Town Center West

PD-9502

Mixed Use Development review
Proposed Mixed use Benefits

• Provides housing options for seniors that do not currently exist in El Dorado County

• Creates strong neighborhood character

• Will significantly reduce traffic volumes from what is currently approved for the site

• Provides a desirable buffer between the existing residential neighborhood and the more intense commercial services to the East

• Enhances the walkable community concept

• Takes advantage of the existing infrastructure to connect Town Centers East and West

• Retains commercial development needed to keep tax dollars within El Dorado County

• The Proposal is consistent with the goals and objectives of the General Plan

• Increases employment opportunities

• Enhances and stimulates surrounding businesses

• Hotel and Conference Center will provide T.O.T revenue and stimulate economic development for El Dorado County
**Village at Town Center West**

**Background and Justification**

“For over 30 years Oakmont Senior Living has been at the forefront of long-term senior care in California. The company currently owns and operates 27 communities throughout the state with 10 more opening within the next 18 months. The construction of a new assisted living and memory care community in El Dorado Hills Town Center West has begun. Through the early marketing efforts for the new facility, it has become apparent that there is a definite pent up demand for assisted living and memory care in El Dorado Hills, but surprisingly there has been an equal number of inquiries from people 55 and over who are still very active expressing the desire for apartment rentals. These inquires led to a more in-depth study into the needs of the El Dorado County’s senior population. Active seniors in El Dorado County have few options if they choose to relocate. Either they rent a modest apartment with few amenities or purchase a $500,000-$700,000 home in a gated community. There is nothing in between. Oakmont’s research of senior living options goes beyond El Dorado County but the trends are the same throughout California. Seniors want and need options. The 55(+) demographic is increasingly opting to rent rather than own their homes. Between 2009 and 2015, the number of renters age 55 increased 28% according to the US census. A significant number also want to live with like-minded individuals in their age cohort and take part in organized activities. A greater number of seniors are seeking to age in place. Housing that follows universal design principles and allows for in-house healthcare will be in demand.

Oakmont desires to perpetuate the characteristics which are unique to El Dorado County by creating a mixed-use Village at Town Center West that fully utilizes the existing zoning established in PD-95-02 and provide more housing options for seniors. A mixed-use Village at Town Center West would not only create a stronger neighborhood character, but would make the best use of a currently underutilized property. By providing a mix of residential and commercial uses, residents of the community could walk or bike to their destinations with-in Town Centers East and West.

The Village in Town Center West development will be beneficial to the community without exceeding any other building square footages that are currently approved for the site. In addition, the proposal would have a significant positive effect on the surrounding area because of a substantial reduction in traffic volumes that were anticipated by the existing entitlements for Town Center West.

The existing entitlements for Town Center West are General Commercial Planned Development (GC-PD) overlay, which was established in the El Dorado Hills Specific Plan. Many of the uses that were anticipated to take hold in 1995 when PD-95-02 was approved are no longer viable in today’s economy. Millions of square feet of R&D and Light Manufacturing land in the business park to the South continues to sit vacant with no immediate plan for development. The PD overlay 95-02 allows for additional uses to be added from time to time via an approved ministerial process identified in the PD conditions of approval. The Department of
Transportation and El Dorado County Planning may request an updated traffic study to determine the impacts of the additional use. Oakmont is not proposing to make any changes or amendments to the existing PD, Specific Plan or General Plan other than the addition of the mixed-use designation section (130.40.180) to the GC-PD zoned 46 (+/-) acre property. Oakmont is not proposing any additional square footage or transfer any single-family residential units in the Specific Plan.

Oakmont’s proposal for the Town Center West acreage will be designed to be a viable, stand-alone, mixed-use project using a combination of the existing PD entitlements and development standards alongside design criteria described in the mixed-use design manual. Approximately 37 acres will be dedicated to age-restricted, 55 (+) rental housing. The remaining 10 (+) acres will be devoted to a full-service hotel and conference center, and other commercial uses approved for the site consistent with PD-95-02 such as: a financial institution, medical offices, dental offices, professional associations, hair salon, delicatessen, dry cleaner, florist, restaurant and service station. All commercial space will be utilized to their highest and best use with the goal of serving the residents of the new senior community and the surrounding area.

Oakmont’s goal is to create a village community in which the residents will enjoy meaningful, daily engagement by providing opportunities to exercise their bodies and minds. The heart of the community will be the Health and Wellness Center. The center will include: a technology suite, activity rooms, lecture hall, library, fitness center, wellness counseling, educational, social and recreational programs. Perhaps most importantly, an Activities Director will be available to help facilitate any in-home needs which the Village residents may desire to obtain from local specialty service and care companies, such as: housekeeping, laundry services, assistance with activities of daily living and home health therapies. Such a service would give the residents of the community who are not in need of managed care an opportunity to be active participants in their wellness as opposed to being a patient. Baby Boomers want to take care of themselves rather than being taken care of. A village-based community would provide a coordinated and comprehensive approach to engaging and meeting the needs of the residents. With this approach, the village residents will become natural partners with the local businesses that are anticipated to be drawn to the commercial uses of Town Center West. This mixed-use senior village model does not currently exist in El Dorado County despite the need. Oakmont believes it will set a new standard for senior living in the area. With inclusive and diverse options available, Oakmont believes the residents will feel confident in knowing that they can age in place with support, strength and dignity.

To further bring the community together, there will be walking paths throughout the development which pass through community gardens, a pet park and meander along the banks of the protected wetlands. Lush landscaping will provide a scenic outdoor environment. For the active seniors, there will be a large fitness center complete with modern exercise equipment, an outdoor swimming pool with cabanas, tennis courts, bocce ball and pickle courts.
Planning staff has previously verified that in accordance with the El Dorado County zoning ordinance section 130.40.180, (mixed-use development) is allowed under the general commercial zoning district of Town Center West. Oakmont’s proposal will adhere to the general requirements of the mixed-use guidelines referenced in paragraph B of section 130.40.180. Paragraph C (Development Standards) stipulates that measurement of commercial development must be at 30% of the gross floor area of the mixed-use development project and maximum density for the residential use component shall not exceed 20 dwelling units per acre.

The developments proximity to all of the activities and services available at Town Center East is a very important aspect of Oakmont’s vision. A shuttle service will be available for those who wish to shop and take advantage of the entertainment and culinary opportunities of the East Side. Oakmont feels that the addition of age restricted senior housing in Town Center West along with the commercial uses already existing or approved for development will complete the circle for both the Specific Plan and El Dorado County officials who desire to provide an integrated, multi-use development.

**Compliance with Resolution J-6 Criteria**

Because this application includes a specific plan amendment Resolution J-6 is applicable. This will be a brief discussion of compliance by the proposed project.

1. **The proposed application is consistent with the goals and objectives of the General Plan:**
   
   YES: The proposal is consistent with the goals and objectives of the General Plan which encourages mixed-use development. In essence this proposal seeks to bring the El Dorado Hills Specific Plan and Town Center West PD up to date by ensuring that the Mixed-Use Ordinance and Guidelines recently adopted by the Board of Supervisors will be applicable to Town Center West.

2. **Public infrastructure, facilities and services are available or can be feasibly provided to serve the proposed project without adverse impact to existing or approved development:**
   
   YES: Public infrastructure, facilities and services are available to Town Center West. Having been planned as a mix of commercial, light industrial and office uses, development of the property has been anticipated and adequate infrastructure has been made available to the site and can be utilized without adverse impact to existing or approved development.
3. The application meets one or more of the following goals and objectives:

A: Increases employment opportunities within El Dorado County

YES: Job creation will reach decades beyond the temporary construction phases of the development. Mixed-use developments by design create permanent jobs for a wide variety of occupations. Hundreds of people will be needed to staff the hotel and anticipated ancillary commercial uses of the project. Hundreds more will be needed to serve the needs of the senior residents of the village.

B: Promotes the development of housing affordable to moderate income households:

YES: Although the current proposal does not contain income restricted housing, the fact that it will consist of rental properties only, with a target market of senior citizens, the project will provide a housing opportunity that currently does not exist in El Dorado County that will be far less costly than the purchase of the average home in the area.

C: Provides additional opportunities to retain retail sales and sales tax revenues within El Dorado County:

YES: The County has elected to encourage mixed use development in large part because it encourages the integration of commercial uses with residential, creating a sense of place, which has the effect of retaining sales dollars in the community thus retaining sales tax revenues in the County. In addition to the retail uses anticipated to be part of the development, Oakmont will devote a portion of the site to a full-service hotel and conference center that is intended to serve as an economic development tool for El Dorado County. Oakmont believes that bringing visitors and corporate conferences to Town Center will translate into greater revenues for the Town Center, El Dorado County and the community at large. The commercial uses anticipated for the Development will add to the already diverse options that are available in Town Center East.
4: The application is consistent with any applicable Board adopted community vision and implementation plan:

YES: El Dorado County has adopted mixed-use development with its inherent benefits to the community as part of the community vision and implementation plan for the General Plan. The proposed project is intended to comport with that vision.
Proposed Amendments to the El Dorado Hills Specific Plan

The El Dorado Hills Specific Plan was approved in 1987, long before the County had considered mixed use development. Since that time the County has, of course, gone to great lengths to adopt a zoning ordinance and detailed regulations designed to encourage mixed use development in order to complement its goals in establishing sustainable communities and help minimize dependence on the automobile. The intent of these proposed amendments to add mixed-use development to Village ‘U’ is to bring the El Dorado Hills Specific Plan and the Town Center West PD into compliance with these goals.

When the Specific Plan was approved long ago, the vision for El Dorado Hills south of Hwy 50 was a large shopping mall surrounded by major retail department stores, large home improvement centers and sporting goods stores. Just the type of development that is failing miserably all across the nation today. Luckily Tony Mansour and others had the foresight to create what the community now enjoys; a beautiful development that has evolved and grown based upon the market demands of the community. The same type of development that many cities in California are desperate for. MIXED-USE, the proper mix of services all located with-in a walkable environment.

Communities evolve naturally due in large part to economic cycles and changes in the age demographic. El Dorado County is home to one of the oldest populations in the United States. Changes are coming sooner than most want to believe. Many people cannot imagine what those changes may bring, but one thing is certain. Communities need to determine how much change is pre-determined, how much is effectively uncertain or unpredictable and how much can be seriously influenced, then plan accordingly.

Oakmont’s Mixed-Use proposal for the Town Center West will benefit the citizens of El Dorado County and El Dorado Hills by substantially reducing traffic counts compared to what is already approved for the site. Provide needed housing options for seniors, add new commercial services that do not currently exist in Town Center East and create a financial engine for El Dorado County by utilizing the Hotel and Conference Center as an economic tool to show off what El Dorado County has to offer.
1. The Land Uses

Proposed by the Town Center West Planned Development are those uses consistent with the El Dorado Hills Specific Plan and the CG - General Commercial zoning granted at the time of adoption of the Specific Plan and the approval of the Development Agreement vesting the development rights. While the uses described below are intended to create a quality environment of complementary and compatible uses, it is recognized that not all appropriate and viable uses can be "listed" at any given time. Within the regulatory framework of the Design Guidelines and Development Standards, additional uses may from time to time be found to be consistent with the intent and purpose of the Town Center West Planned Development. Types of uses proposed are described below and tabulated in Figure 2.

1.1 "LM" - Uses of a light manufacturing and assembling nature including the warehousing and distribution of such goods when fully enclosed within the building and of a type which do not ordinarily cause more than a minimal amount of dust, smoke, odor, air or water pollutants, noise or electrical interference or other factors tending to disturb the peaceful enjoyment of the adjacent residential use will be permitted in those Planning Areas having the LM designation. Permitted uses include:

- Data Processing Technologies
- Digital Information Components Assembly and Manufacturing
- Electronics Component Assembly and Manufacturing
- Plastics Molding Processes and Assembly
- Precision Instruments Assembly and Manufacturing
- Printing and Publishing Plants

Ancillary and support uses such as restaurants and retail sales may be approved from time to time.
in accordance with the regulatory framework of the Design Guidelines and Development Standards.

1.2 "RD" - Uses of a service, research or product development nature when fully enclosed within the building of a type which do not ordinarily cause more than a minimal amount of dust, smoke, odor, air or water pollutants, noise or electrical interference or other factors tending to disturb the peaceful enjoyment of the adjacent residential use and which cannot be accommodated within traditional office buildings will be permitted in those Planning Areas having the RD designation. Also permitted are uses of a light manufacturing nature which may generate a greater number of trip ends than those assumed for areas designated LM. Permitted uses include:

- Blueprint Services
- Computer Technologies
- Data Processing
- Digital Information Transfer Processes
- Electronics Component Assembly and Manufacturing
- Information Systems Research
- Laboratories - scientific, research and testing
- Materials Research
- Photocopying and Printing Services
- Precision Instruments Assembly and Manufacturing

Ancillary and support uses such as restaurants and retail sales may be approved from time to time in accordance with the regulatory framework of the Design Guidelines and Development Standards.

1.3 "BPO" - Uses of a business and professional nature which can be accommodated within traditional office settings including administrative and governmental offices and corporate offices of businesses not otherwise allowed within the Town Center West Planned Development such as construction and engineering firms will be permitted in those Planning Areas having the BPO designation. These uses shall provide a transition and buffer zone between the adjacent residential use and the more intense uses within the Town Center West Planned Development. Permitted uses include:

- Accountant
- Architect
- Attorney
- Engineer
- Financial Brokerage
- Financial Institution
- Graphic Designer
- Investment Brokerage
- Land Planner
- Medical/Dental
- Professional Associations
- Surveyor

Ancillary and support uses such as restaurants and retail sales may be approved from time to time in accordance with the regulatory framework of the Design Guidelines and Development Standards.

1.4 "C" - Uses of a service and retail nature will be limited to those which are ancillary to
and in support of the primary uses within the development and will not exceed 60,000 square feet in total. Permitted uses include:

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<tr>
<th>Barber Shop</th>
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<th>Office Supplies</th>
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<td>Florist</td>
<td>Restaurant</td>
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<td>Copy/Printing Service</td>
<td>Hair Salon</td>
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<td>Delicatessen</td>
<td>Hotel</td>
<td>Shoe Repair</td>
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<td>Dry Cleaner</td>
<td>Newsstand</td>
<td>Stationers</td>
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**Figure 2: Planned Square Footage by Use and Planning Area**

<table>
<thead>
<tr>
<th></th>
<th>LM</th>
<th>RD</th>
<th>BPO</th>
<th>C</th>
<th>Total</th>
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<tr>
<td>Planning Area B</td>
<td>300.000</td>
<td>47.000</td>
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<td>347.000</td>
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<td>Planning Area C</td>
<td></td>
<td></td>
<td>237.000</td>
<td>250</td>
<td>Hotel</td>
</tr>
<tr>
<td>Planning Area D</td>
<td>150.000</td>
<td></td>
<td>194.000</td>
<td>15.000</td>
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<td>Planning Area E</td>
<td></td>
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<td></td>
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<tr>
<td>Total</td>
<td>550.000</td>
<td>397.000</td>
<td>458.000</td>
<td>60.000</td>
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</tr>
</tbody>
</table>

Note 1. The total Planned Square Footage of Category C use shall not exceed 60,000 square feet. When allocated to a Planning Area other than Planning Area E, the number of square feet of Category C uses allocated shall be deducted from Category BPO.

1.5 Uses Not Specified

Additional uses may be permitted when, by determination of the Director of Planning, such uses are found to be similar in nature to those established within the Town Center West Planned Development. Should the Director of Planning be unable to make such a determination, the Applicant may request the Planning Commission make a finding permitting such use based on the information requested and submitted through the Planned Development Site Plan process and, by resolution of record, set forth its findings and its interpretations.

1.6 Planned Square Footage

The Total Planned Square Footage for any Planning Area is shown in Figure 2. Total Planned Square Footage, whether by Use or Planning Area, may be exceeded provided any project proposing such adheres to all other development standards of the Town Center West Planned Development and the impacts of such a proposed project do not preclude the development of the Planned Square Footage of the remaining Uses or Planning Areas as determined by the Director of Planning. Should the Director of Planning be unable to make such a determination, the
Applicant may request the Planning Commission make a finding permitting such use based on the information requested and submitted through the Planned Development Site Plan process and, by resolution of record, set forth its findings and its interpretations.

1.7 Allocation of Uses

Upon request of any project proponent, the Director of Planning may determine, based on the information requested and submitted through the Planned Development Site Plan Process, that a re-allocation of uses within or between any Planning Area(s) is appropriate. In no event shall the Allowed Square Footage of Category C uses exceed 60,000 square feet. See Figure 2. Should the Director of Planning be unable to make such a determination, the Applicant may request the Planning Commission make a finding permitting such use based on the information requested and submitted through the Planned Development Site Plan process and, by resolution of record, set forth its findings and its interpretations.

1.8 Approval Process

Site specific project approvals shall be a ministerial act of the Director of Planning. Prior to submitting a building permit application to the County, site specific projects shall be approved by the Design Review Committee as defined in the Covenants, Conditions and Restrictions for the El Dorado Hills Town Center West. Prior to issuance of a building permit, County staff shall find the proposed site specific project has received approval from the Design Review Committee and is consistent with the Development Plan, the Development Standards and other conditions of approval of the Town Center West Planned Development.

2. The Development Standards

(Refer to the Improvements Phasing Plan for Planning sub-Areas.)

2.1 Planning Area A

2.1.1 Building Height - Buildings situated in Planning sub-Area A1 and A2 shall be limited to 35 feet in height whereas buildings in Planning sub-Area A3 shall have a maximum height of 65 feet.

2.1.2 Minimum Front Setbacks - shall be applicable to all lots having frontage on any public or private street adjacent to and within Town Center West. See Appendix 1 - Street Cross Section criteria.
### 2.1.2 Minimum Front Setbacks - (continued)

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<td>Latrobe Road</td>
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<td>White Rock Road</td>
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</tr>
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<td>Town Center Boulevard</td>
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<td>D Street</td>
<td>35'</td>
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<tr>
<td>Private Streets</td>
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</tbody>
</table>

### 2.1.3 Minimum Side lot and Rear lot Setbacks - When not abutting a public or private street, side lot setback shall be 5 feet and rear lot setback shall be 10 feet except that for every building or portion of a building of which an exterior wall of the first floor is located more than 150 feet from a fire access roadway as measured by an approved route around the exterior of the building a fire access roadway shall be provided. Side lot and rear lot setback may be zero (0) feet subject to a firewall approved by the County of El Dorado Building Department and upon approval of the El Dorado Hills Fire Department. Where side and/or rear lot abuts a public or private street, setback shall be those as for Front Setbacks above.

### 2.1.4 Drainage Corridor - A 100 foot (50 feet each side of centerline) non-building corridor shall be maintained along the intermittent drainage which bisects the Planning Area. The corridor shall be maintained as a landscape feature and as an integral component of the engineered drainage system. The corridor may be crossed for purposes of driveways and parking lot circulation.

### 2.1.5 PG&E Easement - A 120 foot PG&E easement bisects the Planning Area. Uses within the easement are limited to roadways, driveways, parking and landscape and are subject to approval by PG&E.

### 2.2 Planning Area B

#### 2.2.1 Building Height - Buildings situated along the western boundary adjacent to existing residential zoning shall be limited in height to 35 feet. Buildings situated east of the drainage corridor shall have a maximum height of 65 feet.

#### 2.2.2 Minimum Front Setbacks - shall be applicable to all lots having frontage on any public or private street adjacent to and within Town Center West. See Appendix 1 -
### Street Cross Section criteria.

#### 2.2.2 Minimum Front Setbacks - (continued)

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<td>from ROW from toe/top of slope</td>
</tr>
<tr>
<td>Town Center Boulevard</td>
<td>35' 30'</td>
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<tr>
<td>U.S. Highway 50</td>
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<tr>
<td>Private Streets</td>
<td>35' 30'</td>
<td>10' 5'</td>
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<tr>
<td>West Boundary Landscape</td>
<td>60' [from property line] 30'</td>
<td>20' [from property line] 5'</td>
</tr>
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</table>

#### 2.2.3 Minimum Side lot and Rear lot Setbacks - When not abutting a public or private street, side lot setback shall be 5 feet and rear lot setback shall be 10 feet except that for every building or portion of a building of which an exterior wall of the first floor is located more than 150 feet from a fire access roadway as measured by an approved route around the exterior of the building a fire access roadway shall be provided. Side lot and rear lot setback may be zero (0) feet subject to a firewall approved by the County of El Dorado Building Department and upon approval of the El Dorado Hills Fire Department. Where side and/or rear lot abuts a public or private street, setback shall be those as for Front Setbacks above.

#### 2.2.4 Drainage Corridor - A 100 foot (50 feet each side of centerline) non-building corridor shall be maintained along the intermittent drainage which bisects the Planning Area. The corridor shall be maintained as a landscape feature and as an integral component of the engineered drainage system. The corridor may be crossed for purposes of driveways and parking lot circulation.

#### 2.2.5 PG&E Easement - A 120 foot PG&E easement bisects the Planning Area. Uses within the easement are limited to roadways, driveways, parking and landscape and are subject to approval by PG&E.

#### 2.2.6 Landscape Buffer - A landscape buffer shall be provided along the western boundary of Planning Area B adjacent to the neighboring residential project. The landscape buffer shall be 20 feet in width where the adjacent residential project is required to provide a 10 foot buffer and 30 feet in width where no buffer is required of the adjacent residential project. The landscape buffer shall incorporate elements of height such as berms and hedges and may include decorative and security fencing.

#### 2.2.7 Acoustical Analysis - Exterior noise levels at any project property line common with residential development shall be no greater than 55 dB Ldn. Consistent with El Dorado Hills Specific Plan Policy 1.4.1.4, developers of projects adjacent to residential...
development shall submit an acoustical analysis prepared by a qualified acoustical consultant prior to issuance of a building permit. The analysis shall include mitigations required to meet the above 55 dB Ldn standard relating to such project elements as site development and building placement, truck loading and delivery area design and landscape features including natural topographic barriers.

2.3 Planning Area C

2.3.1 Building Height - Buildings situated along Latrobe Road shall be limited in height to 50 feet. Buildings situated on the prominent hillside shall be sited so as to conform to the contour of the hillside and shall not exceed 35 feet in height.

2.3.2 Minimum Front Setbacks - shall be applicable to all lots having frontage on any public or private street adjacent to and within Town Center West. See Appendix 1 - Street Cross Section criteria.

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<td>U.S. Highway 50</td>
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<td>Private Streets</td>
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</table>

2.3.3 Minimum Side lot and Rear lot Setbacks - When not abutting a public or private street, side lot setback shall be 5 feet and rear lot setback shall be 10 feet except that for every building or portion of a building of which an exterior wall of the first floor is located more than 150 feet from a fire access roadway as measured by an approved route around the exterior of the building a fire access roadway shall be provided. Side lot and rear lot setback may be zero (0) feet subject to a firewall approved by the County of El Dorado Building Department and upon approval of the El Dorado Hills Fire Department. Where side and/or rear lot abuts a public or private street, setback shall be those as for Front Setbacks above.

2.4 Planning Area D

2.4.1 Building Height - Buildings shall be limited in height to 35 feet.

2.4.2 Minimum Front Setbacks - shall be applicable to all lots having frontage on any public or private street adjacent to and within Town Center West. See Appendix 1 - Street Cross Section criteria.
2.4.2 Minimum Front Setbacks - (continued)

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<td>D Street</td>
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<td>West Boundary Landscape Buffer</td>
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</table>

2.4.3 Minimum Side lot and Rear lot Setbacks - When not abutting a public or private street, side lot setback shall be 5 feet and rear lot setback shall be 10 feet except that for every building or portion of a building of which an exterior wall of the first floor is located more than 150 feet from a fire access roadway as measured by an approved route around the exterior of the building a fire access roadway shall be provided. Side lot and rear lot setback may be zero (0) feet subject to a firewall approved by the County of El Dorado Building Department and upon approval of the El Dorado Hills Fire Department. Where side and/or rear lot abuts a public or private street, setback shall be those as for Front Setbacks above.

2.4.4 Drainage Corridor - A 100 foot (50 feet each side of centerline) non-building corridor shall be maintained along the intermittent drainage at the eastern boundary of the Planning Area. The corridor shall be maintained as a landscape feature and as an integral component of the engineered drainage system. The corridor may be crossed for purposes of driveways and parking lot circulation.

2.4.5 PG&E Easement - A 120 foot PG&E easement bisects the Planning Area. Uses within the easement are limited to roadways, driveways, parking and landscape and are subject to approval by PG&E.

2.4.6 Landscape Corridor - A landscape buffer shall be provided along the western boundary of Planning Area D adjacent to the neighboring residential project. The landscape buffer shall be 20 feet in width where the adjacent residential project is required to provide a 10 foot buffer and 30 feet in width where no buffer is required of the adjacent residential project. The landscape buffer shall incorporate elements of height such as berms and hedges and may include decorative and security fencing.

2.4.7 Acoustical Analysis - Exterior noise levels at any project property line common
with residential development shall be no greater than 55 dB Ldn. Consistent with El Dorado Hills Specific Plan Policy 1.4.1.4. developers of projects adjacent to residential development shall submit an accoustical analysis prepared by a qualified accoustical consultant prior to issuance of a building permit. The analysis shall include mitigations required to meet the above 55 dB Ldn standard relating to such project elements as site development and building placement, truck loading and delivery area design and landscape features including natural topographic barriers.

2.4.8 Emergency Access Easement - (Bob. How do we describe this? Recorded against parcel prior to transfer of title? at time of PD approval? when alignment is determined by either development of TCW or Springfield Ranch?)

2.5 Planning Area E

2.5.1 Building Height - Buildings shall be limited in height to 35 feet.

2.5.2 Minimum Front Setbacks - shall be applicable to all lots having frontage on any public or private street adjacent to and within Town Center West. See Appendix 1 - Street Cross Section criteria.

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<tr>
<th>Building</th>
<th>Parking</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>from toe/top of slope</td>
</tr>
<tr>
<td>from ROW</td>
<td>from toe/top of slope</td>
</tr>
<tr>
<td>Latrobe Road</td>
<td>50'</td>
</tr>
<tr>
<td></td>
<td>30'</td>
</tr>
<tr>
<td>D Street</td>
<td>35'</td>
</tr>
<tr>
<td></td>
<td>30'</td>
</tr>
<tr>
<td>White Rock Road</td>
<td>50'</td>
</tr>
<tr>
<td></td>
<td>30'</td>
</tr>
<tr>
<td>Private Streets</td>
<td>35'</td>
</tr>
<tr>
<td></td>
<td>30'</td>
</tr>
</tbody>
</table>

2.5.3 Minimum Side lot and Rear lot Setbacks - When not abutting a public or private street, side lot setback shall be 5 feet and rear lot setback shall be 10 feet except that for every building or portion of a building of which an exterior wall of the first floor is located more than 150 feet from a fire access roadway as measured by an approved route around the exterior of the building a fire access roadway shall be provided. Side lot and rear lot setback may be zero (0) feet subject to a firewall approved by the County of El Dorado Building Department and upon approval of the El Dorado Hills Fire Department. Where side and/or rear lot abuts a public or private street, setback shall be those as for Front Setbacks above.

2.5.4 Drainage Corridor - A 100 foot (50 feet each side of centerline) non-building corridor shall be maintained along the intermittent drainage at the eastern boundary of the Planning Area. The corridor shall be maintained as a landscape feature and as an integral component of the engineered drainage system. The corridor may be crossed for purposes...
of driveways and parking lot circulation.

2.6 **Maximum Impervious Surface** - within any project site shall not exceed 75% of site area net of Drainage Corridor, PG&E Easement, Landscape Corridor and slope banks.

2.7 **Minimum Lot Area** - shall be 15,000 square feet.

2.8 **Minimum Lot Width** - shall be 150 feet measured at the setback line from each public or private street on which the lot has frontage.

3. **The Design Guidelines**

In keeping with the Commercial Design Guidelines presented in the Specific Plan, it is intended that Town Center West "create an aesthetically pleasing environment" while providing for "commercial uses of a greater variety and at a higher intensity" than elsewhere in the El Dorado Hills community or the County west slope area. The following Design Guidelines are intended to foster consistency, compatibility and continuity throughout Town Center West.

**Note:** Throughout this document, *Italics are used to present statements, policies and guidelines expressed in the El Dorado Hills Specific Plan.*

3.1 **Circulation**

The circulation system at Town Center West is designed in concert with that of Town Center East. The intersection of Town Center Boulevard with Latrobe Road shall be signalized with multiple turn lanes to facilitate traffic movements to and from the Centers. Vehicular circulation will be served from an internal street system rather than directly from surrounding arterials. Street cross sections shall conform to the Development Plan. See Appendix 1 - Street Cross Section Criteria. Sidewalks shall be located within all public street rights-of-way and shall be enhanced with shade trees and other landscape materials. See Appendix 3 - Specific Landscape Criteria. Bicycle lanes within public street rights-of-way shall link Town Center West with the surrounding community.

3.1.1 Primary access to Town Center West shall occur at Latrobe Road via Town Center Boulevard. a landscaped enhanced, divided parkway. Except as follows, no other access shall be allowed onto Latrobe Road from any adjacent parcel unless such access is approved by the Director of the Department of Transportation:

a. One driveway, limited to right turn in and right turn out only, on the west side of Latrobe Road a minimum of 350 feet south of White Rock Road.

This access restriction shall be shown on all parcel maps.

3.1.2 Secondary access to Town Center West shall occur at White Rock Road via D Street.
TOWN CENTER WEST
MIXED USE DEVELOPMENT REVIEW

PD 9502
Existing Town Center
TOWN CENTER WEST - CONCEPTUAL ARCHITECTURE
PROFESSIONAL OFFICE
TOWN CENTER WEST - CONCEPTUAL ARCHITECTURE
MEDICAL OFFICE
TOWN CENTER WEST - CONCEPTUAL ARCHITECTURE
2-STORY AGE RESTRICTED SENIOR APARTMENTS
TOWN CENTER WEST - CONCEPTUAL ARCHITECTURE
2&3-STORY AGE RESTRICTED SENIOR APARTMENTS
TOWN CENTER WEST - CONCEPTUAL ARCHITECTURE
2&3-STORY AGE RESTRICTED SENIOR APARTMENTS
TOWN CENTER WEST - CONCEPTUAL ARCHITECTURE
3-STORY AGE RESTRICTED SENIOR APARTMENTS
TOWN CENTER WEST - CONCEPTUAL ARCHITECTURE
3-STORY AGE RESTRICTED SENIOR APARTMENTS
TOWN CENTER WEST - CONCEPTUAL ARCHITECTURE
3-STORY AGE RESTRICTED SENIOR APARTMENTS
TOWN CENTER WEST - CONCEPTUAL ARCHITECTURE

2-STORY AGE RESTRICTED SENIOR APARTMENTS