



COMMUNITY DEVELOPMENT SERVICES RECEIVED PLANNING AND BUILDING DEPARTMENT

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

SEP 02 2022

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

APPLICATION FOR: **DESIGN REVIEW**

FILE # DR 22-0007

ASSESSOR'S PARCEL NO.(s) 071-080-007 & 071-500-036

PROJECT NAME/REQUEST: (Describe proposed use) This project proposes the following 2-Phase development:

Phase-I: A 4500 sf convenience store; a 2500 sf drive-thru restaurant; a 1250 sf visitor information center; a 1500 sf QSR or retail space; and eight-pump/12-dispenser auto fuel island. Phase-II: An automatic carwash.

APPLICANT/AGENT Melvin Higginbotham

Mailing Address 11584 Francis Dr Grass Valley CA 95949
P.O. Box or Street City State & Zip

Phone (530) 263-5899 EMAIL: MelH.Architect@gmail.com

PROPERTY OWNER HBD Capital LLC

Mailing Address 10940 Trinity Pkwy, Suite C-274 Stockton CA 95219
P.O. Box or Street City State & Zip

Phone (530) 263-5899 EMAIL: MelH.Architect@gmail.com

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT Melvin R Higginbotham

Mailing Address 11584 Francis Dr Grass Valley CA 95949
P.O. Box or Street City State & Zip

Phone (530) 263-5899 EMAIL: MelH.Architect@gmail.com

LOCATION: The property is located on the SELECT ONE East side of Hwy-49 street or road
N / E / W / S

SELECT ONE North of the intersection with Georgetown Rd major street or road
feet/miles N / E / W / S

in the SELECT ONE Cool area. PROPERTY SIZE 5.2 acres acreage / square footage

X [Signature] Date 8/9/2022
signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date 8/22/2022 Fee \$ 1744 Receipt # E16093 Rec'd by MAA2 Census _____

Zoning CG GPD C Supervisor Dist _____ Sec _____ TwN _____ Rng _____

ACTION BY _____
PLANNING COMMISSION
ZONING ADMINISTRATOR
PLANNING DIRECTOR

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 _____

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Application Revised 11/2017

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DESIGN REVIEW

PURPOSE

The design review process has been established in many areas of the County to insure a proposed project is compatible with historical, scenic, or community values; provides for good site design and safety; is compatible with applicable General Plan policy; and conforms to applicable County ordinances.

This process is applied only to commercial, industrial, mixed-use, and multi-unit residential projects in the following areas:

1. Meyers Community Plan Area.
2. Land adjacent to designated State Scenic Highway Corridors.
3. Other areas where the Design Review-Community (-DC), Historic (-DH), or Scenic Corridor (-DS) Combining Zones have been applied (R2-DC, CP-DC, etc.).
4. Mixed use development projects in Community Regions.

(Also required for wineries exceeding 10,000 square feet that are visible from a county road.)

These projects are considered discretionary and are therefore subject to the procedures of the California Environmental Quality Act (CEQA). This process requires an extended review period to develop an initial study where environmental impacts are assessed, and to provide public notice of the project and its potential impacts on the environment.

MINOR PROJECTS EXEMPT FROM DESIGN REVIEW

Refer to Section 130.27.050 (Design Review – Community (-DC) Combining Zone), subsection D (Exemptions) and subsection E (Meyers Community Plan Design Review Exemptions and Requirements) of the El Dorado County Zoning Ordinance for listings of minor activities and structures which are exempt from the design review process.

PROJECTS EXEMPT FROM CEQA REVIEW

A few minor projects are exempt from the CEQA review process and therefore can be processed within a shorter time period and with less processing fees. Please refer to Sections 15301, 15302, 15303 and 15311 of the CEQA Guidelines for further information.

DESIGN REVIEW COMMITTEES

Design Review Committees are appointed by the Board of Supervisors to serve as an advisory committee to the Development Services Director and Planning Commission. Three Design Review Committees have been appointed by the Board, and all multifamily, commercial and industrial projects in their area of influence must be reviewed by them. The three Design Review Committees are:

DR22-0007

CAMERON PARK

Meeting Dates: Scheduled by Planning Services as necessary on the 2nd and 4th Mondays of each month.

Meeting Address: Cameron Park Fire Station, 3200 Country Club Drive, Cameron Park

DIAMOND SPRINGS – EL DORADO

Meeting Dates: Scheduled by Planning Services as necessary on the 3rd Thursday of each month.

Meeting Address: 501 Main Street, Diamond Springs

POLLOCK PINES

Meeting Dates: Scheduled by Planning Services. Dates vary and are dependent on submittal of projects.

Meeting Address: Varies

ALSO NOTE: The El Dorado Hills Community Services District requires a site plan review for all projects within their jurisdiction. Call **(916) 933-6624** for more information.

INITIAL 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 comment and recommendation (up to 30-day agency review period set by State law).
3. Assigned planner and representative from the Transportation Division meet on-site with the applicant/agent.
4. Draft environmental document is prepared or project is found Categorical Exempt, and conditions of approval are drafted (or recommendation for denial is suggested).

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 effects, or where those effects can be mitigated to a less than significant level. However, if the project *will* have significant environmental effects that cannot be mitigated, an Environmental Impact Report (EIR) is required. Certain projects may be listed in CEQA as Statutorily or Categorical 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 costlier EIR process.

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 to confirm the hearing date. **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 until 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 Categorical Exempt.

In addition to the initial process noted above, the following steps apply accordingly:

Applications Along State Highways - Planning Commission Review

1. 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.
2. Public hearing is conducted before the Planning Commission where a final decision is made unless appealed.
3. An appeal may be filed by either the applicant or affected party within ten working days after decision.
4. Board of Supervisors public hearing is held on the appeal and a final decision is made (about 30 days after Planning Commission decision).

Applications Reviewed/Approvable by Development Services Director ("Director")

1. Applicant receives staff report with Director's decision that may include proposed conditions of approval or mitigation measures. This decision is final unless appealed.
2. An appeal may be filed by either the applicant or affected party within ten working days after decision.
3. Planning Commission public hearing is held on the appeal and decision is final unless appealed to the Board of Supervisors by the applicant or affected party.
4. Board of Supervisors public hearing is held on the appeal and a final decision is made (about 30 days after Planning Commission decision).

PROCESS FOR MINOR APPLICATIONS - Categorical Exempt from CEQA

1. Applicant/agent prepares all required submittal information and makes an appointment to submit the application.
2. Planner is assigned and the application is distributed to affected agencies for comment and recommendation (15-day agency review period).
3. Planner meets on site with applicant/agent (if necessary).
4. Applicant receives staff report with Director's decision that may include conditions of approval or mitigation measures. This decision is final unless appealed.
5. An appeal may be filed by either the applicant or affected party within ten working days after decision.

6. Planning Commission public hearing is held on the appeal and decision is final unless appealed to the Board of Supervisors by the applicant or affected party.
7. Board of Supervisors public hearing is held on the appeal and a final decision is made (about 30 days after Planning Commission decision).

TIMING

Each of the three types of applications requires a different process and resulting processing times. These are summarized as follows:

Applications Adjacent to State Highways: These applications will reach TAC within 60 days, and Planning Commission hearing within four to six months from day of submittal. If the matter is appealed to the Board of Supervisors, an additional 30 days will normally be required.

Applications Reviewed/Approvable by Director: These applications will reach TAC within 30 days, and Director's decision within three months from day of submittal. If the matter is appealed to the Planning Commission, an additional 30 days will normally be required. Further, if the Planning Commission decision is appealed to the Board of Supervisors, another 30 days will be required.

Minor Applications: These applications will usually result in a staff decision within 30 days from date of submittal. If the matter is appealed to the Planning Commission, an additional 30 days will normally be required. Further, if the Planning Commission decision is appealed to the Board of Supervisors, another 30 days will be required.

APPEALS

A decision of the Planning staff may be appealed to the Planning Commission. Action by the Planning Commission may be appealed to the Board of Supervisors. Appeals must be made within ten (10) working days from date of decision and filed with Planning Services with an appeal fee, as adopted by the Board of Supervisors through fee resolution.

FEES

Current application and revision fees may be obtained by contacting Planning Services at **(530) 621-5355** or by accessing Planning Services' online fee schedule at www.edcgov.us/Planning/.

NOTE: Should your application be denied, application fees are nonrefundable. Should you request withdrawal of the application, 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. The current fee, less a \$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 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 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**.

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DESIGN REVIEW

REQUIRED SUBMITTAL INFORMATION

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.
- _____ 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.

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FORMS AND MAPS REQUIRED

Check (✓)
Applicant County

X _____ 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 "Applications and Forms".

X _____ 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.

X _____ 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.

X _____ 12) In an accompanying report, provide the following data for area on each proposed parcel which is to be used for sewage disposal:

_____	_____	a) The percolation rate and location of test on 4.5 acres or smaller
_____	_____	b) The depth of soil and location of test
_____	_____	c) The depth of groundwater and location of test
_____	_____	d) The direction and percent of slope of the ground
_____	_____	e) The 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

X _____ 13) Preceding parcel map, final map, or record of survey, if any exists.

X _____ 14) 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 110.14.200 of County Grading Ordinance for submittal detail)

FORMS AND MAPS REQUIRED

Check (✓)
Applicant County

- N/A _____ 15) If located within one of the five Ecological Preserve - EP overlay zones (Mitigation Area 0) or in gabbro soils areas (Mitigation Area 1), 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 _____ 16) Name and address of Homeowner's Association, CSA 9 Zone of Benefit, or other road maintenance entity if it exists in the project area.
- N/A _____ 17) 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 _____ 18) 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 _____ 19) 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 _____ 20) An air quality impact analysis shall be provided utilizing the El Dorado County Air Quality Management District's "Guide to Air Quality Assessment."

FORMS AND MAPS REQUIRED

Check (√)
Applicant County

(NO OAK TREES BEING REMOVED)

OAK TREE/OAK WOODLAND REMOVAL

The following supplemental information shall be required if any Oak Woodlands, Individual Native Oak Trees, or Heritage Trees, as defined in Section 130.39.030 (Definitions) will be impacted by the project (i.e. cut down) consistent with Section 130.39.070 (Oak Tree and Oak Woodland Removal Permits – Discretionary Development Projects).

Check (√)
Applicant County

- X _____ 1) An Oak Resources Code Compliance Certificate.
- N/A _____ 2) Oak Resources Technical Report prepared by a Qualified Professional consistent with Section 2.5 (Oak Resources Technical Reports) of the Oak Resources Management Plan.
- N/A _____ 3) Completed Oak Resources Technical Report Checklist, including supplemental data for impacted Individual Native Oak Trees within Oak Woodlands, as applicable.
- N/A _____ 4) Security deposit for on-site oak tree/oak woodland retention and/or replacement planting (if proposed as part of project mitigation) consistent with Section 130.39.070.F (Security Deposit for On-Site Oak Tree/Oak Woodland Retention and Section 130.30.070.G (Security Deposit for On-Site Oak Tree/Oak Woodland Replacement Planting).
- N/A _____ 5) Reason and objective for Impact to oak trees and/or oak woodlands.

SITE PLAN REQUIREMENTS (2) 24X36 & (1) 8-1/2X11 FULL PLAN SETS

Five 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 8 1/2" x 11", plus one 8 1/2" 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.

FORMS AND MAPS REQUIRED

Check (√)
Applicant County

- X _____ 1) Project name (if applicable).
- X _____ 2) Name, address of applicant and designer (if applicable).
- X _____ 3) Date, north arrow, and scale.

FORMS AND MAPS REQUIRED

Check (✓)
Applicant County

- X _____ 4) Entire parcel of land showing perimeter with dimensions.
- X _____ 5) All roads, alleys, streets, and their names.
- X _____ 6) Location of easements, their purpose and width.
- X _____ 7) All existing and proposed uses (i.e. buildings, driveways, dwellings, utility transmission lines, etc.).
- X _____ 8) Parking and loading stalls with dimensions (refer to Zoning Ordinance Chapter 130.35 – Parking and Loading, and the Community Design Standards – Parking and Loading Standards)).
- X _____ 9) Trash and litter storage or collection areas, and propane tank location(s).
- X _____ 10) Total gross square footage of proposed buildings.
- X _____ 11) Proposed/existing fences or walls.
- X _____ 12) Sign locations and sizes (if proposed). [Refer to Zoning Ordinance Chapter 130.16 - Signs – (Ordinance No. 5025)].
- X _____ 13) Pedestrian walkways, courtyards, etc. (if proposed).
- X _____ 14) Exterior lighting (if proposed). (Refer to Zoning Ordinance Chapter 130.34 and the Community Design Standards – Outdoor Lighting Standards).
- X _____ 15) Existing/proposed water, sewer, septic systems, and wells (if applicable).
- X _____ 16) Existing/proposed fire hydrants.
- N/A _____ 17) Tentative subdivision or parcel map (if applicable).
- X _____ 18) Adjacent parcel owner(s); Assessor's Parcel Number (unless this is included on tentative map).
- N/A _____ 19) Public uses (schools, parks, etc.)

FORMS AND MAPS REQUIRED

Check (√)
Applicant County

- X _____ 20) 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.)
- N/A _____ 21) Identify 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).
- X _____ 22) 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 130.35). Five copies plus an electronic copy (CD-ROM or other medium), **folded to 8½" x 11", plus one 11" x 17" reduction.**

Check (√)
Applicant County

- X _____ 1) Location, quantity, and a gallon size of proposed plant material (See Zoning Ordinance Section 130.33 – Landscaping Standards, and the Community Design Standards – Landscaping and Irrigation Standards)
- N/A _____ 2) Note quantity/type of trees to be removed.
- X _____ 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.
- X _____ 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.
- X _____ 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 copies plus an electronic copy (CD-ROM or other medium), **folded to 8½" x 11", plus one 11" x 17" reduction.**

FORMS AND MAPS REQUIRED

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

Check (√)
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- _____ 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.



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EL DORADO COUNTY PLANNING SERVICES ENVIRONMENTAL QUESTIONNAIRE

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PLANNING AND BUILDING DEPARTMENT

File Number _____
Date Filed _____

Project Title Cool Station Lead Agency ELDC Planning
 Name of Owner HBD Capotal LLC Telephone (530) 263-5899
 Address 10940 Trinity Pkwy, Suite C-274, Stockton, CA 95219
 Name of Applicant Melvin Higginbotham Telephone (530) 263-5899
 Address 11584 Francis Dr, Grass Valley, CA 95949
 Project Location NE Corner of Hwy-49 & Georgetown Rd, Cool
 Assessor's Parcel Number(s) 071080007 & 071500036 Acreage 5.2 Zoning CG-DC

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.

- Type of project and description: This project proposes the following 2-Phase development: Phase-I: A 4500 sf convenience store; a 2500 sf drive-thru restaurant; a 1250 sf visitor information center; a 1500 sf QSR or retail space; and eight-pump/12-dispenser auto fuel island. Phase-II: An automatic carwash.
- What is the number of units/parcels proposed? Refer to Plans

GEOLOGY AND SOILS

- Identify the percentage of land in the following slope categories: Refer to Civil
 0 to 10% 11 to 15% 16 to 20% 21 to 29% over 30%
- Have you observed any building or soil settlement, landslides, rock falls or avalanches on this property or in the nearby surrounding area? No
- Could the project affect any existing agriculture uses or result in the loss of agricultural land? No

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DRAINAGE AND HYDROLOGY

6. Is the project located within the flood plain of any stream or river? No
If so, which
one? _____
7. What is the distance to the nearest body of water, river, stream or year-round drainage channel?
Unknown Name of the water body? _____
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
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: Refer to Landscape Plans
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? Unknown
14. What is the nearest emergency source of water for fire protection purposes (hydrant, pond, etc.)? Unknown
15. What is the distance to the nearest fire station? Unknown
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? No
If so, how far? _____
19. What types of noise would be created by the establishment of this land use, both during and after construction? Vehicular traffic noise

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 private, treated or untreated?
22. What is the water use (residential, agricultural, industrial or commercial)? Commercial

AESTHETICS

23. Will the project obstruct scenic views from existing residential areas, public lands, and/or 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? 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

TRANSPORTATION

27. Will the project create any traffic problems or change any existing roads, highways or existing traffic patterns? A traffic impact study is currently in process.
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? Not in Phase-I, but Phase-II will introduce a carwash.
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)? Unknown

31. Will the project require the extension of existing public utility lines? Not that I'm aware
If so, identify and give distances: _____

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, mosquitoes, rodents and other disease vectors)? Not that I am aware
36. Will the project displace any community residents? No

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

MITIGATION MEASURES (attached additional sheets if necessary)

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

Form Completed by: Melvin Higginbotham Date: 8/9/2022

M. Higginbotham, Architect

RECEIVED

August 17, 2022

SEP 02 2022

TRANSMITTAL

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

TO:

County of El Dorado, Department of Planning and Building
Planning Services Division
Attn: Matthew Aselage
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5977

RE: Design Review Application
NE Corner of Hwy-49 & Georgetown Rd, Cool, CA
APN: 071-080-007 & 071-500-036

Dear Matthew,

Per your instructions, please find the following with this transmittal:

- (1) Copy each on 8-1/2x11 of the following Documents:
 - Design Review Application
 - Oak Resources Compliance Certificate
 - TIS Initial Determination Form
 - Archeological Report
 - NCIC-ELD Sensitivity Letter
 - Letters of Agency for each of 2 Parcels
 - Grant Deed for each of 2 Parcels
 - Parcel Maps for each of 2 Parcels
- (2) Plan Sets on 24x36
- (1) Plan Set on 8-1/2x11

This project was reviewed in a TAC meeting under application # PA21-0021.

Please send an invoice for the application fee with instructions for payment options.

Let me know if you have any questions or require any additional information.

Respectfully,

Mel Higginbotham

Melvin R Higginbotham, License C-36401

M. Higginbotham, Architect

Phone: (530) 263-5899

Email: MelH.Architect@gmail.com

11584 Francis Drive, Grass Valley, CA 95949

DR22-0007

M. Higginbotham, Architect

August 17, 2022

TRANSMITTAL

TO:

County of El Dorado, Department of Planning and Building
Planning Services Division

Attn: Matthew Aselage

2850 Fairlane Court

Placerville, CA 95667

(530) 621-5977

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M. Higginbotham, Architect

Phone: (530) 263-5899

Email: MelH.Architect@gmail.com

11584 Francis Drive, Grass Valley, CA 95949

RECEIVED

SEP 02 2022

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

Letter of Agency,

8/11/2022

To: County of El Dorado
Department of Planning and Building
Planning Services Division
Attn: Matthey Aselage
2850 Fairlane Court
Placerville, CA 95667

RECEIVED

SEP 02 2022

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

Planning Services Division:

I, the undersigned legal owner of record, hereby grant permission to the Applicant, Melvin Higginbotham, phone: (530) 263-5899, address: 11584 Francis Dr, Grass Valley, CA 95949, to apply for the following entitlements:

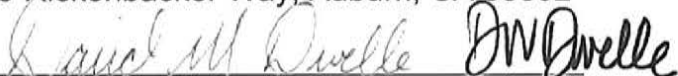
- Design Review to obtain a Use Permit for the property located on the north side of Georgetown Rd. immediately adjacent to the east side of the corner parcel located on the NE Corner of Hwy-49 & Georgetown Rd. in Cool, CA; APN: 071-500-036

Owner of Record:

Name: David W. Dwelle and David M. Dwelle, Trustees

Phone: (530) 906-1413

Address: 2349 Rickenbacker Way, Auburn, CA 95602

Signature:  (Signed 8/16/2022)

Authorized Agent:

Name: Melvin Higginbotham, Architect

Phone: (530) 263-5899

Address: 11584 Francis Dr, Grass Valley, CA 95949

Signature:



DR22-0007

RECEIVED

SEP 02 2022

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

Letter of Agency,

8/11/2022

To: County of El Dorado
Department of Planning and Building
Planning Services Division
Attn: Matthey Aselage
2850 Fairlane Court
Placerville, CA 95667

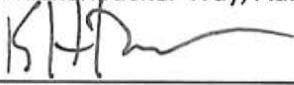
Planning Services Division:

I, the undersigned legal owner of record, hereby grant permission to the Applicant, Melvin Higginbotham, phone: (530) 263-5899, address: 11584 Francis Dr, Grass Valley, CA 95949, to apply for the following entitlements:

- Design Review to obtain a Use Permit for the property located on the NE Corner of Hwy-49 & Georgetown Rd. in Cool, CA; APN: 071-080-007

Owner of Record:

Name: Nella Invest, LLC
Phone: 530-830-1414
Address: 2349 Rickenbacker Way, Auburn, CA 95602


Signature: 

Kenneth H. Dwelle, COO and Authorized Signatory

(Signed 8/16/2022)

Authorized Agent:

Name: Melvin Higginbotham, Architect
Phone: (530) 263-5899
Address: 11584 Francis Dr, Grass Valley, CA 95949

Signature: 

DR22-0007



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

<https://www.edcgov.us/Government/Planning>

2850 Fairlane Court, Placerville, CA 95667

OAK RESOURCES CODE COMPLIANCE CERTIFICATE

This Certification is required by the Oak Resources Conservation Ordinance (El Dorado County Code, Title 130, Chapter 130.39).

Assessment Number(s) (ANs): 071-080-007, 071-500-036

[Attach additional pages if needed]

Address: NE Corner of Hwy-49 & Georgetown Rd/Hwy-193

RECEIVED

Permit Number or Description (e.g. building/grading permit, discretionary project, other):

SEP 02 2022

Design Review

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

Under penalty of perjury, I/we certify the following statement(s) (Check all that apply):

- No Oak Woodlands, Individual Native Oak Trees, or Heritage Trees, as defined in Section 130.39.030 (Definitions), have been impacted (i.e., cut down) on the above listed AN(s) for the current project or within two (2) years prior to the date of this certificate.
- Yes, Oak Woodlands, Individual Native Oak Trees, or Heritage Trees, as defined in Section 130.39.030 (Definitions), have been impacted (i.e., cut down) on the above listed AN(s) for the current project or within two (2) years prior to the date of this certificate.
 - Oak Resources Technical Report is attached.
 - Oak tree removal qualifies for exemption(s) under Section 130.39.050 (Exemptions and Mitigation Reductions) as documented in writing by a Qualified Professional. [Explain on separate attachment]
 - Oak tree removal was previously permitted by the County. [Attach copies of prior permit(s)]
 - No previous oak mitigation was required. [Explain on separate attachment]

Date: _____

By: _____
Signature of Property Owner/Authorized Agent

Signature of Property Owner/Authorized Agent

Printed Name of Property Owner/Authorized Agent

Printed Name of Property Owner/Authorized Agent

County Use Only

Consistent with Chapter 130.39 (Oak Resources Conservation): Yes No

Accepted By Staff (Name):

Date:

DR22-0007



DEPARTMENT OF TRANSPORTATION
TRANSPORTATION PLANNING

RECEIVED

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-6543, Fax (530) 698-8019

SEP 02 2022

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

Transportation Impact Study (TIS) – Initial Determination

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: DOT, Transportation Planning
Attn: Natalie Porter/Zach Oates
2850 Fairlane Court
Placerville, CA 95667
Fax: (530) 698-8019
Phone: (530) 621-5442
Email: natalie.porter@edcgov.us
zach.oates@edcgov.us

Date Received by Transportation Planning: _____

Applicant Information:

Name: HBD Capital LLC Phone #: 530-263-5899
Address: 10940 Trinity Pkwy, Ste. C-274, Stockton Blvd. CA 95219 Email: MelH.Architect@gmail.com

Project Information:

Name of Project: Cool Station Planning Number: _____
Project Location: NE Cor Hwy-49 & George Rd, Cool Bldg Size: 9750
APN(s): 071080007 & 071500036 Project Planner: Matthew Aselage
Number of units: _____

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

This project proposes the following 2-Phase project:
Phase-I: A 4500 sf convenience store; a 2500 sf drive-thru restaurant; a 1250 sf visitor information center; a 1500 sf QSR or retail space; and eight-pump/12-dispenser auto fuel island.
Phase-II: An automatic carwash.

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

DR22-0007



DEPARTMENT OF TRANSPORTATION TRANSPORTATION PLANNING

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-6543, Fax (530) 698-8019

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:

- 4 or less single family homes
- 4 or less multi-family units
- 2,000 square feet or less for shopping center
- 6,000 square feet or less for general office
- 12,000 square feet or less for industrial
- 12,000 square feet or less for church
- 50,000 square feet or less for warehouse
- 60,000 square feet or less for mini-storage
- None apply – 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. Transportation 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 DOT Transportation Planning staff. See Attached TIS Initial Fund Request letter.

DOT Transportation Planning Signature

Date

ADH TS

OSTR waiver approved by:

Department of Transportation Director or Designee

Date

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

BOUTIN JONES INC.
Attorneys at Law
555 Capitol Mall, Suite 1500
Sacramento, CA 95814
Attention: Kent W. Silvester, Esq.

MAIL TAX STATEMENTS TO:

David W. Dwelle
12970 Earhart Avenue, Suite 110
Auburn, CA 95602

Recorded in Official Records
County of El Dorado
Janelle K. Horne
Recorder-Clerk

2022-0026030

06/16/2022
09:31:57 AM
PL
MW

Titles: 1 Pages: 3
Fees: \$22.00
Taxes: \$0.00
CA SB2 Fee: \$75.00
Total: \$97.00



APN: 071-500-36-100

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

The undersigned Grantor(s) declare(s): This is a transfer between spouses in dissolution of marriage. CA R & T Code 11927.
Documentary transfer tax is \$ None Due.

- Computed on full value of property conveyed, or
- Computed on full value less value of liens and encumbrances remaining at time of sale.
- Unincorporated area City of _____

FOR NO CONSIDERATION,

Dawntrix M. Kerry, who acquired title as Kerry M. Dwelle

hereby GRANTS to

David Warren Dwelle, a married man, as his sole and separate property

all of Grantor's interest in and to the following described real property located in the unincorporated area,
County of El Dorado, State of California:

See **Exhibit A** attached hereto and incorporated herein by this reference.

(Commonly known as 1.37 Acres Cool Commercial)

Dated: _____

June 1 2022

Dawntrix M. Kerry
Dawntrix M. Kerry

**PCOS
FILED**

RECEIVED

SEP 02 2022

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

EXHIBIT A**LEGAL DESCRIPTION**

The land referred to herein is situated in the State of California, County of El Dorado, and is described as follows:

A portion of the Southeast quarter of Section 18, Township 12 North, Range 9 East, M.D.B.#4., described as follows:.

BEGINNING at the Northeast corner of the parcel herein described, a 1-1/2 inch capped iron pipe from which the East quarter corner of Section 18 bears 4 courses: (1) North 14° 00' East 670.60 feet; (2) North 82° 50' East 696.50 feet; (3) North 30° 53' 10" East 1016.44 feet and (4) North 85° 37' 30" East 199.13 feet; thence from point of beginning South 14° 00' West 219.40 feet, the Southeast corner, a point in a fence line; thence along said fence line next 2 courses: (1) South 82° 46' West 145.36 feet; a 3/4 inch capped iron pipe; thence South 84° 51' West 40.00 feet, a 1 inch capped iron pipe stamped L.S. 1820, the Southwest corner; thence leaving said fence line North 24° 23' West 245.42 feet, a 3/4 inch capped iron pipe stamped L.S. 2725, the Northwest corner; thence North 87° 59' East 348.55 feet to the point of beginning.

EXCEPTING THEREFROM all that portion thereof described in the deed to the State of California recorded February 3, 1958, in Book 425 of Official Records, at page 198, El Dorado County Records.

APN: 071-500-36-100

ACKNOWLEDGMENT

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 that document.

State of California
County of San Diego

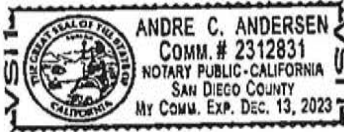
On June 1st, 2022 _____ before me,
Andre C. Andersen

Notary Public personally appeared DAWNTRIX M. KERRY, 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.

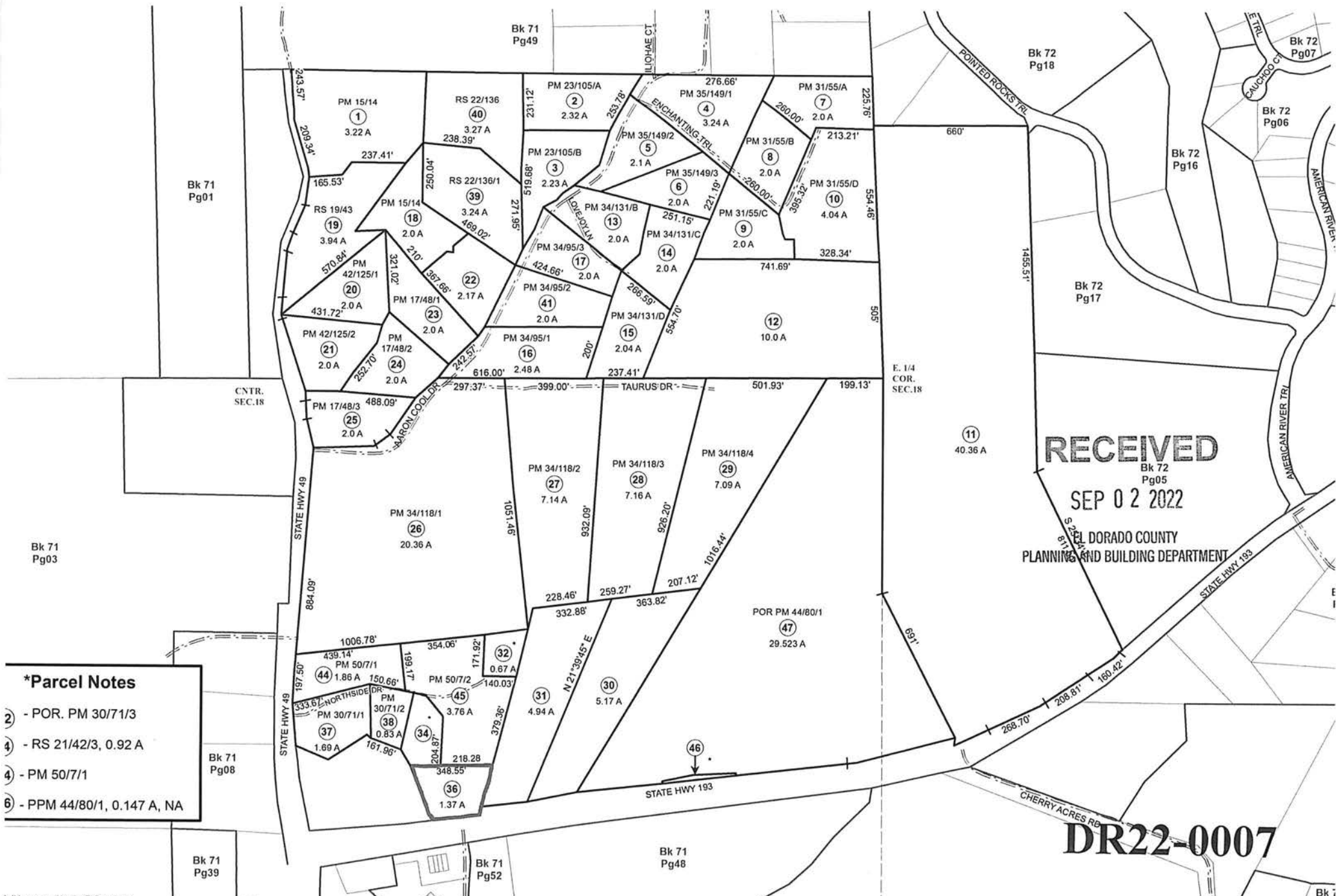
WITNESS my hand and official seal.

Signature [Handwritten Signature]



(Seal)

POR. SECS. 17 & 18, T.12N., R.9E., M.D.M.



- *Parcel Notes**
- 2) - POR. PM 30/71/3
 - 4) - RS 21/42/3, 0.92 A
 - 4) - PM 50/71/1
 - 6) - PPM 44/80/1, 0.147 A, NA

Acreages Are Estimates

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

Rev. Jan. 29, 2013

Assessor's
 County

RECORDING REQUESTED BY
Nella Oil Company

AND WHEN RECORDED MAIL TO:
Nella Oil Company/Flyers, LLC
2360 Lindbergh Street
Auburn, CA 95602



El Dorado, County Recorder
William Schultz Co Recorder Office
DOC- 2006-0031366-00

Check Number 20234
Tuesday, MAY 09, 2006 08:44:54
Ttl Pd \$16.00 Nbr-0000860438
JJH/C1/1-4

Space Above This Line for Recorder's Use Only

A.P.N.: 071-080-0710

RECEIVED

PCOS
FILED

GRANT DEED

SEP 02 2022

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX EXEMPT R&T 11923(d) Grantors and Grantees in this conveyance are comprised of the same Principal parties who continue to hold the same proportionate interest in the property.

- computed on the consideration or full value of property conveyed, OR
- computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
- Unincorporated Area City of

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, NELLA OIL COMPANY, a joint Venture composed of T.A. Dwelle Inc., a California corporation; S.B. Dwelle Inc., a California corporation, W.A. Dwelle Inc. and Pacific Research and Development, Inc., a California corporation

hereby **GRANT(S)** to FLYERS, LLC, a California limited liability company

the following described real property in the Unincorporated area of County of El Dorado, State of California;

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR THE LEGAL DESCRIPTION

Dated: **April 20, 2006**

SEE SIGNATURE PAGE ATTACHED HERETO AND MADE A PART HEREOF FOR SIGNATURES

031366

A.P.N.: 071-080-0710

Grant Deed - continued

Nella Oil Company, a California joint venture

By: T A Dwell

T. A. Dwelle, Inc.

By: T A Dwell

S. B. Dwelle, Inc.

By: T A Dwell

W. A. Dwelle, Inc.

By: T A Dwell

Pacific Research and Development, Inc.

By: T A Dwelle

031366

A.P.N.: 071-080-0710

Grant Deed - continued

STATE OF California }
 } ss.
 COUNTY OF Placer }

On April 20, 2006, before me, **Deborah S. Kaiser**, personally appeared **Thomas A. Dwelle**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity and that his/her/their signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.




Signature

My Commission Expires: January 21, 2007

EXHIBIT A

All that certain real property situated in the unincorporated area, County of El Dorado, State of California, described as follows:

Parcel No. 1:

BEGINNING at a post from which the quarter section corner common to Sections 18 and 19, Township 12 North, Range 9 East, M.D.B.&M., bears South 22-3/4 degrees West 13.31 chains distant and the Northeast corner of A.E. Brown's lot bears South 86-1/3 degrees West 47 links distant, and running thence North 86 degrees 20' East 6.54 chains to post near the junction of roads Southeasterly from the Cave Valley School House; thence along the West side of road past said School House North 60 degrees West 7.64 chains to a post; thence South 1-1/2 degrees East 4.37 chains to the place of beginning. Being a part of the Southwest one-quarter of the Southeast one-quarter of section 18, Township 12 North, Range 9 East, M.D.B.&M.

Parcel No. 2:

Being a portion of the Southwest quarter of Southeast quarter of Section 18, Township 12 North, Range 9 East, M.D.B.&M., more particularly described as follows:

BEGINNING at the Southwest corner of the tract herein described a 1 inch diameter capped iron pipe, from which the Southwest corner of Section 18, Township 12 North, Range 9 East, M.D.B.&M., bears South 71 degrees 35' 40" West 3271.20 feet; thence from the point of beginning, North 56 degrees 29' East 182.70 feet to the Northwest corner thereof, a 3/4 inch diameter capped iron pipe; thence South 68 degrees 45' East 161.96 feet to the Northeast corner thereof, a similar pipe; thence South 24 degrees 23' East 323.21 feet to a 1 inch diameter capped iron pipe at the Southeast corner thereof; thence North 60 degrees 00' West 504.24 feet to the point of beginning.

SAVING AND EXCEPTING THEREFROM all that portion described as follows:

BEGINNING at a point from which the South quarter corner of said Section 18 bears South 49 degrees 37' 13" West 1,394.98 feet, said point is also distant 50 feet Northerly, measured at right angles from the base line at Engineer's Station "B"665 + 84.43 E.C. of the Department of Public Works' Survey from 3/4 mile West of Georgetown to Cool, road III-ED-93-B; thence, from said point of beginning South 80 degrees 12' 50" West 598-55 feet to a point distant 50 feet Northerly, measured at right angles from said base line at Engineer's Station "b"671 + 82.98 P.O.T. of the aforesaid Survey.

Parcel No. 3:

That portion of Section 18, Township 12 North, Range 9 East, M.D.B.&M., lying North of California Highway No. 93 (Georgetown to Cool) and East of California Highway No. 49, as said Highway existed on April of 1960, and West of the Northwest line of Parcel 1 hereinabove described and South of the following described line; BEGINNING at the most Northerly corner of Parcel 1 hereinabove described said point being on the South line of a private road; thence North 69 degrees 34' 30" West 215.34 feet to the East line of California Highway No. 49.

SAVING AND EXCEPTING THEREFROM all that portion of the above described parcel lying Westerly of the following described line as conveyed to the State of California by deed recorded July 14, 1961, in Book 577, page 377, Official Records of El Dorado County.

BEGINNING at a point from which the North quarter corner of Section 19, Township 12 North, Range 9 East, M.D.B.&M., bears South 07 degrees 11' 31" West 1778.50 feet, said point is also distant 50.00 feet Easterly, measured at right angles from the base line at Engineer's Station "A"90 + 60.01 P.O.T. of the Department of Public Works' Survey between Cool and Hastings Creek, road III-ED-65-A; THENCE from said point of beginning South 04 degrees 43' 55" West 245.63 feet, thence along a curve to the left with a radius of 2950 feet, through an angle of 9 degrees 41' 37", an arc distance of 499.10 feet (the chord of which curve bears South 00 degrees 06' 53" East 498.50 feet); thence South 10 degrees 07' 32" East 221.67 feet to a point on the North line of State Route 93.

Being all of Record of Survey, entitled "A portion of SE 1/4 of Section 18, T.12 N., R.9. E." filed February 24, 1981, Book 9 of Record of Surveys, at page 27.