



COMMUNITY DEVELOPMENT AGENCY

DEVELOPMENT SERVICES DIVISION

<http://www.edcgov.us/DevServices/>

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South Lake Tahoe, CA 96150

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(530) 542-9082 Fax

TO: Zoning Administrator Agenda of: April 19, 2017

FROM: Evan Mattes *lmm* Item No.: 4.b.

DATE: April 17, 2017

RE: Rossbach Parcel Map/Application Number P16-0007
 Revised Site Plan
 APN: 069-220-30

Discussion:

The purpose of this memorandum is to provide the Zoning Administrator with a revised Site Plan to replace the existing Site Plan. The revised site plan would change the layout and location of the Choopim Road turn around (Attachment A). The revised site plan has been reviewed by the El Dorado Transportation Department and would not change the conditions of approval.

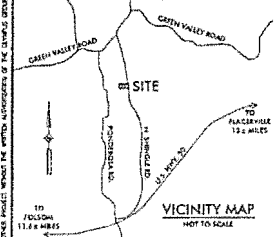
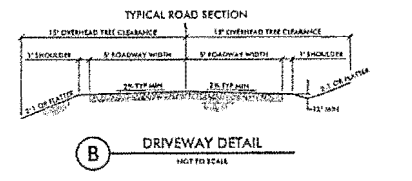
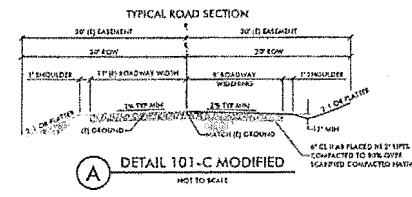
Attachments:

Attachment A

TENTATIVE PARCEL MAP

2720 NORTH SHINGLE ROAD SHINGLE SPRINGS, CA 95682

APN: 069-220-30



NAME OF APPLICANT:
SAHLEY BUILDING
SERGIO ROMANICH
2720 N. SHINGLE STREET RD.
SHINGLE SPRINGS, CA 95682

SCALE:
1" = 50'

CONTOUR INTERVAL:
FIVE FOOT (5')

SOURCE OF TOPOGRAPHY:
CONTOUR DATA IS FROM AVERAGE DIGITAL ELEVATION MODEL (DEM) AT A 3 FOOT INTERVAL

RARE PLANT MITIGATION:
MUTATION AREA 3

FLOOD ZONE:
ZONE 3

SECTION, TOWNSHIP & RANGE:
SECTION 24, T10N, R14W

ASSESSOR'S PARCEL NUMBER:
069-220-30

PRESENT ZONING:
M2A

TOTAL AREA:
5.74 ACRES

TOTAL NUMBER OF PARCELS:
2 RESIDENTIAL PARCELS

MINIMUM PARCEL AREA:
3.0 ACRES

WATER SUPPLY:
I.I.D.
LOS RIOS (TK, 21, 24, 44, 57)

WATER AGENCY:
FLORIANO COUNTY IRRIGATION DISTRICT

SEWAGE DISPOSAL:
INDIVIDUAL SEPTIC SYSTEMS

FIRE PROTECTION:
EMERGENCY FIRE PROTECTION DISTRICT

COUNTY SERVICE:
AREA NO. 07
AREA NO. 09
AREA NO. 01, ZONE 017-404800000000
AREA NO. 10
AREA NO. 19, ZONE 04180000

COMMUNITY COLLEGE:
LOS RIOS (TK, 21, 24, 44, 57)

HIGH SCHOOL:
FLORIANO COUNTY IRRIGATION DISTRICT

ELEMENTARY SCHOOL:
KINGDOM UNION

GENERAL NOTES:
1. THE SUBMITTER SHALL MAKE ALL REQUIRED IMPROVEMENTS BASED ON PLANS AND SPECIFICATIONS APPROVED BY THE COUNTY OF FLORIANO DEPARTMENT OF TRANSPORTATION AND AFFECTED UTILITY PROVIDERS.

LEGEND

- OVERHEAD ELECTRIC LINE
- FOUND ADJUSTMENT AS NOTED
- TREE LINE
- NATURAL GROUND
- EDGE OF PAYMENT
- FLOW LINE
- ASPHALTIC CONCRETE
- CONCRETE

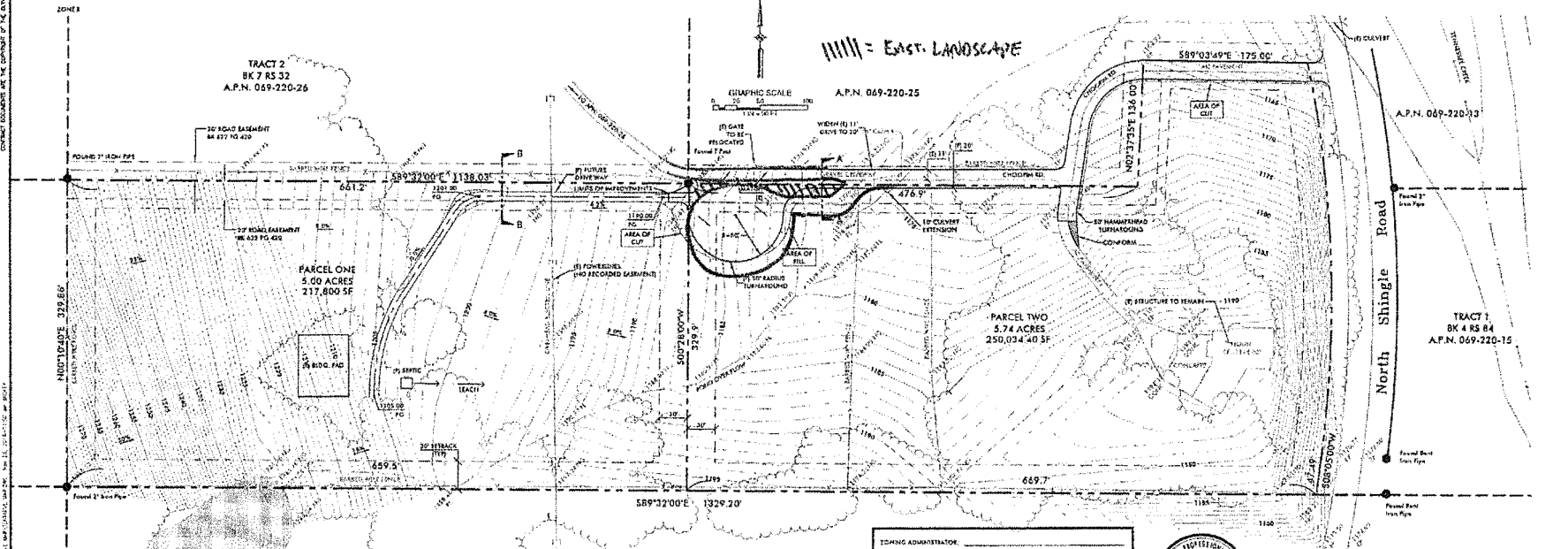
ABBREVIATIONS:

- DEWY TO: DENEWAY
- FLIC-AP: FENCE LINE
- MO: MOUND
- PI: PILE
- RE: RESTING

APPROXIMATE EARTHWORKS

CUT: 281 CU YDS
FILL: 325 CU YDS

NOTE: THERE ARE NO CUTS OR FILLS IN EXCESS OF 4' PROVIDED FOR THIS PROJECT.



ISSUING ADMINISTRATOR: _____

APPROVAL/ISSUE DATE: _____

BOARD OF SUPERVISORS: _____

APPROVAL/ISSUE DATE: _____



OLYMPUS GROUP
ENGINEERING, PLANNING & SURVEYING

DESIGNED BY:	STAFF	DATE:	12.03.2016
DRAWN BY:	X. FANJUELO	DATE:	NOV. 4, 2016
CHECKED BY:	J. MITCHELL	SCALE:	1"=50'

ALSO GENERAL ENGINEER FOR THE STATE OF CALIFORNIA (C.E. 4184) | WWW.OLYMPUSGROUP.NET

A.P.N. 070-140-01

Attachment A

CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AFFECTED UTILITY PROVIDERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AFFECTED UTILITY PROVIDERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AFFECTED UTILITY PROVIDERS.

PRELIMINARY