



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

www.edcgov.us/Government/Planning

PLACERVILLE OFFICE:
2850 Fairlane Court, Placerville, CA 95667
PLANNING
(530) 621-5355 / (530) 642-0508 Fax
planning@edcgov.us

LAKE TAHOE OFFICE:
924 B Emerald Bay Rd
South Lake Tahoe, CA 96150
(530) 573-3330/(530) 542-9082

2022 APR 19 AM 11:40
RECEIVED
PLANNING DEPARTMENT

Administrative Permit Application

ADM 22-0029

File # assigned by County ³³¹⁷⁰⁸ _____

Assessor's # (s) 117-084-005-000

Project Name/Request (describe proposed use) Tri-Square Construction - Add fence and gates to project in location and per details as provided on sheet A1

Applicant Name Eric Curtis

Mailing Address 2664 Mercantile Dr Suite A Rancho Cordova, CA 95742

Phone: 917-825-3419 Email: ecurtis@hartinandhume.com

Property Owner Gold Rush Hill LLC

Mailing Address 1261 Hawks Flight CT. Suite H

Phone (916) 933-3530 Email jennie@tri-square.com

Please list additional property owners on a separate sheet, if applicable

Engineer/Architect Leo McGlade and Associates

Mailing Address 3417 Arden Way Sacramento, CA 95825

Phone: (916) 488-8380 Email: rich@lmainc.net

Location: The property is located on West side of 4994 Hillsdale Cir

1/4 mi. West Feet/miles of the intersection with Latrobe Rd

In the Hillsdale Office Park area. PROPERTY SIZE 87,165 SF (acreage or Sq Ft)

Eric Curtis Digitally signed by Eric Curtis
DN: cn=Eric Curtis, email=ecurtis@hartinandhume.com, ou=Hartn and Hume Inc, o=Eric Curtis
Serial: 2022.04.18 12:29:04-0700 4/15/22
X Signature of property owner or authorized agent Date

FOR OFFICE USE ONLY

Date 4-18-2022 Fee \$ 140.00 Receipt # _____ Rec'd by JAM Census _____

Zoning _____ GPD _____ Supervisor Dist _____ Sec _____ Twn _____ Rng _____

Action by Staff Level

Action by Board of Supervisors

Approval/Hearing Date _____ Approval/Hearing Date _____

Findings/Conditions Attached

Findings/Conditions Attached

Appeal Approved

Denied

RECORDING REQUESTED BY

Placer Title Company
Escrow Number: P-256043
Branch: 404K

AND WHEN RECORDED MAIL TO

Gold Rush Hill LLC, a California limited liability company
1261 Hawks Flight Ct. Suite H
El Dorado Hills, CA 95762

A.P.N.: 117-084-05-100

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$473.⁰⁰ City Transfer Tax: \$0.00

(X) Unincorporated Area () City of El Dorado Hills

(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, **Golden State Flow Measurement, Inc., a California Corporation, which acquired title as Golden State Flow Measurement, a California corporation**

Hereby GRANT(S) to **Gold Rush Hill LLC, a California limited liability company**

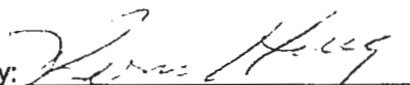
The land described herein is situated in the State of California, County of El Dorado, unincorporated area, described as follows:

PARCEL 59, AS SHOWN ON THE PARCEL MAP FILED JANUARY 7, 1987 IN BOOK 36 OF PARCEL MAPS, AT PAGE 115, EL DORADO COUNTY RECORDS.

APN: 117-084-05-100

Dated: May 29, 2018

Golden State Flow Measurement, Inc., a California Corporation

By: 
Ron Henry, Vice President

2022 APR 18 PM 3:04
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PLANNING DEPARTMENT

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

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 EL DORADO) ss.

On May 30, 2018 before me,

MIEKO SAETTA

Notary Public personally appeared RON HENRY

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 Mieko Saetta



20189002093200003
El Dorado, County Recorder
William Schultz Co Recorder Office
DOC 2018-0020932-00
Acct 1001-Placer Title Company
Thursday, MAY 31, 2018 10:06:29
Ttl Pd \$493.00 Nbr-0001938820
RAB/C1/1-3

RECORDING REQUESTED BY:

Placer Title Company P-256043

WHEN RECORDED MAIL TO:

Gold Rush Hill LLC, a California limited liability
company
1261 Hawks Flight Ct. Suite H
El Dorado Hills, CA 95762

APN: 117-084-05-100

Grant Deed

(Please fill in document title(s) on this line)

- Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,
- Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,
- Partially exempt from fee per GC27388.1. Only \$75.00 to be charged as \$150.00 in fees has been paid on documents recorded immediately prior hereto or,
- Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,
- Exempt from the fee per GC27388.1(a) (1); Not related to real property, or,
- Exempt from fee under GC27388.1 for the following reasons:

NOTE: The following exemptions may not be acceptable for use in all counties:

- Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date) as document number of Official Records, or,
- Exempt from fee per GC27388.a due to the maximum fees having been paid on documents in the transaction(s) recorded previously on (date) as document number(s) of Official Records, or,
- Partially exempt from fee per GC27388.1. Only \$75.00 to be charged as \$150.00 in fees having been paid on documents in this transaction(s) recorded previously on (date) as document number(s) of Official Records, or,
- Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on (date) as document number(s).

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

RECORDING REQUESTED BY:

Placer Title Company P-256043

WHEN RECORDED MAIL TO:

Gold Rush Hill LLC, a California limited liability company
1261 Hawks Flight Ct. Suite H
El Dorado Hills, CA 95762

This document is now recorded electronically with the county recorder. Attached is a copy of the recorder stamp as it appears of record.

PLACER TITLE COMPANY
RECORDING DEPT. 888-958-8060

APN: 117-084-05-100

Grant Deed

(Please fill in document title(s) on this line)

- Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,
- Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,
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THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)



Experience and Integrity You Can Build On

April 14, 2022

El Dorado County Building & Planning Department
2850 Fairlane Court, Bldg. C
Placerville, CA 95667

To Whom It May Concern:

Eric Curtis is an authorized agent to complete all transactions for Gold Rush Hill LLC. and Tri-Square Construction Co. Inc. as it pertains to 4994 Hillsdale Circle Eldorado Hills, CA. El Dorado County Permit 331708 / APN #117-084-05-100

Respectfully,

A handwritten signature in blue ink, appearing to read "Jeffrey T. Baggaley", is written over a light-colored rectangular background.

Jeffrey T. Baggaley
President & Owner

2022 APR 18 PM 3:04
RECEIVED
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PLANNING DIVISION

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

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

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

bdgdept@edcgov.us

PLANNING

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

planning@edcgov.us

LAKE TAHOE OFFICE:

924 B Emerald Bay Rd

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

April 11, 2022

Jeff Baggaley

jennie@tri-square.com

Re: Tri Square Office & Warehouse Building No. 331708

Assessment Number 117-084-005-000

The Planning Division has reviewed the application referenced above for compliance with the El Dorado County Zoning Codes and General Plan Policies. Corrections/Revisions and/or supplemental information is required in order for Planning Divisions review to recommence. Please provide the following information:

Submit a copy of this completed correction letter with your revised plans. Check off items and provide the page location changes were made.

1. **Administrative Permit application required:** According to Title 130.30.070.C. 2 an ADM permit is required. This will need to be submitted directly to Planning Services.
 - a. The processing fee is \$140, which can be paid in cash or by check (made payable to El Dorado County). See attached Title 130.30.070. This section provides information on height restrictions and requirements for both retaining walls and fences.
 - b. Attached is a blank ADM application packet, all items highlighted will need to be provided.

Please note: revised plans are to be submitted to the Building Department and will not be reviewed over the counter or over email. The applicant shall be responsible for slip sheeting the revised sheets into the plan sets. Do not submit a full set of plans, only sheets that required corrections.

Resubmittals are reviewed in the order received and can take up to two weeks to be reviewed by the project manager. Once reviewed, a status update will be sent to the listed applicant.

This corrections letter is consistent with corrections you may have already received from the Building Department.

This letter reflects the requirements from the Planning Division only. The submittal of your corrections/revisions may raise other issues which will be addressed at that time. You may also receive additional comments from other departments who are reviewing your application.

If you wish to discuss these requirements further please contact me at Christina.duran@edcgov.us. To get an updates on the status of your permit, please visit our eTRAKiT system, <https://edc->

trk.aspgov.com/etrakit. Status will be updated under “Planning Resub”. Once reviewed a status update will also be sent to the applicant via email.

Sincerely,

Christina Duran

Christina Duran, Assistant Planner

Planning Department

Attachments (2):

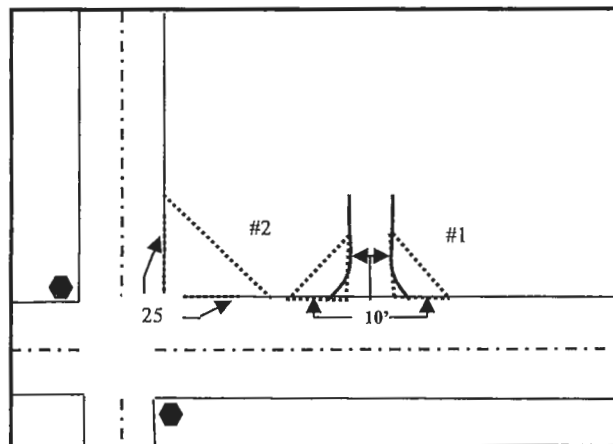
Title 130.30.070.

ADM Permit application

center line of the road, subject to the cross-visibility area (CVA) restrictions in Subsections B.7 and B.8 (Front Yards) below in this Section.

7. At a corner formed by any encroachment onto a road, no fence or wall greater than 40 inches in height shall be placed within the CVA consisting of a triangle having two sides 10 feet long, running along the driveway/encroachment edge and the road edge-of-pavement, said length beginning at their intersection, and the third side formed by a line connecting the two ends, as shown in Figure 130.30.070.B (Cross Visibility Area [CVA]) below in this Section (See #1 above in this Section).
8. On corner lots, no fence or wall greater than 40 inches in height shall be placed within the CVA consisting of a triangle having two sides 25 feet long, running along each right of way or road easement, said length beginning at their intersection, and the third side formed by a line connecting the two ends, as shown in Figure 130.30.070.B (Cross Visibility Area [CVA]) below in this Section (See #2 above in this Section):

Figure 130.30.070.B Cross Visibility Areas (CVA)

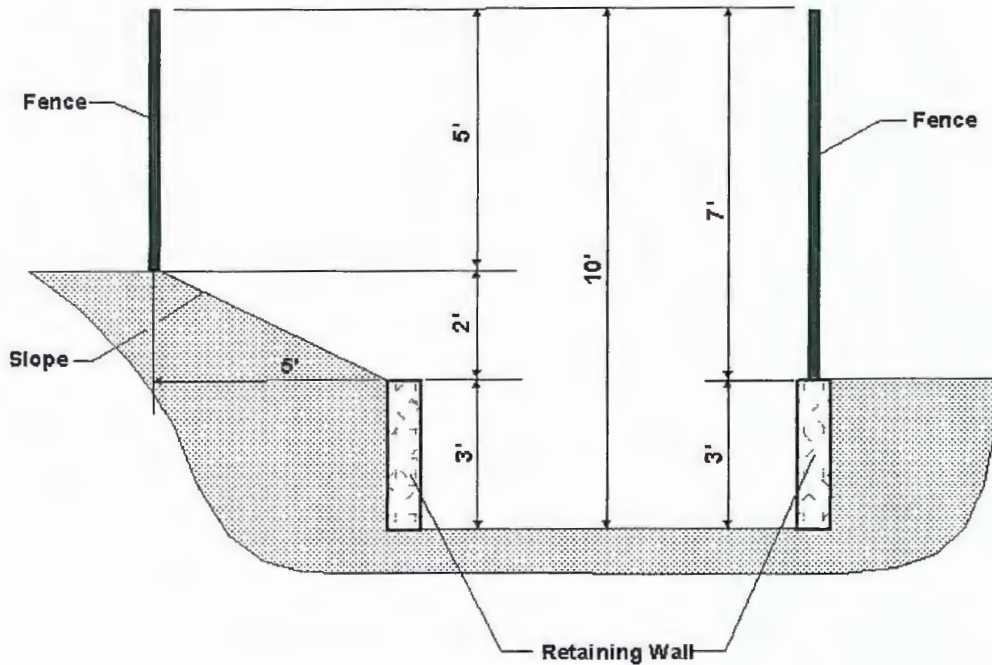


C. **Side and Rear Yards.** In all zones, fences, walls, cut retaining walls, or fences and walls that are erected within five feet of a retaining wall shall be allowed within required side and rear yard setbacks to a maximum cumulative height of seven feet. Fences, walls, or fences and walls that are erected within five feet of a retaining wall such that the cumulative height exceeds seven feet, but does not exceed ten feet in cumulative height, may be allowed subject to the following:

1. Where the height of the fence or fence and wall is more than seven feet above the natural or finished grade of the adjacent property, a signed and notarized statement from the adjacent property owners that the proposed fence or wall, as described or shown in an attached exhibit, will not impact their view nor will it restrict light or movement of air and, therefore, they have no objection to the construction of the fence or wall;

- 2. Director review of the notarized statement(s) to determine if it adequately represents the adjacent affected property. If such determination is made by the Director, the proposed fence or wall shall be approved through the Administrative Permit process in compliance with Section 130.52.010 (Administrative Permit, Relief, or Waiver) in Article 5 (Planning Permit Processing) of this Title. The Director may require additional notarized statements from neighboring properties if, in his/her opinion, they may be impacted by the fence or wall; and
 - 3. Issuance of a building permit where required by the applicable Building Code (Title 110 – Buildings and Construction, of the County Code of Ordinances).
- D. **Agricultural Uses.** On lots that are located in the R1A, R2A, R3A, RE, RL, AG, PA, LA, FR, and TPZ zones, agricultural fencing, as defined in Article 8 (Glossary: see “Agricultural Fencing”) of this Title, shall be allowed in any setback area provided it does not exceed 14 feet in height.
- E. **Retaining Walls.** For the purposes of calculating fence or wall height, the height of a retaining wall is included in the calculation if the fence or wall is located on top of or within five feet of the retaining wall. A sloped area, if it exists between the retaining wall and the fence or wall shall be included in the height calculations as noted in Figure 130.30.070.C (Example: Retaining Wall/Fence Measurements) below in this Section.

Figure 130.30.070.C Example: Retaining Wall / Fence Measurements





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924 B Emerald Bay Rd

South Lake Tahoe, CA 96150

(530) 573-3330/ (530) 542-9082 Fax

Administrative Permit, Relief, or Waiver

PURPOSE

An Administrative Permit is required in cases where limited review of a proposed structure or use is necessary to verify compliance with established standards adopted to ensure compatibility with adjacent uses and availability of public services and infrastructure. The Administrative Permit is used for the processing of Oak Tree/Oak Woodland Removal Permits in compliance with Oak Resources Conservation Ordinance Section 130.39.060 (Oak Tree and Oak Woodland Removal Permits – Ministerial Development Projects), administrative relief or waiver requests in compliance with [Zoning Ordinance](#) Subsection 130.52.010.B (Administrative Relief or Waiver) or to establish the legal nonconforming status of a use or structure in compliance with [Zoning Ordinance](#) Chapter 130.61 (Nonconforming Uses, Structures, and Lots).

The issuance of an Administrative Permit shall be a ministerial project pursuant to the [California Environmental Quality Act \(CEQA\)](#).

INITIAL PROCESS

1. Applicant/agent prepares all required submittal information and makes an appointment to submit the application to the Planning Division, (530) 621-5355 or [schedule an appointment](#)
2. The Planning Division reviews submittal and makes a determination on zoning conformance or if public hearing is required within 20 working days.

NOTE: Ranch marketing and winery activities require Agricultural Commission review, extending the determination by approximately 30-45 days.

APPEALS

If an appeal is requested, [Zoning Ordinance](#) 130.52.090, it must be made within ten working days from date of decision and filed with Planning Division and applicable fees paid.

FEES

Current application and revision fees may be obtained by accessing the Planning Division online [fee schedule](#) or calling (530) 621-5355.

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.

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 Division at (530) 621-5355 for general assistance.

APPOINTMENT

Applications are accepted by appointment only: [Schedule an appointment](#) or call (530) 621-5355. Please have all required submittal information completed before your appointment.



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LAKE TAHOE OFFICE

924 B Emerald Bay Rd
South Lake Tahoe, CA 96150
(530) 573-3330/(530) 542-9082

The required application materials are listed below. Please use on the left to be sure you have all the required information. **The application will be deemed incomplete and will not be accepted if not provided.** All plans and maps must be folded to 8½" x 11".

Applications are accepted by appointment only. Schedule an appointment call (530) 621-5355 or call (530) 621-5355. Please have all required submittal information completed before your appointment.

Required Forms and Maps

1. Application form and agreement for payment of processing fees are complete 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 taxroll.
4. Please attach a Project Narrative that includes what the request is for and any history or special circumstance.
5. An 8 ½" x 11" vicinity map showing the location of the project in relation to the distance to major roads, intersections, and townsites.

Oak Tree/Oak Woodland Removal

The following supplemental information is required if any oak woodlands, individual native oak trees, or heritage trees, as defined in El Dorado County [Zoning Ordinance](#), Section 130.39.030, will be impacted by the project consistent with Section 130.39.070.

If Oak Resources *will not* be impacted

- Oak Resources Technical Report prepared by a qualified professional consistent with Section 2.5 of the [Oak Resources Management Plan](#)

If Oak Resources *will* be impacted

- Completed [Oak Resources Technical Report Checklist](#), also available from Planning Division. Include supplemental data for impacted individual native oak trees within oak woodlands, as applicable.
- Security deposit for on-site oak tree/oak woodland retention and/or replacement planting (if proposed as part of project mitigation) consistent with El Dorado County [Zoning Ordinance](#), Section 130.39.070.G
- Reason and objective for impact to oak trees and/or oak woodlands.

Required Information on Site Plan

Three copies plus an **electronic copy** of the site plan detailing what exists on the site at the 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.**

- Three site plan copies plus an electronic version
- Project name, applicant name, address and designer, if applicable
- North point, and scale
- Entire parcel showing perimeter with dimensions
- All roads, alleys, streets, include all names
- Location of easements, stating purpose and width
- All existing and proposed uses (buildings, driveways, dwellings, utility transmission lines, etc.)
- Parking and loading stalls with dimensions (refer to [Zoning Ordinance](#) 130.35 and the [Community Design Standards - Parking and Loading Standards](#))

9. Location(s) for trash/litter storage or collection areas and propane tank(s)
10. Total gross square footage of proposed buildings
11. Proposed/existing fences or walls
12. Sign locations and sizes, if proposed (refer to [Zoning Ordinance 130.16](#))
13. Pedestrian walkways, courtyards, etc., if proposed
14. Exterior lighting plan, if proposed. Include a Photometric Study and fixture specifications (refer to [Zoning Ordinance 130.35](#) and the [Community Design Standards - Outdoor Lighting Standards](#)) Existing/proposed water, sewer, septic systems and wells, if applicable
15. Existing/proposed fire hydrants
16. Location of rock outcropping, lava caps, drainage courses, lakes, canals, reservoirs, rivers, streams, spring areas subject to inundation and wetlands, if applicable. Show respective 100-foot and 50-foot septic system setbacks when a septic system is proposed.
17. Identify areas subject to a 100-year flood on perennial streams or creeks, and show high water level (100 year) on map
18. Note any proposed trails or connection to existing/proposed trail systems.
19. Summary table on plans (or attached) demonstrating compliance with zoning regulations regarding the following:
 - a. Signs (refer to [Zoning Ordinance 130.16](#))
 - b. Parking (refer to [Zoning Ordinance 130.35](#) and the [Community Design Standards - Parking and Loading Standards](#))
 - c. Landscaping (refer to [Zoning Ordinance 130.33](#) and the [Community Design Standards - Landscaping and Irrigation Standards](#))
 - d. Development standards regarding maximum coverage for the lot (refer to applicable zone district development standards)

Preliminary Landscape Plan Requirements

We require a landscaping plan for all new discretionary proposals (refer to [Zoning Ordinance 130.33](#), [Community Design Standards - Landscaping and Irrigation Standards](#) and [Model Water Efficient Landscape Ordinance\(MWELO\)](#))

1. Two copies folded into 8½" x 11", plus one 8½" x 11" reduction, plus an electronic copy
2. Location, quantity, and a gallon size of proposed plant material (refer to [Zoning Ordinance 130.33](#) and the [Community Design Standards - Landscaping and Irrigation Standards](#))
3. Location, type (pine, oaks, etc.), quantity, and size of all existing trees in areas subject to grading or may be removed/affected by proposed improvements.
4. List of common and botanical names of plant material. Drought tolerant species are required and a list is available in Planning Division (refer to [Zoning Ordinance 130.33](#) and the [Community Design Standards - Landscaping and Irrigation Standards](#))
5. Location/type of irrigation proposed.

The final Landscape Plan will ultimately be required to meet the County's [Water Conserving Landscape Standards](#) and Model Water Efficient Landscape Ordinance [Model Water Efficient Landscape Ordinance \(MWELO\)](#)

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(530) 573-3330/(530) 542-9082

Administrative Permit Application

File # assigned by County 331708

Assessor's # (s) 117-084-005-000

Project Name/Request (describe proposed use) Tri-Square Construction - Add fence and gates to project in location and per details as provided on sheet A1

Applicant Name Eric Curtis

Mailing Address 2664 Mercantile Dr Suite A Rancho Cordova, CA 95742

Phone: 917-825-3419

Email: ecurtis@hartinandhume.com

Property Owner Gold Rush Hill LLC

Mailing Address 1261 Hawks Flight CT. Suite H

Phone (916) 933-3530

Email jennie@tri-square.com

Please list additional property owners on a separate sheet, if applicable

Engineer/Architect Leo McGlade and Associates

Mailing Address 3417 Arden Way Sacramento, CA 95825

Phone: (916) 488-8380

Email: rich@lmainc.net

Location: The property is located on West side of 4994 Hillsdale Cir

1/4 mi. West of the intersection with Latrobe Rd

In the Hillsdale Office Park area. PROPERTY SIZE 87,165 SF (acreage or Sq Ft)

Eric Curtis

Identity signed by Eric Curtis
ID# 012450, Email: ecurtis@hartinandhume.com, Orl-Hartin and Hume LLC, CN=Eric Curtis
Warning: I have reviewed this document
Date: 2022.04.18 11:29:34-0700

4/15/22

X Signature of property owner or authorized agent

Date

FOR OFFICE USE ONLY

Date _____ Fee \$ _____ Receipt # _____ Rec'd by _____ Census _____

Zoning _____ GPD _____ Supervisor Dist _____ Sec _____ Twn _____ Rng _____

Action by Staff Level

Action by Board of Supervisors

Approval/Hearing Date _____ Approval/Hearing Date _____

Findings/Conditions Attached

Findings/Conditions Attached

Appeal Approved

Denied