



# COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667  
Phone: (530) 621-5355 [www.edcgov.us/Planning/](http://www.edcgov.us/Planning/)

APPLICATION FOR: **CONDITIONAL/MINOR USE PERMIT** FILE # \_\_\_\_\_

ASSESSOR'S PARCEL NO.(s) 122-720-019, 020 & 021 (north) and 122-720-018, 002 & 003 (south)

PROJECT NAME/REQUEST: (Describe proposed use) EDH 52 Costco Master Signage Program

APPLICANT/AGENT AKT Investments

Mailing Address 7919 Folsom Blvd., Ste. 300 Sacramento, CA 95826

P.O. Box or Street City State & Zip

Phone ( 916 ) 383-2500 EMAIL: angeloc@aktdev.com

PROPERTY OWNER EDH 52 GP

Mailing Address 7919 Folsom Blvd., Ste. 300 Sacramento, CA 95826

P.O. Box or Street City State & Zip

Phone ( 916 ) 383-2500 EMAIL: angeloc@aktdev.com

**LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE**

ENGINEER/ARCHITECT RSC Engineering, Inc. c/o Tiffany Wilson

Mailing Address 1420 Rocky Ridge Dr., Ste. 150 Roseville, CA 95661

P.O. Box or Street City State & Zip

Phone ( 916 ) 788-2884 EMAIL: t.wilson@rsc-engr.com

LOCATION: The property is located on the both side of Silva Valley Parkway  
N / E / W / S street or road

100' feet/miles N of the intersection with Highway 50  
N / E / W / S major street or road

in the El Dorado Hills area. PROPERTY SIZE 24.83 ac. north 15.734 ac. south  
acreage / square footage

X [Signature] signature of property owner or authorized agent Date 5/18/23

**FOR OFFICE USE ONLY**

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

Zoning \_\_\_\_\_ GPD \_\_\_\_\_ Supervisor Dist \_\_\_\_\_ Sec \_\_\_\_\_ Twn \_\_\_\_\_ Rng \_\_\_\_\_

ACTION BY PLANNING COMMISSION  
ZONING ADMINISTRATOR

ACTION BY BOARD OF SUPERVISORS

Hearing Date \_\_\_\_\_

Approved \_\_\_\_\_ Denied \_\_\_\_\_  
findings and/or conditions attached

Approved \_\_\_\_\_ Denied \_\_\_\_\_  
findings and/or conditions attached

APPEAL:  
Approved \_\_\_\_\_ Denied \_\_\_\_\_

Executive Secretary \_\_\_\_\_



# COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667  
Phone: (530) 621-5355 [www.edcgov.us/Planning/](http://www.edcgov.us/Planning/)

## EL DORADO COUNTY PLANNING SERVICES ENVIRONMENTAL QUESTIONNAIRE

File Number PD15-0001, Z17-004, P17-0007, LLA21-0009

Date Filed May 22, 2023

Project Title EDH 52 - Costco Lead Agency El Dorado County

Name of Owner EDH 52 GP, Kemp JC & LA Fam TR Telephone 916-383-2500

Address 7919 Folsom Blvd., Ste. 300 Sacramento, CA 95826

Name of Applicant AKT Investments Telephone 916-383-2500

Address 7919 Folsom Blvd., Ste. 300 Sacramento, CA 95826

Project Location Silva Valley Parkway north of Highway 50 and Tong Road east of Clarksville Crossing

Assessor's Parcel Number(s) 122-720-002, 003 & 018 Acreage 15.734 Zoning CR-PD, CL, TC  
122-720-019, 020 & 021 24.831 CR-PD

**Please answer all of the following questions as completely as possible.** Subdivisions and other major projects will require a Technical Supplement to be filed together with this form.

- Type of project and description:  
See attached project description.
- What is the number of units/parcels proposed? North side-5 with a map South side - 2 with LLA

### GEOLOGY AND SOILS

- Identify the percentage of land in the following slope categories: See slope exhibits.  
 to 10%     11 to 15%     16 to 20%     21 to 29%     over 30%
- Have you observed any building or soil settlement, landslides, rock falls or avalanches on this property or in the nearby surrounding area? No
- Could the project affect any existing agriculture uses or result in the loss of agricultural land? No

**DRAINAGE AND HYDROLOGY**

6. Is the project located within the flood plain of any stream or river? No  
If so, which  
one? \_\_\_\_\_
7. What is the distance to the nearest body of water, river, stream or year-round drainage channel?  
3.5 mile Name of the water body? Bass Lake
8. Will the project result in the direct or indirect discharge of silt or any other particles in noticeable amount into any lakes, rivers or streams? No
9. Will the project result in the physical alteration of a natural body of water or drainage way?  
If so, in what way? No
10. Does the project area contain any wet meadows, marshes or other perennially wet areas?  
Yes, wetlands

**VEGETATION AND WILDLIFE**

11. What is the predominant vegetative cover on the site (trees, brush, grass, etc.)? Estimate percentage of each:  
98% grass  
2% oak woodland
12. How many trees of 6-inch diameter will be removed when this project is implemented?  
Seven (7) on south side and four (4) on north side

**FIRE PROTECTION**

13. In what structural fire protection district (if any) is the project located? El Dorado Hills
14. What is the nearest emergency source of water for fire protection purposes (hydrant, pond, etc.)? hydrant on Silva Valley Parkway
15. What is the distance to the nearest fire station? approx. 2 miles to El Dorado Hills Fire Station
16. Will the project create any dead-end roads greater than 500 feet in length? No
17. Will the project involve the burning of any material including brush, trees and construction materials? No

**NOISE QUALITY**

18. Is the project near an industrial area, freeway, major highway or airport? Yes, Highway 50  
If so, how far? 100' +/- on south side and 350' +/- to north side
19. What types of noise would be created by the establishment of this land use, both during and after construction? construction equipment noise during construction  
HVAC, truck delivery, idling cars in drive thru, car wash noise during operations



**AIR QUALITY**

20. Would any noticeable amounts of air pollution, such as smoke, dust or odors, be produced by this project? No

**WATER QUALITY**

21. Is the proposed water source  public or  private,  treated or  untreated?  
22. What is the water use (residential, agricultural, industrial or commercial)? Commercial

**AESTHETICS**

23. Will the project obstruct scenic views from existing residential areas, public lands, and/or public bodies of water or roads? No

**ARCHAEOLOGY/HISTORY**

24. Do you know of any archaeological or historical areas within the boundaries or adjacent to the project? (e.g., Indian burial grounds, gold mines, etc.) Yes. See additional description.

**SEWAGE**

25. What is the proposed method of sewage disposal?  septic system  sanitation district  
Name of district: will annex into EID  
26. Would the project require a change in sewage disposal methods from those currently used in the vicinity? No

**TRANSPORTATION**

27. Will the project create any traffic problems or change any existing roads, highways or existing traffic patterns? New signals are proposed at Silva Valley Parkway and the main entry & Silva Valley Parkway and former Clarksville Road.  
28. Will the project reduce or restrict access to public lands, parks or any public facilities? No

**GROWTH-INDUCING IMPACTS**

29. Will the project result in the introduction of activities not currently found within the community? No  
30. Would the project serve to encourage development of presently undeveloped areas, or increases in development intensity of already developed areas (include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)? No

31. Will the project require the extension of existing public utility lines? Yes  
If so, identify and give distances: sewer and water will be extended from Clarksville Road through the south site to serve the north site.

**GENERAL**

32. Does the project involve lands currently protected under the Williamson Act or an Open Space Agreement? No
33. Will the project involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances or radioactive material?  
No
34. Will the proposed project result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, trees, minerals or top soil)? No
35. Could the project create new, or aggravate existing health problems (including, but not limited to, flies, mosquitoes, rodents and other disease vectors)? No
36. Will the project displace any community residents? No

**DISCUSS ANY YES ANSWERS TO THE PREVIOUS QUESTIONS** (attached additional sheets if necessary)

Proposed grading activities will implement all applicable cultural resource mitigation measures identified in the Mitigation Monitoring and Reporting Program for the Silva Valley Parkway Interchange Project including, for example, Mitigation Measures CULT-1 (addressing adverse impacts to unknown sites).

**MITIGATION MEASURES** (attached additional sheets if necessary)

Proposed mitigation measures for any of the above questions where there will be an adverse impact:

This project is preparing an EIR which will include necessary mitigation measures.

*Suzanne Wilson*

Form Completed by: \_\_\_\_\_ Date: 05/15/2023

**AFFIDAVIT OF PREVIOUS LAND DIVISION ACTIVITY (\*)**

**THE UNDERSIGNED** hereby certifies that he is the person who executed the following statements, that he has read the same and knows the contents thereof, and that the facts stated herein are true and correct:

1. Have you at any time owned or held any interest whatsoever in any land which included the parcel proposed for division in this application, or which was contiguous to the parcel proposed for subdivision.

Yes                       No

If "yes", explain and attach copies of the deeds to such property, if available, the Assessor's Parcel Number, and period of ownership.

PM 52-10 recorded 12-28-2018

2. Have you ever proposed, participated in, or been involved in any manner whatsoever in the subdivision or splitting of a parcel of which the present parcel proposed to be subdivided in this application, was a part or contiguous thereto?

Yes                       No

If so, give the relevant details, including date, parcel map number, and your role in the subdivision.

PM 52-10 recorded 12-28-2018

OWNER'S SIGNATURE



DATE

5/18/23

APPLICANT'S SIGNATURE DATE

Jeffrey Wilson

(\*) THIS FORM MUST BE COMPLETED BY BOTH THE APPLICANT AND RECORD OWNER(S)



**EL DORADO COUNTY PLANNING SERVICES**  
**ZONE CHANGE & GENERAL PLAN AMENDMENT APPLICATION**

ASSESSOR'S PARCEL NO.(S) 122-720-002, 003, 018 (south side) & 122-720-019, 020, & 021 (north side)

PROJECT NAME/REQUEST: (Describe proposed use) Rezone the north side to CR-PD from RM-PD

Rezone the south side from CR-PD, CL & TC to CR-PD.

IF SUBDIVISION/PARCEL MAP: Create 5 north side lots, ranging in size from 0.941 to 9.301 acre(s) / SF

CR-PD, CL & TC to CR-PD & RM-PD  
IF ZONE CHANGE: From \_\_\_\_\_ to \_\_\_\_\_ GENERAL PLAN AMENDMENT: From N/A to \_\_\_\_\_

IF TIME EXTENSION, REVISION, CORRECTION: Original approval date N/A Expiration date \_\_\_\_\_

APPLICANT/AGENT AKT Investments c/o Angelo Christie  
Mailing Address 7919 Folsom Blvd., Ste. 300 Sacramento, CA 95826  
Phone (916) 383-2500 FAX \_\_\_\_\_

PROPERTY OWNER EDH 52, GP & Kemp JC & LA Family Trust 05/04/1990  
Mailing Address 7919 Folsom Blvd., Ste. 300 Sacramento, CA 95826  
Phone (916) 383-2500 FAX \_\_\_\_\_

**LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE**

ENGINEER/ARCHITECT RSC Engineering, Inc. c/o Tiffany Wilson  
Mailing Address 1420 Rocky Ridge Dr., Ste. 150 Roseville, CA 95661  
Phone 916-788-2884 FAX \_\_\_\_\_

LOCATION: The property is located on the East side of Clarksville Crossing  
N/E/W/S street or road

100' feet/miles North of the intersection with Highway 50  
N/E/W/S major street or road

in the El Dorado Hills area. PROPERTY SIZE 24.83 ac north; 15.73 ac south  
acreage / square footage

X [Signature] Date 5/18/23  
Signature of property owner or authorized agent

**FOR OFFICE USE ONLY**

Date \_\_\_\_\_ Fee \$ \_\_\_\_\_ Receipt # \_\_\_\_\_ Rec'd by \_\_\_\_\_ Census \_\_\_\_\_  
Zoning \_\_\_\_\_ GPD \_\_\_\_\_ Supervisor Dist \_\_\_\_\_ Sec/Twn/Rng \_\_\_\_\_

ACTION BY:  PLANNING COMMISSION

ACTION BY BOARD OF SUPERVISORS

Hearing Date \_\_\_\_\_

Hearing Date \_\_\_\_\_

Approved  Denied (Findings and/or conditions attached)

Approved  Denied (Findings and/or conditions attached)

Executive Secretary \_\_\_\_\_

Executive Secretary \_\_\_\_\_





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## PLANNED DEVELOPMENT

FILE # PD15-0001

ASSESSOR'S PARCEL NO.(s) 122-720-018, 002, & 003 (south side) 122-720-019, 020, & 021 (north side)

PROJECT NAME/REQUEST: (Describe proposed use) EDH 52-Costco Retail

IF SUBDIVISION/PARCEL MAP: Create North side 5 lots, ranging in size from 0.941 ac to 9.301 ac acre(s) / SF

IF ZONE CHANGE: From CR-PD/CL/TC to CR-PD & RM-PD GENERAL PLAN AMENDMENT: From N/A to \_\_\_\_\_

IF TIME EXTENSION, REVISION, CORRECTION: Original approval date N/A Expiration date \_\_\_\_\_

APPLICANT/AGENT AKT Investments

Mailing Address 7919 Folsom Blvd., Ste. 300 Sacramento, CA 95826  
P.O. Box or Street \_\_\_\_\_ City \_\_\_\_\_ State & Zip \_\_\_\_\_  
Phone ( 916 ) 383-2500 EMAIL: angeloc@aktdev.com

PROPERTY OWNER EDH 52 GP & Kemp JC & LA Family Trust 05/04/1990

Mailing Address 7919 Folsom Blvd., Ste. 300 Sacramento, CA 95826  
P.O. Box or Street \_\_\_\_\_ City \_\_\_\_\_ State & Zip \_\_\_\_\_  
Phone ( 916 ) 383-2500 EMAIL: angeloc@aktdev.com

**LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE**

ENGINEER/ARCHITECT RSC Engineering, Inc. c/o Tiffany Wilson

Mailing Address 1420 Rocky Ridge Dr., Ste. 150 Roseville, CA 95661  
P.O. Box or Street \_\_\_\_\_ City \_\_\_\_\_ State & Zip \_\_\_\_\_  
Phone ( 916 ) 788-2884 EMAIL: t.wilson@rsc-engr.com

LOCATION: The property is located on the SELECT ONE both side of Silva Valley Parkway  
100' feet/miles SELECT ONE N of the intersection with \_\_\_\_\_  
N / E / W / S street or road

\_\_\_\_\_ of the intersection with Highway 50  
N / E / W / S major street or road

in the El Dorado Hills area. PROPERTY SIZE 24.83 ac north & 18.43 ac south  
acreage / square footage

X [Signature] signature of property owner or authorized agent Date 5/18/23

**FOR OFFICE USE ONLY**

Date \_\_\_\_\_ Fee \$ \_\_\_\_\_ Receipt # \_\_\_\_\_ Rec'd by \_\_\_\_\_ Census \_\_\_\_\_  
Zoning \_\_\_\_\_ GPD \_\_\_\_\_ Supervisor Dist \_\_\_\_\_ Sec \_\_\_\_\_ Twn \_\_\_\_\_ Rng \_\_\_\_\_

ACTION BY PLANNING COMMISSION  
ZONING ADMINISTRATOR

ACTION BY BOARD OF SUPERVISORS

Hearing Date \_\_\_\_\_

Hearing Date \_\_\_\_\_

Approved \_\_\_\_\_ Denied \_\_\_\_\_  
findings and/or conditions attached

Approved \_\_\_\_\_ Denied \_\_\_\_\_  
findings and/or conditions attached

APPEAL:  
Approved \_\_\_\_\_ Denied \_\_\_\_\_

Executive Secretary \_\_\_\_\_





# COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

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FILE # P17-0007

ASSESSOR'S PARCEL NUMBER(s) 122-720-019, 020 & 021 (north side)

PROJECT NAME/REQUEST: (Describe proposed use) EDH 52

Subdivide 3 existing parcels into 5 parcels on the North side

IF SUBDIVISION/PARCEL MAP: Create 5 lots, ranging in size from .941 to 9.301 acre(s) / square feet

IF ZONE CHANGE: From CR-PD to RM-PD IF GENERAL PLAN AMENDMENT: From N/A to \_\_\_\_\_

IF TIME EXTENSION, REVISION, or CORRECTION: Original approval date \_\_\_\_\_ Expiration date \_\_\_\_\_

APPLICANT/AGENT AKT Investments c/o Angelo Christie

Mailing Address 7919 Folsom Blvd., Ste. 300 Sacramento, CA <pick from list> 95826

P.O. Box or Street City State ZIP

Phone ( 916 ) 383-2500 FAX ( )

PROPERTY OWNER EDH 52 GP

Mailing Address 7919 Folsom Blvd., Ste. 300 Sacramento, CA <pick from list> 95826

P.O. Box or Street City State ZIP

Phone ( 916 ) 383-2500 FAX ( )

**LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE**

RSC Engineering, Inc. c/o Tiffany Wilson

ENGINEER/ARCHITECT \_\_\_\_\_

Mailing Address 1420 Rocky Ridge Dr., Ste. 150 Roseville, CA 95661 <pick from list>

P.O. Box or Street City State ZIP

Phone ( 916 ) 788-2884 FAX ( )

LOCATION: The property is located on the <pick from list> east side of Silva Valley Parkway

N/E/W/S Street or Road

100' feet/miles <pick from list> N of the intersection with Highway 50

N/E/W/S Major Street or Road

in the El Dorado Hills <or pick from list> area. PROPERTY SIZE 24.83 ac. north

Acreage / Square Feet

\_\_\_\_\_  
Signature of property owner or authorized agent 5/18/23  
Date

**FOR OFFICE USE ONLY**

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

Zoning \_\_\_\_\_ GPD \_\_\_\_\_ Supervisor District \_\_\_\_\_ Sec \_\_\_\_\_ Twn \_\_\_\_\_ Rng \_\_\_\_\_

ACTION BY:  PLANNING COMMISSION  
 ZONING ADMINISTRATOR

ACTION BY BOARD OF SUPERVISORS

Hearing Date \_\_\_\_\_

Hearing Date \_\_\_\_\_

Approved \_\_\_\_\_ Denied \_\_\_\_\_  
(Findings and/or conditions attached)

Approved \_\_\_\_\_ Denied \_\_\_\_\_  
(Findings and/or conditions attached)

Executive Secretary \_\_\_\_\_

APPEAL:  
Approved \_\_\_\_\_ Denied \_\_\_\_\_

**LETTER OF AUTHORIZATION**

2023 JUN 26 AM 9: 21  
RECEIVED  
PLANNING DEPARTMENT

This form shall serve to notify that Kemp JC & LA Family Trust 05/04/1990 is the legal owner of the property and do hereby authorize RSC Engineering, Inc. and AKT Investments, Inc. to represent our interest as applicant for this project.

**Authorized Person:**

RSC Engineering, Inc.  
Tiffany Wilson  
1420 Rocky Ridge Dr., Suite 150  
Roseville, CA 95661  
(916) 788-2884  
[T.wilson@rsc-engr.com](mailto:T.wilson@rsc-engr.com)

AKT Investments, Inc.  
Angelo Christic  
7919 Folsom Blvd., Ste. 300  
Sacramento, CA 95826  
(916) 383-2500  
[angeloc@aktinvestments.com](mailto:angeloc@aktinvestments.com)

**Site Address:**

Northeast corner of Clarksville Crossing and Highway 50

**Legal Owner of:**

APN: 122-720-002

Kemp JC & LA Family Trust 05/04/1990

DocuSigned by:  
*John Kemp*  
568168A95EE540D...

By: John C. Kemp, Trustee

Date: 05-17-2023

DocuSigned by:  
*Lesley Ann Kemp*  
568168A95EE540D...

By: Lesley Ann Kemp, Trustee

Date: 05-17-2023

PROPERTY OWNER LIST

APN:122-720-018, 019, 020 & 021

EDH 52 GP

7919 Folsom Blvd., Ste. 300

Sacramento, CA 95826

APN: 122-720-002

Kemp JC & LA Family Trust

7919 Folsom Blvd., Ste. 300

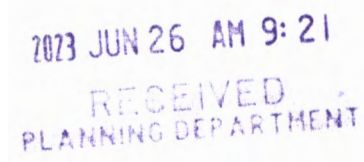
Sacramento, CA 95826

APN : 122-720-003 (portion of)

County of El Dorado

2850 Fairlane Court

Placerville, CA 95667





EDH 52 – COSTCO CONTACTS

North Side

2023 JUN 26 AM 9:21  
RECEIVED  
PLANNING DEPARTMENT

Owner

AKT Investments

Angelo Christie

7919 Folsom Blvd., Ste. 300

Sacramento, CA 95826

(916) 383-2500

[angeloc@aktdev.com](mailto:angeloc@aktdev.com)

Applicant/Engineer

RSC Engineering, Inc.

Tiffany Wilson/Jai Singh

1420 Rocky Ridge Drive, Ste. 150

Roseville, CA 95661

(916) 788-2884

[t.wilson@rsc-engr.com](mailto:t.wilson@rsc-engr.com) / [j.singh@rsc-engr.com](mailto:j.singh@rsc-engr.com)

Architect

Mark Marvelli

(916) 835-3171

[markmarvelli2@gmail.com](mailto:markmarvelli2@gmail.com)

Attorney

Hefner Law

Chad Roberts

2150 River Plaza Drive, Suite 450

Sacramento, CA 95833

(916) 925-6620

[croberts@hsmllaw.com](mailto:croberts@hsmllaw.com)

**South Side**

Owner

AKT Investments

Angelo Christie

7919 Folsom Blvd., Ste. 300

Sacramento, CA 95826

(916) 383-2500

[angeloc@aktdev.com](mailto:angeloc@aktdev.com)

Costco

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Issaquah, WA 98027

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[mokuma@northwestatlantic.com](mailto:mokuma@northwestatlantic.com)

Attorney

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Anna Shimko/Eric Phillips

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San Francisco, CA 94111

(415) 655-8115

[AShimko@bwslaw.com](mailto:AShimko@bwslaw.com)

Planner

Urban Planning Partners, Inc.

Lynette Dias

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Oakland, CA 94612

(510) 251-8210

[LDias@up-partners.com](mailto:LDias@up-partners.com)

Architect

MG2

Joseph Welch

1101 Second Avenue, Suite 100

Seattle, WA 98101

(206) 962-6628

[Joseph.Welch@MG2.com](mailto:Joseph.Welch@MG2.com)

Landscape

David Babcock & Associates  
David Babcock  
3581 Mt. Diablo Boulevard, Suite 235  
Lafayette, CA 94549  
(925) 283-5070  
[DBabcock@dbabcock.com](mailto:DBabcock@dbabcock.com)

Engineer

Keir & Wright  
Peter Bernard  
2995 Prospect Park Drive, Suite 100  
Rancho Cordova, CA 95670  
(916) 970-5784  
[pbernard@kierwright.com](mailto:pbernard@kierwright.com)



**EDH 52-COSTCO**  
**MIXED USE CENTER**  
**PROJECT DESCRIPTION**

2023 JUN 26 AM 9: 21

VED  
DEPARTMENT

**June 21, 2023**

**DESCRIPTION AND PURPOSE OF THE REQUEST**

EDH 52, GP (“Owner”) is pleased to submit this amended application requesting approval to construct a mixed-use development (collectively, the “Project”) in El Dorado County encompassing APNs: 122-720-002, 018, 019, 020 & 021 and a portion of 122-720-003 (abandoned Tong Road right-of way). The Project is located north of Highway 50 and Tong Road, east of Clarksville Crossing, and is bisected by Silva Valley Parkway. The northern portion of the property encompasses approximately 18.26 acres (“North Site”), and the southern portion is approximately 17.05 acres (“South Site”), net future public road right-of way. A 6.57-acre area of the North Site, previously planned for development, will be reserved to accommodate the future extension of Country Club Drive. A 1.38-acre area of the South Site west of Clarksville Crossing is not proposed for development as part of the Project. The Owner proposes a rezone of the North Site (122-720-019, 20, 21) from CR-PD to RM-PD and a rezone of a 0.52-acre outparcel continuous to the South Site (122-720-002) from CL to CR-PD. The Project is within the Planned Development Overlay zone such that a Development Plan Permit is required. The application includes two separate Development Plan Permit packages: one for the North Site and one for the South Site. Each Development Plan Permit will address the design guidelines and signage for the corresponding portion of the Project. In addition, the Owner is processing separate wetlands permits from the Army Corps of Engineers for each area. However, both the North Site and the South Site are one “project” for purposes of evaluating the Project’s environmental impacts under the California Environmental Quality Act (“CEQA”).

The maximum building area for the South Site is approximately 156,000 square feet and includes, without limitation, a Costco warehouse retail center, tire sales and installation, optical exams and optical sales, photo center and processing, hearing aid testing and sales, food service preparation and sales, meat preparation and sales, bakery and sales of baked goods, alcohol sales, and propane refueling and sales adjacent to tire sales and installation facility. Temporary outdoor sales may occur within the parking field adjacent to the warehouse for seasonal sales, such as Christmas trees from late November through December. The North Site is comprised of 14,000 square feet of retail uses within two single-story buildings, 304 multi-family units within five four-story buildings, and a single-story clubhouse and associated amenities.

**ENTITLEMENTS REQUESTED**

Overall Project:

- Tree Permit for removal of on-site trees will impact the North Site and South Site. Mitigation is expected through the payment of in lieu fees.
- Master Sign Program

- Variance for Master Sign Program to allow additional signage
- Conditional Use Permit for the Master Sign Program to allow individual tenants on the north side to revise the sign program, if needed

North Site:

- Rezoning from CR-PD to RM-PD
- Planned Development Permit approval to include:
  - site plan, building design, and preliminary landscape plan, storm drainage, and grading
  - design guidelines
- Tentative Parcel Map to reconfigure existing and create five (5) new parcels for purposes of sale, lease, or financing of the North Site. One parcel configured to accommodate future Country Club Drive extension by the County

South Site:

- Abandonment of the former Tong Road extension right of way and disposition of subsequent parcel
- Disposition of County-owned land near Highway 50
- Extension of existing CR-PD zoning designation to the 0.52-acre triangle parcel APN 122-720-002
- Planned Development Permit approval to include:
  - site plan, building design, and preliminary landscape plan, storm drainage, and grading

Each of the entitlements described above will be analyzed in an Environmental Impact Report to study the impacts and potential mitigation measures required for the Project.

**PROJECT OBJECTIVES**

Overall Project Objectives:

- Develop a high-quality planned mixed-use development on vacant and underutilized land adjacent to Highway 50 adequately served by public services and utilities that has been zoned for development by El Dorado County for more than 30 years.

- Promote economic growth and diverse new employment and retail/service opportunities for County residents.
- Increase the number of employees and contribute to the local job/housing balance.
- Provide additional housing close to commercial, retail, schools, and the highway 50 corridor.

North Site Objectives:

- Develop architectural and landscaping designs that soften the scale and mass of the buildings, create a pleasant and attractive appearance, and complement the surrounding area.
- Develop site plans that minimize potential access and circulation conflicts between automobiles and pedestrians, provide adequate off-street parking for store customers, employees and residents, and minimize impacts to the surrounding area.

South Site Objectives:

- Construct and operate a new Costco warehouse that serves the local community with goods and services from both nationally known businesses but also more regional and local businesses.
- Reduce energy consumption by incorporating sustainable design features and systems with enhanced energy efficiencies meeting State and federal code requirement.
- Provide a Costco warehouse in a location that is convenient for its members, the community, and employees to travel to shop and work.
- Provide a state-of-the-art Costco warehouse to better serve the membership in the greater El Dorado Hills area.
- Enhance the area with a warehouse that is architecturally designed to be responsive to the El Dorado Hills area design context and sensitive to the adjacent community, future development(s) and compatible with the need for a new warehouse in this market area.
- Continue and increase contribution to the County's tax base by Costco.
- Expand the space available for integrated retail sales of goods and services in El Dorado Hills market.
- Minimize circulation conflicts between automobiles and pedestrians.
- Provide a Costco warehouse in a location that is serviced by adequate



existing infrastructure including roadways and utilities.

- Develop a Costco warehouse that is large enough to accommodate all the uses and services Costco provides to its members elsewhere.
- Locate a Costco warehouse on a site Costco can purchase (rather than lease) to protect its substantial investment of time, money and goodwill in the location.

## **SITE INFORMATION**

### **Location**

The proposed Project is in El Dorado County. The Project site is adjacent to and north of Highway 50 and is bisected by Silva Valley Parkway. It is bordered by existing residences and an elementary school to the north, vacant land to the east, Clarksville Crossing to the west, and Highway 50 to the south.

### **Site Description**

The Project site is currently vacant. A small portion of the unused Tong Road right-of-way is proposed for development as part of South Site. The site consists of annual grassland with small oak woodlands. Less than 0.75 acres of wetlands and riparian areas are located on site.

## **DESCRIPTION OF THE PROPOSED PROJECT**

The maximum building area proposed for the South Site is approximately 156,000 square feet and includes, without limitation, a Costco warehouse retail center, tire sales and installation, optical exams and optical sales, photo center and processing, hearing aid testing and sales, food service preparation and sales, meat preparation and sales, bakery and sales of baked goods, alcohol sales, and propane refueling and sales adjacent to tire sales and installation facility. The warehouse retail center will also facilitate Costco's home delivery program by serving as a hub for Costco home delivery drivers to collect member orders for delivery to the surrounding area. Temporary outdoor sales may occur within the parking field adjacent to the warehouse for seasonal sales, such as Christmas trees from late November through December.

The North Site will include 304 apartment units ranging from studio to three-bedroom units. The apartment buildings will be 4 stories with the first floor having tuck under garages. An approximately 9,500 sf single story clubhouse with amenities is proposed. In addition, there will be 14,000 sf of retail space within two buildings along the northwestern corner. An outdoor patio and plaza is planned between the two buildings.

### **North Site Architecture**

The design theme for the North Site is proposed to be contemporary and will incorporate materials complimenting the surrounding landscape including composite wood siding, brick and stone veneers, and neutral colored stucco. The retail design is similar with additional glazing at the store fronts. Due to the natural topography of the North Site, the development will be located

approximately 8-10 feet above Silva Valley Parkway. North Site plans propose rockery retaining walls potentially utilizing rock excavated from the Project.

### **South Site Architecture**

The warehouse design is proposed to be contemporary and will set the standard for large format retail facades with variety of massing and appropriate materials for the building. By combining concrete masonry block and architectural metal panels, Costco intends to create a scale and architectural interest to minimize the visual impact of a large retail warehouse. By use of design techniques such as the location of building materials, landscaping, and the incorporation of varying parapet cap heights, Costco can successfully break the long elevations both horizontally and vertically at the appropriate height to conceal roof top mounted mechanical equipment. The technique of breaking a long elevation into smaller elements with varied materials and colors is used to create a more pedestrian-friendly scale in the proposed design. The proposed colors are warm natural earth tones, which will relate to the proposed surrounding development by utilizing similar building materials and architectural detailing.

The South Site has been designed to utilize the existing slope of the site by locating the warehouse in the southeast corner of the site, where the elevation of existing streets adjacent to the site are the highest. By building the warehouse adjacent to higher elevation land and providing a subterranean parking structure, the height of the building and visual impacts relative to the surrounding environment are minimized. The subterranean portion of the parking structure will be adjacent to the west side of the warehouse and contain 214 parking spaces underneath the at-grade parking structure. Vehicle access to this lower-level parking would be provided by ramps on the north and south sides of the underground parking structure – the ramp on the north side would allow vehicles to enter the lower-level parking structure directly from Clarksville Crossing and the ramp on the south side would allow vehicle access from the at-grade parking lot above. A third ramp would provide pedestrian access from the lower level up to the at-grade parking and entry to the warehouse. The main entry feature to the warehouse is proposed to be oriented towards the northwest so that the loading dock and truck deliveries would be accessed from and oriented towards Interstate 50, providing greater separation with the existing residences.

The warehouse is proposed to include one customer entrance to the main Costco store that would be located at the northwest corner. The El Dorado Hills Costco is expected to include a bakery, pharmacy, optical center with optical exams and retail optical sales, hearing aid testing center, food court, and a photo center along with the sales of approximately 4,000 products. The warehouse would include a five bay Tire Center, a +/-5,300 square-foot facility with member access via the inside of the main Costco building, which would include tire sales and a tire installation facility. A promotional vehicle may be on display near the entry to the building. This vehicle would be used to promote online or offsite vehicle sales; no vehicles are proposed to be sold on site.

### **Costco Operations**

It is anticipated that the El Dorado Hills Costco warehouse will employ approximately 165 to 170 employees.

Costco Wholesale is a membership-only retail/wholesale business, selling high quality national brands and private label merchandise for commercial and personal use. The warehouse hours are anticipated to be Monday through Friday from 9:00 am to 8:30 pm, and Saturday and Sunday from 9:00 am to 7:00 pm.

Costco anticipates an average of about 10 trucks delivering goods on a typical weekday. The trucks range in size from 26 feet long for single-axle trailers to 70 feet long for double-axle trailers. Receiving time is from 2:00 a.m. to 1:00 p.m., averaging 2 to 3 trucks per hour, with most of the deliveries completed before the 10:00 a.m. opening time. Deliveries to the warehouse are made primarily in Costco trucks from its freight consolidation facility in Tracy, California, coming to the site from Interstate 50, and accessing the site from Silva Valley Parkway.

The tire center typically will receive shipments of tires one to two times per week in single- or double-trailer trucks of up to 70 feet in length, and the same delivery truck will pick up old tires for recycling. Deliveries to and pickups from the tire center will be scheduled for pre-opening hours, typically about 6:00 a.m.

### **Costco Sustainability Features**

The entire proposed Project will incorporate sustainability features per the California Title 24 energy requirements. In addition, to reduce energy consumption and promote sustainability, Costco will incorporate many energy saving measures when constructing a new facility. Below are some of the significant practices that Costco currently incorporates into new buildings that help conserve energy and other natural resources that are expected to be used in connection with the development of the South Site:

- Parking lot light standards will be designed in order to provide even light distribution, and utilize less energy compared to a greater number of fixtures at lower heights. The use of LED lamps can provide a higher level of perceived brightness with less energy than other lamps such as high-pressure sodium.
- New and renewable building materials are typically extracted and manufactured within the region. When masonry and concrete are used, the materials purchased are local to the project, minimizing the transportation distances and impact to local road networks.
- The use of pre-manufactured building components, including structural framing and metal panels, helps to minimize waste during construction.
- Pre-manufactured metal wall panels with insulation carry a higher R-Value and greater solar reflectivity to help conserve energy as compared to other materials. Building heat absorption is further reduced by a decrease in the thermal mass of the metal wall when compared to a typical masonry block wall.
- A substantial amount of the proposed plant material for the South Site is climate adapted to the region and will use less water than other common



species.

- The irrigation system includes the use of deep root watering bubblers for parking lot trees to minimize usage and ensure that water goes directly to the intended planting areas.
- Storm water management plans are designed to maintain quality control and storm water discharge rates based on the County requirements.
- High-efficiency restroom fixtures can achieve a 40% decrease and water savings over U.S. standards.
- Commissioning of mechanical systems will occur to ensure that the HVAC systems are performing as designed. HVAC comfort systems can be controlled by a computerized building management system to maximize efficiency.
- HVAC units planned for the South Site are high efficiency direct ducted units, which have phased out the use of HCFC's completely, long before the Montreal Protocol timeline.
- Parking lot and exterior lights can be controlled by a photo sensor and time clock.
- Lighting is controlled by the overall project energy management system.
- Energy efficient Transformers (i.e., Square D Type EE transformers) are planned to be used.
- Variable speed motors will be used on make-up air units and booster pumps.
- Gas water heaters are direct vent and 94% efficient or greater.
- Reclaim tanks are used to capture heat released by refrigeration equipment to heat domestic water in lieu of venting heat to the outside.
- The Main Building structure is a pre-engineered system that uses 100% recycled steel materials and is designed to minimize the amount of material used.
- Construction waste is recycled whenever possible.
- Floor sealant is No-VOC and represents over 80% of the floor area.
- CO2 is monitored throughout the warehouse.
- Extensive recycling/reuse program is implemented for warehouse and office space including tires, cardboard, grease, plastics, and electronic waste.

- Use of plastic shopping bags is avoided.
- Suppliers are required to reduce packaging and consider alternative packaging solutions.
- Distribution facilities are strategically located to minimize miles traveled for delivery.
- Deliveries are made in full trucks.
- All Costco trucks are equipped with an engine idle shut off timers.

## **SIGNAGE**

Proposed monument sign locations are depicted on the proposed site plan for both the North Site and the South Site.

### North Site

Building signs for the North Site will be a part of a separate sign permit and are not proposed at this time.

### South Site

On the South Site, proposed signage includes the Costco warehouse typical signage, a pylon signage at the southeast corner of the parcel at Silva Valley Parkway, and a monument sign located at the northern side of the main entry. The South Site is requesting deviations from Chapter 130.36 of the County Code, including an increase in maximum allowed sign area and an increase in maximum allowed sign height.

Building signage consists of the signature Costco red and blue corporate colors. The signage is scaled appropriately to the mass of the building elevations to not overwhelm but to reinforce the brand that Costco has established. The warehouse wall signage will consist of externally illuminated reverse pan channel letters, and the gas station signage will also be externally illuminated.

A monument sign located on the north side of the main entry will also be include as part of the Project signage. The sign will be approximately 16 feet tall and 17 feet wide with multiple internally illuminated panels for tenant identification for businesses located on the North Site.

## **SITE ACCESS**

It is anticipated that the Project site will have multiple points of access. A traffic signal is proposed at the main driveway and Silva Valley Parkway to provide access to both the South Site and the North Site.

### North Site

A right in and out is proposed on Silva Valley Parkway generally across from the existing Clarksville Crossing in the interim. An emergency access to Tong Road from the apartments is proposed. After Country Club Drive is extended through the property a driveway will connect to that road for an additional point of access.

### South Site

Regional access to the warehouse will be from Interstate 50 via the Silva Valley Parkway exit. One full-access driveway with a signalized intersection is proposed along the eastern portion of the site, and an additional three driveways are proposed along the Project's western side to provide access from Clarksville Crossing. An interim signal at Clarksville Crossing is proposed to allow a northbound left turn from Silva Valley Parkway onto Clarksville Crossing. This signal will go away when the County constructs the Country Club Drive extension further north. At that time the Clarksville Crossing will become a right in and out only. An ADA-compliant pedestrian pathway will extend from the warehouse to the northern property boundary where it will connect to Silva Valley Parkway. The Project provides oversized parking stalls of 10 feet x 20 feet that are larger than the minimum El Dorado County requirements to provide members with easier accessibility to vehicles.

## **LOADING**

The South Site truck loading dock is located at the southwest corner of the building adjacent to Interstate 50. The bay doors will be equipped with sealed gaskets to limit noise impacts. A smaller on grade door is also located on the south side of the building. This door is to receive bread delivery and Federal Express type trucks. A transformer and two trash compactors will also be located along the south edge of the building proposed for the South Site. Dense landscape material provides the necessary screening to this area (see South Site Landscape Plan).

## **PARKING LOT**

The North Site proposes 65 stalls for the retail portion and 565 stalls for the apartment project.

The South Site proposes 763 total parking stalls, which exceeds the required El Dorado County parking requirement of 642 stalls. Approximately 549 parking stalls are provided at grade adjacent to the warehouse entry and tire center. The remaining 214 parking stalls are provided within the subterranean parking structure on the west side of the warehouse.

ADA parking will comply with the County Code and Title 24 requirements.

## **BICYCLE PARKING**

The Project will provide bicycle parking spaces (lockers and racks) throughout the site that will meet County and Title 24 requirements.

## **PEDESTRIAN CIRCULATION**

A pedestrian walkway for each portion of the Project will connect the buildings to Silva Valley Parkway.

## **LANDSCAPING**

The Project will include a variety of drought-tolerant landscaping options. The North Site landscaping will provide screening along the boundary which will consist of evergreen trees and shrub rows. Shade trees with large canopy coverage will be planted in the North Site parking lot for shade. Planting at the North Site entries will be highlighted and defined by seasonal accented trees and shrubs with the use of colorful plant material. Shrubs will be low growing to maintain line-of-sight to the street. Along the streets, plantings will incorporate shade trees and mixed species and forms of shrubs to create interest, color, and buffering.

The South Site landscape plan includes a mix of climate adapted shrubs and grasses, and a variety of shade trees. The South Site landscape design has incorporated a generous perimeter buffer which includes evergreen and deciduous trees and shrubs to enhance the streetscape. Landscape islands are typically provided at one island per five lineal parking spaces in the South Site parking field to provide shading of the parking lot with the parking lot trees and landscaping per County requirements. The South Site landscape plan has been designed to assist with the screening of the at-grade parking deck above the lower-level parking. The proposed trees and landscaping will meet El Dorado County requirements of 50% shading on the site within the majority of the provided parking area, with the grade-level deck above the subterranean parking meeting this requirement only where trees can be planted due to the constraints of the structure beneath.

The Project proposes to pay in-lieu fees as mitigation for the loss of the oak woodland.

## **LIGHTING**

The North Site will provide single head -light fixtures throughout the parking areas and driveways. The overall height of the lighting on the North Site, including the lighting fixtures and a 3-foot base, will be 18 feet in the parking lot, And 10' at the apartment garages and carports. LED luminaires will be used for the parking lot lights.

The South Site parking lot will be illuminated with standard downward LED fixtures affixed to a 37-foot light pole. The lighting fixtures are of a “shoe-box” style. Parking lot light standards are designed to provide even light distribution for vehicle and pedestrian safety. The parking lot lights will be timer controlled to limit lighting after the warehouse has closed and most employees are gone from the warehouse. Parking lot lighting will only remain on to provide security and emergency lighting only along the main driveways. Lighting fixtures will also be located on the building approximately every 40 feet around the exterior of the building to provide safety and security. Parking and site lighting will incorporate the use of cutoff lenses to keep light from overflowing beyond the South Site boundaries.



## **GRADING**

A preliminary grading plan has been prepared for review as part of the application submittals. Each site is designed to balance independently, and it is the intent of this application to allow for mass grading of both sites individually.

The initial geotechnical investigations show rock on the site. It appears blasting may be required at depths greater than 15'-20'. This may occur on the north side for utility trenching.

## **ON-SITE IMPROVEMENTS**

The Project is designed to allow either the North Site or the South Site to develop independent from the other. Mass grading of each site to accommodate future development will occur in the first phase of development, including filling of the permitted wetlands and permitted tree removal. In the event the South Site develops first, utility crossings under Silva Valley Parkway will be constructed as part of the South Site infrastructure work to serve the North Site. In the event the North Site develops first, interim facilities will be constructed on the North Site.

The second phase for each site will include construction of the parking, landscaping, lighting, utility infrastructure, and driveways designed to support the buildings. Site improvements will be constructed in various phases depending on the extent of development occurring at any given time. Buildings can be started once site improvements are sufficiently completed to allow construction and emergency fire access.

## **OFF-SITE IMPROVEMENTS**

A proposed traffic signal and appurtenant facilities will be located on Silva Valley Parkway at the main driveway of the Project to provide a connection to both the South Site and the North Site. An additional traffic signal is proposed at the intersection of Clarksville Crossing and Silva Valley Parkway as an interim until Country Club Drive is extended by the County.

## **UTILITY INFRASTRUCTURE**

The property will need to annex into El Dorado Irrigation District (EID) in order to acquire sanitary sewer and water service. EID stated in its December 6, 2018 Facilities Improvement Letter that there should be adequate water supply and sewer capacity available to serve a similar type of project. The Project will tie into the existing 18-inch potable water main and the 21-inch gravity sewer line in Clarksville Crossing. An updated Facilities Improvement Letter will be requested through EID at the appropriate time.

The property will also annex into the El Dorado Hills County Water District (Fire Protection) prior to building permit issuance.

Sanitary service and potable water for the North Site will be provided by public (EID) sanitary sewer and water lines that cross the South Site. Reclaimed water is available for

non-potable irrigation use and will be provided by extending an existing reclaimed line in Silva Valley Parkway north of the Project site.

Dry utilities (electric, gas, telephone, and cable TV) will be provided from existing infrastructure located to the north of the Project site in Silva Valley Parkway. Dry utilities will need to be extended along the frontage of both the North Site and the South Site.

### **STORM DRAINAGE DESCRIPTION**

The on-site drainage system will connect to El Dorado County's storm drain infrastructure in Clarksville Crossing. The Project has typical pollutant sources from parking lot runoff, loading/unloading areas, outdoor storage areas, and a trash compactor. This Project proposes bioretention areas and underground water quality vaults as the form of treatment for the site.

### **TRUCK CIRCULATION**

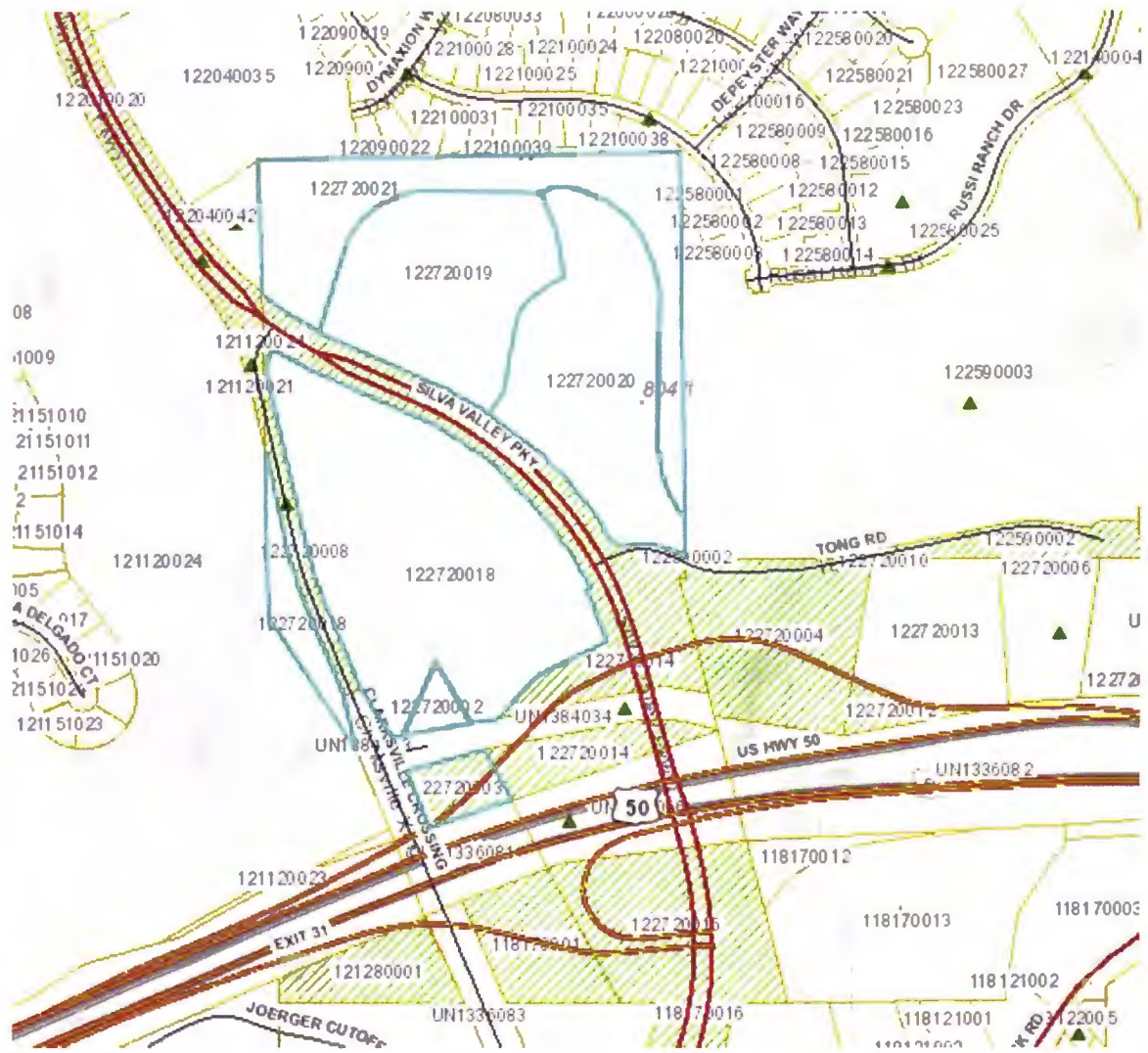
Truck access will be allowed at all driveway locations depending on the size of the delivery truck and direction of travel.

### **OTHER GOVERNMENTAL AGENCY APPROVALS**

Additional subsequent approvals and permits that may be required from local, regional, state, and federal agencies are identified below.

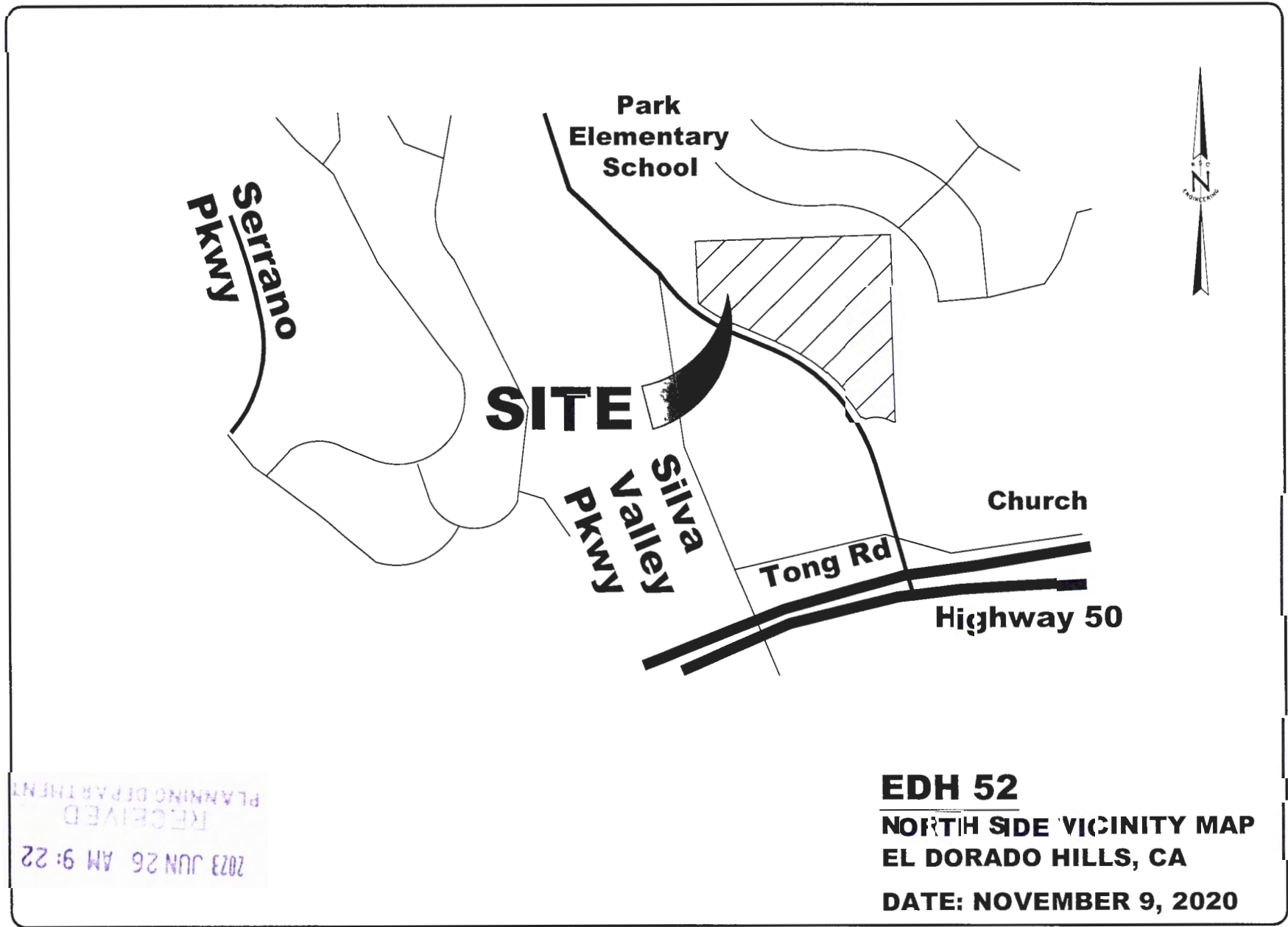
- El Dorado Irrigation District -Water and Sewer-Annexation and Utility Approval
- El Dorado County Resource Conservation District-Onsite Plan Approval
- El Dorado Hills County Water District (Fire Protection)-Annexation and Fire Approval
- El Dorado County Air Quality Management District-Air Quality Permit
- El Dorado County Department of Transportation -Encroachment Permit/Grading Permit/Onsite Plan Approval
- El Dorado County Building Services-Building Permit/Sign Permit
- Central Valley Regional Water Quality Control Board-NPDES General Permit for Stormwater Discharge
- California Department of Fish and Wildlife-Wetland Approval

- Army Corps-Wetland Permitting for each side
- LAFCO-Annexation approval for EID and El Dorado Fire Protection District along with the Bureau of Land Reclamation



2023 JUN 26 AM 9:22  
PLANNING DEPARTMENT





PLANNING DEPARTMENT  
RECEIVED  
2023 JUN 26 AM 9:22

**EDH 52**  
**NORTH SIDE VICINITY MAP**  
**EL DORADO HILLS, CA**  
**DATE: NOVEMBER 9, 2020**

52/10

**PARCEL MAP** 91/29  
 BEING TRACT 1, AREA 3 AND PORTIONS  
 OF TRACT 1 AREA 1, R.S. 32-43  
 AND BEING A PORTION OF THE S.W. 1/4  
 OF SECTION 1, T.9 N., R.8 E., M.D.M.  
 COUNTY OF EL DORADO  
 STATE OF CALIFORNIA  
 DECEMBER 2018



2250 Douglas Blvd.  
 Suite 150  
 Roseville, CA 95661  
 Ph: 916.788.2884  
 Fax: 916.788.4408

**NOTES**

- REFER TO DOCUMENT NO. 2018- 49079 FOR THE CONSENT OF ALL PARTIES HAVING RECORD TITLE INTEREST.
- REFER TO DOCUMENT NO. 2018- 49080 FOR NOTICE OF RESTRICTION.
- PARCELS 1, 2 AND 3 WILL EACH BE ALLOWED ONE (1) RIGHT-IN, RIGHT-OUT ONLY ACCESS POINT ONTO SILVA VALLEY PARKWAY AT LOCATIONS DETERMINED BY THE DEPARTMENT OF TRANSPORTATION. RECIPROCAL ACCESS RIGHTS SHALL BE PROVIDED MUTUALLY BETWEEN PARCELS 2, 3 AND 4, WITH AN EASEMENT SHOWN ON THIS FINAL MAP FROM LOT 3, THROUGH LOT 2 TO LOT 4.

**REFERENCES**

- R.S. 16-147
- R.S. 25-102
- R.S. 31-111
- R.S. 32-43
- R.S. 32-88
- SUBDIVISION I-26 VILLAGE D2, EL DORADO HILLS, UNIT NO. 1
- SUBDIVISION I-45 PLAT OF SERRANO VILLAGE A - UNIT 4
- SUBDIVISION I-46 PLAT OF SERRANO VILLAGE A - UNIT 5
- SUBDIVISION J-21 PLAT OF SERRANO VILLAGE A - UNIT 8
- 878 O.R. 229
- DOC-2009-0010886, O.R.
- DOC-2016-0036023, O.R.
- 3322 O.R. 79
- R.S. 25-148
- P.M. 48-45

**NOTES:**

- THE EASEMENT DESCRIBED IN BOOK 84 OF DEEDS, PAGE 461 CANNOT BE LOCATED FROM RECORD INFORMATION.
- THE EASEMENT DESCRIBED IN BOOK 99 OF DEEDS, PAGE 205 CANNOT BE LOCATED FROM RECORD INFORMATION.
- THE EASEMENT DESCRIBED IN BOOK 396, PAGE 580, O.R. CANNOT BE LOCATED FROM RECORD INFORMATION.
- ALL BEARINGS AND DISTANCES ALONG CURVES ARE CHORD MEASUREMENTS.
- ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.
- ALL DISTANCES SHOWN PER REFERENCES (5) AND (12) HAVE BEEN CONVERTED TO GROUND DISTANCES.

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 1, T.9N., R.8E., M.D.M., AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 32 OF SURVEYS, AT PAGE 88, EL DORADO COUNTY RECORDS, BASED UPON FOUND MONUMENTS SHOWN HEREON.

**LEGEND**

- DIMENSION POINT (NOTHING FOUND OR SET)
- FOUND MONUMENT AS NOTED
- ⚡ FOUND 3/4" IRON PIPE NO TAG
- ⊗ FOUND 3/4" CAPPED IRON PIPE "RCE 20462-1989"(1)
- FOUND 3/4" IRON PIPE WITH PLUG STAMPED "LS 4806"(3)(5)
- ⊠ FOUND 6"x8" CONCRETE HIGHWAY MONUMENT (3)(5)
- ⬠ FOUND 1/4 CORNER MONUMENT AS NOTED
- ⊠ FOUND SECTION CORNER MONUMENT AS NOTED
- SET 5/8" REBAR W/ALUMINUM CAP STAMPED: "L.S. 7375"
- R.S. RECORD OF SURVEY
- S.D. SUBDIVISION MAP
- (R) RADIAL LINE
- S.E. SLOPE EASEMENT
- D.E. DRAINAGE EASEMENT
- |||| NO INGRESS OR EGRESS RIGHTS LINE

**SURVEYOR'S STATEMENT**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF EDH 52 ON JUNE 19, 2018. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. ALL THE MONUMENTS WILL BE OF THE CHARACTER AND WILL OCCUPY THOSE POSITIONS BEFORE NOVEMBER 31, 2020, AND THEY WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: 12/14/18

John E. Klamm  
 JOHN E. KLAMM, L.S. 7375  
 LICENSE EXPIRES: 12-31-19



**COUNTY SURVEYOR'S STATEMENT**

I HAVE EXAMINED THE MAP. THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF. ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH. I AM SATISFIED THE MAP IS TECHNICALLY CORRECT.

DATE: DECEMBER 27, 2018

Richard L. Briner  
 RICHARD L. BRINER L.S. 5084  
 COUNTY SURVEYOR  
 COUNTY OF EL DORADO, CALIFORNIA



Philip R. Mosbacher  
 PHILIP R. MOSBACHER L.S. 7189  
 DEPUTY SURVEYOR  
 COUNTY OF EL DORADO, CALIFORNIA

**COUNTY RECORDER'S CERTIFICATE**

I, WILLIAM E. SCHULTZ HEREBY CERTIFY THAT PLACER TITLE COMPANY PARCEL MAP GUARANTEE NO. PMGA-2011017 WAS FILED WITH THIS OFFICE AND THAT THIS PARCEL MAP WAS ACCEPTED FOR RECORD AND FILED THIS 28 DAY OF December, 2018 AT 14:35:15 IN BOOK 52 OF PARCEL MAPS AT PAGE 10 AT THE REQUEST OF EDH 52.

DOCUMENT NO. 2018-0049078

William E. Schultz  
 WILLIAM E. SCHULTZ  
 COUNTY RECORDER, CLERK  
 COUNTY OF EL DORADO, CALIFORNIA

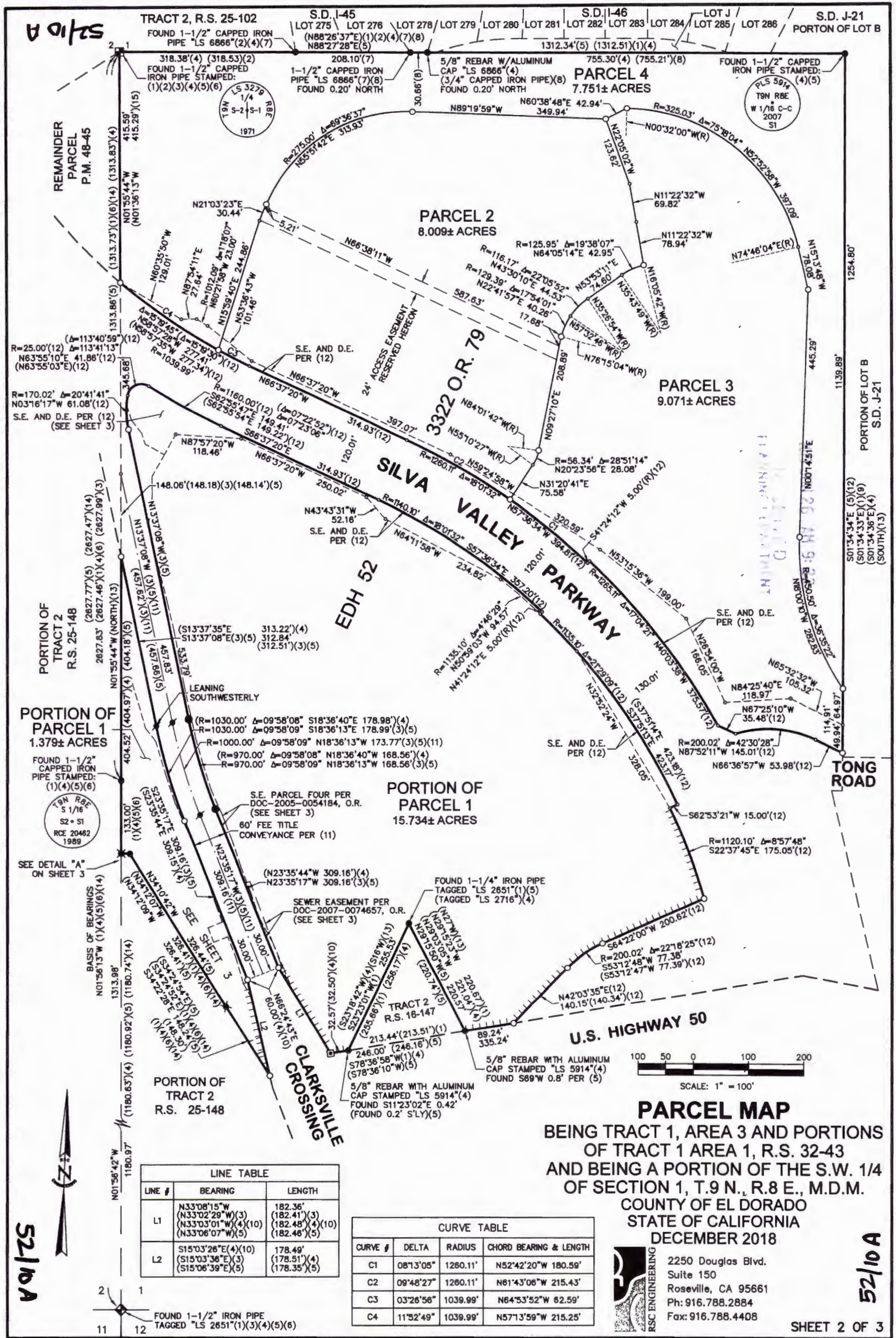
BY: Michelle Righet  
 DEPUTY

PLAT 52 JUN 26 2018 9:22  
 22:6 14 07 1100 0707

52/10

52/10





52/10 A

52/10 A

TRACT 2, R.S. 25-102 S.D. I-45 LOT 275 LOT 276 LOT 278 LOT 279 LOT 280 LOT 281 S.D. I-46 LOT 282 LOT 283 LOT 284 LOT 285 LOT 286 S.D. J-21 PORTION OF LOT B

FOUND 1-1/2" CAPPED IRON PIPE "LS 6866"(2)(4)(7) 318.38'(4) (318.53)(2) FOUND 1-1/2" CAPPED IRON PIPE STAMPED: (1)(2)(3)(4)(5)(6) 208.10'(7) 1-1/2" CAPPED IRON PIPE "LS 6866"(7)(8) FOUND 0.20' NORTH 5/8" REBAR W/ALUMINUM CAP "LS 6866"(4) (3/4" CAPPED IRON PIPE)(8) FOUND 0.20' NORTH 755.30'(4) (755.21')(8) FOUND 1-1/2" CAPPED IRON PIPE STAMPED: (4)(5) PLS 59/4 T9N R8E W 1/16 C-C 2007 S1

REMAINDER PARCEL P.M. 48-45 30.66'(8) N89°19'59"W 42.94' 349.94' R=325.03' Δ=75°18'04" N52°32'58"W 397.08' N00°32'00"W(R) N11°22'32"W 69.82' N11°22'32"W 78.94' N74°46'04"E(R) N15°13'48"W 78.08' 1254.80'

PARCEL 2 8.009± ACRES R=125.95' Δ=19°38'07" N64°05'14"E 42.95' R=116.17' Δ=22°05'52" N43°30'10"E 44.53' R=129.39' Δ=17°54'01" N22°41'57"E 40.26' R=17.68' N57°32'45"W(R) N35°43'49"W(R) N57°32'45"W(R) N76°15'04"W(R) N16°05'42"W(R) N11°22'32"W 69.82' N74°46'04"E(R) N15°13'48"W 78.08' 1254.80'

PARCEL 3 9.071± ACRES R=116.17' Δ=22°05'52" N43°30'10"E 44.53' R=129.39' Δ=17°54'01" N22°41'57"E 40.26' R=17.68' N57°32'45"W(R) N35°43'49"W(R) N57°32'45"W(R) N76°15'04"W(R) N16°05'42"W(R) N11°22'32"W 69.82' N74°46'04"E(R) N15°13'48"W 78.08' 1254.80'

PARCEL 4 7.751± ACRES R=325.03' Δ=75°18'04" N52°32'58"W 397.08' N00°32'00"W(R) N11°22'32"W 69.82' N11°22'32"W 78.94' N74°46'04"E(R) N15°13'48"W 78.08' 1254.80'

3322 O.R. 79 R=116.00'(12) Δ=07°22'52"(12) S113°37'35"E 312.22'(4) S13°37'08"E(3)(5) 312.84'(3)(5) (312.51')(3)(5) R=1160.00'(12) Δ=07°22'52"(12) S113°37'35"E 312.22'(4) S13°37'08"E(3)(5) 312.84'(3)(5) (312.51')(3)(5) R=1160.00'(12) Δ=07°22'52"(12) S113°37'35"E 312.22'(4) S13°37'08"E(3)(5) 312.84'(3)(5) (312.51')(3)(5)

EDH 52 R=116.00'(12) Δ=07°22'52"(12) S113°37'35"E 312.22'(4) S13°37'08"E(3)(5) 312.84'(3)(5) (312.51')(3)(5) R=1160.00'(12) Δ=07°22'52"(12) S113°37'35"E 312.22'(4) S13°37'08"E(3)(5) 312.84'(3)(5) (312.51')(3)(5)

SILVA VALLEY PARKWAY R=116.00'(12) Δ=07°22'52"(12) S113°37'35"E 312.22'(4) S13°37'08"E(3)(5) 312.84'(3)(5) (312.51')(3)(5) R=1160.00'(12) Δ=07°22'52"(12) S113°37'35"E 312.22'(4) S13°37'08"E(3)(5) 312.84'(3)(5) (312.51')(3)(5)

U.S. HIGHWAY 50 R=116.00'(12) Δ=07°22'52"(12) S113°37'35"E 312.22'(4) S13°37'08"E(3)(5) 312.84'(3)(5) (312.51')(3)(5) R=1160.00'(12) Δ=07°22'52"(12) S113°37'35"E 312.22'(4) S13°37'08"E(3)(5) 312.84'(3)(5) (312.51')(3)(5)

CLARKSVILLE CROSSING R=116.00'(12) Δ=07°22'52"(12) S113°37'35"E 312.22'(4) S13°37'08"E(3)(5) 312.84'(3)(5) (312.51')(3)(5) R=1160.00'(12) Δ=07°22'52"(12) S113°37'35"E 312.22'(4) S13°37'08"E(3)(5) 312.84'(3)(5) (312.51')(3)(5)

PORTION OF PARCEL 1 1.379± ACRES R=116.00'(12) Δ=07°22'52"(12) S113°37'35"E 312.22'(4) S13°37'08"E(3)(5) 312.84'(3)(5) (312.51')(3)(5) R=1160.00'(12) Δ=07°22'52"(12) S113°37'35"E 312.22'(4) S13°37'08"E(3)(5) 312.84'(3)(5) (312.51')(3)(5)

PORTION OF PARCEL 1 15.734± ACRES R=116.00'(12) Δ=07°22'52"(12) S113°37'35"E 312.22'(4) S13°37'08"E(3)(5) 312.84'(3)(5) (312.51')(3)(5) R=1160.00'(12) Δ=07°22'52"(12) S113°37'35"E 312.22'(4) S13°37'08"E(3)(5) 312.84'(3)(5) (312.51')(3)(5)

PORTION OF TRACT 2 R.S. 25-148 R=116.00'(12) Δ=07°22'52"(12) S113°37'35"E 312.22'(4) S13°37'08"E(3)(5) 312.84'(3)(5) (312.51')(3)(5) R=1160.00'(12) Δ=07°22'52"(12) S113°37'35"E 312.22'(4) S13°37'08"E(3)(5) 312.84'(3)(5) (312.51')(3)(5)

U.S. HIGHWAY 50 R=116.00'(12) Δ=07°22'52"(12) S113°37'35"E 312.22'(4) S13°37'08"E(3)(5) 312.84'(3)(5) (312.51')(3)(5) R=1160.00'(12) Δ=07°22'52"(12) S113°37'35"E 312.22'(4) S13°37'08"E(3)(5) 312.84'(3)(5) (312.51')(3)(5)

CLARKSVILLE CROSSING R=116.00'(12) Δ=07°22'52"(12) S113°37'35"E 312.22'(4) S13°37'08"E(3)(5) 312.84'(3)(5) (312.51')(3)(5) R=1160.00'(12) Δ=07°22'52"(12) S113°37'35"E 312.22'(4) S13°37'08"E(3)(5) 312.84'(3)(5) (312.51')(3)(5)

U.S. HIGHWAY 50 R=116.00'(12) Δ=07°22'52"(12) S113°37'35"E 312.22'(4) S13°37'08"E(3)(5) 312.84'(3)(5) (312.51')(3)(5) R=1160.00'(12) Δ=07°22'52"(12) S113°37'35"E 312.22'(4) S13°37'08"E(3)(5) 312.84'(3)(5) (312.51')(3)(5)

CLARKSVILLE CROSSING R=116.00'(12) Δ=07°22'52"(12) S113°37'35"E 312.22'(4) S13°37'08"E(3)(5) 312.84'(3)(5) (312.51')(3)(5) R=1160.00'(12) Δ=07°22'52"(12) S113°37'35"E 312.22'(4) S13°37'08"E(3)(5) 312.84'(3)(5) (312.51')(3)(5)

U.S. HIGHWAY 50 R=116.00'(12) Δ=07°22'52"(12) S113°37'35"E 312.22'(4) S13°37'08"E(3)(5) 312.84'(3)(5) (312.51')(3)(5) R=1160.00'(12) Δ=07°22'52"(12) S113°37'35"E 312.22'(4) S13°37'08"E(3)(5) 312.84'(3)(5) (312.51')(3)(5)

CLARKSVILLE CROSSING R=116.00'(12) Δ=07°22'52"(12) S113°37'35"E 312.22'(4) S13°37'08"E(3)(5) 312.84'(3)(5) (312.51')(3)(5) R=1160.00'(12) Δ=07°22'52"(12) S113°37'35"E 312.22'(4) S13°37'08"E(3)(5) 312.84'(3)(5) (312.51')(3)(5)

U.S. HIGHWAY 50 R=116.00'(12) Δ=07°22'52"(12) S113°37'35"E 312.22'(4) S13°37'08"E(3)(5) 312.84'(3)(5) (312.51')(3)(5) R=1160.00'(12) Δ=07°22'52"(12) S113°37'35"E 312.22'(4) S13°37'08"E(3)(5) 312.84'(3)(5) (312.51')(3)(5)

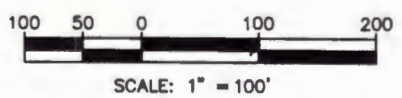
CLARKSVILLE CROSSING R=116.00'(12) Δ=07°22'52"(12) S113°37'35"E 312.22'(4) S13°37'08"E(3)(5) 312.84'(3)(5) (312.51')(3)(5) R=1160.00'(12) Δ=07°22'52"(12) S113°37'35"E 312.22'(4) S13°37'08"E(3)(5) 312.84'(3)(5) (312.51')(3)(5)

U.S. HIGHWAY 50 R=116.00'(12) Δ=07°22'52"(12) S113°37'35"E 312.22'(4) S13°37'08"E(3)(5) 312.84'(3)(5) (312.51')(3)(5) R=1160.00'(12) Δ=07°22'52"(12) S113°37'35"E 312.22'(4) S13°37'08"E(3)(5) 312.84'(3)(5) (312.51')(3)(5)

CLARKSVILLE CROSSING R=116.00'(12) Δ=07°22'52"(12) S113°37'35"E 312.22'(4) S13°37'08"E(3)(5) 312.84'(3)(5) (312.51')(3)(5) R=1160.00'(12) Δ=07°22'52"(12) S113°37'35"E 312.22'(4) S13°37'08"E(3)(5) 312.84'(3)(5) (312.51')(3)(5)

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N33°08'15"W	182.36'
	N33°02'29"W(3)	(182.41')(3)
	N33°03'01"W(4)(10)	(182.48')(4)(10)
	N33°06'07"W(5)	(182.48')(5)
L2	S15°03'26"E(4)(10)	178.49'
	S15°03'36"E(3)	(178.51')(4)
	S15°06'39"E(5)	(178.35')(5)

CURVE TABLE			
CURVE #	DELTA	RADIUS	CHORD BEARING & LENGTH
C1	08°13'05"	1260.11'	N52°42'20"W 180.59'
C2	09°48'27"	1260.11'	N61°43'06"W 215.43'
C3	03°26'56"	1039.99'	N64°53'52"W 62.59'
C4	11°32'49"	1039.99'	N57°13'59"W 215.25'



**PARCEL MAP**  
 BEING TRACT 1, AREA 3 AND PORTIONS  
 OF TRACT 1 AREA 1, R.S. 32-43  
 AND BEING A PORTION OF THE S.W. 1/4  
 OF SECTION 1, T.9 N., R.8 E., M.D.M.  
 COUNTY OF EL DORADO  
 STATE OF CALIFORNIA  
 DECEMBER 2018



2250 Douglas Blvd.  
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 Roseville, CA 95661  
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52/10 A



52/10 B

52/10 B

R=170.02'  
Δ=5'47"07"  
N04°11'00"E  
17.16'

SILVA VALLEY  
PARKWAY

CLARKVILLE  
CROSSING

EDH 52  
3322 O.R. 79

PORTION OF  
PARCEL 1  
15.734± ACRES

S.E. PARCEL FIVE PER  
DOC-2005-0054184, O.R.

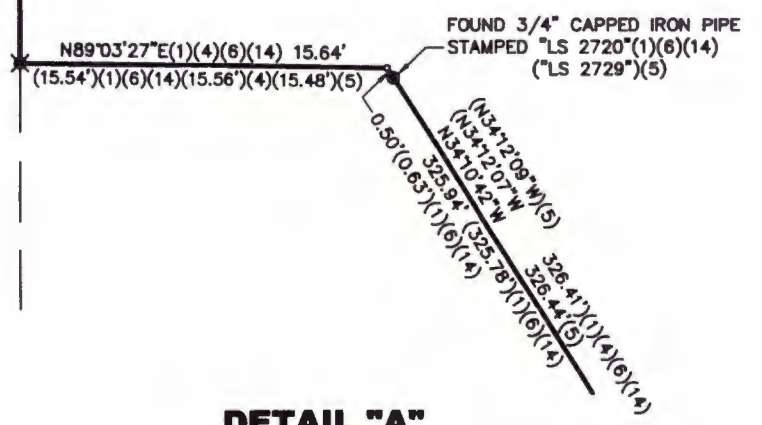
PORTION OF  
TRACT 2  
R.S. 25-148

PORTION OF  
PARCEL 1  
1.379± ACRES

S.E. PARCEL FOUR PER  
DOC-2005-0054184, O.R.

PORTION OF  
TRACT 2  
R.S. 25-148

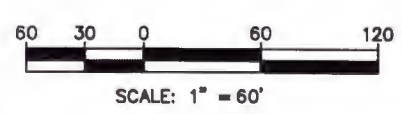
S.E. PARCEL TWO PER  
DOC-2005-0054184, O.R.



**DETAIL "A"**  
SCALE: 1"=5'

LINE #	BEARING	LENGTH
L3	N66°24'43"E	15.25'
L4	N66°24'43"E	24.10'
L5	N34°22'27"W	28.47'
L6	N34°22'27"W	45.58'
L7	N15°03'26"W	45.28'
L8	N15°03'26"W	26.29'
L9	N15°03'26"W	73.33'
L10	N15°03'26"W	33.59'
L11	N23°35'17"W	214.36'
L12	N23°35'17"W	48.86'
L13	N20°55'55"W	67.69'
L14	N22°30'09"W	32.33'
L15	N66°24'44"E	27.75'
L16	N23°35'16"W	28.00'
L17	N66°24'44"E	27.28'
L18	N22°50'18"W	39.58'
L19	N18°27'44"W	50.65'
L20	N31°49'26"W	29.93'
L21	N27°05'07"W	33.16'
L22	N25°19'37"W	51.08'
L23	N20°39'17"W	52.04'
L24	N18°39'02"W	82.94'
L25	N39°19'02"W	30.19'
L26	N18°28'49"W	154.79'
L27	N01°54'38"W	161.06'
L28	N19°28'51"W	29.19'
L29	N40°43'59"W	29.58'

LINE #	BEARING	LENGTH
L30	N18°40'02"W	20.13'
L31	N62°32'00"W	39.83'
L32	N27°32'32"E	42.51'
L33	N27°28'00"E	45.92'
L34	N03°15'22"W	30.98'
L35	N01°59'09"E	26.54'
L36	N09°10'35"E	28.61'
L37	N13°37'08"W	22.21'
L38	N15°54'32"W	124.41'
L39	N15°35'45"W	50.46'
L40	N12°24'46"W	49.92'
L41	N12°12'02"W	50.09'
L42	N14°04'30"W	49.65'
L43	N14°31'37"W	48.79'
L44	N17°47'22"W	48.27'
L45	N19°32'26"W	48.05'
L46	N25°59'16"W	48.61'
L47	N22°33'56"W	50.55'
L48	N20°41'57"W	49.78'
L49	N22°59'54"W	50.21'
L50	N20°51'45"W	49.89'
L51	N30°38'43"W	50.18'
L52	N24°21'55"W	49.83'
L53	N24°16'09"W	47.59'
L54	N33°08'15"W	129.82'
L55	N33°08'15"W	18.23'
L56	N33°08'15"W	34.30'



**PARCEL MAP**  
 BEING TRACT 1, AREA 3 AND PORTIONS  
 OF TRACT 1 AREA 1, R.S. 32-43  
 AND BEING A PORTION OF THE S.W. 1/4  
 OF SECTION 1, T.9 N., R.8 E., M.D.M.  
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52/10 B

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52/10 B