County of El Dorado

Minute Order
Board of Supervisors

Board of Supervisors
Department
330 Fair Lane, Building A
Placerville, California
530-621-5390
FAX 530-622-3645
www.edcgov.us/bos

John Hidahl, Chair, District I
Lori Parlin, First Vice Chair, District IV
Wendy Thomas, Second Vice Chair, District III
George Turnboo, District II
Sue Novasel, District V

Kim Dawson, Clerk of the Board of Supervisors
Don Ashton, Chief Administrative Officer
David Livingston, County Counsel

Tuesday, February 23, 2021 **8:00 AM** **https://zoom.us/j/98294760318**

Virtual Meeting - Click here to view meeting

34. 21-0177 HEARING - Planning and Building Department, Planning Division, forwarding a request from Andrea Matarazzo/Pioneer Law Group for an Initiation Hearing (Conceptual Review) of the proposed Carson Creek Village Specific Plan. This proposed Specific Plan would allow medium- and high-density attached and detached residential development with a potential build-out of 600 to 800 dwelling units, approximately 110,000 square feet of new commercial floor area, approximately 8.5 acres for a park and paseo site, and approximately 26.5 acres of open space. The property consists of 98 acres, and is located within the existing El Dorado Hills Business Park (EDHBP) in the El Dorado Hills area. Staff recommending the Board take the following actions:
1) Evaluate the submitted Conceptual Review under Pre-Application PA20-0002, for the proposed Carson Creek Village Specific Plan, as to whether the proposed General Plan amendment would further the overall goals and objectives of the Board of Supervisors as specified within Section III of Board of Supervisors Policy J-6 (evaluation criteria for potential General Plan amendments); and
2) Provide the Applicant with initial feedback on the proposed project.
(Supervisorial District 1)

FUNDING: Developer Funded.

Public Comment: B. Hendricks, L. Brent-Bumb, D. Manning, K. Greenwood, K. Payne

Supervisor Hidahl opened the public hearing and upon hearing from staff and the public closed the hearing.

The Board discussed the submitted Conceptual Review under Pre-Application PA20-0002, for the proposed Carson Creek Village Specific Plan; as to whether the proposed General Plan amendment would further the overall goals and objectives of the Board of Supervisors as specified within Section III of Board of Supervisors Policy J-6 (evaluation criteria for potential General Plan

amendments). The Board provided the Applicant with initial feedback on the proposed project as follows:
a) Coordinate with County staff;
b) Coordinate with service providers;
c) Continued outreach to the community; and
d) Recognize and maintain the historic rural nature of the County.

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5665 POWER INN RD # 140
SACRAMENTO CA 95824

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EL DORADO HILLS CA 95762-9513

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County of El Dorado
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330 Fair Lane
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1075 CREEKSIDE RIDGE DR #200
ROSEVILLE CA 95678

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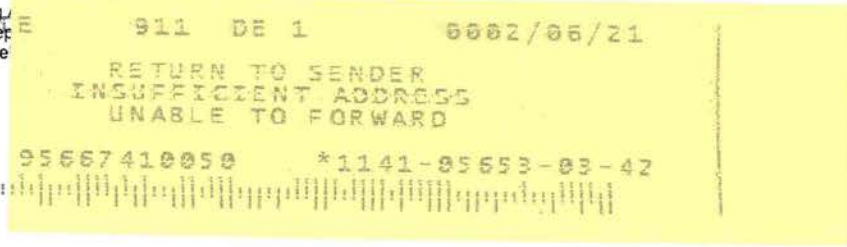


PROJECT CHECKLIST

PA20-0002
Project Number(s)

Carson Creek Village Conceptual Review/GPA
Applicant/Agent: Pioneer Law Group, Andrea A Matarazzo
Engineer: Environmental Science Associates, Daniel E Dameron
Project Name

Assigned Planner: TOM PURCELL Assignment Date: 6/30/20

Application Submittal Date: 6/29/20

Type of Review: ☐ Staff Level ☐ ZA ☐ PC ☑ BOS

☐ LMIS J08 information added

LEGISTAR ITEM #_____ (If previously heard by PC or BOS; Including all project-related items.)

PUBLIC HEARING NOTIFICATION REQUIREMENTS:
☐ 500 feet ☐ 1,000 feet ☐ ½ mile ☑ 1 mile ☐ Physical Sign Posting NA
TYPE OF PROJECT: ☐ Flat Fee ☐ Time & Materials

EARLY CONSULTATION AND TAC

Design Committee Review Needed? ☒ No ☐ Yes *(Identify one)*
- ☐ *Cameron Park DRC*
- ☐ *Diamond Springs-El Dorado CAC*
- ☐ *Pollock Pines DRC*
- ☐ *Meyers Advisory Council*

- ☐ EPR (Early Project Review)
- ☒ Agency Distribution List
- ☒ Project Description
- ☐ AB52 Consultation (NO)
- ☐ Public Outreach

Distribution Period: ☐ 15 Days ☒ 30 Days Ends: 8-10-2020

TAC Meeting Required? ☐ No ☒ Yes Time Needed: 1 hr. 8-17-2020

NEGATIVE DECLARATION

State Clearinghouse? ☐ No ☐ Yes *(Include NOC Form; Notify Admin)*

LAFCO Annexation Required? ☐ No ☐ Yes *(Circulate to LAFCO)*

- ☐ **Staff Report**
- ☐ **Exhibits** (Labeled)
- ☐ **Negative Declaration Form and Initial Study** (Signed by Planner and Principal Planner)
- ☐ **Legal Ad Information** (Staff Level Only)

APPROVALS: _____ _____
Principal Planner (Date) Director (Date)

Comments:

CATEGORICALLY EXEMPT

- ☐ **Staff Report**
- ☐ **Exhibits** (Labeled)
- ☐ **Legal Ad Information** (Staff Level Only)

APPROVALS: _____ 1/26/21 _____
Principal Planner (Date) Director (Date)

Comments:

County of El Dorado

330 Fair Lane, Building A
Placerville, California
530 621-5390
FAX 622-3645
www.edcgov.us/bos/

Master Report

File Number: 21-0177

***File ID #:** 21-0177	**Agenda Type:** Agenda Item	**Status:** Time Allocation	
Version: 1	**Reference:**	**Gov Body:** Board of Supervisors	
		Created: 01/26/2021	
Agenda Title: 02/23/21 PBD PA20-0002/Carson Creek Village Conceptual Review		**Final Action:**	

Title: HEARING - Planning and Building Department, Planning Division, forwarding a request from Andrea Matarazzo/Pioneer Law Group for an Initiation Hearing (Conceptual Review) of the proposed Carson Creek Village Specific Plan. This proposed Specific Plan would allow medium- and high-density attached and detached residential development with a potential build-out of 600 to 800 dwelling units, approximately 110,000 square feet of new commercial floor area, approximately 8.5 acres for a park and paseo site, and approximately 26.5 acres of open space. The property consists of 98 acres, and is located within the existing El Dorado Hills Business Park (EDHBP) in the El Dorado Hills area. Staff recommending the Board take the following actions:
1) Evaluate the submitted Conceptual Review under Pre-Application PA20-0002, for the proposed Carson Creek Village Specific Plan, as to whether the proposed General Plan amendment would further the overall goals and objectives of the Board of Supervisors as specified within Section III of Board of Supervisors Policy J-6 (evaluation criteria for potential General Plan amendments); and
2) Provide the Applicant with initial feedback on the proposed project. (Supervisorial District 1)

FUNDING: Developer Funded.

Notes:

Agenda Date: 02/23/2021

Sponsors: ::

Attachments: A - Staff Memo, B - Staff Memo Exhibits A-L, C - Notification Map (1,000 feet), D - Proof of Publication, E - Staff's Presentation, Public Comment Rcvd 02-09-21, Public Comment Rcvd 02-08-21 ::

:: ::

Contact: Robert Peters ::

Related Files:

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File 21-0177

HEARING - Planning and Building Department, Planning Division, forwarding a request from Andrea Matarazzo/Pioneer Law Group for an Initiation Hearing (Conceptual Review) of the proposed Carson Creek Village Specific Plan. This proposed Specific Plan would allow medium- and high-density attached and detached residential development with a potential build-out of 600 to 800 dwelling units, approximately 110,000 square feet of new commercial floor area, approximately 8.5 acres for a park and paseo site, and approximately 26.5 acres of open space. The property consists of 98 acres, and is located within the existing El Dorado Hills Business Park (EDHBP) in the El Dorado Hills area. Staff recommending the Board take the following actions:
1) Evaluate the submitted Conceptual Review under Pre-Application PA20-0002, for the proposed Carson Creek Village Specific Plan, as to whether the proposed General Plan amendment would further the overall goals and objectives of the Board of Supervisors as specified within Section III of Board of Supervisors Policy J-6 (evaluation criteria for potential General Plan amendments); and
2) Provide the Applicant with initial feedback on the proposed project.
(Supervisorial District 1)

FUNDING: Developer Funded.

DISCUSSION / BACKGROUND

This Pre-Application Conceptual Review is being presented consistent with Board Policy J-6, "General Plan Amendment Initiation Process", which requires an "initiation hearing" before the Board. This initial hearing is to allow the Board of Supervisors to conduct a conceptual review of submitted Pre-Application PA20-0002, for a proposed Carson Creek Village Specific Plan, and evaluate whether the associated General Plan amendment furthers the overall goals and objectives of the Board of Supervisors as specified within Section III of Board of Supervisors Policy J-6 (evaluation criteria for potential General Plan amendments), including: 1) Consistency with General Plan goals and objectives and consistency with the County adopted Strategic Plan and/or Board of Supervisors adopted community vision and implementation plan, 2) Whether 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, and 3) Whether the proposed General Plan amendment would provide additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan or site design as evidenced by achievement of one or more of the following goals and objectives: a) increased employment opportunities, b) promotion of affordable housing, c) promotion of local sales tax retention and c) enhancement of the County's agricultural and natural resource industries.

There are no entitlements or approvals authorized from this conceptual review initial hearing. This item is for discussion purposes only.

This is a request to consider Pre-Application PA20-0002/Carson Creek Village submitted by Andrea Matarazzo/Pioneer Law Group for an Initiation Hearing and Conceptual Review of a proposed new Specific Plan that would require a de-annexation of the project site from a portion of the EDHBP and amending the General Plan land use designation from the current Research and Development to residential, commercial and recreation/open space land uses. The proposed Specific Plan would allow medium- and high-density attached and detached residential development with a potential build-out of 600 to 800 dwelling units, approximately 110,000 square feet of new commercial floor area, approximately 8.5 acres for a park and paseo site, and approximately 26.5 acres of open space. The property, identified by Assessor's Parcel Numbers 117-210-047, 117-210-048, 117-210-049, 117-210-050, 117-210-052, 117-210-053 and 117-210-054, consists of 98 acres, and is located within the central portion of the existing EDHBP, along the west side of Latrobe Road, north of the intersection with Golden Foothill Parkway in the El Dorado Hills area, Supervisorial District 1.

Legistar Attachments:
Attachment A - Staff Memo
Attachment B - Staff Memo Exhibits A-L

ALTERNATIVES
N/A

PRIOR BOARD ACTION
N/A

OTHER DEPARTMENT / AGENCY INVOLVEMENT
Department of Transportation, Environmental Management Division, El Dorado Hills Fire Department, El Dorado Hills Community Services District

CAO RECOMMENDATION
Receive the presentation and provide initial feedback to the Applicant.

FINANCIAL IMPACT
There is no financial impact or change to Net County Cost resulting from the proposed Conceptual Review.

CLERK OF THE BOARD FOLLOW UP ACTIONS
N/A

STRATEGIC PLAN COMPONENT
Staff is presenting this application to the Board to provide a complete assessment of the best available information with the goal of assisting the Board to reach a well informed

decision regarding recommendations for a potential development project consistent with the Good Governance Strategic Goal and Board of Supervisors Policy J-6.

CONTACT

Robert Peters, Deputy Director of Planning
Planning and Building Department

EL DORADO COUNTY
PLANNING & BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-5355, Fax (530) 642-0508

Date: January 26, 2021

To: Board of Supervisors

From: Mel Pabalinas, Planning Manager

Subject: Pre-Application PA20-0002/Carson Creek Village Conceptual Review

Recommendation

Staff recommends the Board of Supervisors take the following actions:

1. Evaluate the submitted Conceptual Review under Pre-Application PA20-0002, for the proposed Carson Creek Village Specific Plan, as to whether the proposed General Plan amendment would further the overall goals and objectives of the Board of Supervisors as specified within Section III of Board of Supervisors Policy J-6 (evaluation criteria for potential General Plan amendments); and

2. Provide the Applicant with initial feedback on the proposed project.

Executive Summary

Pursuant to Board Policy J-6, this Initial Hearing is for the conceptual review of a proposed new Specific Plan in the El Dorado Hills Area that would increase the allowable residential density by more than 500 dwelling units. The proposed Specific Plan (Carson Creek Village) would amend a de-annexed portion of the El Dorado Hills Business Park (EDHBP) from the current General Plan land use designation of Research and Development to a combination of residential, commercial, and park/open space land uses. The proposed future project would include approximately 47 acres of medium and high-density residential development, including both single-unit and multi-unit housing types, 10 acres of commercial uses, 8.5 acres of park lands and 26.5 acres of passive open space on a 98-acre parcel, with a potential residential build-out of approximately 600-800 attached and detached dwelling units. Approximately 1.5 acres of existing Research and Development designated land along the southwest project boundary would remain, and these areas of land are included in the proposed Specific Plan.

Introduction

This is a "General Plan Amendment Initiation Hearing" as required by Board of Supervisors Policy J-6. Policy J-6 (Exhibit H) requires an Initiation Hearing as a first point of consideration before a formal private development application can be filed, which would include a General Plan Amendment, a Specific Plan Amendment, or a new Specific Plan that increases allowable residential densities by 50 dwelling units or more. This initial hearing is to allow the Board of Supervisors to conduct a conceptual review of submitted Pre-Application PA20-0002, for the proposed Carson Creek Village Specific Plan, and evaluate whether the associated General Plan amendment furthers the overall goals and objectives of the Board of Supervisors as specified within Section III of Board of Supervisors Policy J-6 (evaluation criteria for potential General Plan amendments). Criteria in Section III of this policy include: 1) Consistency with General Plan goals and objectives and consistency with the County adopted Strategic Plan and/or Board of Supervisors adopted community vision and implementation plan, 2) Whether 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, and 3) Whether the proposed General Plan amendment would provide additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan or site design as evidenced by achievement of one or more of the following goals and objectives: a) increased employment opportunities, b) promotion of affordable housing, c) promotion of local sales tax retention and c) enhancement of the County's agricultural and natural resource industries. This hearing would provide the Applicant with feedback regarding the proposed project. No entitlements or approvals would result from the consideration of this Conceptual Review.

The proposed Carson Creek Village Project requires the Initiation Hearing because it proposes a new Specific Plan that would require amending the current General Plan land use designation of Research and Development (Exhibit C) to residential, commercial, park, and open space land uses, and would also result in a proposed residential density increase of over 50 units. The proposed project would also require de-annexation of a portion of the El Dorado Hills Business Park which currently includes the area of the proposed Specific Plan.

The existing General Plan land use designation of Research and Development only allows those uses that are consistent with the Research and Development Zone District (Refer to the Zone District Map, Exhibit D). The Research and Development zone is intended to provide areas for the location of high technology, non-polluting manufacturing plants, research and development facilities, corporate and industrial offices, and support service facilities in a rural- or campus-like setting, such as a business park environment. The Research and Development zone district, as a whole, does not allow typical residential or commercial development.

The proposed Carson Creek Village Project contemplates medium- and high-density residential and commercial development on 98 acres of land with a potential residential unit range of 600-800 dwelling units and commercial densities including a floor area ratio [FAR] (ratio of allowable building area to parcel area) of 0.25, which allows for approximately 110,000 square feet of new commercial area.

The project parcel is undeveloped and is located within the central portion of the EDHBP, along the west side of Latrobe Road, north of the intersection with Golden Foothill Parkway in the El Dorado Hills area (Exhibits A, B and G). The parcel is adjacent to existing developed EDHBP parcels on the north, west, and south, and is adjacent to the Carson Creek Specific Plan (Heritage housing development) to the southwest and the Valley View Specific Plan (Blackstone housing development) to the east.

In accordance with Board Policy J-6, this report is intended to assist the Applicant in identifying potential project issues and solutions, consider alternative designs, and receive early feedback from the Board of Supervisors in an informal workshop, thereby improving the quality and feasibility of a potential future development application.

Project Description

The Applicant has outlined the conceptual proposal within the Carson Creek Village Project Description Summary and consistency summary with applicable General Plan along with several exhibits including the proposed Land Use Plan, Proposed Circulation Plan, Regional Trail Plan, and an aerial photo of the site (Exhibit E). The proposed Carson Creek Village Land Use Plan, Circulation Plan, and Regional Trail Plan are also attached separately as Exhibits I, J and K.

Pre-Application PA20-0002/Carson Creek Village is submitted by Andrea Matarazzo of the Pioneer Law Group (Applicant), for an Initiation Hearing and Conceptual review of a new Specific Plan that would require amending a de-annexed portion of the El Dorado Hills Business Park (EDHBP) from the current General Plan land use designation of Research and Development to residential, commercial, recreational, park, and open space land uses. The proposed Specific Plan would allow medium- and high-density residential development with a potential range of 600 to 800 attached and detached dwelling units, approximately 110,000 square feet of new commercial floor area, approximately 8.5 acres for a park and paseo site, and approximately 26.5 acres of open space. The property, identified by Assessor's Parcel Numbers 117-210-047, 117-210-048, 117-210-049, 117-210-050, 117-210-052, 117-210-053 and 117-210-054, consists of 98 acres and is located within the central portion of the existing EDHBP, along the west side of Latrobe Road, north of the intersection with Golden Foothill Parkway in the El Dorado Hills area, Supervisorial District 1.

Pre-Application Information

Applicant: Andrea Matarazzo/Pioneer Law Group

Request: Pre-application for an Initial Hearing and conceptual review for a proposed a new Specific Plan that would require amending the General Plan land use designation of a de-annexed portion of the EDHBP from the current Research and Development to residential, commercial, recreational, park, and open space land uses. This proposed Specific Plan would allow medium- and high-density attached and detached residential

	development with a potential build-out of 600 to 800 dwelling units, approximately 110,000 square feet of new commercial floor area, approximately 8.5 acres for a park and paseo site, and approximately 26.5 acres of open space (Exhibit I).
Location:	Within the central portion of the existing EDHBP, along the west side of Latrobe Road, north of the intersection with Golden Foothill Parkway in the El Dorado Hills area, Supervisorial District 1 (Exhibits A and G).
APNs:	117-210-047, 117-210-048, 117-210-049, 117-210-050, 117-210-052, 117-210-053 and 117-210-054 (Exhibit B)
Acreage:	98 acres
General Plan:	Research and Development (R&D) (Exhibit C)
Zoning:	Research and Development-Design Review Community (R&D-DC) (Exhibit D)

Background

The EDHBP was established in the early 1980s. It governs the land use for the parcels within the R&D land use designation in the El Dorado Hills area south of White Rock Road and west of Latrobe Road. The R&D zone is intended to provide areas for the location of high technology, non-polluting manufacturing plants, research and development facilities, corporate and industrial offices, and support service facilities in a rural or campus-like setting, such as a business park environment.

This designation is highly appropriate for the business park/employment center concept. Lands designated by the General Plan as R&D can be located in Community Regions and in Rural Centers.

The EDHBP was originally approved for 909 acres, of which approximately 832 acres is governed by the EDHBP Owners Association, and 302 acres are currently developed with industrial, office and commercial uses in accordance R&D zoning. In 2018, a de-annexation of an undeveloped 208-acre parcel within the EDHBP, approximately 0.25 miles south of the current proposal, was approved associated with the proposed Creekside Village Specific Plan currently in progress (SP20-0001/Z20-0005/TM20-0002), removing it from the Covenants, Conditions, and Restrictions (CC&Rs) regulated by the EDHBP Owners Association.

The project site is within the vicinity of existing specific plans including Carson Creek Specific Plan to the west and Valley View Specific Plan to the east. Other adopted specific plans are located north of U.S Highway 50, including the El Dorado Hills Specific Plan, Promontory

Village Specific Plan, and Bass Lake Hills Specific Plan. For details, please refer to the Regional Location Map (Exhibit L).

General Plan Land Use Designation/Consistency

The Applicant is proposing an amendment of the General Plan from R&D to a General Plan land use designation of Adopted Plan (AP). This land use category recognizes areas for which specific land use plans have been prepared and adopted. An Adopted Plan (Specific Plan) may have any of the land uses and zoning designations that are approved under that plan. Specific Plans are a set of policies and development standards that apply to a specific geographic area that offer flexibility to create zoning standards appropriate for that location.

The Specific Plan is a tool for implementing the General Plan and, therefore, must be consistent with the General Plan. The proposed Specific Plan to allow the residential land use through the adoption of a Specific Plan is required to be found consistent with the General Plan. A formal application to amend the General Plan would be reviewed for consistency with applicable policies of the General Plan, including, but not limited to, General Plan 2.2.1.5 (Commercial Intensity), 2.2.5.2 (General Plan Consistency), 2.2.5.3 (Rezoning Criteria), 2.8.1.1 (Lighting), Transportation and Circulation Element Policies TC-Xa through TC-Xi (roadway levels of service and roadway improvement requirements/impact fees for new development), 5.2.1.3 (Connection to Public Water System), 5.7.3.1 (Connection to Public Sewer System), 6.5.1.2 (Analysis of Noise Effects), 7.3.3.4 (Wetland Buffers), 7.4.4.4 (Oak Canopy Retention and Replacement), and 10.2.1.5 (Public Facilities and Services Financing Plan).

Zoning Consistency

The project area is located within the R&D zoning district. The R&D zone is intended to provide areas for the location of high technology, non-polluting manufacturing plants, research and development facilities, corporate and industrial offices, and support service facilities in a rural or campus-like setting, such as a business park environment. Typical residential, commercial, and recreational uses are currently not allowed in the R&D zoning district.

The Applicant is proposing a General Plan amendment to allow medium- and high-density residential, commercial, and recreational/open space uses through adoption of a new Specific Plan.

Although the Applicant's proposed Specific Plan exhibits do not include a proposed zoning exhibit, proposed zoning would be consistent with the proposed residential, commercial, and recreational/open space land uses under the Specific Plan (Exhibit I). Accordingly, the Applicant could elect to rezone the property either to residential, commercial, and recreational zone districts within the El Dorado County Zoning Ordinance, or to other unique zoning designations and standards consistent with the proposed land uses. If the Applicant elects to pursue alternate zoning designations for the Specific Plan area, proposed zones could be similar

to those in the existing Carson Creek, Valley View, and Promontory Specific Plans. Appropriate zones within the Zoning Ordinance would be either Multi-Unit Residential (RM) or Single-Unit Residential (R) for the proposed residential uses, either Commercial, Limited (CL) or Commercial, Community (CC) for the proposed commercial uses and Recreational Facilities, Low-Intensity (RFL) or Recreational Facilities, High-Intensity (RFH) and Open Space (OS) for the proposed recreational and open space uses. Specific zoning designations for the commercial and recreational uses would depend on the type and intensity of proposed commercial and recreational uses within the Specific Plan.

Staff Analysis

Board Policy J-6 identifies Criteria for Initiation of General Plan Amendments to be used in evaluating applications. Planning staff prepared the following analysis in accordance with Policy J-6 criteria C1- C3, as described below:

Policy J-6 Criteria C1:

> **"The proposed Application is consistent with the goals and objectives of the General Plan, and/or the County adopted Strategic Plan, and/or Board of Supervisors adopted community vision and implementation plan."**
>
> ***Response**:* The proposed Specific Plan is located within the Community Region Boundary of El Dorado Hills. The proposed application is consistent with several goals and objectives of the General Plan**,** as well as the five Strategic Goals of the adopted 2019 County Strategic Plan as discussed below.

Consistency with General Plan Goals and Objectives:

> GOAL 2.1: LAND USE
> Protection and conservation of existing communities and rural centers; creation of new sustainable communities; curtailment of urban/suburban sprawl; location and intensity of future development consistent with the availability of adequate infrastructure; and mixed and balanced uses that promote use of alternative transportation systems.
>
> Objective 2.1.1: Community Regions
> Purpose: The urban limit line establishes a line on the general plan land use maps demarcating where the urban and suburban land uses will be developed. The community region boundaries as depicted on the general plan land use map shall be the established urban limit line.
>
> Provide opportunities that allow for continued population growth and economic expansion while preserving the character and extent of existing rural centers and urban communities, emphasizing both the natural setting and built design elements which contribute to the quality of life and economic health of the county.

Response: *The proposed General Plan Amendment is consistent with this objective as the project seeks to support population grown and economic expansion within the established El Dorado Hills Community Region.*

GOAL 2.2: LAND USE DESIGNATIONS
A set of land use designations which provide for the maintenance of the rural and open character of the County and maintenance of a high standard of environmental quality.

Objective 2.2.1: Land Use Designations
An appropriate range of land use designations that will distribute growth and development in a manner that maintains the rural character of the County, utilizes infrastructure in an efficient, cost-effective manner, and further the implementation of the community region, rural center, and rural region concept areas.

Response: *The proposed General Plan Amendment is consistent with this objective as the proposed Specific Plan is located in a Community Region and will create distinct land use designations and development standards that implement the objectives of the community region consistent with the Adopted Plan (AP) General Plan land use designation. Additionally, the proposed project takes advantage of nearby utility connections and available water and wastewater infrastructure treatment capacity.*

GOAL 2.3: NATURAL LANDSCAPE FEATURES
Maintain the characteristic natural landscape features unique to each area of the County.

Objective 2.3.1: Topography and Native Vegetation
Provide for the retention of distinct topographical features and conservation of the native vegetation of the County.

Response: *While the project would result in a residential and commercial development, the proposed General Plan Amendment is consistent with this objective because the project would retain and preserve the distinct riparian corridor, including native vegetation, wildlife habitat, and open space along Carson Creek, which runs along the entire western perimeter of the site. The project site is relatively flat and no significant alteration of existing topography would be proposed.*

Objective 2.3.2: Hillsides and Ridge Lines
Maintain the visual integrity of hillsides and ridge lines.

Response: *The proposed General Plan Amendment is consistent with this objective as the project site contains no ridgelines or slopes in excess of 30%.*

GOAL HO-1:
To provide for housing that meets the needs of existing and future residents in all income categories.

Response: *The proposed General Plan Amendment is partially consistent with this goal as the proposed specific plan intends to create a neighborhood of compact single-unit and multi-unit housing types with the potential to meet the workforce housing needs of existing and future residents of varying income categories. These housing types, along with the availability of existing infrastructure, and lack of site environmental constraints, provide the opportunity to support housing types attainable to the local workforce at a lower cost than the prevailing El Dorado Hills market.*

GOAL 5.1: PROVISION OF PUBLIC SERVICES
Provide and maintain a system of safe, adequate, and cost-effective public utilities and services; maintain an adequate level of service to existing development while allowing for additional growth in an efficient manner; and, ensure a safe and adequate water supply, wastewater disposal, and appropriate public services for rural areas.

Objective 5.1.1 – Planning:
Ensure that public infrastructure needs are anticipated and planned for in an orderly and cost effective manner.

The proposed General Plan Amendment is consistent with this objective as the proposed project will connect to existing public infrastructure in the immediate vicinity, including existing roadways, drainage facilities, El Dorado Irrigation District (EID) water and sewer facilities, and Pacific Gas and Electric (PG&E) electric service. Preliminary analysis shows that existing infrastructure, including the local EID water/sewer system, local roadway and drainage systems, and the local PG&E electric system has adequate capacity to serve the proposed project. The proposed specific plan and public facilities financing plan will specify phasing and financing mechanisms for the orderly and cost efficient construction of all necessary public infrastructure to serve the project.

Objective 10.1.9 – Jobs-Housing Relationship:
The County shall monitor the jobs-housing balance and emphasize employment creation.

The proposed Specific Plan would support this objective as the proposed project will provide more housing, and potentially workforce housing, in close proximity to jobs in the EDHBP and nearby commercial centers. The proposed Specific Plan also provides for two commercial sites, which could also offer additional employment opportunities for future residents within the Specific Plan area. Further, this new linkage between jobs and housing may encourage existing business park owners to create additional jobs.

Consistency with the County Adopted Strategic Plan:

County Strategic Plan Goal No. 1– Economic Development:

Response: *The proposed project supports the County's Economic Development Goal as it would retain, develop, and attract businesses that provide economic sustainability and*

quality job creation. The proposal would also invest in regional infrastructure and provide for additional much needed local workforce housing.

County Strategic Plan Goal No. 2 – Good Governance:

Response: *Staff are presenting this Pre-Application to the Board with a complete assessment of the best available information with the goal of assisting the Board to reach a well informed decision consistent with the Good Governance Strategic Goal and revised Policy J-6.*

County Strategic Plan Goal No. 3 – Healthy Communities:

The proposal supports the County's Healthy Communities Goal as it would assist the County to achieve sufficient and attainable housing, and provide active and passive recreation opportunities for residents, business owners, and employees within the proposed Specific Plan area. The proposal would also provide a variety of active transportation opportunities (interconnected networks of paths, sidewalks and bicycle lanes) providing for alternate transportation modes for the local community.
County Strategic Plan Goal No. 4 – Infrastructure:

Response: *The proposal supports the Strategic Plan's Infrastructure Goal as it would provide additional infrastructure serving the local community including approximately 8.5 acres for a park site, 26.5 acres of passive open space, a new network of pedestrian and bicycle trails, as well as a new local connector roadway (an extension of Carson Crossing Drive to Latrobe Road) to serve the commercial and residential areas in the interior of the plan area. The proposed project would provide local funding mechanisms to ensure road maintenance and the proposed park/recreational areas are fully funded in perpetuity.*

County Strategic Plan Goal No. 5 – Public Safety:

Response: *The proposed Specific Plan does not directly propose any public safety facilities. However, the proposal would support the County's Public Safety Goal as the future Specific Plan would require adequate infrastructure and public services, including fire and police protection, be provided to serve the proposed uses.*

Policy J-6 Criteria C2:

"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."

Response: *The proposed project is within the EDHBP. The EDHBP is partially developed and is located in an area where all public infrastructure can be extended.*

The proposed project would not be anticipated to result in adverse impacts to existing or approved development as it would install or extend the necessary public facilities to support the project. The project would also include a phasing plan and financing strategy for the orderly and cost efficient construction of infrastructure and community facilities.

The General Plan includes policies regarding infrastructure that would be evaluated during formal project review including, but not limited to, TC-Xa (Direct and Cumulative Traffic Impacts), TC-Xf (Minimizing Impact to County Road System), TC-Xg (Dedication of Right-of-Way, Design or Construct or Fund Improvements), 5.1.2.1 (Adequacy of Public Services), 5.2.1.2 (Adequate Quantity and Quality of Water), 5.2.1.3 (Connection to Public Water System), 5.2.1.4 (Rezoning and Subdivision Approval in Community Regions Dependent on Public Water), 5.3.1.1 (Connection to Public Wastewater Collection Facilities), 5.3.1.7 (Public Wastewater Requirements in Community Regions), 5.7.11 (Fire Protection in Community Regions), 5.7.4.1 and 5.7.4.2 (Medical Emergency Services), and 10.2.1.5 (Public Facilities and Services Financing Plan).

Policy J-6 Criteria C3:

"The proposed General Plan Amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan, or site design. This can be one or more of the following goals and objectives:"

a) Increases employment opportunities within El Dorado County.

Response: *The residential and commercial development that would result from the implementation of the proposed Specific Plan would create short-term construction-related employment opportunities for construction of the required utilities, roads, houses, commercial buildings, landscaping, and subsequent residential service needs. In addition, the workforce housing in close proximity to the EDHBP that the project proposes could create long-term employment opportunities by creating an available workforce for existing and new commercial and R&D industries. The proposed commercial development within the Specific Plan would create additional long-term employment opportunities.*

b) Promotes the development of housing affordable to moderate income households earning at or below 120% of the median monthly income for El Dorado County, as defined by the U.S. Department of Housing and Urban Development.

Response: *At this time, the proposed project is not anticipated to include an affordable housing component. However, Carson Creek Village would provide for a range of medium and high density housing intended to support a diversity of living options. The associated densities and smaller unit sizes, easy access to existing*

infrastructure, and lack of site topographic and environmental constraints, would enhance the opportunity to provide housing attainable at a lower cost than the prevailing El Dorado Hills market. Therefore, the final mix of housing types will be subject to further development as part of the planning process and may include an affordable housing component if warranted by site and market conditions at the time of formal Specific Plan application.

c) Provides additional opportunities to retain retail sales and sales tax revenues within El Dorado County.

Response: *Two commercial sites are proposed with this project, which would offer residents, employees, and area visitors retail shopping opportunities, which would also assist in retaining retail sales and sales tax revenues within the County. Further, the proposed Specific Plan would provide additional residences in close proximity to existing commercial land uses within the El Dorado Hills area, which would also facilitate the creation of new and/or retention of existing retail sales and sales tax revenues.*

d) Protects and enhances the agricultural and natural resource industries.

Response: *The proposed project would allow for residential, commercial, and recreational development within an area approved for R&D uses. Due to its location within a Community Region (El Dorado Hills) Boundary, the availability of utilities and adequate infrastructure, and the service availability, the project site could support the proposed development. Due to the proposed mix of residential, commercial, and recreation/open spaces uses, this Specific Plan would create self-contained communities and relieve pressure for conversion of agricultural and natural resource industries/lands in other areas of the county, not in Community Regions, to support residential land uses.*

Additional Policy J-6 Criteria D (items 1 – 7):

"Additional considerations for discussion may include but not be limited to:"

1. Level and diversity of community support and opposition;

Response: *The Applicant's project team will implement a robust stakeholder and public engagement process to inform the Carson Creek Village planning effort. The objective of this process is to help identify any perceived challenges or issues the community may have with the proposed project, as well as to explore opportunities for the project to enhance the local community. The public engagement process will facilitate a series of interactive discussions throughout the planning process with neighboring community members, including local residents, employers, the business community, and community-based organizations. The applicant has had ongoing*

conversations with the EDHBP Board, the El Dorado Community Foundation, and the El Dorado Hills Chamber of Commerce, all of which have expressed support of the proposed project. In addition, the applicant has held meetings with the El Dorado Hills Area Planning Advisory Committee (APAC) and local neighborhood associations to introduce the proposed project and begin collecting community input. The Applicant's project team will also host an interactive project website and social media program to help build awareness and keep the community informed throughout the planning process.

2. Appropriateness of the proposed size, density, and boundary of the project site;

Response: *Under the existing R&D land uses and zoning, it is anticipated that the project site could accommodate up to 700,000 to 1,000,000 square feet of R&D uses. The proposed project will convert the existing R&D zoning to include a mix of new housing, commercial services, park, open space, and trails. These uses and facilities are intended to compliment and help support employment growth within the EDHBP. The project site is appropriate to consider the proposed uses as it is:*

- Located within the El Dorado Hills Community Region (within the urban limit line);
- Relatively flat with no distinct topographic features. Portions of the site have been previously rough graded. Carson Creek extends along the entire western edge of the property and was placed within a perpetual conservation easement in 2010 as a condition of the property's 404 permit;
- Will connect to existing utility and roadway infrastructure that has been planned to serve the site;
- Surrounded by existing and planned urban uses. This includes R&D uses to the north and west separated from the proposed project site by the Carson Creek open space preserve; R&D uses, and Heritage (Carson Creek Specific Plan) to the south, which is separated by the Golden Foothill Parkway corridor; Blackstone (Valley View Specific Plan), and the El Dorado Irrigation District wastewater treatment facility to the east which is separated by the Latrobe Road corridor;
- Large enough to accommodate the proposed mix of uses and create a sense of community, with amenities and services to support residents; and
- Close enough to the EDHBP job base to allow for alternative travel modes such as walking and biking.

3. Provision of additional benefit to the community;

Response: *The proposed project has been structured to provide the following benefits:*

- Integrate a broader mix of uses to allow the EDHBP to more effectively compete for, attract, and retain jobs;
- Ensure that ample R&D land is reserved to accommodate projected long term employment growth opportunities;
- Introduce housing at densities that offer the potential for product types that are more attainable to the adjacent EDHBP workforce;
- Create walkable neighborhoods that enhance sense of community and the EDHBP's image within the regional market;
- Incorporate commercial uses that offer residents and employees an opportunity to conveniently access goods and services, and contribute to improved retail sales capture;
- Preserve over one-third of the project site as a green network of park, paseo, and open spaces accessible to all El Dorado Hills residents and employees to foster community interaction, character, and sense of place;
- Provide a system of trails, paths, and sidewalks with looped routes and connections to the regional bikeway and trail system to support alternative travel modes such as walking and biking;
- Reduce vehicle trips and vehicle miles traveled, along with associated air quality and greenhouse gas emissions; and
- Make efficient use of existing infrastructure and prior environmental permitting and mitigation.

4. Provision of public facilities;

Response: *The proposed project will connect to existing utility and roadway infrastructure that has been planned to serve the site. Some infrastructure has already been constructed on the project site, including a partial extension of Carson Crossing Drive, utility connections from existing facilities within Golden Foothills Parkway, and bridge/culvert crossings of drainage channels. In addition, the project proposes new community facilities including an interconnected network of park, paseo, and trails. Additional infrastructure and community facilities analyses (including law enforcement, fire protection, schools, and libraries) will be prepared as part of the planning process, and coordination will occur with all utility and public service providers. Facilities will be sized and constructed in accordance with service provider standards. The specific plan will include a phasing plan and financing strategy for the orderly and cost efficient construction*

of infrastructure and community facilities to serve the project. Utilities and services will also be analyzed in the proposed project's Environmental Impact Report (EIR).

5. Potential environmental effects;

Response: *The proposed project site is relatively flat with no distinct topographic features. Portions of the site have been previously rough graded. Vegetation consists primarily of non-native annual grasslands. Carson Creek extends along the entire western edge of the property and was placed within a perpetual conservation easement in 2010 as a condition of the property's 404 permit. The proposed project will connect to existing utility and roadway infrastructure that has been planned to serve the site. Some infrastructure has been constructed on the project site, including a partial extension of Carson Crossing Drive, utility connections from existing facilities within Golden Foothills Parkway, and bridge/culvert crossings of the site's drainage channels. Based upon a preliminary traffic evaluation prepared by Fehr & Peers (2020), it is anticipated that the proposed project will result in a reduction in both vehicle trips and vehicle miles traveled (VMT) when compared to the existing General Plan land use. This will result in a corresponding reduction in air quality and greenhouse gas emissions. The proposed project will require completion and certification of an EIR in accordance with the California Environmental Quality Act (CEQA). The purpose of the EIR will be to examine the potential direct and indirect environmental effects of the proposed project and identify appropriate mitigation measures, where feasible, to reduce any impacts determined to be significant. Environmental topics to be analyzed in the EIR would include, but not be limited to, transportation, noise, aesthetics, biological resources, cultural resources, and others as prescribed by CEQA.*

6. Future potential zoning and allowed uses;

Response: *The proposed project will create unique zoning districts and development standards through preparation of a Specific Plan consistent with Chapter 130.56 of the County Zoning Ordinance. The proposed zoning will provide for a balanced mix of medium- and high -density housing, commercial services, parks, open space, and trails. Elements of the proposed zoning include:*

- A range of medium- and high -density housing intended to support a diversity of living options in close proximity to EDHBP jobs. The associated densities and smaller unit sizes will enhance the opportunity to provide housing attainable at a lower cost than the prevailing El Dorado Hills market. A variety of detached and attached product types may be accommodated such as small-lot, zero-lot line, court yard, motor court, paseo, duet/halfplex/triplex, townhomes, row houses, condominiums, and apartments. The final mix of housing types will be subject to further refinement as part of the planning process.

- Local commercial centers offering residents, employees, and passers-by an opportunity to shop, eat, and meet some of their daily needs. These sites are strategically located at the project's planned entries from Latrobe Road in order to enhance their visibility, as well as to allow easy access from the Carson Creek Village neighborhood, nearby residential communities such as Blackstone and Heritage, and EDHBP employment uses. Commercial land use will allow convenience goods and services for local residents and employees, as well as unique commercial uses that draw from the larger market and lifestyle.
- A green network of park, paseo, and open spaces to enhance community interaction, character, and sense of place. This network will provide for recreational opportunities, serve as gathering places for residents and employees, help to establish a communal sense of identity and ownership, and provide for natural resource protection. The Parks and Paseo zoning will be applied where developed, active, and passive recreational facilities are proposed. The open space zoning will be applied to Carson Creek and its tributaries to preserve and protect these natural areas. The trail system, parks, and open space will benefit not only to the project's residents, but employees within the remainder of the EDHBP and residents within the surrounding El Dorado Hills area.

7. Special considerations to be given to projects within high fire zone areas.

   Response: *The proposed project site is not located within a high or very high wildland fire hazard area. Nevertheless, a future project EIR would be required to examine the potential environmental effects related to wildfire hazards and identify appropriate mitigation measures, where feasible, to reduce any impacts determined to be significant. Further, the proposed Specific Plan (Plan) would also be subject to current applicable fire codes and regulations and the Plan would be required to implement fire protection measures as a condition of project approval.*

Local Agency/Organization Coordination and Comments:

On July 10, 2020, the project proposal was distributed to all applicable local and County agencies for review and comment. Agencies and organizations notified of the proposal included County DOT, the El Dorado Hills Fire Department (EDH Fire), the El Dorado Hills Community Services District (EDH CSD), the EID, the County Environmental Management Division (EMD), members of the El Dorado Hills Area Planning Advisory Committee (APAC), the County's Housing Programs Analyst, the County Parks Division and staff of the County Transportation Commission (EDCTC). Of these agencies and organizations notified of the proposal, only three agencies submitted formal written comments which were general in nature: DOT (requirements for a project-specific traffic study), EID (required water and sewer line infrastructure and concerns regarding proximity to the El Dorado Hills Wastewater Treatment Plant) and EMD (general comments regarding solid waste disposal, potable water and liquid waste disposal and food facility regulations).

On August 17, 2020 staff and the applicant team conducted a follow-up (virtual) Technical Advisory Committee (TAC) meeting to present the proposal to the above agencies/organizations and to provide an additional opportunity for written and verbal comments. At the meeting, several agencies and organizations gave additional verbal comments to the applicant team including DOT, EDH Fire and the EDH CSD. The applicant team plans to utilize both written and verbal comments received to better inform a future project submittal.

Challenges and Opportunities

The following is staff's discussion of the project's potential challenges and opportunities.

El Dorado Hills Business Park

The EDHBP is a key economic asset of the County that holds some of the County's most significant employers. However, the EDHBP has not fully realized its potential and currently only approximately 300 acres of the original 832 acres of the Business Park have been developed. As detailed in Exhibit F, on November 1, 2016, the County presented to the Board a marketability report on the EDHBP (Legistar File No. 16-0821), which explored ways to enhance the marketability of the EDHBP. Included in the marketability report was an evaluation performed by Ridge Capital forecasted that at current market absorption rates, build out of the park would take place approximately 60 years from now in the year 2079.

The proposed project would allow the construction of residential units in an area that currently only allows R&D uses. If approved, the proposed project would result in the conversion of approximately 5.5% of the land within the EDHBP to residential uses, thereby eliminating potential commercial tax base and employment opportunities that would otherwise be created under the R&D zone.

However, the eventual development of housing units could also support and foster many goals and policies of the General Plan in the creation of an integrated community. Providing residential uses in the vicinity of commercial and R&D uses could provide a customer and employee base for new business that could locate to the EDHBP and El Dorado Hills. Construction of housing and new retail space at this location would take advantage of existing infrastructure (utilities and transportation facilities). Additionally, the goals of the proposed project include "integrating high -and medium -density housing, commercial facilities, parks, open space, and trails…[and providing] the opportunity for expanded housing options, services, and amenities close by and available to the local workforce." The conversion from R&D to a self-contained residential community with integrated commercial and recreational opportunities could contribute to accomplishing these goals. Residents of the development would have convenient access to retail shops, potential employment opportunities, and a variety of recreational amenities within the Specific Plan area.

Residential use within or near non-residential uses and along major transportation corridor has inherent nuisance effects from noise, traffic, air quality effects, and odors. For example, vehicular and industrial emissions and noise from adjacent R&D uses and Latrobe Road are a potential source of impacts on residential use. These factors would need to be considered in the design and operation of the residential component of the proposed Specific Plan and associated environmental documentation.

Another issue for consideration is if the Carson Creek Village project is approved, large vacant lands within the EDHBP area may also consider pursuing similar requests for conversion to residential uses, which would require a similar analysis of challenges and opportunities as brought forth by this application.

Application Process

The proposed project would require several layers of entitlement application, including a General Plan Amendment and adoption of a Specific Plan for the project site, a Rezone, a Development Plan application, and subsequent Tentative Subdivision Maps.

1. General Plan Amendment

Processing of the Specific Plan would require an amendment to the General Plan Land Use Map and any related texts involving reference to R&D land use designation of the property.

2. Carson Creek Village Specific Plan

The Applicant proposes to create a Specific Plan for the proposed project area. Where a specific plan has been adopted for an area in compliance with Chapter 130.56 (Specific Plans) and California Government Code Section 65450 et seq., the zones, development standards, and other provisions of the specific plan and any implementing ordinance adopted in compliance with that plan shall supersede the provisions of the Zoning Ordinance. After adoption of a specific plan, no local public works project, Development Plan Permit, tentative map, or parcel map may be approved, and no ordinance may be adopted or amended within the specific plan area unless it is consistent with the adopted specific plan.

3. Rezone

A Rezone application would also be required, filed concurrently with the proposed General Plan amendment and Specific Plan, to remove the existing R&D zone and to establish appropriate zone districts and associated development standards consistent with proposed land uses under the Specific Plan.

4. Planned Development

In addition to the Specific Plan, a Development Plan application would be required. A development plan is the written and graphic materials required for review of a planned development, including, but not limited to, a written description of the development, a plat of the subdivision, all covenants relating to use, location, and bulk of buildings and other structures, intensity of use or density of development, streets, walkways, landscaping, and parking facilities, and any other similar material necessary for consideration by the review authority. (See also Section 130.52.040: Development Plan Permit, in Article 5 (Planning Permit Processing).

5. Tentative Subdivision Maps

In implementing the Specific Plan, subdivision and parcel maps may be requested to formally subdivide properties within the plan area for lease, sale or financing purposes, in accordance with El Dorado County Subdivisions Ordinance (Title 120).

6. Environmental Review

Processing of a formal development application would require an analysis of potential environmental impacts by the project. The proposed Specific Plan would constitute a project under CEQA. As such, an environmental analysis would be conducted to identify and mitigate potential environmental impacts. Mitigation measures identified in the CEQA document would likely be incorporated into the Specific Plan Design Guidelines and Development Standards. The appropriate form of CEQA document will be determined by the County following review of the formal application of the proposed project. The Applicant has agreed to the preparation of an EIR for the project.

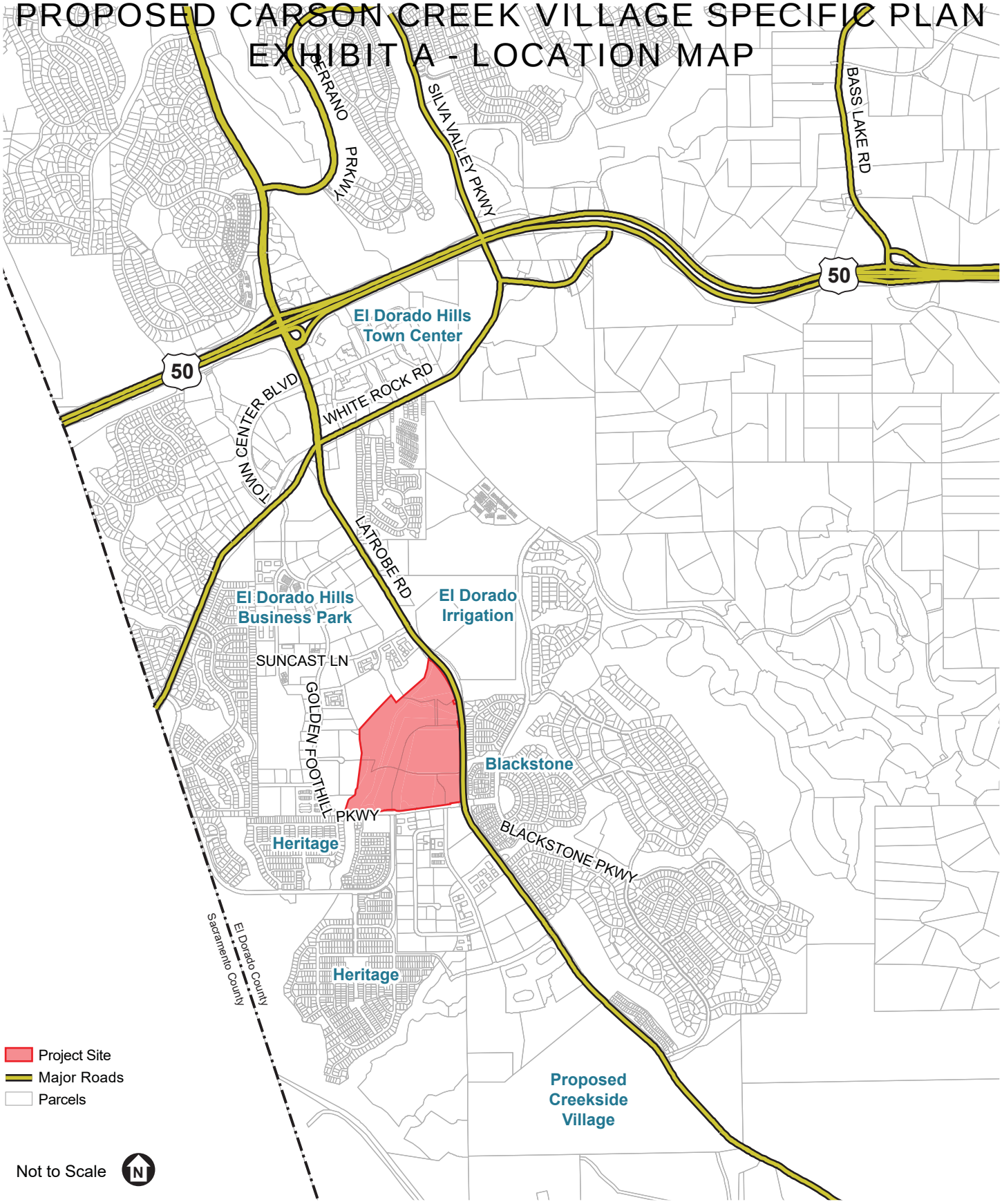
NOTE: While staff will take utmost care to accurately represent County Codes, Policies, and applicable past positions of staff, the Planning Commission, and the Board of Supervisors, it should be noted that matters discussed in the Pre-Application meeting should be not construed to bind, restrict, or obligate the staff or review boards when processing a subsequent application. A more thorough review that occurs during the formal application process could reveal issues and circumstances that were not known or reviewed during the much shorter review of the Pre-Application review process. Further, it is incumbent on the part of the Applicant to obtain and understand all applicable Codes and policies.

Staff Memo Exhibits:

Exhibit A.....Location Map
Exhibit B.....Assessor's Parcel Map
Exhibit C.....General Plan Land Use Map
Exhibit D .....Zone District Map
Exhibit E .....Applicant-submitted Project Description and Consistency Review
Exhibit F.....Memo: El Dorado Hills Business Park Marketability; November 1, 2016
Exhibit G.....Carson Creek Village Site Aerial Photo
Exhibit H.....Board of Supervisors Policy J-6, General Plan Amendment Initiation Process (As Modified October 6, 2020)
Exhibit I .....Carson Creek Village Land Use Plan
Exhibit J .....Carson Creek Village Circulation Plan
Exhibit K.....Carson Creek Village Regional Trail Plan
Exhibit L .....Regional Location Map

PA20-0002

PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN
EXHIBIT A - LOCATION MAP

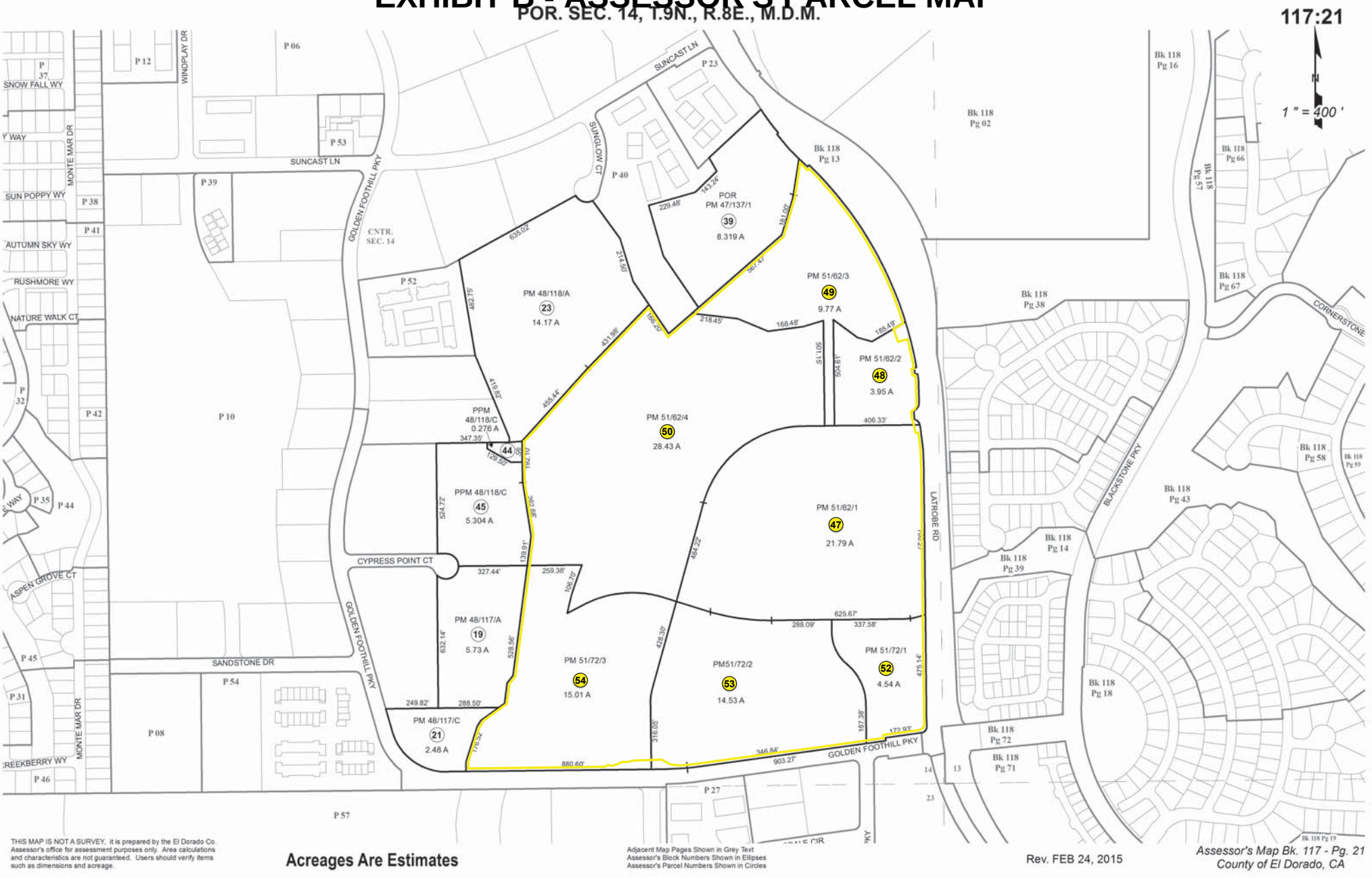


Site Location Map

CARSON CREEK VILLAGE

ESA

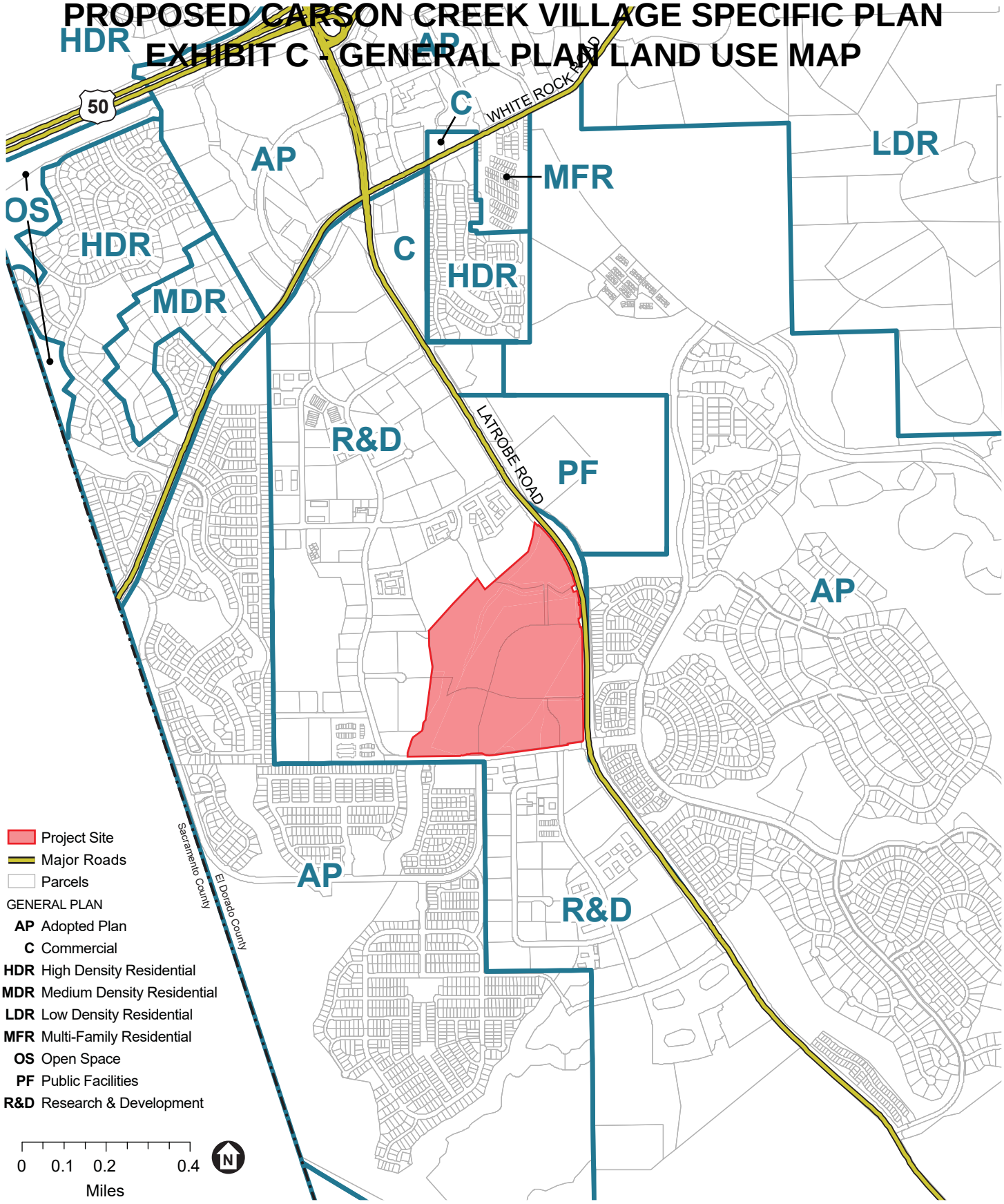
PA20-0002
PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN
EXHIBIT B - ASSESSOR'S PARCEL MAP



PA20-0002

PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN

EXHIBIT C - GENERAL PLAN LAND USE MAP

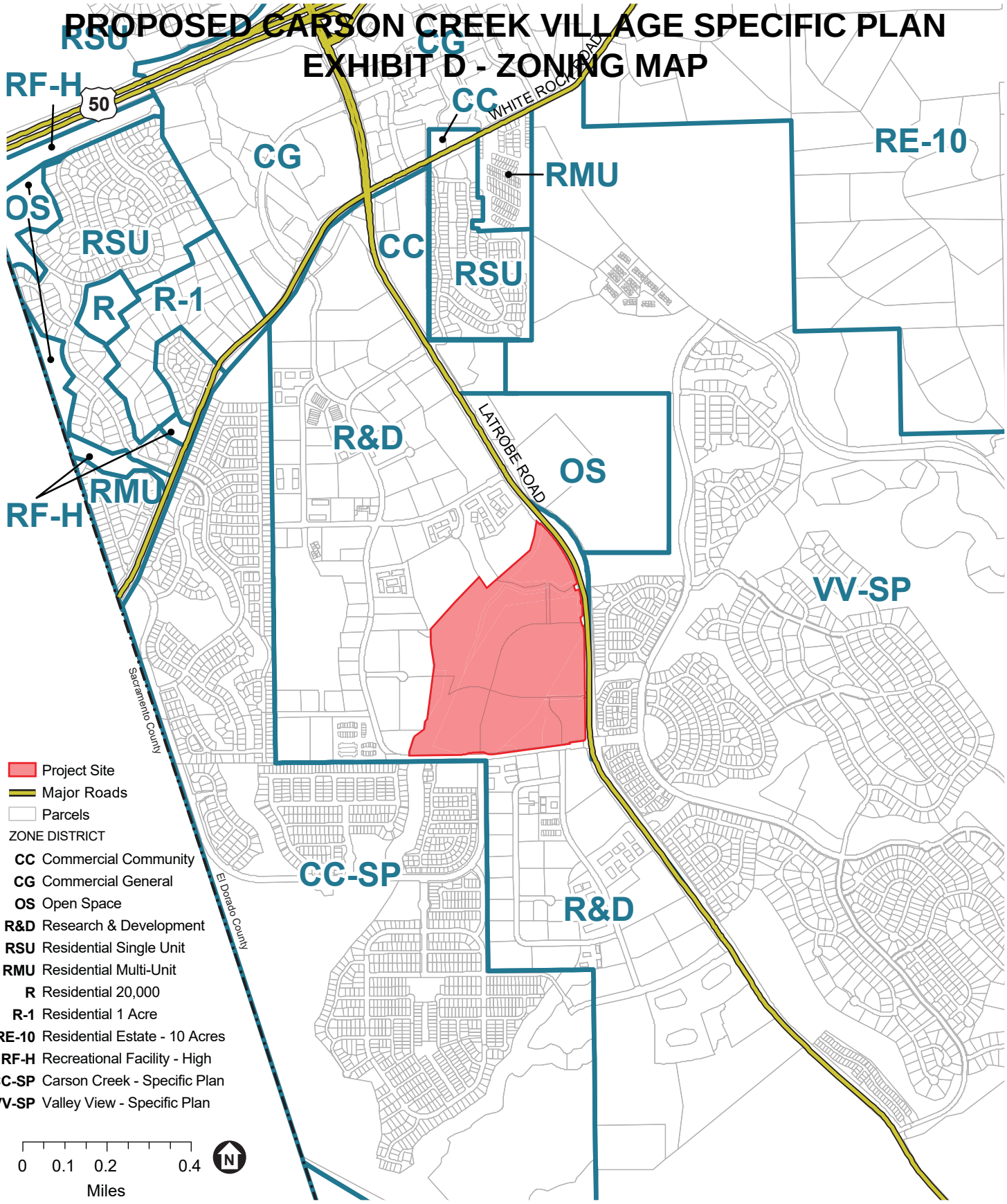


Existing General Plan Land Use Map

CARSON CREEK VILLAGE

ESA

PA20-0002
PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN
EXHIBIT D - ZONING MAP



Existing Zone District Map

CARSON CREEK VILLAGE

ESA

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FILE # PA 20-000

EL DORADO COUNTY PLANNING SERVICES

PRE-APPLICATION AND CONCEPTUAL REVIEW PROCESS

ASSESSOR'S PARCEL NUMBER(S) 117-210-047-000, 117-210-048-000, 117-210-049-000, 117-210-050-000, 117-210-052-000, 117-210-053-000 and 117-210-054-000

PROJECT NAME/REQUEST (Describe proposed use and use separate sheet if necessary):

Carson Creek Village - Proposed Specific Plan for a new community integrating high and medium density housing, commercial services, parks, and open space on 97.93 acres located within the central portion of the El Dorado Hills Business Park (See attached Project Description and Consistency Review)

IF SUBDIVISION/PARCEL MAP: Create _____ lots, ranging in size from _____ to _____ acre(s)/square feet

IF ZONE CHANGE: From Research & Development (R&D) to Specific Plan (-SP)

IF GENERAL PLAN AMENDMENT: From Research & Development (R&D) to Adopted Plan (AP)

APPLICANT/AGENT Andrea A. Matarazzo, Partner, Pioneer Law Group

Mailing Address 1122 S Street (P.O. Box or Street) | Sacramento (City) | CA (State) | 95811 (ZIP)

Phone 916.287.9500 FAX 916.287.9515

PROPERTY OWNER Scott D. Hodson, Vice President, ~~PacTrust~~ PACIFIC REALTY ASSOCIATES L.P.

Mailing Address 15350 SW Sequoia Parkway, Suite 300 (P.O. Box or Street) | Portland (City) | OR (State) | 97224 (ZIP)

Phone 503.624.6300 FAX _____

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT Daniel E. Dameron, Vice President, Environmental Science Associates (ESA)

Mailing Address 2800 Capitol Avenue, Suite 200 (P.O. Box or Street) | Sacramento (City) | CA (State) | 95816 (ZIP)

Phone 916.281.8255 FAX 916.564.4501

LOCATION: The property is located on the West (N/E/W/S) side of Latrobe Road (Street or Road)

0 feet feet/miles North (N/E/W/S) of the intersection with Golden Foothill Parkway (Major Street or Road)

in the El Dorado Hills Business Park area. PROPERTY SIZE 97.93 acres (Acre(s) / Square Feet)

BY: X PACIFIC REALTY ASSOCIATES L.P.
PACTRUST REALTY INC. GEN PARTNER
SCOTT D. HODSON VICE PRESIDENT Date 6/18/2020
Signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date 6/29/20 Fee $ 5,405 - Receipt # R22990 Rec'd by Tom P. Census _____

Zoning R+D GPD R+D Supervisor District 1 Sec _____ Twn _____ Rng _____

Pre-application completed by: _____ Date completed: _____

EL DORADO COUNTY PLANNING SERVICES

SUBMITTAL INFORMATION

for

PRE-APPLICATION/CONCEPTUAL REVIEW

There are no minimum submittal requirements for the Pre-Application meeting. However, the following is a list of desirable information that should be available, to the extent practical, for staff to maximize the productivity of the Pre-Application meeting. **All plans and maps MUST be folded to 8 ½" x11".** The items with an asterisk (*) below must be submitted for a Conceptual Review Workshop.

Choose at least one:

- ☐ I request a Pre-Application Meeting
- ☐ I request a Conceptual Review Workshop with the Planning Commission
- ☒ I request a Conceptual Review Workshop with the Board of Supervisors

Check (√) Applicant	County		
☒	☐	1)	Assessors Parcel Map noting the subject parcel.*
☒	☐	2)	A conceptual site plan or map plan, preferably showing the following:*
☒	☐	a.	Number of units or lots, approximate size of lots, and overall density (buildings, square footage, parking and if multi-family housing or town homes/condos).
☒	☐	b.	Access to the site from County or State road system.
☒	☐	c.	Existing Zoning and Land Use designation, and any proposed zoning or Land Use designation changes.
☒	☐	d.	Such items as existing/proposed open space, recreation areas, and trail systems.
☒	☐	e.	Identification of wetlands, reservoirs, creeks, slopes which are 30% or greater, key types of vegetation (trees, shrubs, grass), and any other significant natural features. The presence of these features can be approximated.
☐	☒	f.	Any information on previous applications and parcel creation, existing code violations, nonconforming uses, etc. that would be helpful to staff.
☒	☐	3)	Aerial photograph of the project area.*
☒	☐	4)	Any other information which helps to define the proposal, including preliminary grading, drainage, etc., which may help the review team understand and comment on the proposed project.

Like all other programs, this service is intended to meet your needs in a timely and inexpensive manner. If after the review, you have comments and suggestions on the value of the service or how it can be improved, please let us know.

ESA
550 Kearny Street
Suite 800
San Francisco, CA 94108
415.896.5900 phone
415.896.0332 fax
www.esassoc.com

transmittal

date June 26th, 2020

____ attached ____ via regular mail

__X__ via messenger ____ via overnight mail

to Gina Hamilton
Senior Planner
County of El Dorado
Planning and Building Department
2850 Fairlane Court, Bldg C
Placerville, CA 95667

project El Dorado Business Park Amendment

items Carson Creek Village Pre-Application/Conceptual Review

comments Delivered by Dan Dameron at ESA

THERE IS A PRINTABLE PDF OF ALL THE MATERIALS ON THE INSIDE BACK COVER OF THE PROJECT DESCRIPTION AND CONSISTENCY REVIEW. Thanks

sent by Dan Dameron ESA

cc file

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CARSON CREEK VILLAGE

Project Description and Consistency Review

May 2020

PA20-0002
PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN
EXHBIT E - APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW

CARSON CREEK VILLAGE

Project Description and Consistency Review

May 2020

Prepared for:

PacTrust
Scott D. Hodson
Vice President
503.624.6300
ScottH@PacTrust.com

Prepared by:

Environmental Science Associates

In Partnership with:

BAE Urban Economics
Fehr & Peers
AIM Consulting
Morton & Pitalo
Pioneer Law Group

PA20-0002
PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN
EXHBIT E - APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW

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PA20-0002
PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN
EXHBIT E - APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW

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EXECUTIVE SUMMARY

A New Community. Carson Creek Village proposes a new community at the central crossroads of the El Dorado Hills Business Park (EDBP). Integrating high and medium density housing, commercial facilities, parks, open space and trails, the project will provide the opportunity for expanded housing options, services and amenities close by and available to the local workforce.

An Underperforming Resource. Despite best efforts over the past 40 years, the majority of the EDHBP remains undeveloped. Looking forward, the EDHBP faces continued challenges that are in part a product of its uniform R&D land use and zoning. The conversion of some R&D land to allow for a broader mix of uses will help to accelerate job growth, while still preserving ample space for future employment opportunities.

Re-envisioning Success. The EDHBP Owners Association commissioned a re-envisioning process to explore alternatives to enhance market competitiveness. That process reinforced the need for nearby housing available to employees at a lower cost than the prevailing El Dorado Hills market. It was concluded that the Carson Creek Village portion of the EDHBP offered the best opportunity to accommodate the densities and services required to support such housing.

Land Use Concept. The Carson Creek Village land use concept provides for a walkable mix of high and medium density housing, commercial, park, and open space uses. The land use concept responds to the conclusions of the EDHBP's re-envisioning process, and aligns with the El Dorado County General Plan's recognition that well-balanced communities afford residents the opportunity to work, shop, and recreate close to where they live

Connectivity Concept. The proposed mobility system is designed to maximize connectivity, walkability and convenience. Included is a comprehensive network of paths, sidewalks and bike lanes enhancing access between jobs, homes, services and amenities. The mobility system, combined with the project's integrated mix of uses, will reduce external vehicle trips and vehicle miles traveled when compared to the existing General Plan land use.

Entitlements and Community Outreach. Carson Creek Village will require review and approval of a General Plan Amendment, Rezone and Specific Plan by the County. This process will allow the project team, County staff and decision makers to work through project issues, objectives and solutions. As part of this effort, the project team will implement a comprehensive community engagement process to facilitate discussions with community members and stakeholders throughout the process.

Policy Consistency. The Carson Creek Village proposal is consistent with El Dorado County Board of Supervisors Policy J6, and has been structured to help advance several General Plan's goals and objectives. Concurrence by the Board will allow the formal planning and entitlement process to move forward, and for the County to subsequently review and consider the proposed project.

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01 A NEW COMMUNITY

Carson Creek Village proposes a new community at the central crossroads of the El Dorado Hills Business Park (EDBP). Integrating high and medium density housing, commercial facilities, parks, open space and trails, the project will provide the opportunity for expanded housing options, services and amenities close by and available to the local workforce.

Project Overview

Planning for the EDHBP commenced almost four decades ago with the intent to create a high technology business park including assembly plants, research and development, warehouses and offices. Despite significant infrastructure investments, an abundance of available land, and the desirability of the El Dorado Hills lifestyle, job growth has not proceeded as quickly as anticipated.

Carson Creek Village proposes a General Plan Amendment, Rezone and Specific Plan to introduce a new mix of uses on approximately 98 acres located in the central portion of the 832-acre business park. Taking in to account contemporary economic development and planning best practices, the planned community includes a walkable mix of medium and high density housing, commercial, park, and open space uses.

Carson Creek Village will be connected both internally and to the surrounding area through a network of trails, bike lanes and sidewalks. Also included is a long planned extension of Carson Crossing Drive to Latrobe Road. This mobility system will allow for convenient access between homes, jobs, services and amenities, and will support active transportation options such as walking and biking. The trail system, parks, and open space will be accessible not only to the project's residents, but to employees within the EDHBP and residents within the surrounding El Dorado Hills area.

The proximity of a diverse range of housing is one of the first factors considered when businesses contemplate locating in a community. By providing for a closely connected mix of jobs, housing, services and amenities, Carson Creek Village will help to enhance the appeal of the EDHBP for employment attraction and retention.

CARSON CREEK VILLAGE

Project Objectives

The objectives of the Carson Creek Village planning effort are to:

- Integrate a broader mix of uses to position the EDHBP to more effectively compete for, attract, and retain jobs;
- Ensure that ample R&D land is reserved to accommodate projected long term employment growth opportunities;
- Introduce housing at densities that offer the potential for product types that are more attainable to the local workforce;
- Create walkable neighborhoods that enhance sense of community and the EDHBP's image within the regional market;
- Incorporate commercial uses that offer residents and employees an opportunity to conveniently access goods and services;
- Establish a green network of park, paseo, and open spaces to foster community interaction, character, and sense of place;
- Complete the extension of Carson Crossing Drive to Latrobe Road implementing the County's planned roadway network;
- Provide a connected system of trails, paths, and sidewalks to support alternative travel modes such as walking and biking;
- Reduce vehicle trips and vehicle miles traveled, along with associated air quality and greenhouse gas emissions; and
- Make efficient use of existing infrastructure and prior environmental permitting and mitigation to reduce development costs.

Enhanced Employment Attraction and Retention

Expanded Housing Options for the Local Workforce

Green Network of Park, Paseo, Trails and Open Space

Project Setting

LOCATION

Carson Creek Village is located within the central portion of the EDHBP, north of Golden Foothill Parkway, and west of Latrobe Road (see **Figure 1-1**). Positioned at Entrance 3 to the Business Park, the project site is approximately one and a half miles south of US 50.

OWNERSHIP

Controlled by PacTrust, a leading real estate developer and owner headquartered in Portland Oregon, the project includes Assessor's Parcel Numbers (APNs) 117-210-047-000, 117-210-048-000, 117-210-049-000, 117-210-050-000, 117-210-052-000, 117-210-053-000 and 117-210-054-000.

EXISTING SITE CONDITIONS

The project site is relatively flat with limited development constraints. Slopping gently to the south and west from Latrobe Road, portions of the site have previously been rough graded. Vegetation consists primarily of non-native annual grasslands. Carson Creek extends along the entire western edge of the property, with three ephemeral drainage channels running from the east to the creek, the middle of which has been engineered.

Carson Creek, and its northern and southern tributary drainages, have been placed within a perpetual conservation easement as a condition of the property's permit under section 404 of the Clean Water Act (see **Figure 1-2**). Surrounded by rail fencing, the open space preserve includes the creek, drainages, seasonal wetlands, riparian and upland habitat, and constructed water quality swales.

EDHBP Entrance 3 with Project Site in Background

Project Site from Golden Foothill Parkway

Open Space Preserve Along Carson Creek Corridor

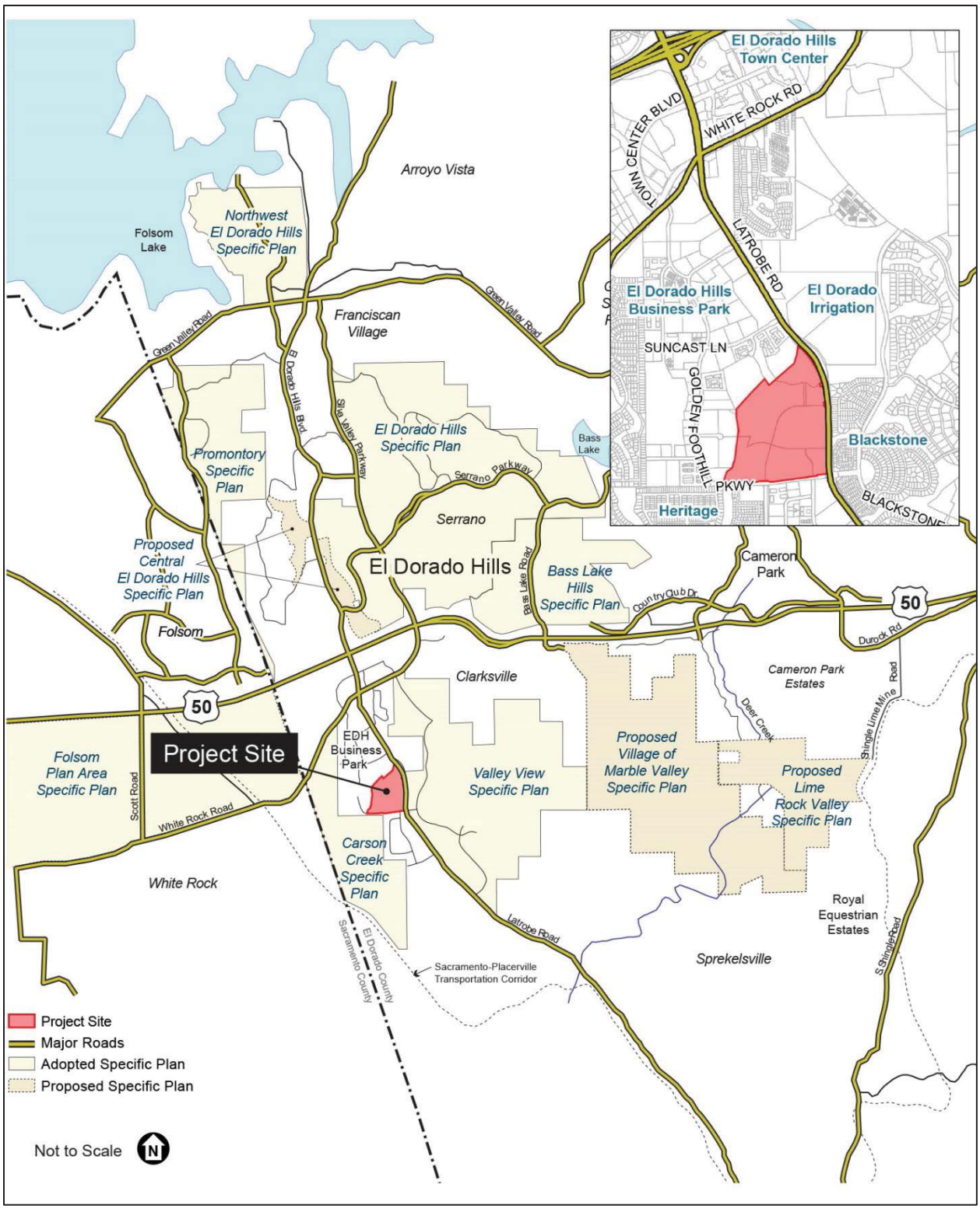


Figure 1-1: Project Location

Figure 1-2: Project Site

SURROUNDING USES

Existing and planned Research and Development uses are located to the north, west and south of the project site. This includes several low rise buildings south of Golden Foothill Parkway housing a mix of light manufacturing, office and commercial uses such as Paragon Products LLC, Greg's Pool Works and Three Sierras Business Center. To the southwest is Heritage a developing age restricted community (Carson Creek Specific Plan), and to the east across Latrobe Road is the developing Blackstone residential community (Valley View Specific Plan). To the northeast is the El Dorado Irrigation District wastewater treatment facility (see **Figure 1-2**).

LAND USE AND ZONING

The project site is designated with Research and Development (R&D) land use and zoning. This land use and zoning provide areas for high technology, non-polluting manufacturing plants, research and development facilities, corporate/industrial offices, and support service facilities in a rural or campus-like setting. The intent is to ensure a high quality environment and to support a business park/employment center concept.

UTILITIES AND PUBLIC SERVICES

Some infrastructure has been constructed on the project site, including a partial extension of Carson Crossing Drive, utility connections from existing facilities within Golden Foothills Parkway, and bridge/culvert crossings of the site's drainage channels. **Table 1-1** identifies those agencies that provide, or are anticipated to provide, services to the project. Coordination with all utility and public service providers will occur throughout the planning process.

Table 1-1: Utility and Public Service Providers

Service	Provider
Water	El Dorado Irrigation District
Sewer	El Dorado Irrigation District
Drainage	El Dorado County
Electricity	Pacific Gas & Electric
Natural Gas	Pacific Gas & Electric
Law Enforcement	El Dorado County Sheriff
Fire Protection	El Dorado Hills Fire Department
Schools	Buckeye Union School District and El Dorado Union High School District
Parks & Recreation	El Dorado Hills Community Services District[1]
Solid Waste	El Dorado Hills Community Services District (contracted out)[1]
Cable Television	El Dorado Hills Community Services District (contracted out)[1]
Library	El Dorado County
Transit	El Dorado County Transit Authority

1. The project site is located within the El Dorado Hills Community Services District's sphere of influence and will require annexation into the district.

02 AN UNDERPERFORMING RESOURCE

Despite best efforts over the past 40 years, the majority of the EDHBP remains undeveloped. Looking forward, the EDHBP faces continued challenges that are in part a product of its uniform R&D land use and zoning. The conversion of some R&D land to allow for a broader mix of uses will help to accelerate job growth, while still preserving ample space for future employment opportunities.

Market Struggles

R&D land use was initially designated for the 832 acre EDHBP in 1981. Today, almost 40 years later, approximately 530 acres (63 percent) of the Business Park remain undeveloped (see **Figure 2-1**). Based on the EDHBP's historical absorption rate, it would require over 60 more years for the Business Park to fully build out.[1]

There are a variety of reasons for the EDHBP's lackluster performance. These include the absence of a cohesive identity, high land costs and development fees, lack of connectivity and synergy among uses, high price of nearby employee housing, and zoning restrictions that limit the ability to integrate a broader mix of uses. This has created challenges in keeping up with increasing regional competition from areas such as Folsom, Roseville, Downtown Sacramento, Elk Grove, and Natomas.

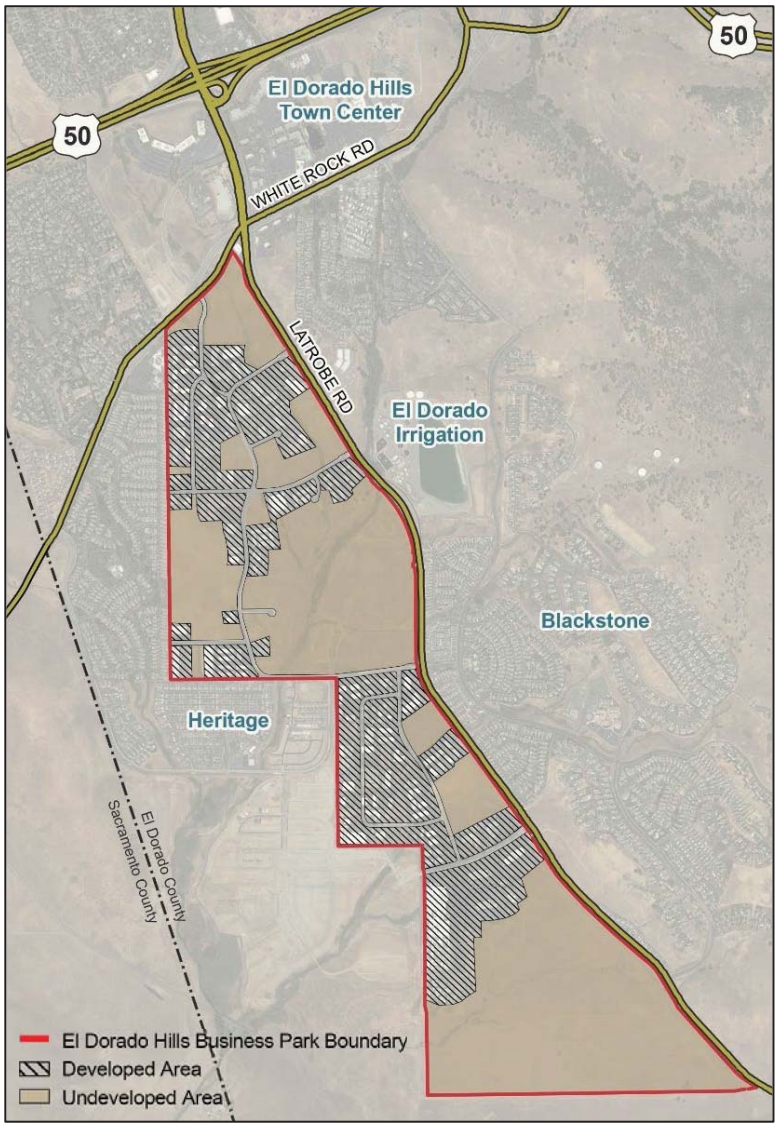


Figure 2-1: Undeveloped Land

[1] El Dorado County Community Development Agency, Staff Memo, 2016.

New Employment Model

The Old Way: Companies decided where they wanted to locate and employees followed.

The EDHBP R&D zoning was conceived during an era when it was considered desirable to separate residential from non-residential uses. In addition, it was common that businesses decided to set up operations in locations near where their top managers wanted to live. When established in the early 1980's, the EDHBP fit well with that model, as El Dorado Hills was, and remains, a desirable location for upscale executive-style housing. Businesses assumed that if they offered quality jobs, then qualified workers would move to be near the available job opportunities.

The New Way: Companies follow the talent.

Today, companies are in competition for an educated, innovative workforce. As the Millennial generation grows to become the largest cohort in the workforce, they have also developed a strong preference for work-life balance. Now, Millennials decide where they want to live first, and then find jobs in those locations that offer their preferred lifestyle. To compete for a talented workforce, companies must go where the workforce wants to be and companies large and small across the U.S. are following this path.

Where Does the Workforce Want to Be?

The workforce wants to live in active, more developed, mixed-use locations, that offer housing as well as shopping, dining, cultural and recreational amenities. They are looking for locations where they can live, work, and play within the same community and have mobility options, such as walking and biking, that do not require them to endure long commutes in single-occupant vehicles.

> *"Companies, employees, and residents are looking for a dynamic and stimulating environment to live and work, and the suburbs typically aren't that, so they are looking for suburbs that are already that or are repositioning themselves to be that."*
>
> *- Urban Land Institute*

Multifamily Housing with Amenities

Missing Housing Options

With its attractive setting and desirable quality of life, El Dorado Hills has some of the highest priced housing in the Sacramento region. This housing is not easily attainable to many in the local workforce. Young families looking to purchase a home, current residents wanting to downsize, and students that left for college and are looking to return home, are all often priced out of the local housing market.

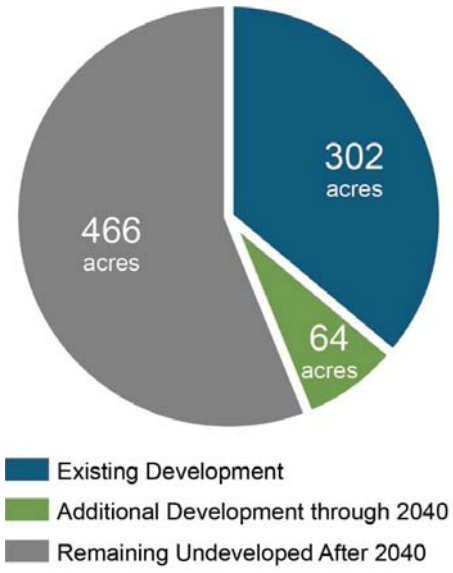
This lack of attainable housing close to and integrated with EDHBP jobs has hindered the success of the Business Park. Based upon the input of some EDHBP owners and businesses, the scarcity of such housing requires many employees to commute long distances to and from work, making it more difficult to attract and retain talent. Similar feedback was received from the El Dorado Community Foundation and the El Dorado Hills Chamber of Commerce.

Abundance of EDHBP Land

Recently adopted El Dorado County growth projections prepared by BAE Urban Economics (2020) indicate that the County might expect to see employment growth of just under 6,000 total new jobs in the West Slope area[2] between 2018 and 2040, and around 2,447 of these jobs could be expected to go into the El Dorado Hills Community Region.

Considering that the County's projections account for jobs across all employment categories (not just those categories that would likely be attracted to R&D land) and account for jobs throughout the larger Community Region (not just jobs that would be attracted to the EDHBP), the "status quo" potential employment growth in the Business Park is projected to be relatively modest. Even if all 2,447 expected new El Dorado Hills Community Region jobs were captured in the EDHBP, this would likely require no more than about 64 acres of the 530 acres of currently vacant Business Park land to accommodate the growth through 2040.[3]

Given the above, the conversion of a portion of the EDHBP's R&D acreage to allow mixed-use and residential development is unlikely to create a short- or long-term shortage of land to accommodate employment growth opportunities. Rather, the re-envisioning of the Business Park as an active mixed-use and employment center will help to accelerate job growth beyond the modest projections, while still preserving more than adequate R&D land to accommodate job growth.



Source: BAE Urban Economic,2020

[2] The portion of El Dorado County that lies outside of the Tahoe basin, excluding the City of Placerville.

[3] Assumes R&D building FAR of 0.35 and employment density of one employee per 400 square feet of building space.

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03 RE-ENVISIONING SUCCESS

The EDHBP Owners Association commissioned a re-envisioning process to explore alternatives to enhance market competitiveness. That process reinforced the need for nearby housing available to employees at a lower cost than the prevailing El Dorado Hills market. It was concluded that the Carson Creek Village portion of the EDHBP offered the best opportunity to accommodate the densities and services required to support such housing.

EDHBP Re-Visioning Process

Based upon the Business Park's continued underperformance and modest long term market outlook, the EDHBP Owners Association initiated a re-envisioning process in 2017. This year long process explored how the Business Park could boost its competiveness in the regional employment market.

A number of similar era business parks were studied to determine those factors that contributed to their success and ability to remain competitive. Despite the varied markets, reoccurring themes emerged including the presence of nearby housing, and the ability to walk and bike between uses. Several of these business parks had, years after initial adoption, pursued rezones to add a broader mix of uses.

The re-envisioning process determined that, to be competitive, the EDHBP needed:

- Better access to housing that is more attainable to the workforce;
- Enhanced connectivity (walking and biking);
- Added community services and amenities;
- Greater identity within the regional market;
- Stronger connection to the community; and,
- Cohesive architecture and landscaping.

***Bishop Ranch** - San Ramon, CA*

- Broke ground in 1980.
- 585-acre business park with 9 million square feet of space.
- Added mixed use center with 500 housing units, retail and hotel in 2017.
- Amenities include pedestrian/bicycle facilities, parks, education, farmer's market, food truck market, and conference center.

***Hewlett-Packard Campus** - Roseville, CA*

- Broke ground in 1979.
- 500-acre tech campus initially planned for 4.2 million square feet of space.
- Added 950 housing units, retail and office uses in 2015.
- Planned amenities include pedestrian/ bicycle facilities, parks, greenbelts, and space for the arts and community events.

***Hacienda** – Pleasanton, CA*

- Broke ground in 1982.
- 730-acre business park with 9 million square feet of space.
- Added 2,500 housing units starting in 1991.
- Amenities include pedestrian/bicycle facilities, parks, greenbelts, par course, child care, schools and health services.

Integration of Housing

The re-envisioning process then explored where housing and associated services could potentially be integrated into the EDHBP. It was recognized that in order to provide the opportunity for housing attainable at a lower cost than the prevailing El Dorado Hills market, higher densities and smaller unit sizes would need to be accommodated.

It was also acknowledged that, in order to be effective, such housing sites needed to:

1. Be close enough to the EDHBP job base to allow for alternative travel modes such as walking and biking;
2. Be large enough to create a sense of community, with amenities and services to support residents; and,
3. Have easy access to infrastructure, along with limited topographic and environmental constraints, in order to control development costs.

Four undeveloped areas were identified for further study within the EDHBP (see **Figure 3-1**). Each of these four areas was analyzed for its suitability for alternative uses, in particular for higher density housing and supportive service, recreational and related uses. To inform this effort, an environmental constraints analysis and market assessment were prepared, along with land use concepts and development schematics.

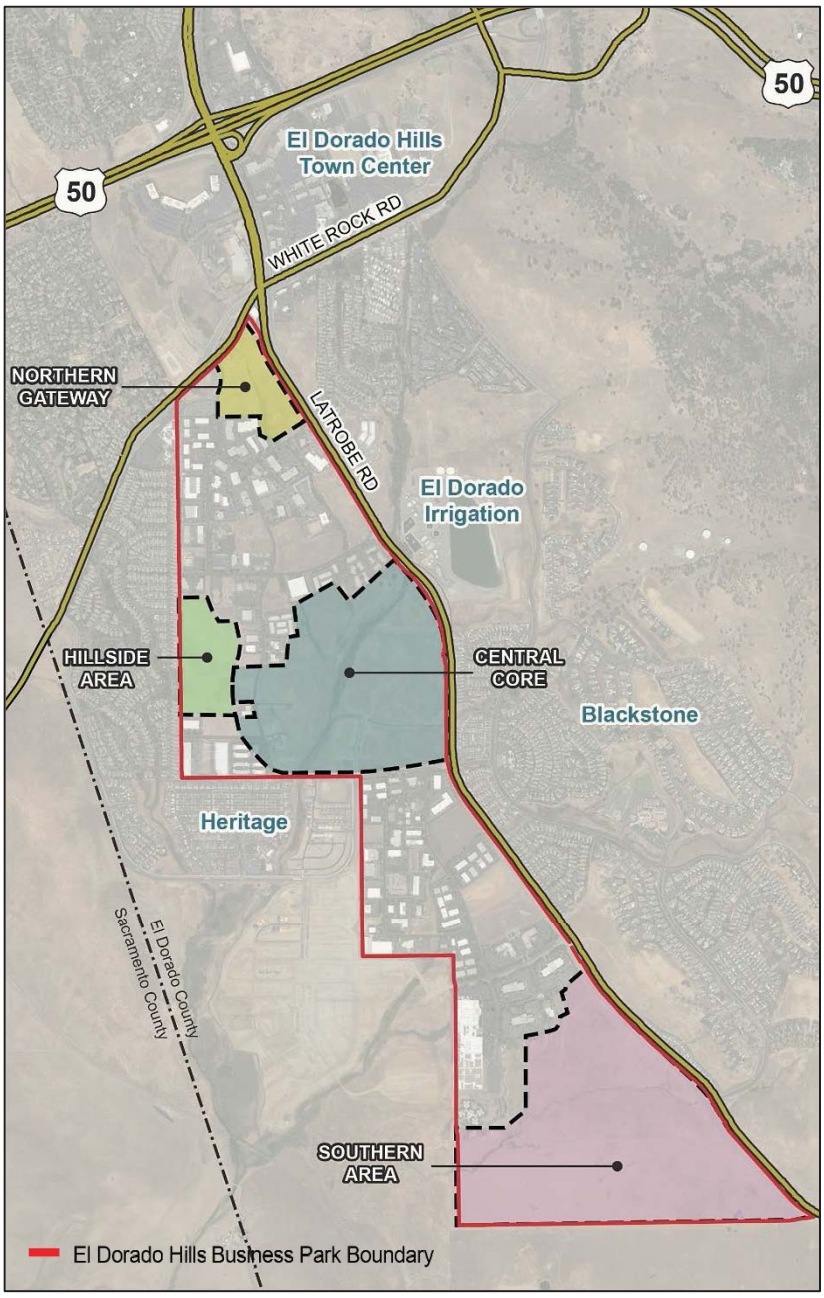

Figure 3-1: EDHBP Study Areas

Carson Creek Village

The re-envisioning process concluded that the eastern portion of the Central Core (Carson Creek Village), was the most viable site to accommodate higher density housing and associated services (See **Figure 3-2**). This location was selected because of its:

- Central location within the Business Park placing it in close proximity to EDHBP jobs immediately to the north, south and west;
- Position at the "crossroads" of the EDHBP, where travel from the Business Park and the Blackstone and Heritage neighborhoods converge, providing the potential to support some commercial/service activity;
- Flat topography with limited environmental constraints (rare in the surrounding area), including prior issuance of a 404 permit to address wetland fill and mitigation;
- Access to infrastructure, including prior investments to extend Carson Crossing Drive, sidewalks, landscaping, drainage facilities, and utilities on to the site; and,
- Integration of the Carson Creek corridor, providing an open space amenity and perpetual preserve for future residents, as well as a buffer from immediately adjacent existing and future R&D development.

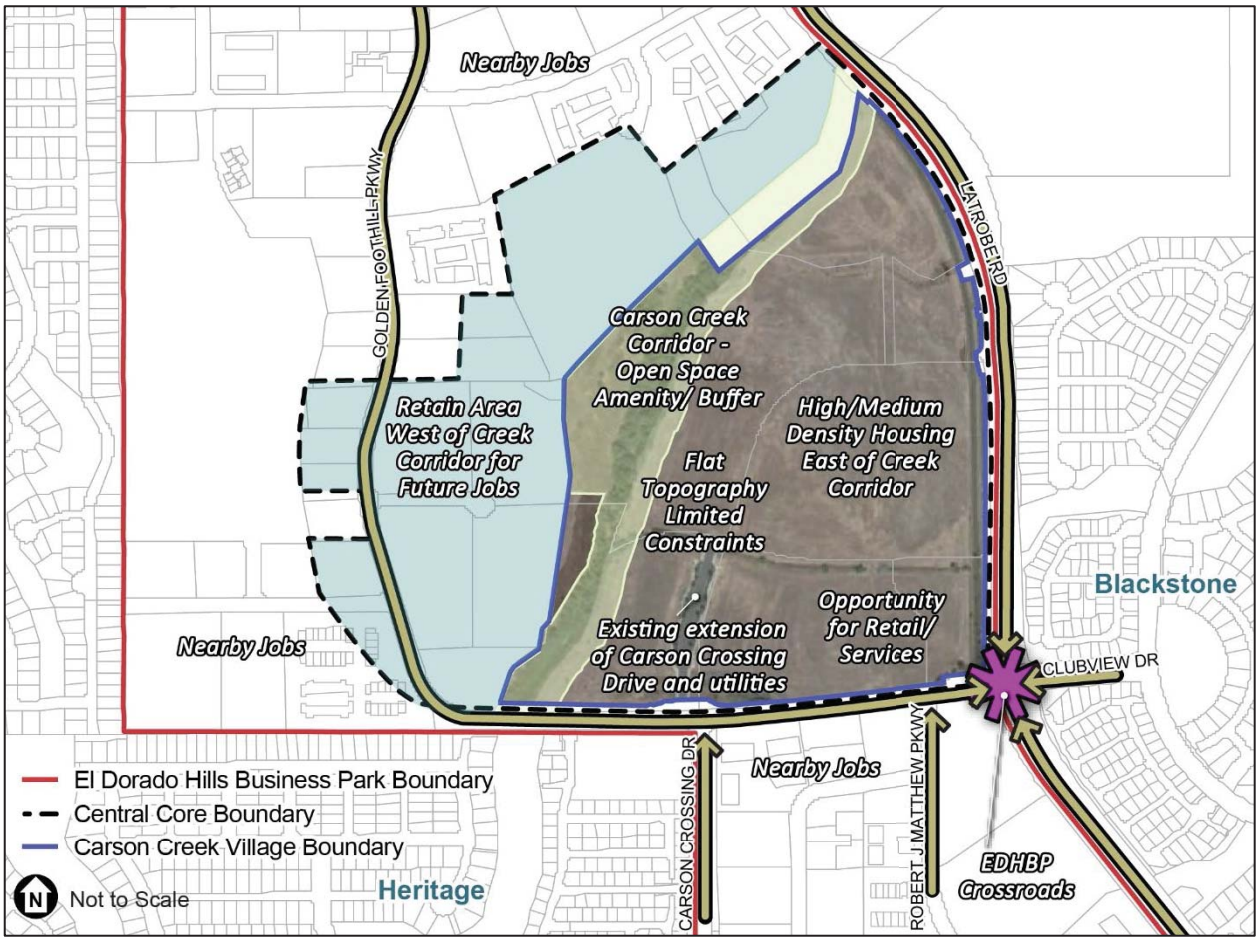

Figure 3-2: Re-Envisioning Process – Carson Creek Village

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04 LAND USE CONCEPT

The Carson Creek Village land use concept provides for a walkable mix of high and medium housing, commercial, park, and open space uses. The land use concept responds to the conclusions of the EDHBP's re-envisioning process, and aligns with the El Dorado County General Plan's recognition that having well-balanced communities with mutually supportive uses affords residents the opportunity to work, shop, and recreate close to where they live.

A Mixed Use Community

The Carson Creek Village land use concept is illustrated on **Figure 4-1**. Key components of the proposed community include:

- A walkable residential neighborhood composed of high and medium density housing offering the potential for more attainable living options;
- Local commercial centers offering residents, employees and passers-by an opportunity to conveniently access goods and services; and,
- A network of park, paseo and open spaces offering recreational opportunities, preserving natural features, and enhancing the sense of community.

Residential Neighborhood

Carson Creek Village provides for a range of medium and high density housing intended to support a diversity of living options. The associated densities and smaller unit sizes will enhance the opportunity to provide housing attainable at a lower cost than the prevailing El Dorado Hills market. The final mix of housing types will be subject to further refinement as part of the planning process.

Medium Density Residential. Medium Density Residential land use will allow for an assortment of single-family detached and attached residential product types. Densities are anticipated to range from 7 to 15 dwelling units per acre. Within this density range a variety of housing types may be accommodated such as detached small-lot, zero-lot-line, court yard, motor court, paseo, duet/halfplex/triplex, and townhomes. Residences may look like traditional homes, but with smaller units on more compact lots.

Medium Density Residential – Detached Small Lot

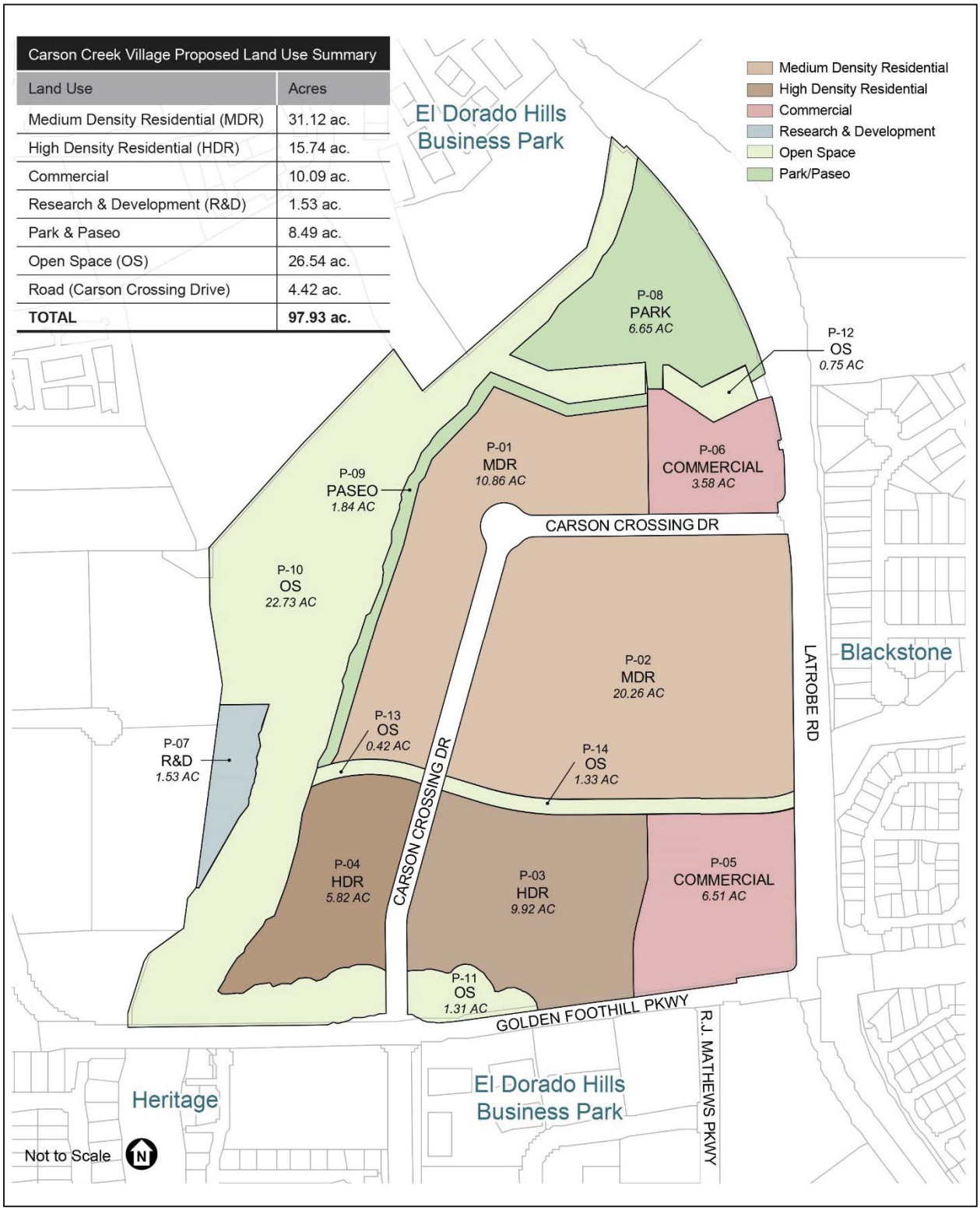


Figure 4-1: Carson Creek Village Land Use Concept

High Density Housing. High Density Residential land use will allow for attached residential product types. Densities are anticipated to be above 15 dwelling units per acre, generally between 20 to 30 dwelling units per acre. Within this density range a variety of product types may be accommodated such as townhomes, row houses, apartments and condominiums. Buildings will typically be two to four stories in height, with complexes incorporating amenities such as a clubhouse, pool and play area.

High Density Residential – Apartments

Commercial Services

Two commercial sites are proposed to offer residents, employees and passers-by with the potential to shop, eat, and meet some of their daily needs. These sites are strategically located at the project's planned entries from Latrobe Road in order to enhance their visibility, as well as to allow easy access from the Carson Creek Village neighborhood, nearby residential communities such as Blackstone and Heritage, and EDHBP employment uses.

Commercial land use will allow convenience goods and services for local residents and employees, as well as unique commercial uses that draw from the larger market and lifestyle.

Commercial Services

Parks and Open Space

A green network of interconnected park, paseo, and open spaces are proposed to enhance community interaction, character and sense of place. This network will provide for recreational opportunities, serve as gathering places for residents and employees, help to establish a communal sense of identity and ownership, and provide for natural resource protection.

The Parks and Paseo land use designation is applied where developed, active and passive recreational facilities are proposed. The open

Neighborhood Park

space land use designation is applied to preserve and protect natural areas.

Park. A neighborhood park is planned in the northern portion of Carson Creek Village surrounded to the south and west by open space. Its location will retain a vista into the community from Latrobe Road. The park will support local resident and employee recreational needs and may include ball fields, sports courts, play structures, picnic areas, and other facilities.

Paseo. A paseo with a Class 1 multi-use trail is planned adjacent to the Carson Creek corridor, allowing residents and employees to travel along and enjoy the adjacent open space. The paseo will link to the neighborhood park, and may incorporate landscaping, seating areas and interpretive signage. Internal neighborhood paseos and paths may also be incorporated to further enhance the community's recreation and mobility systems.

Open Space. Carson Creek, its northern and southern tributary drainages, and associated habitat areas will be preserved in open space. Extending along the entire western edge of the community, the open space corridor will provide a visual amenity, as well as a buffer from existing and planned R&D uses to the west and north. As a condition of the property's 404 permit, a perpetual conservation easement was granted in 2010 to preserve the corridor in its natural state.

A small remnant R&D parcel has been designated west of Carson Creek. Physically separated from the remainder of the community, this parcel could be incorporated into the adjacent R&D or open space uses.

Paseo and Trail Along Open Space

Carson Creek Open Space Preserve

05 CONNECTIVITY CONCEPT

The proposed mobility system is designed to maximize connectivity, walkability and convenience. Included is a comprehensive network of paths, sidewalks and bike lanes enhancing access between jobs, homes, services and amenities. The mobility system, combined with the project's integrated mix of uses, will internalize some travel thus reducing external vehicle trips and vehicle miles traveled when compared to the existing General Plan land use.

Roadways

Carson Creek Village is bounded by Latrobe Road to the east, and Golden Foothill Parkway to the south. Proposed is a long planned extension of Carson Crossing Drive from its current terminus at Golden Foothill Parkway curving northeast through the project area to a planned signalized intersection at Latrobe Road (See **Figures 5-1)**. This connection will provide an alternate route to and from Latrobe Road, and will help to complete the County's roadway network. A portion of this extension has previously been constructed.

Residential streets and private drives will provide in-tract access for individual projects.

Constructed portion Carson Crossing Drive Extension

Active Transportation

An interconnected network of paths, sidewalks and bike lanes are proposed to allow residents and employees to easily walk and bike to meet their daily needs. This enhanced connectivity will support alternative modes of travel; reduce vehicle trips and associated air quality and greenhouse gas emissions; promote community activity, health and well-being; and contribute to the character and desirability of Carson Creek Village and the larger EDHBP.

The pedestrian and bicycle network will provide for looped routes with connections to the regional bikeway and trail system (See **Figures 5-1 and 5-2**). Planned components of the network include:

Class I Multi-Use Trails. Class I trials are shared bicycle and pedestrian facilities physically separated from motor vehicle traffic. The proposed Class I network will link to and help to complete the County's regional Class I trail system. Connections are proposed to the existing Class 1 trail south of Golden Foothill Parkway, with two routes through Carson Creek Village, both linking to the existing Class I trail on the east side of Latrobe Road via signalized crosswalks at the Golden Foothill Parkway and future Carson Crossing Drive intersections.

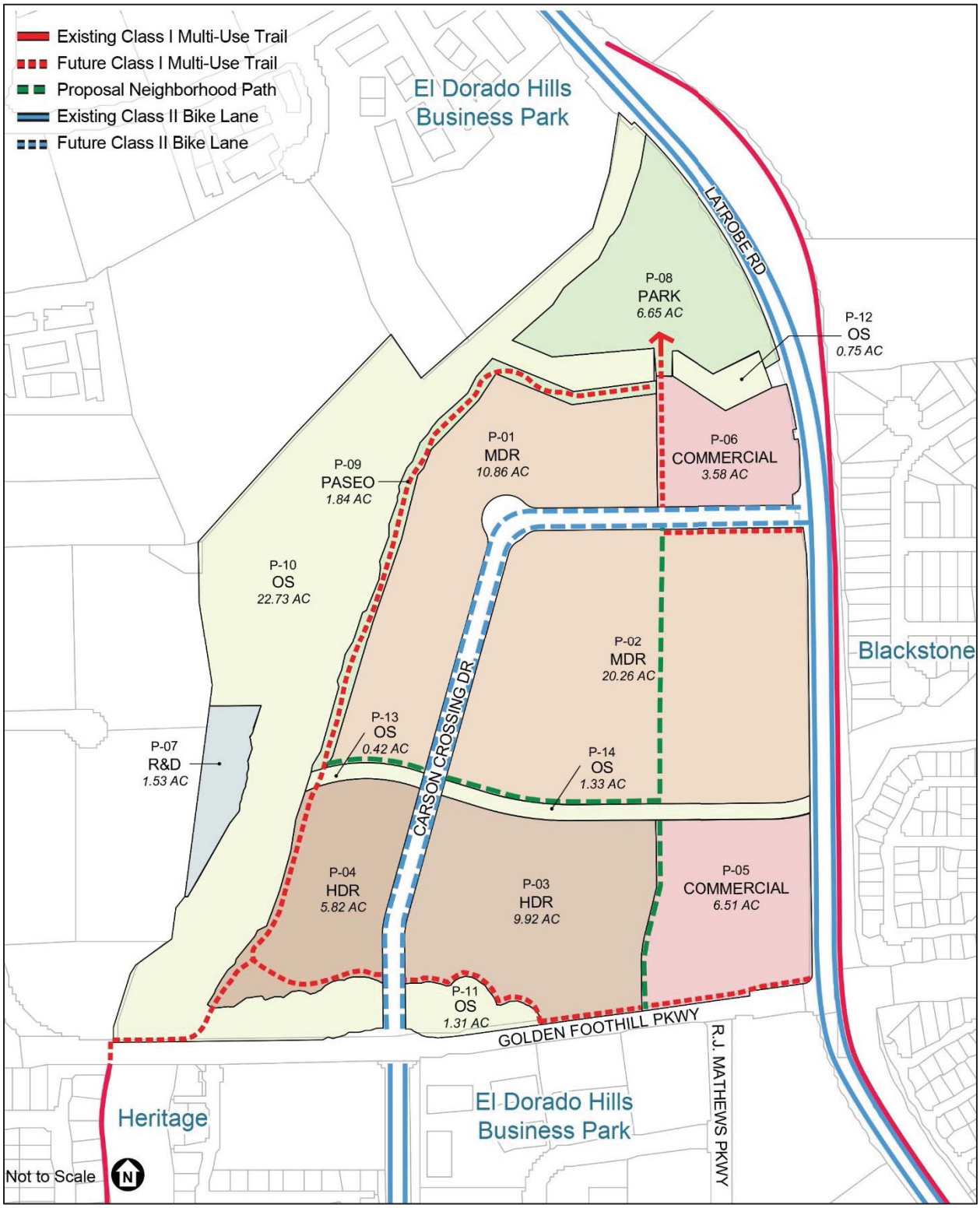


Figure 5-1: Carson Creek Village Bicycle and Pedestrian Network

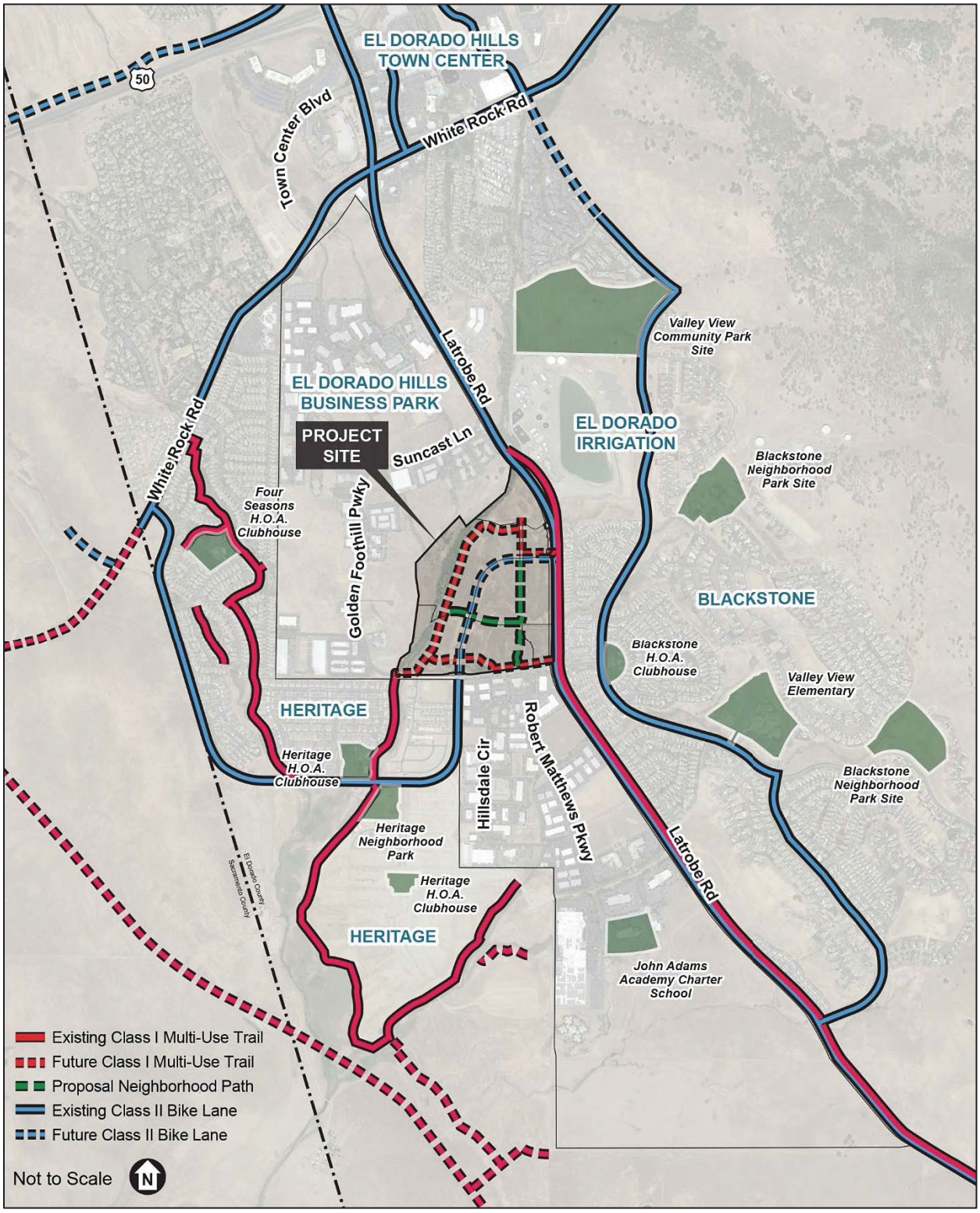
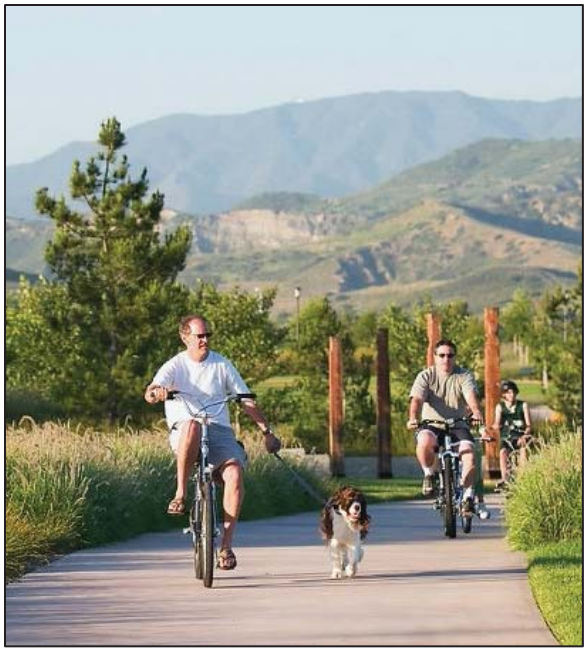


Figure 5-2: Regional Bicycle and Pedestrian Network



Class I Multi-Use Trail

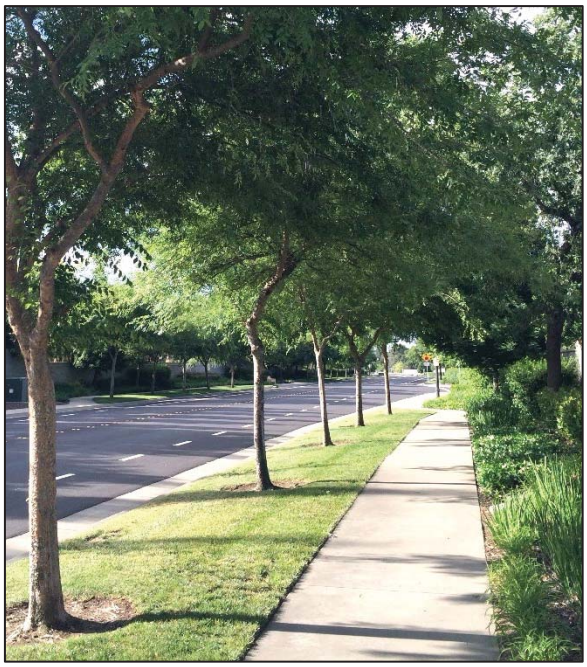
Neighborhood Trails. Neighborhood trails are separated facilities for shared bicycle and pedestrian use. These trails are within paseos and may be paved or unpaved. Neighborhood trails are proposed to provide connections from the local neighborhoods to the Class 1 trail network, open space, and commercial services

Neighborhood Trail

Class II Bike Lane

Class II Bike Lanes. Class II bike lanes are striped and signed one-way lanes along roadways. Class II bike lanes are proposed along both sides on Carson Crossing Drive through the project area, connecting to the existing Class II bike lanes along Latrobe Road to the east, and existing Carson Crossing Drive to the south.

Sidewalks. Sidewalks are proposed to be included on all public streets, and may be separated from the street by a landscaped parkway to create a more comfortable corridor for pedestrian mobility.



Separated Sidewalk

Reduced Vehicle Trips

It is recognized that circulation and traffic are issues of great importance to many county residents. Based upon a preliminary traffic evaluation prepared by Fehr & Peers (2020), Carson Creek Village would result in a substantial reduction in both vehicle trips and vehicle miles traveled (VMT) when compared to the existing General Plan land use. This reduction is primarily a result of the proposed project placing new residents near job opportunities in the EDHBP, and new services near existing residents in Blackstone and Heritage.

Carson Creek Village is estimated to generate 4,200 less vehicle trips per day than under the existing General Plan land use, with 38 percent fewer trips during the PM Peak hour (See **Table 5-1**). The PM Peak hour is when drivers experience the greatest congestion along the Latrobe Road corridor, particularly between White Rock Road and US 50. The peak direction of these trips would be southbound, the opposite direction of PM peak hour travel on Latrobe Road.

SB 743 changes the focus of transportation analysis from measuring impacts to drivers (LOS), to measuring the impact of driving (VMT). This shift is intended to better align with the state's goals to reduce greenhouse gas (GHG) emissions, encourage infill development, and improve public health through more active transportation. Based upon the preliminary traffic evaluation, Carson Creek Village is estimated to generate 18 percent less VMT when compared to the existing General Plan land use (See **Table 5-2**).

Table 5-1: Trip Generation Comparison

Scenario	Trips		
	Daily	PM Peak	AM Peak
Existing General Plan	14,400	710	1,410
Carson Creek Village	10,200	470	880
Difference	-4,200	-240	-530
Percent Difference	-29%	-34%	-38%

Source: Fehr & Peers 2020

Table 5-2: VMT Comparison

Scenario	Daily VMT
Existing General Plan	97,300
Carson Creek Village	79,600
Difference	-17,700
Percent Difference	-18%

Source: Fehr & Peers 2020

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06 ENTITLEMENTS AND COMMUNITY OUTREACH

Carson Creek Village will require review and approval of a General Plan Amendment, Rezone and Specific Plan by the County. This process will allow the project team, County staff and decision makers to work through project issues, objectives and solutions. As part of this effort, the project team will implement a comprehensive community engagement process to facilitate discussions with community members and stakeholders throughout the process.

Proposed Entitlements

Carson Creek Village will require County approval of a General Plan Amendment and a rezone to accommodate the proposed new mix of uses. In addition, a Specific Plan is proposed to help facilitate the project's vision and establish a link between the County's General Plan policies and individual development proposals. The Specific Plan will include land use regulations, development standards, design guidelines, infrastructure improvements, and implementation programs tailored to the project area.

Other entitlements that may be required include a development agreement outlining specific development obligations and rights, and a large lot subdivision map reconfiguring the property consistent with the proposed land use and zoning boundaries. Individual development projects will be subject to review and approval of subsequent permits and entitlements by the County. It is possible that one or more development projects may be processed concurrent with the Specific Plan.

Carson Creek Village will also require completion of an Environmental Impact Report (EIR) in accordance with the California Environmental Quality Act (CEQA).

Community Engagement

The project team will develop and implement a robust stakeholder and public engagement process to inform the Carson Creek Village planning effort. The objective of this process is to help identify any perceived challenges or issues the community may have with the proposed project, as well as to explore opportunities for the project to enhance the local community.

The public engagement process will facilitate a series of interactive discussions throughout the planning process with neighboring community members including local residents, employers, the business community, and community-based organizations.

Stakeholder Group Meeting

Strategies that may be used to engage the community either in person and/or online include, but are not limited to:

- Stakeholder meetings
- Pop-up workshops
- Community events
- Virtual community workshops

The project team will also host an interactive project website and social media program to help build awareness and keep the community informed throughout the planning process.

Pop-up Workshop

07 POLICY CONSISTENCY

The Carson Creek Village proposal is consistent with El Dorado County Board of Supervisors Policy J6, and has been structured to help advance several General Plan's goals and objectives. Concurrence by the Board will allow the formal planning and entitlement process to move forward, and for the County to subsequently review and consider the proposed project.

Initiation Hearing

Board of Supervisors Policy J-6 specifies that, prior to a formal submittal of a privately-initiated application to amend the General Plan and/or adopt a new specific plan to increase allowable residential densities, an "initiation" hearing shall be required before the Board. That hearing is to determine compliance with the criteria of Policy J6 and to provide early feedback on the proposed project.

Evaluation Criteria

In accordance with Board policy, the initiation application shall be evaluated to determine whether it complies with the following criteria:

1. *The proposed application is consistent with the goals and objectives of the General Plan.*

   Carson Creek Village as proposed is consistent with and will help to advance several goals and objectives of the General Plan. See the **Appendix** for a review of General Plan consistency.

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.*

   Carson Creek Village is located within the EDHBP, and is proposed to connect to existing utility and roadway infrastructure that is readily available and has been planned to serve the site. Some infrastructure has already been constructed on the project site, and no capacity issues are anticipated. A full list of utility and public service providers is included on **Table 1-1** (Page 8).

   Additional utility and transportation analyses will be prepared as part of the planning process, and coordination will occur with all utility and public service providers. Utility and roadway infrastructure will be sized and constructed in accordance with service provider standards. The specific plan will include a phasing plan and financing strategy for the orderly and cost efficient construction of infrastructure to serve the project.

3. *The application meets one or more of the following goals and objectives:*

   A. *Increases employment opportunities within El Dorado County;*

      Carson Creek Village proposes a mix of high and medium density housing that will provide the opportunity for expanded living options close by and available to the EDHBP workforce. The addition of new housing opportunities

responds to the conclusions of the EDHBP's re-envisioning process, and is intended to support employment attraction and retention. The re-envisioning of the EDHBP will help to accelerate job growth beyond the current modest projections and, based upon recently adopted El Dorado County growth projections prepared by BAE Urban Economics (2020), will still preserve more than adequate R&D land to accommodate job growth.

Carson Creek Village also proposes two commercial sites that will support new jobs. Additionally, the new development will create short-term construction-related employment opportunities.

B. *Promotes the development of housing affordable to moderate income households;*

Carson Creek Village proposes a range of medium and high density housing intended to support a diversity of living options. The mix of housing recognizes that in order to create opportunities for living options attainable at a lower cost than the prevailing El Dorado Hills market, higher densities and smaller unit sizes will need to be provided. This opportunity is enhanced by the project's central location close to EDHBP jobs, flat topography and limited environmental constraints, and convenient access to existing infrastructure. The final mix of housing types will be subject to further refinement as part of the planning process.

C. *Provides additional opportunities to retain retail sales and sales tax revenues within El Dorado County;*

Carson Creek Village proposes two commercial sites totaling 10.09 acres that will support new retail sales and the potential to improve sales tax capture within the County. These sites will allow for convenience goods and services for local residents and employees, as well as unique commercial uses that draw from the larger market and lifestyle. In addition, the project's proposed housing development will generate new customers to support existing and new retailers.

D. *Protects and enhances the agricultural and natural resource industries;*

Carson Creek Village proposes new housing choices and commercial services within the El Dorado Hills Community Region, an area designated by the General Plan to allow for continued population growth and economic expansion. The project site is within the defined urban limit line, already has urban land use, and has access to available infrastructure and services to support development. This type of development reduces pressure for the conversion of agricultural and natural resource industries elsewhere in the County.

F. Is necessary to comply with changes to state and federal law.

The approval of Carson Creek Village is not necessary to comply with changes in state or federal law. The project will, however, support several state objectives including providing for new housing opportunities, supporting economic development and job growth, and reducing vehicle trips and associated air quality and greenhouse gas emissions

4. The application is consistent with any applicable Board adopted community vision and implementation plan.

There is currently no specific Community Vision or Implementation Plan that is applicable to the proposed project area. As previously noted, Carson Creek Village as proposed is consistent with and will help to advance several goals and objectives of the General Plan.

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APPENDIX: GENERAL PLAN CONSISTENCY REVIEW

LAND USE ELEMENT

GOAL 2.1: LAND USE

Protection and conservation of existing communities and rural centers; creation of new sustainable communities; curtailment of urban/suburban sprawl; location and intensity of future development consistent with the availability of adequate infrastructure; and mixed and balanced uses that promote use of alternate transportation systems.

Objective 2.1.1: Community Regions

The urban limit line establishes a line on the General Plan land use maps demarcating where the urban and suburban land uses will be developed. The Community Region boundaries as depicted on the General Plan land use map shall be the established urban limit line.

Provide opportunities that allow for continued population growth and economic expansion while preserving the character and extent of existing rural centers and urban communities, emphasizing both the natural setting and built design elements which contribute to the quality of life and economic health of the County.

Consistent. *The proposed project is located within the El Dorado Hills Community Region and is within the urban limit line. It proposes urban/ suburban land uses that allow for continued population growth and economic expansion, and is structured to contribute to the quality of life and economic health of the County.*

Objective 2.1.2: Rural Centers

The urban limit line establishes a line on the General Plan land use maps demarcating where the urban and semi-urban land uses will be developed. The Rural Center boundaries as depicted on the General Plan land use map shall be the established urban limit line.

Recognize existing defined places as centers within the Rural Regions which provide a focus of activity and provides goods and services to the surrounding areas.

Not Applicable. *The proposed project is not located within a Rural Center as defined by the General Plan.*

Objective 2.1.3: Rural Regions

Provide a land use pattern that maintains the open character of the County, preserves its natural resources, recognizes the constraints of the land and the limited availability of infrastructure and public services, and preserves the agricultural and forest/timber area to ensure its long-term viability for agriculture and timber operations.

Not Applicable. *The proposed project is not located within a Rural Region as defined by the General Plan.*

Objective 2.1.4: Opportunity Areas
Encourage development and revitalization within designated opportunity areas with a mix of uses that support the County's jobs/housing balance.

Not Applicable. *The proposed project is not located within a currently designated opportunity Area. It does, however, provide for new medium and high density housing opportunities in close proximity to EDHBP jobs.*

GOAL 2.2: LAND USE DESIGNATIONS

A set of land use designations which provide for the maintenance of the rural and open character of the County and maintenance of a high standard of environmental quality.

Objective 2.2.1: Land Use Designations
An appropriate range of land use designations that will distribute growth and development in a manner that maintains the rural character of the County, utilizes infrastructure in an efficient, cost-effective manner, and further the implementation of the Community Region, Rural Center, and Rural Region concept areas.

Consistent. *The proposed project will create unique land use designations through preparation of a Specific Plan consistent with the Adopted Plan (AP) general plan land use designation. Located within the El Dorado Hills Community Region, existing utility and roadway infrastructure exists immediately adjacent to the project site, and has previously been extended onto portions of the site.*

Objective 2.2.2: Overlay Land Use Designations
Establishment of overlay designations to provide additional direction for the development of land where circumstances apply generally to the lands regardless of the underlying land use designations.

Not Applicable. *The proposed project does not currently anticipate the need for an overlay land use designation.*

Objective 2.2.3: Planned Developments
Provide for innovative planning and development techniques and further fulfill the Plan Strategy by encouraging balanced growth to better reflect the character and scale of the community in which it occurs while minimizing impacts on the surrounding areas, to provide more efficient utilization of land, and to allow for flexibility of development while providing for general public benefits.

Consistent. *The proposed project will incorporate a balanced mix of medium and high density housing, commercial services, parks, open space and trails to support EDHBP employment growth The mix of uses responds to evolving planning innovations, employment trends, and housing needs as reflected by the "new employment model". The trail system, parks, open space, and commercial services will benefit not only to the project's residents, but employees within the remainder of the EDHBP and residents within the surrounding El Dorado Hills area. The proposed project will create unique zoning districts and development standards that provide flexibility through preparation of a Specific Plan consistent with Chapter 130.56 of the County Zoning Ordinance.*

Objective 2.2.4: Density Bonus

Provide for incentives which encourage the utilization of the Planned Development concept and further the provision of public benefits as a component of development.

Consistent. *The proposed project will provide for medium and high density residential housing that will allow for County application of a density bonus and/or other incentives for individual projects.*

Objective 2.2.5: General Policy Section

This Objective incorporates several policies addressing: review of future discretionary projects; rezoning; parcel size exceptions; land use and zoning consistency; family support services; agricultural support uses; management of forest products and natural resources; airport facilities; public facilities; National Recreational Area or Wild and Scenic River designations; level of planning; churches and private schools; setbacks; projects proposed below established density ranges; land use compatibility; and, schools and other public buildings.

Consistent. *The proposed project has considered applicable General Plan policies within its conceptual design, and per state law and Chapter 130.56 of the El Dorado County Zoning Ordinance, the Specific Plan will be required to be consistent with the General Plan*

Objective 2.2.6: Site Specific Policy Section

Establishment of site specific policies are given to provide additional, specific direction for the development of land where circumstances apply to areas of special interest.

Not Applicable. *None of the policies under this Objective apply to the proposed project.*

Objective 2.2.7: Coordination with Incorporated Cities

This Objective incorporates several policies addressing how the County intends to coordinate its planning efforts with the incorporate cities and other agencies.

Not Applicable. *The proposed project is not located within or near an incorporated City or its sphere of influence.*

GOAL 2.3: NATURAL LANDSCAPE FEATURES

Maintain the characteristic natural landscape features unique to each area of the County.

Objective 2.3.1: Topography and Native Vegetation

Provide for the retention of distinct topographical features and conservation of the native vegetation of the County.

Consistent. *The proposed project site is relatively flat with no distinct topographic features. Portions of the site have been previously rough graded. Carson Creek extends along the entire western edge of the property, with three ephemeral drainage channels running from the east to the creek, the middle of which has been engineered. The Carson Creek corridor, and its northern and southern tributary drainages, were placed within a perpetual conservation easement in 2010 as a condition of the property's 404 permit. The easement encumbers 24.5 acres of habitat area and is intended to preserve the corridor in its natural state. Strata Habitat Foundation is the preserve manager.*

The preserve has been designated as open space in the proposed land use concept. The lack of topographic constraints and prior environmental permitting/mitigation will help to reduce development costs and support the proposed mix of medium and high density housing.

Objective 2.3.2: Hillsides and Ridgelines
Maintain the visual integrity of hillsides and ridge lines.

Not Applicable. *The project site is relatively flat and does not include any ridgelines or any slopes of 30 percent or greater.*

GOAL 2.4: EXISTING COMMUNITY IDENTITY

Maintain and enhance the character of existing rural and urban communities, emphasizing both the natural setting and built design elements which contribute to the quality of life, economic health, and community pride of County residents.

Objective 2.4.1: Community Identity
Identification, maintenance, and enhancement of the unique identity of each existing community.

Consistent. *The proposed project will include new housing, commercial services, park, open space and trails. These uses and facilities will compliment and help support employment growth within the EDHBP. The trail system, park, open space, and commercial services will be available to residents within the surrounding El Dorado Hills area. The proposed Specific Plan will include design guidelines that are customized to reflect the setting, intended uses and character of the community.*

GOAL 2.5: COMMUNITY IDENTITY

Carefully planned communities incorporating visual elements which enhance and maintain the rural character and promote a sense of community.

Objective 2.5.1: Physical and Visual Separation
Provision for the visual and physical separation of communities from new development.

Consistent. *The proposed project site is within the El Dorado Hills Community Region, and is not adjacent to a Rural Center or Rural Region. The site is within the urban limit line and is surrounded by existing and planned urban uses. This includes R&D uses to the north and west separated from the proposed project by the Carson Creek open space preserve; R&D uses and Heritage (Carson Creek Specific Plan) to the south separated by the Golden Foothill Parkway corridor; and, Blackstone (Valley View Specific Plan) and the El Dorado Irrigation District wastewater treatment facility to the east separated by the Latrobe Road corridor.*

Objective 2.5.2: Commercial Facilities
Designate lands to provide greater opportunities for El Dorado County residents to shop within the County.

Consistent. *The proposed project will include two commercial sites. These sites will be strategically located at the project's planned entries from Latrobe Road to allow easy access from the proposed Carson Creek Village neighborhood, the nearby Blackstone and Heritage neighborhoods, and EDHBP employment uses. These commercials sites will allow convenience goods and services for local residents and employees, as well as unique commercial uses that draw from the larger market and lifestyle.*

GOAL 2.6: CORRIDOR VIEWSHEDS

Carefully planned communities incorporating visual elements which enhance and maintain the rural character and promote a sense of community.

Objective 2.6.1: Scenic Corridor Identification
Protection and improvement of scenic values along designated scenic road corridors.

Not Applicable. *The proposed project site is not located adjacent to any identified scenic corridor.*

GOAL 2.7: SIGNS

Regulation of the size, quantity, and location of signs to maintain and enhance the visual appearance of the County.

Objective 2.7.1: Sign Regulations

Regulation of the location, number and size of highway signs and potential relocation or elimination of billboards along designated scenic corridors and historic routes (as may be designated in the future) in accordance with state and federal law.

Not Applicable. *The proposed project site is not located adjacent to any identified scenic corridor or historic route.*

GOAL 2.8: LIGHTING

Elimination of high intensity lighting and glare consistent with prudent safety practices.

Objective 2.8.1: Lighting Standards

Provide standards, consistent with prudent safety practices, for the elimination of high intensity lighting and glare.

Consistent. *The proposed project will comply with El Dorado County lighting standards, and will incorporate additional site specific regulations and guidelines as appropriate within the Specific Plan to address lighting and glare. Lighting will also be analyzed in the project's EIR.*

GOAL 2.9: GENERAL PLAN MONITORING AND REVIEW

Monitoring and review of the General Plan on a regular basis to ensure the document addresses and meets the needs of El Dorado County.

Objective 2.9.1: General Plan Monitoring and Review

Procedure for ongoing monitoring of the General Plan and periodic review and update if necessary.

Not Applicable. *General Plan monitoring is an ongoing obligation of the County. The proposed project will require an amendment to the General Plan requiring review and approval by the County.*

GOAL 2.10: LAKE TAHOE BASIN

To coordinate the County's land use planning efforts in the Tahoe Basin with those of the Tahoe Regional Planning Agency.

Not Applicable. *The proposed project is not located within the Tahoe Basin.*

TRANSPORTATION AND CIRCULATION ELEMENT

GOAL TC-1: ROADS AND HIGHWAYS

To plan for and provide a unified, coordinated, and cost-efficient countywide road and highway system that ensures the safe, orderly, and efficient movement of people and goods.

Consistent. *The proposed project will include a network of new roads that will be designed and constructed in accordance with County standards. Included will be a long planned extension of Carson Crossing Drive from its current terminus at Golden Foothill Parkway through the project area to a planned signalized intersection at Latrobe Road. This connection will provide an alternate route to and from Latrobe Road, and will help to complete the County's roadway network. A portion of this extension has previously been constructed. The specific plan will include a phasing plan and financing strategy for the orderly and cost efficient construction of infrastructure to serve the project.*

GOAL TC-X: LEVEL OF SERVICE AND CONCURRENCY

To coordinate planning and implementation of roadway improvements with new development to maintain adequate levels of service on County roads.

Consistent. *The proposed project will be reviewed and approved by the County to ensure consistency with County level of service standards, will include a network of new roads that will be designed and constructed in accordance with County standards. Based upon a preliminary traffic evaluation prepared by Fehr & Peers (2020), Carson Creek Village would result in a substantial reduction in both vehicle trips and vehicle miles traveled (VMT) when compared to the existing General Plan land use. Additional traffic analysis will occur as part of the planning process, and will also be analyzed in the project's EIR.*

GOAL TC-2: TRANSIT

To promote a safe and efficient transit system that provides service to all residents, including senior citizens, youths, the disabled, and those without access to automobiles that also helps to reduce congestion, and improves the environment.

Consistent. *The feasibility of providing transit service to the proposed project site will be evaluated, in consultation with the El Dorado County Transit Authority, as part of the planning process. The proposed specific plan will include a section on transit availability, services and facilities and the project's contributions to that system. In addition, transit services will be analyzed in the project EIR*

GOAL TC-3: TRANSPORTATION SYSTEMS MANAGEMENT

To reduce travel demand on the County's road system and maximize the operating efficiency of transportation facilities, thereby reducing the quantity of motor vehicle emissions and the amount of investment required in new or expanded facilities.

Consistent. *The proposed project will provide for new housing options close by EDHBP jobs, as well as new commercial services and recreational amenities near jobs and existing and planned residential neighborhoods. Included will be an interconnected network of paths, sidewalks and bike lanes to allow residents and employees to easily walk and bike between housing, commercial services, and jobs. This enhanced connectivity will support alternative modes of travel; reduce vehicle trips and travel demand on the County's road system; lower associated air quality and greenhouse gas emissions; and, promote community activity, health and well-being.*

GOAL TC-4: NON-MOTORIZED TRANSPORTATION

To provide a safe, continuous, and easily accessible non-motorized transportation system that facilitates the use of the viable alternative transportation modes.

Consistent. *The proposed project will provide new housing options, commercial services, and recreational amenities nearby EDHBP jobs and existing and planned residential neighborhoods. The planned interconnected network of paths, sidewalks and bike lanes will allow residents and employees to easily walk and bike between housing, commercial services, and jobs.*

GOAL TC-5: NON-MOTORIZED TRANSPORTATION

To provide safe, continuous, and accessible sidewalks and pedestrian facilities as a viable alternative transportation mode.

Consistent. *The proposed project will provide for a network of sidewalks along all public streets interconnected with multi-use trails, neighborhood paths, and bike lanes. Sidewalks may be separated from the street by a landscaped parkway to create a more comfortable corridor for pedestrian mobility. This interconnected pedestrian and bicycle system will support alternative modes of travel.*

GOAL TC-6: RAIL TRANSPORTATION

To plan for a safe and efficient rail system to meet the needs of all El Dorado County residents, industry, commerce, and agriculture.

Not Applicable. *The proposed project site is not adjacent to or include the Sacramento-Placerville Transportation Corridor (SPTC) any other existing or planned rail facilities.*

GOAL TC-7: AIR TRANSPORTATION

To promote the maintenance and improvement of general and commercial aviation facilities.

Not Applicable. *The proposed project site is not located within any airport compatibility zones as identified in the El Dorado County Airport Land Use Compatibility Plan (ALUCP).*

GOAL TC-8: REGIONAL PLANNING

To support the coordination of local, regional, State, and Federal transportation and circulation planning.

Consistent. *Coordination with other transportation agencies is an ongoing obligation of the County. The County will coordinate planning of the proposed project with EDCTC, SACOG and other agencies as appropriate. The proposed project will be consistent with local, regional and state transportation goals to reduce vehicle miles traveled (VMT).*

GOAL TC-9: COMPLETE STREETS

To support the development of complete streets where new or substantially improved roadways shall safely accommodate all users, including bicyclist, pedestrians, transit riders, children, older people, and disabled people, as well as motorist.

Consistent. *The proposed project will provide for an interconnected network of roads integrating sidewalks, bike lanes, multi-use trails, and neighborhood paths to accommodate all users.*

HOUSING ELEMENT

GOAL HO-1: GENERAL HOUSING POLICIES

To provide for housing that meets the needs of existing and future residents in all income categories.

Consistent. *The proposed project will include medium and high density housing options in close proximity to EDHBP jobs. These densities, availability of existing infrastructure, and lack of site environmental constraints, provides the opportunity to support housing types attainable to the local workforce at a lower cost than the prevailing El Dorado Hills market. Targeted housing types will be reviewed as part of the planning process.*

GOAL HO-2: CONSERVATION AND REHABILITATION

To provide quality residential environments for all income levels.

Consistent. *The proposed project site does not include any existing affordable housing stock. However, the project will include a walkable medium and high density residential neighborhood incorporating parks, paseos, open space, trails, commercial services, landscaping, and quality architectural design to enhance the living environment.*

GOAL HO-3: CONSERVATION AND REHABILITATION

To conserve the County's current stock of affordable housing.

Not Applicable. *The proposed project site does not include any existing affordable housing stock.*

GOAL HO-4: SPECIAL NEEDS POLICIES

To recognize and meet the housing needs of special groups of county residents, including a growing senior population, the homeless, agricultural employees, and the disabled through a variety of programs.

Consistent. *The proposed project will include a mix of medium and high density housing options to meet the needs of a range of future residents. A variety of detached and attached product types may be accommodated such as small-lot, zero-lot-line, court yard, motor court, paseo, duet/halfplex/ triplex, townhomes, row houses, condominiums and apartments.*

GOAL HO-5: ENERGY CONSERVATION POLICIES

To increase the efficiency of energy and water use in new and existing homes.

Consistent. *All new housing construction will be required to meet County and state energy and water conservation standards, the requirements of California Building Standards Code, and any additional standards that may be established in the proposed specific plan.*

GOAL HO-6: EQUAL OPPORTUNITY POLICIES

To assure equal access to sound, affordable housing for all persons regardless of age, race, religion, color, ancestry, national origin, sex, disability, familial status, or sexual orientation.

Consistent. *The proposed project will comply with state and federal equal housing access laws.*

PUBLIC SERVICES AND UTILITIES ELEMENT

GOAL 5.1: PROVISION OF PUBLIC SERVICES

Provide and maintain a system of safe, adequate, and cost-effective public utilities and services; maintain an adequate level of service to existing development while allowing for additional growth in an efficient manner; and, ensure a safe and adequate water supply, wastewater disposal, and appropriate public services for rural areas.

Objective 5.1.1: Planning

Ensure that public infrastructure needs are anticipated and planned for in an orderly and cost effective manner.

Consistent. *The proposed project will connect to existing utility and roadway infrastructure that has been planned to serve the site. Some infrastructure has already been constructed on the project site including a partial extension of Carson Crossing Drive, utility connections from existing facilities within Golden Foothills Parkway, and bridge/culvert crossings of drainage channels. No utility capacity issues are anticipated, and it is projected that the proposed project would result in a substantial reduction in both vehicle trips and vehicle miles traveled (VMT) when compared to the existing General Plan land use.*

Additional utility and transportation analyses will be prepared as part of the planning process, and coordination will occur with all utility and public service providers. Utility and roadway infrastructure will be sized and constructed in accordance with service provider standards. The specific plan will include a phasing plan and financing strategy for the orderly and cost efficient construction of infrastructure to serve the project. Utilities and services will also be analyzed in the project's EIR.

Objective 5.1.2: Concurrency

Ensure through consultation with responsible service and utility purveyors that adequate public services and utilities, including water supply, wastewater treatment and disposal, solid waste disposal capacity, storm drainage, fire protection, police protection, and ambulance service are provided concurrent with discretionary development or through other mitigation measures provided, and ensure that adequate school facilities are provided concurrent with discretionary development to the maximum extent permitted by State law. It shall be the policy of the County to cooperate with responsible service and utility purveyors in ensuring the adequate provision of service. Absent evidence beyond a reasonable doubt, the County will rely on the information received from such purveyors and shall not substitute its judgment for that of the responsible purveyors on questions of capacity or levels of service.

Consistent. *The proposed project will be circulated by the County to all applicable service and utility providers for review and input, and coordination with the providers will occur throughout the planning process. Additional utility and service analyses will be prepared to address service provider standards, and will also be analyzed in the project's EIR. The specific plan will include a phasing plan and financing strategy for the orderly and cost efficient provision of services and utilities.*

Objective 5.1.3: Efficient Development Pattern
Promote a development pattern that permits the efficient delivery of public services in a cost-effective manner.

Consistent. *The proposed project is located within the El Dorado Hills Community Region and is within the urban limit line. The project is surrounded by existing and planned development, and has direct connections to existing infrastructure with some services already constructed on to the site. The specific plan will include a phasing plan and financing strategy for the orderly and cost efficient provision of services and utilities.*

GOAL 5.2: WATER SUPPLY

The development or acquisition of an adequate water supply consistent with the geographical distribution or location of future land uses and planned developments.

Objective 5.2.1: County-wide Water Resources Program
Establish a County-wide water resources development and management program to include the activities necessary to ensure adequate future water supplies consistent with the General Plan.

Consistent. *The proposed project site is served by the El Dorado Irrigation District (EID), and has direct connections to existing EID infrastructure with some connections already constructed on to the site. Additional water analysis will be prepared as part of the planning process, and coordination will occur with EID. Water infrastructure will be sized and constructed in accordance with EID standards. The specific plan will include a phasing plan and financing strategy for the orderly and cost efficient construction of infrastructure to serve the project.*

Objective 5.2.2: Community Water Systems with Rural Centers
Within Rural Centers, allow for development based upon private or community water systems.

Not Applicable. *The proposed project is not located within a Rural Center.*

Objective 5.2.3: Groundwater Systems
Demonstrate that water supply is available for proposed groundwater dependent development and protect against degradation of well water supplies for existing residents.

Consistent. *The proposed project is already served by EID. No on-site wells are proposed. Additional water supply analysis will be prepared as part of the planning process.*

GOAL 5.3: WASTEWATER COLLECTION AND TREATMENT

An adequate and safe system of wastewater collection, treatment, and disposal to serve current and future County residents.

Objective 5.3.1: Wastewater Capacity
Ensure the availability of wastewater collection and treatment facilities of adequate capacity to meet the needs of multifamily, high-, and medium-density residential areas, and commercial and industrial areas.

Consistent. *The proposed project site is served by EID, and has direct connections to existing EID infrastructure with some infrastructure already constructed on to the site. Additional wastewater analysis will be prepared as part of the planning process, and coordination will occur with EID. Wastewater infrastructure will be sized and constructed in accordance with EID standards. The specific plan will include a phasing plan and financing strategy for the orderly and cost efficient construction of infrastructure to serve the project.*

Objective 5.3.2: Sewage Disposal/Alternative Wastewater Systems

Ensure the development of efficient and environmentally safe individual sewage disposal systems in rural areas while encouraging and promoting alternative and innovative wastewater treatment.

Not Applicable. *The proposed project site is not located within a rural area and does not propose any individual sewage disposal systems.*

GOAL 5.4: STORM DRAINAGE

Manage and control storm water runoff to prevent flooding, protect soils from erosion, prevent contamination of surface waters, and minimize impacts to existing drainage infrastructure.

Objective 5.4.1: Drainage and Flood Management Program

Initiate a County-wide drainage and flood management program to prevent flooding, protect soils from erosion, and minimize impacts on existing drainage facilities.

Consistent. *Carson Creek extends along the entire western edge of the proposed project site. The Carson Creek corridor, and its northern and southern tributary drainages, were placed within a perpetual conservation easement in 2010 to preserve the drainage and associated habitat in its natural state.*

The project site has direct connections to existing County storm drainage infrastructure designed to serve the site, with some on-site lines, an engineered channel, water quality swales, and drainage crossings already constructed. Additional drainage analysis will be prepared as part of the planning process. Drainage infrastructure will be sized and constructed in accordance with County drainage and flood management standards and the State's low impact development standards (LID). The specific plan will include a phasing plan and financing strategy for the orderly and cost efficient construction of infrastructure to serve the project.

GOAL 5.5: SOLID WASTE

A safe, effective and efficient system for the collection and processing of recyclable and transformable materials and for the disposal of residual solid wastes which cannot otherwise be recycled or transformed.

Objective 5.5.1: Integrated Waste Management Program

Comply with El Dorado County Integrated Waste Management program which complies with the intent and requirements of the California Public Resources Code, Division 30, Waste Management.

Consistent. *The proposed project will be required to comply with the County's Integrated Waste Management Program. The Specific Plan will include a discussion on solid waste.*

Objective 5.5.2: Recycling, Transformation and Disposal Facilities

Ensure that there is adequate capacity for solid waste processing, recycling, transformation, and disposal to serve existing and future users in the County.

Consistent. *The proposed project site is served by the El Dorado Hills Community Services District (EDHCSD) for solid waste (contracted out to El Dorado Disposal Service, Inc.), and will be reviewed and conditioned to ensure adequate services are provided. Coordination will occur with EDHCSD during the planning process.*

GOAL 5.6: GAS, ELECTRIC AND OTHER UTILITY SERVICES

Sufficient utility service availability consistent with the needs of a growing community.

Objective 5.6.1: Provide Utility Services

Community Regions shall be provided with adequate and reliable utility services such as gas, electricity, communication facilities, satellite and/or cable television, and water distribution facilities, while recognizing that levels of service will differ between Community Regions, Rural Centers, and Rural Regions.

Consistent. *The proposed project site is served by PG&E for natural gas and electricity and EDHCSD for cable television (contracted out), and will be reviewed and conditioned to ensure adequate services are provided. The site has direct connections to existing infrastructure for both providers. Coordination with PG&E and EDHCSD will occur during the planning process, and improvements will be constructed in accordance with provider requirements. The specific plan will include a discussion on utility services.*

Objective 5.6.2: Encourage Energy-Efficient Development

Encourage development of energy-efficient buildings, subdivisions, development, and landscape designs.

Consistent. *The proposed project will be required to meet all local and state energy-efficiency and water conservation requirements including those specified in the California Building Standards Code. The Specific Plan will include a discussion on resource conservation.*

GOAL 5.7: EMERGENCY SERVICES

Adequate and comprehensive emergency services, including fire protection, law enforcement, and emergency medical services.

Objective 5.7.1: Fire Protection (Community Regions)

Ensure sufficient emergency water supply, storage, and conveyance facilities are available, and that adequate access is provided for, concurrent with development.

Consistent. *The proposed project site is served by the El Dorado Hills Fire Department (EDHFD) and EID, and will be reviewed and conditioned to ensure adequate services are provided. The project will be required to comply with the fire flow and access standards of both agencies, and coordination will occur during the planning process. The Specific Plan will include a discussion on both fire protection and water service.*

Objective 5.7.2: Fire Protection (Rural Regions and Rural Centers)

Sufficient emergency water supply, storage, and conveyance facilities for fire protection, together with adequate access are available, or are provided for, concurrent with development.

Not Applicable. *The proposed project is not located within a Rural Region or a Rural Center as defined by the General Plan.*

Objective 5.7.3: Law Enforcement
An adequate, comprehensive, coordinated law enforcement system consistent with the needs of the community.

Consistent. *The proposed project site is served by the El Dorado County Sheriff, and will be reviewed and conditioned to ensure adequate services are provided. Coordination will occur with the County Sheriff during the planning process. Law enforcement services will be discussed in the Specific Plan.*

Objective 5.7.4: Medical Emergency Services
Adequate medical emergency services available to serve existing and new development recognizing that levels of service may differ between Community Regions, and Rural Centers and Regions.

Consistent. *The proposed project site is served by the EDHFD which supplies emergency medical services, and will be reviewed and conditioned to ensure adequate services are provided. Coordination will occur with the EDHFD during the planning process.*

GOAL 5.8: SCHOOL SERVICES
An adequate, high-quality school system consistent with the needs of current and future residents.

Objective 5.8.1: School Capacity
Require that adequate school capacity exists and/or appropriate mitigation consistent with State law to serve new residents concurrent with development.

Consistent. *The proposed project site is within the service boundaries of the Buckeye Union School District and El Dorado Union High School District. Coordination will occur with both districts during the planning process. The Specific Plan will calculate the number of students generated by the proposed project and the project proponents will be required to pay school district impact fees to mitigate the impact of new students.*

Objective 5.8.2: Land for School Facilities
Support the identification and acquisition of land for the purpose of siting new school facilities to serve existing and future residents.

Consistent. *The proposed project will be reviewed by the applicable school districts to ensure that adequate capacity exists within current facilities to serve projected students. Coordination will occur with both districts during the planning process. The Specific Plan will calculate the number of students generated by the proposed project and the project proponents will be required to pay school district impact fees to mitigate the impact of new students.*

Objective 5.8.3: Child Care and Other Care and Day Care Programs
Encourage and promote opportunities for child care and extended day care programs.

Consistent. *The proposed project's commercial sites will allow child care facilities. In addition, it is anticipated the medium and high density residential uses may allow for some small child care and community care facilities.*

GOAL 5.9: LIBRARY SERVICES AND CULTURAL FACILITIES

A quality County library system and other cultural facilities consistent with the needs of current and future residents.

Objective 5.9.1: Library Facilities

Maintain existing library facilities and locate new libraries to serve existing and new communities throughout the County.

Consistent. *The proposed project site is served by El Dorado County Library, and will be reviewed to ensure adequate services are provided. Coordination will occur with the Library during the planning process. Library services will be discussed in the Specific Plan.*

Objective 5.9.2: Community Participation in Cultural Events

Promote community participation in art and cultural events and the establishment of art and cultural facilities including the visual and performing arts.

Consistent. *The proposed project's park, paseo and commercial sites will provide opportunities for art and cultural facilities and events.*

PUBLIC SAFETY, HEALTH AND NOISE ELEMENT

GOAL 6.1: COORDINATION

A coordinated approach to hazard and disaster response planning.

Objective 6.1.1: El Dorado County Multi-Jurisdictional Hazard Mitigation Plan
The El Dorado County Multi-Jurisdictional Local Hazard Mitigation Plan shall serve as the implementation program for this Goal.

Consistent. *Hazard planning and disaster response for the proposed project will be directed by the County's Multi-Jurisdictional Hazard Mitigation Plan.*

GOAL 6.2: FIRE HAZARDS

A coordinated approach to hazard and disaster response planning.

Objective 6.2.1: Defensible Space
All new development and structures shall meet "defensible space" requirements and adhere to fire code building requirements to minimize wildland fire hazards.

Consistent. *New development within the proposed project will be required to comply with the requirements of the EDHFD and the California Building Standards Code, including defensible space standards.*

Objective 6.2.2: Limitations to Development
Regulate development in areas of high and very high fire hazard as designated by the California Department of Forestry and Fire Prevention Fire Hazard Severity Zone Maps.

Not Applicable. *The proposed project site is not located within a high or very high fire hazard area.*

Objective 6.2.3: Adequate Fire Protection
Application of uniform fire protection standards to development projects by fire districts.

Consistent. *The proposed project will be reviewed and conditioned by the EDHFD to ensure adequate services are provided. The project will be required to comply with the requirements of the EDHFD and the California Building Standards Code. The Specific Plan will include a discussion on fire protection.*

Objective 6.2.4: Area-wide Fuel Management Program
Reduce fire hazard through cooperative fuel management activities.

Not Applicable. *The proposed project site is not located within a high or very high fire hazard area.*

Objective 6.2.5: Fire Prevention Education
Inform and educate homeowners regarding fire safety and prevention.

Consistent. *The proposed project site is served by the EDHFD, which provides fire prevention and education programs.*

GOAL 6.3: GEOLOGIC AND SEISMIC HAZARDS

Minimize the threat to life and property from seismic and geologic hazards.

Objective 6.3.1: Building and Site Standards
Adopt and enforce development regulations, including building and site standards, to protect against seismic and geologic hazards.

Consistent. *New development within the proposed project will be required to comply with County requirements for the testing and disclosure of geologic hazards, as well as the requirements of the California Building Standards Code.*

Objective 6.3.2: County-wide Seismic Hazards
Continue to evaluate seismic related hazards such as liquefaction, landslides, and avalanche, particularly in the Tahoe Basin.

Consistent. *New development within the proposed project will be required to comply the requirements of the California Building Standards Code.*

GOAL 6.4: FLOOD HAZARDS
Protect the residents of El Dorado County from flood hazards.

Objective 6.4.1: Development Regulations
Minimize loss of life and property by regulating development in areas subject to flooding in accordance with Federal Emergency Management Agency (FEMA) guidelines, California law, and the El Dorado County Flood Damage Prevention Ordinance.

Consistent. *No new development is proposed in any FEMA flood plain zones or 100-year floodplains. The project site has direct connections to existing County storm drainage infrastructure designed to serve the site, with some on-site lines, an engineered channel, water quality swales, and drainage crossings already constructed. Additional drainage analysis will be prepared as part of the planning process. Drainage infrastructure will be sized and constructed in accordance with County drainage and flood management standards.*

Objective 6.4.2: Dam Failure Inundation
Protect life and property of County residents below dams.

Not Applicable. *The proposed project site is not located within any dam failure inundation zones.*

GOAL 6.5: ACCEPTABLE NOISE LEVELS
Ensure that County residents are not subjected to noise beyond acceptable levels.

Objective 6.5.1: Protection of Noise Sensitive Development
Protect existing noise-sensitive developments (e.g., hospitals, schools, churches and residential) from new uses that would generate noise levels incompatible with those uses and, conversely, discourage noise-sensitive uses from locating near sources of high noise levels.

Consistent. *The proposed project does not include any uses that would generate noise levels incompatible with nearby uses. An acoustical analysis will be prepared as part of the project's EIR, and mitigation identified if necessary, to ensure that proposed new development is in compliance with County noise standards.*

Objective 6.5.2: Airport Noise Guidelines
The County shall recognize the Airport Land Use Compatibility Plan (ALUCP) for the Placerville Airport, the Cameron Airpark Airport, and the Georgetown Airport as the applicable guidelines for development within the Airport Noise Zones for these airports. Where there is a conflict between the County noise standards and the noise standards of the ALUCP, the standards of the ALUCP shall take precedence.

Not Applicable. *The proposed project site is not located within any airport compatibility zones as identified in the El Dorado County ALUCP.*

GOAL 6.6: MANAGEMENT OF HAZARDOUS MATERIALS

Recognize and reduce the threats to public health and the environment posed by the use, storage, manufacture, transport, release, and disposal of hazardous materials.

Objective 6.6.1: Regulation of Hazardous Materials

Regulate the use, storage, manufacture, transport and disposal of hazardous materials in accordance with State and Federal regulations.

Consistent. *The proposed project will comply with all local, state and federal hazardous materials regulations.*

GOAL 6.7: AIR QUALITY MAINTENANCE

A. Strive to achieve and maintain ambient air quality standards established by the U.S. Environmental Protection Agency and the California Air Resources Board.

B. Minimize public exposure to toxic or hazardous air pollutants and air pollutants that create unpleasant odors.

Objective 6.7.1: El Dorado County Clean Air Plan

Adopt and enforce Air Quality standards to reduce the health impacts caused by harmful emissions.

Consistent. *The proposed project will comply with all applicable El Dorado Air Quality Management District requirements. An air quality analysis will be prepared as part of the project's EIR.*

Objective 6.7.2: Vehicular Emissions

Reduce motor vehicle air pollution by developing programs aimed at minimizing congestion and reducing the number of vehicle trips made in the County and encouraging the use of clean fuels.

Consistent. *The proposed project will comply with all applicable El Dorado Air Quality Management District requirements. Based upon a preliminary traffic evaluation prepared by Fehr & Peers (2020), Carson Creek Village would result in a substantial reduction in both vehicle trips and vehicle miles traveled (VMT) when compared to the existing General Plan land use. This will result in a corresponding reduction in air quality and greenhouse gas emissions. An air quality analysis will be prepared as part of the project's EIR.*

Objective 6.7.3: Transit Service

Expand the use of transit service within the County.

Consistent. *The feasibility of providing transit service to the proposed project site will be evaluated, in consultation with the El Dorado County Transit Authority, as part of the planning process. The proposed specific plan will include a section on transit availability, services and facilities and the project contributions to that system.*

Objective 6.7.4: Project Design and Mixed Uses

Encourage project design that protects air quality and minimizes direct and indirect emissions of air contaminants.

Consistent. *The proposed project will incorporate a balanced mix of medium and high density housing, commercial services, parks, open space and trails in close proximity to EDHBP jobs. Based upon a preliminary traffic evaluation prepared by Fehr & Peers (2020), Carson Creek Village would result in a substantial reduction in both vehicle trips and vehicle miles traveled (VMT) when compared to the existing General Plan land use. This will result in a corresponding reduction in air quality and greenhouse gas emissions.*

Objective 6.7.5: Agricultural and Fuel Reduction Burning
Adopt and maintain air quality regulations which will continue to permit agricultural and fuel reduction burning while minimizing their adverse effects.

Not Applicable. *The proposed project does not include any agricultural uses.*

Objective 6.7.6: Air Pollution-Sensitive Land Uses
Separate air pollution sensitive land uses from significant sources of air pollution.

Consistent. *The proposed project does not include any sensitive uses located adjacent to significant sources of air pollution. The proposed project will comply with all applicable El Dorado Air Quality Management District requirements.*

Objective 6.7.7: Constructed Related, Short-Term Emissions
Reduce construction related, short-term emissions by adopting regulations which minimize their adverse effects.

Consistent. *The proposed project will comply with all applicable El Dorado Air Quality Management District requirements.*

Objective 6.7.8: The Effects of Air Quality on Vegetation
Monitor ongoing scientific research regarding the adverse effects, if any, of air pollution on vegetation.

Not Applicable. *The monitoring of scientific research is an obligation of the County.*

GOAL 6.8: AVIATION-RELATED HAZARDS
Minimize aviation-related hazards in and around existing and future airports.

Objective 6.8.1: Safety Hazards Exposure
Minimize the public's exposure to airport-related safety hazards by requiring new development around airports to be compatible with that use.

Not Applicable. *The proposed project site is not located within any airport compatibility zones as identified in the El Dorado County ALUCP.*

GOAL 6.9: HIGHWAY SAFETY
Provide highways within the County that provide for the safe movement of goods and people throughout the County.

Objective 6.9.1: Safety Hazards Reduction Program
Create a program to reduce safety hazards on County roadways especially at locations with a history of frequent accidents.

Consistent. *All proposed project roadways will be constructed in accordance with the County Design and Improvement Standards Manual.*

Objective 6.9.2: Emergencies on State Highways
The County should coordinate with Caltrans for the efficient movement of traffic on County roads in the event of closures on State highways.

Not Applicable. *Coordination with Caltrans is an obligation of the County. The proposed project will be subject to the County's TIM fees which help to fund roadway improvements.*

CONSERVATION AND OPEN SPACE ELEMENT

GOAL 7.1: SOIL CONSERVATION

Conserve and protect the County's soil resources.

Objective 7.1.1: Soils

Long-term soil productivity.

Not Applicable. *The proposed project site does not include prime farmland, farmland of statewide importance, or unique farmland as classified by the California Department of Conservation.*

Objective 7.1.2: Erosion/Sedimentation

Minimize soil erosion and sedimentation.

Consistent. *The proposed project site does not include slopes of over 30 percent. Development of the site will require approval of a grading permit by the County, will be required to prepare a storm water pollution prevention plan (SWPPP) prior to any construction, and will be designed to comply with Low Impact Development (LID) requirements. Portions of the site have previously been rough graded, and water quality swales have been constructed.*

GOAL 7.2: MINERAL RESOURCES

Conservation of the County's significant mineral deposits.

Objective 7.2.1: Identify Mineral Resources

Identification of the County's important mineral resources.

Not Applicable. *The proposed project site is not identified as an important mineral resource area by the County General Plan, and is not within or adjacent to a Mineral Resource (-MR) land use overlay or Mineral Resource (-MR) combining zone district.*

Objective 7.2.2: Protection from Development

Protection of important mineral resources from incompatible development.

Not Applicable. *The proposed project site is not identified as an important mineral resource area by the County General Plan, and is not within or adjacent to a Mineral Resource (-MR) land use overlay or Mineral Resource (-MR) combining zone district.*

Objective 7.2.3: Environmental/Land Use Compatibility

Regulation of extraction of mineral resources to ensure that environmental and land use compatibility issues are considered.

Not Applicable. *The proposed project does not provide for the extraction of mineral resources, and is not within or adjacent to a Mineral Resource (-MR) land use overlay or Mineral Resource (-MR) combining zone district.*

GOAL 7.3: WATER QUALITY AND QUANTITY

Conserve, enhance, and manage water resources and protect their quality from degradation.

Objective 7.3.1: Water Resource Protection

Preserve and protect the supply and quality of the County's water resources including the protection of critical watersheds, riparian zones, and aquifers.

Consistent. *Development of the site will be required to prepare a storm water pollution prevention plan (SWPPP) prior to any construction, will be designed to comply with Low Impact Development (LID) requirements, and will be subject to EID and state water conservation and water efficient landscaping requirements. Carson Creek, its northern and southern tributary drainages, and associated habitats have been placed within a perpetual conservation easement as a condition of the property's 404 permit.*

Objective 7.3.2: Water Quality
Maintenance of and, where possible, improvement of the quality of underground and surface water.

Consistent. *Development of the proposed project site will require approval of a grading permit by the County, will be required to prepare a storm water pollution prevention plan (SWPPP) prior to any construction, and will be designed to comply with Low Impact Development (LID) requirements. Some water quality swales have already been constructed on the site in accordance with the property's 404 permit.*

Objective 7.3.3: Wetlands
Protection of natural and man-made wetlands, vernal pools, wet meadows, and riparian areas from impacts related to development for their importance to wildlife habitat, water purification, scenic values, and unique and sensitive plant life.

Consistent. *The proposed project site already has an approved permit under section 404 of the Clean Water Act that addresses wetland impacts and mitigation. As a condition of this permit, Carson Creek, its northern and southern tributary drainages, and associated habitats have been placed within a perpetual conservation easement. The preserve is to be managed in accordance with the approved Operations and Management Plan.*

Objective 7.3.4: Drainage
Protection and utilization of natural drainage patterns.

Consistent. *Carson Creek extends along the entire western edge of proposed project site, with three ephemeral drainage channels running from the east to the creek, the middle of which has been engineered. Carson Creek, and its northern and southern tributary drainages, have been placed within a perpetual conservation easement as a condition of the property's 404 permit. The preserve includes the creek and drainages, seasonal wetlands, riparian and upland habitats, and constructed water quality swales.*

Objective 7.3.5: Water Conservation
Conservation of water resources, encouragement of water conservation, and construction of wastewater disposal systems designed to reclaim and re-use treated wastewater on agricultural crops and for other irrigation and wildlife enhancement projects.

Consistent. *The proposed project will be subject to EID and state water conservation, water efficiency and water efficient landscaping requirements.*

GOAL 7.4: WILDLIFE AND VEGETATION RESOURCES

Identify, conserve, and manage wildlife, wildlife habitat, fisheries, and vegetation resources of significant biological, ecological, and recreational value.

Objective 7.4.1: Pine Hill Rare Plant Species
The County shall protect Pine Hill rare plant species and their habitats consistent with Federal and State laws.

Not Applicable. *The proposed project site is not located within the Pine Hill rare species plant area.*

Objective 7.4.2: Identify and Protect Resources
Identification and protection, where feasible, of critical fish and wildlife habitat including deer winter, summer, and fawning ranges; deer migration routes; stream and river riparian habitat; lake shore habitat; fish spawning areas; wetlands; wildlife corridors; and diverse wildlife habitat.

Consistent. *The proposed project site already has an approved permit under section 404 of the Clean Water Act that addresses wetland impacts and mitigation. As a condition of this permit, Carson Creek, its northern and southern tributary drainages, and associated habitats have been*

placed within a perpetual conservation easement. An analysis of biological resources will be included in the project's EIR.

Objective 7.4.4: Forest, Oak Woodland, and Tree Resources
Protect and conserve forest, oak woodland, and tree resources for their wildlife habitat, recreation, water production, domestic livestock grazing, production of a sustainable flow of wood products, and aesthetic values.

Consistent. *The only native trees on the proposed project site are located along Carson Creek and its tributary drainages. These areas have been placed within a perpetual conservation easement as a condition of the property's 404 permit.*

GOAL 7.5: CULTURAL RESOURCES
Ensure the preservation of the County's important cultural resources.

Objective 7.5.1: Protection of Cultural Resources
Creation of an identification and preservation program for the County's cultural resources.

Consistent. *The proposed project's EIR will include an inventory and analysis of cultural resources. The most likely location for any historic period archeological resources would be along Carson Creek. The creek, its northern and southern tributaries, and associated habitats have been placed within a perpetual conservation easement.*

Objective 7.5.2: Visual Integrity
Maintenance of the visual integrity of historic resources.

Not Applicable. *The proposed project site does not include any historic buildings or districts.*

Objective 7.5.3: Recognition of Pre-Historic/ Historic Resources
Recognition of the value of the County's prehistoric and historic resources to residents, tourists, and the economy of the County, and promotion of public access and enjoyment of prehistoric and historic resources where appropriate.

Consistent. *The proposed project site does not include any known pre-historic or historic resources, historic buildings or districts. The proposed project's EIR will include an inventory and analysis of any such resources.*

Objective 7.5.4: Protection of Cemeteries
Preservation and protection of existing cemeteries including access and parking.

Not Applicable. *The proposed project site does not encompass any existing cemeteries.*

GOAL 7.6: OPEN SPACE CONSERVATION
Conserve open space land for the continuation of the County's rural character, commercial agriculture, forestry and other productive uses, the enjoyment of scenic beauty and recreation, the protection of natural resources, for protection from natural hazards, and for wildlife habitat.

Objective 7.6.1: Importance of Open Space
Consideration of open space as an important factor in the County's quality of life.

Consistent. *The proposed project includes 26.45 acres designated as open space, along with an additional 8.49 acres designated as park and paseo. Combined, these areas cover 36 percent of the project site. Included is Carson Creek, its northern and southern tributary drainages, and associated habitats which have been placed within a perpetual conservation easement as a condition of the property's section 404 permit.*

AGRICULTURE AND FORESTRY ELEMENT

GOAL 8.1: AGRICULTURAL LAND CONSERVATION

Long-term conservation and use of existing and potential agricultural lands within the County and limiting the intrusion of incompatible uses into agricultural lands.

Objective 8.1.1: Identification of Agricultural Lands
Identification of agricultural lands within the County that are important to the local agricultural economy including important crop lands and grazing lands.

Not Applicable. *The proposed project site is not located within or adjacent to an agricultural district and does not include prime farmland, farmland of statewide importance, or unique farmland as classified by the California Department of Conservation.*

Objective 8.1.2: Grazing
Protection of range lands for grazing of domestic livestock.

Not Applicable. *The proposed project site is surrounded by existing and planned development and is not currently used for grazing.*

Objective 8.1.3: Protection of Agricultural Lands
Protection of agricultural lands from adjacent incompatible land uses.

Not Applicable. *The proposed project site is not used for agricultural purposes and is not adjacent to any agricultural lands.*

Objective 8.1.4: Development Entitlements
Consideration of the agricultural use of land prior to approvals for any development entitlements.

Not Applicable. *The proposed project site is not located within or adjacent to an agricultural district.*

Objective 8.1.5: Cluster Development
The County shall encourage cluster development, or grouping together of allowable dwelling units in Rural Centers instead of the dispersal of such dwelling units on larger parcels.

Not Applicable. *The proposed project site is not located within a Rural Center as defined by the General Plan.*

GOAL 8.2: AGRICULTURAL PRODUCTION

A healthy, stable, and competitive environment necessary to sustain agricultural industry.

Objective 8.2.1: Agricultural Water
Provide for an adequate, long-term supply of water to support sustainable agricultural uses within the County.

Not Applicable. *The proposed project will not use or impact agricultural water supplies.*

Objective 8.2.2: Agricultural Operations
Protection of the rights of agricultural operators to continue agricultural practices on all lands designated for agricultural land use and expand the agricultural-related uses allowed on such lands.

Not Applicable. *The proposed project site is not designated for agricultural land use and contains no current agricultural activities.*

Objective 8.2.3: Farm-Related Housing
Farm related housing that facilitates efficient agricultural operations.

Not Applicable. *The proposed project site is not used for agricultural purposes and does not contain or propose farm-related housing.*

Objective 8.2.4: Agricultural Production Programs
Development of programs that provide alternative sources of capital, reduce taxes, or minimize expenditures for agricultural production.

Not Applicable. *The proposed project site is not used for agricultural purposes.*

GOAL 8.3: Forest Land Conservation
Maintain healthy sustainable forests that provide for raw materials while limiting the intrusion of incompatible uses into important forest lands.

Objective 8.3.1: Identification of Timber Production Lands
Identification of existing and potential timber production lands for commercial timber production.

Not Applicable. *The proposed project site is not located within or adjacent to a Timber Production Zone (TPZ) or Natural Resource area.*

Objective 8.3.2: Conservation of Forest Lands
Protect and conserve lands identified as suitable for commercial timber production within the County that are important to the local forest product industry and forest lands that serve other values such as watershed, wildlife habitat, recreation, hydroelectric power generation, grazing, mineral extraction, or other resource based uses.

Not Applicable. *The proposed project site is not located within or adjacent to a Timber Production Zone (TPZ) or Natural Resource area.*

Objective 8.3.3: Long-Term Forest Resources
Ensure long-term viability of forest resources and timber production.

Not Applicable. *The proposed project site is not located within or adjacent to a Timber Production Zone (TPZ) or Natural Resource area.*

GOAL 8.4: Sustainable and Efficient Forest Production
Minimized constraints inhibiting sustainable and efficient forest resource production.

Objective 8.4.1: Forest Land Buffers
Provide for buffer parcels and setbacks between timber production lands and adjacent incompatible land uses.

Not Applicable. *The proposed project site is not located within or adjacent to a Timber Production Zone (TPZ) or Natural Resource area.*

Objective 8.4.2: Development Entitlements

Not Applicable. *The proposed project site is not located within or adjacent to a Timber Production Zone (TPZ) or Natural Resource area.*

PARKS AND RECREATION ELEMENT

GOAL 9.1: PARKS AND RECREATION FACILITIES

Provide adequate recreation opportunities and facilities including developed regional and community parks, trails, and resource-based recreation areas for the health and welfare of all residents and visitors of El Dorado County.

Objective 9.1.1: Park Acquisition and Development

The County shall assume primary responsibility for the acquisition and development of regional parks and assist in the acquisition and development of neighborhood and community parks to serve County residents and visitors.

Consistent. *The proposed project provides for a green network of interconnected park, paseo, and open spaces. Included is 8.49 acres of neighborhood park and paseo. The project proponent will coordinate with the County and EDHCSD on park planning and development.*

Objective 9.1.2: County Trails

Provide for a County-wide, non-motorized, multi-purpose trail system and trail linkages to existing and proposed local, State, and Federal trail systems. The County will actively seek to establish trail linkages between schools, parks, residential, commercial, and industrial uses and to coordinate this non-motorized system with the vehicular circulation system.

Consistent. *The proposed project provides for an interconnected network of paths, sidewalks and bike lanes to allow residents and employees to easily walk and bike to meet their daily needs. The pedestrian and bicycle network will provide for looped routes with connections to the regional bikeway and trail system. The project proponent will coordinate with the County and EDCTC on trial planning and development.*

Objective 9.1.3: Incorporation of Parks and Trails

Incorporate parks and non-motorized trails into urban and rural areas to promote the scenic, economic, and social importance of recreation and open space areas.

Consistent. *The proposed project includes an interconnected network of parks, open space, and trails. Included is a paseo with a Class 1 multi-use trail planned adjacent to the Carson Creek corridor, allowing residents and employees to travel along and enjoy the adjacent open space.*

Objective 9.1.4: Rivers and Waterways

Conserve and promote the waterways of El Dorado County, particularly the South Fork of the American River, as recreational and economic assets.

Consistent. *The proposed project site is not adjacent to the South Fork of the American River. Carson Creek does extend along the entire western edge of the site. The creek, and its northern and southern tributary drainages, have been placed within a perpetual conservation easement as a condition of the property's 404 permit.*

Objective 9.1.5: Recreation Coordination

Coordinate future park and trail planning and development with Federal, State, cities, community service districts, school districts, and other recreation agencies and districts to provide increased recreation opportunities through shared use of facilities, continuity and efficiency of operation, and a more coordinated and balanced park system.

Consistent. *The proposed project includes an interconnected network of parks, open space, and trails. Park and trail planning will be coordinated with the County, EDHCSD and EDCTC.*

GOAL 9.2: FUNDING

Secure an adequate and stable source of funding to implement a comprehensive County-wide parks and recreation plan.

Objective 9.2.1: Adequate Funds

Secure adequate funds to implement the Interim Master Plan, the Trails Master Plan, the Bikeway Master Plan, and the River Management Plan to provide for the acquisition, development, maintenance, and management of parks and recreation facilities.

Consistent. *The proposed project will address parks and trails, including funding. Park and trail planning and funding will be coordinated with the County, EDHCSD and EDCTC.*

Objective 9.2.2: Quimby Act

Land dedicated to the County under the Quimby Act and Quimby in-lieu fees shall continue to be used primarily to meet neighborhood park needs but may assist in meeting the community park standards as well.

Consistent. *The proposed project will address parks, including compliance with Quimby Act land dedication and/or in-lieu fees. Park planning will be coordinated with the County and EDHCSD.*

Objective 9.2.3: Grants, Fees and Contributions

Other types of funding including Federal, State, and private grants, user-fees, concession agreements, and private contributions to fund the construction of facilities such as trails along abandoned railroad lines (Rails-to-Trails) along rivers and creeks and to acquire historical or archaeologically significant land for parks.

Consistent. *The proposed project will address parks and trails, including funding. Park and trail planning and funding will be coordinated with the County, EDHCSD and EDCTC.*

GOAL 9.3: RECREATION AND TOURISM

Greater opportunities to capitalize on the recreational resources of the County through tourism and recreational based businesses and industries.

Objective 9.3.1: Recreational and Tourist Uses

Protect and maintain existing recreational and tourist based assets such as Apple Hill, State historic parks, the Lake Tahoe Basin, wineries, South Fork of the American River, and other water sport areas and resorts and encourage the development of additional recreation/ tourism businesses and industries.

Consistent. *The proposed project does not contain any existing recreational or tourist based assets. It does include an interconnected network of parks, open space, and trails that will be accessible to residents and employees in the larger El Dorado Hills area. It also includes two commercial sites that could serve pass-by tourist convenience needs.*

Objective 9.3.2: Natural Resources

Protect and preserve those resources that attract tourism.

Consistent. *The proposed project does not contain any tourist attracting natural resources. It does include Carson Creek and an adjacent paseo with a Class 1 multi-use trail, allowing residents and employees to travel along and enjoy the adjacent open space. Carson Creek, its northern and southern tributary drainages, and associated habitats have been placed within a perpetual conservation easement.*

Objective 9.3.3: Major Recreational Events
Actively encourage major recreational events (e.g., professional bicycle races, running events, whitewater kayaking, equestrian shows, rodeos, and athletic events) to showcase El Dorado County and increase tourism.

Not Applicable. *The proposed project does not include any existing or proposed facilities that could accommodate major recreational events.*

Objective 9.3.4: Historical Resources
Recognize the values of the historical resources in preserving the County's cultural heritage and for contributing to tourism, recreation, and the economy of the County.

Not Applicable. *The proposed project site does not include any known historical resources. This topic will be address as part of the project's CEQA analysis.*

Objective 9.3.5: Historical Events
The County shall actively encourage major events relating to the County's history and way of life such as historical reenactment of the Pony Express and wagon trains, agricultural festivities, and historical fairs.

Not Applicable. *The proposed project does not include any existing or proposed facilities that could accommodate major historical events.*

Objective 9.3.6: County Fairgrounds
Recognize the importance of the fairgrounds to the County's local economy for its major recreational, agricultural, and tourism facilities.

Not Applicable. *The proposed project site is not located near the County fairgrounds.*

Objective 9.3.7: Skiing Industry
Expansion of the skiing industry consistent with the Tahoe Regional Planning Agency Regional Plan and the Eldorado National Forest and Lake Tahoe Basin Management Unit Forest Plans.

Not Applicable. *The proposed project site is not located near any existing or planned ski facilities.*

Objective 9.3.8: Camping Facilities
Expansion and development of additional Federal, State, and private overnight camping facilities including recreational vehicles and tent camping within the County while requiring appropriate mitigation of adverse environmental impacts.

Not Applicable. *The proposed project does not include any existing or proposed camping facilities.*

Objective 9.3.9: Tourist Lodging
Expansion and development of additional Federal, State, and private overnight camping facilities including recreational vehicles and tent camping within the County while requiring appropriate mitigation of adverse environmental impacts.

Not Applicable. *The proposed project does not include any existing or proposed tourist lodging.*

ECONOMIC DEVELOPMENT ELEMENT

GOAL 10.1: COOPERATION

The County shall work with all levels of government and with the various economic development organizations including the business community to cooperatively identify and promote the County's positive opportunities and strength.

Objective 10.1.1: Cooperative Approach
Utilize the Economic Development Providers Network or other Board of Supervisors recognized economic development organizations to advise and recommend to the Board of Supervisors policies and a course of action that will facilitate the County's economic vitality.

Consistent. *While coordination with economic development providers is an obligation of the County, the proposed project will provide new housing opportunities in close proximity to EDHBP jobs, and includes commercial services, both of which support economic vitality.*

Objective 10.1.2: Improve Regulatory Process
Reform and improve regulatory processes relating to business in order to foster the spirit of cooperation, understanding, and consensus between government and business.

Consistent. *While improving regulatory processes in an obligation of the County, the proposed Specific Plan will address opportunities to streamline regulatory, CEQA and permit processing.*

Objective 10.1.3: Fiscal and Economic Information
Provide County decision-makers with appropriate tools and a framework to determine the fiscal and economic impacts of industries and new projects.

Consistent. *While providing tools to determine fiscal and economic impacts is an obligation of the County, the proposed project will include an analysis of fiscal impacts, and is structured to support EDHBP job growth and new commercial services.*

Objective 10.1.4: Communication
Establish a forum for discussion and make recommendations on pending environmental issues that affect business and the County's economic vitality.

Consistent. *While establishing a forum for discussion of environmental issues is an obligation of the County, the proposed project will include an EIR to address project related environmental effects.*

Objective 10.1.5: Business retention and Expansion
Assist in the retention and expansion of existing businesses through focused outreach and public and private incentive programs and target new industries which diversify and strengthen our export base.

Consistent. *While outreach and incentives programs are an obligation of the County, the proposed project will provide new housing opportunities in close proximity to EDHBP jobs, and include commercial services, both of which support business retention and expansion.*

Objective 10.1.6: Capture or Retail and Tourism Dollars

Capture a greater share of retail and tourist dollars within the County by providing opportunities to establish new tourist-related commercial operations while promoting and maintaining existing tourist commercial operations.

Consistent. *The proposed project includes two commercial sites that could serve local resident and employee retail needs, unique commercial uses that draw from the larger market, as well as pass-by tourist convenience needs.*

Objective 10.1.7: Small Business and Workplace Alternatives

Promote the establishment and expansion of small businesses and work place alternatives including home occupations, telecommuting businesses, and technology transfer based industries.

Consistent. *The proposed project will provide new housing opportunities in close proximity to EDHBP jobs, and includes commercial services, both of which may support businesses including small businesses. New residences will also provide opportunities for home based businesses.*

Objective 10.1.8: Job Training

Support the use of El Dorado County's educational institutions to provide employment training and vocational education programs for potential employees of El Dorado County's businesses.

Not Applicable. *Supporting employment training and vocational education is an obligation of the County.*

Objective 10.1.9: Job-Housing Relationship

The County shall monitor the jobs-housing balance and emphasize employment creation.

Consistent. *While monitoring the jobs-housing balance is an obligation of the County, the proposed project includes new housing opportunities and commercial services intended to be more attainable to and support EDHBP jobs.*

GOAL 10.2: PUBLIC SERVICES AND INFRASTRUCTURE

Provide adequate levels of public services and infrastructure for existing residents and targeted industries and establish equitable methods to assure funding of needed improvements to existing infrastructure and services and new facilities to further economic development consistent with the County's custom, culture, and economic stability.

Objective 10.2.1: Public and Civic Facilities Investments

Give a high priority to funding quality civic, public and community facilities, and basic infrastructure that serve a broad range of needs.

Consistent. *The proposed project will connect to existing utility and roadway infrastructure that has been planned to serve the site, some of which has already been constructed. In addition, the project proposes new community facilities including an interconnected network of park, paseo and trails. Additional infrastructure and community facilities analyses will be prepared as part of the planning process, and coordination will occur with all utility and public service providers. The specific plan will include a phasing plan and financing strategy for the orderly and cost efficient construction of infrastructure and community facilities to serve the project.*

Objective 10.2.2: Equitable Financing Methods for Public Improvements
Utilize equitable financing methods that assure that service standards adopted in the General Plan are achieved.

Consistent. *The proposed Specific Plan will include a phasing plan and financing strategy for the orderly and cost efficient construction of public improvements to serve the project. Coordination will occur with all utility and public service providers, and improvements will be sized and constructed in accordance with service provider standards.*

Objective 10.2.3: Coordination of Public Improvements
Cooperate with other jurisdictions to promote the most cost-effective methods of providing civic, public and community facilities, and basic infrastructure necessary for supporting the economic, social, and environmental well-being of the County and its residents.

Consistent. *The proposed Specific Plan will include a phasing plan and financing strategy for the orderly and cost efficient construction of public improvements to serve the project. Coordination will occur with all utility and public service providers.*

Objective 10.2.4: Funding Availability
Ensure that adequate funding is available for all ongoing County-wide services.

Consistent. *While it is the responsibility of the County to evaluate funding for on-going County-wide services, the proposed Specific Plan will include a financing strategy and the project's two proposed commercial sites will contribute to improving retail sales capture in the County.*

Objective 10.2.5: New Development Fiscal Effects
Ensure that new development results in a positive fiscal balance for the County.

Consistent. *The proposed project will include an analysis of fiscal impacts, and is structured to support EDHBP job growth and new commercial services.*

Objective 10.2.6: Fiscal Effects of Government Reorganization
Through the County's membership on LAFCO or otherwise, ensure that government reorganizations such as annexations, incorporation, and district formations do not have a negative fiscal effect on the County's operating budget and that such reorganizations are revenue neutral from the County's standpoint.

Consistent. *The proposed project site is located within the El Dorado Hills Community Services District's sphere of influence and will require annexation to the district. The proposed project will include an analysis of fiscal impacts.*

Objective 10.2.7: Coordinate Land Use with Other Jurisdictions
Resolve conflicts with other jurisdictions regarding the location of revenue-generating land uses.

Consistent. *The proposed project is not located within or near an incorporated City or its sphere of influence. The project's two proposed commercial sites will contribute to improving retail sales capture in the County.*

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PA20-0002
PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN
EXHBIT E - APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW

PA20-0002
PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN
EXHBIT E - APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW

Prepared for:

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In Partnership with:

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Fehr & Peers
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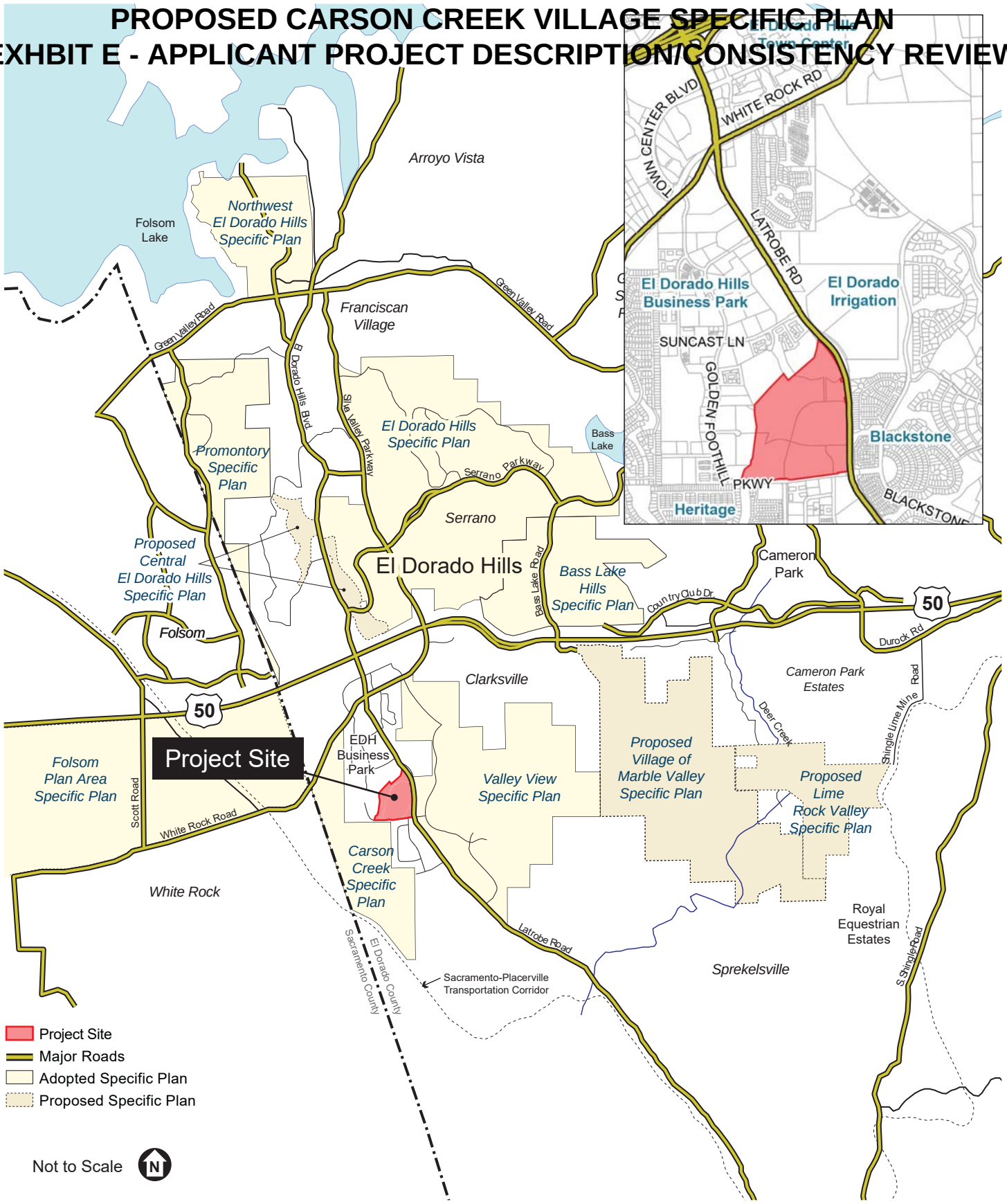
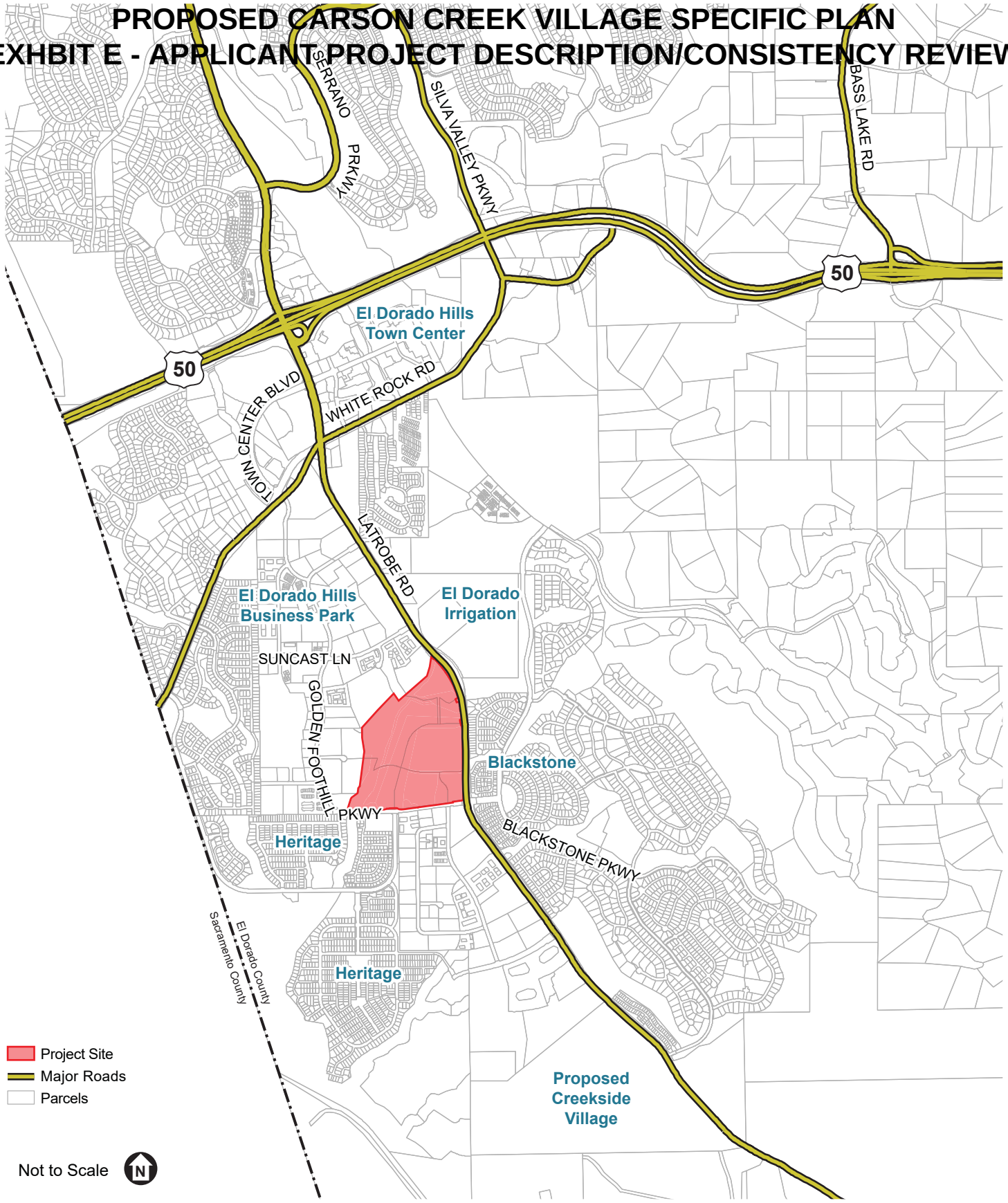
PA20-0002
PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN
EXHIBIT E - APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW



Regional Location Map

CARSON CREEK VILLAGE

ESA



Site Location Map

POR. SEC. 14, T.9N., R.8E., M.D.M.
Assessor's Map Bk. 117 - Pg. 21
County of El Dorado, CA
Rev. FEB 24, 2015
LATROBE RD
GOLDEN FOOTHILL PKY
BLACKSTONE PKY
SUNCAST LN
SUNGLOW CT
CYPRESS POINT CT
SANDSTONE DR
MONTE MAR DR
WINDPLAY DR
SNOW FALL WY
SUN POPPY WY
AUTUMN SKY WY
RUSHMORE WY
NATURE WALK CT
ASPEN GROVE CT
PM 51/62/3 49 9.77 A
PM 51/62/2 48 3.95 A
PM 51/62/1 47 21.79 A
PM 51/72/1 52 4.54 A
POR PM 47/137/1 39 8.319 A
PM 51/62/4 50 28.43 A
PM51/72/2 53 14.53 A
PM 48/118/A 23 14.17 A
PM 51/72/3 54 15.01 A
PPM 48/118/C 0.276 A
PPM 48/118/C 45 5.304 A
PM 48/117/A 19 5.73 A
PM 48/117/C 21 2.48 A
Acreages Are Estimates
Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles
THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's Office as a representation of data collected for assessment purposes only. Any use or reliance on its contents for other purposes and/or boundary characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

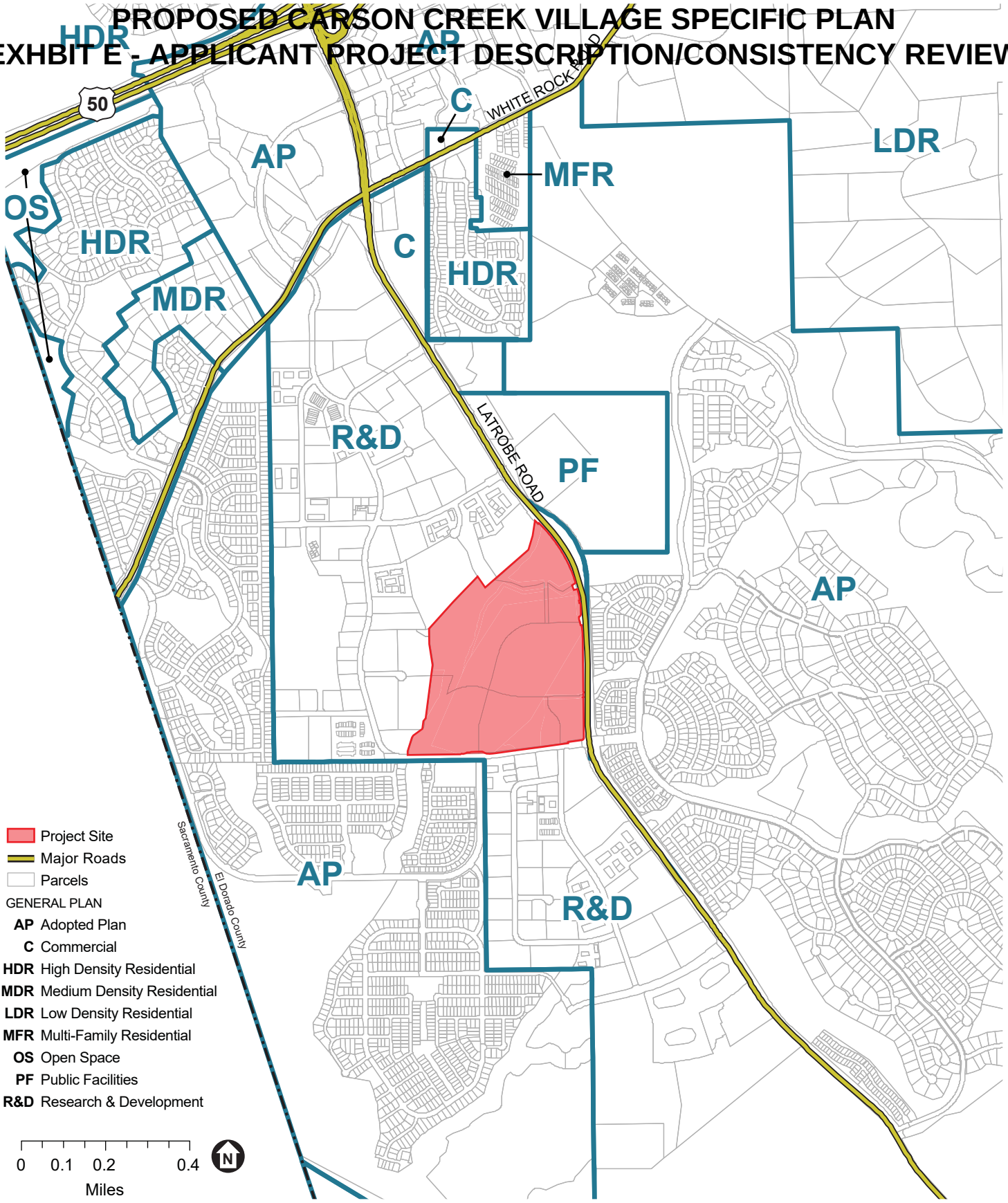
PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN
EXHIBIT E - APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW

Aerial with Surrounding Uses

CARSON CREEK VILLAGE

ESA

PA20-0002
PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN
EXHIBIT E - APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW



Existing General Plan Land Use Map

CARSON CREEK VILLAGE

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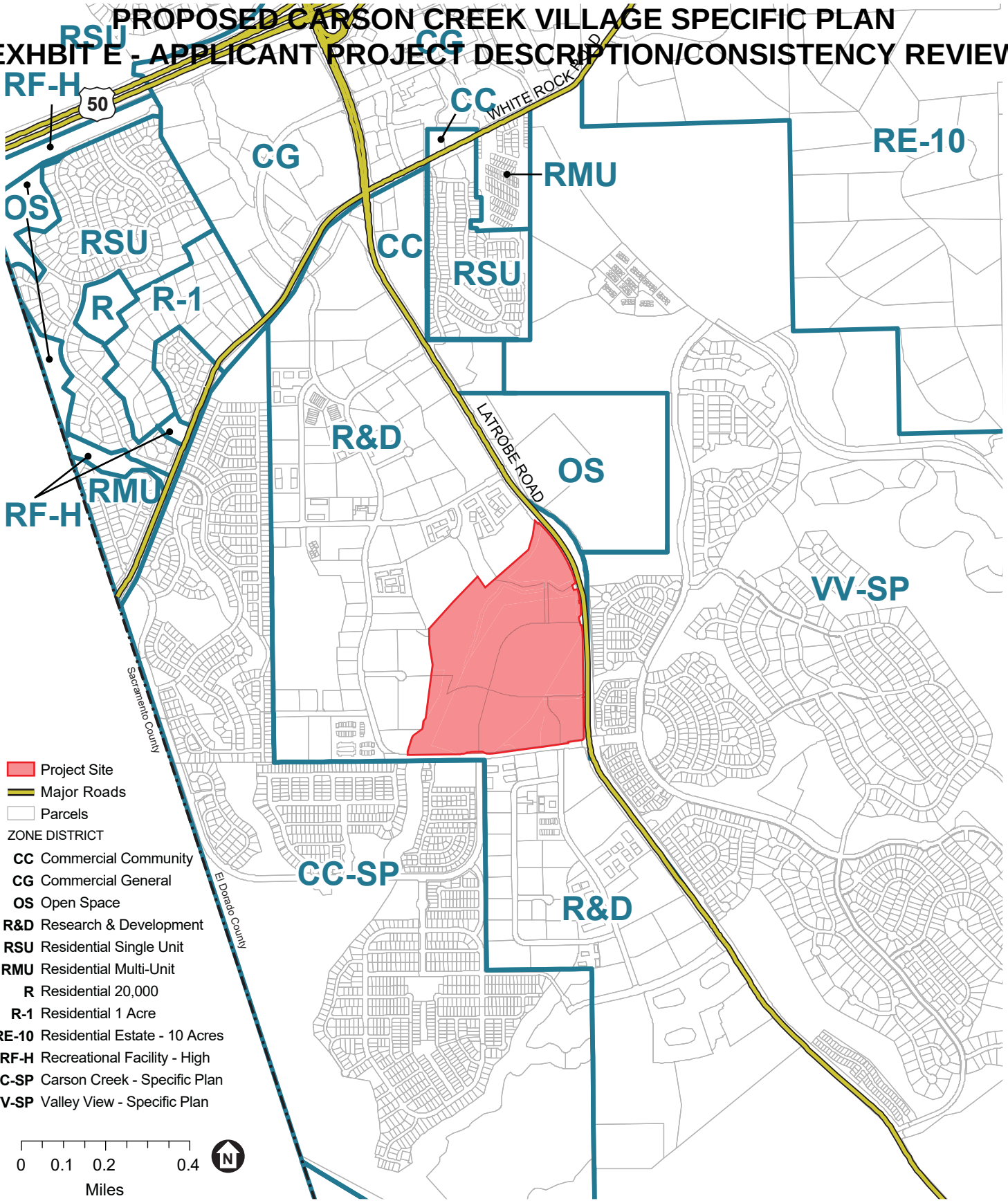


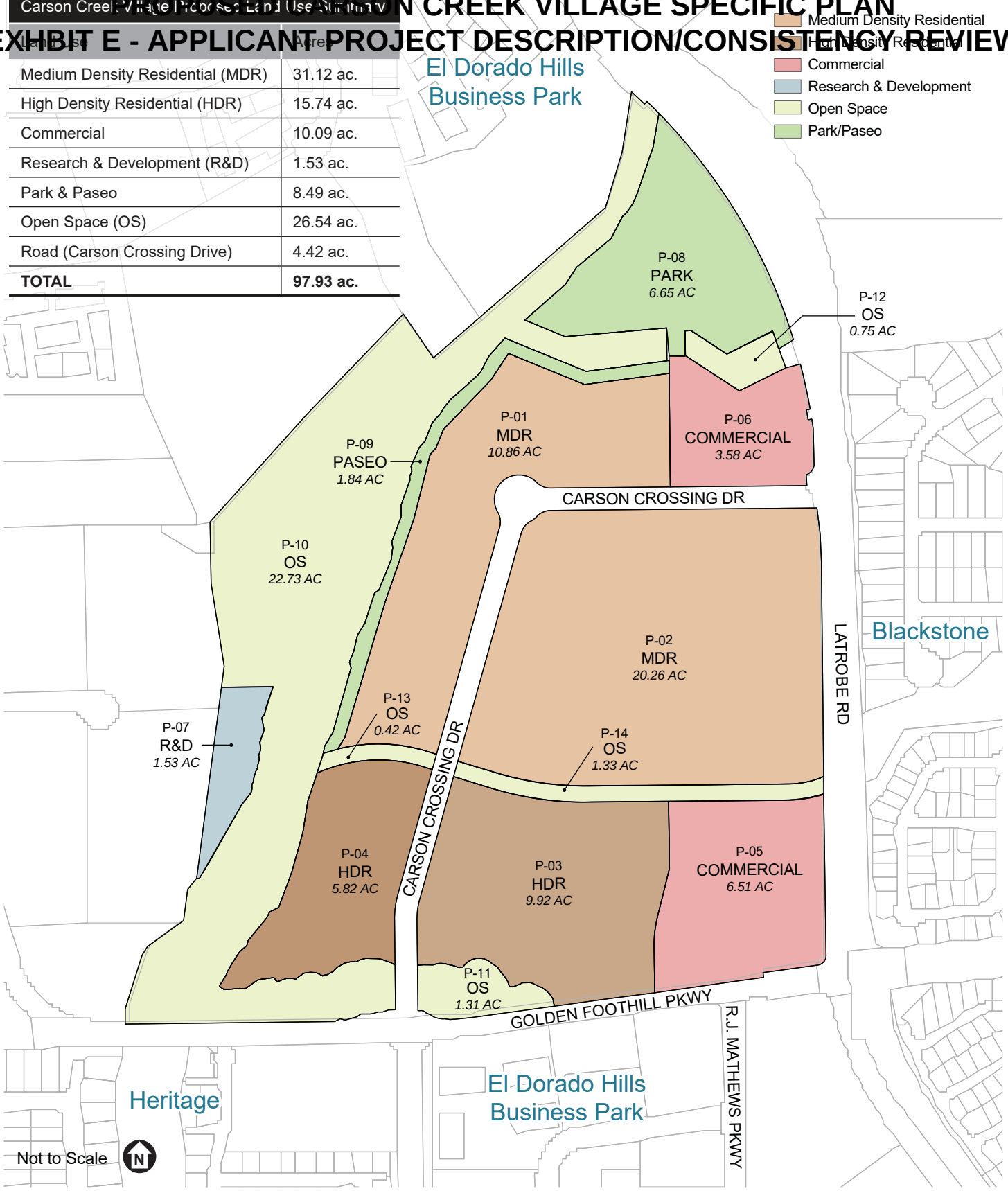
Existing Zone District Map

CARSON CREEK VILLAGE

ESA

PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN

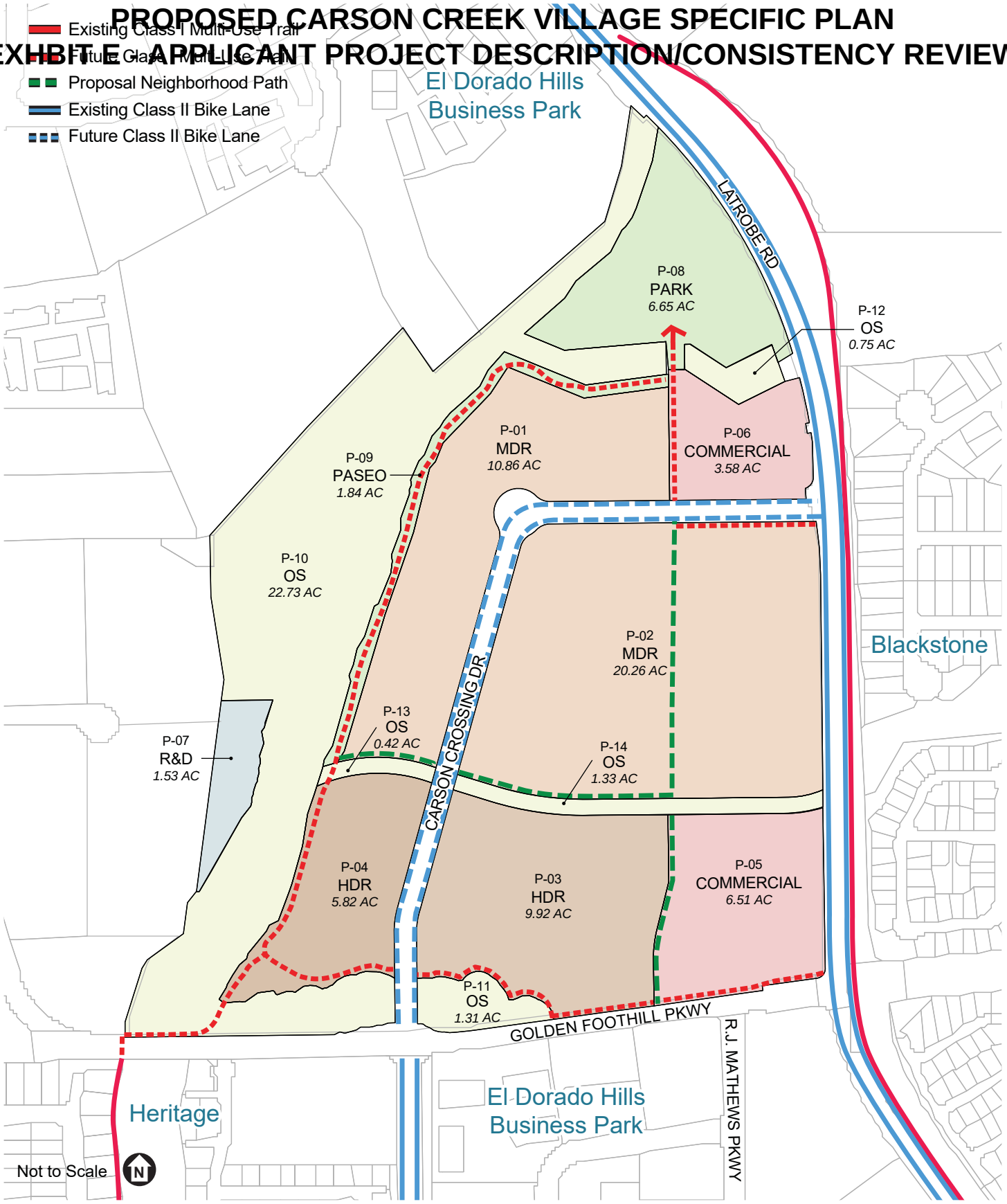
Carson Creek Village Proposed Land Use Summary	
Land Use	Acres
Medium Density Residential (MDR)	31.12 ac.
High Density Residential (HDR)	15.74 ac.
Commercial	10.09 ac.
Research & Development (R&D)	1.53 ac.
Park & Paseo	8.49 ac.
Open Space (OS)	26.54 ac.
Road (Carson Crossing Drive)	4.42 ac.
TOTAL	**97.93 ac.**



Proposed Land Use Concept

CARSON CREEK VILLAGE

ESA



Proposed Circulation Concept

CARSON CREEK VILLAGE

ESA

PA20-0002

PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN
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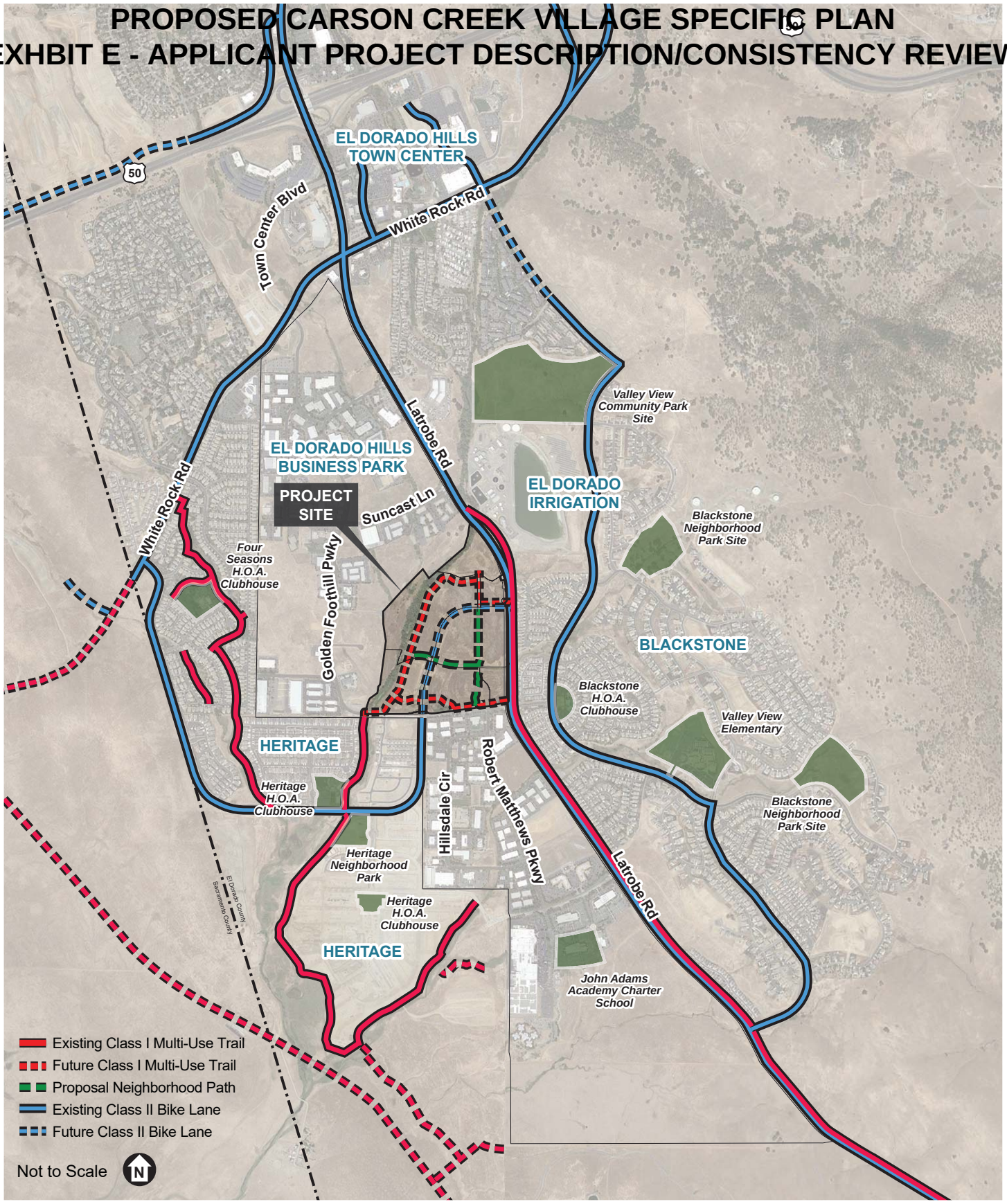


Regional Trail Plan

CARSON CREEK VILLAGE

ESA

PA20-0002 STAFF MEMO EXHIBIT F:
EDH BUSINESS PARK MARKETIBILITY MEMO, NOVEMBER 1, 2016

COMMUNITY DEVELOPMENT AGENCY
LONG RANGE PLANNING

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-4650, Fax (530) 642-0508

Date: November 1, 2016

To: Board of Supervisors

From: Shawna Purvines, Interim Assistant Director, Community Development Agency, Long Range Planning

Subject: El Dorado Hills Business Park Marketability

Purpose

This staff memo is a follow-up to the item Supervisor Mikulaco presented to the Board on August 2, 2016 recommending the Board provide direction to the Chief Administrative Office and Community Development Agency to explore enhancing the marketability of the El Dorado Hills Business Park ("EDH Business Park"). The Board directed staff to explore potential issues, options for action as appropriate (including resource and time frame estimates for each), and report back to the Board in late fall/early winter for consideration.

Background

On March 21, 2016, the Board adopted the County's 2016-2019 Strategic Plan. Economic Development is one of the Plan's goals and includes the following objectives: 1) Attract, develop and retain businesses that provide economic sustainability and quality job creation; 2) Increase employment opportunities by improving workforce development skills; 3) Invest in infrastructure needs to improve and maintain competitiveness; 4) Strengthen the County's business friendly reputation; and 5) Develop and maintain an economic development plan that is time relevant and community and market oriented; and 6) Provide diverse workforce housing options - balance jobs with housing.

Following the August 2, 2016, Board meeting where the Board directed staff to explore potential issues and options for action as appropriate for the EDH Business Park, a working group comprised of staff from the CAO's office, District One Supervisor's Office, and the Community Development Agency Long Range Planning have attended several meetings with representatives from the El Dorado Hills Chamber of Commerce, the Greater Sacramento Area Economic Council (GSAC) and three of the largest property owners in the EDH Business Park. Meeting discussions identified some perceived challenges with how the current EDH Business Park functions.

PA20-0002 STAFF MEMO EXHIBIT F:
EDH BUSINESS PARK MARKETIBILITY MEMO, NOVEMBER 1, 2016

Development planning for the EDH Business Park dates back to 1981. A draft Environmental Impact Report (EIR) for the business park was prepared in August 1982. The EIR noted that the plan was to develop a 909 acre site into a high technology industrial business park including assembly plants, research laboratories, warehouses and business offices. At that time, the land was zoned as Exclusive Agriculture (AE). The EIR indicated that the applicant planned to request cancellation of the Williamson Act Contract No. 124 (1070 acres) and to request a rezone of the entire 1070 acres from AE to Research and Development (R&D).

On March 6, 1984, the Board of Supervisors adopted Resolutions 61-84 through 67-84 pertaining to the establishment of an Assessment District for Phase I of the EDH Business Park.

Current Conditions

Ridge Capital Evaluation

The County received an evaluation of the EDH Business Park prepared in August 2016 by Ridge Capital, Inc., a real estate investment and development firm headquartered in Sacramento. The evaluation stated that the EDH Business Park is approximately 832 acres, comprised of 829 acres zoned for R&D and three acres zoned for CG (Commercial, General). The Ridge Capital evaluation noted that an extremely slow rate of land absorption has taken place within the EDH Business Park over its life cycle. According to Ridge Capital, ***"In ± 36 years since its inception, the EDH Business Park has experienced an average annual absorption rate of ± 8.4 acres per year, with only 302 developed acres out of 832."*** Applying the historical absorption rate on a straight-line basis to the existing land stock results in a "***forecasted build-out date for the EDH Business Park of +2079 – 63 years from now*** (i.e., 530 acres/8.4 acres per year = 63 years)".

The Ridge Capital Evaluation also cites that the absorption rate is significantly underperforming other business park locations within the Sacramento region. During 2000–2015, the industrial land absorption rate for the EDH Business Park averaged 3.68 acres/year, compared to Power Inn (15.97 acres/year), Natomas/Northgate (15.84 acres/year), and West Sacramento (14.27 acres/year).

Changing Workforce

The changing workforce (e.g., influx of Millennials and their amenity preferences) are also a significant factor in site location. More than one-in-three American workers today are Millennials (adults ages 18 to 34 in 2015), and last year they surpassed Generation X to become the largest share of the American workforce, according to new Pew Research Center analysis of U.S. Census Bureau data. The U.S. Bureau of Labor Statistics predicts that by 2030 this hyper-connected, tech savvy generation will make up 75 percent of the workforce.

Current Statistics

Currently, 302 acres or 37 percent of the total 832 acres are developed. According to occupancy reports prepared by ProEquity Asset Management on July 28, 2016, the vacancy rate of all developed properties

(148 properties/3,026,243 square footage) is 13.9 percent. The vacancy rate of existing office space only (56 properties/1,038,434 square footage) is 28.8 percent.

Available data varies regarding the reported number of businesses operating and employees working in the EDH Business Park. The number of reported individual businesses range from approximately 200[1] to 500[2] employing from 3,500[1] to 6,000[2] full- and part-time employees. A 2015 data report based on D-U-N-S[3] number information, prepared by Buxton Analytics for the County Treasurer/Tax Collector's Office, identified 305 businesses located within the EDH Business Park employing over 3,500 full- and part-time employees.

Major individual employers comprise the following industries: Billing output services; Aircraft Manufacturing; Building Construction and Specialty Contractors; Computer, Office Equipment and Software Merchant Wholesalers; Architecture and Engineering, Residential Real Estate Leasing; along with the U.S. Department of the Interior.

The types of businesses also vary significantly. Some of the more prevalent types reported include: Health Care Practitioners and services; Construction; Architecture and Engineering; Services including: insurance/real estate agents, consulting, legal, investment, computer system design, banking, child day care; personal care, advertising; amusement and recreation; commercial real estate leasing; printing and publishing; machinery, equipment and metal products manufacturing.

Employment Cap

The 2004 General Plan Policy TC-1y conditions an employment cap of 10,045 full-time employees within the EDH Business Park "unless it can be demonstrated that a higher number of employees would not violate established level of service standards." This employment cap was calculated as part of the analysis in the Final Environmental Impact Report (EIR) for the 2004 General Plan (see Appendix E.1, Mitigation Measure 5.4-1(b) Traffic Model Run (Reduced Business Park)). The employment cap may be lifted if the County implements one of the following mitigation measures included in the 2004 General Plan EIR, and addressed by General Plan policies as noted below:

- Mitigation Measure 5.4-1(a): Amend the Circulation Diagram to include a new arterial roadway from El Dorado Hills to U.S. 50. [Policy TC-1u]
- Mitigation Measure 5.4-1(b): Implement growth control mechanism for new development accessing Latrobe Road or White Rock Road [Policy TC-1y]
- Mitigation Measure 5.4-1(c): Modify LOS Policies
- Mitigation Measure 5.4-1(d): Amend the Circulation Diagram to include a frequent transit service on exclusive right-of way to the El Dorado Hills Business Park [Policy TC-1v]

[1] El Dorado Hills Chamber of Commerce phone survey, 2012
[2] Greater Sacramento Area Economic Council (GSAC), Avention OneSource, 2016
[3] A DUNS number (Data Universal Numbering System,) is a unique, non-indicative 9-digit identifier for each physical location of a business issued and maintained by Dun & Bradstreet (D&B) that verifies the existence of a business entity globally.

Mitigation Measure 5.4-1(a) and Policy TC-1u are being addressed in the proposed Major Capital Improvement Program (CIP) and Traffic Impact Mitigation (TIM) Fee Program Update which includes the Latrobe Connection project (CIP Project No. 66116). This project includes construction of a new arterial connecting the south end of Golden Foothill Parkway to Carson Creek Drive. This new roadway was constructed in 2015. The Major CIP/TIM Fee Program Update includes a proposed General Plan Amendment that includes revisions to the Circulation Diagram (General Plan Figure TC-1) and removal of General Plan Policy TC-1y. On September 20, 2016, the Board tentatively approved the 2016 CIP Book. On December 7, 2015, the Board adopted Resolution of Intention (ROI) 204-2015 and directed staff to proceed with the General Plan Amendment. Adoption of the Major CIP/TIM Fee Program Update is anticipated to be approved by December 2016.

Current Allowed Uses

The County Zoning Ordinance, which was updated in December 2015 and adopted by the Board of Supervisors on December 15, 2015, allows a variety of uses in Industrial/Research and Development (R&D) zones, as shown on Table 130.23.020 in the County Code of Ordinances Title 130 – Zoning. Some of the uses are allowed without any special permit required, other than a business license. Other uses are allowed with a permit required such as a Conditional Use Permit. The updated Zoning Ordinance includes several new and/or expanded allowed uses in R&D Zones, including but not limited to: Animal Sales and Service: Veterinary Clinics; Brewery (Large Commercial and Micro Brewery); Distillery; Wineries: Production Facilities; Retail Sales (not limited to being incidental to the primary use conducted on site); College & University. Some of these uses may have been allowed in the EDH Business Park prior to the adoption of the updated Zoning Ordinance, but may not have been specifically noted in the prior Zoning Ordinance, but are noted in the current Zoning Ordinance.

Potential Opportunities and Constraints

Following are observations expressed by the working group and studies that may possibly increase the vitality of the business park. These observations are based on: a) staff's discussions with EDH Business Park property owners and board members, existing businesses, EDH Chamber of Commerce, and others; b) information compiled by the Greater Sacramento Area Economic Council (GSAC), El Dorado County Report, August 2016; c) results of the El Dorado Hills Community Survey conducted in late 2013; and d) El Dorado County Industry-Focused Economic Development Study prepared by Center for Strategic Economic Research (CSER), June 30, 2010.

- Existing Capacity Potential – 530 undeveloped acres, many are large parcels that could accommodate large scale businesses
- Existing Infrastructure (e.g., water, sewer, natural gas and roads)
- Transportation – convenient access to U.S. Highway 50 economic corridor
- New developments must include road improvements with pedestrian and bicycle access
- Proximity to the greater Sacramento regional market – potential to attract reverse commute workforce and economic opportunities
- Expanded uses in R&D Zone as part of the Zoning Ordinance updated December 2015
- Educated work force and proximity to colleges and universities

- Community support for attracting industry that provides quality and higher paying jobs
- Community desire for more shopping, dining, and entertainment opportunities
- Close to regional -UPS center and airports for efficient product delivery
- County Community Development Agency Ombudsman for centralized technical assistance team approach to streamline the permit process.
- County commitment to economic development and moderate housing

Observations perceived as constraints to expansion of the EDH Business Park include:

- Limited to R&D zoning – no mixed use, residential component presently allowed
- Low market rents per square foot – discourages new construction
- Oversupply of vacant R&D land (nearly 70% undeveloped after 30 years) – disincentive for future new development
- Vacancy rates of existing space reduces demand for new development
- Undersupply of industrial flex/warehouse space
- Land costs – generally higher than other business parks in the greater Sacramento region
- Development fees associated with infrastructure (e.g., water, sewer, and roads)
- Associated Development fees (fire, etc.)
- County's regulatory and permitting process perceived as disjointed, cumbersome, costly, and uncertain
- Regional competition – Other regional business parks outperforming EDH Business Park
- Proximity to high-technology jobs along U.S. Highway 50 Corridor west of EDH (e.g., Folsom, Rancho Cordova)
- Changing workplace environment and workforce – downsizing, reduced workspaces, telecommuting, home-based businesses, entrepreneurial start-up business incubators, Millennial generation workplace preferences and access to housing

Options for Action

Recognizing the desire to enhance the image and marketing position of the EDH Business Park, the EDH Business Park Owners Association Board of Directors is in the process of identifying key concerns and solutions to attract new and expanded business opportunities to the Park. The Association has retained a facilitator to work with the Association Board and other stakeholders in the following weeks. Building on existing assets, a priority list of short-, medium- and long- term strategic goals for the Business Park to implement will be brought forward to the working group for discussion and the opportunity for collaboration.

As the Association works to develop targeted objectives for the Business Park, the Board of Supervisors may want to consider the following suggested "general" options that potentially could enhance the marketability of the Business Park. Based on staff's discussions with EDH Business Park property owners/board members, the Ridge Capital Evaluation, the ProEquity occupancy/absorption rate reports, and other data, these options could be considered in any combination and are not mutually exclusive.

PA20-0002 STAFF MEMO EXHIBIT F:
EDH BUSINESS PARK MARKETIBILITY MEMO, NOVEMBER 1, 2016

A. Revisions to R&D Land Use and Zoning Uses Allowed

There appears to be a growing interest for residential, commercial and/or mixed use products to be allowed and planned for in the EDH Business Park. The Board may wish to target revisions and enhance the zoning uses allowed in the EDH Business Park to include: mixed use, residential, transient lodging (e.g., hotels and conference centers), and parks/open space; Or projects may be considered by the Board on a case-by-case basis. Staff recommends that the Board wait until after the EDH Business Park Association Board completes its efforts with the facilitator, as other desired uses may be identified.

B. "Re-Visioning" Plan

At the working group meeting on September 22, 2016, the EDH Business Park Association Board member noted that the Association was in the process of hiring a facilitator to help the Association develop a plan to "re-envision" the business park. This "Re-envision" or "Re-Visioning" effort would be led by the EDH Business Park Association.

Items that may be considered as part of the re-visioning of the EDH Business Park include but are not limited to:

- Encourage development and revitalization though a mix of uses that supports the County's jobs/housing balance consistent with General Plan Objective 2.1.4 (Opportunity Areas) and consider residential product types such as multifamily, townhomes, as well as single family cluster housing products
- Provide transportation, pedestrian and visual connectivity
- Streetscape enhancements (e.g., landscaped medians, sidewalks, bike lanes, transit stops) along Latrobe Road and major roads within the business park
- Identify potential locations which will provide for a centralized mixed use core that benefit residents of the EDHBP, while protecting existing job development opportunities to ensure R&D (high paying) jobs can be created
- Protect existing job base within the EDH Business Park
- Create usable open space and funding mechanisms

This option may include General Plan and Zoning amendments as well as a potential combining zone district (overlay) with development standards and guidelines, and parameters for funding of development and maintenance for infrastructure, roads, open space, landscaping and lighting. Any recommendations for changes to land use or zoning designations, and/or General Plan and Zoning Amendments would require County involvement to process.

C. Marketing Strategy/Rebranding

Given the expanded allowed uses in R&D Zones and other positive features, the EDH Business Park could develop a marketing plan to inform existing and potential property owners of the added allowed

uses and new opportunities in the EDH Business Park. The marketing plan could include components including but not limited to the following:

- Data driven targeted business attraction to create awareness and foster interest (EDH Business Park/GSAC/Chamber of Commerce)
- Brand marketing – Develop new image and catch phrase based on attracting key industries for business park location/community, i.e. EDH Commerce Center, EDH Work Park (EDH Business Park)
- Create a simple but comprehensive County Economic Development website page and feature sections on local business parks, beginning with the El Dorado Hills Business Park (County)
    - Provide links to county chamber pages where they may be better positioned to promote links to park agents and property owners.
    - Feature County benefits, development team assistance and contacts.
    - Provide local and county-wide demographics, retail analytics, housing data, etc.
- Refine business incentive options and business support services coordinating with other agencies such as PG&E services and incentives, workforce training, etc. while strengthening the County's business friendly reputation. (County)
- Co-sponsor (County/Business Park/Chamber) broker and business events at business park (i.e., Elevate El Dorado II). The County was a sponsor of the Elevate El Dorado I event for a cost of $5,000 (see Legistar File 10-1057 on April 22, 2014).
- Working in partnership with stakeholders, target site specific marketing in available business media (i.e., Site Selection Publications such as Site Selection Magazine). Seek out cooperative advertising potential. [Cost determined by media agencies] (EDH Business Park/Chamber of Commerce).

RECOMMENDATION

The Board may consider the following approaches:

1) Authorize CAO/Economic Development to aid in discussions with the working group in consideration of an Economic Development component to the effort as needed;
2) Designate and authorize Community Development Agency representatives to assist the working group and/or the EDH Business Park Association Board, as needed, in development of any requested General Plan and Zoning amendments or potential combining zone district (overlay), due to the land use planning component of the effort; and
3) CEDAC to designate a representative to the working group to maintain consistency with other efforts within the County.

Aerial with Surrounding Uses

CARSON CREEK VILLAGE

ESA

PA20-0002 EXHIBIT H
COUNTY OF EL DORADO, CALIFORNIA
BOARD OF SUPERVISORS POLICY

Subject:	Policy Number:	Page Number:
GENERAL PLAN AMENDMENT INITIATION HEARING & VOLUNTARY CONCEPTUAL REVIEW PROCESS	J-6	1 of 4
	Originally Adopted: 12/10/2013	Last Revised Date: 10/06/2020

I. PURPOSE

The purpose of this Policy is to:

A. Ensure that applicants are informed of the potential concerns and risks associated with privately initiated General Plan Amendments, including Specific Plan Amendments and new Specific Plans that would result in increasing allowable density by 50 or more dwelling units.

B. Assist the County Board of Supervisors in determining whether a proposed change to the General Plan furthers the overall goals and objectives of the Board of Supervisors based on the Criteria listed below in Section III.

C. Provide for early public knowledge and involvement in the General Plan Amendment initiation process.

D. Specify the manner in which amendments to the El Dorado County General Plan, including Specific Plan Amendments and new Specific Plans sought by private parties shall be initiated pursuant to Government Code Section 65358 (general plan amendments), Government Code Section 65453 (specific plan amendments), and General Plan Policies (2.9.1.1 through 2.9.1.6).

E. Provide the framework for applicants to follow when voluntarily requesting a Conceptual Review before the Planning Commission or the Board of Supervisors for any development project pursuant to Section 130.51.090 of the County's Zoning Ordinance.

This review process will result in neither approval nor denial of the proposed project. The more thorough review that occurs during the formal application process could reveal issues and circumstances that were not known or reviewed during the much shorter review of the Initiation Hearing/Conceptual Review process.

II. POLICY

A. Any privately-initiated application to amend the General Plan, including Specific Plan Amendments and new Specific Plans (herein collectively referred to as "Applications") proposing to increase allowable residential densities by 50 or more dwelling units shall require an Initiation Hearing before the Board of Supervisors. The Initiation Hearing is the first point of consideration by a decision maker and is intentionally limited in scope. The hearing shall focus on a high-level policy assessment of how well the proposed application furthers the overall goals and objectives of the Board of Supervisors based on the Criteria listed below in Section III.

B. This Policy shall apply only to applications submitted after the effective date of this Policy.

Subject:	Policy Number:	Page Number:
GENERAL PLAN AMENDMENT INITIATION HEARING & VOLUNTARY CONCEPTUAL REVIEW PROCESS	J-6	2 of 4
	Originally Adopted: 12/10/2013	Last Revised Date: 10/06/2020

III. PROCEDURE

A. Applicants shall submit a complete application to the Planning and Building Department. The completed application shall include, but not be limited to, the following items:

1. A description of the proposed project and General Plan amendment, Specific Plan amendment, or new Specific Plan including a discussion of the elements and policies to be amended, the reasons for the amendment, and how the amendment meets the Criteria listed below;

2. Vicinity and Location Maps;

3. Site plan(s) showing existing and proposed General Plan land use and Zoning designations for the subject property and surrounding properties; and

4. Optional exhibits, such as photographs or aerial photographs.

B. Once staff has determined the application is complete, a staff report shall be prepared and the application shall be referred to the Board of Supervisors for a hearing to evaluate whether the application meets the criteria identified below. The County will strive to schedule this hearing within 60 days from the date staff determines the application is complete.

Notice shall be provided in accordance with and as outlined in County of El Dorado Zoning Ordinance Section 130.51.050 Public Notice Requirements and Procedures. Public Notice range to be determined by Department Director with a minimum range of a half (1/2) mile. Notice of the hearing shall be provided in the manner required by Government Code section 65091 or as otherwise required by County Ordinance or Resolution.

C. An application shall be evaluated to determine how well it meets the following Criteria:

1. The proposed application is consistent with the goals and objectives of the General Plan, and/or County adopted Strategic Plan, and/or Board of Supervisors adopted community vision and implementation plan; and

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; and

Subject:	Policy Number:	Page Number:
GENERAL PLAN AMENDMENT INITIATION HEARING & VOLUNTARY CONCEPTUAL REVIEW PROCESS	J-6	3 of 4
	Originally Adopted: 12/10/2013	Last Revised Date: 10/06/2020

3. The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan, or site design. This can be achieved by meeting one or more of the following goals and objectives:

   a) Increases employment opportunities within El Dorado County.

   b) Promotes the development of housing affordable to moderate income households earning at or below 120% of the median monthly income for El Dorado County, as defined by the U.S. Department of Housing and Urban Development.

   c) Provides additional opportunities to retain retail sales and sales tax revenues within El Dorado County.

   d) Protects and enhances the agricultural and natural resource industries.

D. Additional considerations for discussion may include, but not be limited to:

   1. Level and diversity of community support and opposition;

   2. Appropriateness of the proposed size, density and boundary of the project site;

   3. Provision of additional benefit to the community;

   4. Provision of public facilities;

   5. Potential environmental effects; and

   6. Future potential zoning and allowed uses.

   7. Special consideration to be given to projects within high fire zone areas.

E. Exemptions

General Plan and Specific Plan amendments necessary to correct technical errors or mapping errors, to facilitate the development of qualified housing projects available to very low- or low-income households, to protect the public health and safety, to comply with changes in state or federal law, or that propose to increase allowable density/intensity by less than 50 dwelling units are exempt from the provisions of this Policy.

Subject:	Policy Number:	Page Number:
GENERAL PLAN AMENDMENT INITIATION HEARING & VOLUNTARY CONCEPTUAL REVIEW PROCESS	J-6	4 of 4
	Originally Adopted: 12/10/2013	Last Revised Date: 10/06/2020

IV. RESPONSIBLE DEPARTMENT

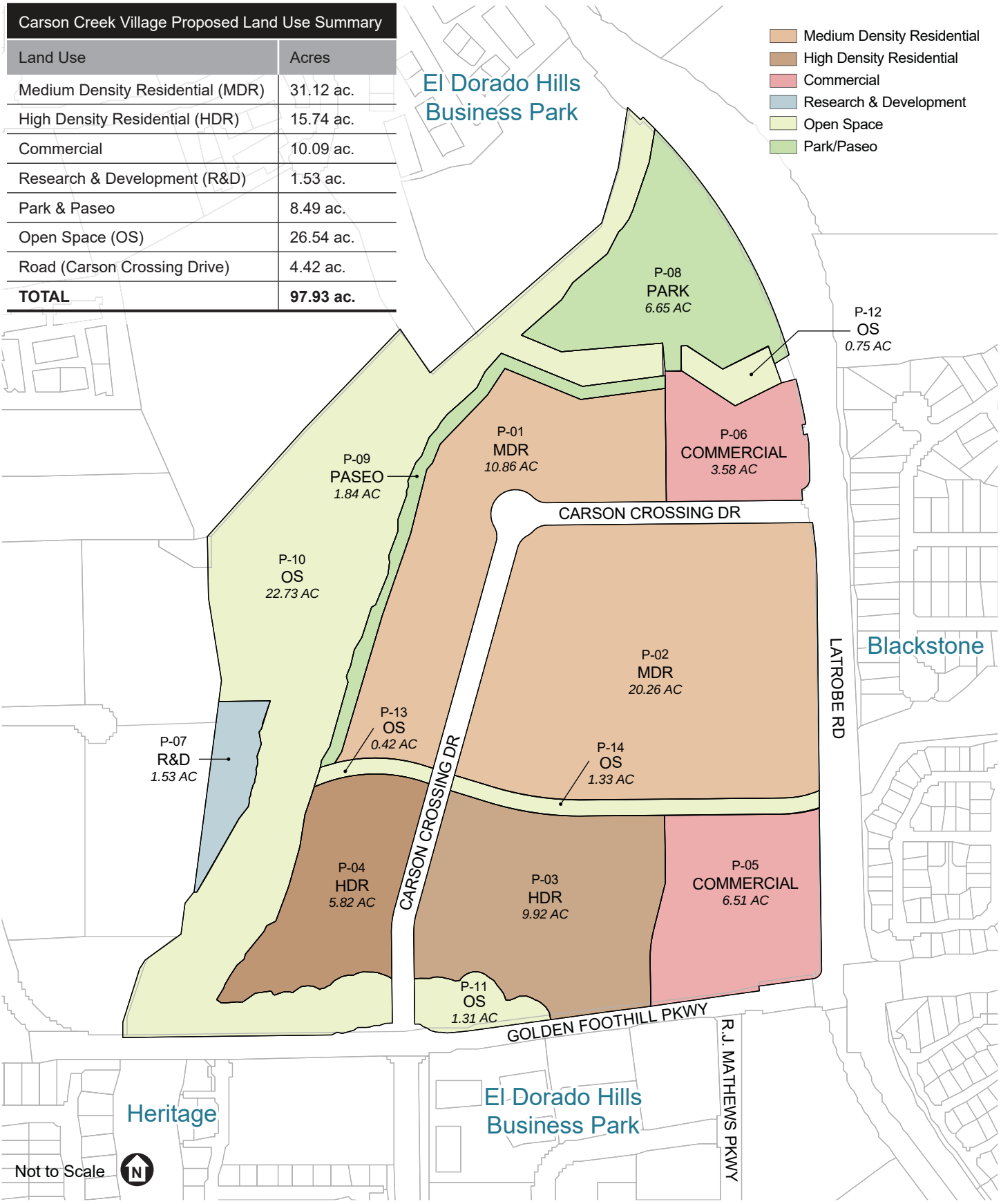
Planning and Building Department
Department of Transportation

V. DATES (ADOPTED, REVISED, NEXT REVIEW)

Originally Adopted:	12/10/2013		
Last Revision:	10/06/2020	**Next Review:**	10/06/2023

PA20-0002 EXHIBIT I - PROPOSED LAND USE PLAN

Carson Creek Village Proposed Land Use Summary	
Land Use	Acres
Medium Density Residential (MDR)	31.12 ac.
High Density Residential (HDR)	15.74 ac.
Commercial	10.09 ac.
Research & Development (R&D)	1.53 ac.
Park & Paseo	8.49 ac.
Open Space (OS)	26.54 ac.
Road (Carson Crossing Drive)	4.42 ac.
TOTAL	**97.93 ac.**

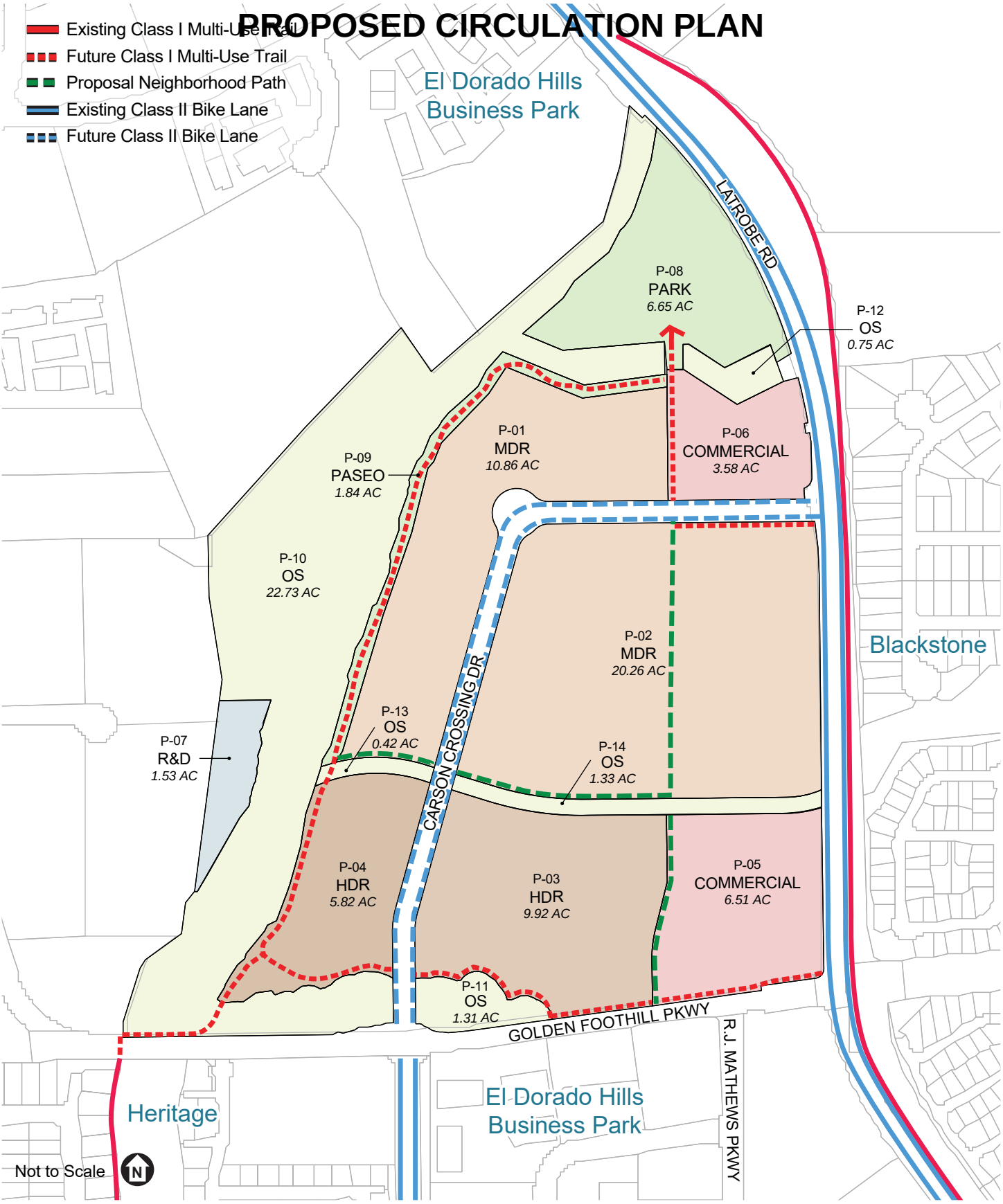


Proposed Land Use Concept

CARSON CREEK VILLAGE

ESA

PA20-0002 EXHIBIT J
PROPOSED CIRCULATION PLAN

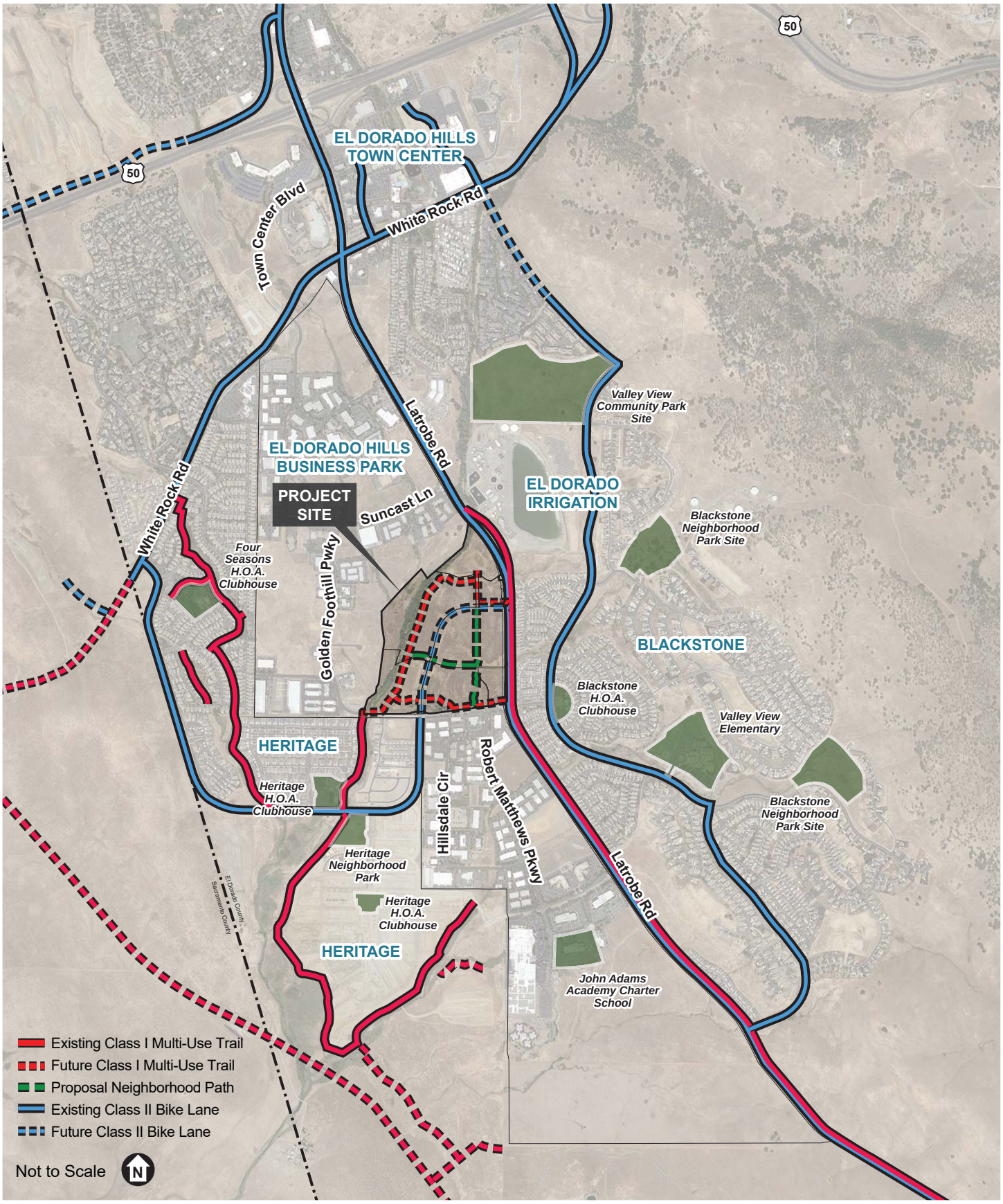


Proposed Circulation Concept

CARSON CREEK VILLAGE

ESA

PA20-0002 EXHIBIT K - PROPOSED REGIONAL TRAIL PLAN

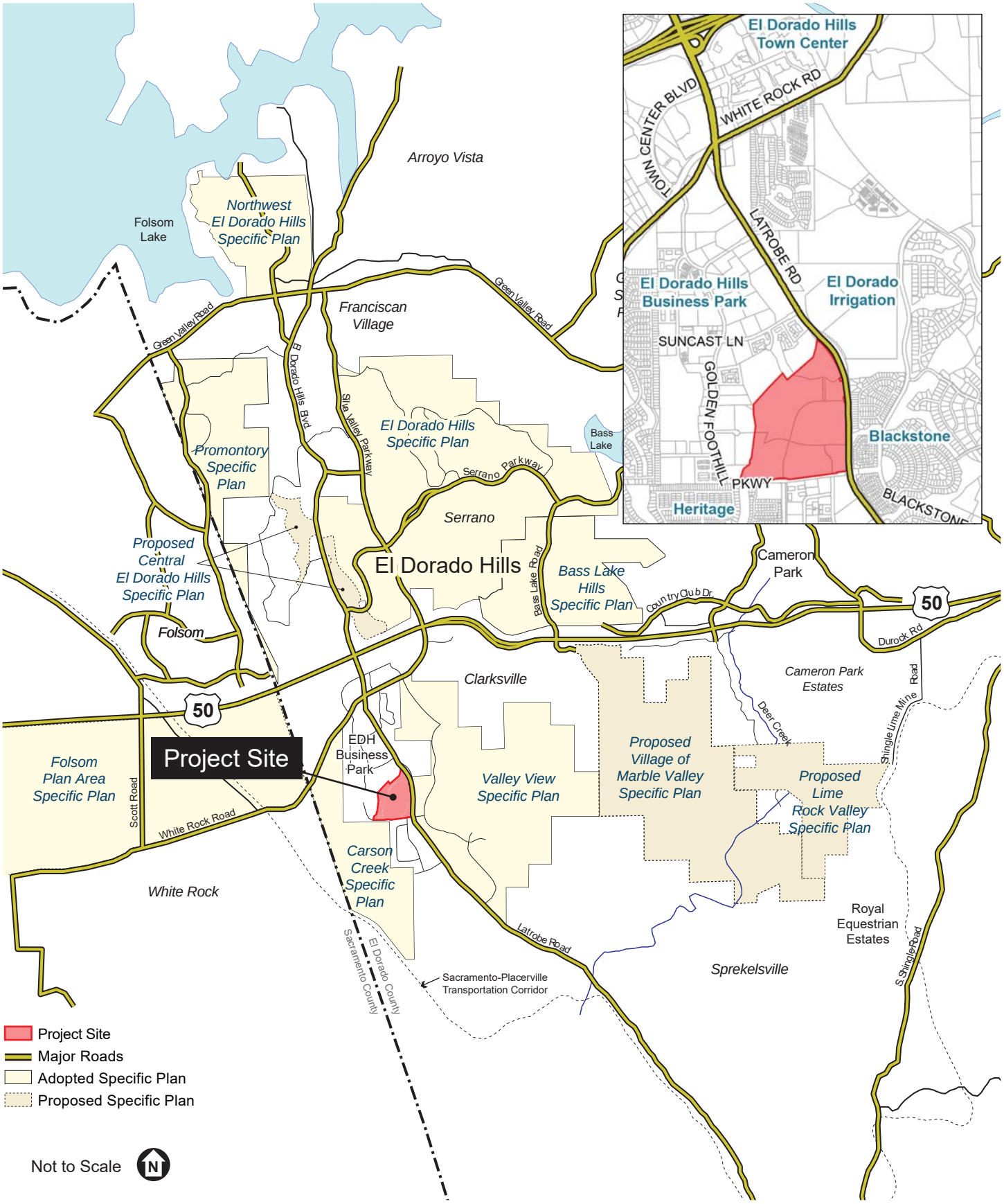


Regional Trail Plan

CARSON CREEK VILLAGE

ESA

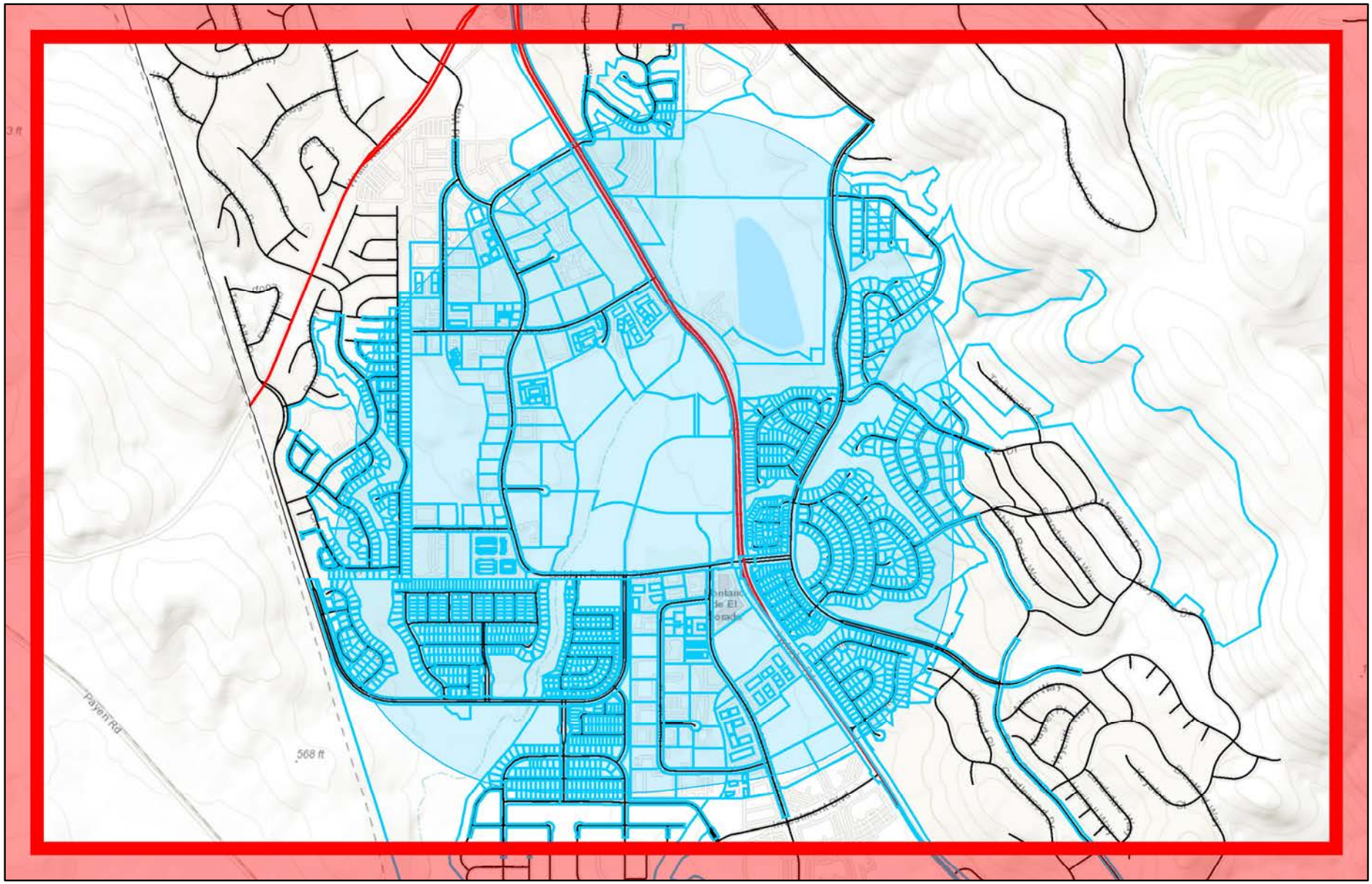
PA20-0002 EXHIBIT L - REGIONAL LOCATION MAP



Regional Location Map

CARSON CREEK VILLAGE

ESA



February 2, 2021

Carson Creek Notification Map BOS 02-23-2021 (1,000 feet)

Search Results: Parcels

Override 1

County Outline

Highway Labels

Highways

Major Roads

Major Roads

Minor Roads

Cities

Sources: Esri, HERE, Garmin, Intermap, incremer ;S, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL,

N W E S

0 570 1,140 1,710 2,280 Feet

21-0177 C 1 of 1

Mountain Democrat

PROOF OF PUBLICATION
(2015.5 C.C.P.)

Proof of Publication of
NOTICE OF PUBLIC HEARING

STATE OF CALIFORNIA
County of El Dorado

I am a citizen of the United States and a resident of the County aforesaid; I'm over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am principal clerk of the printer at the Mountain Democrat, 2889 Ray Lawyer Dr, a newspaper of general circulation, printed and published Monday, Wednesday, and Friday, in the City of Placerville, County of El Dorado, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court to the County of El Dorado, State of California, under the date of March 7, 1952, Case Number 7258; that the notice, of which the annexed is a printed copy (set in type no smaller than non-pareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

2/3

ALL IN THE YEAR 2021.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Placerville, California, this 3rd day of **FEBRUARY, 2021**

Signature

NOTICE OF PUBLIC HEARING

The County of El Dorado Board of Supervisors will hold a public hearing in the Supervisors Meeting Room, 330 Fair Lane, Placerville, CA 95667 on February 23, 2021, at 1:00 p.m., to consider Pre-Application PA20-0002/Carson Creek Village Specific Plan Conceptual Review submitted by ANDREA MATARAZZO/PIONEER LAW GROUP for an Initiation Hearing (Conceptual Review) of a proposed Specific Plan that would allow medium- and high-density attached and detached residential development with a potential build-out of 600 to 800 dwelling units, approximately 110,000 square feet of new commercial floor area, approximately 8.5 acres for a park and paseo site, and approximately 26.5 acres of open space. The property, identified by Assessor's Parcel Numbers 117-210-047, 117-210-048, 117-210-049, 117-210-050, 117-210-052, 117-210-053 and 117-210-054, consisting of 98 acres, is located within the central portion of the existing El Dorado Hills Business Park, along the west side of Latrobe Road, north of the intersection with Golden Foothill Parkway in the El Dorado Hills area, Supervisorial District 1. (County Planner: Tom Purciel, 530-621-5903) All persons interested are invited to write their comments to the Board of Supervisors in advance of the hearing. In light of COVID-19, all persons may be required to observe and participate in the hearing remotely as in-person attendance may be restricted depending on the current COVID-19 recommendations as the hearing date approaches. For the current remote options, including whether in-person attendance is allowed or a potential change in hearing location if in-person attendance resumes, please check the meeting Agenda no less than 72 hours before the meeting, which will be posted at https://eldorado.legistar.com/Calendar.aspx. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board of Supervisors at, or prior to, the public hearing. Any written correspondence should be directed to the County of El Dorado Board of Supervisors, 330 Fair Lane, Placerville, CA 95667 or via e-mail: edc.cob@edcgov.us.
COUNTY OF EL DORADO
PLANNING COMMISSION
TIFFANY SCHMID, Director
February 3, 2021
2/3 8634

CARSON CREEK VILLAGE

Conceptual Review of Carson Creek Village Specific Plan

Pre-Application No. PA20-0002

Legistar Item No. 21-0177

Applicant: Pioneer Law Group/Pacific Realty Associates

Purpose

Conduct Conceptual Review of the proposed Carson Creek Village Specific Plan

- Verify Consistency BOS Policy J-6 (General Plan Amendment Initiation Hearing)
- Provide the Applicant with initial feedback and advice on the proposed project prior to formal application filing

BOS Policy J-6

aka "General Plan Amendment Initiation Hearing" as a formal Conceptual Review of:

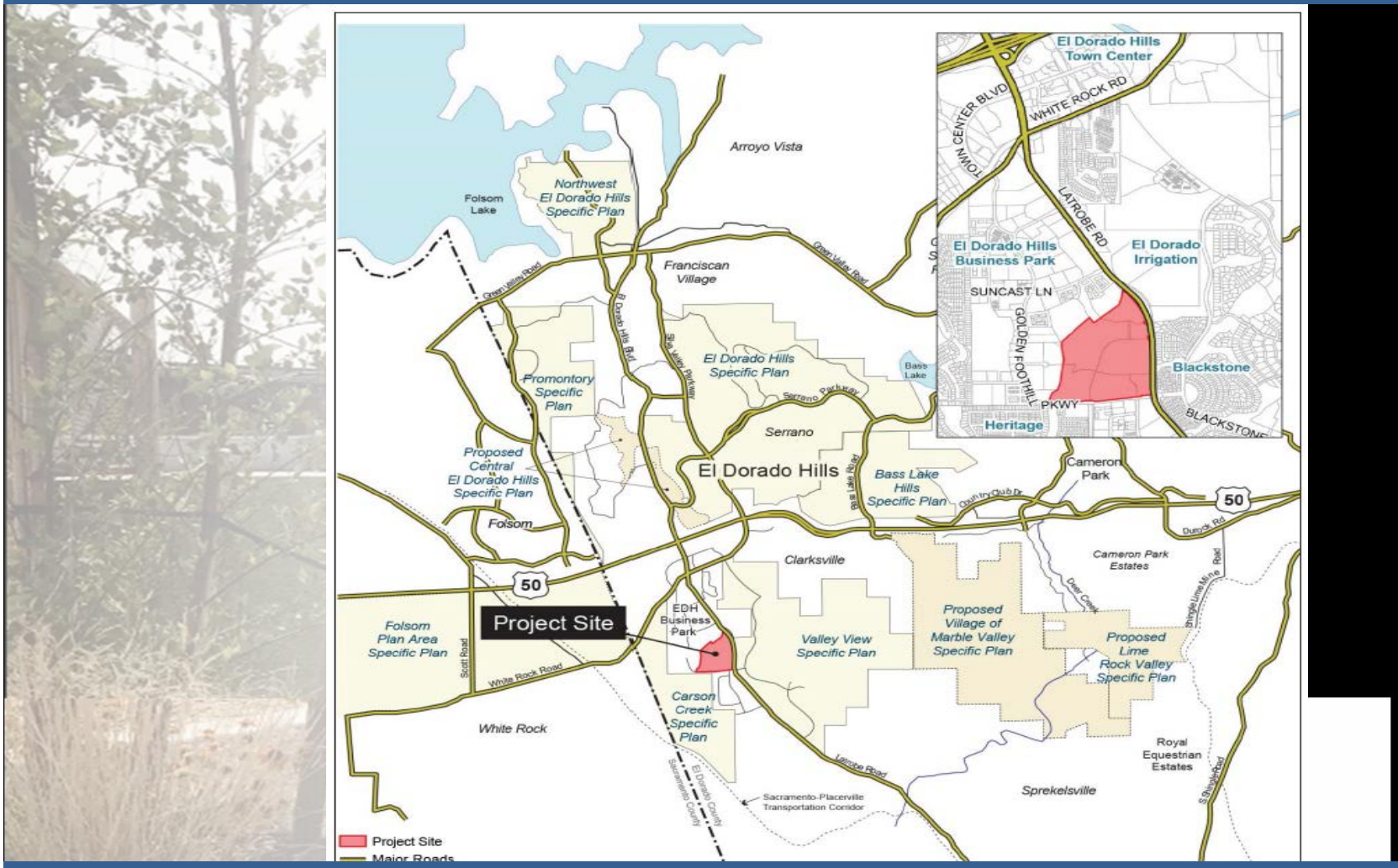
- Private development applications
- General Plan Amendment, a Specific Plan Amendment, or a new Specific Plan
- Allowable residential development of 50 dwelling units or more

BOS Policy J-6 (Cont.)

Conceptual Review must include consistency analysis of specific criteria:

- Conformance with the following (as applicable):
  1. General Plan goals and objectives
  2. County adopted Strategic Plan
  3. Adopted community vision and implementation plan
- Proximity to existing public services and infrastructure
- Public benefit to the community

Conceptual Review of Proposed Carson Creek Village Specific Plan

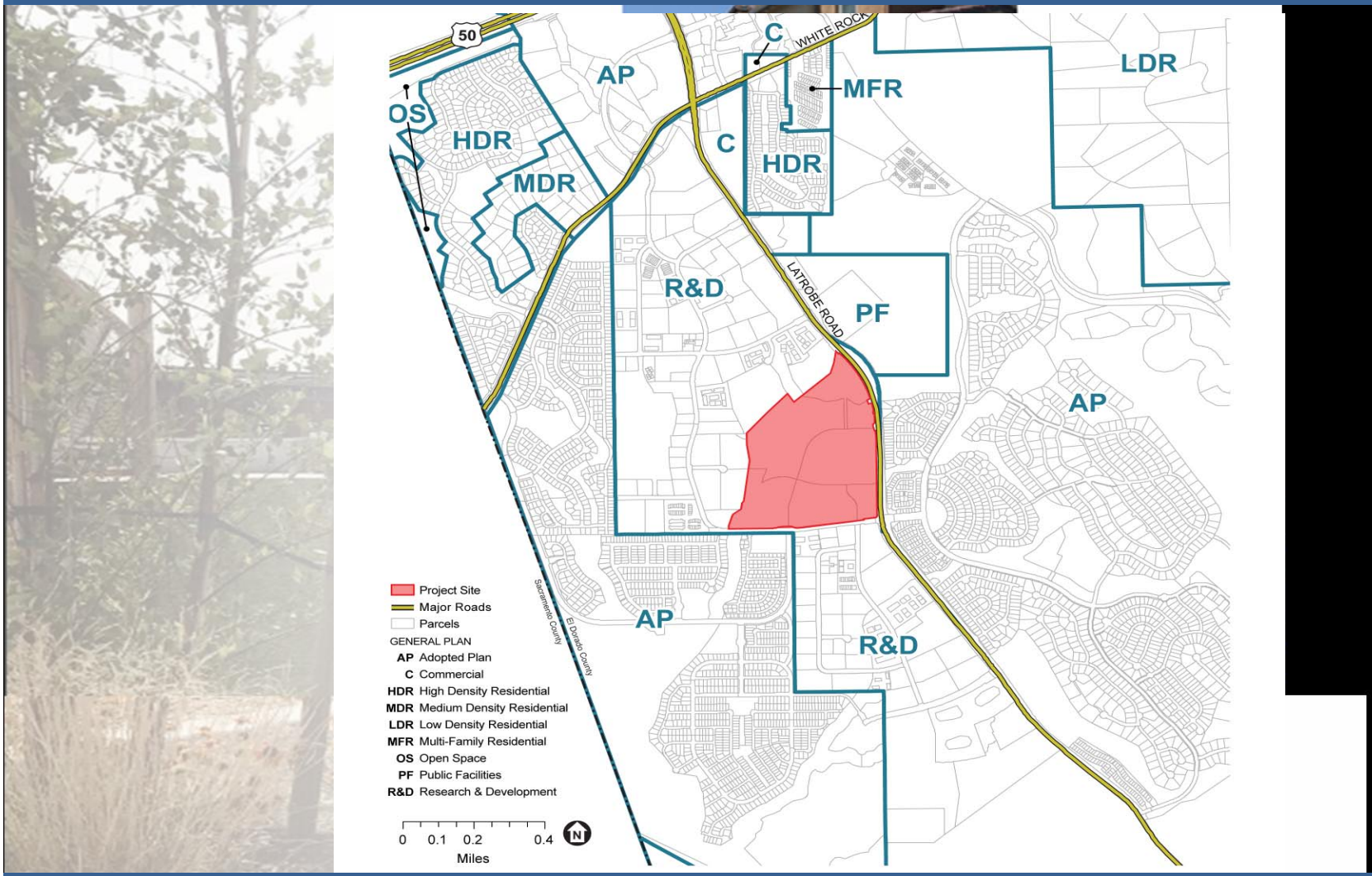


Regional Location Map (Exhibit L)

Conceptual Review of Proposed Carson Creek Village Specific Plan

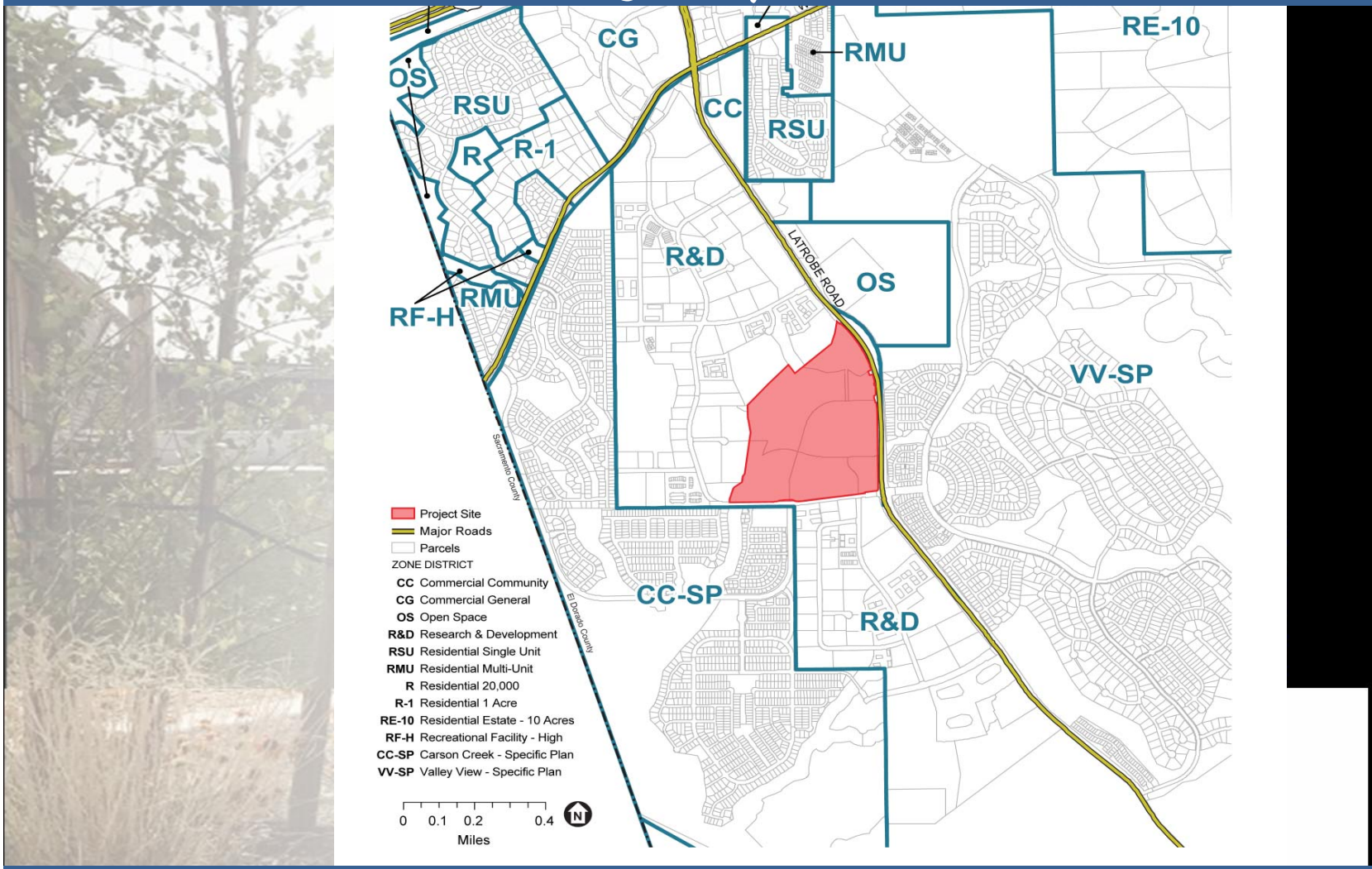
Site Aerial Photo (Exhibit G)

Conceptual Review of Proposed Carson Creek Village Specific Plan



General Plan Land Use Map (Exhibit C)

Conceptual Review of Proposed Carson Creek Village Specific Plan



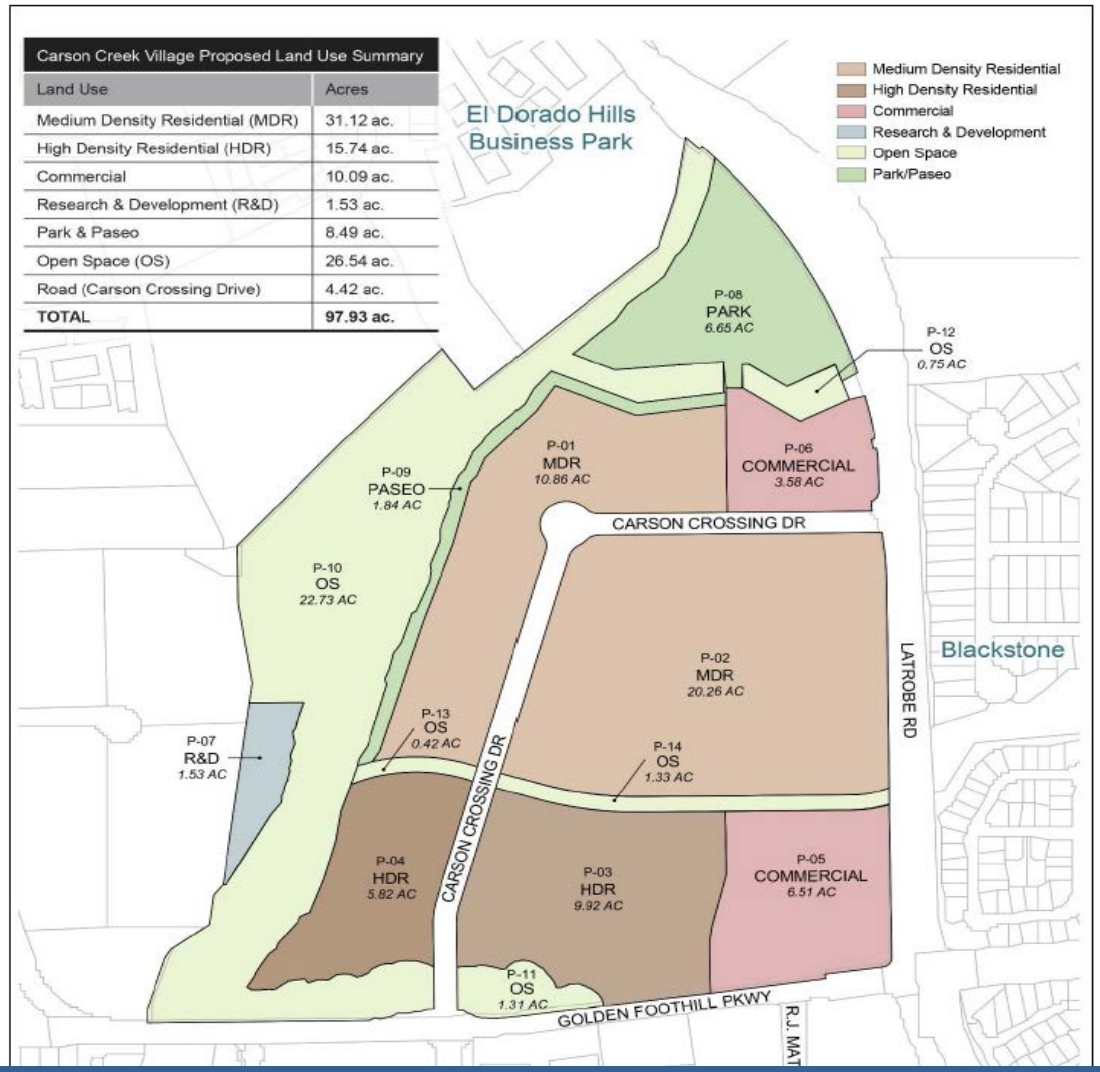
Zoning Map (Exhibit D)

Conceptual Review of Proposed Carson Creek Village Specific Plan

- Vacant 97-acre property in the EDH Business Park
- Approximately 600-800 attached and detached residential units on 47 acres
- Approximately 10 acres of commercial use
- 8.5 acres of active recreation/park facilities and multi-purpose trail system
- Approximately 26.5 acres of dedicated open space

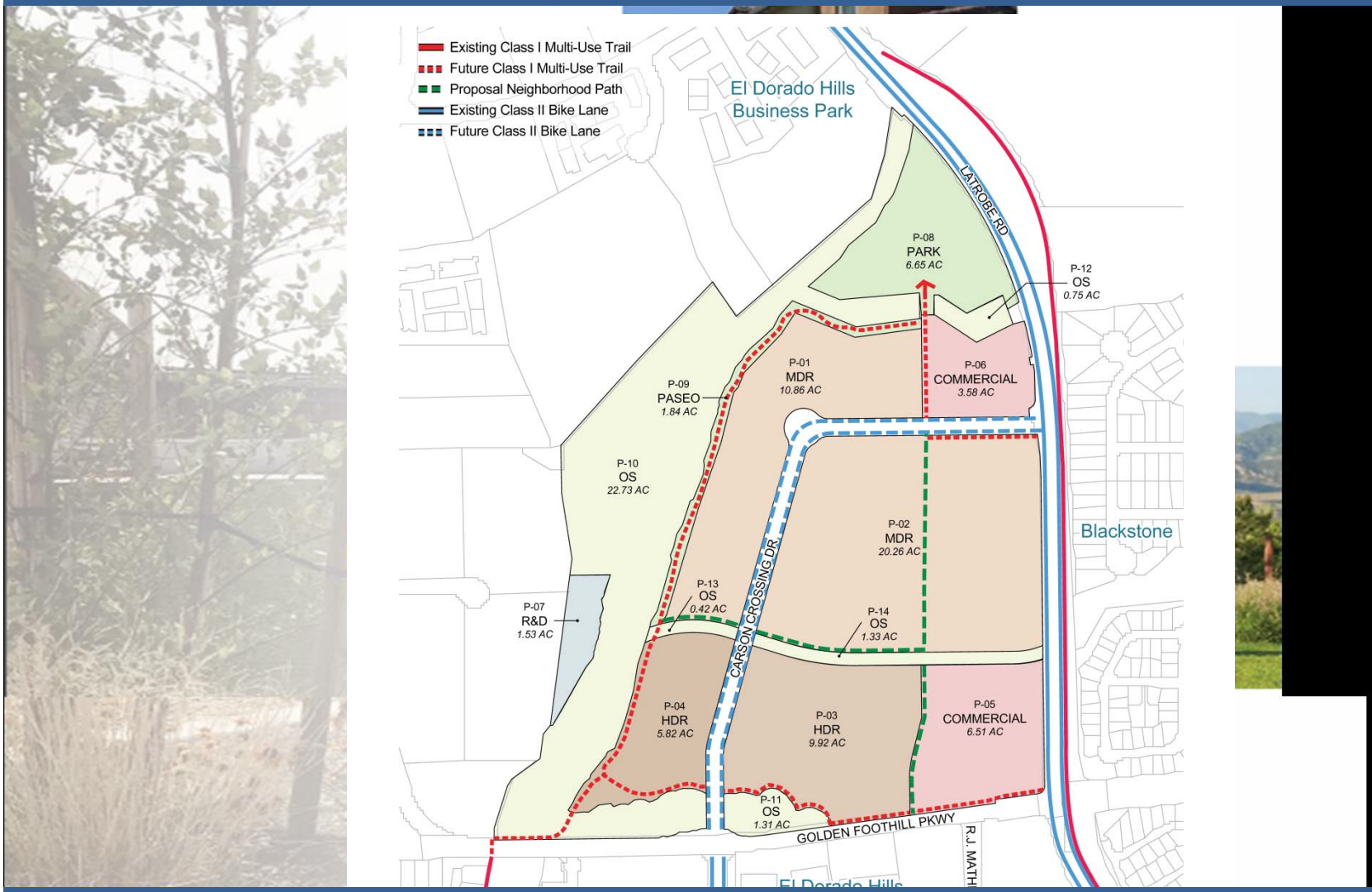
Conceptual Review of Proposed Carson Creek Village Specific Plan

Carson Creek Village Proposed Land Use Summary	
Land Use	Acres
Medium Density Residential (MDR)	31.12 ac.
High Density Residential (HDR)	15.74 ac.
Commercial	10.09 ac.
Research & Development (R&D)	1.53 ac.
Park & Paseo	8.49 ac.
Open Space (OS)	26.54 ac.
Road (Carson Crossing Drive)	4.42 ac.
TOTAL	**97.93 ac.**



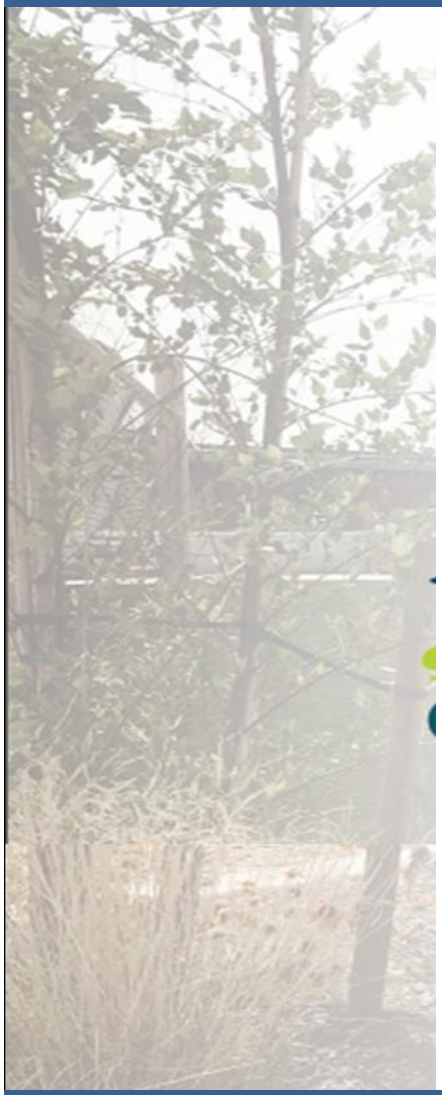
Proposed Land Use Plan (Exhibit I)

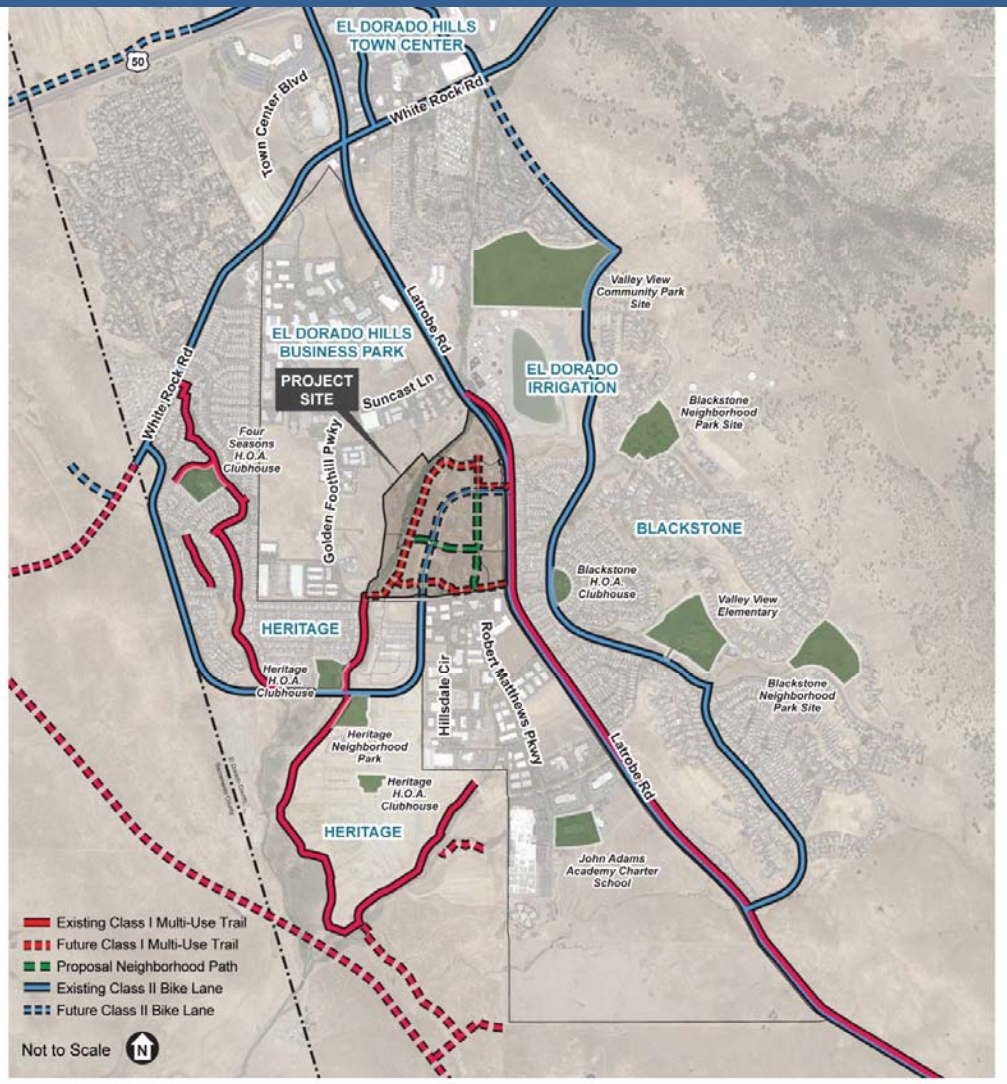
Conceptual Review of Proposed Carson Creek Village Specific Plan



Proposed Circulation Plan (Exhibit J)

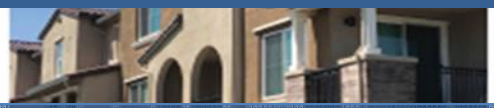
Conceptual Review of Proposed Carson Creek Village Specific Plan





Proposed Regional Trail Plan (Exhibit K)

Conceptual Review of Proposed Carson Creek Village Specific Plan: Staff Analysis and Recommendation



- Found consistent with Criteria BOS Policy J-6
- Preliminary Agency Review and Comments
- Identified Challenges and Opportunities
- Identified Potential Entitlement Applications
- Recommendation to BOS
  - Evaluate and verify project for consistency with BOS Policy J-6
  - Provide feedback to the applicant

Comments/Questions For Staff?

CARSON CREEK VILLAGE

Thank You!

CARSON CREEK VILLAGE

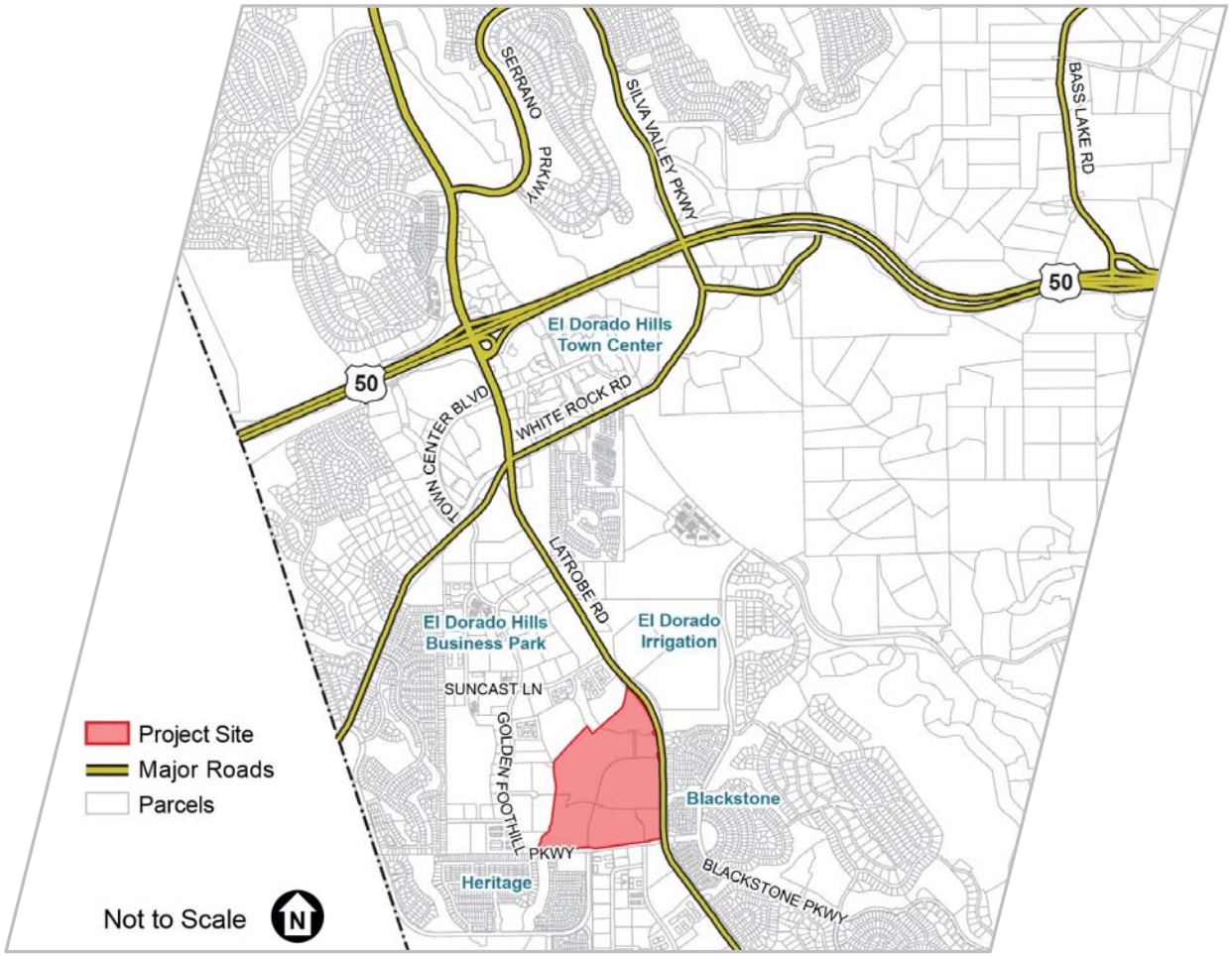
El Dorado County Board of Supervisors

Pre-Application/Conceptual Review

February 23, 2021

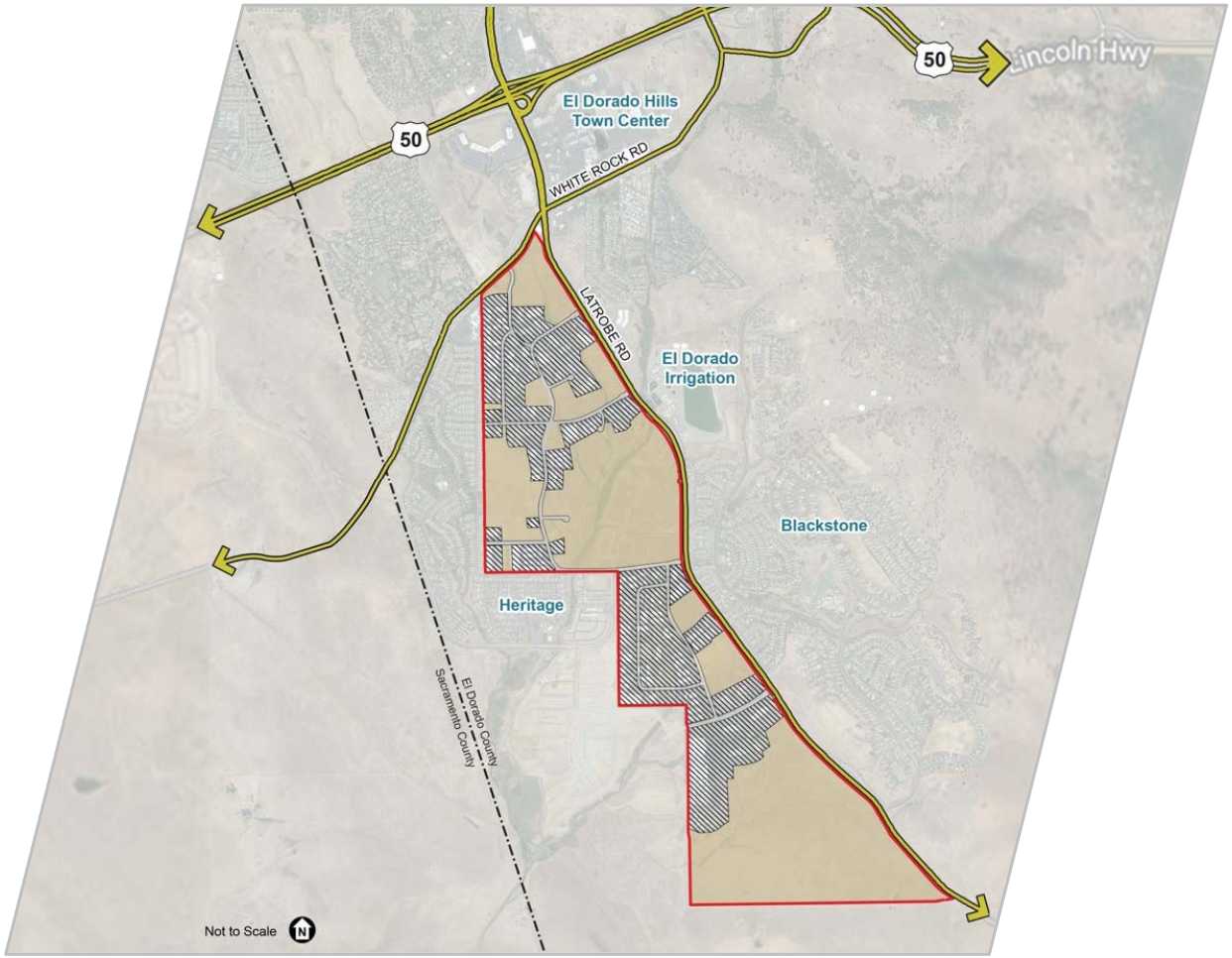
PacTrust

- Property owner for more than 15 years
- 48 years of experience in commercial real estate
- Significant developer of business parks on the West Coast
- Highly engaged and invested in El Dorado Hills



Project Site

- 98 acres
- Central crossroads of the El Dorado Hills Business Park (EDHBP)
- Currently designated for Research and Development



Oversupply of R&D Land

- Slow absorption
- Approximately 60% still undeveloped after 40-years
- A need to enhance competitiveness to attract new businesses and jobs

Business Parks Adapt for Success

Many single-use, auto-oriented business parks are adapting to compete for tenants by creating a mixed-use, walkable, and bikeable environment.

Residential Neighborhood

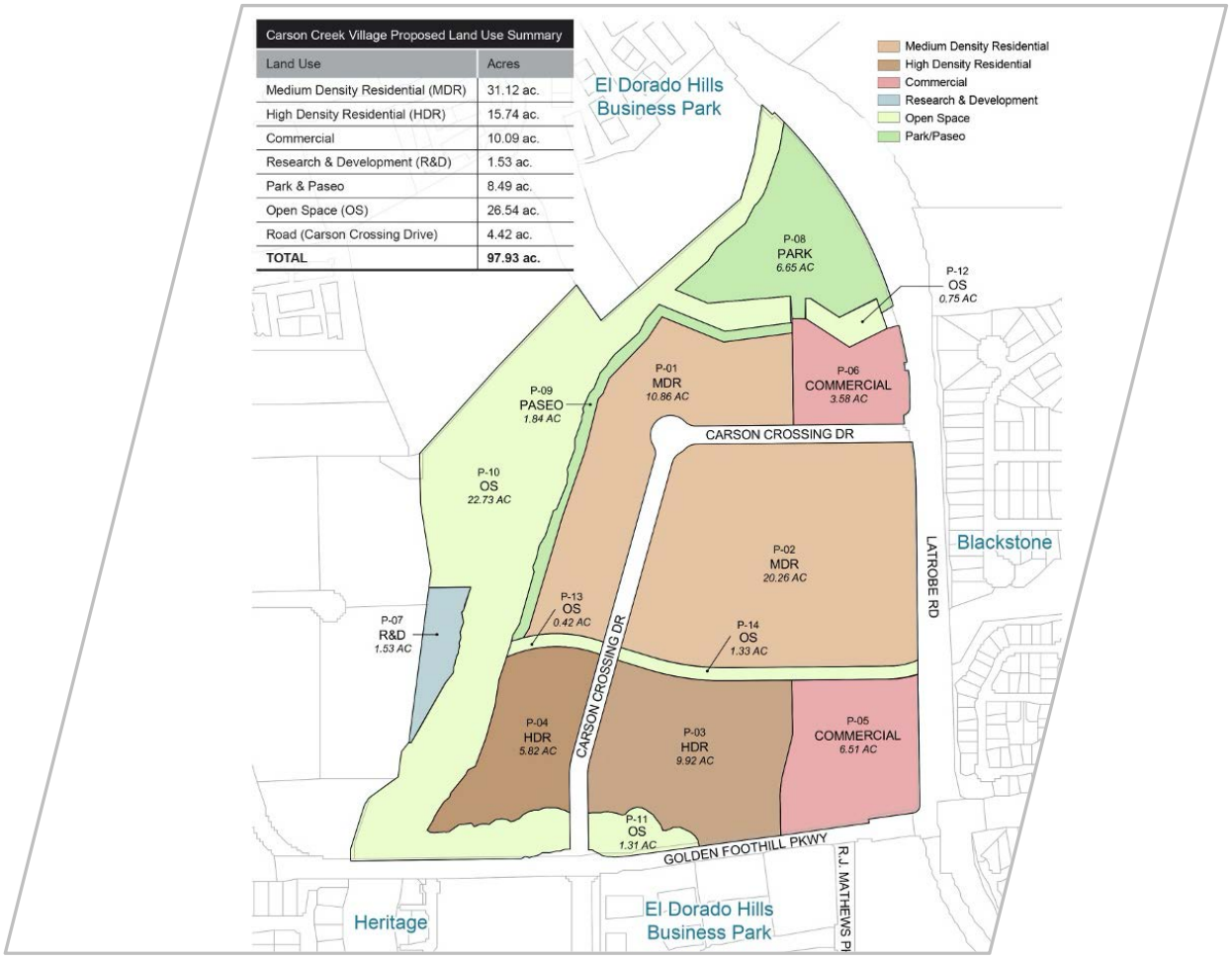
- Medium and high-density housing
- Lower price point than prevailing market
- Near EDHBP jobs

Commercial Services

- Local commercial centers
- Small to medium sized commercial users
- Convenient access to goods and services

Open Space Options

- Green network of park, paseo, and open spaces
- Recreational opportunities
- Preservation of natural features



Land Use Concept

- Limited site constraints
- Access to existing infrastructure
- Housing close to jobs, commercial services and recreational amenities

Connectivity Concept

- Interconnected paths, sidewalks, bike lanes and roads
- Maximize connectivity
- Reduce vehicle trips and vehicle miles traveled (VMT)

El Dorado Hills APAC
Blackstone
Heritage
Four Seasons
EDHBP Board
El Dorado Hills Community Foundation
Buckeye Union School District
Latrobe School District
El Dorado Union High School District
El Dorado Hills CSD
El Dorado Fire Department

Next Steps

- Specific Plan and EIR
- Technical studies
- Coordination with County staff
- Coordination with service providers
- Continued outreach to the community

Questions?

- Scott Hodson, PacTrust (property owner)
- Andrea Matarazzo, Pioneer Law Group (project applicant)
- Dan Dameron, ESA (planning & environmental)
- Matt Kowta, BAE Urban Economics (market & economics)
- David Robinson, Fehr & Peers (transportation)
- Anthony Tassano, Warren Consulting Engineers (civil)
- Gladys Cornell, AIM Consulting (community engagement)

For more information visit:

www.carsoncreekvillage.com

Thank You!

February 2, 2021

Carson Creek Notification Map BOS 02-23-2021 (1,000 feet)

Search Results: Parcels

Override 1

County Outline

Highway Labels

Highways

Major Roads

Major Roads

Minor Roads

Cities

Sources: Esri, HERE, Garmin, Intermap, incremer
FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL,

0 570 1,140 1,710 2,280 Feet

Mountain Democrat

PROOF OF PUBLICATION
(2015.5 C.C.P.)

Proof of Publication of
NOTICE OF PUBLIC HEARING

STATE OF CALIFORNIA
County of El Dorado

I am a citizen of the United States and a resident of the County aforesaid; I'm over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am principal clerk of the printer at the Mountain Democrat, 2889 Ray Lawyer Dr, a newspaper of general circulation, printed and published Monday, Wednesday, and Friday, in the City of Placerville, County of El Dorado, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court to the County of El Dorado, State of California, under the date of March 7, 1952, Case Number 7258; that the notice, of which the annexed is a printed copy (set in type no smaller than non-pareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

2/3

ALL IN THE YEAR 2021.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Placerville, California, this 3rd day of **FEBRUARY, 2021**

Allison Rains

Signature

NOTICE OF PUBLIC HEARING

The County of El Dorado Board of Supervisors will hold a public hearing in the Supervisors Meeting Room, 330 Fair Lane, Placerville, CA 95667 on February 23, 2021, at 1:00 p.m., to consider Pre-Application PA20-0002/Carson Creek Village Specific Plan Conceptual Review submitted by ANDREA MATARAZZO/PIONEER LAW GROUP for an Initiation Hearing (Conceptual Review) of a proposed Specific Plan that would allow medium- and high-density attached and detached residential development with a potential build-out of 600 to 800 dwelling units, approximately 110,000 square feet of new commercial floor area, approximately 8.5 acres for a park and paseo site, and approximately 26.5 acres of open space. The property, identified by Assessor's Parcel Numbers 117-210-047, 117-210-048, 117-210-049, 117-210-050, 117-210-052, 117-210-053 and 117-210-054, consisting of 98 acres, is located within the central portion of the existing El Dorado Hills Business Park, along the west side of Latrobe Road, north of the intersection with Golden Foothill Parkway in the El Dorado Hills area, Supervisorial District 1. (County Planner: Tom Purciel, 530-621-5903) All persons interested are invited to write their comments to the Board of Supervisors in advance of the hearing. In light of COVID-19, all persons may be required to observe and participate in the hearing remotely as in-person attendance may be restricted depending on the current COVID-19 recommendations as the hearing date approaches. For the current remote options, including whether in-person attendance is allowed or a potential change in hearing location if in-person attendance resumes, please check the meeting Agenda no less than 72 hours before the meeting, which will be posted at https://eldorado.legistar.com/Calendar.aspx. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board of Supervisors at, or prior to, the public hearing. Any written correspondence should be directed to the County of El Dorado Board of Supervisors, 330 Fair Lane, Placerville, CA 95667 or via e-mail: edc.cob@edcgov.us.
COUNTY OF EL DORADO
PLANNING COMMISSION
TIFFANY SCHMID, Director.
February 3, 2021
2/3 8634

PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

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

PLACERVILLE OFFICE:
2850 Fairlane Court, Placerville, CA 95667
BUILDING
(530) 621-5315 / (530) 622-1708 Fax
bldgdept@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

NOTICE OF PUBLIC HEARING

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COUNTY OF EL DORADO PLANNING COMMISSION
TIFFANY SCHMID, Director
February 3, 2021

117084007
291956 A CA LLC
5050 HILLSDALE CIR
EL DORADO HILLS CA 95762-5706

117085017
2CW LLC A CA LLC
PO BOX 4452
EL DORADO HILLS CA 95762

117210021
4640 GOLDEN FOOTHILL LLC
4650 GOLDEN FOOTHILL PARKWAY #135
EL DORADO HILLS CA 95762

117540037
4671 OFFICE BUILDING A CA LLC
4671 GOLDEN FOOTHILL PKWY 101
EL DORADO HILLS CA 95762

117120001
4919 WINDPLAY DRIVE LLC
WILKINS 4949 WINDPLAY DR #100
EL DORADO HILLS CA 95762

117060019
4949 WINDPLAY DRIVE LLC
4949 WINDPLAY DRIVE SUITE 100
EL DORADO HILLS CA 95762

117084008
5050 HILLSDALE LLC
C/O PARTNERS CO
5050 HILLSDALE CIR
EL DORADO HILLS CA 95762-5706

117560006
5050 RJM A CA LLC & LINK ALLEN R TR
PO BOX 5347
EL DORADO HILLS CA 95762

118213008
ABBOTT CHRISTOPHER & REBECCA
2073 LARKSTONE PL
EL DORADO HILLS CA 95762-9518

117670067
ABBOTT LESLIE W & NANCY L
6723 TORTOLA LN
EL DORADO HILLS CA 95762

118380051
ABELIA FRANK & IRMA
3587 ROSECREST CIR
EL DORADO HILLS CA 95762-9524

118187010
ABLOG KENNETH A & HEATHER B
5107 ARLINGTON WAY
EL DORADO HILLS CA 95762-9552

118660028
ACEITUNO MICHAEL & SHERRY TR
7180 BLACK HAWK DR
EL DORADO HILLS CA 95762

118350032
AGARWAL VINEET & APARNA TR
572 IDLEWOOD CT
EL DORADO HILLS CA 95762

118710030
AGUERO JAMESON P & MARISA A
8621 MAHONIA DR
EL DORADO HILLS CA 95762-9436

118213012
AIYAH VISH & RAJNI TR
1104 GEMWOOD WAY
EL DORADO HILLS CA 95762-9508

117380009
ALAYWAN ZIAD & DEBORAH
1432 TIBURON WAY
EL DORADO HILLS CA 95762

117380015
ALDER MICHAEL TR & MELANIE TR
4627 MONTE MAR DR
EL DORADO HILLS CA 95762-5013

118211015
ALEXANDER JOHN E & PAIK HELEN CO TR
2060 LARKSTONE PL
EL DORADO HILLS CA 95762

117670059
ALEXANDER JOYCE TR
5612 LOS REYES LN
EL DORADO HILLS CA 95762-9486

118181013
ALI SNEHA
2706 DANA LOOP
EL DORADO HILLS CA 95762

118580025
ALIVENTI JOAN BYRNE TR & LOUIS DINO TR
235 ALMOND RIDGE CT
EL DORADO HILLS CA 95762-9555

117690007
ALLEN JANINE Y TR
606 EVANS CT
EL DORADO HILLS CA 95762

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ALLEN SCOTT EDWARD & JOHANA ORDONEZ
528 COPPICE CT
EL DORADO HILLS CA 95762-9443

118390041
ALLISON SHANE C
3104 ACORN GLEN WAY
EL DORADO HILLS CA 95762-9521

118480004
ALLOPENNA JENNY & DANIEL
2544 COBBLE ROCK WAY
EL DORADO HILLS CA 95762

117630002
ALPERT HAROLD S TR & BETTY J TR
3016 LAS PALMAS DR
EL DORADO HILLS CA 95762-5039

118430033
ALVES JOHN A & KARLEE A
3120 ALDRIDGE WAY
EL DORADO HILLS CA 95762-9513

117600012
ALWYN DEBRA LEIGH
6015 HOT SPRINGS DR
EL DORADO HILLS CA 95762-5062

117530001
AMA COMMERCIAL A CA LLC
30 POWERS DR
EL DORADO HILLS CA 95762-4493

118215011
AMARAL CHRISTOPHER & KIMBERLY
3023 COPPERWOOD WAY
EL DORADO HILLS CA 95762-9516

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AMARPREET S SAINI DDS INC A CA & COR
DBA ORCHARD DENTAL CARE
4962 ROBERT J MATHEWS PKWY
EL DORADO HILLS CA 95762

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AMBROSE JUSTUS VINODKUMAR & VELEN
1063 GEMWOOD WAY
EL DORADO HILLS CA 95762

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AMBROSIO LOUIS V JR TR & MARLENE B TR
313 NATURE WALK CT
EL DORADO HILLS CA 95762-5021

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ANANTHARAMAN SREERAMAN & MURALI
SHILPA BINDIGANAVI
937 LORAINE AVE
LOS ALTOS CA 94024-6018

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ANDERSEN DAVID B TR & JUDITH A TR
4824 MONTE MAR DR
EL DORADO HILLS CA 95762-5025

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ANDERSON ERIK TR & MELISSA MICHELLE
TR
8060 RYLAND DR
EL DORADO HILLS CA 95762-9450

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ANDERSON MICHAEL E & NANCY M TR
4192 SAN ANDRES WAY
EL DORADO HILLS CA 95762-5047

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ANDERSON STEVEN M & BRENDA R
3045 LAS PALMAS DR
EL DORADO HILLS CA 95762-5041

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ANDRADE JOSEPH E & DONNA J
5643 LOS REYES LN
EL DORADO HILLS CA 95762

118390029
ANDRE FABIAN & IANA MATVIICHUK TR
3627 ROSECREST CIR
EL DORADO HILLS CA 95762

117710043
ANDRES ANGELA & JAMES B
8920 EL CIELO LN
EL DORADO HILLS CA 95762

117710019
ANKNEY SUE HELEN TR
6525 PRIMAVERA LN
EL DORADO HILLS CA 95762

118183021
ANNAMALAI RAMANATHAN & MEENA TR
4078 DAVID LOOP
EL DORADO HILLS CA 95762

117140001
ARIETTA ENTERPRISES GP
1220 MANCHESTER DR
EL DORADO HILLS CA 95762-9606

117640049
ARIOTO EDWARD J TR & LIV REV TRUST
5/26/2004
1003 CALLE REAL LN
EL DORADO HILLS CA 95762-5050

117741014
ARMSTRONG JUDITH KAY & ROBERT GAGE
6963 PISMO DR
EL DORADO HILLS CA 95762

117670085
ARMSTRONG LYN A
7811 SOL VISTA LN
EL DORADO HILLS CA 95762

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ARNOLD CLAYEO C TR & REV TRUST
10/20/2010
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EL DORADO HILLS CA 95762-6606

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ARUMUGAM VALLIAMMAL & GANESAN
SANKAR
926 BRACKEN CT
EL DORADO HILLS CA 95762-9437

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ASHTON MICHAEL JOHN & SANDRA KAY TR
5080 SYCAMORE CANYON DR
EL DORADO HILLS CA 95762

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AU YOUNG HEIDI AVERY & YOUNG
TIMOTHY
3051 LAS PALMAS DR
EL DORADO HILLS CA 95762-5041

118720059
AUBE STEVEN & ASHLAND
8080 RYLAND DR
EL DORADO HILLS CA 95762

117630009
AUSLAM DAVID C JR TR & LUITA C TR
2015 SANTA RITA LN
EL DORADO HILLS CA 95762-5074

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AUSTIN CHARLES RICHARD & JOANNE
MARGARET TR
5011 DEL MAR DR
EL DORADO HILLS CA 95762

117600008
AUSTIN DENNIS BRYAN & MARJORIE E
7010 DE LA VINA DR
EL DORADO HILLS CA 95762-5060

117060007
AVANTI ENTERPRISES LLC
1264 HAWKS FLIGHT CT #150
EL DORADO HILLS CA 95762

117350003
AVERY PAUL D & CHARLENE
5032 COVERED BRIDGE WAY
EL DORADO HILLS CA 95762-5009

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AVIS ALAN S JR TR & PATRICIA L TR
3408 CHASEN DR
CAMERON PARK CA 95682-7640

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AVRAMOV VALENTIN & NATALIYA
4013 SCHELIN CT
CAMERON PARK CA 95682

117640061
AXTELL STEVEN B & JACQUELYN M TR
8003 CATALONIA LN
EL DORADO HILLS CA 95762-5052

118660024
AYYASAMY SUDHAKAR & MURUGAN SWATHI
306 FAIRFAX CT
EL DORADO HILLS CA 95762-9459

118090045
AZIZ WAQAR
4901 CONCORDIA DR
EL DORADO HILLS CA 95762-5561

118430008
BACH HELMUT W K & BERRIOS BACH ROSA
4052 DAVID LOOP
EL DORADO HILLS CA 95762-9549

117640027
BAERLIN CHARLES F & CAROL M
4178 SAN ANDRES WAY
EL DORADO HILLS CA 95762-5047

117100017
BAIAHMADI ROHANGIZ TR
1012 BROCK CIR
FOLSOM CA 95630

117640022
BAKER ROBERT G & BAKER ROBERT G SURV TR
4214 SAN ANDRES WAY
EL DORADO HILLS CA 95762

117600013
BALDANZI RONALD
6023 HOT SPRINGS DR
EL DORADO HILLS CA 95762

117600024
BALLARD BETTY A TR & TRUST DTD 3/11/14 RSTD
6083 HOT SPRINGS DR
EL DORADO HILLS CA 95762-5063

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BANDARA HENNAYAKE
5063 ARLINGTON WAY
EL DORADO HILLS CA 95762-9548

117600028
BARKOW STEVEN N & MOLLY B TR
4007 SANTA YNEZ DR
EL DORADO HILLS CA 95762

118660025
BARNETT IRV TR & LEE TR AKA & LEORA TR
7202 BLACK HAWK DR
EL DORADO HILLS CA 95762

117670056
BARNETT MARYLYN D TR & M D FM REV TR 9/18/13
5611 LOS REYES LN
EL DORADO HILLS CA 95762-9486

117640056
BARNEY CHARLES E TR & DORINDA K TR
1020 CALLE REAL LN
EL DORADO HILLS CA 95762-5050

117630010
BARNEY WALTER & DEBORAH CO TR
2011 SANTA RITA LN
EL DORADO HILLS CA 95762-5074

118720058
BARRAGAN MIGUEL G & ZAHRA
8074 RYLAND DR
EL DORADO HILLS CA 95762-9450

118213007
BARRANCO AARON A CO TR & PIPKIN BARRANCO ALICIA A
175 SAN PABLO CT
MARINA CA 93933-2913

118720012
BARRE TRAVIS L & YAGER BROOKE M
8146 RYLAND DR
EL DORADO HILLS CA 95762-9452

117690044
BARROW CHAD JAMES & ANDREA JEAN TR
1546 HAYDIN PL
EL DORADO HILLS CA 95762

117670009
BARTON ANN L & KOZELKA KERRY
5600 POOHS PATH
GARDEN VALLEY CA 95633

118650031
BASILIN JOHN M & SHARON L TR
422 ORANGE BLOSSOM CT
EL DORADO HILLS CA 95762

117380011
BATES EMILY J
4607 MONTE MAR DR
EL DORADO HILLS CA 95762

117380020
BEARD CLARENCE W III & JACQUELYN C
9562 SUN POPPY WAY
EL DORADO HILLS CA 95762-5016

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BEARDEN DAVID A TR & GAYLE D TR
4076 SAN ANDRES WAY
EL DORADO HILLS CA 95762-5044

117600030
BEASON LARRY RICHARD & BEASON L R LIV REV TRUST OF
4015 SANTA YNEZ DR
EL DORADO HILLS CA 95762

118430011
BECK DARRYLL & GEMA
4069 DAVID LOOP
EL DORADO HILLS CA 95762-9549

118660023
BECKER MICHELLE KATHLEEN
312 FAIRFAX CT
EL DORADO HILLS CA 95762

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BECKMAN CHARLES RAY & ESTHER MORALES TR
5088 SYCAMORE CANYON DR
EL DORADO HILLS CA 95762

117600035
BEDEGER NANCY J
4016 SANTA YNEZ DR
EL DORADO HILLS CA 95762-5056

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BEESE MICHELLE A TR & TRUST 9/21/16
4723 MONTE MAR DR
EL DORADO HILLS CA 95762-5022

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BELL DIANA L TR
3087 MISSION CANYON DR
EL DORADO HILLS CA 95762

118720022
BEMGAL SANTOSH & CHIPPAGIRI HIMABINDU
8137 RYLAND DR
EL DORADO HILLS CA 95762-9452

118183009
BENANDER RYAN
2743 DANA LOOP
EL DORADO HILLS CA 95762

118640011
BENDA WILLIAM G & MARYELLEN
7023 BLACK HAWK DR
EL DORADO HILLS CA 95762

117640073
BENEVIDES WILLIAM & VICKI L
7003 LA CUMBRE DR
EL DORADO HILLS CA 95672

117310017
BENSON JAMES R TR & JUDY TR
7450 GRASSY CREEK WAY
EL DORADO HILLS CA 95762-5034

117420013
BERG PAMELA M LE & ROBERT A TR
308 NATURE WALK CT
EL DORADO HILLS CA 95762-5021

117710018
BERGNER BONNIE G TR
6522 PRIMAVERA LN
EL DORADO HILLS CA 95762

117700007
BERNSTEIN MARK & MEDICI JILL
5042 DEL MAR DR
EL DORADO HILLS CA 95762

117600056
BERSINGER JOHN WOODS II & LINDA ROSE
7025 DE LA VINA DR
EL DORADO HILLS CA 95762-5060

118580027
BERTOLINO CARLO A TR & DENISE C TR
4024 FAWN CREEK WAY
EL DORADO HILLS CA 95762-9556

117420005
BESS PAMELA A SURV TR & R & P LIV TR 12/06/2000
4705 MONTE MAR DR
EL DORADO HILLS CA 95762-5022

118720006
BETZ SHEA T & KRISTIN M
8196 RYLAND DR
EL DORADO HILLS CA 95762-9452

118670016
BEUTLER LARRY E & JAMIE L TR
5017 TRAILSIDE DR
EL DORADO HILLS CA 95762

118580010
BEYKPOUR HASSAN TR & SARAH LEE NEWBERN TR
4076 FAWN CREEK WAY
EL DORADO HILLS CA 95762-9557

118090054
BHAGAVATHULA KIRITI & VAJJHALA SIRISHA
2462 PAINTED ROCK DR
SANTA CLARA CA 95051

118430058
BHARGAV SPANTZEL ABHILASHA & SPANTZEL JOERG
214 TILLMAN CT
EL DORADO HILLS CA 95762-9571

117450003
BIDDLE MITCHELL LEE & DIANE LYNN TR
4789 MONTE MAR DRIVE
EL DORADO HILLS CA 95762

117640039
BIDONDO CHARLES BERNARD TR & MARGARET ANNE TR
5124 SYCAMORE CANYON DR
EL DORADO HILLS CA 95762-5051

117590021
BILLINGSLEY BEAU E & KATHY
4101 SAN ANDRES WAY
EL DORADO HILLS CA 95762-5046

117640045
BILOTTA SUSAN M TR & JR & SM REV TRUST
4213 SAN ANDRES WAY
EL DORADO HILLS CA 95762-5066

118390027
BINGAMAN RODNEY
3630 ROSECREST CIR
EL DORADO HILLS CA 95762-9522

117380016
BIRO SHARON L TR & S L REV TRUST 8/26/10
4633 MONTE MAR DR
EL DORADO HILLS CA 95762-5013

117630019
BISCHOFF KENNETH E TR & KE REV TRUST 11/13/05
1015 GUTIERREZ PL
EL DORADO HILLS CA 95762-5040

118211012
BLACK KYLE MORGAN & SARAH A
2076 LARKSTONE PL
EL DORADO HILLS CA 95762-9518

118190003
BLACKSTONE MASTER ASSN A CA & NON PROFIT MUTUAL BE
PO BOX 348600
SACRAMENTO CA 95834

118430074
BLACKSTONE MASTER ASSN A CA & NONPROFIT MUTUAL BEN
1420 ROCKY RIDGE DR STE 320
ROSEVILLE CA 95661-2835

118181021
BLACKSTONE MASTER ASSOC A CA & NON PROFIT MUTUAL B
2860 GATEWAY OAKS DR STE 350
SACRAMENTO CA 95833-4336

118140059
BLACKSTONE MASTER ASSOCIATION
PO BOX 348600
SACRAMENTO CA 95834-8600

118216014
BLACKSTONE MASTER OWNERS ASSOC & CA NON PROF MUTUA
PO BOX 348600
SACRAMENTO CA 95834-8600

118650023
BLAKE JESSICA K & MICHAEL G
429 ORANGE BLOSSOM CT
EL DORADO HILLS CA 95762

118216012
BLUMBERG JASON M & COOPER MICHELE
1075 GEMWOOD WAY
EL DORADO HILLS CA 95762-9507

117410007
BONE JUNE A TR & YOCCA J A REV TRUST
12/6/2000
1022 AUTUMN SKY WAY
EL DORADO HILLS CA 95762-5019

117690071
BORETTO PHILLIP J & SHIRLEY A TR
5037 DEL MAR DR
EL DORADO HILLS CA 95762

117600036
BOURNE BETTY V SURV TR & RD & BV REV
TR 3/26/97
4012 SANTA YNEZ DR
EL DORADO HILLS CA 95762-5056

117380033
BOYER NORMAN C SURV TR & BOYER
NORMAN D CO TR
9238 FORESTBERRY WAY
EL DORADO HILLS CA 95762-5015

117640009
BRANTNER JUDITH A BARRETT TR &
BARRETT J TRUST 10/
6137 HOT SPRINGS DR
EL DORADO HILLS CA 95762-5064

117450010
BRAVERMAN CAROLE GAE & C G 2014 LIV
REV TR TR
501 ASPEN GROVE CT
EL DORADO HILLS CA 95762-5024

117600077
BRHELY RICHARD J TR & RENE D TR
4043 SAN ANDRES WAY
EL DORADO HILLS CA 95762-5044

117600032
BROMSTEAD JOHN JR & ISABELLE M &
ATTWOOD TIFFANY
4025 SANTA YNEZ DR
EL DORADO HILLS CA 95762

117600014
BLOOM MORALES ALICE
6029 HOT SPRINGS DR
EL DORADO HILLS CA 95762-5062

117310058
BOLGER JUANITA G TR & J G TRUST
6/12/1997
3197 FOUR SEASONS DR
EL DORADO HILLS CA 95762

118380009
BOONSOM PONG & PUVIENG
201 CALISTOGA CT
EL DORADO HILLS CA 95762-9529

118480003
BORGGAARD ROGER C TR & RC 2000 REV
TRUST
2538 COBBLE ROCK WAY
EL DORADO HILLS CA 95762-9561

117470001
BOWIK DENNIS F TR & CAROL C TR
6076 CREEKBERRY WAY
EL DORADO HILLS CA 95762-5027

118710025
BRADLEY CLINTON S & FOKINA EKATERINA
V
1070 YUCCA DR
EL DORADO HILLS CA 95762-9434

117640081
BRASCH TERRI TR
7016 LA CUMBRE DR
EL DORADO HILLS CA 95762-5054

118730019
BRESCIANI JOSEPH MARKHAM
940 BRACKEN CT
EL DORADO HILLS CA 95762-9439

117610044
BRITTING THOMAS A TR & KRISTINE A TR
5067 HOLLISTER LOOP
EL DORADO HILLS CA 95762-5070

118660010
BROWN BERT J & MICHELLE F TR
5112 TRAILSIDE DR
EL DORADO HILLS CA 95762-9457

117380012
BLOTZ DONALD W TR & JULIANNA TR
4613 MONTE MAR DR
EL DORADO HILLS CA 95762-5013

118186001
BOND THOMAS L & MARY D TR
5055 ARLINGTON WAY
EL DORADO HILLS CA 95762

118650027
BOOTH DALE EUGENE & TERESA ANN
452 ORANGE BLOSSOM CT
EL DORADO HILLS CA 95762

118185020
BOULDIN BLAKE & AMANDA
5062 ARLINGTON WAY
EL DORADO HILLS CA 95762-9548

117741017
BOYCE JAMES & MARJORIE
6973 PISMO DR
EL DORADO HILLS CA 95762

118187008
BRAILLARD KEN TR & JUDY TR
5097 ARLINGTON WAY
EL DORADO HILLS CA 95762-9548

117600053
BRAVER ERNEST CO TR & RAISA CO TR
7011 DE LA VINA DR
EL DORADO HILLS CA 95762-5060

118710022
BREWER RACHEL ELIZABETH & ROESCHEN
JOSEPH DAVID
536 COPPICE CT
EL DORADO HILLS CA 95762-9443

117630018
BRITTLE DAVID F & NATALIA
1021 GUTIERREZ PL
EL DORADO HILLS CA 95762

117420019
BROWN GARY L TR & LINDA J TR
4712 MONTE MAR DR
EL DORADO HILLS CA 95762

117670027
BROWN JOSEPH K JR
6504 PRIMAVERA LN
EL DORADO HILLS CA 95762

117610026
BROWN LANSON R & STACEY L TR
3109 MISSION CANYON DR
EL DORADO HILLS CA 95762

118183013
BUCCI NICHOLAS J & COLLEEN G
2761 DANA LOOP
EL DORADO HILLS CA 95762-9509

117250010
BUCKEYE UNION SCHOOL DIST
PO BOX 4768
EL DORADO HILLS CA 95762

118390023
BUGARIN OSCAR TR & ALCALA JOANNE L TR
3646 ROSECREST CIR
EL DORADO HILLS CA 95762-9522

118380040
BUNTING SARA MARGARET TR
3032 FERNCLIFF WAY
EL DORADO HILLS CA 95762

118430020
BURCHIEL SUSAN & DAVID
4021 DAVID LOOP
EL DORADO HILLS CA 95762-9549

117690069
BURGARDT RICHARD J & SHARON A
5045 DEL MAR DR
EL DORAOD HILLS CA 95762

118213019
BURGER ERIC & ARIANA
1074 GEMWOOD WAY
EL DORADO HILLS CA 95762-9507

117600009
BURGESS ROBERT E & PATRICIA IRENE TR
7004 DE LA VINA DR
EL DORADO HILLS CA 95762

118183003
BURINK ROBERT A & ELIZABETH D
2717 DANA LOOP
EL DORADO HILLS CA 95762-9509

117670081
BUSSOLINI MICHAEL DENNIS & ROBIN SHARON
7829 SOL VISTA LN
EL DORADO HILLS CA 95762

118185019
BUTLER DONALD B & SHIRLEE A TR
5068 ARLINGTON WAY
EL DORADO HILLS CA 95762-9548

117600055
BYNOE GERARD J & LINDA O
7019 DE LA VINA DR
EL DORADO HILLS CA 95762-5060

118212005
CABUSAO HERBERT & KHRISTINE
250 COPPERWOOD CT
EL DORADO HILLS CA 95762

117610036
CALEGARI DAVID & GAIL
5100 HOLLISTER LOOP
EL DORADO HILLS CA 95762-5071

117420020
CALL JOSEPH H TR & BARBARA H TR
4718 MONTE MAR DR
EL DORADO HILLS CA 95762-5022

117610008
CALVERT ROBERT H & LYNDA S TR
417 LA PAZ CT
EL DORADO HILLS CA 95762

117380032
CALVEY BARBARA SURV TR & FAM TRUST 8/29/1998
9242 FORESTBERRY WAY
EL DORADO HILLS CA 95762-5015

118216002
CALVIN JACOB B & ASHLEY M
1011 GEMWOOD WY
EL DORDO HILLS CA 95762

117590020
CAMPBELL DEBBIE J
4100 SAN ANDRES WAY
EL DORADO HILLS CA 95762-5046

117380017
CAMPBELL ROBERT JAMES & LYNN MARGUERITE TR
4637 MONTE MAR DR
EL DORADO HILLS CA 95762

118650017
CAMPOSAGRADO LUCITA D TR & FM LV RV TRUST
616 VALLEY BROOK CT
EL DORADO HILLS CA 95762-9473

117390007
CAPI JAX A CA LLC
PO BOX 4631
EL DORADO HILLS CA 95762

117390011
CAPI JAX A CA LLC & SUNCAST PROFESSIONAL CNTR LLC
PO BOX 4631
EL DORADO HILLS CA 95762

117390003
CAPI LINCOLN A CA LLC
PO BOX 4631
EL DORADO HILLS CA 95762

118430015
CARBREY CAMERON & EMILY
4047 DAVID LOOP
EL DORADO HILLS CA 95762

117600061
CAREY BRIAN & ELIZABETH
5042 SYCAMORE CANYON DR
EL DORADO HILLS CA 95762-5057

117540045
CARSON CREEK OF EDH OWN ASSN & CA NONPROFIT MUTUAL
960 FULTON AVE STE 100
SACRAMENTO CA 95825

117690055
CARTER DANIEL & VICTORIA TR
3029 CALYPSO CIR
EL DORADO HILLS CA 95762

117310022
CARTER JUDY MAROLYN TR & J M 2017 LIV REV TRUST
7482 GRASSY CREEK WAY
EL DORADO HILLS CA 95762-5034

118720051
CARTER KATHLEEN K
8030 RYLAND DR
EL DORADO HILLS CA 95762

117690047
CASARENO ALEXANDER
1564 HAYDIN PL
EL DORADO HILLS CA 95762

118430062
CASE KORY & BARBARA
205 TILLMAN CT
EL DORADO HILLS CA 95762-9571

118580006
CASTAGNETTA STEVEN A TR
4102 FAWN CREEK WAY
EL DORADO HILLS CA 95762

117710039
CASTAGNETTA STEVEN ANTHONY & DANA LYNN
4102 FAWN CREEK WAY
EL DORADO HILLS CA 95762

118730005
CASTELLANOS GRISELDA
749 SALVIA CT
EL DORADO HILLS CA 95762

117590014
CATCHOT LAURA BETH
4130 SAN ANDRES WAY
EL DORADO HILLS CA 95762-5046

117071001
CEMO FAMILY PROPERTIES CA LLC
950 GLENN DR STE 130
FOLSOM CA 95630-3195

117670025
CESARIO BERNARD J III & PASTORA S CO TR
6503 PRIMAVERA LN
EL DORADO HILLS CA 95762

117690008
CESENA SHARON A
8531 AVELIN PL
EL DORADO HILLS CA 95762

118580016
CHAI IKJIN & JUNG JA
4042 FAWN CREEK WAY
EL DORADO HILLS CA 95762-9557

117690068
CHAMBERS ANNE C TR
5053 DEL MAR DR
EL DORADO HILLS CA 95762

118430029
CHAN GARY W & HEATHER
3102 ALDRIDGE WAY
EL DORADO HILLS CA 95762-9513

118670010
CHAN LAURA KIMBERLY
219 SEACREST CT
EL DORADO HILLS CA 95762

118650015
CHANG DAVID SCOTT & ESTHER K
628 VALLEY BROOK CT
EL DORADO HILLS CA 95762-9473

118710018
CHAUHAN ANKIT & RATHOD MITA PARSOTTAMBHAI
541 COPPICE CT
EL DORADO HILLS CA 95762

118390012
CHAUHAN PRADEEP & PADMA
3696 ROSECREST CIR
EL DORADO HILLS CA 95762

118720019
CHAVEZ GLORIA & NEIL
8119 RYLAND DR
EL DORADO HILLS CA 95762-9451

118590018
CHEN GUOFU
2534 COBBLE ROCK WAY
EL DORADO HILLS CA 95762-9561

117060008
CHEN HENRY J TR & JESSICA F TR
1415 LOWER PASEO LA CRESTA
PALOS VERDES ESTATES CA 90274-2076

118213018
CHEN YUN HAN
1080 GEMWOOD WAY
EL DORADO HILLS CA 95762-9507

118181014
CHENG HUI LYDIA & HUI JOHNNY
2700 DANA LOOP
EL DORADO HILLS CA 95762-9509

117420010
CHENG MAY Y
4727 MONTE MAR
EL DORADO HILLS CA 95762-5022

118720054
CHERUKUMILLI SATYA & KATHRYN
8048 RYLAND DR
EL DORADO HILLS CA 95762

118181001
CHI JEN WEI WEI
2786 DANA LOOP
EL DORADO HILLS CA 95762

118730032
CHIQUILLO ERIKA
1084 YUCCA DR
EL DORADO HILLS CA 95762-9434

117700012
CHISAM SCOTT C & ROBERTA M
5066 DEL MAR DR
EL DORADO HILLS CA 95762

117690006
CHOATE BRANTLEY
610 EVANS CT
EL DORADO HILLS CA 95762

118590022
CHOOTHATH LIZY T & ASHOK
7272 BREAKER POINT WAY
EL DORADO HILLS CA 95762-9562

118181005
CHRISTEN ROBERTS ELIZABETH ANN &
ROBERTS EDWARD LE
2760 DANA LOOP
EL DORADO HILLS CA 95762-9509

118380012
CHUBB GLENDA MARIE TR & GM LIV REV
TRUST 3/13/17
4173 PEREGRINE WAY
PLEASANTON CA 94566-4719

118380011
CIMA ROBERT & KOLTE JESSICA
202 CALISTOGA CT
EL DORADO HILLS CA 95762

117540032
CJJR18LLC A CA LLC
5041 CRAIL WAY
EL DORADO HILLS CA 95762

118211002
CLARY LUKAS J & SOMMER K
C/O CLARY
1093 GEMWOOD WAY
EL DORADO HILLS CA 95762

118430003
CLEMENTS RICHARD & VERONICA TR
4020 DAVID LOOP
EL DORADO HILLS CA 95762

117710005
CLONTS DOROTHY
6574 PRIMAVERA LN
EL DORADO HILLS CA 95762

117670083
COLEMAN EDWARD J TR
7819 SOL VISTA LN
EL DORADO HILLS CA 95762

117600060
COLLINS JOHN DAVID TR & KARIE JEAN TR
5036 SYCAMORE CANYON DR
EL DORADO HILLS CA 95762-5059

117460024
CONTE HELGA M TR & H M TRUST OF
6/4/99
6084 CREEKBERRY WAY
EL DORADO HILLS CA 95762-5027

117670013
CHRISTENSEN GARY E & FRANCES ANN TR
1060 PACIFICO LN
EL DORADO HILLS CA 95762

117084019
CHY II GP CA GP
2555 3RD STREET #200
SACRAMENTO CA 95818

117590018
CIRIMELE ANN O CONNOR TR & JF&AO REV
TRUST
4110 SAN ANDRES WAY
EL DORADO HILLS CA 95762-5046

118216003
CLANTON DONALD W
1017 GEMWOOD WAY
EL DORADO HILLS CA 95762-9507

117630017
CLAYTON TAYLOR B & MARILYN C
1031 GUTIERREZ PL
EL DORADO HILLS CA 95762-5040

118185005
CLEVELAND AARON J & MARIA ISABEL
430 LANFORD CT
EL DORADO HILLS CA 95762-9547

117060068
COFFEY & COFFEY HOLDINGS CA LLC
4800 GOLDEN FOOTHILL PKWY STE 2
EL DORADO HILLS CA 95762

118390013
COLLINS ADAM & GURBRINDER
3692 ROSECREST CIR
EL DORADO HILLS CA 95762

117250007
COMMUNITY ASSN INS SOLUTIONS A & CA
LLC
5045 ROBERT J MATHEWS PKWY 100
EL DORADO HILLS CA 95762

118213025
CONTOS JON G & NICOLE A
3012 COPPERWOOD WAY
EL DORADO HILLS CA 95762-9516

117670041
CHRISTIANSEN LINDA J
7822 SOL VISTA LN
EL DORADO HILLS CA 95762

117600004
CID JOYCE M TR
7030 DE LA VINA DR
EL DORADO HILLS CA 95762-5060

118650022
CISNEROS MICHAEL A & YVONNE L
421 ORANGE BLOSSOM CT
EL DORADO HILLS CA 95762

117710049
CLARK JAN E
8919 EL CIELO LN
EL DORADO HILLS CA 95762

118430063
CLEARY DONNA D
106 DERRINGER CT
EL DORADO HILLS CA 95762-9573

117700024
CLIFT STEPHEN MILO & DARLENE ANN TR
7009 PISMO DR
EL DORADO HILLS CA 95762

118590016
COHEN MICHAEL D & ATHITTAYA C
2508 COBBLE ROCK WAY
EL DORADO HILLS CA 95762-9561

118216007
COLLINS CHRISTOPHER & ERICA
1041 GEMWOOD WAY
EL DORADO HILLS CA 95762

117700023
CONNELLY MICHAEL JOHN & VALERIE ANN
7015 PISMO DR
EL DORADO HILLS CA 95762

117690040
COOK DIAN TR
1522 HAYDIN PL
EL DORADO HILLS CA 95762

118430028
COONEY MATTHEW N & HEATHER R
3098 ALDRIDGE WAY
EL DORADO HILLS CA 95762-9572

117630004
COONS ANN C TR & FAM REV TRUST 7/9/1999
3024 LAS PALMAS DR
EL DORADO HILLS CA 95762-5039

117230006
COPE JAMES C CO-TRUSTEE & KIMBERLY H CO-TRUSTEE
1220 SUNCAST LN
EL DORADO HILLS CA 95762-9631

117420021
COPUR FIGEN SURV TR & M&F JT LV REV TR 5/31/13
2497 PLEASANT HILL RD
PLEASANT HILL CA 94523-2656

118090049
CORBRIDGE ERIC JAMES & SIERRA
813 SOLARI CT
EL DORADO HILLS CA 95762-5564

118213010
CORVACHO MIGUEL & MARRUGO MARGARETH
2085 LARKSTONE PL
EL DORADO HILLS CA 95762-9518

117610030
COUGHLIN EUGENE PAUL & LITZA
3104 MISSION CANYON DR
EL DORADO HILLS CA 95762-5073

118380038
COWIN BRIAN & DONNA
3127 ACORN GLEN WAY
EL DORADO HILLS CA 95762-9521

118380028
COY EDMUND & SUZANNE
200 FALLON WOODS CT
EL DORADO HILLS CA 95762

118670002
CRAIG LISA
7209 BLACK HAWK DR
EL DORADO HILLS CA 95762-9461

118183008
CRANE EDWARD J & BARBARA A
2735 DANA LOOP
EL DORADO HILLS CA 95762-9509

118183004
CRANEY JORDAN L & KATRICE C
2721 DANA LOOP
EL DORADO HILLS CA 95762

118380063
CRAWFORD DANIEL A TR & MARY ANN TR
3539 ROSECREST CIR
EL DORADO HILLS CA 95762-9525

118430001
CROCKER MARY & JOSHUA
2711 DANA LOOP
EL DORADO HILLS CA 95762

118183002
CROCKER MARY & JOSHUA & DOUGLASS M & HANNAH G
2711 DANA LOOP
EL DORADO HILLS CA 95762

118183022
CROCKER MARY SAFWAT & ANDRAWES JOSEPH & ANDREW
2711 DANA LOOP
EL DORADO HILLS CA 95762-9509

118213041
CROOK STEVE LEE TR & ANDREA LOUISE TR
1565 RADFORD LOOP
EL DORADO HILLS CA 95762-9514

117380014
CROSBY MICHAEL J & WEISBECKER KATHY L TR
4621 MONTE MAR DR
EL DORADO HILLS CA 95762

117690005
CROSSON MATTHEW R & BEA
8557 AVELIN PL
EL DORADO HILLS CA 95762

117088008
CSS PROPERTIES A CA LLC
1508 EUREKA RD STE 175
ROSEVILLE CA 95661-2820

117250013
CSS PROPERTIES LLC
C/O CEMO COMMERCIAL INC
1107 INVESTMENT BLVD #150
EL DORADO HILLS CA 95762

117250003
CSS SUB 1 DE LLC
1508 EUREKA RD STE 175
ROSEVILLE CA 95661-2820

117590025
CUFFE RICHARD STANLEY & LINDA L & CUFFE RICHARD ST
4121 SAN ANDRES WAY
EL DORADO HILLS CA 95762

117420001
CUNNINGHAM FRANCIS L TR & F L LIV TR 6/6/2000
4685 MONTE MAR DR
EL DORADO HILLS CA 95762-5013

117700018
CUNNINGHAM KATHY TR
7039 PISMO DR
EL DORADO HILLS CA 95762

118670021
CURRAN TIMOTHY M
5059 TRAILSIDE DR
EL DORADO HILLS CA 95762-9456

117600062
CURRY LORA LEE TR & L L LIV TRUST 4/4/2013
5048 SYCAMORE CANYON DR
EL DORADO HILLS CA 95762-5057

118216009
CUTHBERTSON QUINN & TERESA
1057 GEMWOOD WAY
EL DORADO HILLS CA 95762-9507

117380030
CUTLER MARY ELIZABETH SURV TR & LIV REV TRUST 9/29
9563 SUN POPPY WAY
EL DORADO HILLS CA 95762-5016

117082005
CYPRESS POINT COURT A CA LLC
3360 TARTAN TRAIL
EL DORADO HILLS CA 95762

118390038
CYRAS TIFFANY & TUELL KATHRYN Y
3116 ACORN GLEN WAY
EL DORADO HILLS CA 95762-9521

118720001
DABNEY JOHN TAYLOR & MORGAN ELISABETH
8236 RYLAND DR
EL DORADO HILLS CA 95762

117450002
DALKE JOHN RUSSELL & KATHLEEN ANN
4785 MONTE MAR DR
EL DORADO HILLS CA 95762-5031

118580015
DANGERFIELD RONALD & JUANITA
4046 FAWN CREEK WAY
EL DORADO HILLS CA 95762-9557

117420007
DANZ PHILLIP A & KATHARINE M TR
4713 MONTE MAR DR
EL DORADO HILLS CA 95762

117690074
DAVIES JEFFREY A & LAURIE M TR
5015 DEL MAR DR
EL DORADO HILLS CA 95762

118430018
DAY STAR ASSOCIATES A MT LLC
23515 NE NOVELTY HILL SUITE B221-238
REDMOND WA 98053

118183010
DE PALMA STEVE & PALMA LESLIE
2747 DANA LOOP
EL DORADO HILLS CA 95762-9509

118181015
DEAN CHARLES ALLEN TR & JULIE ANN TR
2516 SPERRY LN
EL DORADO HILLS CA 95762-9511

117640060
DELLIQUADRI VINCENT & CYNTHIA L CO TR
1004 CALLE REAL LN
EL DORADO HILLS CA 95762

117710010
D AGOSTINO TAMI R TR
6554 PRIMAVERA LN
EL DORADO HILLS CA 95762

118730023
DAHLINGER JEFFREY LEE & SARAH ELIZABETH H
1073 YUCCA DR
EL DORADO HILLS CA 95762-9434

117420011
DANAHER RICHARD BRUCE SR TR & SHARON ANN TR
4733 MONTE MAR DR
EL DORADO HILLS CA 95762-5022

118720011
DANGERIO CAMILLE ANN
8150 RYLAND DR
EL DORADO HILLS CA 95762-9452

117710044
DATA GARY & PAMELA
8916 EL CIELO LN
EL DORADO HILLS CA 95762

117600051
DAVIS LYNN ELLEN TR
7003 DE LA VINA DR
EL DORADO HILLS CA 95762

118380064
DE GRADI NICOLA & SANDRA DERENE
3547 ROSECREST CIR
EL DORADO HILLS CA 95762

117670062
DE ROSSETT CAROLYN KAY TR
5624 LOS REYES LN
EL DORADO HILLS CA 95762

117710041
DELANEY HOWARD C & MARY ANN
9127 MARISOL LN
EL DORADO HILLS CA 95762

117630008
DEMANT BARRY S & DIANE S
2019 SANTA RITA LN
EL DORADO HILLS CA 95762-5074

117410023
DABAK ROBERT & CAROL E
3118 FOUR SEASONS DR
EL DORADO HILLS CA 95762-5010

117710002
DAL PORTO ROBERT H & CHERYL A TR
6590 PRIMAVERA LN
EL DORADO HILLS CA 95762

117690060
DANFORTH STEVEN M & CHERYL J
3016 CALYPSO CIR
EL DORADO HILLS CA 95762

118670020
DANTULURI SIVANAGA VENU VARMA & LAKSHMI KUMARI
5051 TRAILSIDE DR
EL DORADO HILLS CA 95762-9455

117600043
DAVI DOLORES M TR & D M SURV TRUST 10/18/2012
FRED DAVI 129 SUNNYGLEN DR
VALLEJO CA 94591-7553

117310041
DAWSON RUSSELL O TR & R O TRUST
5045 COVERED BRIDGE WAY
EL DORADO HILLS CA 95762-5009

117590048
DE LA ROSA ANTHONY MANUEL & PATRICIA SUZANNE TR
3019 LAS PALMAS DR
EL DORADO HILLS CA 95762-5039

117600064
DE SANTIS FRANK J & PATSY M TR
5062 SYCAMORE CANYON DR
EL DORADO HILLS CA 95762-5057

117690072
DELEON JAMES S & ELLA TR
5029 DEL MAR DR
EL DORADO HILLS CA 95762

117700004
DEMARAY DANIEL DUANE & LYNDA KAY TR
5028 DEL MAR DR
EL DORADO HILLS CA 95762

117670073
DENNIS KAREN ALICE TR
6710 TORTOLA LN
EL DORADO HILLS CA 95762

117670066
DESSERT DONALD M & SYLVIA M TR
6729 TORTOLA LN
EL DORADO HILLS CA 95762

118184008
DEVEREAUX RICHARD & MARINI FILOMENA MARIE
3941 PARK DR STE 20326
EL DORADO HILLS CA 95762

117310020
DI GIULIO VITO TR & GIULIO BARBARA A TR
7470 GRASSY CREEK WAY
EL DORADO HILLS CA 95762-5034

117690057
DICKSON ROGER S & SHARON R TR
3015 CALYPSO CIR
EL DORADO HILLS CA 95762

118380055
DIMICELI ROBIN & SMITH RENEE
3025 FERNCLIFF WAY
EL DORADO HILLS CA 95762-9520

118213028
DINH HO T & WONG CATHERINE Q
8296 VIA ESCALADA
SAN DIEGO CA 92129-2223

117700009
DOLAN JUDY
5050 DEL MAR DR
EL DORADO HILLS CA 95762

118430030
DONATI JOANN & KRUSE JOHN E
3108 ALDRIDGE WAY
EL DORADO HILLS CA 95762-9513

118380061
DOUGHTY JOHN
889 EL DORADO WAY
SACRAMENTO CA 95819-3505

118213040
DEREBAIL ANIL & SHETTIGAR CHITRALEKHA
1561 RADFORD LOOP
EL DORADO HILLS CA 95762-9514

117440001
DETER E ROSS CO TR & SHIRLEE D CO TR
4777 MONTE MAR DR
EL DORADO HILLS CA 95762-5031

117690002
DEWITT SUSAN LEE TR
8571 AVELIN PL
EL DORADO HILLS CA 95762

118211008
DIAZ DELVEN & TICE DUSTY
2102 LARKSTONE PL
EL DORADO HILLS CA 95762

118430010
DIETZ WILLIAM A & ELONA TR
903 DUNES ST
OXNARD CA 93035

118710010
DINH DANNY & JENNIFER
3266 ALDRIDGE WAY
EL DORADO HILLS CA 95762

118730004
DIVECHA DARSHAN & BHATNAGAR PRIYANKA
743 SALVIA CT
EL DORADO HILLS CA 95762-9440

117710030
DOLDER CHRISTIAN R & LINDA M TR
9138 MARISOL LN
EL DORADO HILLS CA 95762

118730027
DOOLEY EAMONN
1093 YUCCA DR
EL DORADO HILLS CA 95762

117690011
DRAIZEN ROBERT I & DENISE A TR
8519 AVELIN PL
EL DORADO HILLS CA 95762

118430045
DERNER MARY P TR & DOUGLAS J TR
5050 ARLINGTON WAY
EL DORADO HILLS CA 95762-9553

118730026
DEVENDRAN SARAVANA KUMAR P & DEVARAJAN SIVASANKARI
1087 YUCCA DR
EL DORADO HILLS CA 95762

117270003
DHATT GURPREET & KULDEEP
PO BOX 1645
LODI CA 95241

118710007
DIAZ MARIE D
3251 ALDRIDGE WAY
EL DORADO HILLS CA 95762

118430051
DIGIORGIO CAROL L TR & WIRKUS ZDZISLAW ANDRZEJ TR
5023 ARLINGTON WAY
EL DORADO HILLS CA 95762-9554

118720002
DINH HO & WONG CATHERINE
8296 VIA ESCALADA
SAN DIEGO CA 92129-2223

117610035
DODGE RALPH CARL JR CO TR & PATRICIA JOYCE CO TR
5106 HOLLISTER LOOP
EL DORADO HILLS CA 95762-5071

117690059
DONAHUE BEVERLY GWEN TR
3012 CALYPSO CIR
EL DORADO HILLS CA 95762

118720042
DOUGHERTY MICHAEL & SARA
8005 RYLAND DR
EL DORADO HILLS CA 95762

118185014
DRAPEAU BARBARA H TR & FM RV TRUST 8/5/2011
5110 ARLINGTON WAY
EL DORADO HILLS CA 95762-9552

118430052
DREYER CHRISTOPHER B & MICHELLE M
5019 ARLINGTON WAY
EL DORADO HILLS CA 95762

117085003
DRINGENBERG STEVEN A TR & S A REV TRUST
3527 SNOWS RD
CAMINO CA 95709

118380025
DRUCKER KEVIN R & KIMBERLEY A
205 FALLON WOODS CT
EL DORADO HILLS CA 95762

117610016
DRYSDALE JAMES L & LORINDA L TR
3057 MISSION CANYON DR
EL DORADO HILLS CA 95762

117460020
DUKE MADELYN ANNE TR & M A LIV REV TR 12/22/2004
4862 MONTE MAR DR
EL DORADO HILLS CA 95762-5025

117640004
DUNBAR GREGORY & LINDA G
6109 HOT SPRINGS DR
EL DORADO HILLS CA 95762-5064

118390016
DUNCAN ELAINE TR
3680 ROSECREST CIR
EL DORADO HILLS CA 95762

118390019
DUNN PATRICIA MOLEY & KENNETH R
3450 PALMER DR #4 290
CAMERON PARK CA 95682

117470003
DUPLANTIER LUIS ROBERT TR & YVONNE KATHRYN TR
7032 TIMBER TRAIL LOOP
EL DORADO HILLS CA 95762-5028

117600016
DURAN CLARA F
6039 HOT SPRINGS DR
EL DORADO HILLS CA 95762-5062

117670074
DURKIN MICHELE T & WHITE RICHARD D
6716 TORTOLA LN
EL DORADO HILLS CA 95762

117060043
DUTCH M DEVELOPMENT CO LLC
4950 WINDPLAY DR
EL DORADO HILLS CA 95762-9600

118215001
DUTCHER MATTHEW & KATHERINE
3065 COPPERWOOD WAY
EL DORADO HILLS CA 95762

117640065
DUVALL JACQUELYNN A TR & J TRUST 09/01/16
8019 CATALONIA LN
EL DORADO HILLS CA 95762-5052

117640031
DWYER BARBARA B & PAUL E
4147 SAN ANDRES WAY
EL DORADO HILLS CA 95762-5047

117100007
DYE CREEK CATTLE CO CA LLC
PO BOX 50129
SPARKS NV 89435

118187017
DYSERT CHARLES E & TAMARA D
3165 ALDRIDGE WAY
EL DORADO HILLS CA 95762-9513

118390037
EA HAROLD G TR & VANESSA C TR
3120 ACORN GLEN WAY
EL DORADO HILLS CA 95762-9521

117710021
EASLEY MARY & JOHN
6533 PRIMAVERA LN
EL DORADO HILLS CA 95762

118130020
EAST RIDGE INVESTORS A CA LLC
7919 FOLSOM BLVD STE 300
SACRAMENTO CA 95826-2627

118090046
EASTERLA TODD & LISA JORGENSEN
810 SOLARI CT
EL DORADO HILLS CA 95762-5564

118720023
EASTMAN SHAWN M
8145 RYLAND DR
EL DORADO HILLS CA 95762

117440003
EASTMAN VIC H TR & RORY DEE TR
517 ASPEN GROVE CT
EL DORADO HILLS CA 95762-5024

118710019
EBINGER CLARK D JR
547 COPPICE CT
EL DORADO HILLS CA 95762

117710035
EDELSTEIN GAIL TR
9118 MARISOL LN
EL DORADO HILLS CA 95762

117060050
EDH BOAT WINE & SELF STORAGE A & CA LLC
CIAPPONI
DBA EL DORADO HILLS BOAT WINE & SS
4980 GOLDEN FTHL PKY, EL DORADO HILLS

117085007
EDH CA CONGREGATION OF & JEHOVAHS WITNESSESS INC
4724 CONCORDIA DR
EL DORADO HILLS CA 95762-4538

117210023
EDH COMMERCE III LLC A NV LLC
1192 SUNCAST LN STE 5
EL DORADO HILLS CA 95762-9330

117230003
EDH SUNCAST A CA LLC
601 CHERT CT
EL DORADO HILLS CA 95762-7725

117130002
EDH SUNCAST CA LLC
601 CHERT CT
EL DORADO HILLS CA 95762-7725

117085019
EDHCDC LLC
1143 SOUZA WAY
FOLSOM CA 95630-7315

117690001
EDWARDS RICHARD W & LAURA LEE D
601 EVANS CT
EL DORADO HILLS CA 95762

117610041
EHLER KIRBY TR & DIANE TR
5011 HOLLISTER LOOP
EL DORADO HILLS CA 95762-5070

118670014
EKSTROM JACQUELINE M TR & ALLAN G TR
5010 TRAILSIDE DR
EL DORADO HILLS CA 95762

117084009
EL DORADO COUNTY OFFICE OF EDUCATION
6767 GREEN VALLEY RD
PLACERVILLE CA 95667

117100032
EL DORADO DEV PRTNSH GRP LLC
6806 FALLSBROOK CT STE 1
GRANITE BAY CA 95746-6519

117060039
EL DORADO HILLS BUSINESS PARK
2893 SUNRISE BLVD # 201
RANCHO CORDOVA CA 95742

117082002
EL DORADO HILLS CO WATER DIST
1050 WILSON LN
EL DORADO HILLS CA 95762

118140073
EL DORADO HILLS COMM SERV DIST
1021 HARVARD WAY
EL DORADO HILLS CA 95762-4353

117110005
EL DORADO HILLS LLC A CA LLC
3 CROWNRIDGE DR
DANVILLE CA 94506

117071004
EL DORADO HILLS PROP A CA LLC
5040 ROBERT J MATHEWS PKWY
EL DORADO HILLS CA 95762-5702

117580017
EL DORADO HILLS SENIOR LIVING & CA LP
7660 FAY AVE STE N
LA JOLLA CA 92037

118090080
EL DORADO IRRIGATION DIST
C/O JIM HILTON
2890 MOSQUITO RD
PLACERVILLE CA 95667-4761

118140039
EL DORADO IRRIGATION DISTRICT
2890 MOSQUITO RD
PLACERVILLE CA 95667-4761

117670020
ELARMO CAROL
1094 PACIFICO LN
EL DORADO HILLS CA 95762

118183007
ELBON ANDREW J
2733 DANA LOOP
EL DORADO HILLS CA 95762-9509

118590023
ELDER MICHELLE TR & M REV TRUST 4/10/2013
7260 BREAKER POINT WAY
EL DORADO HILLS CA 95762-9562

117310029
ELDER PAUL A
7477 GRASSY CREEK WAY
EL DORADO HILLS CA 95762-5034

118390031
ELDER SCOTT W & BARBETTE WEIMER
3635 ROSECREST CIR
EL DORADO HILLS CA 95762

118730012
ELDRED RYAN & PRINCE CHANTEL
931 BRACKEN CT
EL DORADO HILLS CA 95762

117590034
ELKEN THOMAS R SURV TR
4044 SAN ANDRES WAY
EL DORADO HILLS CA 95762

117640066
EMADZADEH TAHEREH & TOOFANINEJAD AZADEH
8025 CATALONIA LN
EL DORADO HILLS CA 95762-5052

117710024
EMMONS JERRY D S & CAROLE A
6549 PRIMAVERA LN
EL DORADO HILLS CA 95762

118720031
ENCARNACION VERONICA INTAL
6010 TERRA LN
EL DORADO HILLS CA 95762-9454

118090079
ENVIRONMENTAL STEWARDSHIP & FOUNDATION A CA 501C3
3445 AMERICAN RIVER DR STE B
SACRAMENTO CA 95864

118670018
ERDMAN VITA M & ABEL A
5039 TRAILSIDE DR
EL DORADO HILLS CA 95762

117670008
ERICKSEN JUNE M HARPER
1036 PACIFICO LN
EL DORADO HILLS CA 95762

117540029
ERMW LLC CA LLC
4694 VILLAGE GREEN DR
EL DORADO HILLS CA 95762

118390005
ERNST JEREMY & ROSELYN
380 ROSECREST CT
EL DORADO HILLS CA 95762-9528

118090043
ESCHRICH MATTHEW & ALISON
4909 CONCORDIA DR
EL DORADO HILLS CA 95762

117670082
ESPINOSA ANTONIO R & RAWLENE D TR
7823 SOL VISTA LN
EL DORADO HILLS CA 95762

118720035
ESSER LISA M TR
8215 RYLAND DR
EL DORADO HILLS CA 95762

117410002
ESTEN JAMES & RENEE
PO BOX 5433
EL DORADO HILLS CA 95762

117250006
EUSEBIO MICHAEL & ESPERANZA
883 CANDLEWOOD DR
EL DORADO HILLS CA 95762-9585

117670048
FABER FRANCIS G & LOIS MARIANE CO TR
49 950 JEFFERSON ST #130 329
INDIO CA 92201

117350004
FADELLI RONALD JAMES TR & THERESE ELAINE TR
33 WILDER RD
ORINDA CA 94563-3732

118580012
FAGAN MARC J & SANTA ANNA SONIA
4064 FAWN CREEK WAY
EL DORADO HILLS CA 95762-9557

118380035
FANG XIAOLONG & XU HUAIYAN
3117 ACORN GLEN WAY
EL DORADO HILLS CA 95762-9521

117610009
FANTINO FRANK N & SANDRA K
421 LA PAZ CT
EL DORADO HILLS CA 95762

117670076
FARMER LAURIE L
6724 TORTOLA LN
EL DORADO HILLS CA 95762

117670030
FAUCETT S LEEANN
6518 PRIMAVERA LN
EL DORADO HILLS CA 95762

117350007
FAUSEL JOY ELIZABETH TR
5025 COVERED BRIDGE WAY
EL DORADO HILLS CA 95762

117670011
FEALLY RICHARD CHARLES & LAVERNE MARIE TR
3941 PARK DR STE 20 #664
PLACERVILLE CA 95667-4549

118720061
FECHTER JANELL ELAINE
8090 RYLAND DR
EL DORADO HILLS CA 95762

117380008
FENNESSY HONORA L TR & MF & HL FAM TR 6/9/94
4595 MONTE MAR DR
EL DORADO HILLS CA 95762-5001

118090048
FERNANDEZ MYRNA C
817 SOLARI CT
EL DORADO HILLS CA 95762

117690070
FERREIRA KAROL L
5041 DEL MAR DR
EL DORADO HILLS CA 95762

117741020
FERRY STEPHEN J & BETH A TR
6987 PISMO DR
EL DORADO HILLS CA 95762

117600047
FETCH SONDRA K TR & S K REV TRUST 12/9/10
2016 BEGONIA LN
EL DORADO HILLS CA 95762-5058

117670050
FICKLE CARL RAYMOND & BARBARA LEE TR
5637 LOS REYES LN
EL DORADO HILLS CA 95762

117071005
FIFTY FIFTY INVESTMENTS LLC A & CA LLC
5050 ROBERT J MATTHEWS PKWY
EL DORADO HILLS CA 95762-5702

118710026
FINELLI FRANK J & VERNE
464 MONTEREY AVE STE A
LOS GATOS CA 95030

118660013
FINN THOMAS & HEATHER
5068 TRAILSIDE DR
EL DORADO HILLS CA 95762-9456

117670022
FISHER JAMES M & GAIL A TR
466 CAMPO CT
EL DORADO HILLS CA 95762

117620003
FJM PALMS ASSOCIATES A CA LLC
C/O
180 SUTTER ST STE 400
SAN FRANCISCO CA 94104-4007

117520007
FJM PALMS ASSOCIATES CA LLC
180 SUTTER ST STE 400
SAN FRANCISCO CA 94104-4007

117690012
FLANNERY SALLY K
8515 AVELIN PL
EL DORADO HILLS CA 95762

117060023
FLEMING PATRICE N SURV TR & FM LIV REV TR 01/31/01
PO BOX 5555
EL DORADO HILLS CA 95762

118214004
FLETCHER KIRK B & RENE L
1554 RADFORD LOOP
EL DORADO HILLS CA 95762-9514

117700020
FLORES MURIEL J & KIRCHNER PETER F
7029 PISMO DR
EL DORADO HILLS CA 95762

117590004
FLORES ROBIN & ANKER LISA J TR
7082 DE LA VINA DR
EL DORADO HILLS CA 95762

117270001
FO PAWZ CA LLC
10835 NESTLEHOOK CIR
MATHER CA 95655

118090042
FONDA MASSIMO TR & ROSE TR
4913 CONCORDIA DR
EL DORADO HILLS CA 95762-5561

117600007
FOREMAN G C & JANIS P
7014 DE LA VINA DR
EL DORADO HILLS CA 95762-5060

118380046
FORESTER NEIL & JENNIFER
3008 FERNCLIFF WAY
EL DORADO HILLS CA 95762-9520

118380033
FORTIE TRAVIS & KEIKO
3109 ACORN GLEN WAY
EL DORADO HILLS CA 95762-9521

118710029
FOSTER JASON LEE TR & LISA ANNE TR
8613 MAHONIA DR
EL DORADO HILLS CA 95762-9436

117470023
FOUR SEASONS OWNERS ASSOC & CA
NONPROFIT MUTUAL BE
1375 EXPOSITION BLVD STE 300
SACRAMENTO CA 95815-5115

117410027
FOUR SEASONS OWNERS ASSOC & CA
NONPROFIT MUTUAL BN
1375 EXPOSITION BLVD STE 300
SACRAMENTO CA 95815-5115

117460028
FOUR SEASONS OWNERS ASSOC A CA &
NON PROF MUTUAL B
PO BOX 348600
SACRAMENTO CA 95834-8600

117380046
FOUR SEASONS OWNERS ASSOC A CA &
NON PROFIT MUTUAL
1375 EXPOSITION BLVD #300
SACRAMENTO CA 95815

117140002
FOWLER PROPERTY INVESTMENTS A CA LP
1273 MANNING DR
EL DORADO HILLS CA 95762

118181017
FOX DAVID WAYNE & JULIE ANE
2804 CHRISTENSEN LN
EL DORADO HILLS CA 95762

117590009
FRANKLIN KELLY I & CALLAN J
7054 DE LA VINA DR
EL DORADO HILLS CA 95762-5042

117380007
FRANKS RICHARD L TR & SHARON A TR
4589 MONTE MAR DR
EL DORADO HILLS CA 95762-5001

118213001
FRASER WILLIAM DONALD & PORTER
FRASER CYNDI A TR
2019 LARKSTONE PL
EL DORADO HILLS CA 95762-9518

117600031
FROST GARY WILLIAM & CONSTANCE
MARIE
4019 SANTA YNEZ DR
EL DORADO HILLS CA 95762

118215008
FUENTES RAYLIN R & JUDITH T
3037 COPPERWOOD WAY
EL DORADO HILLS CA 95762-9516

117590049
FULLER MICHAEL J & DONNA J
3015 LAS PALMAS DR
EL DORADO HILLS CA 95762-5039

117630011
FULTZ DENNIS L & VACHON MARY D TR
2007 SANTA RITA LN
EL DORADO HILLS CA 95762

117670065
FUQUA LINDA D TR
6733 TORTOLA LN
EL DORADO HILLS CA 95762

118710021
FURIA AMANDA NICOLE & CURRY DANIEL B
540 COPPICE CT
EL DORADO HILLS CA 95762

117590045
FUTTERER CAROL DANFORTH
3033 LAS PALMAS DR
EL DORADO HILLS CA 95762-5039

118710036
GAASCH DENVER
8659 MAHONIA DR
EL DORADO HILLS CA 95762-9442

118710001
GABBARD CATHERINE L TR
400 DEER VALLEY RD #4A
SAN RAFAEL CA 94903

118730015
GABBARD CATHERINE LEE
400 DEER VALLEY RD #4A
SAN RAFAEL CA 94903

118211011
GABRIE JACOB
2080 LARKSTONE PL
EL DORADO HILLS CA 95762-9518

117590011
GABRIELLI EARL M II TR & MARTHA J TR
4154 SAN ANDRES WAY
EL DORADO HILLS CA 95762

118430043
GADDINI LONA DARLENE TR & FAM TRUST
9/1/2005
5038 ARLINGTON WAY
EL DORADO HILLS CA 95762-9554

118500001
GAINEY COLLEEN F & KARL
5238 ASPEN MEADOWS DR
EL DORADO HILLS CA 95762-8027

118390030
GALVIS LILIA N TR & L N TRUST 03/09/98
7035 RUSHWOOD DR
EL DORADO HILLS CA 95762-5002

118730011
GANDAM SHAILAJA V
927 BRACKEN CT
EL DORADO HILLS CA 95762-9437

117610002
GARCIA ERNEST J CO TR & HELEN V CO TR
426 LA PAZ CT
EL DORADO HILLS CA 95762-5067

117640014
GARDINER THELMA MAE
6171 HOT SPRINGS DR
EL DORADO HILLS CA 95762-5065

118380062
GARDNER ANDREW & JACQUELINE
3535 ROSECREST CIR
EL DORADO HILLS CA 95762-9525

117600006
GARVIN HAROLD BUZZ & SANDRA L TR
7020 DE LA VINA DR
EL DORADO HILLS CA 95762

117640078
GARZA RUBY DENISE
7025 LA CUMBRE DR
EL DORADO HILLS CA 95762-5054

118380020
GASTON JOHN D & DEBBIE TR
3538 ROSECREST CIR
EL DORADO HILLS CA 95762-9526

117710025
GAUNTT LENA ESTHER
6557 PRIMAVERA LN
EL DORADO HILLS CA 95762

117710007
GEMIGNANI JOANNE TR
6566 PRIMAVERA LN
EL DORADO HILLS CA 95762

118216006
GENRICH DESIRAE LYNN & BRIAN BROOKS
1035 GEMWOOD WAY
EL DORADO HILLS CA 95762

117600044
GETCHEL PAUL & MARION
DBA IDEA SOLUTIONS DESIGN
2025 BEGONIA LN
EL DORADO HILLS CA 95762-5058

117550003
GETZ DEAN A
4935 HILLSDALE CIR
EL DORADO HILLS CA 95762-5707

117470017
GHIGLIERI ROBERT EARL CO TR & PATRICIA MARY CO TR
6049 CREEKBERRY WAY
EL DORADO HILLS CA 95762-5027

117100031
GHS ACADEMY A CA NON PROF PUB & BENEFIT CORP
1060 SUNCAST LN
EL DORADO HILLS CA 95762-9626

117100030
GHS ACADEMY A CA NONPROFIT & PUBLIC BENEFIT CORP
DBA GOLDEN HILLS SCHOOL
1060 SUNCAST LN
EL DORADO HILLS CA 95762-9626

118187011
GIANNELLI DAVID
5727 GELSTON WAY
EL DORADO HILLS CA 95762

117710029
GILL ROBERT J & NOLA L TR
9142 MARISOL LN
EL DORADO HILLS CA 95762

117640084
GILLUM VALERIE H SURV TR & REV TRUST 4/16/96
7004 LA CUMBRE DR
EL DORADO HILLS CA 95762-5054

117690019
GIUSTI KENNETH E & SUSAN TR
8544 AVELIN PL
EL DORADO HILLS CA 95762

118650032
GIVENS DAVID G TR
416 ORANGE BLOSSOM CT
EL DORADO HILLS CA 95762

117600081
GIVENS JUAN J SR & SHIRLEY J
4017 SAN ANDRES WAY
EL DORADO HILLS CA 95762-5043

117610015
GLAIBERMAN NANCY ANN
3051 MISSION CANYON DR
EL DORADO HILLS CA 95762-5069

118730010
GLEASON ANNELIESE FRAESE
726 SALVIA CT
EL DORADO HILLS CA 95762

117085014
GLEATON THEODORE A
290 N PASTORIA AVE
SUNNYVALE CA 94086-4804

118211005
GLOVER DENNIS & NORMA
1107 GEMWOOD WAY
EL DORADO HILLS CA 95762-9508

117084005
GOLD RUSH HILL A CA LLC
1261 HAWKS FLIGHT CT STE H
EL DORADO HILLS CA 95762

117540031
GOLDEN FOOTHILL EDH LLC CA LLC
2518 ORSAY WY
EL DORADO HILLS CA 95762

117110002
GOLDEN FOOTHILL LLC
C/O NORBERG WILLIAM V
PO BOX 5090
EL DORADO HILLS CA 95762

117060045
GOLDEN FOOTHILLS A CA LLC
C/O JENKINS BRAD
5190 GOLDEN FOOTHILL PKWY
EL DORADO HILLS CA 95762-9608

117540005
GOLDEN FOOTHILLS PKWY A CA LLC
C/O SHAGHAGHI AL
801 YGNACIO VALLEY RD STE 220
WALNUT CREEK CA 94596

118660007
GOLIA SERGIO & KELLEY A TR
7195 BLACK HAWK DR
EL DORADO HILLS CA 95762-9460

118090047
GONZALEZ TOMHIL P & LOZANO LUCY O
1561 SEQUOIA AVE
SAN BRUNO CA 94066-2648

118720016
GOROSPE MARY GRACE & DINH MINH KHAC
8122 RYLAND DR
EL DORADO HILLS CA 95762-9451

117600005
GRAF JAMES D TR & PAULA R TR
7024 DE LA VINA DR
EL DORADO HILLS CA 95762-5060

118183014
GRAZIANO SALVATORE & JOSEPHINE
2767 DANA LOOP
EL DORADO HILLS CA 95762-9509

117640002
GREENEBAUM CASSANDRA L TR & C L REV TRUST
6099 HOT SPRINGS DR
EL DORADO HILLS CA 95762-5063

117600048
GRIFFIN SANDRA TR & FAM LIV TRUST 10/7/94
2012 BEGONIA LN
EL DORADO HILLS CA 95762-5058

117060063
GRL PROPERTIES LLC A CA LLC
5170 GOLDEN FOOTHILL PKWY
EL DORADO HILLS CA 95762-9608

117700015
GROSS ANNETTE T & KREEGER ANGELA M & DANIEL A
7059 PISMO DR
EL DORADO HILLS CA 95762

117100036
GOLDEN STATE FLOW MEASURMT INC
C/O RONALD J HENRY
4821 GOLDEN FOOTHILL PKWY #100
EL DORADO HILLS CA 95762

117590016
GOMEZ TERESA E TR & TE REV TRUST 12/13/2013
4120 SAN ANDRES WAY
EL DORADO HILLS CA 95762-5046

118213009
GOPALAN PRAKASH & VIJAYAKUMAR BINDU
2079 LARKSTONE PL
EL DORADO HILLS CA 95762-9518

117670064
GOSS CHERYL VIRGINIA TR
5634 LOS REYES LN
EL DORADO HILLS CA 95762

118350030
GRAHAM WILLIAM ANDREW & TRISHA LYNN
567 IDLEWOOD CT
EL DORADO HILLS CA 95762

117380031
GREEN FRANK M & HOWARD JOYCE B
9567 SUN POPPY WAY
EL DORADO HILLS CA 95762-5016

118720024
GREENWOOD BRANDON DAVID & SARAH ANN
8169 RYLAND DR
EL DORADO HILLS CA 95762

117230004
GRIMENSTEIN SPENCER & SPENCER R
5004 NAWAL DR
EL DORADO HILLS CA 95762-5675

117600039
GROCE LARRY N & SUE A TR
2003 BEGONIA LN
EL DORADO HILLS CA 95762

118183020
GUENTHER PAMELA EILEEN
4084 DAVID LOOP
EL DORADO HILLS CA 95762-9549

117690073
GOLDMAN ALAN J & MARCIA L TR
5025 DEL MAR DR
EL DORADO HILLS CA 95762

118660012
GONZALEZ EUGENE A TR & JILL L TR
5076 TRAILSIDE DR
EL DORADO HILLS CA 95762-9456

117700022
GORDET CHARLES K & LINDA S TR
7019 PISMO DR
EL DORADO HILLS CA 95762

118430037
GOURLAY STEPHEN & RATTRAY LISA
3121 ALDRIDGE WAY
EL DORADO HILLS CA 95762-9513

118090044
GRANADOS GRACIELA TR & G 2007 LIV REV TRUST
4905 CONCORDIA DR
EL DORADO HILLS CA 95762-5561

117640047
GREENBAUM ANNEGRETE CO TR & ERIC F CO TR
4223 SAN ANDRES WAY
EL DORADO HILLS CA 95762-5066

118184014
GRIFFIN DENNIS & SUSAN
3130 ALDRIDGE WAY
EL DORADO HILLS CA 95762-9513

117060061
GRL PROPERTIES A CA LLC & LANE BETTY WILSON TR
1234 MORNING SONG CT
EL DORADO HILLS CA 95762-3774

117590029
GRONDIN LYLE L & JUDITH F
4012 SAN ANDRES WAY
EL DORADO HILLS CA 95762-5043

118214008
GUGLIEMOTTO GARY J TR & NANCY J TR
1500 RADFORD LOOP
EL DORADO HILLS CA 95762-9514

118650020
GUILLERMO TED
407 ORANGE BLOSSOM CT
EL DORADO HILLS CA 95762

118184010
GUILLORY PAUL
3150 ALDRIDGE WAY
EL DORADO HILLS CA 95762-9513

118380050
GULEWICH ROBERT BRADLEY & NICOLE LYNN
3579 ROSECREST CIR
EL DORADO HILLS CA 95762-9524

117420018
GUNDRY KATHERINE L SURV TR & GUNDRY KATHERINE L TR
406 SEASONS CT
EL DORADO HILLS CA 95762-5023

118430053
GUNSCH STEVEN RANDALL & ELYCE MICHELLE
5015 ARLINGTON WAY
EL DORADO HILLS CA 95762-9554

117060029
H & J RE HOLDINGS A WY LLC
9575 STABLEGATE RD
WILTON CA 95693

117310034
HAAS GREGORY F TR & JOYCE A TR
7451 GRASSY CREEK WAY
EL DORADO HILLS CA 95762-5034

117310018
HAHN JOHN & SUSAN
7458 GRASSY CREEK WAY
EL DORADO HILLS CA 95762-5034

117600072
HAILE CAROLE
4077 SAN ANDRES WAY
EL DORADO HILLS CA 95762-5044

117710050
HALL BEVERLY JEAN
8923 EL CIELO LN
EL DORADO HILLS CA 95762

118660005
HALL BRITTANY ANNE & SCOTT EDWIN
7179 BLACK HAWK DR
EL DORADO HILLS CA 95762

117060049
HALL FAMILY A CA LLC
C/O CEMO COMMERICIAL INC
950 GLENN DR #130
FOLSOM CA 95630

118590002
HALL TERRY LEE TR & ANTONIA TR
322 COBBLE ROCK CT
EL DORADO HILLS CA 95762-9559

117640052
HALL VERNON & MARGARET
1015 CALLE REAL LN
EL DORADO HILLS CA 95762-5050

118183006
HAMILTON BARBARA J
2729 DANA LOOP
EL DORADO HILLS CA 95762-9509

118710032
HAMMOND MICHAEL JOSEPH & ALESHA LOUISE
C/O
8633 MOHONIA DR
EL DORADO HILLS CA 95762

118090051
HAN LIEN HUYNH
805 SOLARI CT
EL DORADO HILLS CA 95762-5564

117640029
HANSEN ARNOLD D TR & JACQUELINE A TR
4164 SAN ANDRES WAY
EL DORADO HILLS CA 95762-5047

118720060
HARAN TROY R
8086 RYLAND DR
EL DORADO HILLS CA 95762

117590008
HARDIN JAMES C TR & MARTHA C TR
7062 DE LA VINA DR
EL DORADO HILLS CA 95762-5042

117690035
HARKRIDER LYNN P & BEVERLY L
1523 HAYDIN PL
EL DORADO HILLS CA 95762

117610034
HARPER SANDRA L SURV TR
5112 HOLLISTER LOOP
EL DORADO HILLS CA 95762

117640026
HARRIS BUCKY R & LINDA S
4184 SAN ANDRES WAY
EL DORADO HILLS CA 95762-5047

117610046
HART NORWOOD A TR & PAMELA C TR
3038 MISSION CANYON DR
EL DORADO HILLS CA 95762-5068

118215002
HARTMANN ANTON
3061 COPPERWOOD WAY
EL DORADO HILLS CA 95762-9517

118185007
HARVEY KEITH R TR & K R LIV REV SEP PROP TR
424 LANFORD CT
EL DORADO HILLS CA 95762-9547

118720017
HATLEVIG CHRISTOPHER J & REBECCA M
8114 RYLAND DR
EL DORADO HILLS CA 95762-9451

117610029
HATTEN KEVIN B & KATHLEEN C TR
3112 MISSION CANYON DR
EL DORADO HILLS CA 95762

117410009
HAUBNER CAROLE P TR & CP REV TRUST 7/13/2010
1030 AUTUMN SKY WAY
EL DORADO HILLS CA 95762-5019

118184007
HAVILAND KEITH J & SUMMER L
4107 DAVID LOOP
EL DORADO HILLS CA 95762-9550

117310035
HAWKINS DAVID L TR & GRISWOLD JUDITH TR
7447 GRASSY CREEK WAY
EL DORADO HILLS CA 95762-5034

117420003
HAYWARD GILBERT F TR & MARILYN P TR
4695 MONTE MAR DR
EL DORADO HILLS CA 95762-5013

118590030
HELMS JEFFREY R TR & LIV TRUST 12/21/2011
5430 INGLESIDE WAY
EL DORADO HILLS CA 95762-9560

118590017
HENDRICKS ROBERT D & TINDALL LORI M
2520 COBBLE ROCK WAY
EL DORADO HILLS CA 95762-9561

117600002
HENSLEY LAWRENCE N TR & SYLVIA L TR
7042 DE LA VINA DR
EL DORADO HILLS CA 95762-5060

117550002
HERD PROPERTIES LLC
1236 SOUZA DR
EL DORADO HILLS CA 95762-7559

117710055
HERITAGE EDH MASTER ASSOCIATION
C/O REYNOLDS MONIQUE
1420 ROCKY RIDGE DR STE 320
ROSEVILLE CA 95661

117450007
HIGGINS DUANE GENE TR & MARY MARGARET TR
4809 MONTE MAR DR
EL DORADO HILLS CA 95762-5025

117670032
HILLEARY WILLIAM C
9106 MARISOL LN
EL DORADO HILLS CA 95762

117600071
HINCHMAN ROBERT LOWELL JR TR & ROBERTA FLOREE TR
4083 SAN ANDRES WAY
EL DORADO HILLS CA 95762-5045

117690065
HAY THOMAS ROGER & ANGELA MARGARET TR
3054 CALYPSO CIR
EL DORADO HILLS CA 95762

117710017
HAZELTINE RICHARD GRANT & CAROLE DIANE TR
6526 PRIMAVERA LN
EL DORADO HILLS CA 95762

118710038
HENDRICK GALE L & ELIZABETH A
8671 MAHONIA DR
EL DORADO HILLS CA 95762

117420016
HENELY MICHAEL W TR & ILENE L TR
401 SEASONS CT
EL DORADO HILLS CA 95762-5023

117600063
HEPBURN DIANE Z TR & SURV TRUST 1/27/99
5054 SYCAMORE CANYON DR
EL DORADO HILLS CA 95762-5057

117420006
HEREK JEANNE H TR & J REV TRUST 7/14/2000
4709 MONTE MAR DR
EL DORADO HILLS CA 95762-5022

117640069
HERZIG FRANK TR & VENEZIA KRISTI TR
8016 CATALONIA LN
EL DORADO HILLS CA 95762-5052

118590006
HILL DOLORES & STEPHEN
309 COBBLE ROCK CT
EL DORADO HILLS CA 95762-9559

118187023
HILLMAN WILLIAM C & NICOLE J
3191 ALDRIDGE WAY
EL DORADO HILLS CA 95762-9513

117410001
HITCHCOCK ARTHUR W TR & SANDRA L TR
1043 AUTUMN SKY WAY
EL DORADO HILLS CA 95762-5019

118660019
HAYES JOHN RICHARD & BIAN HUI
5099 TRAILSIDE DR
EL DORADO HILLS CA 95762-9456

118590034
HEFLIN JAMES
5470 INGLESIDE WAY
EL DORADO HILLS CA 95762-9560

117610018
HENDRICKS PHILIP G TR & MICHELLE T TR
3069 MISSION CANYON DR
EL DORADO HILLS CA 95762-5072

117590043
HENRY WILLIAM JR & WILMA L
3041 LAS PALMAS DR
EL DORADO HILLS CA 95762-5041

117590013
HERBERT ROBERT K JR TR & SYLVIA W TR
4138 SAN ANDRES WAY
EL DORADO HILLS CA 95762-5047

117580015
HERITAGE EDH MASTER ASSOC A CA & NONPROFIT MUTUAL
1420 ROCKY RIDGE DR STE 320
ROSEVILLE CA 95661-2835

117690022
HESSE JOHN H JR & MICHELE M TR
8556 AVELIN PL
EL DORADO HILLS CA 95762

117310030
HILL RAYMOND ALBERT TR & JUDITH ANN TR
7473 GRASSY CREEK WAY
EL DORADO HILLS CA 95762-5034

117130005
HILLSDALE BUS CNTR OWNER ASSOC
C/O CLEMONS TIMOTHY ESQ
1110 IRON POINT RD #280
FOLSOM CA 95630

118187024
HJORTH MICHAEL & TANYA L
3201 ALDRIDGE WAY
EL DORADO HILLS CA 95762

118660027
HODSON ALAN T TR & CARMEN G TR
7188 BLACK HAWK DR
EL DORADO HILLS CA 95762-9460

118730021
HOFFMAN JASON
930 BRACKEN CT
EL DORADO HILLS CA 95762-9438

118185004
HOHBAN CLIFF JOHN & YELI CHUA TR
432 LANFORD CT
EL DORADO HILLS CA 95762-9547

118181010
HOLDBROOK GAIL E & FREER JENNIFER M
2724 DANA LOOP
EL DORADO HILLS CA 95762-9509

118213026
HOLM CYNTHIA ANN TR & REV TRUST
3018 COPPERWOOD WY
EL DORADO HILLS CA 95762

118590007
HOLSCHER BRIAN A & BRITTANY M
313 COBBLE ROCK CT
EL DORADO HILLS CA 95762-9559

118380043
HOLT ROBERT H TR & GAYLE D TR
3020 FERNCLIFF WAY
EL DORADO HILLS CA 95762-9520

117410003
HOLTRY DAVID SULLIVAN TR & NANCY LURINE TR
1031 AUTUMN SKY WAY
EL DORADO HILLS CA 95762-5019

118580017
HOLZSCHUH MARTY E & JEANNE D CO TR
234 ALMOND RIDGE CT
EL DORADO HILLS CA 95762

117310033
HOPP JAMES W & MARY A
7455 GRASSY CREEK WAY
EL DORADO HILLS CA 95762-5034

117610023
HOPPE FREDERIC B & LYNNE M CO TR
3093 MISSION CANYON DR
EL DORADO HILLS CA 95762

118213023
HOPPER DENNIS
1036 GEMWOOD WAY
EL DORADO HILLS CA 95762-9507

117741021
HORWATH HELLA SUCC TR
6993 PISMO DR
EL DORADO HILLS CA 95762

117410013
HOWSE ROBERT E & CYNTHIA ANN
309 NATURE WALK CT
EL DORADO HILLS CA 95762-5021

118380016
HPA BORROWER 2017 1 ML DE LLC
180 N STETSON AVE STE 3650
CHICAGO IL 60601-6709

117590007
HUBBARD DENNIS P & PENNY A TR
7068 DE LA VINA DR
EL DORADO HILLS CA 95762

117450020
HUFF ROBERT L TR & MARENLEE TR
4812 MONTE MAR DR
EL DORADO HILLS CA 95762-5025

117640012
HUIBREGTSE DAVID LEE & ANA M M TR
6157 HOT SPRINGS DR
EL DORADO HILLS CA 95762

118380013
HULME DAVID F & ELLEN C
206 CALISTOGA CT
EL DORADO HILLS CA 95762-9529

117640058
HUNT SUSAN TR
1012 CALLE REAL LN
EL DORADO HILLS CA 95762

118380049
HUTTON CONRAD R & NAGLE LINDSAY E
3573 ROSECREST CIR
EL DORADO HILLS CA 95762-9524

118211009
HYMAN H DAVID TR & JOANNE TR
2094 LARKSTONE PL
EL DORADO HILLS CA 95762-9518

118380017
IDURY RAJU T CO TR & KANYAKUMARI R CO TR
3550 ROSECREST CIR
EL DORADO HILLS CA 95762-9526

117640077
IGNACIO OLIVA L & DANILO C
7019 LA CUMBRE DR
EL DORADO HILLS CA 95762-5054

118213004
IMBSEN GABRIELE J TR & G J REV TRUST 8/31/2006
2041 LARKSTONE PL
EL DORADO HILLS CA 95762-9518

118430047
INMAN RONALD DALE TR & PATRICIA TR
5043 ARLINGTON WAY
EL DORADO HILLS CA 95762-9554

117540034
INNOVA FUND I A CA LLC
8605 SANTA MONICA BLVD #75763
LOS ANGELES CA 90069

117540020
INSTANT STORAGE SERVICES INC A CA CORP
2795 E BIDWELL ST STE 100 #626
FOLSOM CA 95630

117390001
INTRNTNL ASSOC FINCL CRIMES & INVESTGTRS CA NON PR
1020 SUNCAST LN #102
EL DORADO HILLS CA 95762

117100006
INVESTMENT SPECIALTY GRP CALLC
6137 PALMAYA LN
ORANGEVALE CA 95662-5903

118660017
IP SIMON WING FAT & HSIAO KAMMY HAKKAM
5087 TRAILSIDE DR
EL DORADO HILLS CA 95762-9456

118580007
ISAKIAN EDWARD TR & ELIZABETH TR
4094 FAWN CREEK WAY
EL DORADO HILLS CA 95762-9557

118380041
IYYANKI SREEDEVI
5045 TRAILSIDE DR
EL DORADO HILLS CA 95762-9455

117180002
JACKSON SR II A CA LLC & II A CA LLC
5665 POWER INN RD # 140
SACRAMENTO CA 95824

117460006
JACOPETTI ROY JAMES TR & WOOD LEONE S TR
4841 MONTE MAR DR
EL DORADO HILLS CA 95762-5025

118730013
JAISWAL ASHOK
937 BRACKEN CT
EL DORADO HILLS CA 95762-9438

118390004
JIMENEZ JESUS L & LUZ
384 ROSECREST CT
EL DORADO HILLS CA 95762-9528

117710022
JOHNSON SHAUNA L
6541 PRIMAVERA LN
EL DORADO HILLS CA 95762

117460018
JONES GARY G & MAY C
4846 MONTE MAR DR
EL DORADO HILLS CA 95762-5025

118730009
JORDAN SHAUN
732 SALVIA CT
EL DORADO HILLS CA 95762-9440

117600001
ISAACS STEVE A & JANET L
7046 DE LA VINA DR
EL DORADO HILLS CA 95762-5060

117084011
ISTORAGE PO A DE LLC
DBA ISTORAGE EDH
3454 REDDICK CT
EL DORADO HILLS CA 95762-4437

117120004
J & L DARDARIAN ENT A CA LLC
5872 OCEAN VIEW DR
OAKLAND CA 94618-1535

117450013
JACOBS FREDERICK C CO TR & ROSEMARY A CO TR
510 ASPEN GROVE CT
EL DORADO HILLS CA 95762-5024

118720043
JAEGER LISA MARIE
8223 RYLAND DR
EL DORADO HILLS CA 95762-9453

117071006
JAMAC ASSOCIATES A CA LLC
4515 BERRENDO DR
SACRAMENTO CA 95864-3123

117310023
JOHNDRO CATHY & HURLEY JIMMY
7488 GRASSY CREEK WAY
EL DORADO HILLS CA 95762-5034

117420012
JOHNSTON ZANDE & CAMPBELL JOHNSTON MOLLY DEEANNE
312 NATURE WALK CT
EL DORADO HILLS CA 95762

118590004
JONES JERALD & FOSTER HEATHER
308 COBBLE ROCK CT
EL DORADO HILLS CA 95762-9559

117600049
JOSEPH PATTI A TR & ANDERSON P REV TRUST 1/13/06
2008 BEGONIA LN
EL DORADO HILLS CA 95762-5058

118187013
ISAKANIAN PATRICK & JOTIKA
5121 ARLINGTON WAY
EL DORADO HILLS CA 95762-9552

117640043
ITTERLY JANET
4201 SAN ANDRES WAY
EL DORADO HILLS CA 95762-5048

118660026
JABALI ERICA & JUSTIN
7194 BLACK HAWK DR
EL DORADO HILLS CA 95762-9460

117310024
JACOBSEN CARL E & HANNAH H TR
7494 GRASSY CREEK WAY
EL DORADO HILLS CA 95762

118090033
JAHANGIRI SAYNA A
3941 PARK DR #20 415
EL DORADO HILLS CA 95762

118380060
JEPPESEN ANDERS M & MANDY Y
3517 ROSECREST CIR
EL DORADO HILLS CA 95762-9525

118590029
JOHNSON KEITH & PHYLLIS
5422 INGLESIDE WAY
EL DORADO HILLS CA 95762-9560

118430071
JOKIEL EDWARD & SAMARINA JOKIEL VIRA A
3041 ALDRIDGE WAY
EL DORADO HILLS CA 95762-9572

117600042
JONKMAN LARAE LAVONNE TR & FAM TRUST 9/2/1998
2015 BEGONIA LN
EL DORADO HILLS CA 95762-5058

118182002
JOSEPH ROBERT J & LINDSEY KARLA M
3015 ALDRIDGE WAY
EL DORADO HILLS CA 95762-9572

118430023
JOURNEAY STEVEN C & RHONDA L
3040 ALDRIDGE WAY
EL DORADO HILLS CA 95762

117640037
JULIAN JOAN M SURV CO TR & SHIELDS JANENE CO TR
5136 SYCAMORE CANYON DR
EL DORADO HILLS CA 95762-5051

117600076
KAFOURY GERALD P TR & JOYCE M TR
4051 SAN ANDRES WAY
EL DORADO HILLS CA 95762-5044

117350008
KAHN BARBARA J SURV TR
5021 COVERED BRIDGE WAY
EL DORADO HILLS CA 95762

118590033
KAHN MICHAEL K & PATRICIA M
5454 INGLESIDE WAY
EL DORADO HILLS CA 95762

118380024
KALININ EUGENE E TR & MELINDA G TR
201 FALLON WOODS CT
EL DORADO HILLS CA 95762

118710003
KALINYUK VITALIK
464 SEDGE CT
EL DORADO HILLS CA 95762

118213030
KAMMA SUDHAKAR & VALLABHANENI DIVYA
1513 RADFORD LOOP
EL DORADO HILLS CA 95762-9514

117690013
KAMMERER CHARLENE MARIE
8511 AVELIN PL
EL DORADO HILLS CA 95762

117081001
KAMPHEFNER REX
5425 MOSS LN
GRANITE BAY CA 95746-5878

118430009
KANAGAKI DONN K & CYNTHIA J
4060 DAVID LOOP
EL DORADO HILLS CA 95762-9549

118183019
KARNATI SEETHARAM & AMRUTHA
4090 DAVID LOOP
EL DORADO HILLS CA 95762-9549

118215007
KASIREDDY VIVEK & RONDLA PREETHI
3041 COPPERWOOD WAY
EL DORADO HILLS CA 95762-9516

117690043
KATES KATHY & JONES HEATHER
1540 HAYDIN PL
EL DORADO HILLS CA 95762

118380048
KAUFENBERG ALAN J TR & EVA A TR
4617 CASTLE CARY LN
SALIDA CA 95368-9382

118670012
KAUSHAL VISHWAS & GILL AMRITA
218 SEACREST CT
EL DORADO HILLS CA 95762

118650033
KAVISHAHI MARYAM VOSSOUGH & NOROWZI ALIASGHAR
408 ORANGE BLOSSOM CT
EL DORADO HILLS CA 95762

117640019
KAYSER KENNETH A & DARLENE R
4240 SAN ANDRES WAY
EL DORADO HILLS CA 95762

118187018
KEANE THOMAS C TR & GILLIAN TR
3169 ALDRIDGE WAY
EL DORADO HILLS CA 95762-9513

118660011
KEATING JOSEPH TR & MARLA TR
5096 TRAILSIDE DR
EL DORADO HILLS CA 95762-9456

117670078
KECK DAVID & CINDY L TR
6734 TORTOLA LN
EL DORADO HILLS CA 95762

117640076
KEESLAR PETER T & LINDA V
7015 LA CUMBRE DR
EL DORADO HILLS CA 95762

117590051
KEEZER GREGORY S & MARINA P TR
3007 LAS PALMAS DR
EL DORADO HILLS CA 95762

118720049
KELLY MARIN BERNADETTE TR
8018 RYLAND DR
EL DORADO HILLS CA 95762

117710037
KEMPER CAROLYN
9110 MARISOL LN
EL DORADO HILLS CA 95762

118430036
KENNEDY KAREN YVONNE
3125 ALDRIDGE WAY
EL DORADO HILLS CA 95762

117690016
KENNEDY MICHAEL ROCKWELL SR & BERNADINE JOYCE TR
8532 AVELIN PL
EL DORADO HILLS CA 95762

117710013
KENNEDY RUTH A TR
6542 PRIMAVERA LN
EL DORADO HILLS CA 95762

118185016
KENNEDY YVONNE OLIVIA TR & A&Y SURV TRUST 2/15/11
5090 ARLINGTON WAY
EL DORADO HILLS CA 95762-9548

118430024
KERTON HAROLD DENNIS TR & SHIRLEY A TR
3056 ALDRIDGE WAY
EL DORADO HILLS CA 95762-9572

117600058
KETTLE STUART A & JEANNETTE TR
5022 SYCAMORE CANYON DR
EL DORADO HILLS CA 95762

118670019
KHADERABAD VENKATANARAYANA D &
IYYANKI SREEDEVI
5045 TRAILSIDE DR
EL DORADO HILLS CA 95762-9455

118211003
KHAIRA MANDEEP
1097 GEMWOOD WAY
EL DORADO HILLS CA 95762-9508

117670012
KIEL HAROLD & SHANNON
1056 PACIFICO LN
EL DORADO HILLS CA 95762

118730024
KILBOURNE ERIN A & AARON
1079 YUCCA DR
EL DORADO HILLS CA 95762-9434

117530002
KILBY ROGER G TR & CHERI K TR
3941 PARK DR #20645
EL DORADO HILLS CA 95762-4549

117670039
KITTRELL GREGORY & DARLENE M
7814 SOL VISTA LN
EL DORADO HILLS CA 95762

117610011
KLASS PAUL TR & ROSE M TR
429 LA PAZ CT
EL DORADO HILLS CA 95762-5067

118350033
KLATT THOMAS TR & INDRA J
568 IDLEWOOD CT
EL DORADO HILLS CA 95762

117590037
KLENDWORTH GERALD D TR & TRACY M TR
4062 SAN ANDRES WAY
EL DORADO HILLS CA 95762-5044

118380056
KLUENKER DAVID & JENNIFER
3029 FERNCLIFF WAY
EL DORADO HILLS CA 95762

118181007
KNAPP KYRA SUE
2744 DANA LOOP
EL DORADO HILLS CA 95762

117640010
KNAUP KURT E TR & ELIZABETH E TR
6145 HOT SPRINGS DR
EL DORADO HILLS CA 95762-5064

118181006
KNERR ANDREW DAVID & SARAH MARIE
2752 DANA LOOP
EL DORADO HILLS CA 95762-9509

118430054
KNOPP KRISTINE RENE & AARON WAYNE
7169 BLACK HAWK DR
EL DORADO HILLS CA 95762-9462

117746011
KNOWLES DAVID & MARYANN
2933 CALYPSO CIR
EL DORADO HILLS CA 95762

117420015
KNOX WILLIAM R TR & CAROLE J TR
407 SEASONS CT
EL DORADO HILLS CA 95762-5023

118181016
KO ALEX H & ANNE Y
2504 SPERRY LN
EL DORADO HILLS CA 95762-9511

117400005
KOEHN PROPERTIES CA LLC
1158 SUNCAST LN #1
EL DORADO HILLS CA 95762

117610039
KOELFGEN ROSEMARY DOLORES &
HOUGHTON MATILDE J
5117 HOLLISTER LOOP
EL DORADO HILLS CA 95762-5071

117710028
KOLSUT FRANK J & STEPHANIE ANN
6573 PRIMAVERA LN
EL DORADO HILLS CA 95726

117670042
KOOMAN DARCY A & PAUL R
7826 SOL VISTA LN
EL DORADO HILLS CA 95762

117670043
KOPP LAURA & ROBERT
7832 SOL VISTA LN
EL DORADO HILLS CA 95762

118215009
KOPPALA GOPI KUMAR & YARABARLA
PRATHIMA
3033 COPPERWOOD WAY
EL DORADO HILLS CA 95762-9516

117590023
KORZEWSKI MARGARET & MIREK EDWARD
4111 SAN ANDRES WAY
EL DORADO HILLS CA 95762-5046

117450005
KOSENA TOM & CHARLOTTE TR
4799 MONTE MAR DR
EL DORADO HILLS CA 95762

118670017
KOTOWSKI JAMES E & JULIE A
5031 TRAILSIDE DR
EL DORADO HILLS CA 95762

118710012
KOUPAL DEREK & LYUBOV
3252 ALDRIDGE WAY
EL DORADO HILLS CA 95762

117600080
KRIEGER WARREN L & CLARA M
4025 SAN ANDRES WAY
EL DORADO HILLS CA 95762-5043

117540043
KRIKOR HOLDINGS LLC CA LLC
4665 GOLDEN FOOTHILL PARKWAY SUITE
101
EL DORADO HILLS CA 95672

117690045
KRINKS ROBERT W & SUSAN M TR
1552 HAYDIN PL
EL DORADO HILLS CA 95762

118187021
KRISHNA DELORES
3183 ALDRIDGE WAY
EL DORADO HILLS CA 95762

118213042
KRISHNASAMY VIGNESH TR & RAJAGOPAL ARCHANA TR
1571 RADFORD LOOP
EL DORADO HILLS CA 95762-9514

118213003
KRITHIVASAN RAMKUMAR
2033 LARKSTONE PL
EL DORADO HILLS CA 95762-9518

117270002
KTL HOLDINGS INC DE CORP
C/O BLDG 4 100
500 N CAPITOL OF TEXAS HWY
AUSTIN TX 78746

117310016
KUBO PAULA M
7442 GRASSY CREEK WAY
EL DORADO HILLS CA 95762-5034

117690041
KUCICH JOAN TR
1528 HAYDIN PL
EL DORADO HILLS CA 95762

117670024
KUENZI JANET M
6501 PRIMAVERA LN
EL DORADO HILLS CA 95762

118187019
KUKLISH BRIAN & TOMMI
3173 ALDRIDGE WAY
EL DORADO HILLS CA 95762-9513

118211001
KUKODA KAREN TR & K REV TRUST 06/12/15
1089 GEMWOOD WAY
EL DORADO HILLS CA 95762-9508

117460008
KUNOTH ROSEMARIE M TR & R M 2008 LIV REV TRUST
4851 MONTE MAR DR
EL DORADO HILLS CA 95762-5025

117450006
KUNTZ TERESA SURV CO TR & ZYGALINSKI JANICE M SUCC
4805 MONTE MAR DR
EL DORADO HILLS CA 95762-5025

118187006
KUSHAN RAFI A & AGHGOLAGH BAHAREH A
5089 ARLINGTON WAY
EL DORADO HILLS CA 95762

118430060
KUZINICH KYLE & AMANDA
215 TILLMAN CT
EL DORADO HILLS CA 95762-9571

118380042
LADRECH ANDRE & JULIA TR
3024 FERNCLIFF WAY
EL DORADO HILLS CA 95762-9520

118710014
LADRECH MICHAEL L TR
8674 MAHONIA DR
EL DORADO HILLS CA 95762

118184009
LAFOUNTAIN AVRIL E TR & AE LV RV TR 4/28/11
3154 ALDRIDGE WAY
EL DORADO HILLS CA 95762-9513

117690049
LAM RICHARD B & DAPHNE TR
1578 HAYDIN PL
EL DORADO HILLS CA 95762

117450014
LAMB AUDREY L
4786 MONTE MAR DR
EL DORADO HILLS CA 95762-5031

117690017
LAMOTTE STEVEN A TR
8536 AVELIN PL
EL DORADO HILLS CA 95762

117690009
LAMPERT KENNETH D & SUSAN M
8527 AVELIN PL
EL DORADO HILLS CA 95762

118182004
LANDSOURCE HOLDING CO A DE LLC
C/O LEGAL DEPT R E TRANSACTIONS
25 ENTERPRISE DR #500
ALISO VIEJO CA 92656

118390048
LANDSOURCH HOLDING CO A DE LLC
C/O PROPERTY TAX DEPT
23823 VALENCIA BLVD
VALENCIA CA 91355-2103

117060059
LANE BETTY WILSON TR & TRUST OF 8/6/97
950 GLENN DR #130
FOLSOM CA 95630

117640055
LANGILLE SUSAN M
1026 CALLE REAL LN
EL DORADO HILLS CA 95762-5050

118430064
LANSFORD DANIEL K
112 DERRINGER CT
EL DORADO HILLS CA 95762-9573

118213014
LARA DAVID & JACKIE
1096 GEMWOOD WAY
EL DORADO HILLS CA 95762-9508

118213022
LAROSA FRANK & SZABO MARIANNA
1042 GEMWOOD WAY
EL DORADO HILLS CA 95762-9507

117670019
LARSEN RANDOLPH & MARSHA
1090 PACIFICO LN
EL DORADO HILLS CA 95762

117630006
LARSON CATHERINE F CO TR
3032 LAS PALMAS DR
EL DORADO HILLS CA 95762

118216004
LASH DOUG TR & LOUISE TR
1023 GEMWOOD WAY
EL DORADO HILLS CA 95762

118430007
LASHGARI KAMIAR
4046 DAVID LOOP
EL DORADO HILLS CA 95762

117350002
LATINO MONTE JOSEPH TR & GAIL LEE TR
5020 COVERED BRIDGE WAY
EL DORADO HILLS CA 95762-5009

117640040
LATONE WILLIAM I & DEBRA ANN
5118 SYCAMORE CANYON DR
EL DORADO HILLS CA 95762-5051

118020013
LATROBE ROAD A CA LLC
C/O MANSOUR CO
4364 TOWN CENTER BLVD STE 310
EL DORADO HILLS CA 95762-7127

117590019
LAUGHLIN JOANNA M & MICHAEL T TR
4104 SAN ANDRES WAY
EL DORADO HILLS CA 95762

117670001
LAUGHLIN MICHAEL T & JOANNA M
235 CAPRICE CT
EL DORADO HILLS CA 95762

118213039
LAURENZ MARK S & THERESA
1557 RADFORD LOOP
EL DORADO HILLS CA 95762

118580003
LAVERTY DAVID ALAN TR & ELLEN
JEANNETTE TR
4122 FAWN CREEK WAY
EL DORADO HILLS CA 95762-9557

117640018
LAVINE LARRY P TR & NANCY C TR
4250 SAN ANDRES WAY
EL DORADO HILLS CA 95762-5066

117610012
LAWSON DONALD E TR & LORETTA A TR
3027 MISSION CANYON DR
EL DORADO HILLS CA 95762-5068

118181008
LAZKANI SALAM & LINDSEY M
2736 DANA LOOP
EL DORADO HILLS CA 95762

117530004
LE KEVIN TRI TR & NGUYEN DIEM T TR
2073 LAMEGO WAY
EL DORADO HILLS CA 95762-7557

118380052
LEBLANC SYLVIA
3559 ROSECREST CIR
EL DORADO HILLS CA 95762-9525

118185006
LECLERCQ RALPH W & MARY
PO BOX 465
CAMINO CA 95709

117710046
LEDET PAUL J JR & SUZANNE M
8908 EL CIELO LN
EL DORADO HILLS CA 95762

118720044
LEDIC THEODORE E & CARRIE E
8229 RYLAND DR
EL DORADO HILLS CA 95762-9453

117310042
LEDUC ROBERT W TR & LAURIE TR
5041 COVERED BRIDGE WAY
EL DORADO HILLS CA 95762-5009

118720038
LEE BEN HENRY III & HEATHER ANN
6011 TERRA LN
EL DORADO HILLS CA 95762-9454

118390026
LEE CHRISTOPHER C
3634 ROSECREST CIR
EL DORADO HILLS CA 95762-9522

118660029
LEE CONNIE C
7168 BLACK HAWK DR
EL DORADO HILLS CA 95762-9462

118213034
LEE JEFFREY M TR & TEGAN M TR
1531 RADFORD LOOP
EL DORADO HILLS CA 95762-9514

118650026
LEE JOHN
PO BOX 4200
EL DORADO HILLS CA 95762

118090014
LEEK CLAYTON & NICHOLE
4175 MONTE VERDE DR
EL DORADO HILLS CA 95762

117590003
LEISTER CHRIS DEAN CO TR & CAROL
LOUISE CO TR
7086 DE LA VINA DR
EL DORADO HILLS CA 95762-5042

118720050
LEM DAVID & NANCY
8024 RYLAND DR
EL DORADO HILLS CA 95762

117670055
LEM DAVID SHAR TR & NANCY ANN TR
5615 LOS REYES LN
EL DORADO HILLS CA 95762-9486

118720057
LEMIRE JUDITH L
8066 RYLAND DR
EL DORADO HILLS CA 95762-9450

117640001
LEN WAI DIANA C SUCC TR & WAI FAM
TRUST 5/22/2002
6095 HOT SPRINGS DR
EL DORADO HILLS CA 95762-5063

117670010
LENNAR HOMES OF CA A CA CORP
1420 ROCKY RIDGE DR STE 320
ROSEVILLE CA 95661-2835

118670023
LENNAR HOMES OF CA INC CA CORP
1420 ROCKY RIDGE DR STE 320
ROSEVILLE CA 95661-2835

118090081
LENNAR RENAISSANCE INC
2240 DOUGLAS BLVD #200
ROSEVILLE CA 95661

118590026
LEON ADONIUS & BRIA
7230 BREAKER POINT WAY
EL DORADO HILLS CA 95762-9562

118710027
LEONERIO PHILLIP CHRISTOPHER &
CHRISTINA JOY
1058 YUCCA DR
EL DORADO HILLS CA 95762

117610020
LEUFGEN KENNETH E TR & JUDITH M TR
3079 MISSION CANYON DR
EL DORADO HILLS CA 95762-5072

118720055
LEVIN ALEX & HIROKO
8054 RYLAND DR
EL DORADO HILLS CA 95762-9450

118183012
LEVINE THOMAS N & MELANIE J
2759 DANA LOOP
EL DORADO HILLS CA 95762-9509

117310045
LEVINSKY CHARLES T JR & JANICE E TR
5050 COVERED BRIDGE WAY
EL DORADO HILLS CA 95762

117590001
LEVISON REGINA LOU SURV TR
7096 DE LA VINA DR
EL DORADO HILLS CA 95762

117310027
LEWIS JEFFERY S & DONNA RAE
7487 GRASSY CREEK WAY
EL DORADO HILLS CA 95762-5034

117400007
LEWIS JOHN C TR & PERLA R TR
2015 SE COLUMBIA RIVER DRIVE #330
VANCOUVER WA 98661

117670075
LEWIS SALLYN MESSINA TR
6720 TORTOLA LN
EL DORADO HILLS CA 95762

117600019
LEWIS SANDRA L TR & FAM REV TRUST
2/11/97
55 SYRAH
RANCHO MIRAGE CA 92270

117690033
LIAO HUA KUANG & CHU PEGGY TR
1535 HAYDIN PLACE
EL DORADO HILLS CA 95762

117530003
LIBERTY D2N3 LLC CA LLC
124 TECEIRA WAY
FOLSOM CA 95630

117640036
LICKER DONALD & DAWN
13389 FOLSOM BLVD 300 300
FOLSOM CA 95630

118710013
LIEBSCHER LARRY & TERESA
3248 ALDRIDGE WAY
EL DORADO HILLS CA 95762

117060025
LILY COMPANY LP THE
4801 LAGUNA BLVD STE 105 #392
ELK GROVE CA 95758-7037

117060012
LILY COMPANY THE
4801 LAGUNA BLVD STE 105 #392
ELK GROVE CA 95758-7037

117741022
LINDAU RALPH & JANICE A TR
6995 PISMO DR
EL DORADO HILLS CA 95762

118580005
LINDGREN JOHN C & SIRILAK
4108 FAWN CREEK WAY
EL DORADO HILLS CA 95762-9557

118185011
LINDSAY FRANK & STEPHANIE
3042 WOODLEIGH LN
CAMERON PARK CA 95682-8165

118183017
LINGAPPAN LOGANATHAN & SUBBURAJ
VISHNU PRIYA
4102 DAVID LOOP
EL DORADO HILLS CA 95762-9550

118090050
LIVELY LAURA ELKINS TR & GREGORY
WAYNE TR
809 SOLARI CT
EL DORADO HILLS CA 95762-5564

118215004
LLOYD BRIAN & BRITTANY
3053 COPPERWOOD WAY
EL DORADO HILLS CA 95762

117230001
LMML PROPERTIES A CA LLC
C/O HASSEY PATRICK
1200 SUNCAST LN STE 2
EL DORADO HILLS CA 95762-9664

118720010
LOARIE THOMAS & AMY
8158 RYLAND DR
EL DORADO HILLS CA 95762-9452

117670023
LOBA VICTORIA M & WALK GENEVIEVE D
TR
462 CAMPO CT
EL DORADO HILLS CA 95762

117310025
LOGAN SANDRA & DANIEL
7497 GRASSY CREEK WAY
EL DORADO HILLS CA 95762-5034

117600020
LONG MARILYN J TR
6059 HOT SPRINGS DR
EL DORADO HILLS CA 95762

118430042
LOOK JENNIFER M TR & J M LIV TRUST 2/22/1991
5032 ARLINGTON WAY
EL DORADO HILLS CA 95762-9554

117590028
LOPEZ THOMAS & DAWN
4139 SAN ANDRES WAY
EL DORADO HILLS CA 95762-5047

117530006
LOU JAMES PROPERTIES A CA LLC
PO BOX 492
ORANGEVALE CA 95662

118020012
LTCA 4501 LATROBE ROAD DE LLC
DBA LIFESTORAGE OF EL DORADO HILLS
C/O ATTN GEE KEITH
6467 MAIN ST, WILLIAMSVILLE NY 14221-5856

117710052
LUCIA JOSEPH
8931 EL CIELO LN
EL DORADO HILLS CA 95762

117450004
LUPIENT ROBERT MACDONALD & CANDACE ANDERSON TR
4795 MONTE MAR DR
EL DORADO HILLS CA 95762

118730001
MAC EWAN ANNIE & PETERSON ERIC
727 SALVIA CT
EL DORADO HILLS CA 95762-9440

118187009
MACEDO EDGAR
5101 ARLINGTON WAY
EL DORADO HILLS CA 95762-9552

118670009
MAGLIONICO DANIEL A CO TR & DOROTHY J CO TR
211 SEACREST CT
EL DORADO HILLS CA 95762-9458

117710009
MAHNKE BENELLI SUZANNE LAUGHTON TR
6558 PRIMAVERA LN
EL DORADO HILLS CA 95762

117710038
LOPEZ CHARLENE TR
9111 MARISOL LN
EL DORADO HILLS CA 95762

118380029
LORIAUX MARCEL F & ANDREA S
3510 ROSECREST CIR
EL DORADO HILLS CA 95762

117710003
LOUCKS DAWN M & MELLOTT ASHLEY MARIE
6586 PRIMAVERA LN
EL DORADO HILLS CA 95762

118380021
LUCCHESI JOSEPH & ASHLEY
3534 ROSECREST CIR
EL DORADO HILLS CA 95762-9526

118730002
LUDWIG DENNIS & HANNAH
733 SALVIA CT
EL DORADO HILLS CA 95762

117670040
LUTES STEVEN RUSSELL & PATRICIA MICHELE TR
7818 SOL VISTA LN
EL DORADO HILLS CA 95762

117390004
MACASAET FAMILY PROPERTIES A CA LLC
8308 TOBIANO DR
SACRAMENTO CA 95829

117600054
MACHADO DERDOWSKI PATRICK M TR & DERDOWSKI JEANNE
7015 DE LA VINA DR
EL DORADO HILLS CA 95762-5060

118187015
MAGRUDER CHARLES & LINDA
5133 ARLINGTON WAY
EL DORADO HILLS CA 95762-9552

117640035
MAI DONALD F TR & KARIN W TR
5150 SYCAMORE CANYON DR
EL DORADO HILLS CA 95762-5099

117060067
LOPEZ FLOWER CA LLC
5840 SPANISH DRY DIGGINS RD
GEORGETOWN CA 95634

117700005
LOTZ RICHARD M & SANDRA C TR
5036 DEL MAR DR
EL DORADO HILLS CA 95762

117088020
LOWREY INVESTMENT GROUP CA LLC
30 POWERS DR
EL DORADO HILLS CA 95762-4493

118183001
LUCCHESI MICHELE C
2503 SPERRY LN
EL DORADO HILLS CA 95762-9511

117600082
LUKES GEOFFREY J TR & CAROL A TR
4013 SAN ANDRES WAY
EL DORADO HILLS CA 95762-5043

117400001
M&M EDH A CA LLC
C/O TAVALLAEI MICHAEL
2260 E BIDWELL ST #200
FOLSOM CA 95630

118580008
MACDONALD SCOTT & BERTHA
4088 FAWN CREEK WAY
EL DORADO HILLS CA 95762-9557

117410016
MACKWOOD TERRANCE J TR & MARGARET ANNE TR
4653 MONTE MAR DR
EL DORADO HILLS CA 95762-5013

117600078
MAHLER GLEN E & CYNTHIA
4037 SAN ANDRES WAY
EL DORADO HILLS CA 95762-5044

118185009
MAI HOANG YEN THI & NGUYEN TUAN ANH
5136 ARLINGTON WAY
EL DORADO HILLS CA 95762-9552

118660008
MAIMONE ROBERT WILLIAM & MUSILLI MAIMONE DENISE LO
7212 BLACK HAWK DR
EL DORADO HILLS CA 95762

117640074
MAIN ANITA LYNN TR
7007 LA CUMBRE DR
EL DORADO HILLS CA 95762

117250014
MALAEKEH PROPERTIES CA LLC
5039 ROBERT J MATHEWS PKWY 400
EL DORADO HILLS CA 95762-5752

117640046
MALDONADO ALFREDO
4217 SAN ANDRES WAY
EL DORADO HILLS CA 95762-5066

118214003
MALHADO KYOKO O TR & CHANG NORIKA TR
819 EAGLE RIDGE CIR
FOLSOM CA 95630-6241

118185018
MALHOTRA ABHIMANYU & VERMA NEETA TR
5074 ARLINGTON WAY
EL DORADO HILLS CA 95762

118213037
MALKI JUSTIN F & FREESE RENE L
1549 RADFORD LOOP
EL DORADO HILLS CA 95762

118390009
MANDUFFIE THOMAS G & CYNTHIA A
3612 ROSECREST CIR
EL DORADO HILLS CA 95762-9522

118720036
MANGROBANG ROWENA & NILO
6027 TERRA LN
EL DORADO HILLS CA 95762-9454

118187016
MANK KEVIN P & KAREN L
3159 ALDRIDGE WAY
EL DORADO HILLS CA 95762

118430005
MANRA VIKAS
4034 DAVID LOOP
EL DORADO HILLS CA 95762-9549

118216005
MANSOUR SARMAD & ANWIR
1029 GEMWOOD WAY
EL DORADO HILLS CA 95762-9507

117310043
MARCEAU JOHN B TR & REV TRUST 5/16/2013
5042 COVERED BRIDGE WAY
EL DORADO HILLS CA 95762-5009

117410004
MARCHANT JOHN K & GLENDA S
1017 AUTUMN SKY WAY
EL DORADO HILLS CA 95762-5019

118430065
MARCHANT MELISSA ANNE
PO BOX 5292
EL DORADO HILLS CA 95762

118430014
MARES JOSH & CORTLAND
4053 DAVID LOOP
EL DORADO HILLS CA 95762-9549

117690038
MARKS CHRISTINE R TR
1510 HAYDIN PL
EL DORADO HILLS CA 95762

117640064
MARSHALL WANDA
8015 CATALONIA LN
EL DORADO HILLS CA 95762-5052

118390010
MARSTALL DOUGLAS & SUMIYO
3608 ROSECREST CIR
EL DORADO HILLS CA 95762

118184004
MARTIGNONI HARVEY L CO TR & BETTY J CO TR
6120 PENELA WAY
EL DORADO HILLS CA 95762-7571

118720004
MARTIN BERTHERIA
8216 RYLAND DR
EL DORADO HILLS CA 95762

118390025
MARTIN KEVIN PETER TR & MUZHDAH AIMAQ TR
3638 ROSECREST CIR
EL DORADO HILLS CA 95762-9522

118213038
MARTIN NICOLE & KEITH
1553 RADFORD LOOP
EL DORADO HILLS CA 95762-9514

117640033
MARTINEZ JAMES LEONARD & YAU LINDA YEE LIN
5166 SYCAMORE CANYON DR
EL DORADO HILLS CA 95762-5099

118710009
MASSA HECTOR L & CLEMENCIA TR
3259 ALDRIDGE WAY
EL DORADO HILLS CA 95762

117350006
MATEY JAMES R & MAUREEN ANN
5029 COVERED BRIDGE WAY
EL DORADO HILLS CA 95762-5009

117071007
MATTHEWS PARKWAY INC A NV CORP
5070 ROBERT J MATHEWS PKWY 100
EL DORADO HILLS CA 95762

118590027
MATTINGLY JOSEPH M & SONDRA N
5406 INGLESIDE WAY
EL DORADO HILLS CA 95762

117640042
MATTOX KIM C TR & KATHLEEN E TR
5106 SYCAMORE CANYON DR
EL DORADO HILLS CA 95762-5053

117670037
MATZINGER KENNETH MARSHALL & LINDA IOLEEN TR
7806 SOL VISTA LN
EL DORADO HILLS CA 95762

118181002
MAUREL FREDERIC & LAURENCE
2780 DANA LOOP
EL DORADO HILLS CA 95762

118213016
MAXINO H LINUS & JESAMINE YONG
1088 GEMWOOD WAY
EL DORADO HILLS CA 95762-9508

117600023
MAY KATHRYN J TR & K J TRUST
12/21/2005
6075 HOT SPRINGS DR
EL DORADO HILLS CA 95762-5063

118380002
MAYEDA DARYL & NATALIA
517 N SAN MATEO DR #4
SAN MATEO CA 94401

117610032
MAYER WILLIAM & BARBARA
3088 MISSION CANYON DR
EL DORADO HILLS CA 95762-5072

118185017
MAYVILLE ROBERT F JR & KLOPFENSTEIN SHELLEY S
5080 ARLINGTON WAY
EL DORADO HILLS CA 95762-9548

117590031
MC CARTHY ELIZABETH A
4024 SAN ANDRES WAY
EL DORADO HILLS CA 95762-5043

117600073
MCCARTHY TIMOTHY TR & CAROL TR
4069 SAN ANDRES WAY
EL DORADO HILLS CA 95762-5044

118720013
MCCARTNEY MASON P
8140 RYLAND DR
EL DORADO HILLS CA 95762-9452

117310037
MCCLINTOCK DOLORES B TR & D B 2011 LIV REV TR
5069 COVERED BRIDGE WAY
EL DORADO HILLS CA 95762-5009

117130001
MCCLONE CONSTRUCTION CO CA CRP
5170 HILLSDALE CIR STE B
EL DORADO HILLS CA 95762

118660021
MCCLOSKEY CHARLES E TR & MARY LISA TR
322 FAIRFAX CT
EL DORADO HILLS CA 95762-9459

118380003
MCCLOUD DENNIS TR & KATHLEEN A TR
3594 ROSECREST CIR
EL DORADO HILLS CA 95762-9526

117310032
MCCLUER HENRY K TR & DIANNE I TR
7461 GRASSY CREEK WAY
EL DORADO HILLS CA 95762-5034

118730020
MCCOMBS MATTHEW JOHN & MICHELLE LYNN
936 BRACKEN CT
EL DORADO HILLS CA 95762-9438

117610014
MCCONNELL JOHN C SURV TR
3043 MISSION CANYON DR
EL DORADO HILLS CA 95762

117460011
MCCORMICK LINDA
4867 MONTE MAR DR
EL DORADO HILLS CA 95762-5025

118380018
MCCORMICK MARY E
3546 ROSECREST CIR
EL DORADO HILLS CA 95762-9526

117640083
MCCREARY THOMAS & JOAN
7008 LA CUMBRE DR
EL DORADO HILLS CA 95762

117350001
MCCUTCHAN WILLIAM H II & JANE E
3193 FOUR SEASONS DR
EL DORADO HILLS CA 95762-5036

117640003
MCDONALD JANE SURV TR
6105 HOT SPRINGS DR
EL DORADO HILLS CA 95762

117640034
MCDONALD RAYMOND L & JANET M TR
5156 SYCAMORE CANYON DR
EL DORADO HILLS CA 95762

117630007
MCDONOUGH JAMES F & ORR PATRICIA
3034 LAS PALMAS DR
EL DORADO HILLS CA 95762-5039

117732001
MCFERRAN MICHAEL D & PATRICIA D
2935 CALYPSO CIR
EL DORADO HILLS CA 95762

117690067
MCGORRY ALFRED P & JANET M TR
3070 CALYPSO CIR
EL DORADO HILLS CA 95762

117600041
MCGOVERN ANN C TR
2011 BEGONIA LN
EL DORADO HILLS CA 95762

118580024
MCGOVERN WILLIAM A CO TR &
MARGARET J CO TR
229 ALMOND RIDGE CT
EL DORADO HILLS CA 95762-9555

117460015
MCGUIRE HARRY D & SYLVIA I
4832 MONTE MAR DR
EL DORADO HILLS CA 95762-5025

117350009
MCKAY JOHN R TR & GAIL TR
5017 COVERED BRIDGE WAY
EL DORADO HILLS CA 95762-5009

117460014
MCKENZIE GARY E TR & ELAINE C TR
4828 MONTE MAR DR
EL DORADO HILLS CA 95762-5025

118670007
MCLAUGHLIN WAYNE J & JENNIFER M TR
5054 TRAILSIDE DR
EL DORADO HILLS CA 95762-9455

117700013
MCMAHON HUBERT JOHN SR & PAULINSKA LIDIA BRYGIDA
7071 PISMO DR
EL DORADO HILLS CA 95762

118710002
MCSHANE BARBARA SUCC TR AKA & PATTERSON BARBARA
465 SEDGE CT
EL DORADO HILLS CA 95762

117710014
MEACHAM HARRIET J
6538 PRIMAVERA LN
EL DORADO HILLS CA 95762

117410010
MEANS TOM & KATHRYN SOLGA
1036 AUTUMN SKY WAY
EL DORADO HILLS CA 95762

118720018
MEDINA MAURICIO ANTONIO JR & MARCY LYNN
8113 RYLAND DR
EL DORADO HILLS CA 95762

118390020
MEEHAN TIMOTHY S TR & DIANE K TR
3664 ROSECREST CIR
EL DORADO HILLS CA 95762-9522

118720008
MEHAN CLARK P & JAYNE M TR
659 IDLEWOOD PL
EL DORADO HILLS CA 95762

117710031
MEHTA RAGINI JAGATKUMAR
9134 MARISOL LN
EL DORADO HILLS CA 95762

118590005
MEIER DONALD & PATRICIA
303 COBBLE ROCK CT
EL DORADO HILLS CA 95762-9559

118211014
MEIER HENRY & KAREN
2064 LARKSTONE PL
EL DORADO HILLS CA 95762-9518

117640059
MEIER ROBERT DEAN & VICTORIA JUDETHADDEUS
1008 CALLE REAL LN
EL DORADO HILLS CA 95762-5050

118430034
MEISEL CONSTANCE & MATTHEW
3124 ALDRIDGE WAY
EL DORADO HILLS CA 95762

118380057
MELENDEZ MICHAEL & TIONGSON MELENDEZ CATHLEEN
3033 FERNCLIFF WAY
EL DORADO HILLS CA 95762-9520

117600027
MENDIVIL GILBERT R CO TR & GLORIA M CO TR
C/O GLORIA MENDIVIL & CYNTHIA EYLER
7440 BEAVER POND RD
EL DORADO CA 95762

118390032
MERCHANT JOHN J & GRIFFITH JILL
3639 ROSECREST CIR
EL DORADO HILLS CA 95762

117710008
MERCURIO FRANCES TR
6562 PRIMAVERA LN
EL DORADO HILLS CA 95762

118130018
MERCY HOUSING CALIF XXI LP
C/O RURAL CALIFORNIA HOUSING
DBA WHITE ROCK VILLAGE
1600 BROADWAY STE 2000, DENVER CO 80202

118183005
MERRILL DAENEN K & ANN N
2725 DANA LOOP
EL DORADO HILLS CA 95762

117630014
MERRILL HARRY R & PAMELA
2018 SANTA RITA LN
EL DORADO HILLS CA 95762-5074

118730033
MERRITT DAVID & KELLY
1080 YUCCA DR
EL DORADO HILLS CA 95762

117590038
MESSINA FRANK JON TR & JUDITH M TR
4068 SAN ANDRES WAY
EL DORADO HILLS CA 95762-5044

118380004
METCALF SUE KAREN TR
3590 ROSECREST CIR
EL DORADO HILLS CA 95762

117640028
METZGER MICHAEL J TR & KATHLEEN TR
4172 SAN ANDRES WAY
EL DORADO HILLS CA 95762-5047

117610021
MEYER ANNMARIE TR
3083 MISSION CANYON DR
EL DORADO HILLS CA 95762-5072

117520005
MEYER CAROL MARIE KECK TR & CMK SPC IRRV FAM PROT
PO BOX 1130
ZEPHYR COVE NV 89448-1130

118430027
MEYERS DEBORAH L & NICHOLAS D
3092 ALDRIDGE WAY
EL DORADO HILLS CA 95762-9572

117390006
MHS PROFESSIONAL OFFICES LLC
1020 SUNCAST LN STE 108
EL DORADO HILLS CA 95762-9335

117390009
MHS PROFESSIONAL OFFICES LLC A & CA LLC
1020 SUNCAST LN STE 108
EL DORADO HILLS CA 95762-9335

118213029
MIELCAREK MICHAEL J & MEGHAN C
1509 RADFORD LOOP
EL DORADO HILLS CA 95762-9514

117670045
MIGUEL JOSEPH E & PATRICIA S
3419 CHAVAL LN
EL DORADO HILLS CA 95762

117071002
MILLER SAMUEL G & FETHIYE N
285 THORNDIKE WAY
FOLSOM CA 95630-6824

117690023
MOBBS PATRICIA TR
8560 AVELIN PL
EL DORADO HILLS CA 95762

118730016
MONTEVERDE ELVIRA
128 VIA BONITA
ALAMO CA 94507-1838

117410011
MONTOYA PATRICK M TR & SHARON A TR
1042 AUTUMN SKY WAY
EL DORADO HILLS CA 95762-5019

117640053
MOORE FLOTO MARGARET JANE TR &
FLOTO RANDAL JAMES
1019 CALLE REAL LN
EL DORADO HILLS CA 95762-5050

117420022
MOORE ROBERT S & DEBORAH J
3150 FOUR SEASONS DR
EL DORADO HILLS CA 95762-5010

118185001
MOORE STEPHEN S & JOHNSON WENDY E
421 LANFORD CT
EL DORADO HILLS CA 95762

117610010
MOREL MICHAEL LAWRENCE CO TR &
CYNTHIA LEE CO TR
425 LA PAZ CT
EL DORADO HILLS CA 95762-5067

118580026
MORLEY SAMUEL A JR & SUSAN N TR
4030 FAWN CREEK WAY
EL DORADO HILLS CA 95762

117610033
MILLER KERRY L & TINA A
5118 HOLLISTER LOOP
EL DORADO HILLS CA 95762-5071

117380013
MILLER WALTER J TR & W J TRUST
11/30/94
4617 MONTE MAR DR
EL DORADO HILLS CA 95762-5013

118390040
MONROE JEREMY & JAMIE
3108 ACORN GLEN WAY
EL DORADO HILLS CA 95762-9521

117710012
MONTGOMERY JEANINE T TR
6546 PRIMAVERA LN
EL DORADO HILLS CA 95762

117600018
MOORE CAROL J
6049 HOT SPRINGS DR
EL DORADO HILLS CA 95762

118580021
MOORE JIM R CO TR & KIM M CO TR
211 ALMOND RIDGE CT
EL DORADO HILLS CA 95762-9555

118380053
MOORE SEAN V
238 JOHNSON ST
WINDSOR CA 95492-8948

117670044
MORALES VICKIE A TR
3423 CHAVAL LN
EL DORADO HILLS CA 95762

118430035
MORGAN KELLY M & BRETT M
3126 ALDRIDGE WAY
EL DORADO HILLS CA 95762

118350026
MORRISSEY PETER J & MARIA P
744 CANDLEWOOD DR
EL DORADO HILLS CA 95762

118430013
MILLER LUCIEN B V & KENDRA K
4057 DAVID LOOP
EL DORADO HILLS CA 95762

118430067
MINKLER DURAN LYNN & CINDY MICHELLE
124 DERRINGER CT
EL DORADO HILLS CA 95762-9573

117690029
MONTANE RENAY TR
1559 HAYDIN PL
EL DORADO HILLS CA 95762

117085006
MONTORO GUY PHILLIP TR
P O BOX 2622
REDWOOD CITY CA 94064

117600025
MOORE CHRISTINE & JAMES T
6085 HOT SPRINGS DR
EL DORADO HILLS CA 95762-5063

117610007
MOORE RICHARD TR & CHRISTINE TR
413 LA PAZ CT
EL DORADO HILLS CA 95762-5067

117460003
MOORE STEPHEN B & PATRICIA C CO TR
4827 MONTE MAR DR
EL DORADO HILLS CA 95762

117690024
MORAN MARK G & TINA L TR
8564 AVELIN PL
EL DORADO HILLS CA 95762

118390022
MORINO DANIEL J
PO BOX 925
SARATOGA CA 95071

117710040
MOSLEY NANCY L & WELCHER KYLE J &
MELISSA K
9121 MARISOL LN
EL DORADO HILLS CA 95762

117690018
MOULTHROP ANNA LUDWIG
8540 AVELIN PL
EL DORADO HILLS CA 95762

118187004
MOURADIAN AYDA J
5079 ARLINGTON WAY
EL DORADO HILLS CA 95762

117420008
MOUSSA MARILYNN TANKE TR & M T REV TRUST 1/14/97
4719 MONTE MAR DR
EL DORADO HILLS CA 95762-5022

117610040
MOX PAMELA SURV TR
3054 MISSION CANYON DR
EL DORADO HILLS CA 95762

118430073
MOYER ERIK & AMANDA
3029 ALDRIDGE WAY
EL DORADO HILLS CA 95762

117390005
MRT PROPERTY GROUP A CA LLC
1111 CRESTLINE CIR
EL DORADO HILLS CA 95762-7224

117390008
MRT PROPERTY GROUP CA LLC
1020 SUNCAST LN STE 106
EL DORADO HILLS CA 95762-9335

118580028
MUELLER GLADYS J TR & G J REV TRUST 11/29/00
4018 FAWN CREEK WAY
EL DORADO HILLS CA 95762-9556

117670068
MUELLER RONALD J & DONNA J CO TR
6719 TORTOLA LN
EL DORADO HILLS CA 95762

118660006
MUELLER THOMAS V & ENKHTSETSEG
7187 BLACK HAWK DR
EL DORADO HILLS CA 95762-9460

118720005
MUNIYAL PRAVEENA PADIYAR & PADIYAR PADMA
8210 RYLAND DR
EL DORADO HILLS CA 95762-9453

117710054
MUNOZ LINDA E & MICHAEL A
21209 RIDGEWAY DR
TEHACHAPI CA 93561

118213005
MUNZ ROBERT M & KARILYN DENISE
2049 LARKSTONE PL
EL DORADO HILLS CA 95762-9518

117670080
MURPHY ELAINE
7833 SOL VISTA LN
EL DORADO HILLS CA 95762

118730034
MURPHY KAREN & THOMAS
1074 YUCCA DR
EL DORADO HILLS CA 95762

118430049
MURPHY MATTHEW JAMES & INGRID FLORAL
5033 ARLINGTON WAY
EL DORADO HILLS CA 95762

117710026
MURPHY PAUL T & S KAY TR
6561 PRIMAVERA LN
EL DORADO HILLS CA 95762

118380032
MURRAY DWAYNE A & KAREN
3105 ACORN GLEN WAY
EL DORADO HILLS CA 95762-9521

117670035
MURRAY KAREN A TR
1079 PACIFICO LN
EL DORADO HILLS CA 95762

118590032
MURRAY STEPHANIE
5446 INGLESIDE WAY
EL DORADO HILLS CA 95762-9560

118390008
MYERS CHERIE R
3616 ROSECREST CIR
EL DORADO HILLS CA 95762-9522

117060046
N & B SOMA PROPERTIES A CA LLC
467 FILBERT ST
SAN FRANCISCO CA 94133

117690030
NAIL KIMBERLY A TR
602 POWERS DR
EL DORADO HILLS CA 95762

118184001
NAMOCATCAT HENRY JR & HANNAH L
4073 DAVID LOOP
EL DORADO HILLS CA 95762-9549

118380065
NANDA RAJEEV & VANITA
2958 MILES DR
SANTA CLARA CA 95051-5250

117590027
NANNERY THERESA TR & LIV REV TRUST 1/21/08
4133 SAN ANDRES WAY
EL DORADO HILLS CA 95762-5046

117410008
NASHED ANNE K TR & A K REV TRUST
1026 AUTUMN SKY WAY
EL DORADO HILLS CA 95762-5019

118730028
NATHANIEL BRIANNA & ZEFFRUM
1097 YUCCA DR
EL DORADO HILLS CA 95762

118720025
NEAL JAMES R & RACHELLE D
6020 TERRA LN
EL DORADO HILLS CA 95762-9454

117690036
NEISIUS W C & LORETTA A CO TR
1500 HAYDIN PL
EL DORADO HILLS CA 95762

117741015
NEITZEL JANET MARIE
6965 PISMO DR
EL DORADO HILLS CA 95762

117460009
NELSON CONROY K TR & VIRGINIA R TR
4857 MONTE MAR DR
EL DORADO HILLS CA 95762-5025

117460023
NELSON EDWARD L & SUZETTE D
6100 CREEKBERRY WAY
EL DORADO HILLS CA 95762-5020

117640082
NELSON WILLIS E SUCC TR
7012 LA CUMBRE DR
EL DORADO HILLS CA 95762

118710041
NEW HOME CO NOR CA A DE LLC
1580 EUREKA RD STE 290
ROSEVILLE CA 95661-2820

118216001
NEWHOUSE HAILEY D & NEWHOUSE HAILEY D
1005 GEMWOOD WAY
EL DORADO HILLS CA 95762-9507

118670005
NEWMAN PAUL E TR & P E LIV TRUST 7/21/2010
7218 BLACK HAWK DR
EL DORADO HILLS CA 95762-9461

117600065
NEWQUIST PATRICIA MARGARET TR & P M 2017 REV TRUST
5068 SYCAMORE CANYON DR
EL DORADO HILLS CA 95762-5055

118380001
NGUYEN HOA T & HOA
3604 ROSECREST CIR
EL DORADO HILLS CA 95762-9522

118710004
NGUYEN JIMMY
460 SEDGE CT
EL DORADO HILLS CA 95762

118670015
NGUYEN ROBERT HUNG & PHAM LYNN LI
5011 TRAILSIDE DR
EL DORADO HILLS CA 95762

118430017
NGUYEN THINH & TRAN QUYNH
4037 DAVID LOOP
EL DORADO HILLS CA 95762-9549

117310028
NICHOLSON R LAWRENCE TR & PATRICIA Y TR
818 LARRIMORE TRL
RENO NV 89523-9742

118430016
NICKELS ADAM MATHEW & CATHLEEN STEPHENS
4043 DAVID LOOP
EL DORADO HILLS CA 95762-9549

118185002
NIELSEN KEITH & NICOLE ANNE
429 LANFORD CT
EL DORADO HILLS CA 95762-9547

118430022
NIEMI JEFFERY DALE II & APRIL R
4009 DAVID LOOP
EL DORADO HILLS CA 95762-9549

117640075
NOLAN COLLEEN P TR
7011 LA CUMBRE DR
EL DORADO HILLS CA 95762

117420023
NORBERG ROBERT A TR & BETTYE L TR
3144 FOUR SEASONS DR
EL DORADO HILLS CA 95762-5010

118211010
NORMAN MICHAEL P TR & M P FAM LIV TR 4/28/16
2088 LARKSTONE PL
EL DORADO HILLS CA 95762-9518

117741016
NOVAK DOUGLAS C & CHERYL A
6971 PISMO DR
EL DORADO HILLS CA 95762

117380018
NOVOTNY GERALDINE K TR
4643 MONTE MAR DR
EL DORADO HILLS CA 95762

117380043
NUGENT LINDA L TR & L L LIV TRUST 11/7/2012
9241 FORESTBERRY WAY
EL DORADO HILLS CA 95762-5015

118181009
NUNES LISA TERRY TR
2730 DANA LOOP
EL DORADO HILLS CA 95762

118213011
O BRYON JENNIFER R & NUTE JAMES P
2093 LARKSTONE PL
EL DORADO HILLS CA 95762-9518

118213006
O CONNELL DANIEL J
2057 LARKSTONE PL
EL DORADO HILLS CA 95762-9518

118430026
O CONNOR TERRY JOHN TR & CONNOR CAROL ANN TR
3086 ALDRIDGE WAY
EL DORADO HILLS CA 95762-9572

118720034
O DEA KATHERINE TR & DEA K TRUST 5/27/2016
8193 RYLAND DR
EL DORADO HILLS CA 95762-9452

117450008
O HAVER BETTE J SURV TR
4813 MONTE MAR DR
EL DORADO HILLS CA 95762-5025

117630016
O TOOLE MICHAEL & TOOLE NANCY
1035 GUTIERREZ PL
EL DORADO HILLS CA 95762-5040

118720029
OCHOA STELLA DAVIS
8069 RYLAND DR
EL DORADO HILLS CA 95762

117460019
OHLINGER KURT N TR & CHRISTINE G TR
7503 GRASSY CREEK WAY
EL DORADO HILLS CA 95762-5026

118213036
OLIVEIRA CRAIG KENNETH
1543 RADFORD LOOP
EL DORADO HILLS CA 95762-9514

118580029
OLSON DEREK W & RACHEL H
4012 FAWN CREEK WAY
EL DORADO HILLS CA 95762

118720026
ONDRACEK CANDICE LEIGH TR & FAM REV TRUST 1/15/13
6016 TERRA LN
EL DORADO HILLS CA 95762

118580018
ONG KIN CHOW CO TR & RENEE LYN CO TR
222 ALMOND RIDGE CT
EL DORADO HILLS CA 95762-9555

118590025
ORTEGA RAFAEL J & RENEE PARRAS
7242 BREAKER POINT WAY
EL DORADO HILLS CA 95762

118187022
OWINGS JENNIFER L & ROMO ANTONETTE
3187 ALDRIDGE WAY
EL DORADO HILLS CA 95762-9513

117210050
PACIFIC REALTY ASSOC A DE LP &
ACCOUNTIN
ACCOUNTING
15350 SW SEQUOIA PKWY STE 300
PORTLAND OR 97224-7175

117670047
PALLEY DAN M & BEVERLY J
3409 CHAVAL LN
EL DORADO HILLS CA 95762

118650024
PANELLI ROBERT J & LISA E
437 ORANGE BLOSSOM CT
EL DORADO HILLS CA 95762

117600070
OHLMEYER EVAN A & JACKSON BEVERLEY
5100 SYCAMORE CANYON DR
EL DORADO HILLS CA 95762

117690054
OLIVERA OSCAR & JOYCE C CO TR
3037 CALYPSO CIR
EL DORADO HILLS CA 95762

117460004
OLSON JAMES P & MARJORIE H
4831 MONTE MAR DR
EL DORADO HILLS CA 95762

117071008
ONE SIERRA BUSINESS CENTER O A
110 BLUE RAVINE RD #201
FOLSOM CA 95630

118590020
OROZCO JASON A & HANNAH SANDY
7296 BREAKER POINT WAY
EL DORADO HILLS CA 95762-9562

118090039
OSMAN NAWAI M
4925 CONCORDIA DR
EL DORADO HILLS CA 95762

117084018
P & J COMMERCIAL #2 LLC
5000 BENT CREEK COURT
EL DORADO HILLS CA 95762

118213031
PAJOUHI ANNAMARIAM
1517 RADFORD LOOP
EL DORADO HILLS CA 95762-9514

118730014
PAMU ABHISHEK REDDY & REDDY PRASHANTHI
941 BRACKEN CT
EL DORADO HILLS CA 95762-9439

118430006
PANTALONE VINCENT J & PAMINTUAN CORAZON BALILI
4040 DAVID LOOP
EL DORADO HILLS CA 95762-9549

117590022
OHLS CAROL M
21742 N BLACK BEAR LODGE DR
SURPRISE AZ 85387-2710

117640062
OLSON CAROLYN & GLASNER STEVEN D
8007 CATALONIA LN
EL DORADO HILLS CA 95762-5052

118380007
OLSON PATRICK S & CARYN J TR
DBA ORE THAN WORDS PORTRAIT ART
207 CALISTOGA CT
EL DORADO HILLS CA 95762

117670086
ONEILL MADELINE M
7807 SOL VISTA LN
EL DORADO HILLS CA 95762

118187014
OROZCO JOHN H TR & CLAUDIA TR
5127 ARLINGTON WAY
EL DORADO HILLS CA 95762-9552

117460007
OVERHOLTZER WILLARD E SURV TR
2555 MONTGOMERY PL
EL DORADO HILLS CA 95762

117085009
P & J COMMERCIAL #3 LLC
5000 BENT CREEK COURT
EL DORADO HILLS CA 95762

118214002
PALAGUD CHRISTOPHER V & MICHELLE A
1564 RADFORD LOOP
EL DORADO HILLS CA 95762-9514

118390034
PANDIAN KARTHIK
4148 SHORTHORN WAY
ROSEVILLE CA 95747-4204

118430066
PAPPAS VICKI I
122 DERRINGER CT
EL DORADO HILLS CA 95762-9573

118580002
PARCON JANIS & CASILA DAPHNE
4130 FAWN CREEK WAY
EL DORADO HILLS CA 95762-9557

118580001
PARKER ROBERT RAYMOND TR & BROCK JOHN THOMAS JR TR
1041 CORNERSTONE DR
EL DORADO HILLS CA 95762-9558

117084010
PARKES DANIEL K TR & LAURA L TR
5088 HILLSDALE CIR
EL DORADO HILLS CA 95762-5750

117440002
PARSONS RICHARD L SURV TR
521 ASPEN GROVE CT
EL DORADO HILLS CA 95762

118430039
PASADIS DEMOSTHENES TR & MARYANN TR
5006 ARLINGTON WAY
EL DORADO HILLS CA 95762-9554

118211007
PATE TODD AMBROSE & KELLY ELIZABETH TR
1115 GEMWOOD WAY
EL DORADO HILLS CA 95762

118660009
PATEL AJAYKUMAR RAOJIBHAI & SHITAL AJAY
7208 BLACK HAWK DR
EL DORADO HILLS CA 95762-9461

117670063
PAUL COLLEEN M TR
5628 LOS REYES LN
EL DORADO HILLS CA 95762

117630020
PAVON PAUL A TR & DIANE M TR
1009 GUTIERREZ PL
EL DORADO HILLS CA 95762-5040

117690010
PAYETTE PHILIP & LINDA
8523 AVELIN PL
EL DORADO HILLS CA 95762

117710001
PAYNE PATRICIA ANN TR
6589 PRIMAVERA LN
EL DORADO HILLS CA 95762

117640006
PEAKE JANICE LEE TR & J L SEP PROP TRUST
6121 HOT SPRINGS DR
EL DORADO HILLS CA 95762-5064

117600003
PEARCY MICHAEL A & KATHLEEN M TR
7036 DE LA VINA DR
EL DORADO HILLS CA 95762

117700017
PECKENPAUGH GERRINE LENORE & TIFFANY A
7047 PISMO DR
EL DORADO HILLS CA 95762

117600022
PEDERSEN ROBERT C & CHRISTINE A TR
6071 HOT SPRINGS DR
EL DORADO HILLS CA 95762

118720003
PEECHARI AVINASH & DENDI DEEPIKA
8224 RYLAND DR
EL DORADO HILLS CA 95762-9453

117088007
PEERY FOUNDATION A CA CORP
2450 WATSON CT
PALO ALTO CA 94303-3216

118183011
PEICK THOMAS R & ALISON L
2751 DANA LOOP
EL DORADO HILLS CA 95762-9509

117610017
PELLEGRINI BRAD ROBERT TR & SHERRI ANN TR
3063 MISSION CANYON DR
EL DORADO HILLS CA 95762-5069

117670016
PENNINELLA CARLO & MARIA TR
1076 PACIFICO LN
EL DORADO HILLS CA 95762

118720030
PENUMARTY RAO R & ANITHA R TR
8063 RYLAND DR
EL DORADO HILLS CA 95762-9450

118390024
PEREZ JESSICA N G & GONZALEZ LUIS M & SUSAN M
3642 ROSECREST CIR
EL DORADO HILLS CA 95762

117590024
PEREZ MARIA P & MARIA V
PO BOX 1811
FOLSOM CA 95763

118211013
PEREZ RICARDO & VALERIE LYNN
2070 LARKSTONE PL
EL DORADO HILLS CA 95762

117085024
PERFORMING GROUPS FOR YOUTH & CA NONPROFIT PUBLIC
5005 HILLSDALE CIR
EL DORADO HILLS CA 95762-5707

117100039
PERKINS GARY TR & G H FAMILY TRUST
3215 SILVER LEAF CT
LOOMIS CA 95650-8032

117460012
PERKINS LYNNE E TR & L TR 12/31/1992
4820 MONTE MAR DR
EL DORADO HILLS CA 95762-5025

118650014
PERMAN JAMES R & BETSY R
638 VALLEY BROOK CT
EL DORADO HILLS CA 95762-9473

117460026
PERRELLA WALTER TR & W REV TR OF 7/20/1998
6077 CREEKBERRY WAY
EL DORADO HILLS CA 95762-5027

118720021
PERRY CATALINA SERBU & MILES B
8131 RYLAND DR
EL DORADO HILLS CA 95762-9452

118720015
PERRY ROBERT B JR TR & SUELLEN TR
8130 RYLAND DR
EL DORADO HILLS CA 95762-9452

117590050
PERRY SCOTT K TR & LINDA C TR
3011 LAS PALMAS DR
EL DORADO HILLS CA 95762-5039

118430032
PETERMAN LORI & STEVEN
5708 OVERLEAF WAY
SACRAMENTO CA 95835

118211004
PETERS YUNHE & WITWER JUSTIN Q
1103 GEMWOOD WAY
EL DORADO HILLS CA 95762-9508

117450017
PETERSON JACK H TR & LAURIE M TR
426 ARAGON CT
EL DORADO HILLS CA 95762-5413

117600029
PEZZOTTI MARLENE
4011 SANTA YNEZ DR
EL DORADO HILLS CA 95762-5056

117610013
PHAIR JOHN L & DEBRA L
3035 MISSION CANYON DR
EL DORADO HILLS CA 95762-5068

118580014
PHAM HA M & HUYNH THUY
1259 ELKWOOD DR
MILPITAS CA 95035-2421

118670006
PHELPS JAMES W & YVONNE M TR
5062 TRAILSIDE DR
EL DORADO HILLS CA 95762-9456

118730007
PHILLIPS MICHAEL EDWIN & JULIA M
742 SALVIA CT
EL DORADO HILLS CA 95762-9440

117410021
PIETRACZYK LINDA M TR & LM LV RV TR
6/29/04
4679 MONTE MAR DR
EL DORADO HILLS CA 95762-5013

118214005
PIKE WARREN LESLIE F & ADAMS
CHARLOTTE
1514 RADFORD LOOP
EL DORADO HILLS CA 95762-9514

118430056
PINOCCI THOMAS A TR & SUSAN TR
206 TILLMAN CT
EL DORADO HILLS CA 95762-9571

117690025
PODERICK MICHAEL & PATRICIA
8570 AVELIN PL
EL DORADO HILLS CA 95762

118181018
POGULAKONDA SRIKANTH & ERUKALA
SIVANI
2810 CHRISTENSEN LN
EL DORADO HILLS CA 95762

117710053
POHL ALLISON E & STEVEN L TR
8935 EL CIELO LN
EL DORADO HILLS CA 95762

117700010
POLACHECK JOSEPH & ANNE C
5056 DEL MAR DR
EL DORADO HILLS CA 95762

118215005
PONCE TONYA
2025 22ND ST
SACRAMENTO CA 95818

118380005
PONG GAN TR & JUNE TR
3586 ROSECREST CIR
EL DORADO HILLS CA 95762-9526

117600052
POSEY CAROL L TR
7007 DE LA VINA DR
EL DORADO HILLS CA 95762

117670038
POSEY VERNA MORENE
7808 SOL VISTA LN
EL DORADO HILLS CA 95762

117690056
POSPISIL NEAL & SHERRILYN TR
3025 CALYPSO CIR
EL DORADO HILLS CA 95762

117410017
POWELL JAMES E TR & JUDITH L TR
4659 MONTE MAR DR
EL DORADO HILLS CA 95762-5013

117640057
PRICE JOHN W II TR & NEWELL NANCY R TR
1016 CALLE REAL LN
EL DORADO HILLS CA 95762-5050

117380021
PURSER HUGH C TR & BARBARA A TR
1208 CLEARVIEW DR
EL DORADO HILLS CA 95762-3640

118720033
PURUSHOTHAMAN SRIVATSAN &
RANGARAJAN AISHWARYA
8181 RYLAND DR
EL DORADO HILLS CA 95762

117610025
PUTHUFF STEVEN H TR & JUDITH E TR
3103 MISSION CANYON DR
EL DORADO HILLS CA 95762-5073

117710006
QUAN NANCY A
6570 PRIMAVERA LN
EL DORADO HILLS CA 95762

118182003
QUEENAN MICHAEL JOHN & BEULAH JANE
TR
3021 ALDRIDGE WAY
EL DORADO HILLS CA 95762

118430072
QUEENAN TERRANCE JAMES & GAIL LOUISE
TR
3035 ALDRIDGE WAY
EL DORADO HILLS CA 95762

117600046
QUINTARD BRYAN & DORIS A
2135 SAN ANTONIO AVE
ALAMEDA CA 94501-4326

118182001
QUINTARD BRYAN L TR & DORIS A TR
3005 ALDRIDGE WAY
EL DORADO HILLS CA 95762-9572

118184005
QUINTARD CASEY & LARISSA
4095 DAVID LOOP
EL DORADO HILLS CA 95762-9550

117071003
R E B ENTERPRISES V CA LLC
PO BOX 1666
SHINGLE SPRINGS CA 95682

117600033
RACE KENNETH W TR & KUWA TR
4026 SANTA YNEZ DR
EL DORADO HILLS CA 95762-5056

117700008
RAE ROBERT L & MACHELLE L TR
5046 DEL MAR DR
EL DORADO HILLS CA 95762

117670052
RAILSBACK JESSICA J TR & FAM TRUST 07/30/1998
5627 LOS REYES LN
EL DORADO HILLS CA 95762

118710017
RAJA MURUGANANTHAM & DHANAPALAN DHIVYA
537 COPPICE CT
EL DORADO HILLS CA 95762

118380019
RAJUPALEM SAVITHA
3542 ROSECREST CIR
EL DORADO HILLS CA 95762-9526

118380039
RAJUPALEM SURENDRA KUMAR TR & SURPUR MANJULA TR
3131 ACORN GLEN WAY
EL DORADO HILLS CA 95762-9521

118390035
RAMAKRISHNAN SIVAKUMAR & SIVAKUMAR SRIVIDHYA
3661 ROSECREST CIR
EL DORADO HILLS CA 95762-9519

117590035
RAMBUR RICHARD JOHN & MOORE SUSAN KAY
4050 SAN ANDRES WAY
EL DORADO HILLS CA 95762-5044

118710034
RAMIREZ VICENTE ECHEVERRIA & ECHEVERRIA REYNA PATR
8647 MAHONIA DR
EL DORADO HILLS CA 95762

118215012
RAMNATH ASHWIN & KANTHAPPAN AISHWARYA
3017 COPPERWOOD WAY
EL DORADO HILLS CA 95762-9516

117640032
RAMSEY LINDA JO TR & LJ FAM TRUST 8/11/2004
4169 SAN ANDRES WAY
EL DORADO HILLS CA 95762-5047

118390007
RANGANATHAN VASANTH & VASANTH NITHYA
3620 ROSECREST CIR
EL DORADO HILLS CA 95762

117410022
RASLEAR JOHN J TR & BARBARA SALLY TR
3124 FOUR SEASONS DR
EL DORADO HILLS CA 95762-5010

117700021
RAYMOND KATHRYN A TR
7025 PISMO DR
EL DORADO HILLS CA 95762

118730006
READE BENJAMIN JAMES & MONICA MARIE TR
748 SALVIA CT
EL DORADO HILLS CA 95762

117590006
REED CHRISTIE
7072 DE LA VINA DR
EL DORADO HILLS CA 95762

117610037
REED JUDITH C & JACKSON A
5105 HOLLISTER LOOP
EL DORADO HILLS CA 95762-5071

118215010
REGETI APPALA NAIDU & BUSI MANASA DEEPTHI
3029 COPPERWOOD WAY
EL DORADO HILLS CA 95762-9516

117690021
REGOPOULOS GEORGE & MARY K
8552 AVELIN PL
EL DORADO HILLS CA 95762

117590002
REICHLIN JOSEPH JOHN & JANET LYNN TR
7092 DE LA VINA DR
EL DORADO HILLS CA 95762-5042

117640079
REIMER PATRICE ANN SURV TR & REIMER PATRICE ANN TR
7026 LA CUMBRE DR
EL DORADO HILLS CA 95762-5054

117670007
REINA ROBERT GONZALEZ & JANET LEE
1032 PACIFICO LN
EL DORADO HILLS CA 95762

118390042
REIS MICHAEL J & LORETTA E TR
3100 ACORN GLEN WAY
EL DORADO HILLS CA 95762-9521

117710015
RENFRO ROY C
6534 PRIMAVERA LN
EL DORADO HILLS CA 95762

117060060
RENOVICH MICHAEL T TR & CHARLOTTE R TR
1239 CROCKER DR
EL DORADO HILLS CA 95762-3787

117690037
REPOSA KIMBALL & MARTIN CLAUDIA
1506 HAYDIN PL
EL DORADO HILLS CA 95762

118187005
REPOSA RICK TR & LYNDA TR
5083 ARLINGTON WAY
EL DORADO HILLS CA 95762-9548

117230009
RIBEIRO CALIFORNIA LLC
195 E RENO AVE
LAS VEGAS NV 89119-1138

117400002
RIBEIRO SUNGLOW NV LLC
1192 SUNCAST LN STE 5
EL DORADO HILLS CA 95762

117450015
RICE PATRICIA L TR
4790 MONTE MAR DR
EL DORADO HILLS CA 95762

118380015
RICO HIPOLITO GOMEZ TR & H G REV TRUST 4/27/2017
3558 ROSECREST CIR
EL DORADO HILLS CA 95762-9526

118090041
RINGGER ROBERT & BROOKE M
DBA RINGGER STUDIOS
4917 CONCORDIA DR
EL DORADO HILLS CA 95762-5561

117085013
RJM PROPERTY HOLDINGS CA LLC
C/O SILVERBERG WARREN
PO BOX 572559
TARZANA CA 91357

117670060
ROBERTS SALLY L TR & SL TRUST OF 11/2/2017
5616 LOS REYES LN
EL DORADO HILLS CA 95762

117690027
RODENSPIEL LINDA TR
1571 HAYDIN PL
EL DORADO HILLS CA 95762

118730017
ROGEL ALBERT P & RANDI CORTINAE HINES
948 BRACKEN CT
EL DORADO HILLS CA 95762-9439

117630005
RIAHI AKBAR & ALISA P
3028 LAS PALMAS DR
EL DORADO HILLS CA 95762-5039

117640020
RIBEIRO LORALEE TR & L TRUST 6/26/2000
1920 VIEW CREST DR
RENO NV 89511-7517

117400008
RIBEIRO-SUNGLOW LLC A NV LLC & RIBEIRO CALIFORNIA
1192 SUNCAST LN STE 5
EL DORADO HILLS CA 95762

117690051
RICHARDSON LISA I & JEFFREY D TR
3053 CALYPSO CIR
EL DORADO HILLS CA 95762

117600069
RICO MICHAEL & SUSAN
PO BOX 5515
EL DORADO HILLS CA 95762

117690061
RISSE CRYSTAL L & PAUL A TR
3026 CALYPSO CIR
EL DORADO HILLS CA 95762

117670018
ROBERTS LISA A
1086 PACIFICO LN
EL DORADO HILLS CA 95762

118670004
ROBINETTE RON R & JANET A
7219 BLACK HAWK DR
EL DORADO HILLS CA 95762-9461

117380029
RODRIGUEZ AUGUSTO LIM TR & A L REV TR 7/20/2005
1364 FRESWICK DR
FOLSOM CA 95630-5300

117610027
ROGERSON ANDREW P & SANDRA F
3115 MISSION CANYON DR
EL DORADO HILLS CA 95762-5073

117060009
RIBEIRO 91011 LLC A NV LLC
1920 VIEW CREST DR
RENO NV 89511-7517

117400003
RIBEIRO SUNGLOW LLC A NV LLC
C/O RIBEIRO DEVELOPMENT
1192 SUNCAST LN STE 5
EL DORADO HILLS CA 95762

117310021
RICE EDWARD E & JOANNE L TR
7476 GRASSY CREEK WAY
EL DORADO HILLS CA 95762

118720052
RICHTER KYLE FRANCIS & ELIZABETH ANITA
8036 RYLAND DR
EL DORADO HILLS CA 95762

118660016
RIDLEY JUDY L TR
5081 TRAILSIDE DR
EL DORADO HILLS CA 95762

117560016
RJM BUSINESS CTR OWNERS ASSN A & CA MUTUAL BENEFIT
PO BOX 5347
EL DORADO HILLS CA 95762

117460002
ROBERTS NANCY L TR & N L TRUST 8/24/2001
4823 MONTE MAR DR
EL DORADO HILLS CA 95762-5025

117670051
ROBINSON LINDA L TR
5633 LOS REYES LN
EL DORADO HILLS CA 95762

118090040
RODRIGUEZ HILARION R TR & H R 2015 LIV REV TR
4921 CONCORDIA DR
EL DORADO HILLS CA 95762-5561

117610038
ROHLAND CARMEN C SURV TR
5111 HOLLISTER LOOP
EL DORADO HILLS CA 95762-5071

117600026
ROHOVIT RONNIE & CURELLO JOSIE TR
6089 HOT SPRINGS DR
EL DORADO HILLS CA 95762

117670028
ROJAS BARBARA GAYLE
6508 PRIMAVERA LN
EL DORADO HILLS CA 95762

118211021
ROJO LARRY E TR & LE LIV REV SEP PROP TRUST
2020 LARKSTONE PL
EL DORADO HILLS CA 95762-9518

117670034
ROMAN JOHN JOSEPH & REEDER MARILYN
1083 PACIFICO LN
EL DORADO HILLS CA 95762

118580030
ROMAN REGINA K TR & CAMERLO SERGIO TR
4006 FAWN CREEK WAY
EL DORADO HILLS CA 95762-9556

117640063
ROMANOFSKY JACK TR & JUDITH TR
8011 CATALONIA LN
EL DORADO HILLS CA 95762-5052

117400004
ROMO ALBERTO CO TR & SHADIA CO TR
PO BOX 5553
EL DORADO HILLS CA 95762

117690053
ROSE CLAUDE & LINDA L TR
3041 CALYPSO CIR
EL DORADO HILLS CA 95762

117670031
ROSEN LAURA TR
6521 PRIMAVERA LN
EL DORADO HILLS CA 95762

117670084
ROSENBERRY WILLARD K & KEENEY MARCIA L TR
7815 SOL VISTA LN
EL DORADO HILLS CA 95762

117600045
ROSENTHAL GEORGENA B
2026 BEGONIA LN
EL DORADO HILLS CA 95762

118670011
ROSS JOSEPH DARIAN JR & VICKIE JO
225 SEACREST CT
EL DORADO HILLS CA 95762

117690028
ROSS NITA L & BRADLEY V & DUNCAN TIMOTHY E SUCC CO
1565 HAYDIN PL
EL DORADO HILLS CA 95762

117590036
ROSS STEVEN M TR
4056 SAN ANDRES WAY
EL DORADO HILLS CA 95762

118212004
ROSSARO DEBRA LYNN
254 COPPERWOOD CT
EL DORADO HILLS CA 95762

118380030
ROSSI AMILCARE F TR & SANDRA L TR
3504 ROSECREST CIR
EL DORADO HILLS CA 95762-9526

117640016
ROSSI LESTER C
6183 HOT SPRINGS DR
EL DORADO HILLS CA 95762

117640051
ROSSI ROBERT J & ERIN D
1011 CALLE REAL LN
EL DORADO HILLS CA 95762-5050

117690052
ROSSMAN VALERIE L
3049 CALYPSO CIR
EL DORADO HILLS CA 95762

118183015
ROTH DAVID A & CHRISTINA T
2773 DANA LOOP
EL DORADO HILLS CA 95762-9509

118650029
ROWE DEBRA & DURAN LYDIA
436 ORANGE BLOSSOM CT
EL DORADO HILLS CA 95762

118650030
ROWE KEITH S & STEPHANIE A
430 ORANGE BLOSSOM CT
EL DORADO HILLS CA 95762

117084006
RU ITW SKY PARK CA LLC
C/O RICH UNCLES REAL EST INVS TR1
3090 BRISTOL ST STE 550
COSTA MESA CA 92626-3080

118211016
RUMMERFIELD JOHN J
2056 LARKSTONE PL
EL DORADO HILLS CA 95762-9518

117746010
RUSSELL DENNIS CHARLES & KARA DENIESE TR
1099 CATALINA WAY
EL DORADO HILLS CA 95762

118720020
RUSSELL RICHARD & NICHOLE
8125 RYLAND DR
EL DORADO HILLS CA 95762

117690063
RUZICH DONALD J & NEILSEN ROSEMARY J TR
3038 CALYPSO CIR
EL DORADO HILLS CA 95762

117600017
RYALL MARTHA A SURV TR & WF & MA 2004 TRUST
6043 HOT SPRINGS DR
EL DORADO HILLS CA 95762-5062

117450016
RYAN LISA
4796 MONTE MAR DR
EL DORADO HILLS CA 95762

117440004
RYCKMAN MARY ELIZABETH TR & FM LV REV TRUST 2/3/11
513 ASPEN GROVE CT
EL DORADO HILLS CA 95762

117640024
SABBE FRED R & YASMIN L
4200 SAN ANDRES WAY
EL DORADO HILLS CA 95762-5048

118213021
SADASIVAM MUTHUKUMAR
1048 GEMWOOD WAY
EL DORADO HILLS CA 95762-9507

117710027
SAENZ MAGGIE V
6569 PRIMAVERA LN
EL DORADO HILLS CA 95762

118430004
SAENZ MICHAEL ANTHONY & ELAINE VALDEZ
4028 DAVID LOOP
EL DORADO HILLS CA 95762-9549

118710008
SAHOTA MANTEJ SINGH & JASPREET KAUR
3255 ALDRIDGE WAY
EL DORADO HILLS CA 95762

117410018
SAIA CHARLES S JR TR & BARBARA L TR
4663 MONTE MAR DR
EL DORADO HILLS CA 95762-5013

117710032
SAKSCHEWSKI HERBERT R TR
9130 MARISOL LN
EL DORADO HILLS CA 95762

118390014
SALINAS ALVIN FULGENCIO TR & LOURDES LETICIA B TR
6252 PANNINI WAY
EL DORADO HILLS CA 95762-5259

118181011
SAMANIEGO EVELYN S
2718 DANA LOOP
EL DORADO HILLS CA 95762-9509

117610043
SAMBOY HAROLD E TR & JANE C TR
5053 HOLLISTER LOOP
EL DORADO HILLS CA 95762-5070

117410020
SAMEK RICHARD & MAY
4675 MONTE MAR DR
EL DORADO HILLS CA 95762-5013

118650028
SAMIMI DAVID MOHAMMED & KRISTA REGINA
240 COLNER CIRCLE
FOLSOM CA 95630

118213024
SAMPLE GREGG A & CHRISTENSEN VICKE J
3006 COPPERWOOD WAY
EL DORADO HILLS CA 95762-9516

117084017
SAMPLE GREGG A & VICKE J
4483 GOLDEN FOOTHILL PKWY
EL DORADO HILLS CA 95762-9638

118350027
SANCHEZ ALBERT DAVID & REBECCA ELIZABETH
740 CANDLEWOOD DR
EL DORADO HILLS CA 95762

118580020
SANCHEZ ANDREW & LYNN M TR
207 ALMOND RIDGE CT
EL DORADO HILLS CA 95762

117670053
SANCHEZ RODNEY L & RUTHVEN GAIL W
5623 LOS REYES LN
EL DORADO HILLS CA 95762

117100038
SANDSTONE PROFESSIONAL HLDGS A CA LLC
1192 SUNCAST LN #3
EL DORADO HILLS CA 95762

118430055
SANKO BRIAN J & ERICA L
5007 ARLINGTON WAY
EL DORADO HILLS CA 95762-9554

118720009
SANTA ANNA ALMA S TR
8162 RYLAND DR
EL DORADO HILLS CA 95762

117690026
SANTOMAURO MICHAEL V & GALVAN JUDITH S
1577 HAYDIN PL
EL DORADO HILLS CA 95762

118580004
SANTOS SCOTT P & JULIEE B
4114 FAWN CREEK WAY
EL DORADO HILLS CA 95762

118380037
SARTAIN LEE & GINA
3123 ACORN GLEN WAY
EL DORADO HILLS CA 95762-9521

118090015
SARTAWI HASSAN
4171 MONTE VERDE DR
EL DORADO HILLS CA 95762-5557

118430031
SARVESWARAN CHANDANA NILAVAN & SUNDARAM SANDHYA MO
3112 ALDRIDGE WAY
EL DORADO HILLS CA 95762-9513

118710006
SATIN HEATHER CUHAR
3247 ALDRIDGE WAY
EL DORADO HILLS CA 95762

117630015
SATKOWIAK JON S TR & CHRISTINE TR
1041 GUTIERREZ PL
EL DORADO HILLS CA 95762-5040

117610001
SAUVAGEAU ANDRE J & SHERRILL LINDA L
408 LA PAZ CT
EL DORADO HILLS CA 95762-5067

118213020
SAYAVOUTTHI RICHARD P & BURRIS KRYSTA L
1052 GEMWOOD WAY
EL DORADO HILLS CA 95762-9507

117670077
SAYERS GLENN G & NANCY
6730 TORTOLA LN
EL DORADO HILLS CA 95762

117460017
SCAIFE DUNCAN TR & NANCY TR
4842 MONTE MAR DR
EL DORADO HILLS CA 95762-5025

117270005
SCC PROPERTIES
C/O CEMO COMMERCIAL INC
1107 INVESTMENT BLVD #150
EL DORADO HILLS CA 95762

117470020
SCHELLER NINA MARIE TR & N M LIV TRUST
7718 BRIARBERRY WAY
EL DORADO HILLS CA 95762-5018

118430046
SCHLEIN PHILIP J TR & NANCY C TR
5049 ARLINGTON WAY
EL DORADO HILLS CA 95762-9554

117640030
SCHRANKENMUELLER JOHANNES &
MONIKA
4143 SAN ANDRES WAY
EL DORADO HILLS CA 95762-5047

117690046
SCHULZE BRENDA G TR
1558 HAYDIN PL
EL DORADO HILLS CA 95762

117640021
SCHWIEDER PETE H TR & CAROLE J TR
4222 SAN ANDRES WAY
EL DORADO HILLS CA 95762-5066

117640070
SCOTT NORMAN E TR & CECILIA TR
8012 CATALONIA LN
EL DORADO HILLS CA 95762-5052

117420026
SEKIGAHAMA TADASHI TR & KIYOKO TR
3130 FOUR SEASONS DR
EL DORADO HILLS CA 95762

118430012
SETZER PHILLIPS RYAN MICHAEL
4063 DAVID LOOP
EL DORADO HILLS CA 95762-9549

117640038
SCANGARELLA MARY J TR & M J SEP PROP
TRUST
5130 SYCAMORE CANYON DR
EL DORADO HILLS CA 95762-5051

117630003
SCHAFFER MICHAEL A TR & MARIE TR
3020 LAS PALMAS DR
EL DORADO HILLS CA 95762-5039

118213017
SCHLAEGEL MICHAEL & LESLIE
1084 GEMWOOD WAY
EL DORADO HILLS CA 95762-9507

118390003
SCHMOKE JAMES E & CATHI A
388 ROSECREST CT
EL DORADO HILLS CA 95762-9528

117670014
SCHUELLER BRUCE G E TR
1066 PACIFICO LN
EL DORADO HILLS CA 95762

118580009
SCHUSTER JOHN P & DONNA M
4082 FAWN CREEK WAY
EL DORADO HILLS CA 95762-9557

117590005
SCOTT DEBORAH R TR & D R FAM TRUST
2/20/2015
7076 DE LA VINA DR
EL DORADO HILLS CA 95762-5042

118660014
SEBEDIA ROLDAN B
5073 TRAILSIDE DR
EL DORADO HILLS CA 95762-9456

118390018
SELMI BRET WILLIAM & EMIE PARDILLO
3672 ROSECREST CIR
EL DORADO HILLS CA 95762

117640071
SHAFER DONALD H & LINDA M & BRADLEY
JAMES & LAUREN
8008 CATALONIA LN
EL DORADO HILLS CA 95762

117620001
SCANLON WILLIAM E TR & CATHERINE
CARR TR
15932 DEEP CUT CT
PLYMOUTH CA 95669-9779

118380006
SCHEINBERG JERALD & CAROL
3582 ROSECREST CIR
EL DORADO HILLS CA 95762-9526

118380058
SCHLEDEWITZ RICHARD V TR
3501 ROSECREST CIR
EL DORADO HILLS CA 95762

118430059
SCHOTT EDWARD G TR & KAREN A TR
216 TILLMAN CT
EL DORADO HILLS CA 95762-9571

118430069
SCHULTE MICHAEL D
109 DERRINGER CT
EL DORADO HILLS CA 95762-9573

117420017
SCHWARTZ PATRICE JENSEN TR
1625 ORO DR
FREMONT CA 94539

117670072
SCOTT DEBRA L & STEPHEN
6706 TORTOLA LN
EL DORADO HILLS CA 95762

117700001
SEIBEL DAVID L & BERNICE J
5010 DEL MAR DR
EL DORADO HILLS CA 95762

118720048
SETHI SAHIL TR
8012 RYLAND DR
EL DORADO HILLS CA 95762

118710037
SHAH ASHIR G & WOOD EMILY E
8665 MAHONIA DR
EL DORADO HILLS CA 95762

118710015
SHAH HIRAK U & ARCHHANA M
529 COPPICE CT
EL DORADO HILLS CA 95762

118710035
SHAJAHAN MIR MOHAMMED ASIF ALI
700 AGNEW RD #315
SANTA CLARA CA 95054

117600010
SHANNON BONITA S & DENNIS M TR
6003 HOT SPRINGS DR
EL DORADO HILLS CA 95762

117610019
SHATTUCK HARRY BRUCE & ELAINE D
3075 MISSION CANYON DR
EL DORADO HILLS CA 95762-5072

118380044
SHEEHAN TANYA KIMBERLY & MAHAN MARTHA ROSE
3016 FERNCLIFF WAY
EL DORADO HILLS CA 95762

117310057
SHEPARD GARY D TR & DIANE E TR
3203 FOUR SEASONS DR
EL DORADO HILLS CA 95762-5036

117670015
SHETLER MELISSA RENAE & MARK ALLEN
1070 PACIFICO LN
EL DORADO HILLS CA 95762

117600083
SHIELDS JOHN M TR & J M FAM LIV REV TRUST
4009 SAN ANDRES WAY
EL DORADO HILLS CA 95762-5043

117350005
SHORT BEVERLY ANN TR & B A 2015 LIV REV TRUST
5035 COVERED BRIDGE WAY
EL DORADO HILLS CA 95762-5009

117690020
SIEPMANN AMBER EDITH TR
8548 AVELIN PL
EL DORADO HILLS CA 95762

117700002
SHAHAMATDOUST MEHRDAD & KIM AESOOK CO TR
5012 DEL MAR DR
EL DORADO HILLS CA 95762

118187003
SHANKAR KRISHNA TR & RADHIKA TR
950 CORTE DEL SOL
FREMONT CA 94539-4925

117640005
SHAPLEY EDWARD OWEN & SHAPELY JANINE ARROYO TR
6115 HOT SPRINGS DR
EL DORADO HILLS CA 95762

118430025
SHAW CHRISTINA DR & JAMESON
3060 ALDRIDGE WAY
EL DORADO HILLS CA 95762

117100035
SHEFFIELD PROPERTIES A DE LLC
4805 GOLDEN FOOTHILL PKWY
EL DORADO HILLS CA 95762-9651

117670054
SHEPARD GERALDINE ELAINE
5619 LOS REYES LN
EL DORADO HILLS CA 95762-9486

118187002
SHI XIAOMEI
5067 ARLINGTON WAY
EL DORADO HILLS CA 95762-9548

117640072
SHIRAISHI TORU MICHAEL & DIANA ELAINE
8004 CATALONIA LN
EL DORADO HILLS CA 95762-5052

117100005
SIDDIQUI FAMILY PARTNERSHIP
1808 J ST
SACRAMENTO CA 95811-3010

117140004
SIERRA PLAZA LLC
11421 BARNETT VALLEY RD
SEBASTOPOL CA 95472-9243

118720046
SHAHVARIAN SHIDEH & CADRUVI STEVEN KENT
8000 RYLAND DR
EL DORADO HILLS CA 95762

117670003
SHANKLIN THOMAS GORDON & SHIRLEY ROSE
236 CAPRICE CT
EL DORADO HILLS CA 95762

118213027
SHARMA MEETUL & ARCHIE
1501 RADFORD LOOP
EL DORADO HILLS CA 95762-9514

118214006
SHAW JACK & DENISE
1508 RADFORD LOOP
EL DORADO HILLS CA 95762-9514

118710005
SHELLER ERIC LEE & CHANNONE
454 SEDGE CT
EL DORADO HILLS CA 95762

117600034
SHERWOOD JANET M TR
4020 SANTA YNEZ DR
EL DORADO HILLS CA 95762

118720040
SHIAO DAVID C C & FANG YI CHEN
5051 BRENTFORD WAY
EL DORADO HILLS CA 95762

117420002
SHOLBERG PATRICIA L SURV TR & FAM TRUST 06/20/2001
4689 MONTE MAR DR
EL DORADO HILLS CA 95762-5013

118380031
SIDENER SHAWN & JENNIFER
3101 ACORN GLEN WAY
EL DORADO HILLS CA 95762

118213033
SIGEL RYAN ROBERT TR & TARA ELIZABETH BROGLIOTR
1525 RADFORD LOOP
EL DORADO HILLS CA 95762-9514

118650021
SILVA DANIEL M & NATALIA GLORIA
415 ORANGE BLOSSOM CT
EL DORADO HILLS CA 95762

117310015
SILVA LESLIE C TR & L C 2002 REV TRUST
7438 GRASSY CREEK WAY
EL DORADO HILLS CA 95762-5034

117670017
SIMIONE KATHLEEN
1080 PACIFICO LN
EL DORADO HILLS CA 95762

117710045
SIMMONS JOAN S TR & SNOWDEN ELIZABETH J
8912 EL CIELO LN
EL DORADO HILLS CA 95762

118650025
SIMMONS STEVEN M & MARIE E
455 ORANGE BLOSSOM CT
EL DORADO HILLS CA 95762

117630013
SIMPSON IAN T & RUTH TR
2014 SANTA RITA LN
EL DORADO HILLS CA 95762-5074

117640023
SINCLAIR KENNETH TR & JULIE TR
4208 SAN ANDRES WAY
EL DORADO HILLS CA 95762-5066

117590026
SINGER RICHARD P TR & NANCY KNIGHT TR
4129 SAN ANDRES WAY
EL DORADO HILLS CA 95762-5046

117210039
SINGH KULWANT & BOPARAI KIN SIMRAN
5108 BREESE CIR
EL DORADO HILLS CA 95762

118380010
SINGH TARANDEEP M & STOVALL SINGH TANYA
200 CALISTOGA CT
EL DORADO HILLS CA 95762-9529

117310026
SIRVATKA MARY F TR & GST EXMT FM TR1/16/07
20339 GLASGOW DR
SARATOGA CA 95070-4334

117250001
SIX SIERRA OWNERS ASSOC A CA & NON PROFIT MUTUAL B
CEMO 1107 INVESTMENT BLVD 150
EL DORADO HILLS CA 95762

117310044
SIZEMORE STEPHEN G & LANDI D
5046 COVERED BRIDGE WAY
EL DORADO HILLS CA 95762-5009

118181012
SKAGGS MARK A & KAREN A
2712 DANA LOOP
EL DORADO HILLS CA 95762

117710011
SKERSKI LAURA
6550 PRIMAVERA LN
EL DORADO HILLS CA 95762

117350010
SLATER ROBERT S TR & BUCKLEY DIANA TR
5013 COVERED BRIDGE WAY
EL DORADO HILLS CA 95762-5009

118390028
SMART GLENN TR
395 ROSECREST CT
EL DORADO HILLS CA 95762-9528

117610042
SMITH ARTHUR JR & EILEEN
5029 HOLLISTER LOOP
EL DORADO HILLS CA 95762-5070

117310031
SMITH BEVERLY D TR & B D FAM TRUST 10/3/2003
7467 GRASSY CREEK WAY
EL DORADO HILLS CA 95762-5034

117640015
SMITH CHRIS B & MARILIA M
6177 HOT SPRINGS DR
EL DORADO HILLS CA 95762-5065

118214007
SMITH CODY & CHELSEY
1504 RADFORD LOOP
EL DORADO HILLS CA 95762

118213002
SMITH DANA L CO TR & SUSAN K CO TR
2025 LARKSTONE PL
EL DORADO HILLS CA 95762-9518

117610028
SMITH GARY E & WENDY C TR
3118 MISSION CANYON DR
EL DORADO HILLS CA 95762

117690050
SMITH GARY P & JAYNE C TR
3061 CALYPSO CIR
EL DORADO HILLS CA 95762

117420004
SMITH GLENNA M
4699 MONTE MAR DR
EL DORADO HILLS CA 95762-5013

117410015
SMITH LINDA ANN TR & L A TRUST OF 3/28/2000
4647 MONTE MAR DR
EL DORADO HILLS CA 95762-5013

117590033
SMITH PHILIP A & SIREGAR ERNESTINE R
4036 SAN ANDRES WAY
EL DORADO HILLS CA 95762-5044

118430050
SOLESBEE BOYCE L & WENDI J
5029 ARLINGTON WAY
EL DORADO HILLS CA 95762-9554

117590015
SONG ME JUNG
4126 SAN ANDRES WAY
EL DORADO HILLS CA 95762-5046

118390039
SONG WEI & CUI XIUSHI
3112 ACORN GLEN WAY
EL DORADO HILLS CA 95762-9521

117690015
SOPER DAVID GEORGE & NANCY SUE TR
8503 AVELIN PL
EL DORADO HILLS CA 95762

117600059
SOUTHERN TERRY J TR
5028 SYCAMORE CANYON DR
EL DORADO HILLS CA 95762

118183018
SOUZA GLENN E TR & SUSAN L TR
4096 DAVID LOOP
EL DORADO HILLS CA 95762-9550

118430038
SPH ONE A DE LLLP
C/O TAX DEPT
1301 N 2ND AVE FL 31
SEATTLE WA 98101

118380023
STACKHOUSE RHONDA L TR & RL LIV REV TRUST
3526 ROSECREST CIR
EL DORADO HILLS CA 95762

117640048
STANGELAND WENDELL M CO TR & ELIZABETH L CO TR
4229 SAN ANDRES WAY
EL DORADO HILLS CA 95762

118216008
STEAD ALAN & KAREN
1049 GEMWOOD WAY
EL DORADO HILLS CA 95762

117710033
STEELE SANDRA L & AGUIRRE JENNIFER SUCC CO TR
9126 MARISOL LN
EL DORADO HILLS CA 95762

117630012
STENSON RANDALL L TR & MARY ANN TR
299 WESTLAKE DR
WEST SACRAMENTO CA 95605-2559

118670022
STEVENSON DOUGLAS ROGER & ELSTAD GLENDA MARIE
5065 TRAILSIDE DR
EL DORADO HILLS CA 95762

118216011
SOUSA NOEL G & DEBORAH A
1069 GEMWOOD WAY
EL DORADO HILLS CA 95762-9507

118183016
SOUZA DAVID ANTHONY & HANH NGUYEN
4108 DAVID LOOP
EL DORADO HILLS CA 95762

117600057
SPEARS HOMER EARL TR & LINDA LEE TR
5014 SYCAMORE CANYON DR
EL DORADO HILLS CA 95762

118580011
SPURLING GORDON & SHANNON
4070 FAWN CREEK WAY
EL DORADO HILLS CA 95762-9557

117410014
STADNICK THOMAS RICHARD TR & BETTY JEAN TR
303 NATURE WALK CT
EL DORADO HILLS CA 95762-5021

118184006
STANLEY DIANNA LEE TR & STANLEYD L LIV TRUST 3/21/
4101 DAVID LOOP
EL DORADO HILLS CA 95762-9550

117310040
STEDMAN ROBERT J TR & BARBARA J TR
3941 PARK DR #20-319
EL DORADO HILLS CA 95762

118430002
STEENFOTT DOROTHY A
4014 DAVID LOOP
EL DORADO HILLS CA 95762-9549

118590003
STEPHENS AARON & BROOKE
314 COBBLE ROCK CT
EL DORADO HILLS CA 95762-9559

118390002
STEWART JOHN T & STEPHANIE A
392 ROSECREST CT
EL DORADO HILLS CA 95762

117610031
SOUTHERN MARGIE L
3096 MISSION CANYON DR
EL DORADO HILLS CA 95762

117670046
SOUZA GEORGE CLAIR & MARY ELIZABETH
3415 CHAVAL LN
EL DORADO HILLS CA 95762

118211006
SPENCE JENNIFER
1111 GEMWOOD WAY
EL DORADO HILLS CA 95762-9508

118730025
SRINIDHI SANDESH & MOHAPATRA SAILAJA
1083 YUCCA DR
EL DORADO HILLS CA 95762-9434

118720027
STAMBAUGH SARAH
8085 RYLAND DR
EL DORADO HILLS CA 95762

118720037
STASAITIS ANDREW & TAMI
6023 TERRA LN
EL DORADO HILLS CA 9S762-9454

117590046
STEED GEORGE V TR & HEDSTRAND VICKY J TR
3027 LAS PALMAS DR
EL DORADO HILLS CA 95762-5039

117640067
STEINMAN STEVEN ROBERT & BRENDA KAY
8026 CATALONIA LN
EL DORADO HILLS CA 95762

117420014
STEPHENS VAL G & DOROTHY J
302 NATURE WALK CT
EL DORADO HILLS CA 95762-5021

117610045
STILLMAN EDWARD H & CAROLYN C TR
5020 HOLLISTER LOOP
EL DORADO HILLS CA 95762

118390001
STINSON JACK CLARENCE & STEPHANIE ELAINE AYRES
394 ROSECREST CT
EL DORADO HILLS CA 95762

118430068
STONDELL JESSE LEE & FLORA WAI YIN TR
117 DERRINGER CT
EL DORADO HILLS CA 95762

118380036
STOWE KEITH W & STOWELL LISA
3119 ACORN GLEN WAY
EL DORADO HILLS CA 95762-9521

117600050
STULTZ PATSY E TR & FAM REV TRUST 12/22/05
2004 BEGONIA LN
EL DORADO HILLS CA 95762-5058

118090013
SUBRAMANIAN MAHESH & RAJAMANI SUBBHALAKSHMI
4174 MONTE VERDE DR
EL DORADO HILLS CA 95762-5557

118184003
SUI BING & SUN LEI
8028 MARIGOLA DR
EL DORADO HILLS CA 95762-5526

118430044
SUKUMARAN ARUNKUMAR
5654 SARATOGA CIR
ROCKLIN CA 95765

117460010
SUMMERS JEAN TR & TW & J TR OF 3/12/1993
4863 MONTE MAR DR
EL DORADO HILLS CA 95762-5025

117390010
SUNCAST PROF CNTR OWNRS ASSOC
1020 SUNCAST LN STE 110
EL DORADO HILLS CA 95762-9335

117530005
SUNSHINE BUILDINGS CA LLC
4917 GOLDEN FOOTHILL PKWY
EL DORADO HILLS CA 95762-9632

117550004
STIX DEVELOPMENT CA CORP
1420 E ROSEVILLE PKWY
ROSEVILLE CA 95661-3066

118213015
STONER MELINDA S TR & M S LIV TRUST 3/27/2008
1092 GEMWOOD WAY
EL DORADO HILLS CA 95762-9508

117380010
STRAUB DUSTAN K TR & D REV SURV TR A 7/18/11
4603 MONTE MAR DR
EL DORADO HILLS CA 95762-5013

117310019
STURGESS ROBERT A SUCC TR
7462 GRASSY CREEK WAY
EL DORADO HILLS CA 95762

117690062
SUEMNICHT KENT R & BEVERLY A CO TR
3030 CALYPSO CIR
EL DORADO HILLS CA 95762

118380054
SUIT BRYAN A TR & LARK I TR
3021 FERNCLIFF WAY
EL DORADO HILLS CA 95762-9520

117450001
SULIS RONALD E TR & BRENDA S TR
4781 MONTE MAR DR
EL DORADO HILLS CA 95762-5031

117060021
SUN HILLS COMMUNITY CHURCH
1037 SUNCAST LN STE 110
EL DORADO HILLS CA 95762-9657

117400006
SUNCAST SUITES A CA LLC
1160 SUNCAST LN #5
EL DORADO HILLS CA 95762

117640050
SUTTER LEE TR & DEBRA DELENE TR
1007 CALLE REAL LN
EL DORADO HILLS CA 95762-5050

117610024
STOLLER ALLEN TR & JEANNETTE TR
3099 MISSION CANYON DR
EL DORADO HILLS CA 95762-5072

117450012
STORY GORDON H & OLGA C
504 ASPEN GROVE CT
EL DORADO HILLS CA 95762-5024

118185003
STREIT II NICHOLAS GLEN & ALISA MICHELE
C/O NICHOLAS STREIT
14076 SOBEY MEADOWS COURT
SARATOGA CA 95070

118215013
SUBAKTI DEDE OKE
3011 COPPERWOOD WAY
EL DORADO HILLS CA 95762-9516

117090024
SUGARPINE BUSINESS CONDOS & A OWNERS ASSOC
5011 GOLDEN FOOTHILL PKWY
EL DORADO HILLS CA 95762-9633

117690003
SUK GRACE SUNGWOOK & WELLBROCK WENDY
8565 AVELIN PL
EL DORADO HILLS CA 95762

118181004
SUMAN FRANJO & ROSE
2768 DANA LOOP
EL DORADO HILLS CA 95762

118187020
SUN HUIQI & CHOW CATHY H
3179 ALDRIDGE WAY
EL DORADO HILLS CA 95762-9513

118650016
SUNSERI KENNETH S TR & MARY F TR
622 VALLEY BROOK CT
EL DORADO HILLS CA 95762-9473

118720047
SUTTER RICHARD L & JOAN F TR
8006 RYLAND DR
EL DORADO HILLS CA 95762

117610006
SWAN CARRIE L & ROBERT F
409 LA PAZ CT
EL DORADO HILLS CA 95762-5067

117640013
SWARINGEN COLLETTE MARIE &
SWARENGEN FRANK TR
6165 HOT SPRINGS DR
EL DORADO HILLS CA 95762

117710020
SWEENEY THOMAS R & TANA M TR
6529 PRIMAVERA LN
EL DORADO HILLS CA 95762

117100011
TABAIE BIJAN H
PO BOX 906
ORANGEVALE CA 95662

117060033
TABAIE MORTEZA
PO BOX 906
ORANGEVALE CA 95662

117100010
TABAIE NEZAM & TARA
PO BOX 32
ROSEVILLE CA 95661

117460005
TACKETT PATRICIA TR
4835 MONTE MAR DR
EL DORADO HILLS CA 95762

118670013
TAHARA NATALIE MARIKO & DEXTER
ANDREW
206 SEACREST CT
EL DORADO HILLS CA 95762

118214001
TAI FANNY W & CHUNG EDDIE P
1570 RADFORD LOOP
EL DORADO HILLS CA 95762-9514

118660015
TAI WILLIAM CHING & LEUNG NORA SUK
5077 TRAILSIDE DR
EL DORADO HILLS CA 95762-9456

117700014
TAK EVA MICHELE
7063 PISMO DR
EL DORADO HILLS CA 95762

117460022
TAKENAKA HAROLD H TR & EDITH M TR
6108 CREEKBERRY WAY
EL DORADO HILLS CA 95762-5020

118730003
TALLMAN KEVIN M & MICHELLE L
737 SALVIA CT
EL DORADO HILLS CA 95762-9440

117600037
TALSMA KEITH MARK TR & TRUST 2/2/2011
4008 SANTA YNEZ DR
EL DORADO HILLS CA 95762-5056

118380047
TANGIRALA KRISHNA & MANTRIPRAGADA
SIRISHA
3004 FERNCLIFF WAY
EL DORADO HILLS CA 95762-9520

118430061
TANGONAN ANTONIO DEKA CRUZ JR &
MOYA AMALIA TANGON
211 TILLMAN CT
EL DORADO HILLS CA 95762

117110004
TANON VICTOR & OSBORNE ROBERT E
C/O GALILEE COMMERCIAL RE
P O BOX 428
ROSEVILLE CA 95678

117470021
TAVERNETTI DAVID E CO TR & ANN CO TR
7021 TIMBER TRAIL LOOP
EL DORADO HILLS CA 95762-5028

117420024
TAYLOR SHIRLEY JEAN TR & S J 2008 LIV
REV TRUST
150 CORTONA WAY #319
BRENTWOOD CA 94513

117390002
TAYLOR VI AN OR LLC
1020 SUNCAST LN #104
EL DORADO HILLS CA 95762

117088023
TEBO 12 A CA LLC
C/O CEMO COMMERCIAL INC
950 GLENN DR STE 130
FOLSOM CA 95630-3195

118380014
TECHNOPOULOS NIKOLAOS
3562 ROSECREST CIR
EL DORADO HILLS CA 95762-9526

117630001
TEDESCO JUDY M TR
3012 LAS PALMAS DR
EL DORADO HILLS CA 95762

118390036
TEMPLE RYAN M & SUSAN M
3669 ROSECREST CIR
EL DORADO HILLS CA 95762-9519

118590001
TEMPLETON CHARLES & MELISSA
340 COBBLE ROCK CT
EL DORADO HILLS CA 95762-9559

118215003
TERCERO ORALIA N & JOSE M
3057 COPPERWOOD WAY
EL DORADO HILLS CA 95762-9517

117700003
TERRAZAS DONNA M TR
5024 DEL MAR DR
EL DORADO HILLS CA 95762

117100021
TGSP A CA LLC
C/O WILSON DAVID
4789 GOLDEN FOOTHILL PKWY
EL DORADO HILLS CA 95762-9641

118590021
THEKKUMPURAM PRINCE &
DELPHINEMARY
7284 BREAKER POINT WAY
EL DORADO HILLS CA 95762-9562

117690034
THOMAS LINDA
1529 HAYDIN PL
EL DORADO HILLS CA 95762

118670003
THOMAS LOWELL J TR & SUSAN E TR
7215 BLACK HAWK DR
EL DORADO HILLS CA 95762-9461

118430040
THOMAS RODNEY D & DOROTHY J
5014 ARLINGTON WAY
EL DORADO HILLS CA 95762-9554

118184013
THOMAS SELWYN J JR
3136 ALDRIDGE WAY
EL DORADO HILLS CA 95762-9513

117700006
THOMAS SUSAN
5040 DEL MAR DR
EL DORADO HILLS CA 95762

117640008
THUR JOHN D & KAREN L TR
6131 HOT SPRINGS DR
EL DORADO HILLS CA 95762

117600038
THURSTON DAVID A & TERESA J
4004 SANTA YNEZ DR
EL DORADO HILLS CA 95762-5056

118500002
TIAN BIN
5246 ASPEN MEADOWS DR
EL DORADO HILLS CA 95762-8027

118720041
TINDALL LINDA
8011 RYLAND DR
EL DORADO HILLS CA 95762

118380059
TIRADO HARRY A & MCWELLS ARVETTA TR
3505 ROSECREST CIR
EL DORADO HILLS CA 95762

117380022
TISCARENO DAVID TR & BEULAH F TR
9550 SUN POPPY WAY
EL DORADO HILLS CA 95762-5016

117590044
TOBIAS DIANE L & LAWRENCE S
3037 LAS PALMAS DR
EL DORADO HILLS CA 95762-5039

117590030
TODD CHARLES RICHARD & COLLEEN ELIZABETH
4020 SAN ANDRES WAY
EL DORADO HILLS CA 95762-5043

117060044
TOMKEN DEVELOPMENT CO LLC
PO BOX 5422
EL DORADO HILLS CA 95762

118350031
TOMMASINI BRIAN K & JENNIFER M
573 IDLEWOOD CT
EL DORADO HILLS CA 95762

117600011
TONASCIA RANDY TR & BARBARA TR
6013 HOT SPRINGS DR
EL DORADO HILLS CA 95762-5062

118660022
TONG ZHIJUN & XU MEILI
316 FAIRFAX CT
EL DORADO HILLS CA 95762-9459

118720014
TOPAZ LISA D
8136 RYLAND DR
EL DORADO HILLS CA 95762-9452

118181003
TORPEY JAMES & OPHELIA CO TR
2774 DANA LOOP
EL DORADO HILLS CA 95762

117640080
TORREANO ALAN TR & A LIV REV TR
3/20/17
7020 LA CUMBRE DR
EL DORADO HILLS CA 95762-5054

118211019
TORRES ALFRED JR
2044 LARKSTONE PL
EL DORADO HILLS CA 95762-9518

118650013
TORRES DENA MARIE
639 VALLEY BROOK CT
EL DORADO HILLS CA 95762

117640044
TORRES LOIS MAE
4207 SAN ANDRES WAY
EL DORADO HILLS CA 95762

118390011
TRAN VINH & TRUONG VAN
3700 ROSECREST CIR
EL DORADO HILLS CA 95762-9527

118390021
TREDWAY BRADLEY JAY & ASHLEY MARIE
3660 ROSECREST CIR
EL DORADO HILLS CA 95762-9522

118640012
TREMELLING LADDIE THOMAS & CHARLENE BETH TR
P O BOX 4856
EL DORADO HILLS CA 95762

118184002
TROMBINO PATRICIA ANN TR & P A FAM LIV REV TRUST
4079 DAVID LOOP
EL DORADO HILLS CA 95762-9549

117690048
TRUEBE JOSEPH D & SUSAN C
1570 HAYDIN PL
EL DORADO HILLS CA 95762

117640011
TRUESDAIL GARY L & JAN W TR
6151 HOT SPRINGS DR
EL DORADO HILLS CA 95762-5064

117590047
TRUJILLO ELIZABETH A
3025 LAS PALMAS DR
EL DORADO HILLS CA 95762-5039

117600075
TRUMBULL LESLIE D TR & VICKY L TR
4057 SAN ANDRES WAY
EL DORADO HILLS CA 95762-5044

118720028
TSANG EILEEN TR & E 2016 LIV REV TRUST
8077 RYLAND DR
EL DORADO HILLS CA 95762-9450

118090055
TUCKER JESSICA
6043 VENTURA WAY
EL DORADO HILLS CA 95762

118185013
TULLER ROBERT G & CASSANDRA L
5116 ARLINGTON WAY
EL DORADO HILLS CA 95762-9552

117640017
TYLER CHRISTINE L & JOHN G
6189 HOT SPRINGS DR
EL DORADO HILLS CA 95762-5065

117060064
US BANK NATL ASSN TR & REG HLDRS BEAR STEARNS COMM
C/O C III ASSET MANAGEMENT LLC
5221 N O CONNOR BLVD STE 600
IRVING TX 75039-4414

117450018
VAN DYKE ELEANOR J TR & DYKE FAM LIV REV TRUST
4804 MONTE MAR DR
EL DORADO HILLS CA 95762-5025

118380027
VASQUEZ ALEX & JAMIE GROVE
208 FALLON WOODS CT
EL DORADO HILLS CA 95762

118730008
VAZQUEZ MARGERY LYNN MCGRATH
4207 THUNDERBIRD LN
RESCUE CA 95672-9634

117470019
VIERRA MARLA TR & M TRUST 12/7/12
6059 CREEKBERRY WAY
EL DORADO HILLS CA 95762-5027

118580013
VIVEROS LENORA L SURV TR & VIVEROS LENORA L TR
4058 FAWN CREEK WAY
EL DORADO HILLS CA 95762-9557

118090053
TUCK MARGARET & GARY
PO BOX 4184
EL DORADO HILLS CA 95762-0014

118710023
TUCKER SPENCER
532 COPPICE CT
EL DORADO HILLS CA 95762-9443

118390015
TUTTLE THOMAS GALINA K
3684 ROSECREST CIR
EL DORADO HILLS CA 95762-9522

117085002
UF TRUCKING INC A CA CORP
1812 SWINTON DR
FOLSOM CA 95630-6125

117230005
UWE BROSAMLE DENTAL STUDIO INC
DBA BROSAMLE UWE DENTAL STUDIO
1216D SUNCAST LN
EL DORADO HILLS CA 95762-9631

117640068
VANBUSKIRK RODERICK & SUSAN
8020 CATALONIA LN
EL DORADO HILLS CA 95762-5052

118660018
VASQUEZ VICTOR I & LIEZEL C
5093 TRAILSIDE DR
EL DORADO HILLS CA 95762-9456

118710028
VEGAD VISHAL
8609 MAHONIA DR
EL DORADO HILLS CA 95762-9435

118185012
VILLALONA ALEKSEI & JEANNE
5122 ARLINGTON WAY
EL DORADO HILLS CA 95762-9552

117460025
WACHTER ROGER & BONNIE
6080 CREEKBERRY WAY
EL DORADO HILLS CA 95762

117470002
TUCKER BILL R TR & MICKEY S TR
7036 TIMBER TRAIL LOOP
EL DORADO HILLS CA 95762-5028

118590024
TUCKER WILLIAM & ANNETTE
7254 BREAKER POINT WAY
EL DORADO HILLS CA 95762-9562

117450019
TYBURSKI DAVID A TR & DIANE H TR
4808 MONTE MAR DR
EL DORADO HILLS CA 95762-5025

118216013
URBANI ANGELO TR & CHRISTINE TR
1081 GEMWOOD WAY
EL DORADO HILLS CA 95762-9507

117690042
UYEMINAMI TERRY T TR
1534 HAYDIN PL
EL DORADO HILLS CA 95762

118390017
VARZIDEHKAR SADAF
3676 ROSECREST CIR
EL DORADO HILLS CA 95762

117690032
VAUGHN DEOLINDA M TR
1541 HAYDIN PL
EL DORADO HILLS CA 95762

117560008
VELARDI JUDY ANN TR & J A REV TRUST 11/3/05
260 CALDECOTT LN #318
OAKLAND CA 94618

117590032
VILLARREAL WANDA L TR & TRUST 4/26/2018
4034 SAN ANDRES WAY
EL DORADO HILLS CA 95762

117700016
WADE ROBERT V & IRVINE WADE KRISTI L
7051 PISMO DR
EL DORADO HILLS CA 95762

117690014
WAGNER CORDE L & ALMA G TR
8507 AVELIN PL
EL DORADO HILLS CA 95762

118185015
WALLACE RYAN B
5100 ARLINGTON WAY
EL DORADO HILLS CA 95762

118430057
WALLEN KALEB S TR
210 TILLMAN CT
EL DORADO HILLS CA 95762

117460016
WARNER ALONA J
4838 MONTE MAR DR
EL DORADO HILLS CA 95762-5025

117350011
WEAVER DONALD J TR & JUDY L TR
5009 COVERED BRIDGE WAY
EL DORADO HILLS CA 95762-5009

117350012
WEISS GERALD R TR & KATHLEEN G TR
5003 COVERED BRIDGE WAY
EL DORADO HILLS CA 95762-5009

117741018
WENINGER JOSEPH J & JERI LYNNE TR
6981 PISMO DR
EL DORADO HILLS CA 95762

118430019
WESOLOWSKI JAY T
4027 DAVID LOOP
EL DORADO HILLS CA 95762-9549

118160017
WEST VALLEY LLC
1075 CREEKSIDE RIDGE DR #200
ROSEVILLE CA 95678

117060069
WESTLAND INVESTMENT GRP CA LLC
DBA WESTLAND INVESTMENT GROUP LLC
1241 HAWKS FLIGHT CT
EL DORADO HILLS CA 95762-9620

117470018
WAHLSTROM SUSAN M & JAMES A
6055 CREEKBERRY WAY
EL DORADO HILLS CA 95762

117690039
WALLACE TERRY LEE & DEBRA LEE
1516 HAYDIN PL
EL DORADO HILLS CA 95762

118430021
WALTON CHRISTINE ANN
4015 DAVID LOOP
EL DORADO HILLS CA 95762

118380034
WARR RONALD E & JEANNE C TR
3113 ACORN GLEN WAY
EL DORADO HILLS CA 95762-9521

117590040
WEBB BARBARA D
4082 SAN ANDRES WAY
EL DORADO HILLS CA 95762

117460021
WEISS HERBERT TR & H 2010 LIV REV
TRUST
4866 MONTE MAR DR
EL DORADO HILLS CA 95762-5025

118710031
WERNER LAURA J
8627 MAHONIA DR
EL DORADO HILLS CA 95762-9436

117710004
WEST CHRISTINE ELIZABETH
6578 PRIMAVERA LN
EL DORADO HILLS CA 95762

118160023
WEST VALLEY LLC A CA LLC
1073 CREEKSIDE RIDGE DR #110
ROSEVILLE CA 95678

118390006
WESTON AMY M TR & AM REV TRUST
10/18/2011
3624 ROSECREST CIR
EL DORADO HILLS CA 95762-9522

117690058
WALKER WILLIS L & HELEN R TR
3011 CALYPSO CIR
EL DORADO HILLS CA 95762

117085018
WALLEN GLENHAVEN A CA LLC
1230 GLENHAVEN CT
EL DORADO HILLS CA 95762-5709

118390033
WANLAND NED & JESSICA & LEE SHERINE &
RAYMOND
3645 ROSECREST CIR
EL DORADO HILLS MN 95762

117670079
WEATHERWAX MICHAEL ALLEN & MARY
MARGARET
3424 CHAVAL LN
EL DORADO HILLS CA 95762

117640007
WEINBERG MICHAEL L TR & JANKINS
WEINBERG FAM TR 6/
6125 HOT SPRINGS DR
EL DORADO HILLS CA 95762-5064

117640054
WENDT PATRICIA
1025 CALLE REAL LN
EL DORADO HILLS CA 95762-5050

117670061
WERNER NANCI A SURV TR
5620 LOS REYES LN
EL DORADO HILLS CA 95762

117450009
WEST GEORGE J
509 ASPEN GROVE CT
EL DORADO HILLS CA 95762-5024

118140071
WEST VALLEY LLC A CALIF LLC
1073 CREEKSIDE RIDGE DR
ROSEVILLE CA 95678-1936

118380008
WHATLEY BEN A SR TR & GERALDINE TR
205 CALISTOGA CT
EL DORADO HILLS CA 95762-9529

118184012
WHISENHUNT DAVID T & ANJA M
3140 ALDRIDGE WAY
EL DORADO HILLS CA 95762-9513

117700011
WHITE LARRY ANTHONY & SUZAN IRENE
5062 DEL MAR DR
EL DORADO HILLS CA 95762

117590010
WHITLEY DONALD ARTHUR TR & SUSAN HELEN TR
4160 SAN ANDRES WAY
EL DORADO HILLS CA 95762-5047

118720045
WICHERT NICOLETTE DAWN & CRAIG C
7994 RYLAND DR
EL DORADO HILLS CA 95762

118720007
WIEDERHOLD MICHAEL & ESTHER
8188 RYLAND DR
EL DORADO HILLS CA 95762-9452

117640041
WILKINSON STEVEN SCOTT & MARGARET ANN
5110 SYCAMORE CANYON DR
EL DORADO HILLS CA 95762-5053

118580023
WILLIAMS KELLY J CALHOUN
223 ALMOND RIDGE CT
EL DORADO HILLS CA 95762

117710023
WILLIAMS RICK F & LISA M TR
6545 PRIMAVERA LN
EL DORADO HILLS CA 95762

117084015
WILLIS PATRICK K TR & P K FAM TRUST 3/28/2000
PO BOX 1144
SACRAMENTO CA 95812

117120002
WINDPLAY VENTURES LLC
PO BOX 5347
EL DORADO HILLS CA 95762

118670001
WHITE AMELIA TR & ELEY CAROLYN J TR
7203 BLACK HAWK DR
EL DORADO HILLS CA 95762-9461

118580022
WHITE MATTHEW & AIMEE M
217 ALMOND RIDGE CT
EL DORADO HILLS CA 95762-9555

118380045
WHITLEY JAMES & MAGLIOLA PATRICE
3012 FERNCLIFF WAY
EL DORADO HILLS CA 95762-9520

118380026
WICKHAM REED & OLGA
209 FALLON WOODS CT
EL DORADO HILLS CA 95762

117700019
WILCOX DEBRA T TR
7035 PISMO DR
EL DORADO HILLS CA 95762

117450011
WILLIAMS CHARLENE FESSLER TR & FESSLER C R FM TRUS
500 ASPEN GROVE CT
EL DORADO HILLS CA 95762-5024

118710020
WILLIAMS LUKE J & SANDY A
546 COPPICE CT
EL DORADO HILLS CA 95762-9443

117710016
WILLIAMS SUE ELLEN
6530 PRIMAVERA LN
EL DORADO HILLS CA 95762

117540044
WILSON MICHAEL H TR & LANE BETTY WILSON TR 8/6/199
950 GLENN DR #130
FOLSOM CA 95630

117120005
WINDPLAY VENTURES LLC & 4919 WINDPLAY DRIVE LLC &
C/O HIXSON THOMAS
PO BOX 5347
EL DORADO HILLS CA 95762

117670026
WHITE ANGELINA V & ANTHONY M & MICHELLE L
6509 PRIMAVERA LN
EL DORADO HILLS CA 95762

118213035
WHITESELL JIM & CARYN TR
1537 RADFORD LOOP
EL DORADO HILLS CA 95762

117560007
WICHERT CONSTRUCTION INC CA CP
DBA WICHERT CONSTRUCTION
4550 ECHO SPRINGS CIR
EL DORADO HILLS CA 95762-7605

118590028
WICKRAMASINGHE ANUPAMA SRESHTA & BATUGAHAGE ERANGI
2139 WOODFIELD RD
OKEMOS MI 48864-5224

117710042
WILKIN WILLIAM E & CHIEKO & MARGARET & LUNSFORD RI
8924 EL CIELO LN
EL DORADO HILLS CA 95762

117670029
WILLIAMS GEORGE R
6512 PRIMAVERA LN
EL DORADO HILLS CA 95762

118187012
WILLIAMS MICHOL & JASON
5115 ARLINGTON WAY
EL DORADO HILLS CA 95762-9552

117600021
WILLIAMS TEDDY LEON & RENATE TR
6065 HOT SPRINGS DR
EL DORADO HILLS CA 95762

117670021
WILSON STEWART JOHN III & KAREN LENORE
472 CAMPO CT
EL DORADO HILLS CA 95762

117600015
WINFIELD MICHAEL & JANET TR
6033 HOT SPRINGS DR
EL DORADO HILLS CA 95762

117420025
WISE DEBORAH J TR & D TRUST 11/12/2007
3136 FOUR SEASONS DR
EL DORADO HILLS CA 95762-5010

118720053
WISEMAN LUCINDA ANN TR & WISEMAN L A REV TRUST 3/0
8042 RYLAND DR
EL DORADO HILLS CA 95762

118720039
WISHNE KANLAYA
4641 POST ST #5046
EL DORADO HILLS CA 95762

117590017
WOERLY JAMES JOSEPH & PEGGY JUNE
4116 SAN ANDRES WAY
EL DORADO HILLS CA 95762-5046

117600079
WOJAN RONALD G JR TR & CYNTHIA J TR
4033 SAN ANDRES WAY
EL DORADO HILLS CA 95762-5044

118380022
WON CHI Y & PARK SU Y
3530 ROSECREST CIR
EL DORADO HILLS CA 95762-9526

117670069
WOODS ROGER D & ELISE M
6715 TORTOLA LN
EL DORADO HILLS CA 95762

118430041
WORSHAM BILL RAY & SIMONE MARIE
5024 ARLINGTON WAY
EL DORADO HILLS CA 95762-9554

117600066
WOSNUK KIMBERLY J TR & K J REV SEP PROP TRUST
140 STINNET WAY
FOLSOM CA 95630-8556

118660020
WRIGHT CHERLENE LYNN & SYBREN ALEXIS
5105 TRAILSIDE DR
EL DORADO HILLS CA 95762

117310039
WRIGHT MICHAEL R TR & PHILOMENA TR
5057 COVERED BRIDGE WAY
EL DORADO HILLS CA 95762-5009

117310036
WROBLEWSKI NANCY R SURV TR
7443 GRASSY CREEK WAY
EL DORADO HILLS CA 95762

118590031
WYATT RACHEL L & IAN A
5438 INGLESIDE WAY
EL DORADO HILLS CA 95762-9560

117110003
WYATT REALTY CA LLC
C/O WYATT CONSTANCE
2183 CARDIFF CIR
EL DORADO HILLS CA 95762

117690004
XANTHOS THOMAS & MARIA E
8561 AVELIN PL
EL DORADO HILLS CA 95762

118185010
XU RAN & DU LINA
5134 ARLINGTON WAY
EL DORADO HILLS CA 95762-9552

117084001
Y Y 1 A CA LLC
C/O KEEFER THEODORE J I
4475 GOLDEN FOOTHILL PKWY
EL DORADO HILLS CA 95762-9638

118670008
YAMAMOTO STEVEN & ROBYN
5048 TRAILSIDE DR
EL DORADO HILLS CA 95762

118710033
YAPDIANGCO MARIEL
8639 MAHONIA DR
EL DORADO HILLS CA 95762-9441

118213013
YIN DAZHONG & WANG YING
1100 GEMWOOD WAY
EL DORADO HILLS CA 95762-9508

118215006
YIN PAUL TR & CHONG MALINA MAN LING TR
3045 COPPERWOOD WAY
EL DORADO HILLS CA 95762-9516

118215014
YONANO NICHOLAS & KATHERINE
3005 COPPERWOOD WAY
EL DORADO HILLS CA 95762-9516

118710016
YOO RHEEAH
1915 NAVARRO AVE
PASADENA CA 91103-1551

118187007
YORKEY JOSEPH P & TINA B TR
5093 ARLINGTON WAY
EL DORADO HILLS CA 95762

117600040
YOSHIHARA HIDEKI
2007 BEGONIA LN
EL DORADO HILLS CA 95762-5058

117710051
YOUNG CHRISTOPHER & SADILA CLARA
8927 EL CIELO LN
EL DORADO HILLS CA 95762

118185021
YOUNG DANNY F & KRISTEN L
5056 ARLINGTON WAY
EL DORADO HILLS CA 95762-9553

118430048
YOUNG GARY W O
5039 ARLINGTON WAY
EL DORADO HILLS CA 95762-9554

118590019
YOUNG GREGORY
7318 BREAKER POINT WAY
EL DORADO HILLS CA 95762-9562

118213032
YOUNG MATTHEW W
1521 RADFORD LOOP
EL DORADO HILLS CA 95762-9514

117741019
YOUNG ROY P SR & ELAINE C TR
6983 PISMO DR
EL DORADO HILLS CA 95762

117670070
YOUNG SUSAN V
6790 TORTOLA LN
EL DORADO HILLS CA 95762

117690064
YOUNG TIMOTHY J & MARY A TR
3042 CALYPSO CIR
EL DORADO HILLS CA 95762

117085005
YOUNGDAHL DENNIS E TR & DOREEN E TR
753 OAK CREST CIR
PLACERVILLE CA 95667-3453

118211020
ZAIGHAMI MASOUD & JINA
2028 LARKSTONE PL
EL DORADO HILLS CA 95762-9518

117380019
ZEBELL NANCY M TR & NM REV TRUST
9566 SUN POPPY WAY
EL DORADO HILLS CA 95762-5016

117590012
ZELINSKI FLORIAN ANTHONY & LINDA
PO BOX 4405
EL DORADO HILLS CA 95762

118430070
ZENAROSA JOSEMARI & LESLIE
105 DERRINGER CT
EL DORADO HILLS CA 95762

117710034
ZHANG DAVE W & JIANG SUE S
9122 MARISOL LN
EL DORADO HILLS CA 95762

117690031
ZIESE GAIL ELAINE & DAVID SCOTT
1547 HAYDIN PL
EL DORADO HILLS CA 95762

118720032
ZIMMERMAN CHRISTYANNA TR & C FAM
REV TR 5/5/15
6028 TERRA LN
EL DORADO HILLS CA 95762-9454

117610047
ZIMMERMAN JAMES P TR & ALICIA S TR
3032 MISSION CANYON DR
EL DORADO HILLS CA 95762-5068

117310038
ZINTER DONALD EDWARD TR & CAROL
HORK TR
5065 COVERED BRIDGE WAY
EL DORADO HILLS CA 95762-5009

117710036
ZIRKLE ANTOINETTE I
9114 MARISOL LN
EL DORADO HILLS CA 95762

118710011
ZORZI COLLEEN P
3258 ALDRIDGE WAY
EL DORADO HILLS CA 95762

118184011
ZOU BENTAO & ZHANG FANG
3144 ALDRIDGE WAY
EL DORADO HILLS CA 95762-9513

118580019
ZWEIGLE GLENN ANTHONY & BEVERLY ANN
206 ALMOND RIDGE CT
EL DORADO HILLS CA 95762

PLANNING AND BUILDING DEPARTMENT
DIRECTOR REVIEW / SIGNATURE REQUESTED

(Checklist REQUIRED Prior to Director Review/Signature)

Documents should be clean prior to reaching the Director's inbox. Please have all reviewers sign off in advance to eliminate errors.

Type of Review Requested: Staff memo for BOS Conceptual Review (PA 20-0002)

Requested By: Tom Purciel Date: 1/8/2021

Senior/Supervisor Signoff: [signature] Date: 1/11/2021

Manager Signoff: [signature] Date: 1/11/21

Deputy/Asst. Director Signoff: [signature] Date: 1/26/21
- no Legistar Item for Review
- see comments

Once the final signoff is completed, paperclip this checklist on the top of your document(s) to be reviewed / signed by the Director.

Director Notes:

Director Signoff: Date: