



# COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

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

PD-R20-00  
PD20-0003

## PLANNED DEVELOPMENT

FILE #

ASSESSOR'S PARCEL NO.(s) 116-301-012-000

PROJECT NAME/REQUEST: (Describe proposed use) Grocery Outlet (neighborhood grocery store)

IF SUBDIVISION/PARCEL MAP: Create 2 lots, ranging in size from 1.8 Acres to 3.6 Acres acre(s) / SF

IF ZONE CHANGE: From N/A to N/A IF GENERAL PLAN AMENDMENT: From N/A to N/A

IF TIME EXTENSION, REVISION, CORRECTION: Original approval date N/A Expiration date N/A

APPLICANT/AGENT Scott Moreland (Boos Development West, LLC)

Mailing Address 2020 L Street, Suite 245, Sacramento, CA 95811  
P.O. Box or Street City State & Zip

Phone ( 916 ) 346-4797 EMAIL: smoreland@boosdevelopment.com

PROPERTY OWNER Green Valley & Winterhaven, LLC

Mailing Address 2805 J Street, Suite 240, Sacramento, CA 95816  
P.O. Box or Street City State & Zip

Phone ( 916 ) 325-5450 x103 EMAIL: rsr@rrproperties.net

### LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT Jeff Thompson (Morton & Pitalo, Inc.)

Mailing Address 600 Coolidge Drive, Suite 140, Folsom, CA 95630  
P.O. Box or Street City State & Zip

Phone ( 916 ) 496-8771 EMAIL: jthompson@mpengr.com

LOCATION: The property is located on the SELECT ONE side of Green Valley Road  
N / E / W / S street or road

600 ft feet/miles SELECT ONE of the intersection with Winterhaven Drive  
N / E / W / S major street or road

in the Cameron Park area. PROPERTY SIZE 5.37 Acres acreage / square footage

X [Signature] Scott Moreland Date 11/09/20  
Boos Development West, LLC (Agent)  
signature of property owner or authorized agent

### FOR OFFICE USE ONLY

Date 11/13/20 Fee \$ 1,787 Receipt # 227068 Rec'd by [Signature] Census \_\_\_\_\_  
Zoning CC (DC) GPD C Supervisor Dist 2 Sec \_\_\_\_\_ Tw n \_\_\_\_\_ 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

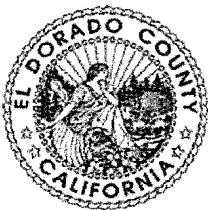
APPEAL: Approved \_\_\_\_\_ Denied \_\_\_\_\_

Executive Secretary \_\_\_\_\_

# PD-R20-0009

Revised 11/2017

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# COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667

Phone: (530) 621-5355 [www.edcgov.us/Planning/](http://www.edcgov.us/Planning/)

## PLANNED DEVELOPMENT

### 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 8 1/2" x 11".**

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#### 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 1/2 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.
- N/A 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.

**PD-R20-0009**

FORMS AND MAPS REQUIRED

Check (✓)  
Applicant County

- N/A \_\_\_\_\_ 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".  
**Traffic engineer to contact Tia Raamot (530-621-5918) or Natalie Porter (530-621-5442) to scope traffic study.**
- 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.
- 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 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 15.14.240 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), 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 Pollution Control District's "Guide to Air Quality Assessment."

OAK TREE/OAK WOODLAND REMOVAL **Trees do not exist on the site**

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).

FORMS AND MAPS REQUIRED

Check (√)

Applicant County

- N/A \_\_\_\_\_ 1) 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

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.

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.
- X \_\_\_\_\_ 4) Entire parcel of land showing perimeter with dimensions.

FORMS AND MAPS REQUIRED

- Check (✓)  
Applicant County
- X   \_\_\_\_\_ 5) All roads, alleys, streets, and their names.
- X   \_\_\_\_\_ 6) Location of easements, their purpose and width. *Preliminary Utility Plan*
- 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 130.18).
- 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.
- N/A   \_\_\_\_\_ 12) Sign locations and sizes (if proposed) (refer to Zoning Ordinance Chapter 130.16). *Separate Submittal*
- X   \_\_\_\_\_ 13) Pedestrian walkways, courtyards, etc. (if proposed).
- N/A   \_\_\_\_\_ 14) Exterior lighting plan (if proposed), along with a Photometric Study and fixture specifications demonstrating compliance with Zoning Ordinance Chapter 130.14.170. *Separate Submittal*
- X   \_\_\_\_\_ 15) Existing/proposed water, sewer, septic systems, and wells (if applicable). *Preliminary Utility Plan*
- X   \_\_\_\_\_ 16) Existing/proposed fire hydrants. *Preliminary Utility Plan*
- 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.)
- N/A   \_\_\_\_\_ 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.)

FORMS AND MAPS REQUIRED

Check (✓)  
Applicant County

- 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).
- N/A \_\_\_\_\_ 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 130.18). (Five (5) 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

- X \_\_\_\_\_ 1) Location, quantity, and a gallon size of proposed plant material (See Zoning Ordinance Section 130.18.090)
- N/A \_\_\_\_\_ 2) Note quantity/type of trees to be removed.
- N/A \_\_\_\_\_ 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.
- N/A \_\_\_\_\_ 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). Separate Submittal

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 11" x 17" reduction**).

FORMS AND MAPS REQUIRED

Check (√)  
Applicant County

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

PLAN OF BUILDING ELEVATIONS

Required whenever a new structure or addition is proposed.  
(Five (5) 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

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

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

RECEIVED  
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2020 NOV 13 AM 11:14

File Number \_\_\_\_\_

Date Filed \_\_\_\_\_

Project Title Grocery Outlet Lead Agency El Dorado County

Name of Owner Green Valley & Winterhaven, LLC Telephone (916) 325-5450 x103

Address 2805 J Street, Suite 240, Sacramento, CA 95816

Name of Applicant Scott Moreland Telephone (916) 346-4797

Address (Boos Development West, LLC)  
2020 I Street, Suite 245, Sacramento, CA 95811

Project Location Southwest corner of Green Valley Road and Winterhaven Drive, Cameron Park

Assessor's Parcel Number(s) 116-301-012-000 Acreage 5.37 Ac Zoning CC (Community Commercial)

**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: Commercial (16K SF Grocery Store)
- What is the number of units/parcels proposed? 2

### GEOLOGY AND SOILS

- Identify the percentage of land in the following slope categories:  
84.6% 0 to 10%    5.1% 11 to 15%    1.8% 16 to 20%    2.4% 21 to 29%    6.1% 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?  
1,600' West Name of the water body? Deer 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
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: Native grasses
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? Cameron Park Fire Department
14. What is the nearest emergency source of water for fire protection purposes (hydrant, pond, etc.)? Hydrant
15. What is the distance to the nearest fire station? Approximately 50' west of the project
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? Yes, Cameron Park Airport  
If so, how far? Approximately 4,100 feet southeast of the project.
19. What types of noise would be created by the establishment of this land use, both during and after construction? Noise typical of a commercial construction site during construction.  
Noise typical of a store parking lot including delivery trucks.

**AIR QUALITY**

20. Would any noticeable amounts of air pollution, such as smoke, dust or odors, be produced by this project? Only during construction.

**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: El Dorado Irrigation 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? 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? Yes  
If so, identify and give distances: On-site: approximately 400' of sewer force main and 1,400' of waterline.

**GENERAL**

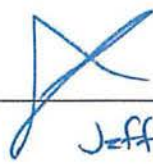
32. Does the project involve lands currently protected under the Williamson Act or an Open Space Agreement? No
33. Will the project involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances or radioactive material? No
- 
34.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

  
Jeff Thompson

Date: 9/15/2020



Civil Engineering  
Land Planning  
Land Surveying

600 Coolidge Dr., Suite 140  
Folsom, Ca 95630  
Tel: (916) 927-2400  
Fax: (916) 357-7888  
engr@mpengr.com  
www.mpengr.com

Project Number: 19-0062-01  
Project Name: Grocery Outlet Cameron Park  
Date: November 12, 2020  
To: County of El Dorado  
2850 Fairlane Court  
Placerville, CA 95667

Attention:

## LETTER OF TRANSMITTAL

We are sending you:	<input type="checkbox"/> Attached	<input type="checkbox"/> Under Separate Cover
Delivered Via:	<input type="checkbox"/> Courier	<input type="checkbox"/> Mail
	<input checked="" type="checkbox"/> Hand Delivered	<input type="checkbox"/> Overnight
	<input type="checkbox"/> Pick up	

<input type="checkbox"/> As Requested	<input type="checkbox"/> Prints	<input type="checkbox"/> Specifications	<input type="checkbox"/> Staking Plan
<input type="checkbox"/> For Your Information	<input type="checkbox"/> Tentative Map	<input type="checkbox"/> Original Tracings	<input type="checkbox"/> Hard Copy
<input type="checkbox"/> For Your Comments	<input type="checkbox"/> Grading Plan	<input type="checkbox"/> Boundary Survey	<input type="checkbox"/> Reproducible
<input type="checkbox"/> For Your Approval	<input type="checkbox"/> Improvement Plans	<input type="checkbox"/> Topographic Survey	<input type="checkbox"/> SWPPP
<input type="checkbox"/> Return to Our Office	<input type="checkbox"/> Cost Estimates	<input type="checkbox"/> ALTA Survey	<input type="checkbox"/> Exhibit
<input type="checkbox"/> Let's Discuss	<input type="checkbox"/> Quantity List	<input type="checkbox"/> FHA Survey	<input checked="" type="checkbox"/> Other:
<input type="checkbox"/> For Signature	<input type="checkbox"/> Final Map	<input type="checkbox"/> Cut Sheets	
<input type="checkbox"/> Invoices	<input type="checkbox"/> Parcel Map	<input type="checkbox"/> Legal Descriptions	

- Application Form
- Letter of Authorization
- Owner Vesting Deed
- Copy of Official Assessor's Map
- Vicinity Map
- Environmental Questionnaire
- Property Owners Contact Information
- Grocery Outlet FIL
- Parcel Map
- (5) Copies of Site Grading Plan and Drainage Plan & (1) Reduction Copy
- (5) Copies of Site Plan & (1) Reduction Copy
- (5) Copies of Site Landscape Plan & (1) Reduction Copy
- (5) Copies of Site Building Elevations & (1) Reduction Copy
- Check

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PD-R20-0009

CC:

FILE

BY: Stephanie Herrera



# RAVEL RASMUSSEN PROPERTIES

2020 NOV 13 AM 11:14  
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PLANNING DEPARTMENT

November 8, 2020

El Dorado County Development Services  
Planning and Building Department  
2850 Fairlane Court  
Placerville, CA 95667

**Re: Property Address: Green Valley Road & Winterhaven**  
**APN: 116-301-012-000**  
**Applicant: Boos Development West, LLC**  
**Subject: Project Applications and Processing**

Dear Sir/Madam:

Green Valley & Winterhaven, LLC is the owner of the above referenced real property. Said owner hereby authorizes Boos Development West, LLC, and its authorized representatives, to take all reasonable actions, including but not limited to, the signing of documents in furtherance of the processing of required entitlement applications, and building permit approvals, related to the above referenced property, specifically for the purpose of constructing and operating a Grocery Outlet store.

Sincerely,

R. Scott Rasmussen, Managing Member, Greenhaven & Winterhaven, LLC

Authorized By: Green Haven & Winterhaven, LLC

Name: R. Scott Rasmussen

Its: Managing Member

**PD-R20-0009**

RECORDING REQUESTED BY

Placer Title Company  
Escrow Number: P-209131  
Branch: 404K

20179002398500002  
El Dorado, County Recorder  
William Schultz Co Recorder Office  
DOC 2017-0023985-00  
Acct 1001-Placer Title Company  
Wednesday, JUN 14, 2017 11:37:47  
Ttl Pd \$458.00 Nbr-0001858815  
JLR/C1/1-2

AND WHEN RECORDED MAIL TO

Green Valley & Whitehaven, LLC, a California limited liability company

2805 J Street #240  
Sacramento CA 95816

A.P.N.: 116-301-12-100

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT DEED**

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$440.00 City Transfer Tax: \$0.00

( X ) Unincorporated Area ( ) City of Cameron Park

( X ) computed on full value of property conveyed, or

( ) computed on full value less value of liens and encumbrances remaining at time of sale.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Umpqua Bank, an Oregon State Chartered Bank, as successor in interest to Silverado Bank, a division of Nevada Security Bank**

Hereby GRANT(S) to **Green Valley & Whitehaven, LLC, a California limited liability company**

The land described herein is situated in the State of California, County of El Dorado, unincorporated area, described as follows:

THAT PORTION OF THE NORTHWEST 1/4 OF SECTION 28 AND A PORTION OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 10 NORTH, RANGE 9 EAST, M.D.B.M. BEING LOT B OF CAMERON PARK UNIT NO. 12, DESCRIBED AS FOLLOWS:

LOT 7, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF EL DORADO, STATE OF CALIFORNIA ON NOVEMBER 13, 2007 IN BOOK 50 OF PARCEL MAPS AT PAGE 3.

A.P.N.: 116-301-12-100

Dated: June 12, 2017

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

Name

Street Address

City & State

**PD-R20-0009**

PLA  
ING DEPARTMENT  
2017 JUN 13 AM 11:14  
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Umpqua Bank, an Oregon State Chartered Bank, as successor in interest to Silverado Bank, a division of Nevada Security Bank

By: Sam Teyema  
Sam Teyema, Vice President

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 Oregon )  
County of Multnomah ) ss.

On June 13, 2017 before me,  
Tracy Rene Theabolt  
Notary Public personally appeared Sam Teyema, Vice President

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 Oregon that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

SIGNATURE Tracy Rene Theabolt  
My Commission Expires January 30, 2021



MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

Name Street Address City & State



**Property Owner – Agent Information**

**Property Owner:**

Green Valley & Winterhaven, LLC  
2805 J Street, Suite 240  
Sacramento, CA 95816  
Office: (916) 325-5450 ext. 103  
Email: [rsr@rrproperties.net](mailto:rsr@rrproperties.net)

**Agent:**

Scott Moreland (Senior Development Project Manager)  
Boos Development West, LLC  
2020 L Street, Suite 245  
Sacramento, CA 95811  
Office: (916) 346-4797  
Cell: (530) 355-6844  
Fax: (916) 476-4772  
Email: [smoreland@boosdevelopment.com](mailto:smoreland@boosdevelopment.com)

2020 NOV 13 AM 11:15  
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PLANNING DEPARTMENT

**PD-R20-0009**



## El Dorado Irrigation District

2020 NOV 13 AM 11:15

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PLANNING DEPARTMENT

Letter No.: DS0820-158

August 3, 2020

VIA EMAIL

Scott Moreland  
Boos Development West, LLC  
2020 L Street, Suite 245  
Sacramento, CA 95811  
[smoreland@boosdevelopment.com](mailto:smoreland@boosdevelopment.com)

Subject: Facility Improvement Letter (FIL) 3294FIL, Grocery Outlet  
Assessor's Parcel No. 116-301-012 (Cameron Park)

Dear Mr. Moreland:

This letter is in response to your request dated July 16, 2020 and is valid for a period of three years. If facility improvement plans for your project are not submitted to the El Dorado Irrigation District (EID or District) within three years of the date of this letter, a new Facility Improvement Letter will be required.

Design drawings for your project must be in conformance with the District's *Water, Sewer and Recycled Water Design and Construction Standards*.

This proposed project consists of 4 new commercial buildings and a 4-lot parcel split on 5.4 acres. Water service, sewer service, private fire service and fire hydrants are requested. The property is within the District boundary.

This letter is not a commitment to serve, but does address the location and approximate capacity of existing facilities that may be available to serve your project.

### **Water Supply**

As of January 1, 2019, there were 22,162 equivalent dwelling units (EDUs) of water supply available in the Western/Eastern Water Supply Region. Your project as proposed on this date would require 24 EDUs of water supply.

### **Water Facilities**

An 8-inch water line is located along the western project boundary and two 8-inch water line stubs extend toward the parcels. An 18-inch water transmission main (Gold Hill Intertie) is

**PD-R20-0009**

located adjacent to Green Valley Road. There are several water lines located south and east of the project parcel that will not be utilized by this project (see enclosed System Map). The Cameron Park Fire Department has determined that the minimum fire flow for this project is 1,750 GPM for a 2-hour duration while maintaining a 20-psi residual pressure. According to the District's hydraulic model, the existing system can deliver the required fire flow. In order to provide this fire flow and receive service, you must construct a looped water line extension connecting to the 8-inch water line stubs located near the western property boundary. Any proposed grading over or near the Gold Hill Intertie will need to be reviewed and approved by the District. The hydraulic grade line for the existing water distribution facilities is 1,500 feet above mean sea level at static conditions and 1,440 feet above mean sea level during fire flow and maximum day demands.

The flow predicted above was developed using a computer model and is not an actual field flow test.

#### **Sewer Facilities**

There is a 6-inch sewer line abutting the eastern property line in Winterhaven Drive. This sewer line has adequate capacity at this time. In order to receive service from this line, an extension of facilities of adequate size must be constructed. Your project as proposed on this date would require 16 EDUs of sewer service.

#### **Easement Requirements**

Proposed water lines, sewer lines and related facilities must be located within an easement accessible by conventional maintenance vehicles. When the water lines or sewer lines are within streets, they shall be located within the paved section of the roadway. No structures will be permitted within the easements of any existing or proposed facilities. The District must have unobstructed access to these easements at all times, and generally does not allow water or sewer facilities along lot lines.

Easements for any new District facilities constructed by this project must be granted to the District prior to District approval of water and/or sewer improvement plans, whether onsite or offsite. In addition, due to either nonexistent or prescriptive easements for some older facilities, any existing onsite District facilities that will remain in place after the development of this property must also have an easement granted to the District.

#### **Environmental**

The County is the lead agency for environmental review of this project per Section 15051 of the California Environmental Quality Act Guidelines (CEQA). The County's environmental document should include a review of both offsite and onsite water and sewer facilities that may be constructed by this project. You may be requested to submit a copy of the County's

environmental document to the District if your project involves significant off-site facilities. If the County's environmental document does not address all water and sewer facilities and they are not exempt from environmental review, a supplemental environmental document will be required. This document would be prepared by a consultant. It could require several months to prepare and you would be responsible for its cost.

### Summary

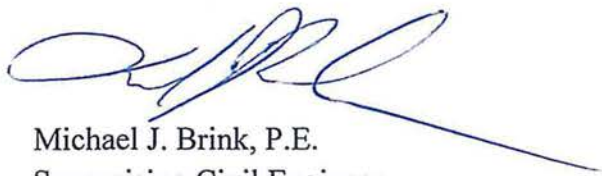
Service to this proposed development is contingent upon the following:

- The availability of uncommitted water supplies at the time service is requested;
- Approval of the County's environmental document by the District (if requested);
- Executed grant documents for all required easements;
- Approval of an extension of facilities application by the District;
- Approval of facility improvement plans by the District;
- Construction by the developer of all onsite and offsite proposed water and sewer facilities
- Acceptance of these facilities by the District; and
- Payment of all District connection costs.

Services shall be provided in accordance with El Dorado Irrigation District Board Policies and Administrative Regulations, as amended from time-to-time. As they relate to conditions of and fees for extension of service, District Administrative Regulations will apply as of the date of a fully executed Extension of Facilities Agreement.

If you have any questions, please contact Marc Mackay at (530) 642-4135.

Sincerely,



Michael J. Brink, P.E.  
Supervising Civil Engineer

MB/MM:gp

Enclosures: System Map

cc w/ System Map:

Rommel Pabalinas – Principal Planner  
El Dorado County Development Services Department  
Via email - [rommel.pabalinas@edcgov.us](mailto:rommel.pabalinas@edcgov.us)

Letter No.: DS0820-158  
To: Boos Development West, LLC



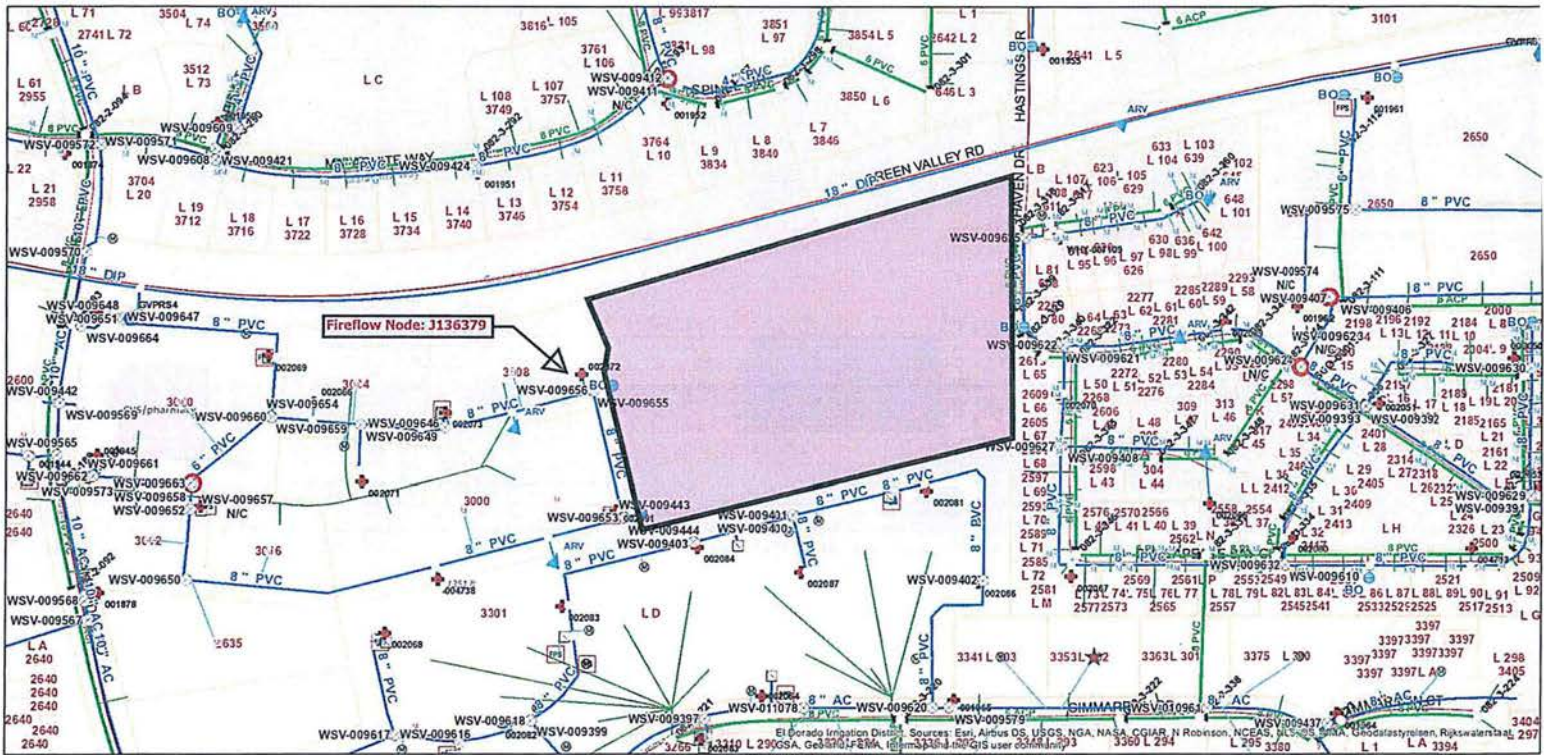
August 3, 2020  
Page 4 of 4

Tiffany Schmid, Director  
El Dorado County Development Services Department  
Via email – [tiffany.schmid@edcgov.us](mailto:tiffany.schmid@edcgov.us)

Kalan Richards, Battalion Chief/ Fire Marshal  
Cameron Park Fire Department  
Via email – [Kalan.Richards@fire.ca.gov](mailto:Kalan.Richards@fire.ca.gov)

Jeffrey D. Thompson, P.E.  
Morton & Pitalo, Inc.  
Via email – [jthompson@mpengr.com](mailto:jthompson@mpengr.com)

# ArcGIS Web Map



Scale: NTS

Date: July 31, 2020

Project: Grocery Outlet - Cameron Park

APN: 116-301-012



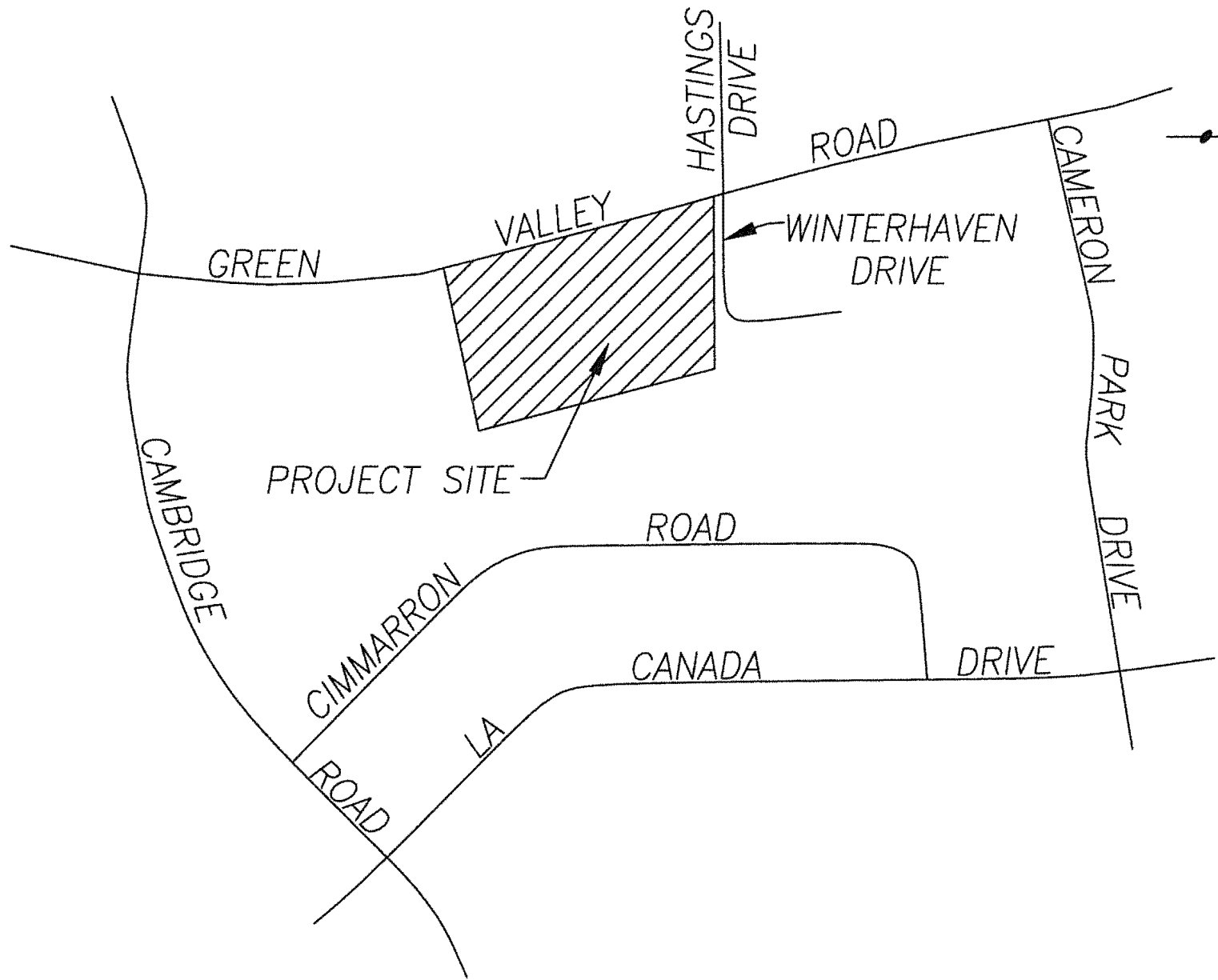
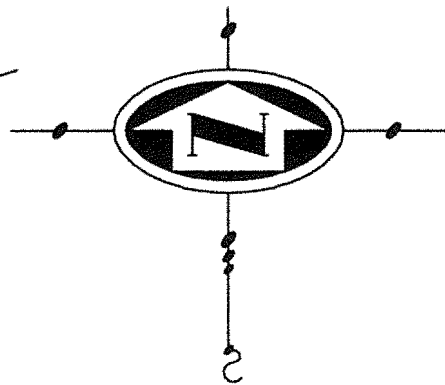
Author: WebAppBuilder for ArcGIS

Print Date: July 31, 2020

WARNING: The accuracy of map implied until field checked by EID. Exact pipe locations must be field verified.

Web AppBuilder for ArcGIS

transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGERLine data; USFS Road Data; Natural Earth Data; U.S. Department of State Humanitarian Information Unit; and NOAA National Centers for Environmental Information, U.S. Coastal Relief Model. Data refreshed May, 2020. | El Dorado Irrigation District |

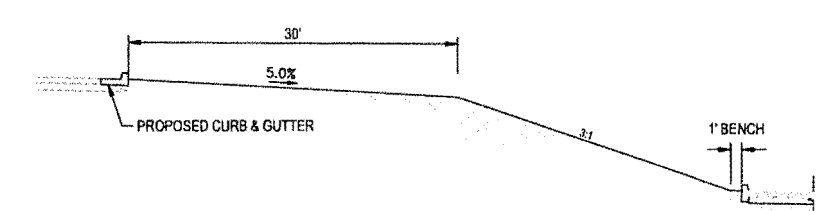
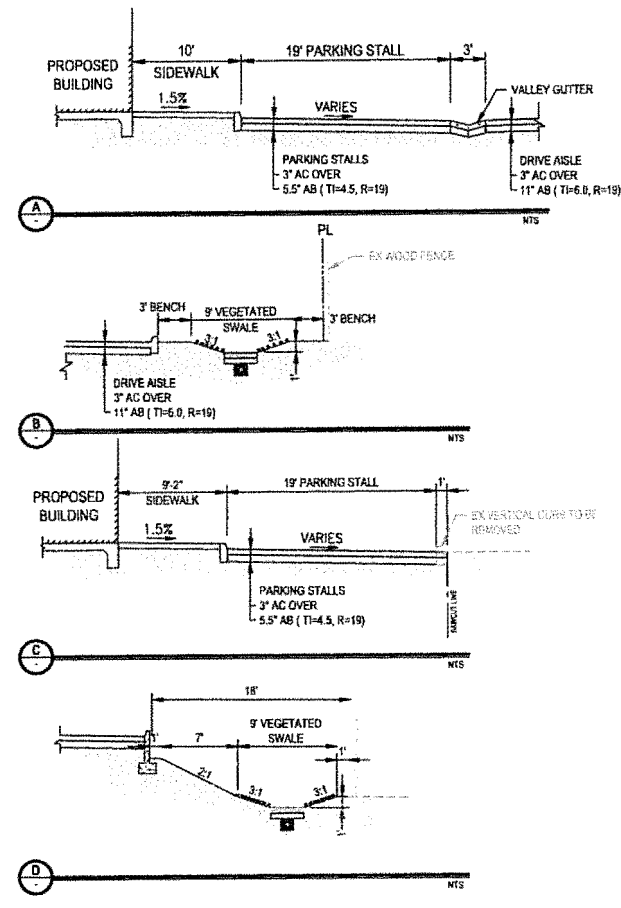
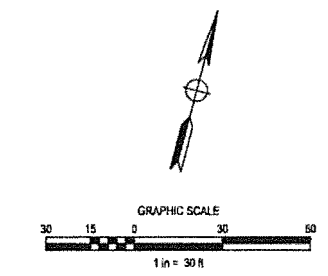
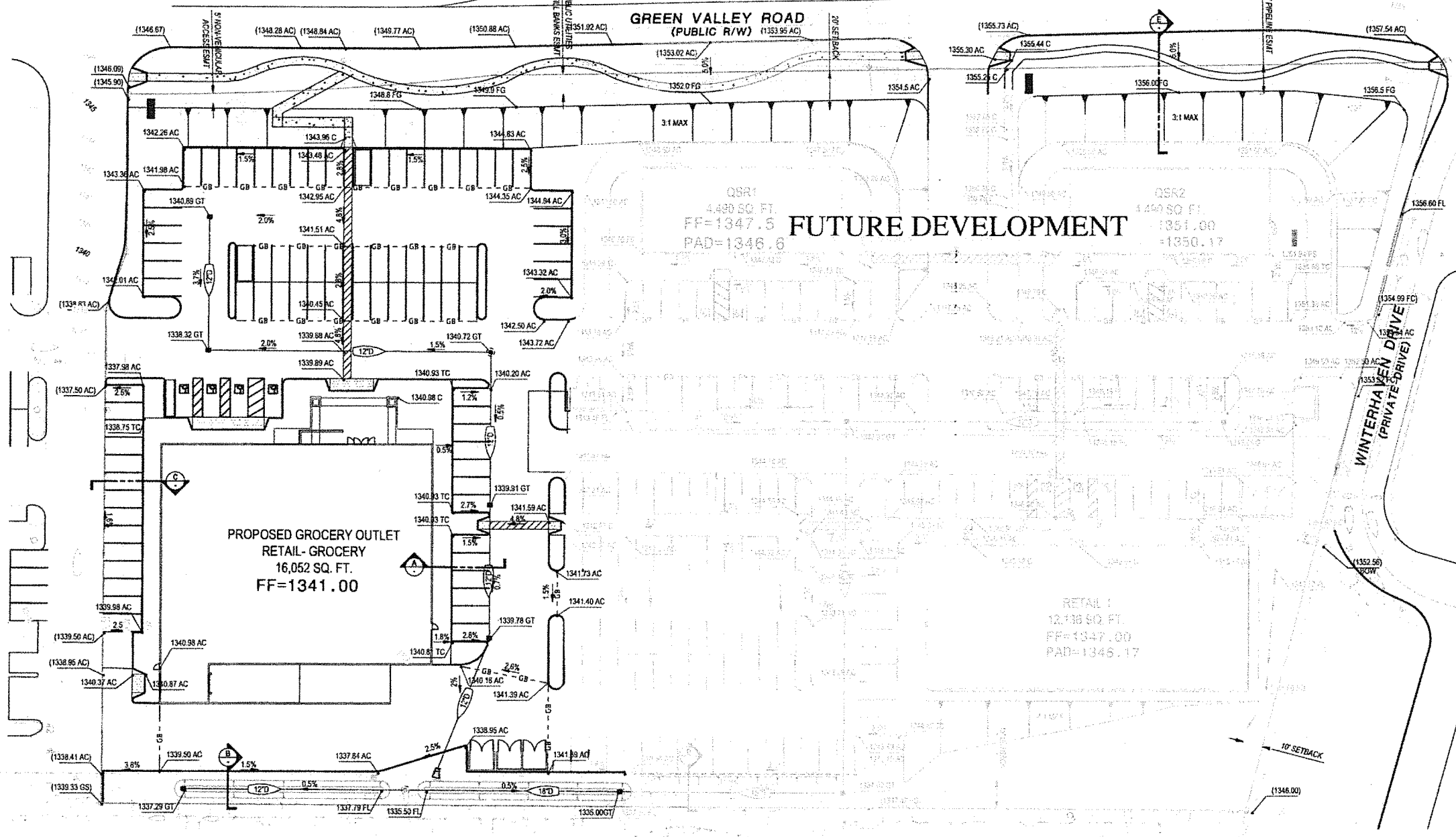


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**PD-R20-0009**







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NOT FOR CONSTRUCTION

PD-R20-0009

NO.	DESCRIPTION	APPR. ENGR.	DATE	APPR. ED.	DATE

SCALE:	BENCH MARK	COMPUTED
HORIZ. 1" = 30'	COUNTY OF EL DORADO BENCHMARK NO.002-005 ELEV. = 1351.54 (NAVD 29)	DESIGNED SH
VERT. 1" = N/A	10' SPIKE LOCATED ON THE NORTH SIDE OF GREEN VALLEY ROAD, APPROXIMATELY 420' WEST OF HASTINGS DRIVE AND 5.5' NORTH OF THE FLOWLINE DIKE.	DRAWN SH
		PROJ. ENGR. JDT



**MORTON & PITALO, INC.**  
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING  
Folsom • Fresno  
600 Coolidge Drive, suite #140  
Folsom, CA 95630  
phone: (916) 984-7821  
web: www.mpengr.com

PRELIMINARY GRADING PLAN  
**GROCERY OUTLET**  
APN 116-301-02-000  
EL DORADO, CALIFORNIA

DATE	AUGUST 2020
SHEET	C1
OF	2

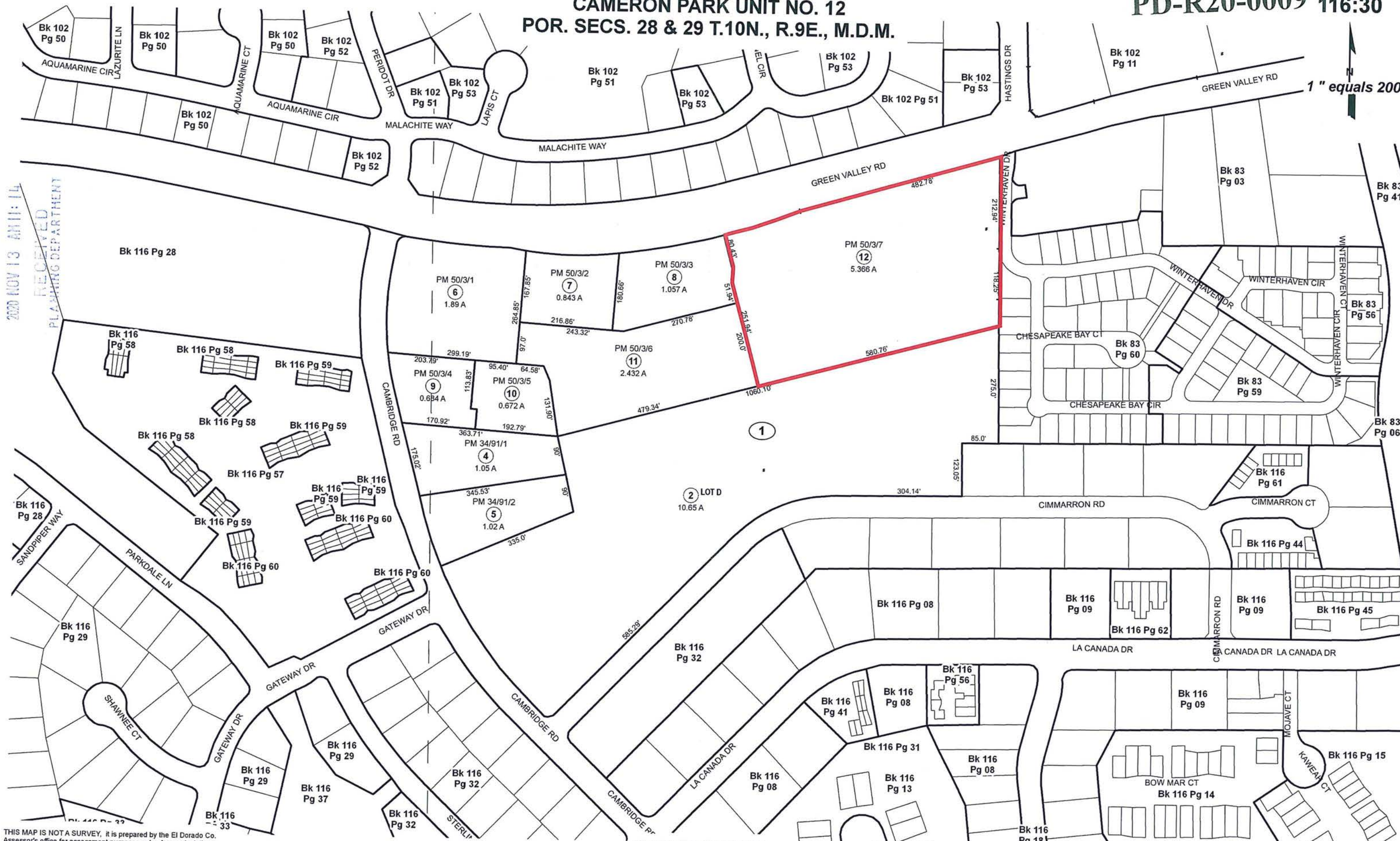




**CAMERON PARK UNIT NO. 12**  
**POR. SECS. 28 & 29 T.10N., R.9E., M.D.M.**

**PD-R20-0009 116:30**

1" equals 200'



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

**Acreages Are Estimates**

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