

Grocery Outlet at Green Valley Station in Cameron Park Evaluation by CPAD & Recommendation

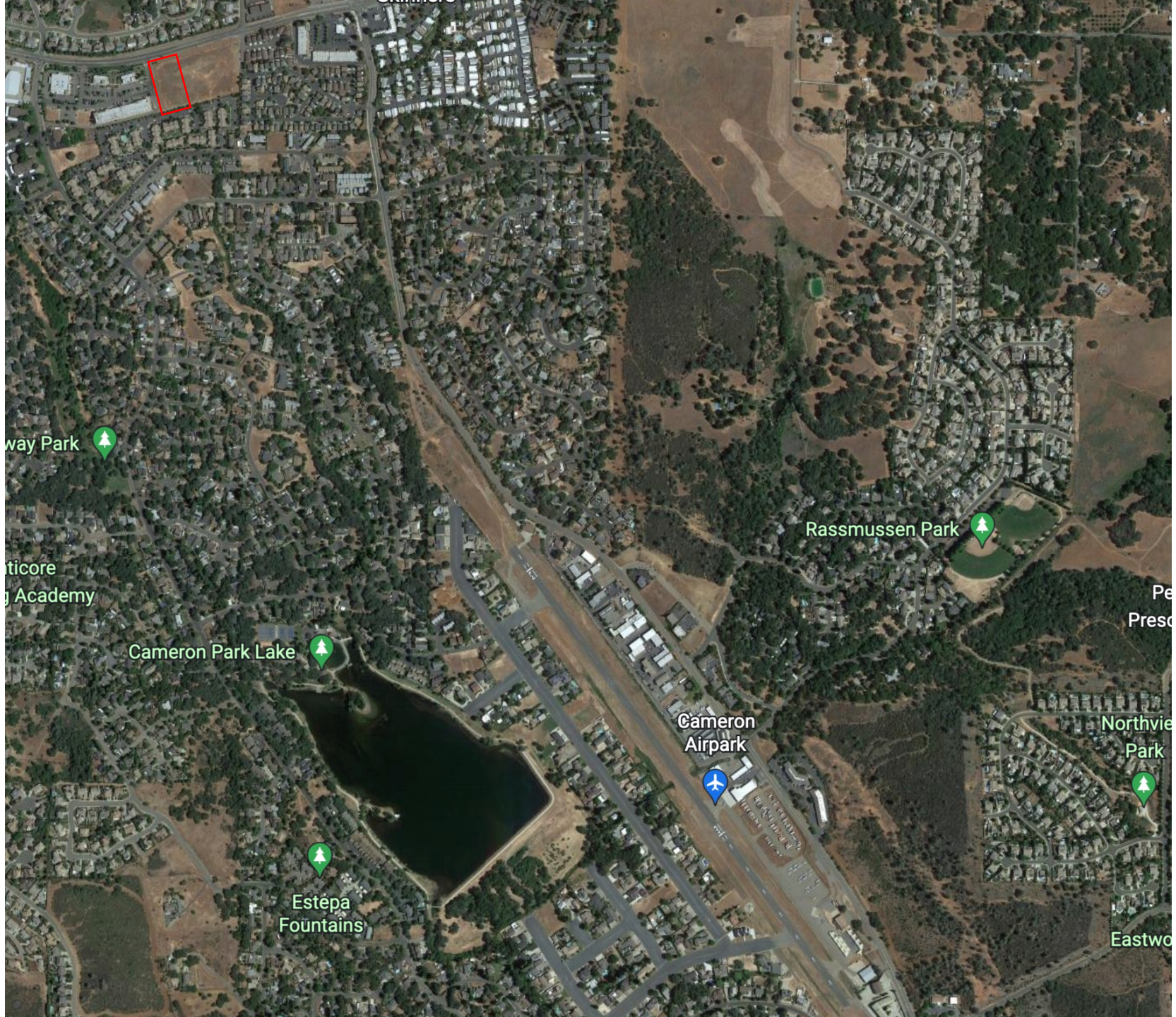
Cameron Park Airport District

June 24, 2022

Proposed Grocery Outlet CPAD Evaluation

- Project is a new Grocery Outlet at Green Valley Station in Cameron Park
- Project within O61 Airport Influence Area, per El Dorado County Airport Land Use Compatibility Plan, Adopted June 28, 2012
- Planning and Building Department sent request to CPAD for comments on February 5, 2021
- CPAD responded with letter February 16, 2021
 - Three comments:
 - 1) Overall height of structures and landscaping shall not penetrate per Comprehensive Land Use Plan (FAA Part 77 imaginary surfaces). FAA request form 7460-1 shall be submitted to Planning Services prior to issuance of a building permit.
 - 2) Developer shall file a El Dorado County Avigation and Noise easement to the title of the property prior to issuance of a building permit.
 - 3) Developer shall submit plans for review to CalTrans and CPAD
- Motion to approve plans at the June 27, 2022 Regular CPAD Board Meeting
 - CPAD evaluation of 1) comment and review completed by CPAD in 3) comment





way Park

ticore
g Academy

Cameron Park Lake

Estépa
Fountains

Cameron
Airpark

Rassmussen Park

Northvie
Park

Eastwo

FAA Part 77 Surface Slope
20:1 (5%) from End of Primary Surface out to 5,000-ft

Madge C. Holmes, PhD

Rwy 13
Threshold
1283-ft MSL

3900-ft

200-ft

At 3900-ft Slope is
195-ft above Runway 31 Threshold
Or 1478-ft MSL
Highest Point on Structure
Is about 1370-ft MSL,
about 108-ft below 20:1 slope

End of Runway
Primary Surface
200-ft from Threshold

Tails Boutique

3D



CPAD Evaluation

- Reviewed by Airport Manager and CPAD President
- Given that the highest point on the structure is about 108-ft below the Runway 20:1 there does not appear to be any issues

REFERENCES

- (1) PM 55-3
- (2) SM F-31
- (3) PM 52-78

ALTA SHEET INDEX

- SHEET 1 TITLE SHEET
- SHEET 2 BOUNDARY SHEET
- SHEET 3 TOPO SHEET

SURVEY SHEET INDEX NOTES:

- REFER TO SHEET 1 FOR EXCEPTIONS
- REFER TO SHEET 2 FOR BASIS OF BEARING
- REFER TO SHEET 2 FOR BOUNDARY & EASEMENTS
- REFER TO SHEET 3 FOR TOPOGRAPHIC INFORMATION

SCALE: 1" = 30'

ALTA/NSPS TOPOGRAPHIC SURVEY

PARCEL 1 AND 2, BOOKS 2 OF PARCEL MAPS, AT PAGE 78
RECORDS OF EL DORADO COUNTY.

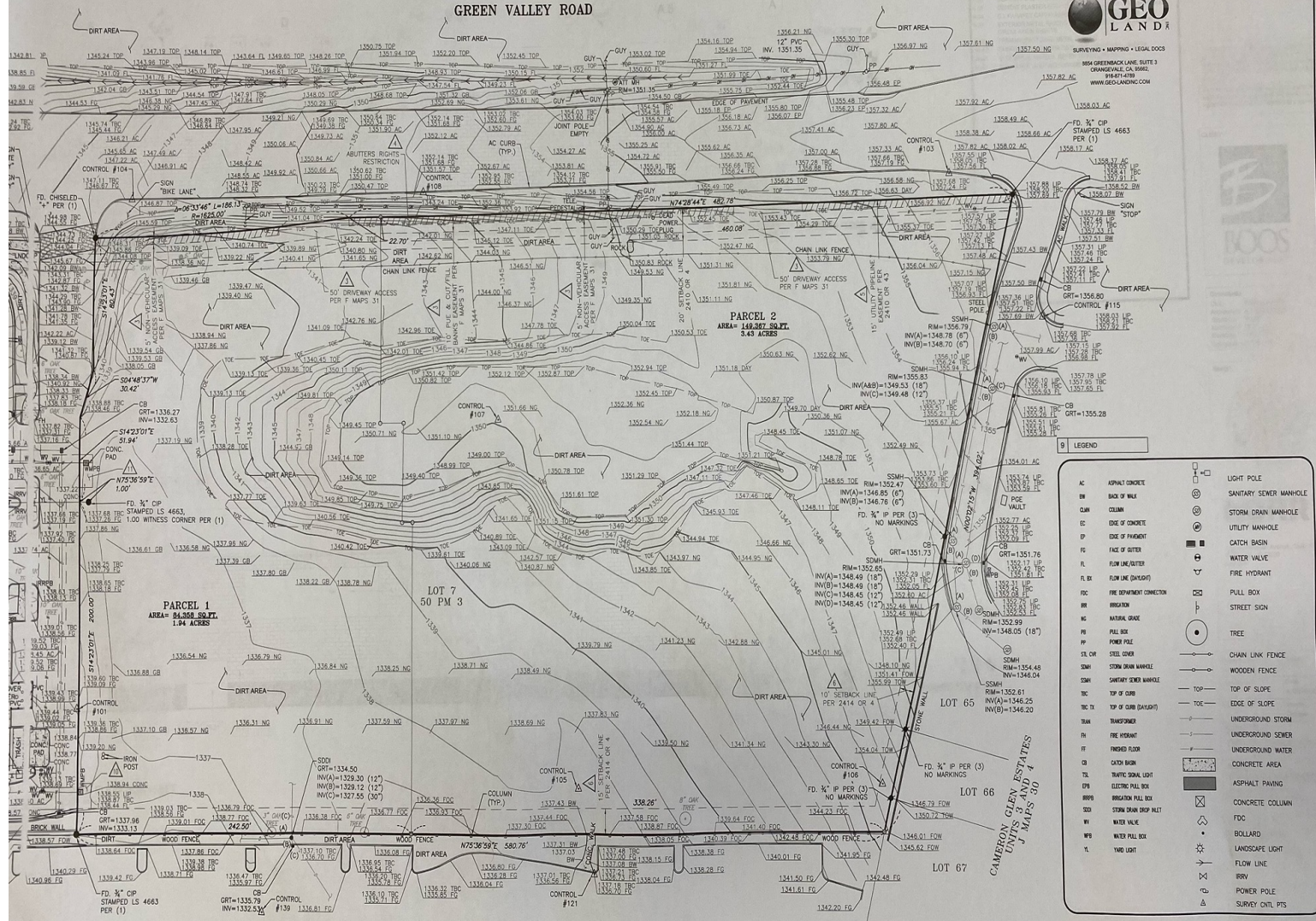
EL DORADO COUNTY,
STATE OF CALIFORNIA
TOPO SHEET

SHEET 3 OF 3

MAY 2022

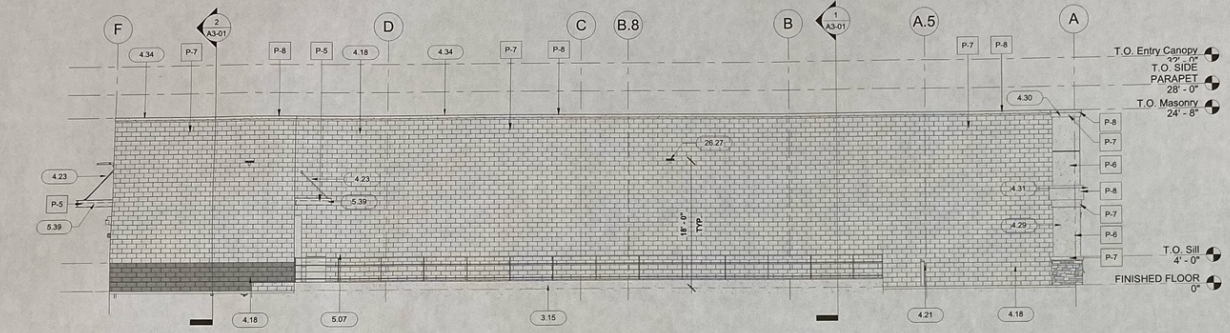


SURVEYING • MAPPING • LEGAL DOCS
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9 LEGEND

AC	ASPHALT CONCRETE	□	LIGHT POLE
BB	BACK OF WALK	○	SANITARY SEWER MANHOLE
CB	COLUMN	⊗	STORM DRAIN MANHOLE
CC	EDGE OF CONCRETE	⊕	UTILITY MANHOLE
CD	EDGE OF PAVEMENT	■	CATCH BASIN
CE	FACE OF GUTTER	⊕	WATER VALVE
CF	FLOW LINE (ALTER)	▽	FIRE HYDRANT
CG	FLOW LINE (ORIGINAL)	▽	FIRE HYDRANT
CH	FIRE DEPARTMENT CONNECTION	□	PULL BOX
CI	BROOK	⊕	STREET SIGN
CJ	NATURAL DRIVE	○	TREE
CK	PULL BOX	○	TREE
CL	POWER POLE	○	TREE
CM	STEEL COVER	—	CHAIN LINK FENCE
CN	STORM DRAIN MANHOLE	—	WOODEN FENCE
CO	SANITARY SEWER MANHOLE	—	TOP OF SLOPE
CP	TOP OF CURB	—	EDGE OF SLOPE
CQ	TOP OF CURB (DASHED)	—	UNDERGROUND STORM
CR	TRANSFORMER	—	UNDERGROUND SEWER
CS	FIRE HYDRANT	—	UNDERGROUND WATER
CT	FINISHED FLOOR	■	CONCRETE AREA
CU	CATCH BASIN	■	ASPHALT PAVING
CV	TRAFFIC SIGNAL LIGHT	□	CONCRETE COLUMN
CW	ELECTRIC PULL BOX	□	FDC
CX	BROOK	□	CONCRETE COLUMN
CY	STORM DRAIN DROP INLET	□	FDC
CZ	WATER VALVE	□	FDC
DA	WATER PULL BOX	□	FDC
DB	TWO LIGHT	□	FDC
DC		□	FDC
DD		□	FDC
DE		□	FDC
DF		□	FDC
DG		□	FDC
DH		□	FDC
DI		□	FDC
DJ		□	FDC
DK		□	FDC
DL		□	FDC
DM		□	FDC
DN		□	FDC
DO		□	FDC
DP		□	FDC
DQ		□	FDC
DR		□	FDC
DS		□	FDC
DT		□	FDC
DU		□	FDC
DV		□	FDC
DW		□	FDC
DX		□	FDC
DY		□	FDC
DZ		□	FDC



1 WEST ELEVATION - REAR
SCALE: 1/8" = 1'-0"

EXTERIOR PAINT SCHEDULE	
MARK	PAINT NAME
EX-1	EL DORADO STONE - BITTERROOT
P-5	OOH RED - SHERWIN WILLIAMS
P-6	OOH SHORE - SHERWIN WILLIAMS
P-7	OOH GRAY - SHERWIN WILLIAMS
P-8	OOH CHARCOAL - SHERWIN WILLIAMS
P-9	CARRIAGE RED

- KEYNOTES**
- 3.15 TRUCK DOCK RETAINING WALL - PAINT PER SCHEDULE
 - 4.11 TENANT STORAGE - UNDER SEPARATE PERMIT-PROVIDED BY GOI, PER ELEVATIONS
 - 4.14 HOLLOW METAL DOOR AND FRAME - PAINT PER SCHEDULE
 - 4.18 EXPOSED PRECISION CMU - SEAL AND PAINT PER SCHEDULE
 - 4.21 CONCRETE FILLED PIPE BOLLARD - PAINT SAFETY YELLOW
 - 4.23 STEEL SUSPENSION HOODS & PLATES - PAINT PER SCHEDULE
 - 4.29 7/8" REINFORCED CEMENT PLASTER - PAINT PER SCHEDULE
 - 4.30 CEMENT PLASTER CORNICE TRIM - PAINT PER SCHEDULE
 - 4.31 CEMENT PLASTER ACCENT CAP (BAND) - PAINT PER SCHEDULE
 - 4.34 G.I. PARAPET CAP FLASHING - PAINT PER SCHEDULE
 - 5.07 EXTERIOR METAL RAILING AND HANDRAIL - REFER TO VERTICAL CIRCULATION SHEETS
 - 5.38 PREMANUFACTURED METAL CANOPY
 - 10.42 EMERGENCY LIGHT FIXTURE - SEE ELECTRICAL SHEETS
 - 28.21 ELECTRICAL PANELS - REFER TO ELECTRICAL
 - 28.27 WALL PACK LIGHTING FIXTURE - FINISH PER SCHEDULE

DATE	ISSUED FOR	REV
2022-04-20	50% PROGRESS SET	1
2022-05-06	80% PROGRESS SET	2
2022-09-02	PERMIT SET	3

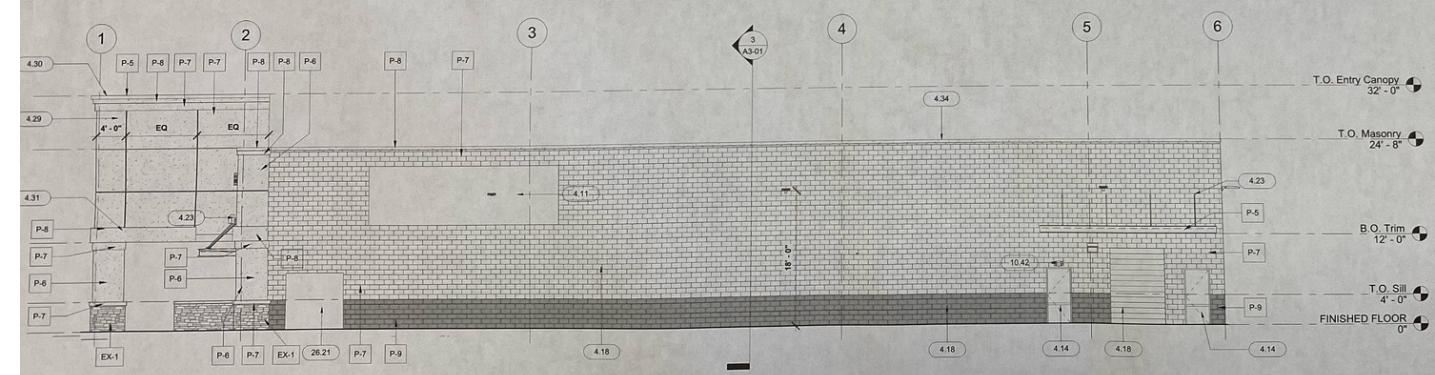
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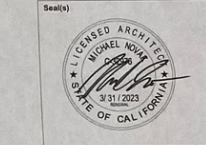


Consultants

CIVIL: BARGHAUSEN
 ARCHITECTURE: A. GERMANESE
 STRUCTURAL: V.M.I.K.
 MECHANICAL: COOLSYS
 ELECTRICAL: COOLSYS
 REFRIGERATION: COOLSYS



2 SOUTH ELEVATION - LEFT
SCALE: 1/8" = 1'-0"



NORR

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Project Manager D. GAROFALO	BIM Lead
Design Lead	Drawn A. GERMANESE
Project Leader	Checked Checker

BOOS DEVELOPMENT

Project
CAMERON PARK, CA
 3040 GREEN VALLEY RD.
 CAMERON PARK, CA 95682

Drawing Title
EXTERIOR ELEVATIONS

Scale: 1/8" = 1'-0"
 Project No.
 Drawing No.
A2-02



20:1 Slope (5%)

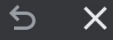
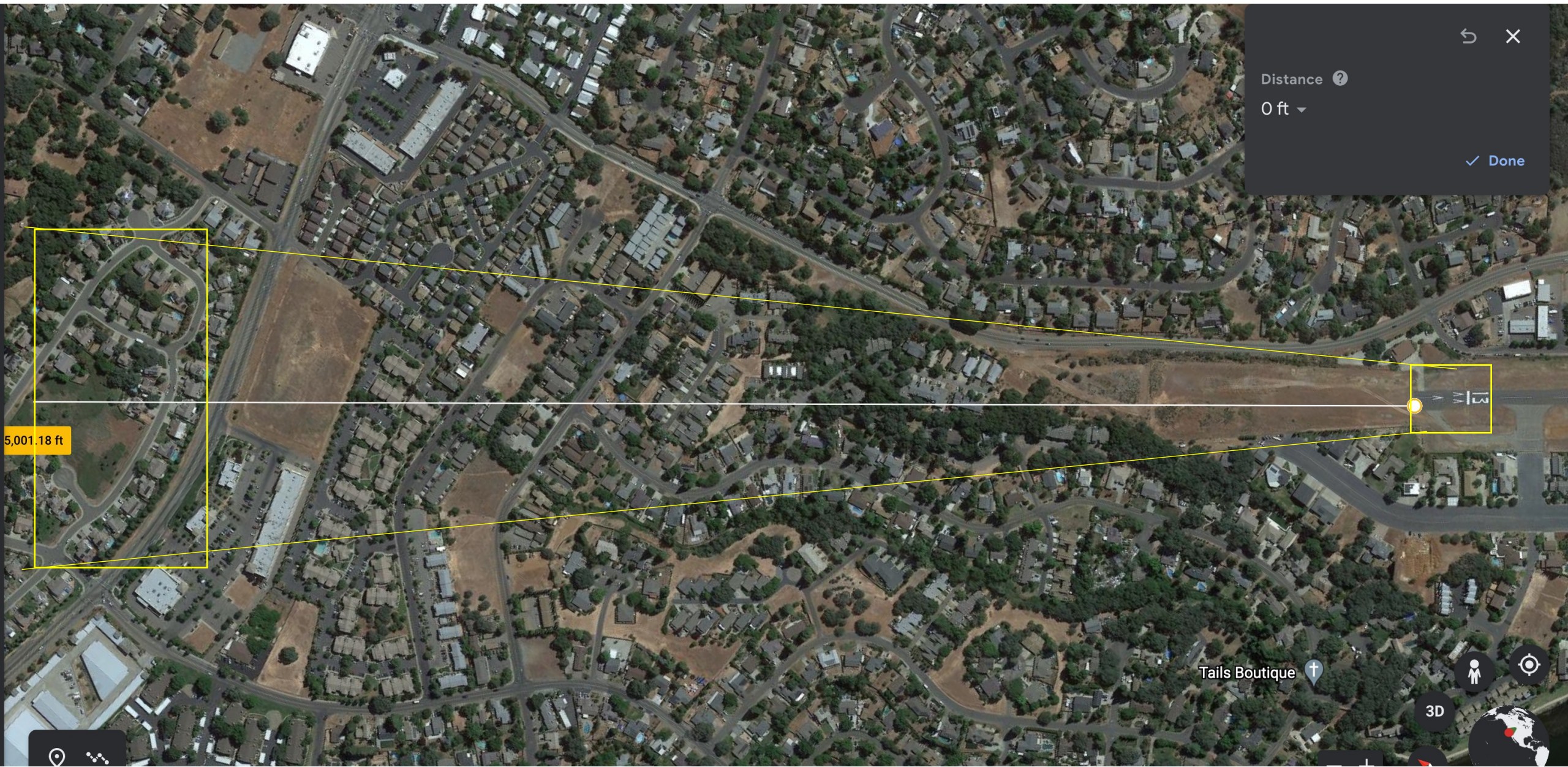
Runway Object Free Area
(Surface to 20:1 slope)

250-ft

240-ft

1000-ft from end of pavement
(20:1 slope, at 1,000 ft is 50-ft higher than start of slope 200-ft from threshold)

3D



Distance ?

0 ft ▾

✓ Done

5,001.18 ft

Tails Boutique †

3D