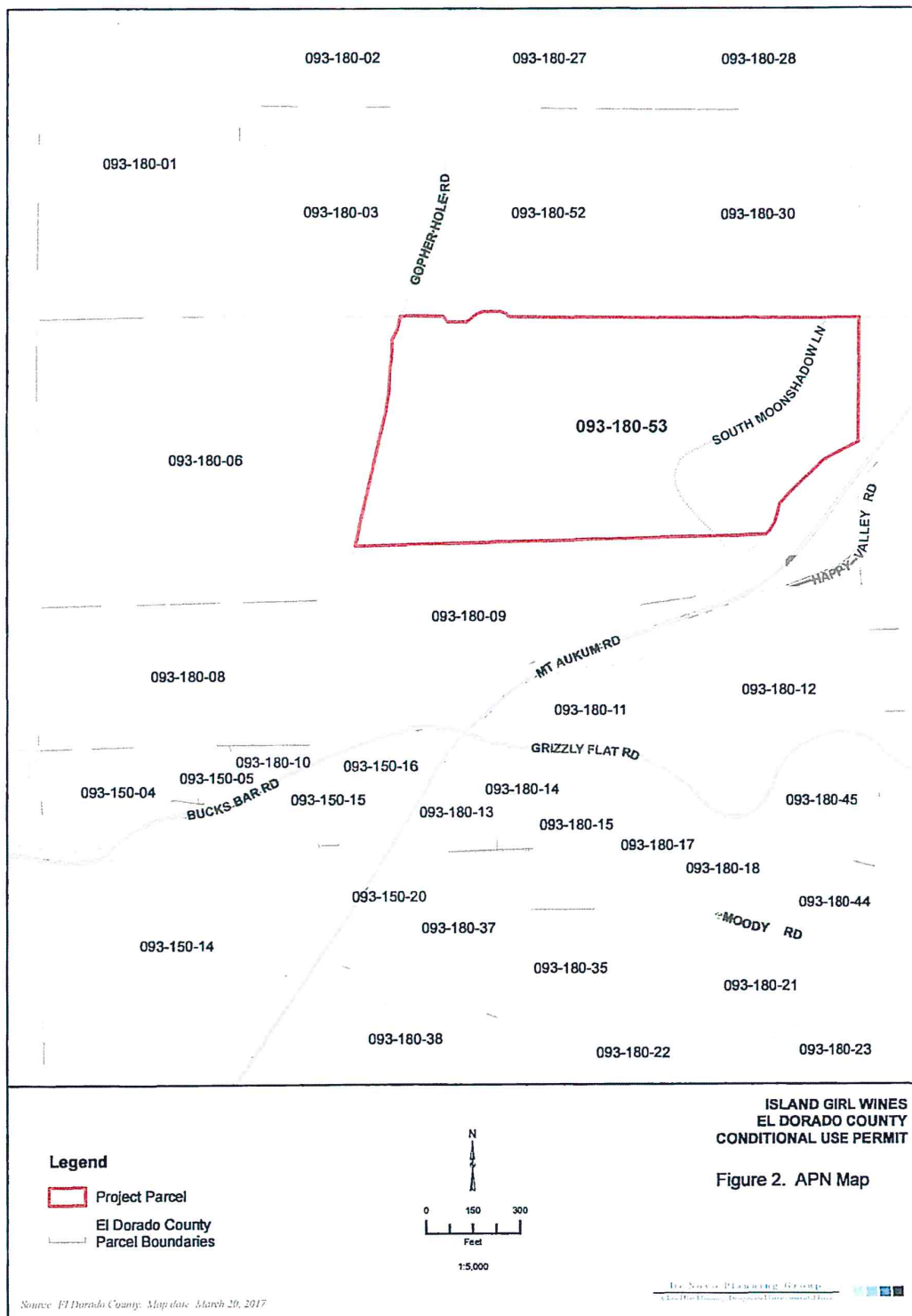
The property currently has a Williamson Act Contract- Prime Agricultural Land (Agricultural Preserve 321).

Cultural and Archaeological Resources

A records search for resources was completed by the North Central Information Center. Given the extent of known cultural resources and patterns of local history, there is low potential for locating prehistoric-period or historic-period resources in the immediate vicinity of the property. Records search results are included as an attachment to this document.

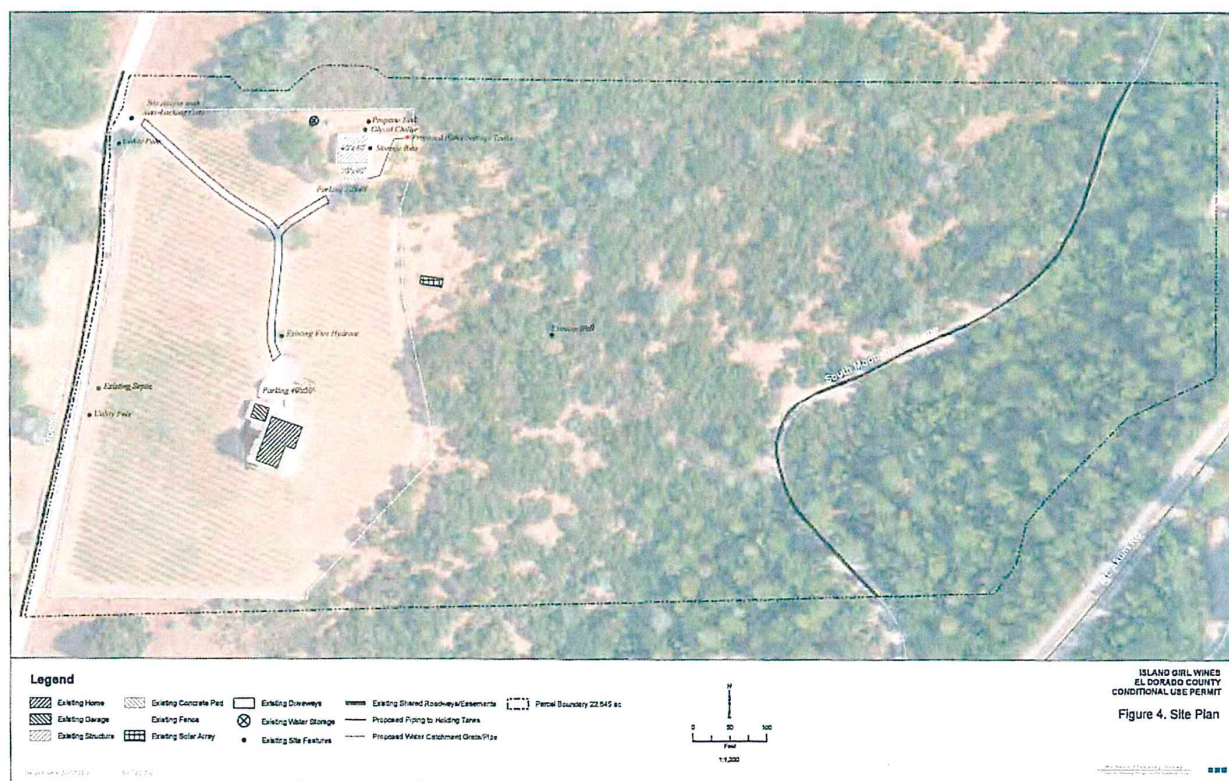


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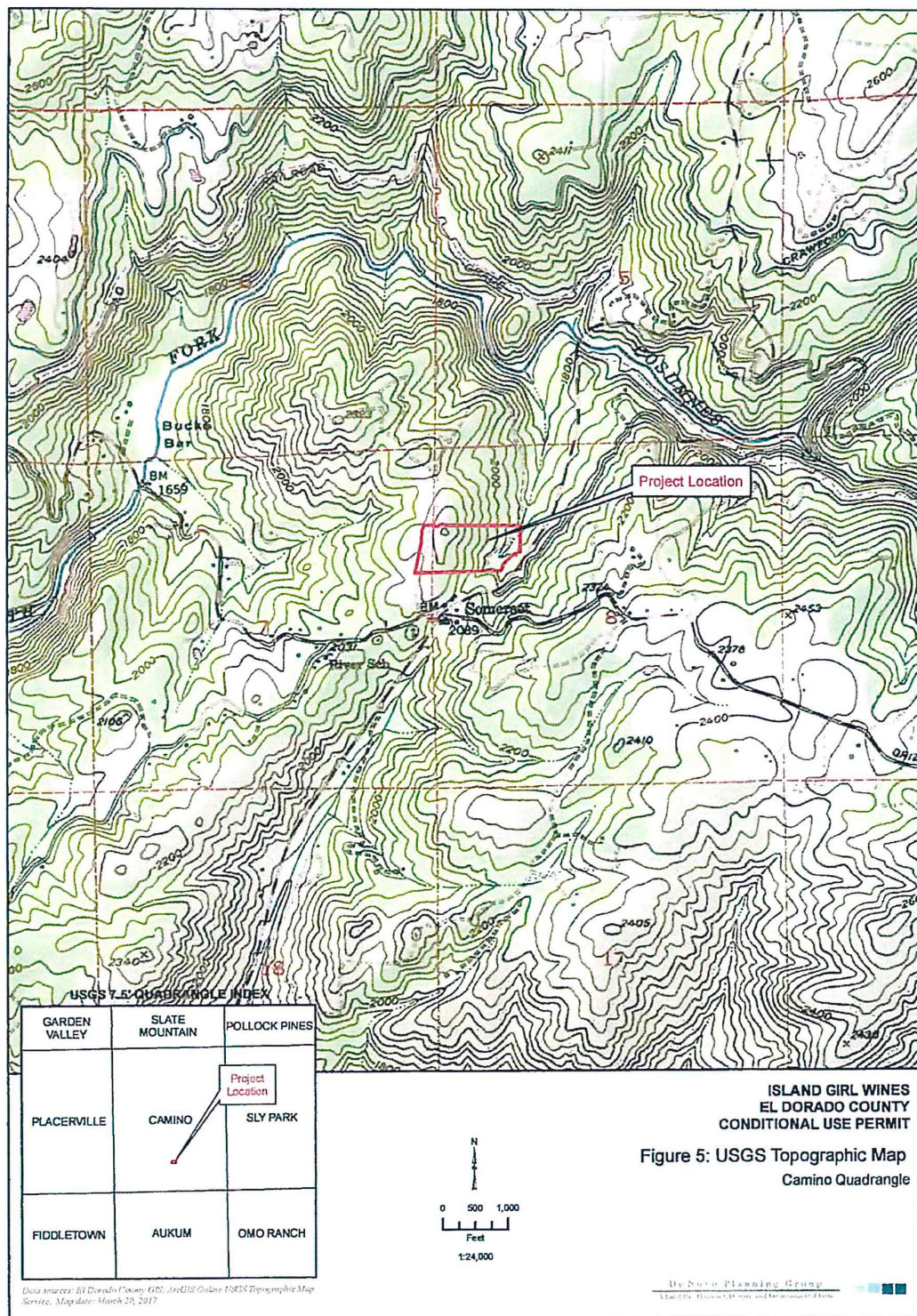


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De Novo Planning Group

4000 Lake Washington Blvd, Suite 200, Seattle, WA 98147

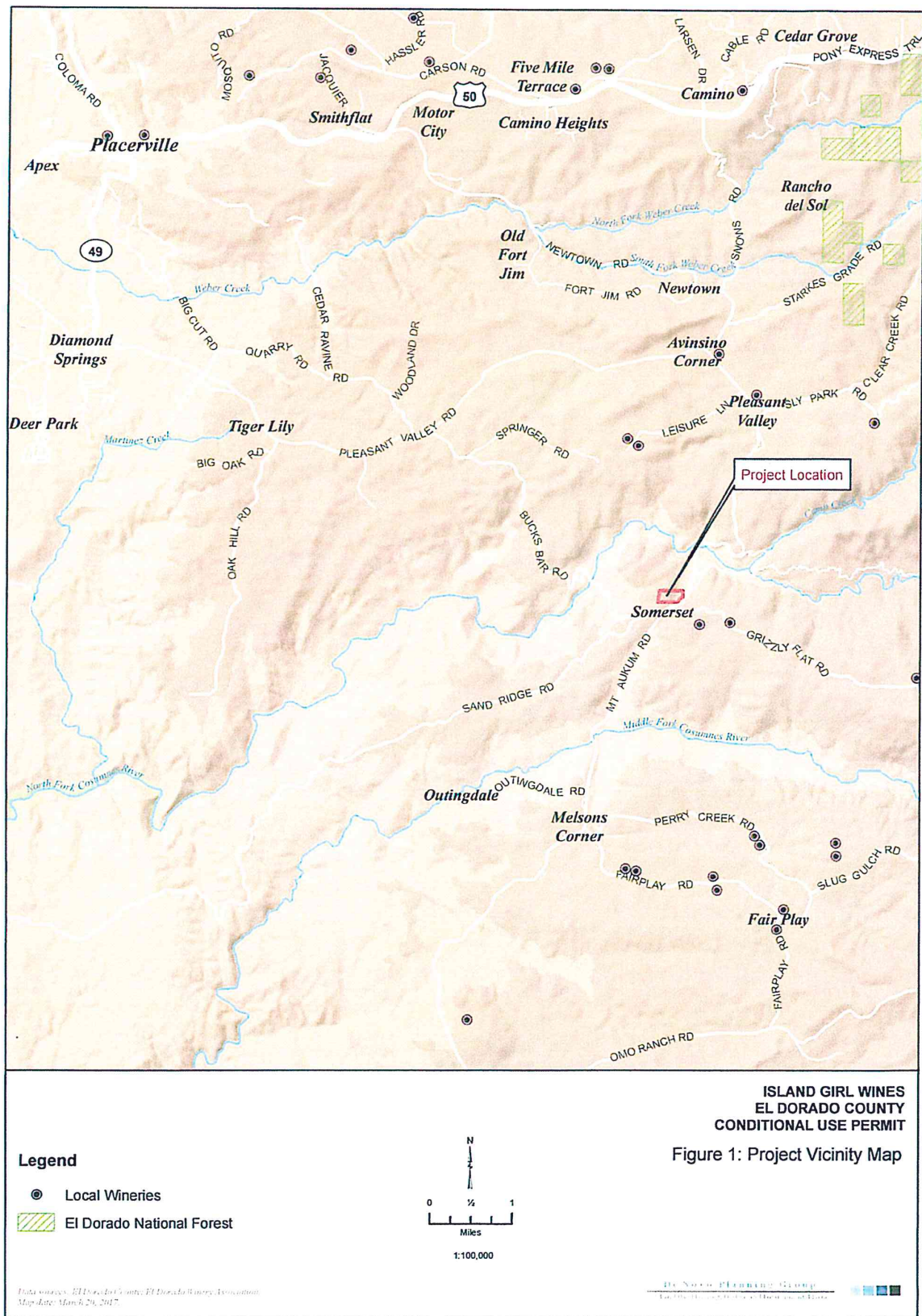
De Novo Planning Group

A Land Use Planning, Design, and Environmental Firm

De Novo is committed to practices that demonstrate sustainability and stewardship. Our company provides a working environment that enables our team members to make contributions to improving the environment in which we live.

1030 Sarcastic Lane, Suite 100 • El Dorado Hills, CA 95762
info@denovoplanning.com | (916) 520-5912

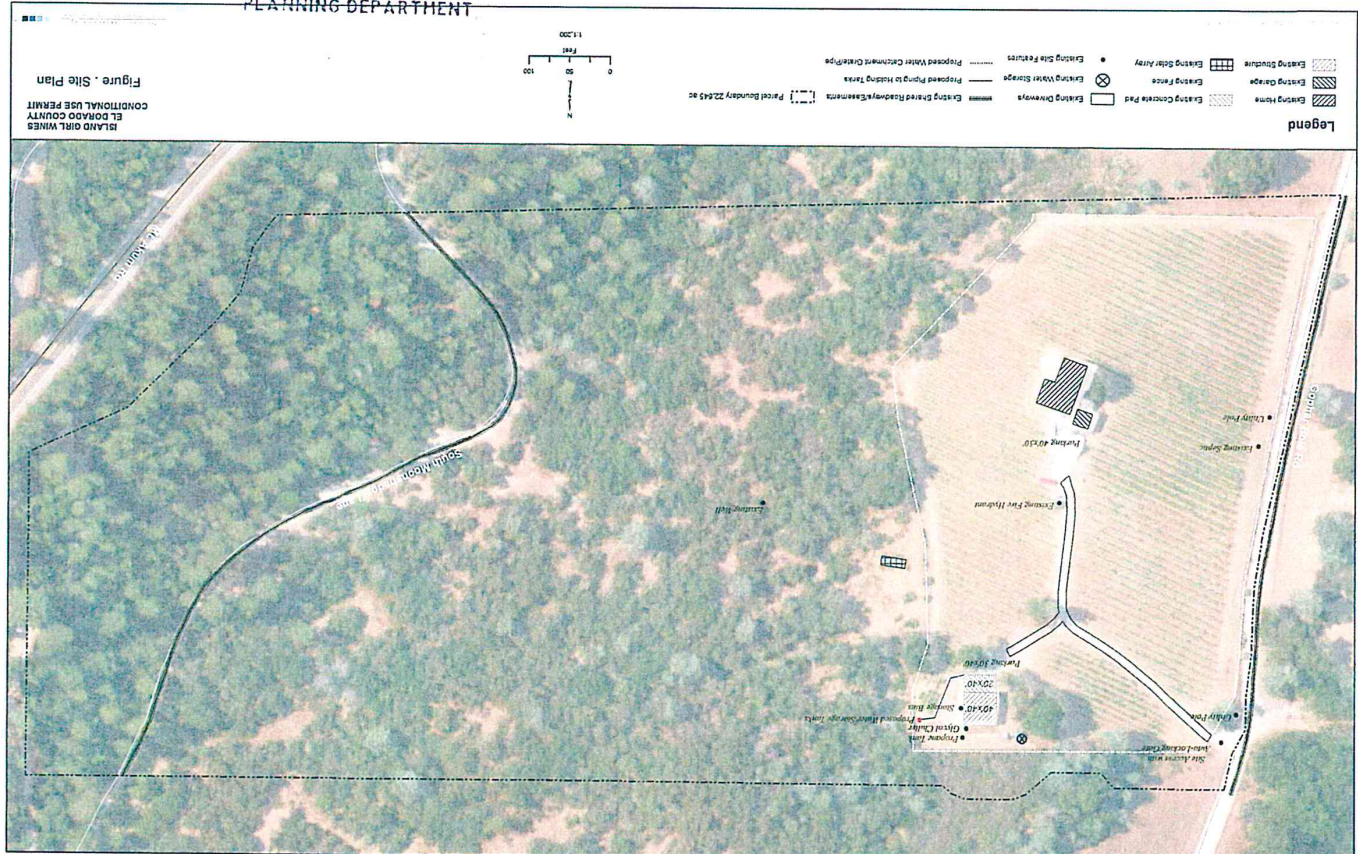
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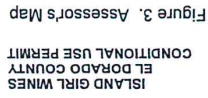


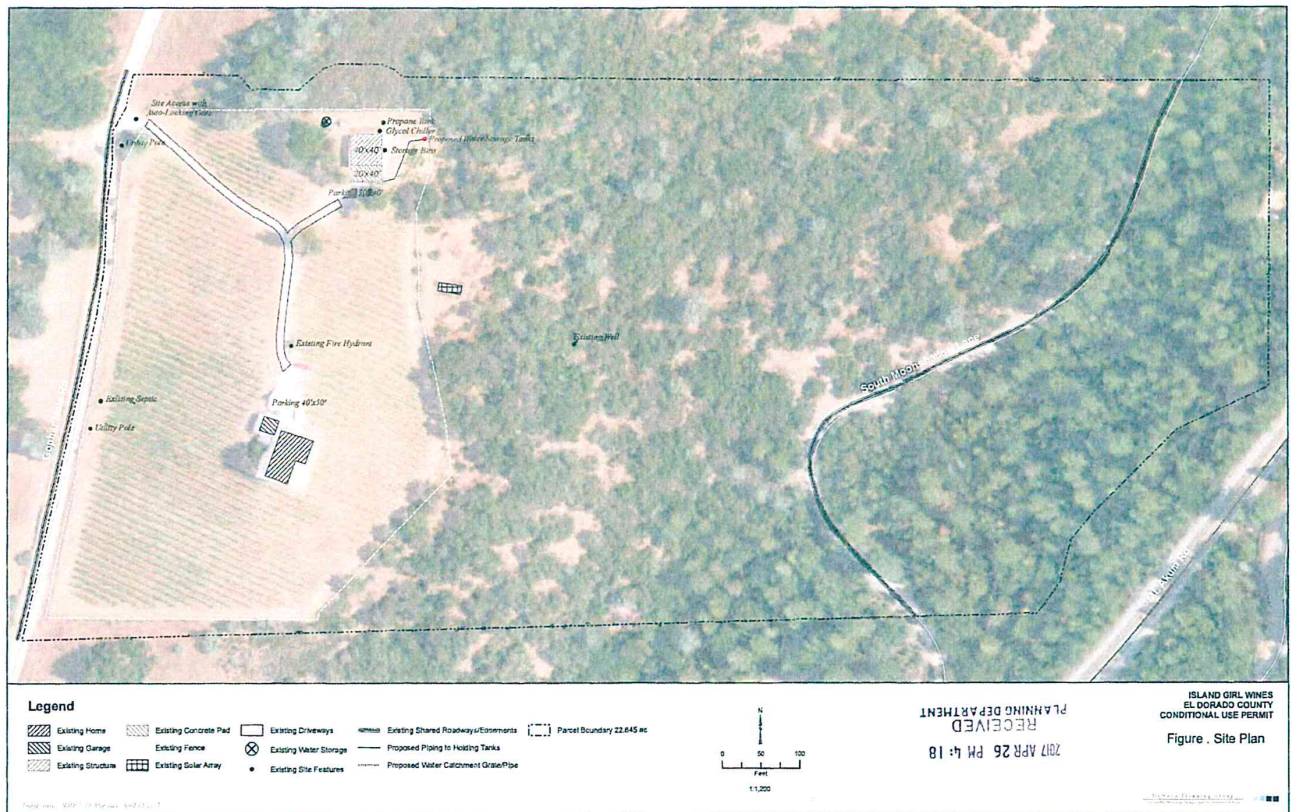
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