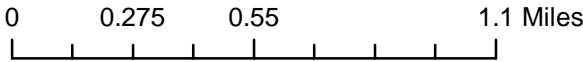
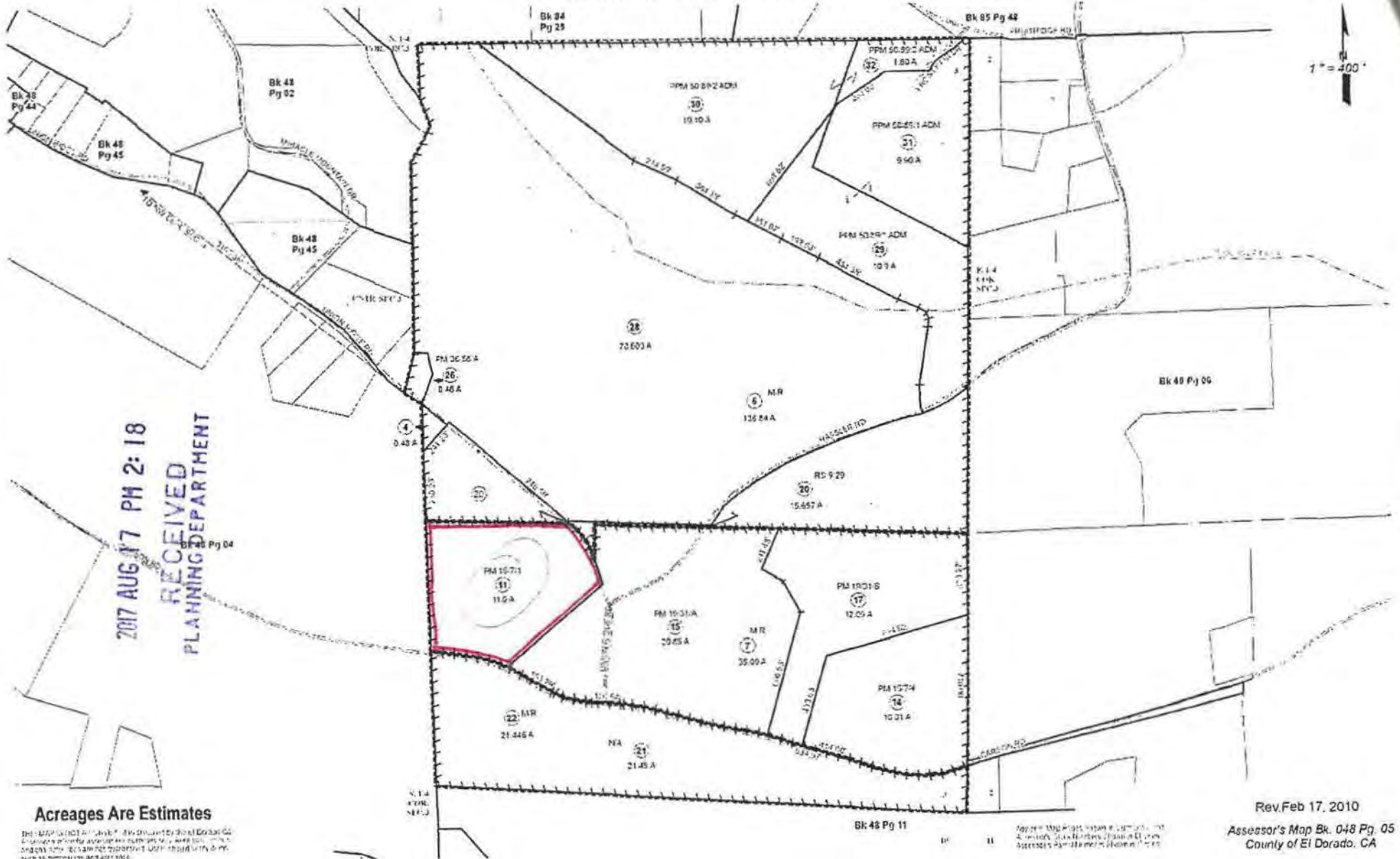


**S17-0014/Kelley B&B  
Location Map - Exhibit A**





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Acreages Are Estimates

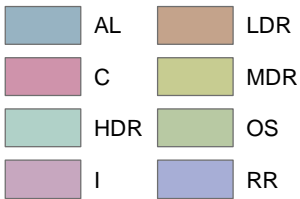
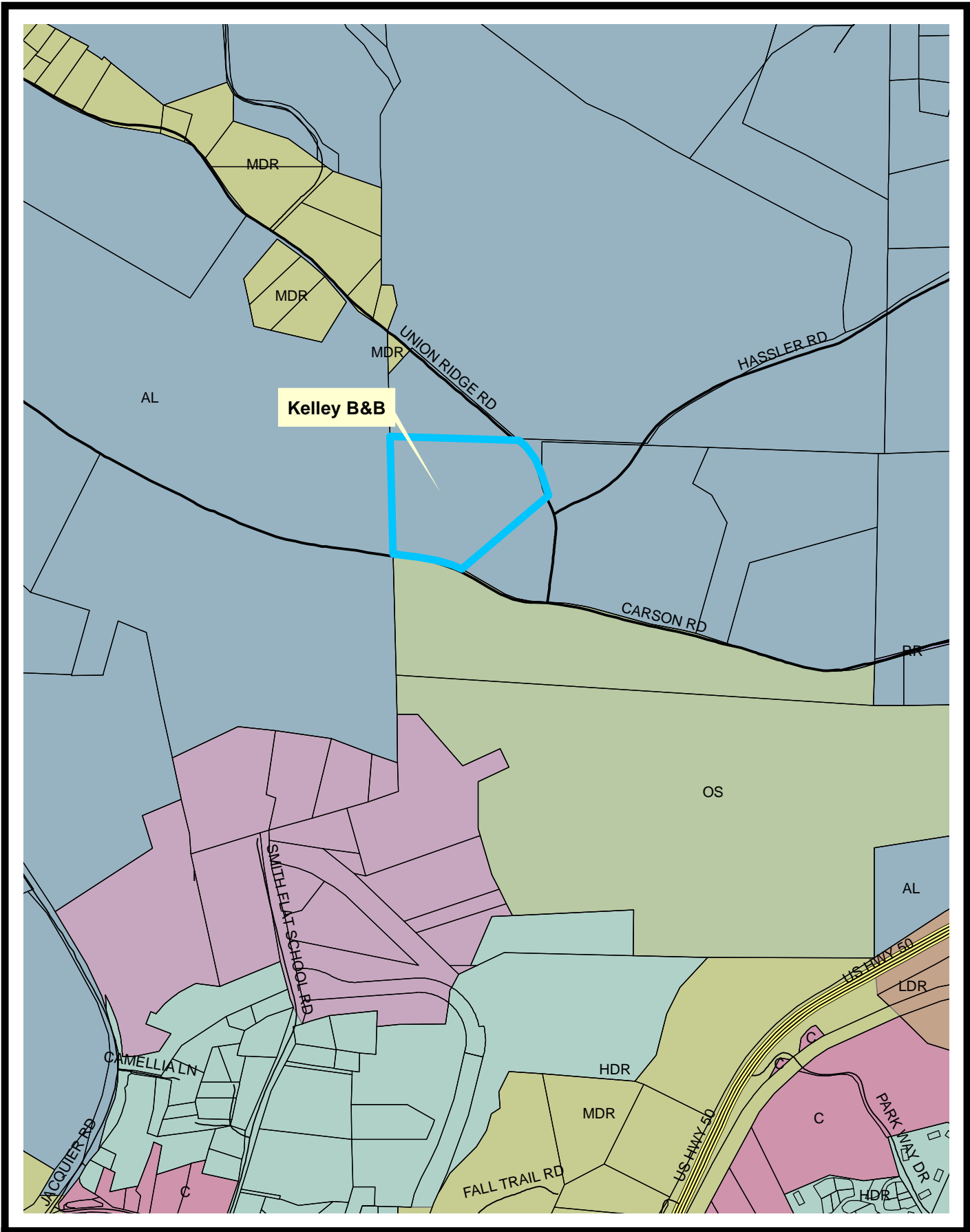
This map is not a warranty of title. It is only a representation of the public record. The Assessor's Office is not responsible for errors or omissions. The Assessor's Office is not a law firm and does not provide legal advice. For more information, contact the Assessor's Office at (951) 781-1100.

Assessor's Map Bk. 048 Pg. 05  
Assessor's Office, El Dorado County, CA

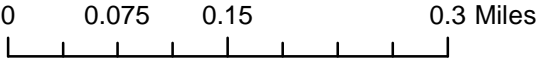
Rev. Feb 17, 2010  
Assessor's Map Bk. 048 Pg. 05  
County of El Dorado, CA

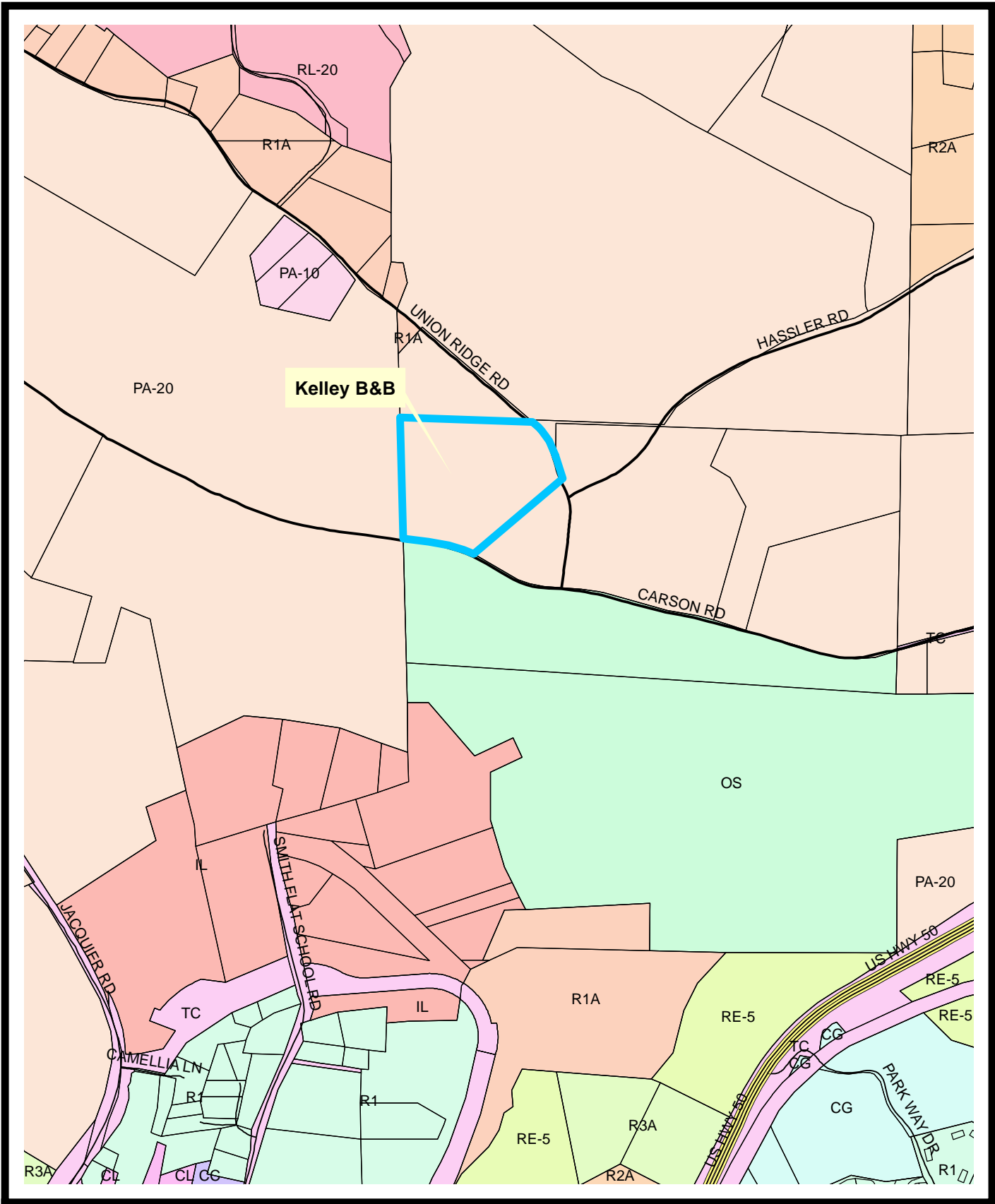
S 17-0014

Exhibit B



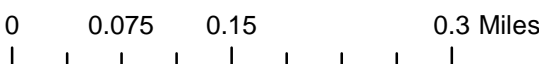
**S17-0014/Kelley B&B**  
**General Plan Land Use Map**  
**Exhibit C**

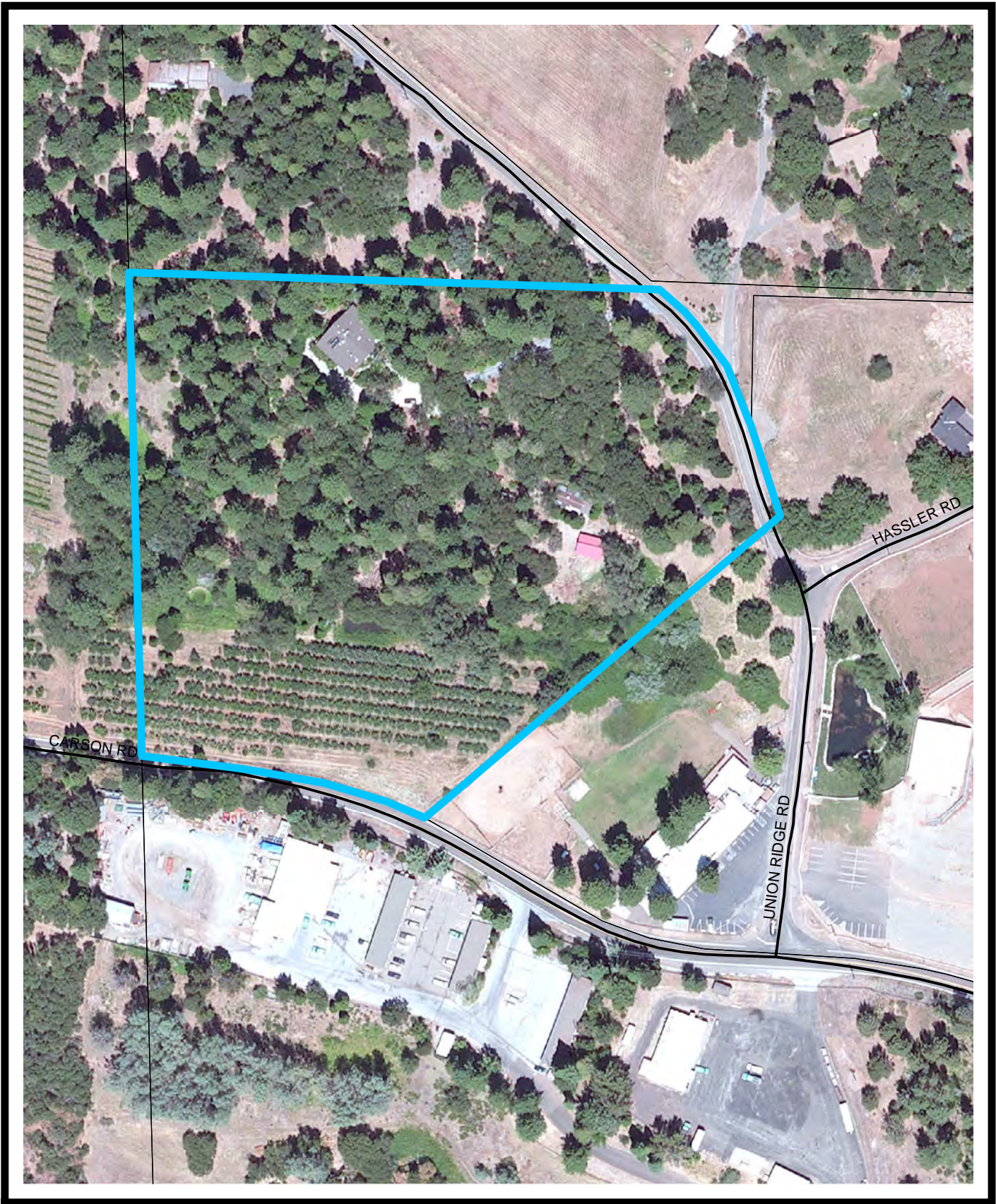




CC	R1
CG	R1A
CL	R2A
IL	R3A
OS	RE-5
PA-10	RL-20
PA-20	TC

**S17-0014/Kelley B&B**  
**Zoning Map**  
**Exhibit D**





**S17-0014/Kelley B&B**  
**Aerial Map**  
**Exhibit E**

0 0.02 0.04 0.08 Miles



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SITE INFO.

OWNER: FRED WENTZ  
 2360 UNION RIDGE RD.  
 PLACERVILLE, CA  
 422-4593

CONTRACTOR:

A.P.N.: 48-050-011

JOB ADDRESS: SAME AS ABOVE

WATER SUPPLY: E.I.D.

SEWAGE DISPOSAL: ON SITE SEPTIC

GENERAL NOTES:

ALL CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS OF THE 1988 U.B.C., U.M.C., U.R.C. AND 1987 N.E.C. ALONG WITH TITLE 29 FOR CLIMATE ZONE.

ALL FRAMING LUMBER OR. #2 OR BETTER.

PROVIDE ATTIC VENTILATION EQUAL TO 1/30 OF ATTIC FLOOR AREA.

PROVIDE ATTIC ACCESS (32" X30") WITH 30" CLEAR ABOVE.

WINDOWS WITHIN 18" OF FLOORS, 12" OF DOORS OR OTHERWISE SUBJECT TO HUMAN IMPACT MUST BE TEMPERED.

NO DECK, STAIR OR GUARDRAIL OPENING, SHALL BE LARGE ENOUGH TO ALLOW A 6" SPHERE TO PASS, 36" HIGH MIN.

EXISTING HOSE BIBS TO HAVE ANTI-SIPHON DEVICES.

VENT WATER HEATER PRESSURE RELIEF PIPING TO EXTERIOR AND DOWN.

WEATHERSTRIP ALL EXTERIOR DOORS AND WINDOWS.

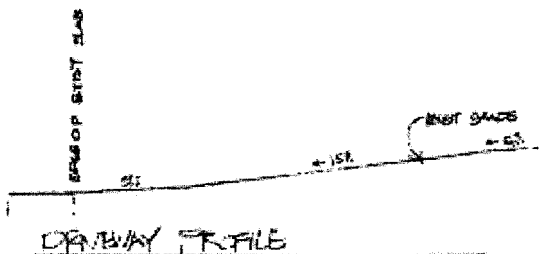
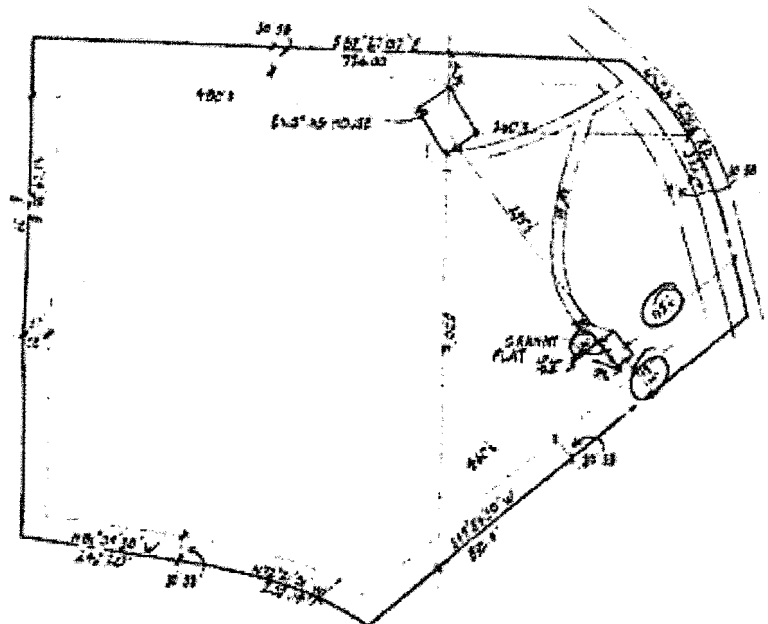
EXISTING 100 AMP ELECTRICAL PANEL.

CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.

DO NOT SCALE DRAWINGS, ALL CALLED OUT DIMENSIONS HOLD OVER SCALED DRAWINGS.

SEE SEPERATE DOCUMENTATION FOR ENERGY CALCULATIONS.

ALL NAILING TO BE IN COMPLIANCE WITH TABLE 25.0.1.1988 U.B.C. UNLESS OTHERWISE NOTED.



APPROV  
 EL DORADO CO.  
 PLANNING DEPARTMENT  
 DATE: 5-17-17  
 BY: [Signature]

SITE PLAN

SCALE: 1"=10'



NOTICE: A MINIMUM 24 HOUR CLEARANCE MUST BE MAINTAINED AROUND THE PERIMETER OF THE PROJECT DURING CONSTRUCTION.

APPROVED: [Signature]  
 MAY 07 2017

APPLICABLE CODES:  
 1988 U.B.C. 1988 U.P.C.  
 1988 U.M.C. 1987 N.E.C.

SHEET INDEX	
SHEET #	DESCRIPTION
1	SITE PLAN, GENERAL NOTES
2	FLOOR, FOUNDATION, ROOF PLANS
3	ELEVATIONS, BUILDING SECTION

**TTS**

**TARIN TECHNICAL SERVICE**  
 DESIGN/DRYING

FOLLOWS PLANES, CA 83726  
 TEL: (916) 644-8940

DATE: 4/15/17  
 PROJECT: WENTZ  
 DRAWN BY: [Signature]

APPROVED: [Signature]  
 MAY 07 2017

SCALE: AS NOTED

1  
 3

S 17-0014

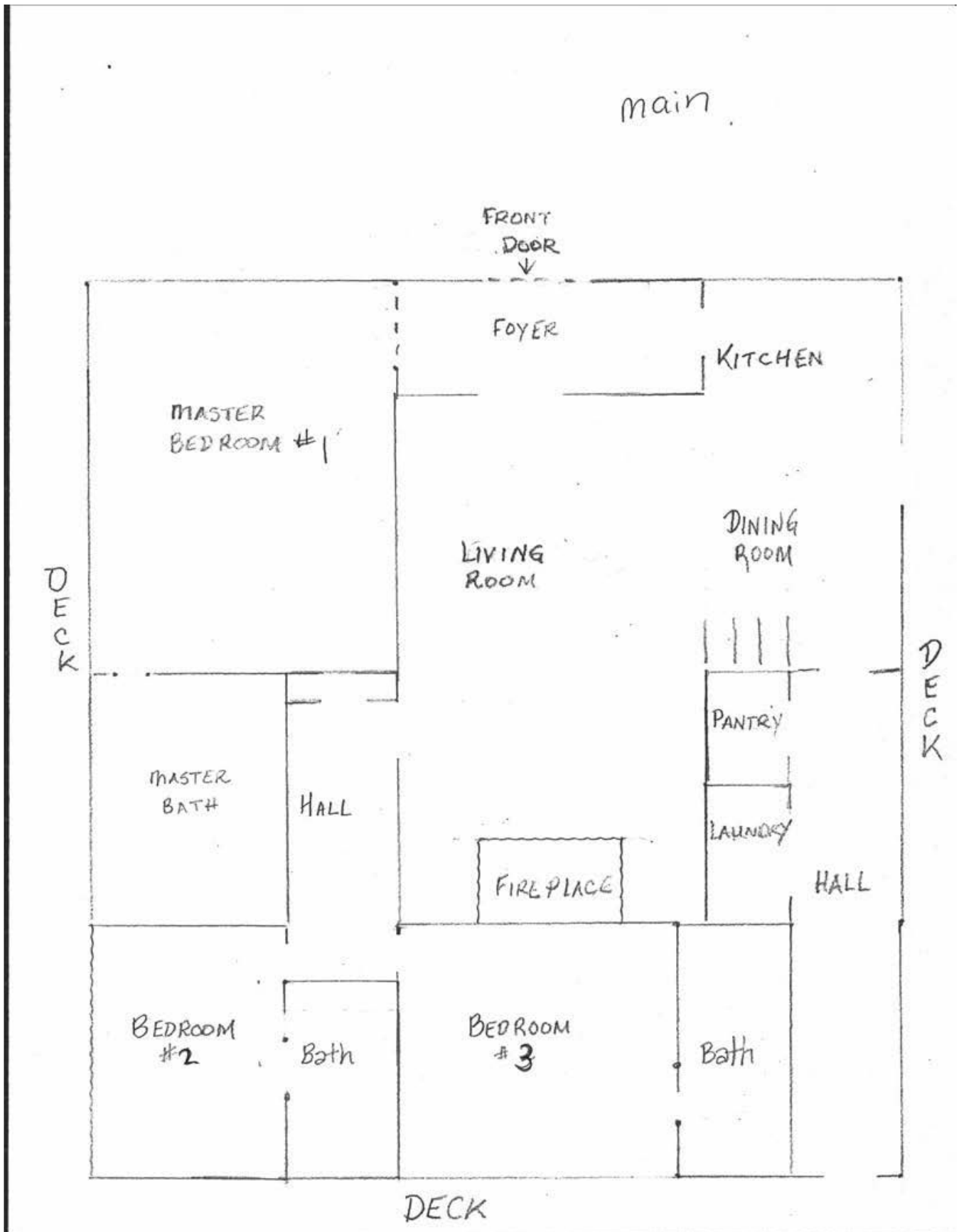
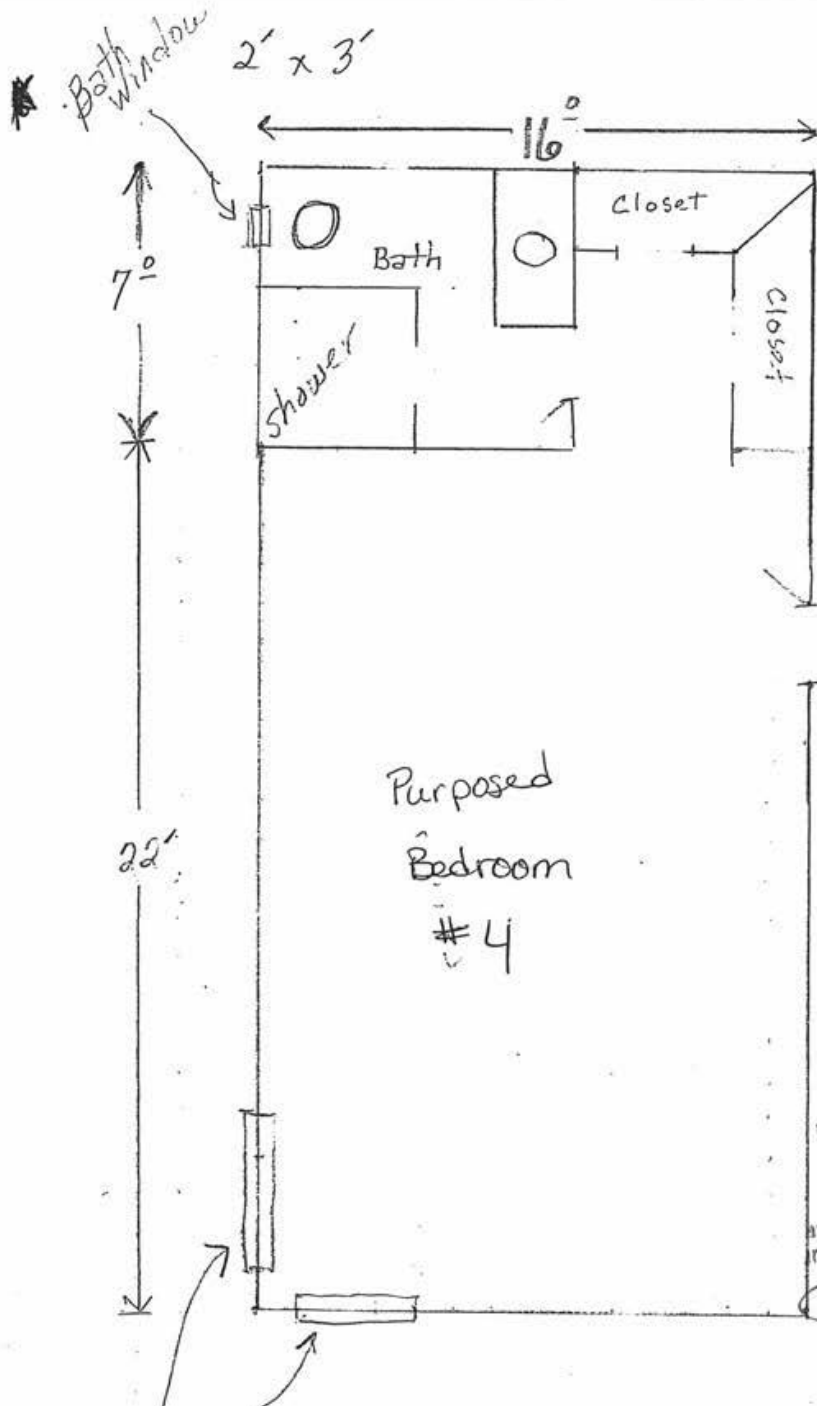


Exhibit G



Lower

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APPROVAL SUBJECT TO FIELD  
 INSPECTION FOR COMPLIANCE  
 WITH APPLICABLE CODES AND  
 MANUFACTURER'S SPECIFICATIONS

APPROVED  
 Omissions & Errors on Plans  
 shall not be valid and all codes

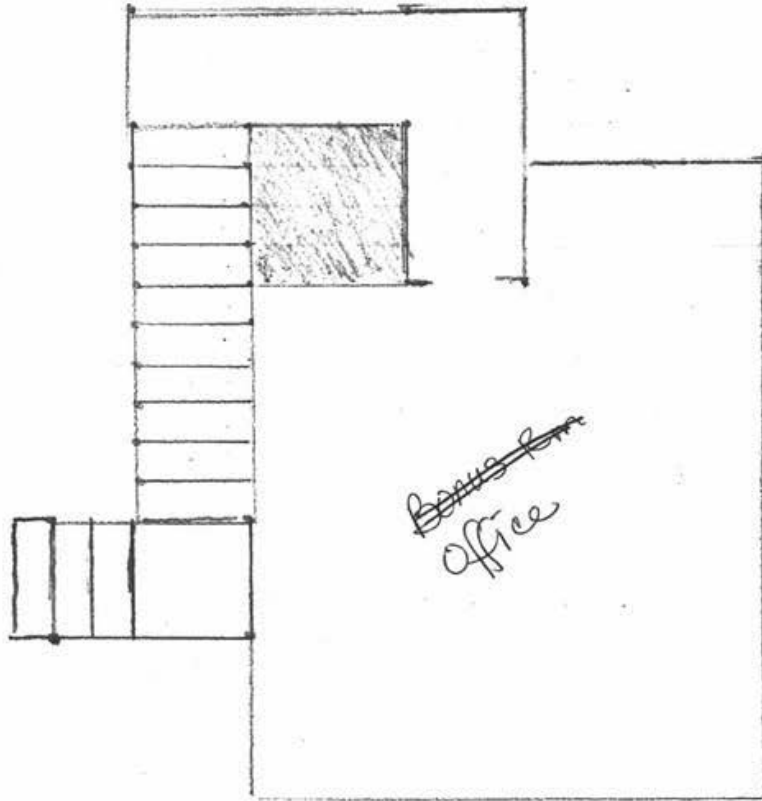
MAR 16 2018

and laws must be complied with  
 Insp Permit # 217508

★ 2. Large Window 4' x 7' That Can Open Up  
 Bonnie Kelley  
 2360 Union Ridge Rd. Placerville, CA. 95667



upper



Site Plan Proposal For:

Apple Ridge BnB (project name)

APN: 048-050-11-100

2360 Union Ridge Rd, Placerville, CA 95667

(530) 344-9220 – Land Line

(408) 839-6321 – Cell Number

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The house was built in 1980-81. It is conveniently located in the Apple Hill Area. Our neighbors are Abel's Apples Acres and Smokey Ridge Farms.

Owner, Bonnie Kelley, proposes to turn an existing house of 3,652 square feet into a **four** bedroom—every bedroom has an existing private bath—into an upscale Bed & Breakfast.

Every bedroom has direct access to the outside deck and access from inside the house. The four bedrooms will be identified by name and will accommodate two adults. One of the bedrooms will be 'pet friendly' for those traveling with a dog.

The house welcomes you into a large 'great room' that is open into the dining area next to a large open kitchen. In the late afternoon local wine will be available to the guests in the 'great room'.

Guests can relax in the opened sided gazebo. Enjoy a walk around the place on existing well defined pathways. Even relax sitting on the  $\frac{3}{4}$  wrap-around deck. Or enjoy a soak the hot tub after a day exploring the area.

The house is located on 11 acres. The private driveway entrance is gated and paved; the pavement continues down the driveway into a cement parking area, and two gravel areas also for parking.

We will be a nice quiet place for guests to stay and enjoy all the activities around the Apple Hill and Placerville area. We will **not** be holding special events such-as weddings, fund raisers, music venues, etc.

Bonnie is First Aid and CPR/AED certified. Took classes on senior sensitivity. She and her husband, William Orrock, both hold a Food Safety Certifications.

On site Granny Flat/Cottage is not part of the proposal.

**S 17-0014**  
**Exhibit H**



'Working' Fictitious Business Name: Apple Ridge BnB

Owners: Bonnie Kelley & William Orrock

2360 Union Ridge Rd, Placerville, CA 95667

email: [bill.n.bonnie.ok@gmail.com](mailto:bill.n.bonnie.ok@gmail.com)

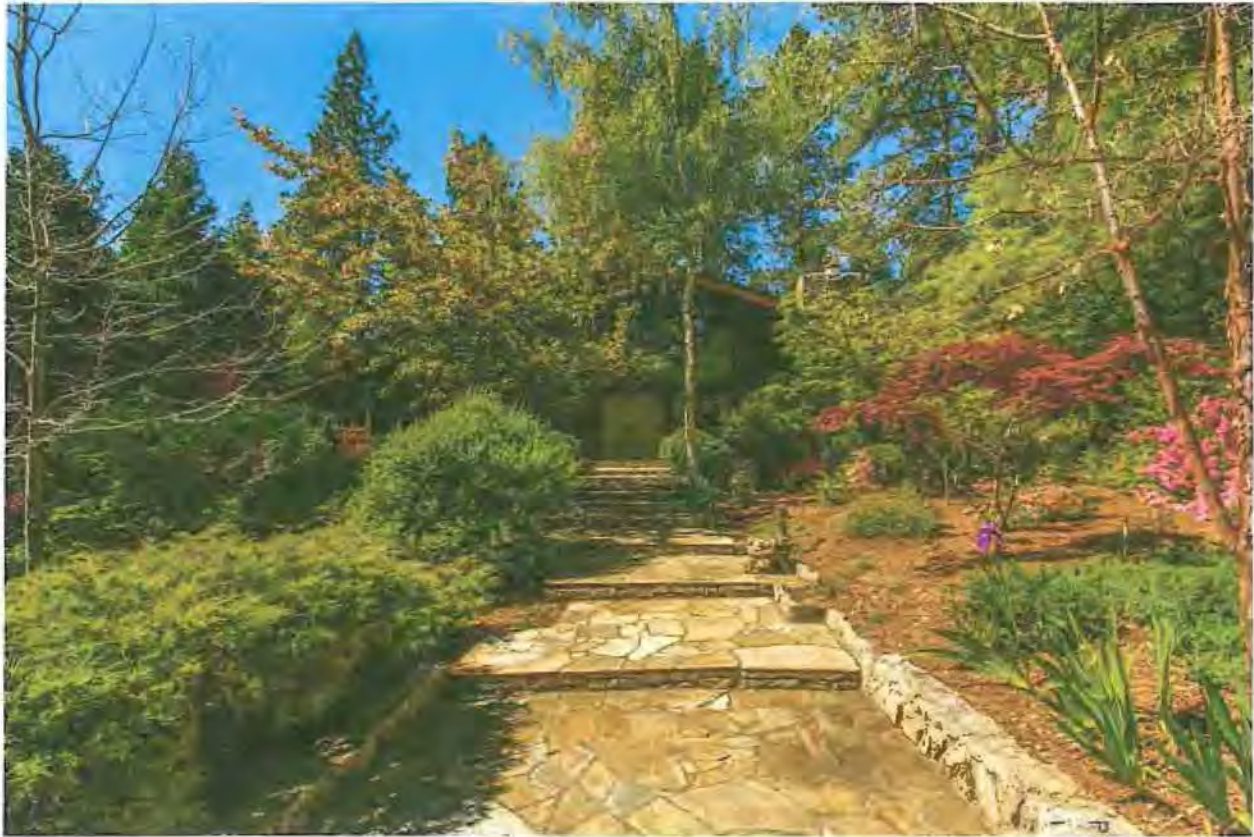
Home Ph. 530-344-9220

Cell Ph. 408-839-6321 (Bonnie)

Cell Ph. 408-640-0016 (Bill)

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2360 Union Ridge Rd, Placerville, CA 95667

Proposal for a Bed & Breakfast

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Plenty of maneuverability



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**2360 Union Ridge Rd, Placerville, CA 95667**

**Fire Information**

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Closest Fire Hydrant:

2300 Union Ridge Rd      0.09 tenths of a mile      3min. easy walk



Next closest Fire Hydrant:

Corner of Union Ridge Rd & Carson Rd      0.16 tenths of a mile      5min. easy walk



**S 17-0014**