



EL DORADO COUNTY PLANNING SERVICES

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

2018 JAN -8 PM 3:05
RECEIVED
PLANNING DEPARTMENT

MINOR/CONDITIONAL USE PERMIT

FILE # 518-0003

ASSESSOR'S PARCEL NO.(s) ~~90-010-10~~ 090-250-34-100

PROJECT NAME/REQUEST: (Describe proposed use) winery

APPLICANT/AGENT Marcy Harmon Kim

Mailing Address Placerville, CA 95667
P.O. Box or Street City State & Zip

Phone (415) 596-4436 EMAIL: marcyrocksharr@gmail.com

PROPERTY OWNER Gar & Marcy Harmon

Mailing Address 4921 Marcelais RD, El Dorado, CA 95623
P.O. Box or Street City State & Zip

Phone (530) 626-3705 EMAIL: _____

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT n/a

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

Phone () _____ EMAIL: _____

LOCATION: The property is located on the North side of Motherlode RD
N / E / W / S street or road

6/10 feet/miles North of the intersection with Motherlode RD
N / E / W / S major street or road

in the El Dorado area. PROPERTY SIZE 40 acres
acreage / square footage

X [Signature] Date 1/8/18
signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date 01/08/18 Fee \$ 6,554.00 Receipt # 30727 Rec'd by BLEAC Census _____

Zoning RL-10 GPD RR Supervisor Dist 2 Sec _____ TwN _____ Rng _____

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

Executive Secretary _____

APPEAL:
Approved _____ Denied _____

(Application Revised 4/2016)

(Last revised 04/16)

marcelais winery project

40 acre parcel

5 acres planted with grapes

500-1200 cases of wine a year



m-f 9- or 2

EL DORADO COUNTY PLANNING SERVICES

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

MINOR/CONDITIONAL USE PERMIT

This packet is available on
our website

PURPOSE

Within each zone district there are land uses permitted by right and land uses permitted only by approval of a minor or conditional use permit. Land uses which are permitted by right are typically authorized by issuance of a building permit or business license. Those uses which are permitted only by the use permit process are those which are not typically found in the applicable zoning district and may be injurious to the neighborhood if not properly controlled. However, the use permit may be approved after public notice, public hearing, and subject to conditions which may limit or control the use.

Minor Use Permit. A Minor Use Permit is a process for reviewing uses and activities that are typically compatible with other allowed uses within a zone but due to their nature require consideration of site design and adjacent uses. Minor Use Permits provide for a discretionary review of minor projects or uses that are allowed, but do not meet the standards for administrative review. Unless the project incorporates standards or conditions that are capable of mitigating potentially significant environmental impacts to a level less than significant or is determined to be exempt from CEQA, it will be processed as a Conditional Use Permit.

Conditional Use Permit. The determination for a Conditional Use Permit shall be made by the Director based on the nature of the application and the policy issues raised by the project.

REQUIRED FINDINGS

In accordance with Section 130.52.020 and 130.52.021 of the Zoning Ordinance, the following findings must be made by the Zoning Administrator or Planning Commission before the Minor/conditional use permit can be approved:

1. The issuance of the permit is consistent with the General Plan;
2. The proposed use would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood; and
3. The proposed use is specifically permitted by minor/conditional use permit pursuant to this Title.

PROCESS

1. Applicant/agent prepares all required submittal information and makes an appointment to submit the application to Planning Services.
2. Planner is assigned and the application is distributed to affected agencies for consultation and recommendation.
3. Assigned planner and representative from Transportation Division perform site visit and meet on-site with the applicant/agent, if necessary.
4. Draft environmental document is prepared and conditions of approval are drafted (or recommendation for denial is proposed).

(Last revised 04/16)

Based upon the provisions set forth in the California Environmental Quality Act (CEQA), a Negative Declaration or Mitigated Negative Declaration may be prepared for a proposed project that *will not* have significant environmental impacts, or where those impacts can be mitigated to a less than significant level, respectively. However, if the project *will* have significant environmental impacts that cannot be mitigated, an Environmental Impact Report (EIR) is required. Certain projects may be listed in CEQA as Statutorily or Categorically Exempt from those provisions, in which case the timing and processing of the project is expedited. If it is determined that an EIR is required for your project, processing of the application is placed on "hold" status. The project only proceeds if the applicant agrees to fund the more costly EIR process. The applicant has the right to appeal the decision to require an EIR to the Board of Supervisors.

5. Applicant/agent meet with the Technical Advisory Committee (TAC - staff representatives of affected agencies) to discuss environmental review, conditions of approval (or recommendation for denial), and potential hearing date(s).

NOTE: This is a critical meeting and it is absolutely necessary for the applicant or agent to attend. If issues arise which cannot be resolved at this meeting, the application will either be placed on hold or the meeting rescheduled when the issue is resolved.

6. Project is noticed in the local newspaper advertising the required 30-day public review period for Negative Declarations as set by State law, or noting the project is Categorically Exempt from CEQA review.
7. Applicant receives the staff report at least two weeks prior to the public hearing which includes staff recommendation and proposed conditions of approval or mitigation measures.
8. Public hearing is conducted before the Zoning Administrator or Planning Commission where a final decision is made unless appealed by the applicant or affected party
9. An appeal may be filed by either the applicant or affected party within ten working days after decision (see Appeal process below).

TIMING

Steps 1 through 5 are typically completed within 60 days. The remaining steps are more flexible depending on the complexity of the application. Most applications will reach public hearing in four months. If appealed, an additional 30 days is required for the Board of Supervisors to hear the matter.

HEARING

Applications must be heard by either the Zoning Administrator (minor use permit applications) or the Planning Commission (conditional use permit applications), depending on the complexity of the application. More complex applications are typically heard by the Planning Commission. All public hearings are advertised in a local newspaper and notice is mailed to all property owners within a minimum 1,000-foot radius of the subject property.

APPEALS

If an appeal is made, the matter is heard at a public hearing of the Planning Commission or Board of Supervisors, depending on whether a minor or conditional use permit, with notice given as described above. Said appeal is usually heard 30 days after Zoning Administrator or Planning Commission decision.

FEES

Current application fees may be obtained by contacting Planning Services at (530) 621-5355 or by accessing Planning Services online fee schedule at <http://edcgov.us/Government/Planning/Fees.aspx>.

NOTE: Should your application be denied, application fees are nonrefundable. Should you request withdrawal of the application before a decision has been made, you may receive only that portion of the fee which has not yet been expended. If the public hearing notice has been advertised, fees are nonrefundable.

NOTE: In accordance with State Legislation (AB3158), you will be required to pay a State Department of Fish and Wildlife fee after approval of your application prior to the County filing the Notice of Determination on your project. This fee that increases annually, less \$50.⁰⁰ processing fee, is forwarded to the State Department of Fish and Wildlife and is used to help defray the cost of managing and protecting the State's fish and wildlife resources. If the project is found to have no effect on fish and game resources or otherwise exempt, only the \$50.⁰⁰ processing fee is required to file the Notice of Exemption with the State. These fees are due immediately after project approval, checks payable to "El Dorado County" and submitted to Planning Services for processing.

CONVERSION TO TIME AND MATERIALS

When in the opinion of the Development Services Director the required fee for an application is going to be inadequate to cover processing costs due to the complexity of the project or potential controversy that it may generate, the Development Services Director may convert the application to a time and materials process. When this conversion is proposed, the applicant will be notified in writing and will be requested to submit a deposit in an amount estimated to be sufficient to cover the remaining staff work to bring the application to a final decision. Staff work on the application will stop until a deposit is provided. Normally this conversion will occur when it is obvious the required fee is going to be insufficient, which would typically occur during or soon after the Technical Advisory committee meeting. However, it could occur later in the project if controversy becomes more evident and/or revisions are proposed to the project to mitigate project impacts or neighbor concerns. After the conversion, the applicant will receive a monthly statement/bill identifying the remaining processing fee and/or deposit, or the amount due if deposited funds have been exhausted. If monies are owed, they shall be paid before action by the hearing body.

CONDITIONS OF APPROVAL

As an applicant, you should be aware that environmental mitigation measures or other requirements will likely be made conditions of approval. Depending on the nature of the application, conditions of approval might involve landscaping, protection of riparian areas, fencing, paving of parking or access road, limited hours of operation, etc.

If your application involves a building permit, you should be aware of other costs that may be part of the building permit process that typically follows approval of an application. In addition to normal building permit fees, you will likely be required to pay traffic impact mitigation (TIM) fees, school fees based on square footage of the proposed building, plus fire and solid waste fees. The County Building Services has an informational document on commercial projects which identifies the extent of fees that may be required. It is also beneficial to contact those departments or agencies requiring the fees to determine actual estimated costs.

DEED RESTRICTIONS

Please review and understand any private deed restrictions recorded against your property to insure your proposed application does not violate such deed restrictions. If a conflict exists between the deed restrictions and your application, the County can still approve your application and issue necessary permits. However, County approval does not absolve your obligation to comply with deed restrictions.

APPLICATION

If the application and submittal requirements are not attached to this information packet, please contact Planning Services. You may also call Planning Services at (530) 621-5355 for general assistance.

APPOINTMENT

Applications are accepted by appointment only. Please call ahead for an appointment with a planner when you are ready to submit your application. Please have all required submittal information completed before your appointment. Appointments are generally made within 48 hours of your call to Planning Services at (530) 621-5355.



EL DORADO COUNTY PLANNING SERVICES

2850 Fairlane Court, Placerville, CA 95667

(530) 621-5355

<http://edcgov.us/Planning/>

REQUIRED SUBMITTAL INFORMATION

for

Minor/Conditional Use Permit

The following items 1 through 9 must be provided with all applications. The remaining items shall be required where applicable. **If all the required and applicable information is not provided, the application will be deemed incomplete and will not be accepted.** For your convenience, please use the check (✓) column on the left to be sure you have all the required and applicable information. **All plans and maps MUST be folded to 8½" x 11"**.

FORMS AND MAPS REQUIRED

Check (✓)

Applicant County

- | | | | |
|-----|-----|--|---------------------|
| ✓ | 1) | Application form, completed and signed. | |
| ✓ | 2) | Letter of authorization from all property owners authorizing agent to act as applicant, when applicable. | ✗ |
| ✓ | 3) | Proof of ownership (Grant Deed), if the property has changed title since the last tax roll. | ✗ |
| ✓ | 4) | A copy of official Assessor's map, showing the property outlined in red. | |
| ✓ | 5) | An 8 ½ x 11" vicinity map showing the location of the project in relation to the distance to major roads, intersections, and town sites. | made |
| ✓ | 6) | Environmental Questionnaire form, completed and signed. | |
| ✓ | 7) | Provide name, mailing address and phone number of all property owners and their agents. | |
| ✓ | 8) | A record search for archaeological resources shall be conducted through the North Central Information Center located at CSU-Sacramento, 6000 J Street, Adams Bldg, #103, Sacramento, CA 95819-6100, phone number (916) 278-6217. If the record search identifies a need for a field survey, a survey shall be required. (A list of Archaeological Consultants and survey requirements is available at the Planning Department.) Archaeological surveys shall meet the "Guidelines for Cultural Resource Studies" approved by the Board of Supervisors, available at the Planning Department. | ✗ |
| ✓ | 9) | A traffic impact determination shall be provided utilizing El Dorado County's "Transportation Impact Study (TIS) – Initial Determination Form, located on the Planning Services website under <u>"Applications and Forms"</u> . | |
| n/a | 10) | If public sewer or water service is proposed, obtain and provide a Facilities Improvement Letter if the project is located within the EID service area, or a similar letter if located in another sewer/water district. | NOT in service area |

(Last revised 04/16)

FORMS AND MAPS REQUIRED

Check (✓)
Applicant County

n/a 11) If off-site sewer or water facilities are proposed to serve the project, provide four (4) copies of a map showing location and size of proposed facilities. If ground water is to be used for domestic water, submit a report noting well production data for adjacent parcels, or submit a hydrological report prepared by a geologist noting the potential for water based on the nature of project site geology.

n/a 12) In an accompanying report, provide the following data for area on each proposed parcel that is to be used for sewage disposal:

- a) Percolation rate and location of test on 4.5 acres or smaller
- b) Depth of soil and location of test
- c) Depth of groundwater and location of test
- d) Direction and percent of slope of the ground
- e) Location, if present, of rivers, streams, springs, areas subject to inundation, rock outcropping, lava caps, cuts, fills, and easements
- f) Identify the area to be used for sewage disposal
- g) Such additional data and information as may be required by the Division Director of Environmental Management to assess the source of potable water, the disposal of sewage and other liquid wastes, the disposal of solid wastes, drainage, and erosion control

✓ 13) Preceding parcel map, final map, or record of survey, if any exists. *

✓ 14) Four (4) copies of an oak tree preservation plan. The oak tree preservation plan shall accurately include the following: *

✓ Dr. G.D. Gaenning a) General identification of the oak tree canopy, noting significant oak tree species (e.g. blue oak, valley oak, etc.) where such groups are clearly distinguishable. Identification of the oak tree canopy shall be determined from base aerial photographs or by an on-site survey performed by a qualified biologist, certified arborist, or Registered Professional Forester (RPF).

✓ b) Parcels having canopy cover of at least ten percent (10%) are subject to oak tree canopy coverage retention or replacement standards as follows:

<u>Existing Canopy Cover</u>	<u>Percent of Canopy Cover to be Retained or Replaced</u>
80 - 100 percent	60 percent of existing canopy
60 - 79 percent	70 percent of existing canopy
40 - 59 percent	80 percent of existing canopy
20 - 39 percent	85 percent of existing canopy
19 percent or less	90 percent of existing canopy

✓ c) Where item (b) above applies and trees will be removed as the result of project improvements, a replacement plan shall be included with application submittal. Any provisions for tree preservation, transplanting, or replacement, shall be shown on a recordable (black and white version) site plan. The replacement plan shall also include a mitigation monitoring plan to ensure that proposed replacement trees survive.

FORMS AND MAPS REQUIRED

Check (✓)
Applicant County

- ✓ 15) Preliminary grading, drainage plan, and report. The plan should be of sufficient detail to identify the scope of grading, including quantities, depths of cut and fills (for roads and driveways where cuts/fills exceed 6 feet, and mass pad graded lots), location of existing drainage, proposed modifications, and impacts to downstream facilities. (See Section 110.14.240 of County Grading Ordinance for submittal detail)
- n/a 16) If located within one of the five Ecological Preserve - EP overlay zones (Mitigation Area 0), rare plants may exist on-site. The State Department of Fish & Wildlife will require an on-site biological plant survey to determine the extent and location of rare plants on the project site. Such a survey can only occur from March 15 through August 15 when plants are readily visible. Therefore, if the State Department of Fish & Wildlife requires the plant survey, a substantial delay in the processing of your application could result. To avoid potential delays, you may choose to provide this survey with application submittal. (A list of possible Botanical Consultants is available at Planning Services.)
- n/a 17) Name and address of Homeowner's Association, CSA 9 Zone of Benefit, or other road maintenance entity if it exists in the project area. *none*
- n/a 18) A site-specific wetland investigation shall be required on projects with identified wetlands as delineated on the applicable U.S.G.S. Quadrangle and/or by site visit, when proposed improvements will directly impact the wetland (reduce the size of the wetland area) or lie near the wetlands. (Available from Planning Services are the U.S. Corps of Engineers requirements for a wetlands delineation study. A list of qualified consultants is also available.)
- n/a 19) An acoustical analysis shall be provided whenever a noise-sensitive land use (residences, hospitals, churches, libraries) are proposed adjacent to a major transportation source, or adjacent or near existing stationary noise sources. Such study shall define the existing and projected noise levels and define how the project will comply with standards set forth in the General Plan.
- n/a 20) Where potential for special status plant and/or animal habitats are identified on the parcel(s), an on-site biological study shall be required to determine if the site contains special status plant or animal species or natural communities and habitats.
- n/a 21) An air quality impact analysis shall be provided utilizing the El Dorado County Air Pollution Control District's "Guide to Air Quality Assessment."

SITE PLAN REQUIREMENTS

Five (5) copies plus an electronic copy (CD-ROM or other medium) of the site plan detailing what exists on the site at time of application shall be submitted on 24" x 36" sheets or smaller, drawn to scale, and of sufficient size to clearly show all details and required data. **All plans MUST be folded to 8½" x 11", plus one 8½" x 11" reduction. NO ROLLED DRAWINGS WILL BE ACCEPTED.**

For your convenience, please check the Applicant column on the left to be sure you have all the required submittal information.

Check (✓)
Applicant County

Permit # 239194
Final 6/15/16

- _____ 1) Project name (if applicable).
- _____ 2) Name, address of applicant and designer (if applicable). ✓
- _____ 3) Date, north arrow, and scale. ✓
- _____ 4) Entire parcel of land showing perimeter with dimensions. ✓
- _____ 5) All roads, alleys, streets, and their names. ✓
- _____ 6) Location of easements, their purpose and width. ✓
- _____ 7) All existing and proposed uses (i.e. buildings, driveways, dwellings, utility transmission lines, etc.). ✓
- _____ 8) ~~P~~arking and loading stalls with dimensions (refer to Zoning Ordinance Chapter 130.35 and the Community Design Standards-Parking and Loading Standards).
- _____ 9) ~~T~~rash and litter storage or collection areas, and propane tank location(s). *mine*
- _____ 10) Total gross square footage of proposed buildings.
- _____ 11) Proposed/existing fences or ~~w~~alls.
- _____ 12) ~~S~~ign locations and sizes (if proposed) (refer to Zoning Ordinance Chapter 130.16).
- _____ 13) ~~P~~edestrian walkways, courtyards, etc. (if proposed).
- _____ 14) ~~E~~xterior lighting plan (if proposed), along with a Photometric Study and fixture specifications (refer to Zoning Ordinance Chapter 130.34 and the Community Design Standards-Outdoor Lighting Standards).
- _____ 15) Existing/proposed water, ~~sewer~~, septic systems, and wells (if applicable).
- _____ 16) ~~E~~xisting/proposed fire hydrants.
- _____ 17) ~~T~~entative subdivision or parcel map (if applicable).
- _____ 18) ~~P~~ublic uses (schools, parks, etc.)
- _____ 19) The location, if present, of rock outcropping, lava caps, drainage courses, lakes, canals, reservoirs, rivers, streams, spring areas subject to inundation and wetlands. (Show respective 100-foot and 50-foot septic system setbacks when a septic system is proposed).

SITE PLAN REQUIREMENTS

Check (✓)
Applicant County

- _____ 20) ~~Identify~~ ^{no flood zone} areas subject to a 100-year flood on perennial streams or creeks, and show high water level (100-year) on map. Where this data is not readily available, January 1997 flood level can be shown if known. (Refer to the Federal Emergency Management Agency (FEMA) website).
- _____ 21) ~~Note~~ any proposed trails within the project; and where applicable, connection to existing or proposed trail systems.

PRELIMINARY LANDSCAPE PLAN REQUIREMENTS

Required when parking facilities are proposed or otherwise at planner's discretion. (Refer to Zoning Ordinance Chapter 130.33 and the Community Design Standards – Landscaping and Irrigation Standards).

(Five (5) copies plus an electronic copy (CD-ROM or other medium), **folded to 8½" x 11", plus one 11" x 17" reduction**).

Check (✓)
Applicant County

- _____ 1) Location, quantity, and a gallon size of proposed plant material (See Zoning Ordinance Chapter 130.33 and the Community Design Standards – Landscaping and Irrigation Standards).
- _____ 2) Note quantity/type of trees to be removed.
- _____ 3) Location, general type (pine, oak, etc.) and size of all existing trees, in those areas that are subject to grading or otherwise may be removed/affected by proposed improvements. Note quantity of trees to be removed.
- _____ 4) List of both common and botanical names of plant material (use of drought tolerant species is highly recommended). A recommended list of drought-tolerant species is available at Planning Services.
- _____ 5) Location of irrigation proposed. (NOTE: The final Landscape Plan will ultimately be required to meet the County's Water Conserving Landscape Standards. Copies are available at Planning Services).

PRELIMINARY GRADING AND DRAINAGE PLAN

Required whenever any grading is proposed.

(Five (5) copies plus an electronic copy (CD-ROM or other medium), **folded to 8½" x 11", plus one 8.5" x 11" reduction**).

Check (✓)
Applicant County

- _____ 1) Contours or slope data (pursuant to Chapter 110.14 of County Code Grading, Erosion, and Sediment Control Ordinance).
- _____ 2) Drainage improvements, culverts, drains, etc.
- _____ 3) Limits of cut and fill.

PLAN OF BUILDING ELEVATIONS

Required whenever a new structure or addition is proposed.

no

(Five (5) copies plus an electronic copy (CD-ROM or other medium), **folded to 8½" x 11", plus one 8.5" x 11" reduction**).

Check (✓)

Applicant County

- _____ 1) Building design, elevations of all sides.
- _____ 2) Exterior materials, finishes, and colors.
- _____ 3) Existing/proposed signs showing location, height and dimensions. Include sign plan for project with multiple businesses.

Planning Services reserves the right to require additional project information as provided by Section 15060 of the California Environment Quality Act, or as required by the General Plan development policies, when such is necessary to complete the environmental assessment.

NOTE: APPLICATION WILL BE ACCEPTED BY APPOINTMENT ONLY. MAKE YOUR APPOINTMENT IN ADVANCE BY CALLING (530) 621-5355.

②

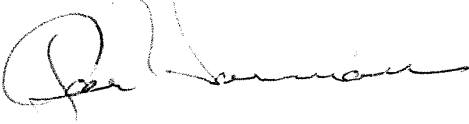
December 26, 2017

4921 Marcelais Road
El Dorado, CA 95623

2018 JAN -8 PM 3:06
RECEIVED
PLANNING DEPARTMENT

Gar and Mary Harmon, the owners of the above property, give Marcy Kim the authority to act as an agent and applicant to submit this minor/conditional use permit.

Gar Harmon

A handwritten signature in cursive script, appearing to read "Gar Harmon".

Mary Harmon

A handwritten signature in cursive script, appearing to read "Mary Harmon".

3

C. L. RAFFETY, C.P.A.
Treasurer & Tax Collector

360 Fair Lane
Placerville, CA 95667-4107
(530) 621-5800

EL DORADO COUNTY 2017-2018 SECURED PROPERTY TAX STATEMENT

For Fiscal Year Beginning July 1, 2017 and Ending June 30, 2018

RETAIN THIS PORTION FOR YOUR RECORDS

032140
JRRENT 090-250-34-100
ASSESSEE(S) HARMON GAR B TR ETAL
HARMON MARY M TR
4921 MARCELAIS RD
EL DORADO CA 95623-4000

530-626-3705

FULL
CASH
VALUE

SITUS
4921 MARCELAIS RD

PROPERTY DESCRIPTION
40.192 RS 28/56/2

LAND 99,666
IMPROVEMENTS 72,973

PERSONAL PROPERTY
12,922

Assessee(s) of
Record on
January 1, 2017 HARMON GAR B TR ETAL
HARMON MARY M TR

DEFAULT #
NUMBERS IN THIS SECTION
INDICATE PRIOR YEAR(S)
DELINQUENT TAXES

For your convenience...you may pay at edcgov.us/taxcollector

BILL #	PARCEL #	TAX RATE AREA	CORTAC #	FIRST INSTALLMENT	SECOND INSTALLMENT	TOTAL TAX DUE
058167	090-250-34-100	054-085		967.35	967.35	1,934.70
GROSS VALUE	LESS EXEMPTION	NET VALUE	GENERAL TAX RATE	GENERAL TAX	DIRECT CHARGES	
185,561	7,000	178,561	1.0499	1,874.70	60.00	
QUESTIONS CONCERNING VALUE*	EXEMPTION 1	DESCRIPTION 1	EXEMPTION 2	DESCRIPTION 2		
*Call Assessor (530) 621-5719	7,000	Homeowners				

AGENCY	DISTRIBUTION RATE	PHONE #	\$ AMOUNT	AGENCY	DISTRIBUTION RATE	PHONE #	\$ AMOUNT
PROP 13: GENERAL TAX LEVY	1.0000	(530) 621-5470	1,785.62				
BUCKEYE ELEM BOND ELECT06	.0205	(530) 621-5470	36.60				
EDUHS BOND-ELECTION 1997	.0038	(530) 621-5470	6.78				
EDUHS BOND-ELECTION 2008	.0126	(530) 621-5470	22.49				
LOS RIOS COLLEG BOND-2002	.0082	(916) 874-7431	14.64				
LOS RIOS COLLEG BOND-2008	.0048	(916) 874-7431	8.57				
TOTAL GENERAL TAX			1,874.70				
552 CSA#10 SOLID WASTE		(530) 621-7595	17.00				
553 CSA#10 LIQUID WASTE		(530) 621-7595	15.00				
622 CSA#10 HSE HAZARD WASTE		(530) 621-7595	3.00				
685 CSA#7 AMBULANCE W SLOPE		(530) 621-6505	25.00				
TOTAL TAX AND DIRECT CHARGES			1,934.70				

ETACH STUB

Return with remittance

EL DORADO COUNTY 2017-2018 SECURED PROPERTY TAX

For Fiscal Year Beginning July 1, 2017 and Ending June 30, 2018

You may pay this bill online at edcgov.us/taxcollector

BILL #	PARCEL #	CORTAC #	DUE DATE	DELINQUENT DATE AFTER 5 P.M.
058167	090-250-34-100		FEBRUARY 1, 2018	APRIL 10, 2018
PROPERTY DESCRIPTION	DEFAULT #	NUMBERS IN THIS SECTION INDICATE PRIOR YEAR(S) DELINQUENT TAXES		
40.192 RS 28/56/2				

Write your Parcel # on your check or
pay online by credit card.



HARMON GAR B TR ETAL
HARMON MARY M TR
4921 MARCELAIS RD
EL DORADO CA 95623-4000

AFTER APRIL 10, 2018
BUT ON OR BEFORE
JUNE 30, 2018
PAY THIS AMOUNT
DELINQUENT SECOND
1,074.08

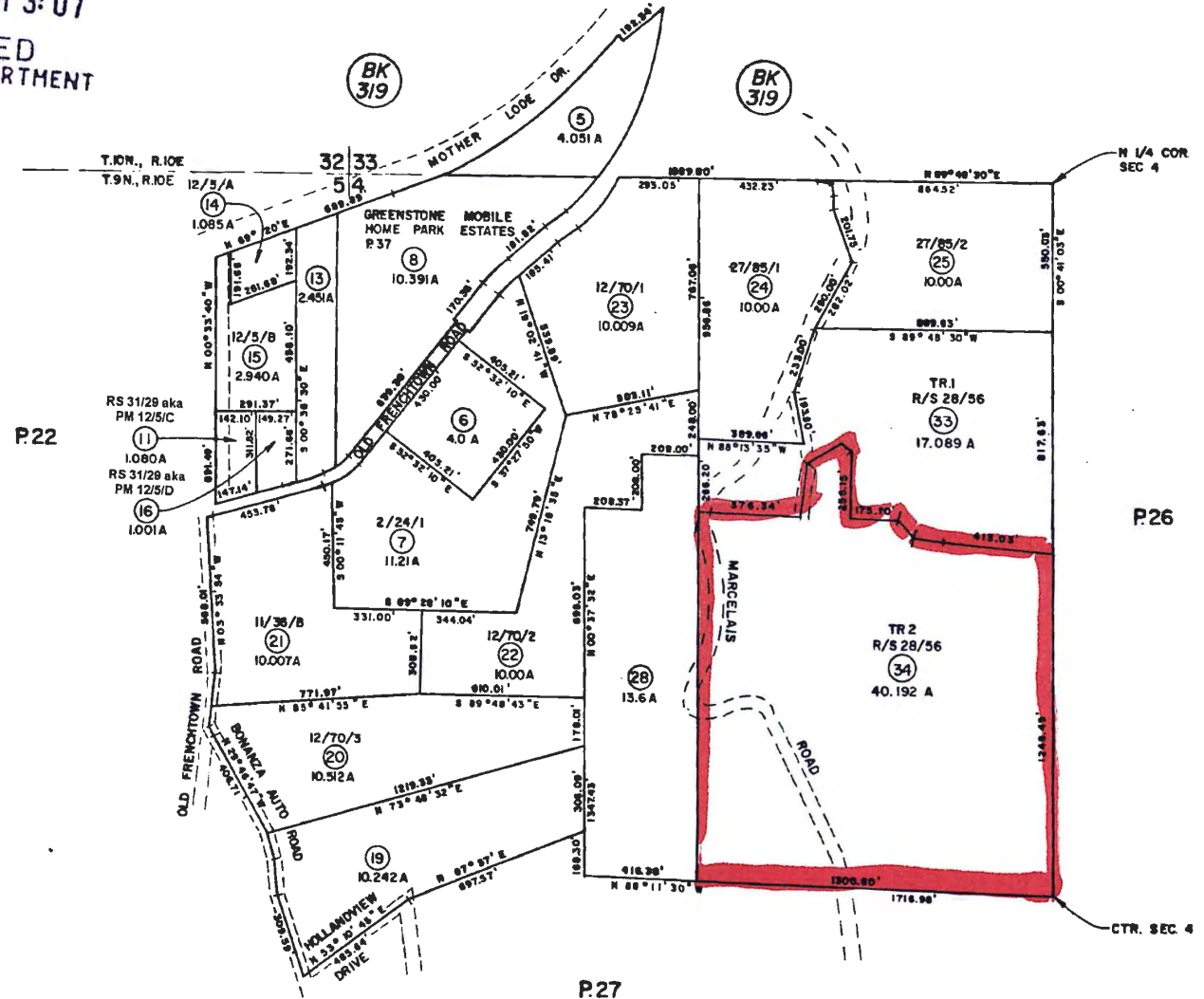
PAY THIS AMOUNT
on or before
APRIL 10, 2018
SECOND INSTALLMENT
967.35

Make checks payable to:
C. L. RAFFETY, C.P.A.
TAX COLLECTOR
P.O. Box 678002
Placerville, CA 95667-8002

2

2220170581670070000209025034100000096735000107408201804105

2018 JAN -8 PM 3:07
RECEIVED
PLANNING DEPARTMENT



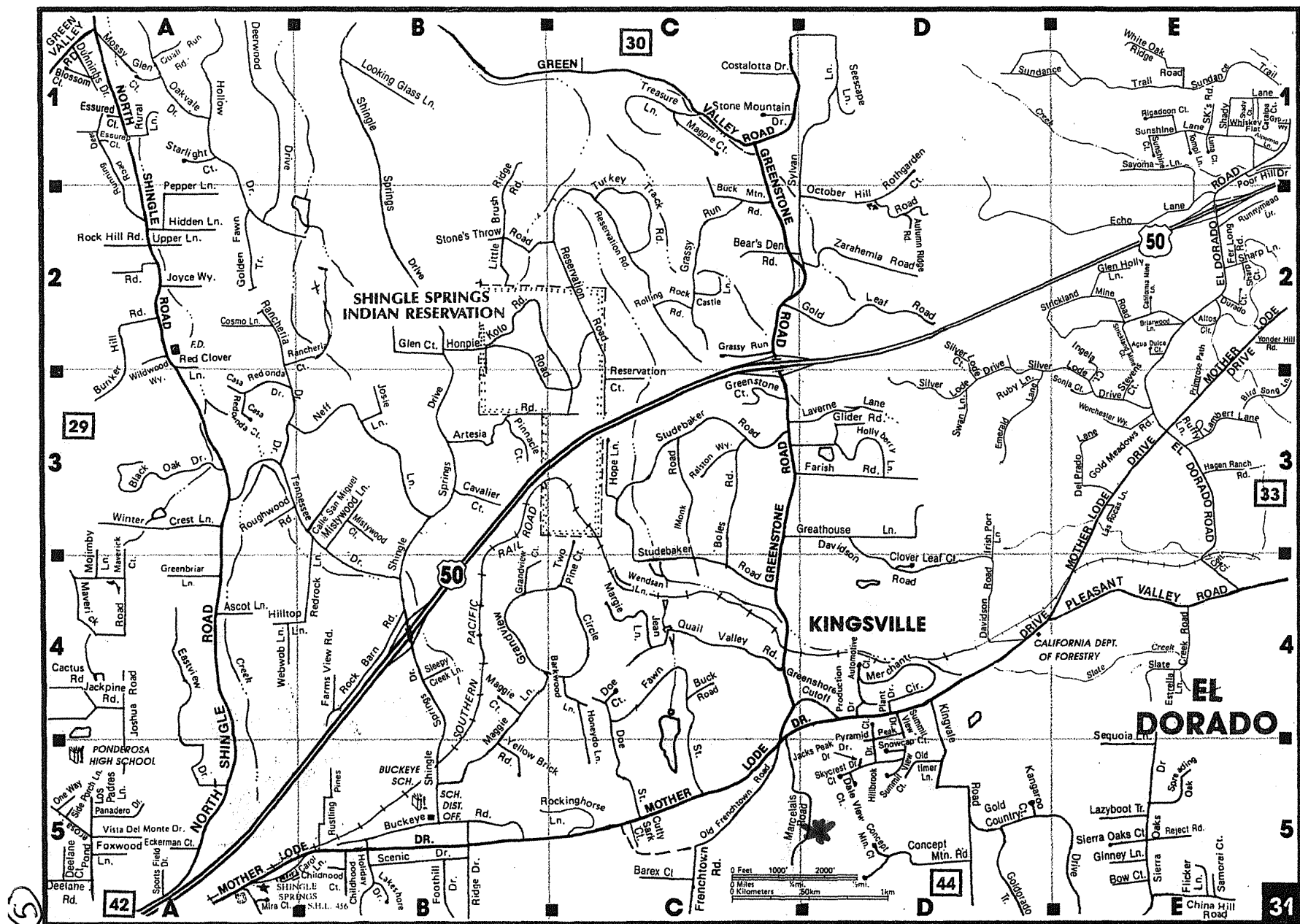
Hannon
4921 Marcelais Rd
El Dorado, CA
95667

(J)

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 30 -
County of El Dorado, Calif.

REV. 8/26/28



Harmon, 4921 Marcelais Rd
 21 Dorado, CA 95667

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File # _____
Date Filed: _____

2018 JAN -8 PM 3: 07

EL DORADO COUNTY PLANNING SERVICES
ENVIRONMENTAL QUESTIONNAIRE RECEIVED
PLANNING DEPARTMENT

Project Title Marcelars mine winery
Lead Agency _____
Name of Owner Gar & Mary Harmon Telephone 530-626-3705
Address 4921 Marcelars RD, El Dorado, CA 95623
Name of Applicant Marcy Kim Telephone _____
Address _____
Project Location 4921 Marcelars RD, El Dorado, CA 95623
Assessor's Parcel Number(s) 090-250-34
Acreage 40 Zoning R2-10

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: winery
2. What is the number of units/parcels proposed? 1

GEOLOGY AND SOILS

3. Identify the percentage of land in the following slope categories:
_____ 0 to 10% _____ 11 to 15% _____ 16 to 20% _____ 21 to 29% _____ 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? NO
5. Could the project affect any existing agriculture uses or result in the loss of agricultural land?
NO

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?
Name of the water body? Big Canyon Creek
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

(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: manzanita Bush 290, Oak tree 590
Black Brush 290, Starthistle 1090, Piñon Pine 290

12. How many trees of 6-inch diameter will be removed when this project is implemented?
0

FIRE PROTECTION

13. In what structural fire protection district (if any) is the project located? Cal Fire

14. What is the nearest emergency source of water for fire protection purposes (hydrant, pond, etc.)?
Creek

15. What is the distance to the nearest fire station? 1.6 mile

16. Will the project create any dead-end roads greater than 500 feet in length?
yes

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?
Yes 2 miles to Hwy 50

19. What types of noise would be created by the establishment of this land use, both during and after construction? backhoe, common building noises, hammer Saws

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 untreated?
Name the system: well

22. What is the water use (residential, agricultural, industrial or commercial)?
agriculture

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.) Yes Marcelais mine shaft

SEWAGE

25. What is the proposed method of sewage disposal? ☒ 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~~ Yes Add to Septic

TRANSPORTATION

27. Will the project create any traffic problems or change any existing roads, highways or existing traffic patterns? no
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: Yes 10 ft

GENERAL

32. Does the project involve lands currently protected under the Williamson Act or an Open Space Agreement? no
33. Will the project involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances or radioactive material?
no
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)

The project is at the end of a dead end
road with existing vineyards.

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: _____ Date: _____

7. Owner of Property:

Gar and Mary Harmon

4921 Marcelais Road

El Dorado, CA 95623

530-626-3705



12-1-17 ⑨

COMMUNITY DEVELOPMENT SERVICES LONG RANGE PLANNING

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

2017 DEC -4 PM 11:32

Transportation Impact Study (TIS) – Initial Determination

RECEIVED
PLANNING DEPARTMENT

The information provided with this form will be used by County staff to determine if the proposed project will be required to complete a Transportation Impact Study (TIS) or an On-Site Transportation Review (OSTR). If one or both are required, County staff will contact the applicant with more information about the required studies. Both studies are described in the TIS Guidelines, which can be found on the County's website. **An OSTR is typically required for all projects.**

Complete and submit this form along with a detailed project description and a site plan by mail, fax or email.

Mail: CDS, Long Range Planning
Attn: Natalie Porter/Katie Jackson
2850 Fairlane Court
Placerville, CA 95667

Fax: (530) 642-0508
Phone: (530) 621-5442/(530) 621-6624
Email: natalie.porter@edcgov.us
katie.jackson@edcgov.us

Applicant Information:

Name: marcy kim
Address: 4921 Marcelars RD

Phone #: 415-596-4436
Email: marcy.rockshair@gmail.com

Project Information:

Name of Project: Marcelars Winery
Project Location: 4921 Marcelars RD
APN(s): 090-250-34-1

Planning Number: _____
Bldg Size: 50' x 30'
Project Planner: N/A
Number of units: 0

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

<p>Permit # 239194 x Barn - Final 6-15-16 Project is a micro-winery, production only on site. No tasting room, no employees, no events, no public access (per phone conversation with Marcy Kim on 12/6/17)</p>

Please attach a project site plan

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

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

Rev 10/16/17



COMMUNITY DEVELOPMENT SERVICES LONG RANGE PLANNING

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

Transportation Impact Study (TIS) – Initial Determination (Page 2)

TO BE COMPLETED BY COUNTY STAFF:

The following project uses are typically exempt from the preparation of a TIS:

- | | |
|---|--|
| <input type="checkbox"/> 4 or less single family homes | <input type="checkbox"/> 28,000 square feet or less for warehouse |
| <input type="checkbox"/> 4 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"/> 20,000 square feet or less for churches |
| <input type="checkbox"/> 8,600 square feet or less for general office | <input type="checkbox"/> 20 or less sites for campgrounds |
| <input checked="" type="checkbox"/> 10,000 square feet or less for industrial | <input type="checkbox"/> 20 or less rooms for hotel/motel/B&B |

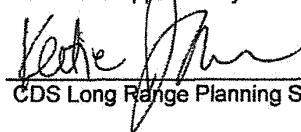
☐ None apply – a TIS is required with applicable fee.

County Staff Determination:

The TIS or OSTR may be waived if no additional vehicle trips will be generated by the proposed change, no up-zoning is requested, or no intensification of use is requested. Long Range Planning staff may waive the TIS requirement. The Transportation Director or his/her designee may waive the OSTR requirement.

- ☒ TIS and OSTR are both waived. No further transportation studies are required.
- ☐ On-Site Transportation Review is required. A TIS is not required. The OSTR shall address all items listed, unless otherwise noted.
- ☐ The TIS and OSTR are required. An initial deposit for TIS scoping and review is required by CDS Long Range Planning staff. See Attached TIS Initial Fund Request letter.

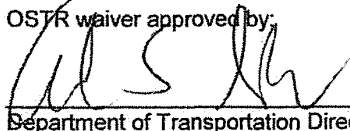
TIS waiver approved by:


CDS Long Range Planning Signature

12/6/17
Date

ADH TS

OSTR waiver approved by:


Department of Transportation Director or Designee

12/7/2017
Date

PRINT

Rev 10/16/17

19 N. F. 10 E. 11 N. 1 E. 1
COUNTY OF EL DORADO, CALIFORNIA
MARCH 2005 SALE # 11-200
EL DORADO LAND SURVEY CO.

SURVEYOR'S STATEMENT

THIS MAPLE REIGN REPRESENTS A SURVEY MADE BY ME OF UNDER OFFICIALS IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL AND SUPERVISORY ACT AT THE REQUEST OF GARY B. HAFMAN IN OCTOBER 2003.

Phone 6 Street
WATNED. 5/24/130
W.D.P. DATE: 6-30-06

COUNTY SUPERVISOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH
SECTION 85166 OF THE PROFESSIONAL LAND SURVEYORS
ACT THIS 27TH DAY OF MAY 2005.

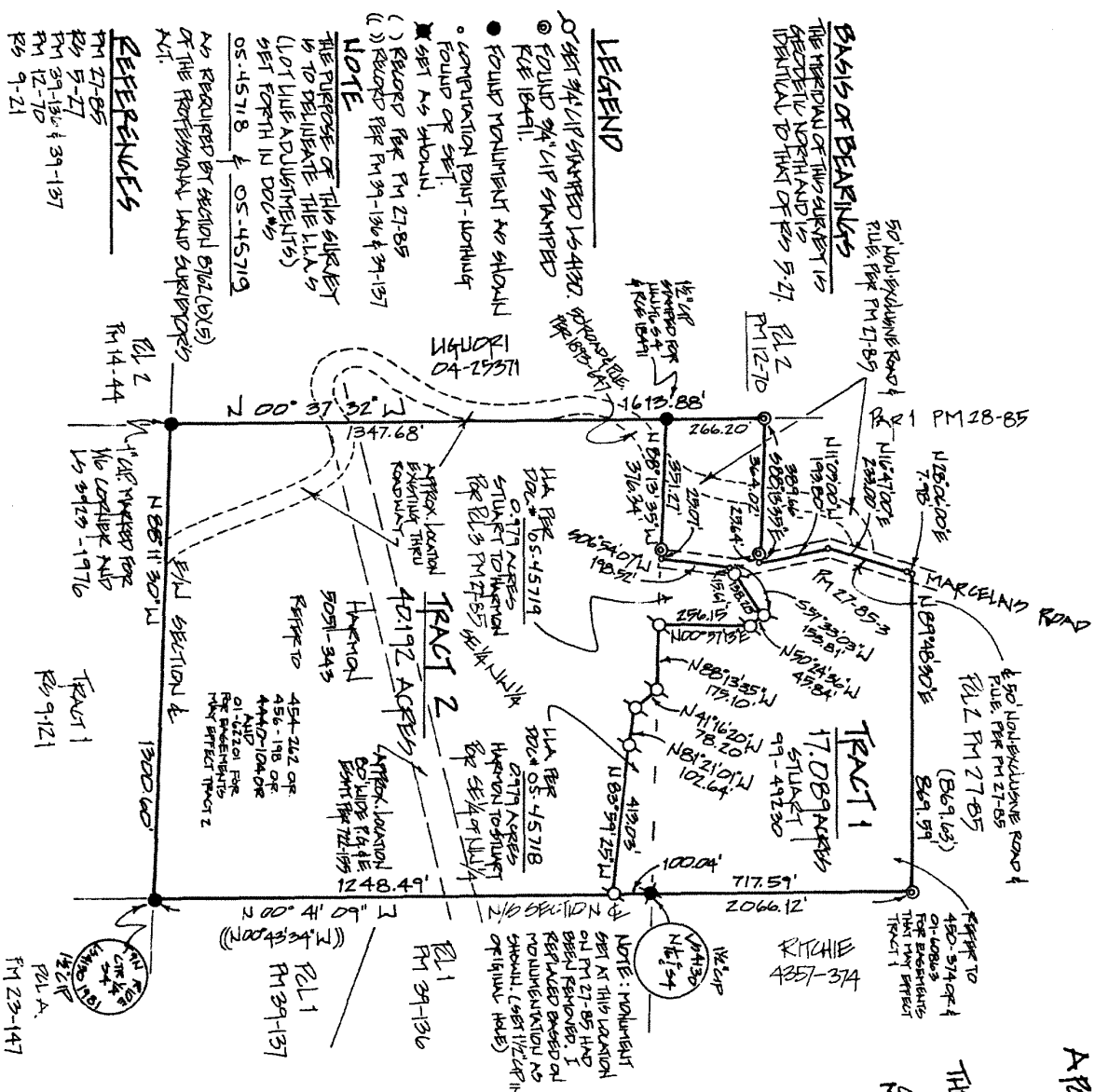
DANIEL RUSSELL
 1911 S. RUSSELL ST
 COUNTY OF EL DORADO
 STATE OF CALIFORNIA
 WE EXPIRE: 12-31-05
 BY: RECORDED
 RECORDED 1. EXPIRE 12/31/04
 COUNTY OF EL DORADO
 STATE OF CALIFORNIA
 WE EXPIRE: 6-30-07



RECORDERS STATEMENT

FILED THIS 3rd DAY OF June 2005
AT 09:33:51 IN BOOK 28 OF RECORD OF
SURVEYS AT PAGE 516 AT THE REQUEST
OF GARY B. HARMON

772016KAT IN. 2005-00457AD
 William E. Schultz
 William E. Schultz
 COURT REPORTER CLERK
 COURT OF EL DORADO
 c/o: Jessica Brunner
 DEPUTY



15

RESIDENTIAL

BUILDING

NEW

BARN-INSPECTN EXI

06/13/2016

16:17:0'

EL DORADO COUNTY BUILDING DEPARTMENT

PLACERVILLE 530-621-5315
SO LAKE TAHOE 530-573-3330

INSPECTIONS 530-621-5377

PERMIT: 239194

APN: 090-250-34-1

JOB ADDRESS: 4921 MARCELAIS RD

DIRECTIONS: GREENSTONE EXIT SOUTH TO RIGHT ON MOTHER LODE TO LEFT
ON MARCELAIS RD, TO END

APPLICANT: FRIAR, BRAD
APPL PHONE: (530) 626-9977
NOTE: X-BARN 30X50

APPL DATE: 08/04/2015
ISSUE DATE: 06/13/2016
EXP DATE: 06/13/2018

CNST TYPE: LOT SIZE: 40.192 CNTY RD: WDID:

SPECIFIC USE	TYPE	AREA	SPECIFIC USE	TYPE	AREA
INSP EXMPT BR	-	1,500			

INSPECTION	DATE	INSPECTOR	INSPECTION	DATE	INSPECTOR
1. SITE REVIEW	/ /		44. GAS FLUES	/ /	
2. SETBACK	/ /		45. DIRECT VENTS	/ /	
4. FOOTINGS/FND	/ /		46. CHIMNEYS	/ /	
6. CONC.BLK COMPLET	/ /		50. HEAT STOVE/FP	/ /	
7. CONC.BLK 8	/ /		51. TYPE	/ /	
9. SLAB	/ /		52. HVAC-UNIT	/ /	
10. GIRDERS	/ /		53. A/C UNIT	/ /	
14. INT SHEAR/BR WAL	/ /		54. WALL HEATER	/ /	
15. EXT SHEAR/BR WAL	/ /		57. SOLAR	/ /	
16. ROOF NAIL/DECK	/ /		60. FLOOR INSULATION	/ /	
17. FRAMING	/ /		61. WALL INSULATION	/ /	
18. SHEETROCK	/ /		62. CEIL INSULATION	/ /	
19. FIREWALL	/ /		63. INSUL-BLOWN	/ /	
20. LATHING	/ /		67. TEMPORARY POWER	/ /	
21. STUCCO/SCRATCH	/ /		68. PERMANENT POWER	/ /	
23. T-BAR CEILING	/ /		69. GAS SER LP/NAT	/ /	
24. WATER SUPPLY	/ /		73. ROCK GRADE	/ /	
25. SEWER	/ /		72. ROUGH GRADE	/ /	
26. SLAB PLUMBING	/ /		74. FORMS	/ /	
27. UND FLR PLUMBING	/ /		71. SUBGRADE	/ /	
28. TOPOUT PLUMBING	/ /		77. TRENCH/BEDDING	/ /	
29. SHOWER PAN	/ /		94. SEPTIC SYSTEM	/ /	
30. GAS PIPE	/ /		95. EID FINAL	/ /	
32. INT GAS TEST	/ /		217. FIRE DEPT. FINAL	/ /	
31. EXT GAS TEST	/ /		216. FIRE SPRINKLERS	/ /	
34. WATER HEATER	/ /		96. ENCROACHMT FINAL	/ /	
35. GND ELECTRODE	/ /		97. DRIVEWAY FINAL	/ /	
36. TYPE	/ /		101. BUILDING FINAL	/ /	
37. UND GROUND ELECT	/ /		102. PERMIT FINAL	/ /	
38. GFI/ARC FAULT	/ /				
39. ROUGH ELECT	/ /				
40. MAIN PANEL	/ /				
41. SUB PANEL	/ /				
42. UND FLR DUCTS	/ /				
43. DUCTWORK	/ /				

JOB

RESIDENTIAL
06/13/2016

GRADING

NEW

GRADING

16:16:22

EL DORADO COUNTY BUILDING DEPARTMENT

PLACERVILLE 530-621-5315
SO LAKE TAHOE 530-573-3330

INSPECTIONS 530-621-5377

PERMIT: 243205

APN: 090-250-34-1

JOB ADDRESS: **4921 MARCELAIS RD**

DIRECTIONS: GREENSTONE EXIT SOUTH TO RIGHT ON MOTHER LODE TO LEFT
ON MARCELCAIS RD, TO END

APPLICANT: HARMON GAR B TR
APPL PHONE: (530) 626-3705

APPL DATE: 11/30/2015
ISSUE DATE: 06/13/2016
EXP DATE: 06/13/2018

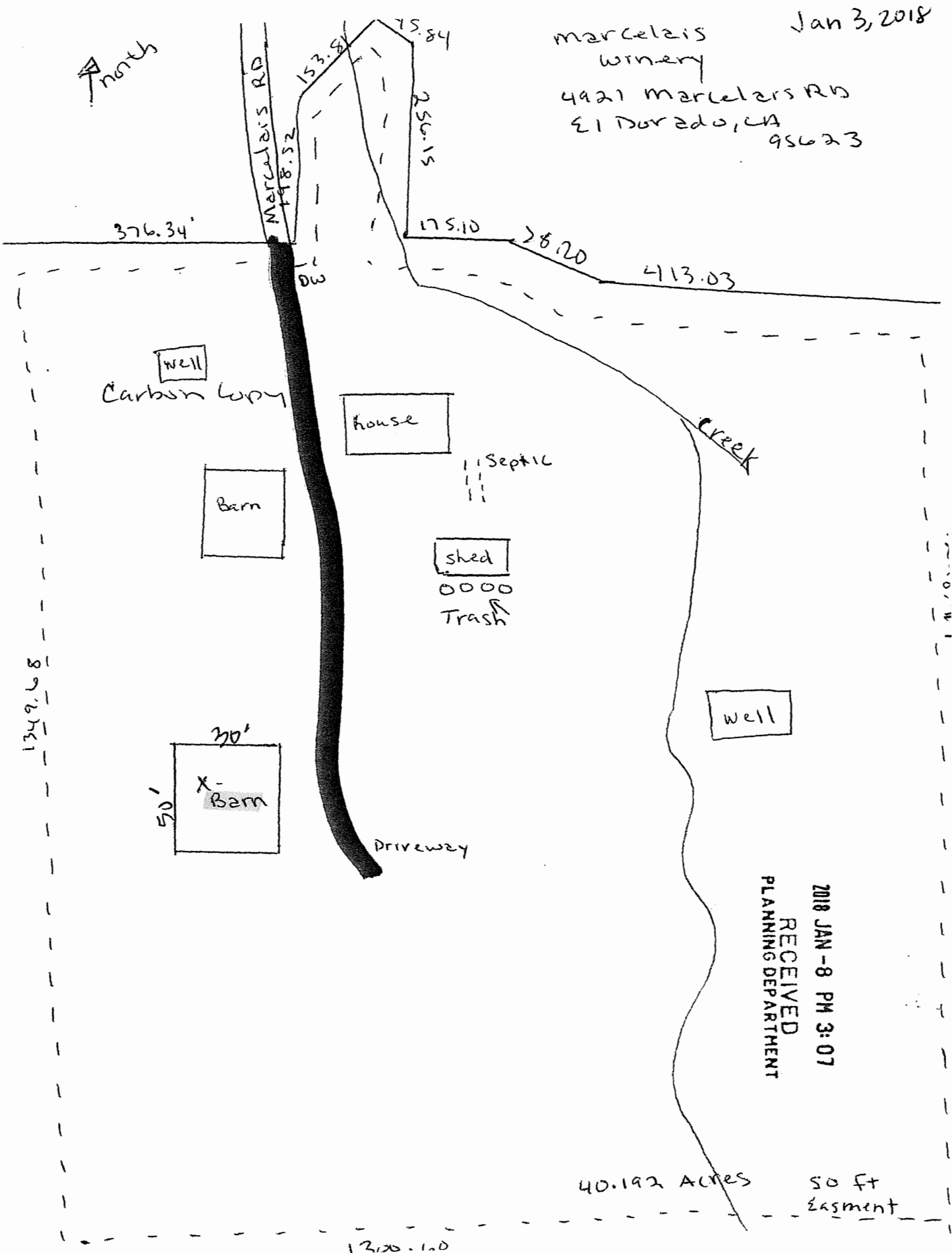
NOTE:

CNST TYPE: LOT SIZE: 40.192 CNTY RD: WDID:

SPECIFIC USE	TYPE	AREA	SPECIFIC USE	TYPE	AREA
GRADING	-				

INSPECTION	DATE	INSPECTOR	INSPECTION	DATE	INSPECTOR
1. SITE REVIEW	___/___/___	___			
2. SETBACK	___/___/___	___			
3. TRPA PRE-GRADE	___/___/___	___			
4. FOOTINGS/FND	___/___/___	___			
6. CONC.BLK COMPLET	___/___/___	___			
25. SEWER	___/___/___	___			
30. GAS PIPE	___/___/___	___			
31. EXT GAS TEST	___/___/___	___			
37. UND GROUND ELECT	___/___/___	___			
67. TEMPORARY POWER	___/___/___	___			
202. EXCAVATION	___/___/___	___			
72. ROUGH GRADE	___/___/___	___			
73. ROCK GRADE	___/___/___	___			
74. FORMS	___/___/___	___			
76. STORM DRAIN PIPE	___/___/___	___			
78. LINE GRADE/PIPE	___/___/___	___			
79. STORM DRAIN STRU	___/___/___	___			
208. OPEN TRENCH	___/___/___	___			
103. WALKWAY FORMS	___/___/___	___			
104. PAD CERTIFICATIO	___/___/___	___			
107. DRAINAGE	___/___/___	___			
108. DRAINAGE DITCHES	___/___/___	___			
124. CURB FORMS	___/___/___	___			
71. SUBGRADE	___/___/___	___			
77. TRENCH/BEDDING	___/___/___	___			
80. PRE-CON	___/___/___	___			
81. ROCK GRADE/FORMS	___/___/___	___			
82. TRENCH BACKFILL	___/___/___	___			
83. FINISH PAVING	___/___/___	___			
90. INITIAL INSP	___/___/___	___			
99. HANDICAP	___/___/___	___			
96. ENCROACHMT FINAL	___/___/___	___			
97. DRIVEWAY FINAL	___/___/___	___			
98. GRADING FINAL	6/15/16	JMS			
102. PERMIT FINAL	6/15/16	JMS			

JOB



marcelais winery
4421 marcelais RD
El Dorado, CA 95623
Jan 3, 2018

2018 JAN - 8 PM 3:07
RECEIVED
PLANNING DEPARTMENT

RECORDING REQUESTED BY:

Gar B. Harmon and Mary M. Harmon

WHEN RECORDED RETURN TO:

NAME: Gar and Mary Harmon
MAILING ADDRESS: 4921 Marcelais Road
CITY, STATE, ZIP: El Dorado, CA 95623

EL DORADO CO. RECORDER-CLERK

06/10/2016, 20160025843

(FOR USE OF RECORDER ONLY)

NOTICE OF RESTRICTION

NOTICE IS HEREBY given that development limitations and requirements are imposed on the parcel designated as Assessor's Parcel Number 090-250-34-100 as noted in the Official Records of the County of El Dorado. This Notice of Restriction is imposed as a result of condition(s) placed on that site plan review for Building Permit 239194 and Grading Permit No. 243205 for the area shown as Exhibit 4 in the attached portion of the *Tree Survey, Preservation, and Replacement Plan for the Property at 4921 Marcelais Road.... June 24, 2015* (Oak Canopy Analysis). Said development limitations are a result of the following facts:

WHEREAS, property owner is the owner of the identified real property in the County of El Dorado, hereinafter called "County," located at 4921 Marcelais Road, El Dorado CA;

WHEREAS, property owner desires to develop said property and in doing so will remove indigenous oak trees protected under El Dorado County General Plan Policy 7.4.4.4; and

WHEREAS, El Dorado County General Plan Policy 7.4.4.4 requires the retention and replacement of indigenous oak tree canopy. The replacement of removed oak trees are to be replaced in accordance Policy 7.4.4.4 and as further described in the "Interim Interpretive Guidelines For El Dorado County General Plan Policy 7.4.4.4 (Option A)," adopted November 9, 2006, as amended October 12, 2007, and the "Streamlined Oak Canopy Cover Replacement Process for Ministerial Projects on Existing Lots" guidelines (Biological Resources Study and Important Habitat Mitigation Program Guidelines, Section 2.2.3.1, adopted November 9, 2006, as amended October 12, 2007);

WHEREAS, In accordance with the Interim Interpretive Guidelines and the Streamlined Process guidelines, the property owner has prepared, and the County has accepted, an Oak Canopy Analysis that identifies the oak trees to be retained and the replacement area location(s) and the number and species of oak trees to replace the oak tree canopy removed due to site development. Said plan is attached as Exhibit A, includes Pages 4-6, and Exhibit 4 and incorporated herein.

NOW, THEREFORE, in consideration of the approval of said plan and issuance of the referenced development permits, the owner agrees to comply with the following:

1. Compliance with Approved Plan. Oak trees on the subject property shall be retained, or removed and replaced, in accordance with the approved Oak Canopy Analysis. Said Plan may be modified at any time upon agreement of the County and the owner to ensure compliance with General Plan Policy, adopted guidelines, or in compliance with any subsequent policies or guidelines, or modifications of the same.
2. Maintenance of Oak Trees. The oak trees to be retained and the oak trees to be planted shall be nurtured using techniques consistent with the most current version of the University of California Cooperative Extension publication "How to Grow California Oaks."

3. Monitoring Report. The owner shall self-monitor the plantings annually and provide to the County Development Services Department a report documenting the success rate of the replacement trees. This report shall be submitted at the conclusion of either 10 years for replacement trees, or 15 years for replacement acorns following the date of permit issuance. If the success rate is less than 90 percent, additional trees or acorns must be planted in replacement of trees that did not survive. No further monitoring shall be required. The County shall record a Release of Notice of Restriction indicating that replacement and monitoring requirements have been satisfied.

4. Remedies for Non-Compliance. Upon the failure of the owner (or agents, tenants or lessees of the owner) to maintain the oak trees in a healthy condition as determined by the Development Services Director, the County may take actions to assure adequate care. The cost of such care shall be the responsibility of the property owner. Pursuant to the requirements of Government Code 54988, the costs shall become a lien on the property, or shall be recoverable from the property owner by other legal means. If legal action by the County is necessary, the owner will pay the County's reasonable attorney's fees and Court costs, together with interest on any sums expended by the County for restoration and maintenance of oak trees from the date said sums are spent by the County.

5. Right of Entry by County. For the purpose of inspection or tree maintenance, the County may enter the property following a minimum of 15 day notice to the owner and current occupant.

Said Notice of Restriction shall be binding upon the heirs, assigns and successors in interest of the grantors, and shall remain in effect until rescinded by El Dorado County Planning Services. The purpose of the Notice of Restriction is to give constructive notice of this development limitations and requirements.

By: [Signature]
Property Owner

Print: GAR HARMON
Property Owner

By: [Signature]
Property Owner

Print: MARY M. HARMON
Property Owner

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy or validity of the document.

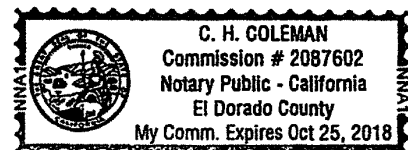
State of California
County of El Dorado

On 6/10/16 before me, C. H. Coleman, Notary Public, personally appeared Gar Harmon & Mary M. Harmon, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature C. H. Coleman (Seal)



The oak woodlands on the Property function as part of a larger habitat corridor. However, the oaks proposed to be removed do not significantly affect this habitat corridor or its continuity.

MITIGATION

For this proposed development, 0.005 acres of oak canopy would need to be removed. Under Option A (the only option currently available), the project applicant must replace woodland habitat removed at a 1:1 ratio. Thus, 0.005 acres of land must be preserved. The proposed preserve area is shown in Exhibit 4.

According to the Guidelines, 200 oak trees must be planted in the preserve area for every acre of oak woodland removed. For this proposed development, the tree planting requirement is to plant 1 oak tree (= 200 trees/acre x 0.005 acre). Replacement replantings must be saplings or one-gallon trees that are locally sourced.

SAFEGUARDING TREES DURING AND AFTER CONSTRUCTION

Tree protection requirements during and after construction are detailed in Exhibit 5 and also in the County's Guidelines.

REVEGETATION AND RESTORATION PLAN

The property owner will follow the Guidelines' Replacement Provision 7.a, On-site Replacement Tree Planting, which states:

"On-Site Replacement Tree Planting. The replacement requirement is calculated as set forth in the tree replacement formula. Refer to the 1:1 Woodland Replacement definition. Replacement trees are to be planted on-site to the satisfaction of the Development Services Director. The size of the designated replacement area shall equal at a minimum the total area of the oak canopy cover proposed to be removed. An agreement to the satisfaction of County Counsel and the Director shall be required to ensure the long term maintenance and preservation of any on or off-site replacement trees planted. Maintenance and monitoring shall be required for a minimum of 10 years after planting. Any trees that do not survive during this period of time shall be replaced by the property owner."

Designated Replacement Area

The designated 0.005 acre replacement area (a 20' x 10' plot) on the Property is depicted in Exhibit 4.

Site Preparation

The site must be cleared of weeds and other competing vegetation. The soil should be loosened and amended with new compost and/or topsoil as needed. The site should be protected from browsing by herbivores (e.g. deer, cattle) by erection of a durable fence.

Irrigation

The site will be irrigated on a regular basis using the property's water supply, extended to feed a dripline irrigation system. Alternatively, deep waterings may be achieved via a garden house. A sprinkler system will never be used. No irrigation will occur in the rainy season, unless there is prolonged drought. During the dry season, the saplings shall receive deep waterings no less than once a month and no more than once a week, unless weather conditions are unusual. Waterings must saturate the soil 30 inches deep.

Plant Installation

The replacement trees should be oak saplings at least a 1-gallon pot size. The replacement trees must

Exhibit A

be interior live oak, obtained from local site transplantations or from a nursery that carries stock sourced from oak trees in the vicinity of the Property, or at least from the same County.

Trees must be planted at least 20 feet apart from all other trees. A berm of soil must be created around each tree with approximately a 3-foot radius to capture rain from surface runoff or to hold water from supplied water. Trees should be mulched within this bermed area. Trees must be appropriately staked if support is necessary. Any staking should be removed after 1 year to prevent girdling or weakened stems from forming.

Trees shall be planted according to ANSI Standards for Tree Care Operations (A300 Series; ANSI, 2012a). The hole should be excavated to the depth of the tree container and three times as wide as the container. The sapling's root collar should be at ground level. A tree mat or mulch (e.g. shredded bark) will be placed around the sapling to suppress weed growth and moisture loss from the soil. Great care must be employed when planting oak seedlings to prevent transplant shock and root injury (McCreary 1989; Kraetsch 2001).

Plant Establishment Period

Saplings should be inspected on a regular basis. Planting area maintenance includes the inspection of the shelters, and regular weed control around the trees. Weeds are to be re-cleared to a radius of 3 feet from the tree.

Replacement trees must be protected from drought stress by installation of an drip irrigation system or at the least, supplemental watering within the bermed area of each replacement tree or associative planting. Periodic deep waterings, rather than frequent shallow waterings, are required for proper tree root establishment. Watering must be sufficient to wet the soil within the bermed area to a depth of 30 inches, and without causing soil erosion. Replacement trees must be protected from herbivory by installation of deer/cattle exclusion devices, such as caging with metal t-posts and hardware fencing in at least a 3-foot radius away from the tree trunk. Replacement trees must be protected from fire damage by maintaining a defensible area by clearing away, trimming, or otherwise suppressing tall grasses and weeds. Regular mulching is recommended to facilitate fire protection and reduce watering requirements. Fertilization, pesticide, chemical applications are recommended only as needed and as indicated by a certified arborist.

Under the County's long term maintenance and preservation agreement, the planting sites must be maintained and monitored for a minimum of 10 years for planted trees.

Should the tree (or acorn) survival drop below the minimum required replacement density during the monitoring period, the property owner shall re-plant as needed to maintain the replacement number of trees (in this case, 1).

MONITORING AND REPORTING PLAN

Existing Lot (Ministerial) Reporting Requirements

Applicants with existing lots, using on-site replacement mitigation, may choose to use a simplified monitoring and reporting process, detailed below. The replacement plantings shall be nurtured using techniques consistent with the most current version of the University of California Davis publication "*How to Grow California Oaks*." Replanting may be supervised by a qualified professional (arborist, forester, or biologist) or by a specialist such as a master gardener or landscape architect.

Simplified Monitoring and Reporting Process for Existing Lots Utilizing On-site Replacement Mitigation:

- A. The monitoring period shall be ten years (15 for acorns).
- B. The applicant shall self-monitor their replantings annually.
- C. The applicant shall report, in writing, to the County at year ten on the condition of the trees and number of failures.
- D. If the failure rate of the replacement plantings exceeds 10 percent of the replanted trees, then replanting of those trees that have not survived is required at the conclusion of the 10 year (or 15 years for acorns) monitoring period. Evidence of replanting shall be provided to the County. No further monitoring shall then be required.
- E. The monitoring requirements shall be placed into a standard "Notice of Restriction" or similar County approved document and recorded on the title of the subject property. Once the 10 year (or 15 year) monitoring period has been successfully completed, the County shall record a release of the Notice of Restriction.

FINDINGS

The oak woodlands on the Property function as part of a larger habitat corridor. However, the oaks proposed to be removed do not significantly affect this habitat corridor or its continuity.

As implemented, the proposed project, with County-required mitigation and incorporation of Best Management Practices, would minimize impacts "sufficient to protect" the affected woodland habitat resource as required by the El Dorado County General Plan and by CEQA.

With implementation of the required compensatory mitigation for loss of oak woodlands, the development action will have a less than significant adverse effect upon the environment.

CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this Arborist Report and that the facts, statements, and information presented herein are true and correct to the best of my knowledge and belief.



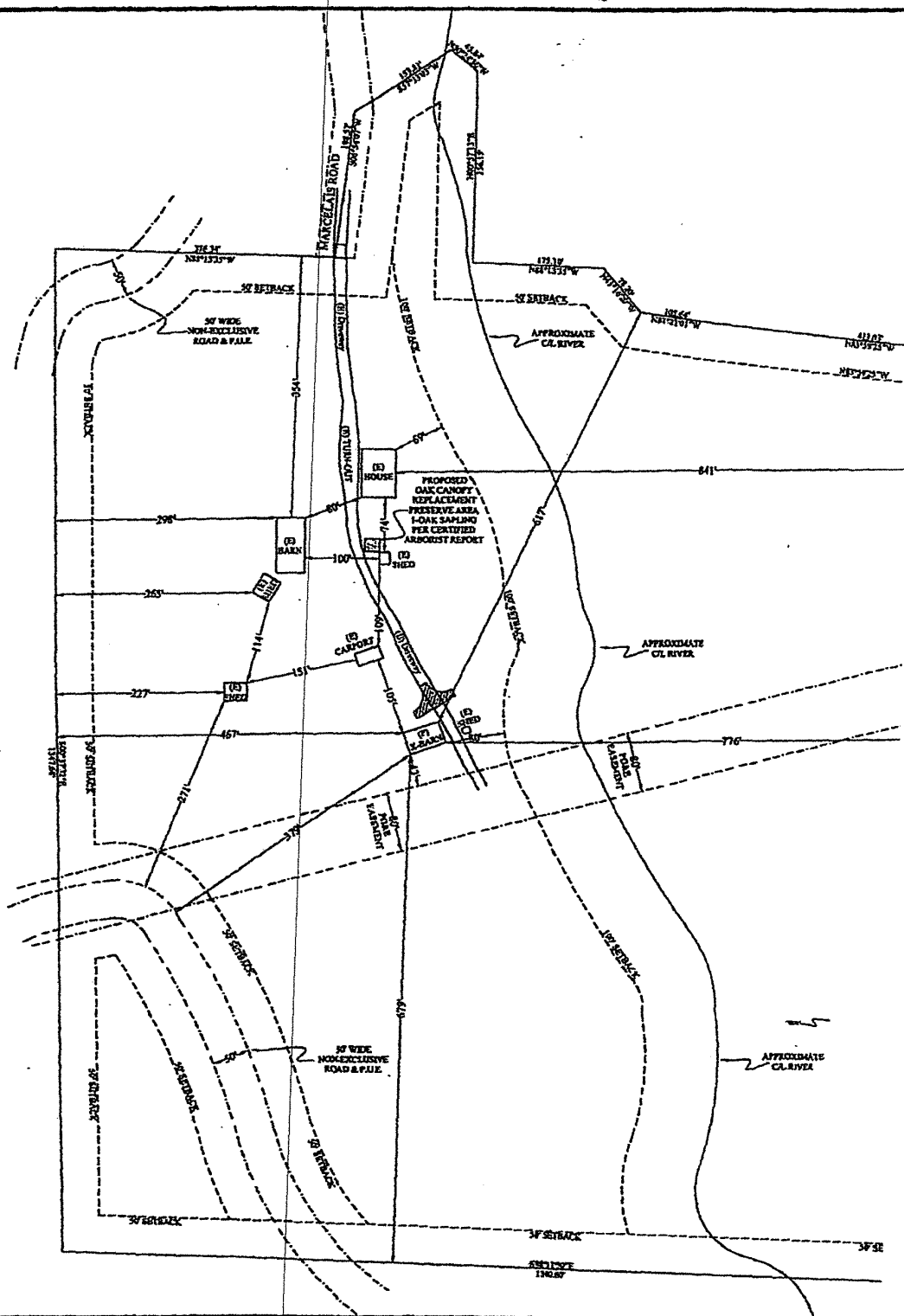
Signed: _____ Dated: June 24, 2015

REPORT AUTHOR

G. O. Graening, PhD, MSE

Dr. G. O. Graening is a consulting arborist certified by the International Society of Arboriculture (Certification # WE-6725A) since 2003. Certification may be verified on the Internet at the ISA website (<http://www.isa-arbor.com/certification/verifyCredential/index.aspx>). Dr. Graening also holds a Ph.D. in Biology and a Master of Science degree in Biological and Agricultural Engineering. Dr. Graening has 13 years of experience in environmental assessment and research, including the performance of numerous arborist surveys, appraisals, and design of tree mitigation plans.

Exhibit 4



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**El Dorado County
Building Dept**

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