



FILE # SP-R23-001

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

ASSESSOR'S PARCEL NO.(S) Various - see attachment

PROJECT NAME/REQUEST: (Describe proposed use) Amendment to the El Dorado Hills Specific Plan
to allow Mixed Use Development on CC-PD parcels in the Serrano Village Green, as allowed by Ordinance 130.40.180

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

IF ZONE CHANGE: From NA to _____ IF GENERAL PLAN AMENDMENT: From _____ to _____

IF TIME EXTENSION, REVISION, CORRECTION: Original approval date NA Expiration date _____

APPLICANT/AGENT Kirk Bone, Director of Government Relations

Mailing Address 4525 Serrano Parkway, Suite 100, El Dorado Hills, CA 95762

Phone 916-939-4060 FAX kbone@parkerdevco.com

PROPERTY OWNER Parker Development Company and Parker Investments

Mailing Address Same

Phone _____ FAX _____

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT Don McCormick, REY Engineers

Mailing Address 905 Sutter Street, Suite 200, Folsom, CA 95630

Phone 916-366-3040 FAX DMcCormick@REYENGINEERS.COM

LOCATION: The property is located on the North side of Serrano Parkway
N / E / W / S street or road

at _____ feet/miles East of the intersection with Silva Valley Parkway
N / E / W / S major street or road

in the El Dorado Hills area. PROPERTY SIZE 10.7 +/- acres
acreage / square footage

X [Signature] Date 6/28/23
Signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date 7/5/23 Fee \$ 10,000.00 Receipt # R47901 Rec'd by ADP Census _____

Zoning CC GPD AP Supervisor Dist 1 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 _____

(Revised 07/07)

RECEIVED
PLANNING DEPARTMENT

2023 JUL -5 PM 3:57

SP-R23-001/PD-R23-0002



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

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

PLANNED DEVELOPMENT

FILE # PD-R23-0002

ASSESSOR'S PARCEL NO.(s) Various - see attachment

PROJECT NAME/REQUEST: (Describe proposed use) Amendment to Serrano Village Green - PD95-13 to allow Mixed Use Development on CC-PD parcels, as allowed by Ordinance 130.40.180

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

IF ZONE CHANGE: From NA to _____ IF GENERAL PLAN AMENDMENT: From NA to _____

IF TIME EXTENSION, REVISION, CORRECTION: Original approval date NA Expiration date _____

APPLICANT/AGENT Kirk Bone, Director of Government Relations

Mailing Address 4525 Serrano Parkway, Suite 100, El Dorado Hills, CA 95762
P.O. Box or Street _____ City _____ State & Zip _____
Phone (916) 939-4060 EMAIL: kbone@parkerdevco.com
ahoward@parkerdevco.com

PROPERTY OWNER Parker Development Company and Parker Investments

Mailing Address Same
P.O. Box or Street _____ City _____ State & Zip _____
Phone () _____ EMAIL: _____

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT Don McCormick, REY Engineers

Mailing Address 905 Sutter Street, Suite 200, Folsom, CA 95630
P.O. Box or Street _____ City _____ State & Zip _____
Phone (916) 366-3040 EMAIL: DMcCormick@REYENGINEERS.com

LOCATION: The property is located on the SELECT ONE side of Serrano Parkway
N / E / W / S street or road

at _____ feet/miles SELECT ONE of the intersection with Silva Valley Parkway
N / E / W / S major street or road

in the El Dorado Hills area. PROPERTY SIZE 10.7 +/- acres
acreage / square footage

X [Signature] Date 6/28/23
signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date 7/5/23 Fee \$ 2,787.00 Receipt # R47900 Rec'd by ADP Census _____
Zoning CC GPD AP Supervisor Dist 1 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 _____

Revised 11/2017

RECEIVED
PLANNING DEPARTMENT
2023 JUL -5 PM 3:58
SP-R23-0001/PD-R23-0002



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

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

PLANNED DEVELOPMENT REQUIRED SUBMITTAL INFORMATION

The following items 1 through 9 must be provided with all applications. The remaining items shall be required where applicable. **If all the required and applicable information is not provided, the application will be deemed incomplete and will not be accepted.** For your convenience, please use the check () column on the left to be sure you have all the required and applicable information. **All plans and maps MUST be folded to 8½" x 11".**

FORMS AND MAPS REQUIRED

Check (✓)
Applicant County

- | | | |
|---------|----------|--|
| ✓ | _____ 1) | Application form, completed and signed. |
| ✓ | _____ 2) | Letter of authorization from all property owners authorizing agent to act as applicant, when applicable. |
| n/a | _____ 3) | Proof of ownership (Grant Deed), if the property has changed title since the last tax roll. |
| ✓ | _____ 4) | A copy of official Assessor's map, showing the property outlined in red. |
| ✓ | _____ 5) | An 8 ½ x 11" vicinity map showing the location of the project in relation to the distance to major roads, intersections, and town sites. |
| ✓ | _____ 6) | Environmental Questionnaire form, completed and signed. |
| ✓ | _____ 7) | Provide name, mailing address and phone number of all property owners and their agents. |
| see EIR | _____ 8) | A record search for archaeological resources shall be conducted through the North Central Information Center located at CSU-Sacramento, 6000 J Street, Adams Bldg, #103, Sacramento, CA 95819-6100, phone number (916) 278-6217. If the record search identifies a need for a field survey, a survey shall be required. (A list of Archaeological Consultants and survey requirements is available at the Planning Department.) Archaeological surveys shall meet the "Guidelines for Cultural Resource Studies" approved by the Board of Supervisors, available at the Planning Department. |

2023 JUL -5 PM 3:59
REC-VID
PLANNING DEPARTMENT

FORMS AND MAPS REQUIRED

Check (✓)
Applicant County

✓ _____ 9)

A traffic impact determination shall be provided utilizing El Dorado County's "Transportation Impact Study (TIS) – Initial Determination Form, located on the Planning Services website under "Applications and Forms".

n/a _____ 10)

If public sewer or water service is proposed, obtain and provide a Facilities Improvement Letter if the project is located within the EID service area, or a similar letter if located in another sewer/water district.

n/a _____ 11)

If off-site sewer or water facilities are proposed to serve the project, provide four (4) copies of a map showing location and size of proposed facilities. If ground water is to be used for domestic water, submit a report noting well production data for adjacent parcels, or submit a hydrological report prepared by a geologist noting the potential for water based on the nature of project site geology.

n/a
public sewer _____ 12)

In an accompanying report, provide the following data for area on each proposed parcel which is to be used for sewage disposal:

- a) The percolation rate and location of test on 4.5 acres or smaller
- b) The depth of soil and location of test
- c) The depth of groundwater and location of test
- d) The direction and percent of slope of the ground
- e) The location, if present, of rivers, streams, springs, areas subject to inundation, rock outcropping, lava caps, cuts, fills, and easements
- f) Identify the area to be used for sewage disposal
- g) Such additional data and information as may be required by the Division Director of Environmental Management to assess the source of potable water, the disposal of sewage and other liquid wastes, the disposal of solid wastes, drainage, and erosion control

✓ _____ 13)

Preceding parcel map, final map, or record of survey, if any exists.

n/a
at this time _____ 14)

Preliminary grading, drainage plan, and report. The plan should be of sufficient detail to identify the scope of grading, including quantities, depths of cut and fills (for roads and driveways where cuts/fills exceed 6 feet, and mass pad graded lots), location of existing drainage, proposed modifications, and impacts to downstream facilities. (See Section 15.14.240 of County Grading Ordinance for submittal detail)

FORMS AND MAPS REQUIRED

Check (√)
Applicant County

EIR

_____ 15) If located within one of the five Ecological Preserve - EP overlay zones (Mitigation Area 0), rare plants may exist on-site. The State Department of Fish & Wildlife will require an on-site biological plant survey to determine the extent and location of rare plants on the project site. Such a survey can only occur from March 15 through August 15 when plants are readily visible. Therefore, if the State Department of Fish & Wildlife requires the plant survey, a substantial delay in the processing of your application could result. To avoid potential delays, you may choose to provide this survey with application submittal. (A list of possible Botanical Consultants is available at Planning Services.)

n/a

_____ 16) Name and address of Homeowner's Association, CSA 9 Zone of Benefit, or other road maintenance entity if it exists in the project area.

EIR

_____ 17) A site-specific wetland investigation shall be required on projects with identified wetlands as delineated on the applicable U.S.G.S. Quadrangle and/or by site visit, when proposed improvements will directly impact the wetland (reduce the size of the wetland area) or lie near the wetlands. (Available from Planning Services are the U.S. Corps of Engineers requirements for a wetlands delineation study. A list of qualified consultants is also available.)

_____ 18)
_____ 19)
_____ 20)

_____ 18) An acoustical analysis shall be provided whenever a noise-sensitive land use (residences, hospitals, churches, libraries) are proposed adjacent to a major transportation source, or adjacent or near existing stationary noise sources. Such study shall define the existing and projected noise levels and define how the project will comply with standards set forth in the General Plan.

_____ 19) Where potential for special status plant and/or animal habitats are identified on the parcel(s), an on-site biological study shall be required to determine if the site contains special status plant or animal species or natural communities and habitats.

_____ 20) An air quality impact analysis shall be provided utilizing the El Dorado County Air Pollution Control District's "Guide to Air Quality Assessment."

OAK TREE/OAK WOODLAND REMOVAL

The following supplemental information shall be required if any Oak Woodlands, Individual Native Oak Trees, or Heritage Trees, as defined in Section 130.39.030 (Definitions) will be impacted by the project (i.e. cut down) consistent with Section 130.39.070 (Oak Tree and Oak Woodland Removal Permits – Discretionary Development Projects).

FORMS AND MAPS REQUIRED

Check (√)
Applicant County

EUR

- 1) Oak Resources Code Compliance Certificate.
- 2) Oak Resources Technical Report prepared by a Qualified Professional consistent with Section 2.5 (Oak Resources Technical Reports) of the Oak Resources Management Plan.
- 3) Completed Oak Resources Technical Report Checklist, including supplemental data for impacted Individual Native Oak Trees within Oak Woodlands, as applicable.
- 4) Security deposit for on-site oak tree/oak woodland retention and/or replacement planting (if proposed as part of project mitigation) consistent with Section 130.39.070.F (Security Deposit for On-Site Oak Tree/Oak Woodland Retention and Section 130.30.070.G (Security Deposit for On-Site Oak Tree/Oak Woodland Replacement Planting).
- 5) Reason and objective for Impact to oak trees and/or oak woodlands.

SITE PLAN REQUIREMENTS

Five (5) copies plus an electronic copy (CD-ROM or other medium) of the site plan detailing what exists on the site at time of application shall be submitted on 24" x 36" sheets or smaller, drawn to scale, and of sufficient size to clearly show all details and required data. **All plans MUST be folded to 8½" x 11", plus one 8½" x 11" reduction. NO ROLLED DRAWINGS WILL BE ACCEPTED.** For your convenience, please check the Applicant column on the left to be sure you have all the required submittal information.

FORMS AND MAPS REQUIRED

Check (√)
Applicant County

See PD 05-13

- 1) Project name (if applicable).
- 2) Name, address of applicant and designer (if applicable).
- 3) Date, north arrow, and scale.
- 4) Entire parcel of land showing perimeter with dimensions.

FORMS AND MAPS REQUIRED

Check (✓)
Applicant County

- _____ 5) All roads, alleys, streets, and their names.
- _____ 6) Location of easements, their purpose and width.
- _____ 7) All existing and proposed uses (i.e. buildings, driveways, dwellings, utility transmission lines, etc.).
- _____ 8) Parking and loading stalls with dimensions (refer to Zoning Ordinance Chapter 130.18).
- _____ 9) Trash and litter storage or collection areas, and propane tank location(s).
- _____ 10) Total gross square footage of proposed buildings.
- _____ 11) Proposed/existing fences or walls.
- _____ 12) Sign locations and sizes (if proposed) (refer to Zoning Ordinance Chapter 130.16).
- _____ 13) Pedestrian walkways, courtyards, etc. (if proposed).
- _____ 14) Exterior lighting plan (if proposed), along with a Photometric Study and fixture specifications demonstrating compliance with Zoning Ordinance Chapter 130.14.170.
- _____ 15) Existing/proposed water, sewer, septic systems, and wells (if applicable).
- _____ 16) Existing/proposed fire hydrants.
- _____ 17) Tentative subdivision or parcel map (if applicable).
- _____ 18) Adjacent parcel owner(s); Assessor's Parcel Number (unless this is included on tentative map).
- _____ 19) Public uses (schools, parks, etc.)
- _____ 20) The location, if present, of rock outcropping, lava caps, drainage courses, lakes, canals, reservoirs, rivers, streams, spring areas subject to inundation and wetlands. (Show respective 100-foot and 50-foot septic system setbacks when a septic system is proposed.)

FORMS AND MAPS REQUIRED

Check (✓)
Applicant County

_____ 21)
 _____ 22)

- 21) Identify areas subject to a 100-year flood on perennial streams or creeks, and show high water level (100-year) on map. Where this data is not readily available, January 1997 flood level can be shown if known. (Refer to the Federal Emergency Management Agency (FEMA) website).
- 22) Note any proposed trails within the project; and where applicable, connection to existing or proposed trail systems.

PRELIMINARY LANDSCAPE PLAN REQUIREMENTS

Required when parking facilities are proposed or otherwise at planner's discretion. (Refer to Zoning Ordinance Chapter 130.18). (Five (5) copies plus an electronic copy (CD-ROM or other medium), **folded to 8½" x 11", plus one 11" x 17" reduction**).

FORMS AND MAPS REQUIRED

Check (✓)
Applicant County

n/a _____ 1)
 _____ 2)
 _____ 3)
 _____ 4)
 _____ 5)

- 1) Location, quantity, and a gallon size of proposed plant material (See Zoning Ordinance Section 130.18.090)
- 2) Note quantity/type of trees to be removed.
- 3) Location, general type (pine, oak, etc.) and size of all existing trees, in those areas that are subject to grading or otherwise may be removed/affected by proposed improvements. Note quantity of trees to be removed.
- 4) List of both common and botanical names of plant material (use of drought tolerant species is highly recommended). A recommended list of drought-tolerant species is available at Planning Services.
- 5) Location of irrigation proposed. (NOTE: The final Landscape Plan will ultimately be required to meet the County's Water Conserving Landscape Standards. Copies are available at Planning Services).

PRELIMINARY GRADING AND DRAINAGE PLAN

Required whenever any grading is proposed. (Five (5) copies plus an electronic copy (CD-ROM or other medium), **folded to 8½" x 11", plus one 11" x 17" reduction**).

FORMS AND MAPS REQUIRED

Check (√)
Applicant County

- n/a _____ 1) Contours or slope data (pursuant to Chapter 110.14 of County Code Grading, Erosion, and Sediment Control Ordinance).
- _____ 2) Drainage improvements, culverts, drains, etc.
- _____ 3) Limits of cut and fill.

PLAN OF BUILDING ELEVATIONS

Required whenever a new structure or addition is proposed. (Five (5) copies plus an electronic copy (CD-ROM or other medium), **folded to 8½" x 11", plus one 11" x 17" reduction**).

FORMS AND MAPS REQUIRED

Check (√)
Applicant County

- n/a _____ 1) Building design, elevations of all sides.
- _____ 2) Exterior materials, finishes, and colors.
- _____ 3) Existing/proposed signs showing location, height and dimensions. Include sign plan for project with multiple businesses.

Planning Services reserves the right to require additional project information as provided by Section 15060 of the California Environment Quality Act, or as required by the General Plan development policies, when such is necessary to complete the environmental assessment.

NOTE: APPLICATION WILL BE ACCEPTED BY APPOINTMENT ONLY. MAKE YOUR APPOINTMENT IN ADVANCE BY CALLING (530) 621-5355.

AGENT AUTHORIZATION

PARKER INVESTMENTS, a California General Partnership consents to the filing and processing of the following application with the County of El Dorado:

Project Name:

Amendment to the Serrano Village Green PD 95-13 and El Dorado Hills Specific Plan to allow Mixed Use Development at the Serrano Village Green.

The property is located at:

Serrano Village Green – APNs 121-210-20-100 and 121-210-21-100

The agent for the project is:

Name: Kirk Bone, Parker Development Company
Address: 4525 Serrano Parkway, Suite 100
El Dorado Hills, CA 95762
Phone: (916) 939-4060
Email: kbone@parkerdevco.com

Signature of Owner

PARKER INVESTMENTS
a California General Partnership



William R. Parker, Managing Partner

Date: 6/22/23

Address: 4525 Serrano Parkway, Suite 100
El Dorado Hills, CA 95762
Phone: (916) 939-4060
Email: bparker@parkerdevco.com



EL DORADO COUNTY
COMMUNITY DEVELOPMENT AGENCY

AGREEMENT FOR PAYMENT OF PROCESSING FEES 7:23:51 PM 3:59

Serrano Village Green Amendment PD 195-13 MEMO

Parker Development Company

Business or Name of Financially Responsible Party

RECEIVED
SP-R23-0001

Project/Facility Number

PD-R23-0002

the FINANCIALLY RESPONSIBLE PARTY (hereinafter FRP), agrees as follows:

1. This project/facility is subject to time and materials method of billing or raises issues that may require significant staff and/or consultant time which might not be covered by the initial processing deposit/fee detailed in the approved Board of Supervisors Community Development Agency Consolidated Fee Schedule, and other County department fee schedules as applicable, as amended from time to time. Therefore, the FRP for this project will be billed at the approved rate for time and materials for the processing of this project. The fee initially collected will be a deposit toward subsequent billings.
2. Accounting of time spent on the project and/or applicable fees will be detailed in a statement/invoice sent to the FRP.
3. The FRP is responsible for payment of all permit processing costs and/or applicable fees associated with this project/facility. If payment is not received within 90 days of the date of an invoice, the County may elect to stop work and close the file. The County may require a new application and/or new deposit before resuming processing of the project. Projects with an outstanding balance due on their account that are not paid in full by the scheduled appearance on the Planning Commission, Zoning Administrator, or Board of Supervisors agenda will not proceed until after any balance due is paid.
4. If during the course of processing, the FRP changes, the new FRP must complete an Agreement for Payment, which will release the previous FRP from further financial obligations and designate the new FRP.
5. The FRP understands and agrees that if the FRP owes any overdue balance for processing a project/permit of more than 90 days, Community Development Agency will not accept any subsequent applications from the FRP until the outstanding balance due is paid.
6. FRP agrees to pay any and all remaining fees applicable under the approved Board of Supervisors Community Development Agency Consolidated Fee Schedule, and any other fees associated with the processing of the project that may be charged by County Departments outside of the Community Development Agency, prior to map clearance for recordation or clearance for record of survey or issuance of any building or grading permits or any other permits under authority of the Community Development Agency. No clearances or permits will be issued without receipt of full payment of fees applicable under the approved Board of Supervisors Community Development Agency Consolidated Fee Schedule, or any other fees associated with the processing of the project that may be charged by County Departments outside of the Community Development Agency, unless waived or adjusted in accordance with County Board of Supervisors Policy B-2.

Project/Facility No. _____


- 7. If the FRP appeals a decision on this project/facility, the costs of processing the appeal will be charged to the FRP pursuant to the fees applicable under the approved Board of Supervisors Community Development Agency Consolidated Fee Schedule, and other County department fee schedules as applicable, at the time of Appeal.
- 8. If payment is not received within 90 days of said statement/invoice, collection will be initiated. Unpaid balances turned over to County Revenue Recovery will be assessed an additional fourteen percent (14%).
- 9. A processing fee will be charged for any check returned for insufficient funds, up to the maximum allowed by the State of California.

Executed this _____ day of _____ 20 _____

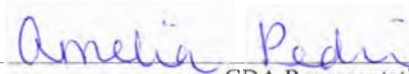
FINANCIALLY RESPONSIBLE PARTY

Business/ Name Parker Development Company Representative Name Kirk Bone
4525 Serrano Parkway, Suite 100
 Street Address
El Dorado Hills, CA 95762
 City State Zip

FINANCIALLY RESPONSIBLE PARTY/Representative:


 Signature

Reviewed by:


 CDA Representative

CHANGE OF FINANCIALLY RESPONSIBLE PARTY (FRP)

If this document supersedes a previous Agreement for Payment, due to change in financial responsibility, the previous FRP must also sign to acknowledge release of responsibilities. Upon project completion, any remaining deposit will be refunded to the FRP currently on record.

PREVIOUS FINANCIALLY RESPONSIBLE PARTY:

 Print Name Signature

 Street City State Zip

Date of release of financial responsibility: _____

Serrano Village Green Parcel Summary

June 2023

Parcel ID	Owner	APN	Legal	Land Area	Bldg. SF	[1]	Use [2]	Development Status
Parcels subject to Amendment of PD 95-13 adding Mixed Use Development:								
A	Parker Development Co.	121-210-40-100	A/48/89	2.540	15,963	E	Office	Developed
B	Parker Development Co.	121-210-35-100	11/47/44	0.407	6,750	A	Restaurant	Vacant
C	Parker Development Co.	121-210-32-100	8/47/44	1.100	13,600	A	Office	Vacant
D	Parker Development Co.	121-210-36-100	12/47/44	0.347	5,350	A	Retail	Vacant
E	Parker Development Co.	121-210-33-100	9/47/44	0.349	7,380	E	Office	Developed
F	Parker Development Co.	121-210-17-100	1/45/127	0.541	7,380	E	Office	Developed
G	Parker Development Co.	121-210-29-100	5/47/44	0.534	10,200	A	Office	Vacant
		121-210-30-100	6/47/44	0.326				Vacant
		121-210-31-100	7/47/44	0.515				Vacant
H	Parker Development Co.	121-210-28-100	4/47/44	0.580	5,000	A	Office	Vacant
J	Parker Development Co.	121-210-27-100	3/47/44	1.034	5,600	A	Office	Vacant
K	Parker Development Co.	121-210-26-100	2/47/44	1.096	5,650	A	Office	Vacant
L	Parker Investments	121-210-20-100	2/47/40	0.439	5,350	A	Restaurant	Vacant
M	Parker Investments	121-210-21-100	3/47/40	0.886	5,000	A	Office	Vacant
SUBTOTAL				10.694	93,223			
Adjoining Parcels:								
I	Parker Development Co.	121-210-41-100	B/48/89	2.032	-	E	"The Green"	-
-	County of El Dorado	121-210-39-100	por 35 10 8	4.000	Unknown	E	Library	Developed
-	EDH Community Serv Dist	121-210-37-100	1/47/40	10.001	-	E	Park	-
SUBTOTAL				16.033				
TOTAL				26.727	186,446			

Notes:

[1] E = Existing SF. A = Anticipated SF as provided on the 1995 Master Plan.

[2] Use as listed on the 1995 Master Plan. Actual use for all parcels shall be consistent with the list of permitted uses in the El Dorado Hills Specific Plan, Section 4.0 and Appendix B.

RECEIVED
 PLANNING DEPARTMENT
 2023 JUL -5 PM 3:59

Serrano Village Green

Legend

-  Cameron Park Community Services?
-  El Dorado Hills, CA 95762
-  Feature 1
-  Park
-  Serrano Country Club
-  Serrano Village Green
-  Target

Serrano Village Green

Google Earth

transitland / Serrano Hills

3000 ft



El Dorado Hills, CA 95762

El Dorado Fwy

Clarksville

SP-R23-0001/PD-R23-0002

68-87

2023 JUL -5 PM 3:59

48-89

PARCEL MAP

A PORTION OF THE SE 1/4 OF SECTION 35, T. 10 N., R. 8 E., MDM.
BEING PARCELS 1 & 10 OF PM 47-44
COUNTY OF EL DORADO ***** STATE OF CALIFORNIA

AUGUST 2003 ***** SCALE: NONE

GENE E. THORNE & ASSOCIATES, INC.

PLANNING DEPARTMENT

PLANNING DIRECTOR'S STATEMENT:

THIS PARCEL MAP CONFORMS SUBSTANTIALLY WITH THE REQUIREMENTS OF THE DEVELOPMENT PLAN PD 22-82 APPROVED BY THE PLANNING COMMISSION ON JANUARY 8, 2003, AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVAL HAVE BEEN SATISFIED.

DATED: 12/17/03

Steven D. Hunt
CRAYDEN ALCOY
ACTING PLANNING DIRECTOR
COUNTY OF EL DORADO

BY PETER N MAURER
PRINCIPAL PLANNER
COUNTY OF EL DORADO

NOTES:

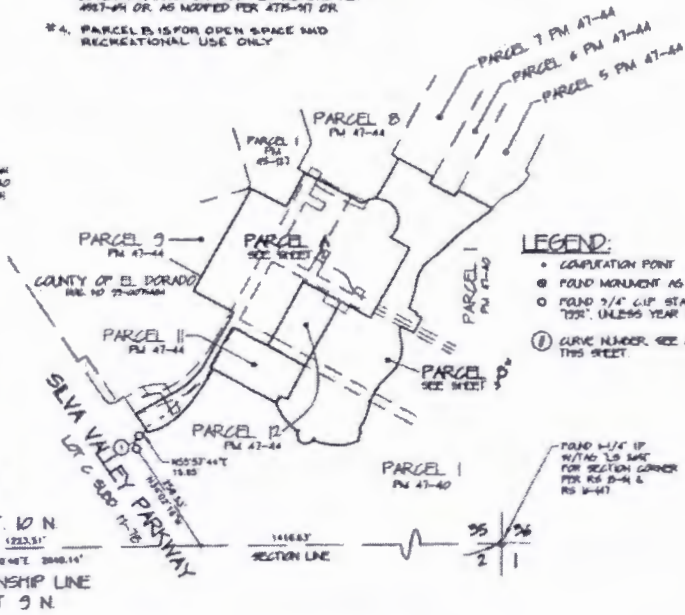
1. REFER TO DOCUMENT 2003-0126917 FOR THE CONSENT OF ALL PARTIES HAVING RECORD TITLE INTEREST.
2. ALL OF THE PARCELS SHOWN HEREON ARE SUBJECT TO THE REQUIREMENTS OF THE EL DORADO HILLS SPECIFIC PLAN AND THE PROVISIONS OF THE DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN EL DORADO HILLS INVESTORS, LTD. AND THE COUNTY OF EL DORADO ON JANUARY 3, 2003, RECORDED IN BOOK 7000 AT PAGE 105 OR.
3. THE PARCELS SHOWN HEREON ARE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS PER #87-44 OR AS MODIFIED PER #78-91 OR.
4. PARCEL B IS FOR OPEN SPACE AND RECREATIONAL USE ONLY.

CURVE DATA TABLE THIS SHEET ONLY			
CURVE	COORD BEARING & DISTANCE	DELTA	RADIUS
1	N10°57'44"E	26.28	90°00'00"

REFERENCES:

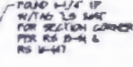
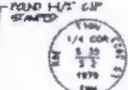
PM 47-44	DOC NO 2000-000744
PM 45-07	DOC NO 2001-000540
PM 47-40	DOC NO 2001-000541
PM 47-44	
RS 6-47	

00°35'17" @ STATE OF CALIFORNIA DIVISION OF HIGHWAYS MONUMENT 35-81, GRID COORDINATES.
(N) 358,628.48; (E) 2,266,364.01 MAG 27



LEGEND:

- COMPUTATION POINT
- FOUND MONUMENT AS SHOWN HEREON
- FOUND 3/4" CIP STAMPED "ICE LOW" AND "199". UNLESS YEAR IS OTHERWISE SHOWN
- Ⓢ CURVE NUMBER. SEE CURVE DATA TABLE ON THIS SHEET.



SHEET INDEX

NOT TO SCALE

EXISTING ASSessor'S PARCEL NO. PD-040-70

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 PIONEER DEVELOPMENT COMPANY, A CALIFORNIA CORPORATION. ON JULY 5, 2003, I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. ALL MONUMENTS ARE OF THE QUALITY AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Gene E. Thorne
GENE E. THORNE, RCE 5046
LIC. EXP. DATE 12/31/08



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 THEREON. ALL PROVISIONS OF CHAPTER 3 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 THAT THE MAP IS TECHNICALLY CORRECT DATED 12-18-03.

Daniel Russell
DANIEL S. RUSSELL, L.S. 5071
COUNTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA
LIC. EXP. DATE 12/31/08



BY Richard L. Danner
RICHARD L. DANNER, L.S. 5074
DEPUTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA
LIC. EXP. DATE 06/30/10

COUNTY RECORDER'S CERTIFICATE:

I, WILLIAM E. SCHULTZ, HEREBY CERTIFY THAT 48-89 PARCEL MAP GUARANTEE NUMBER 1572-3816 WAS FILED WITH THIS OFFICE AND THAT THIS PARCEL MAP WAS ACCEPTED FOR RECORD AND FILED THIS 19th DAY OF December, 2003 AT 1:43:18 IN BOOK 48 OF PARCEL MAPS AT PAGE 89 AT THE REQUEST OF PIONEER DEVELOPMENT COMPANY, A CALIFORNIA CORPORATION. DOCUMENT NO. 2003-0126916.

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

BY Linda J. Carter
Linda J. Carter
DEPUTY

68-87

48-89

SHEET 1 OF 3

48-89A

48-89A

PARCEL MAP

A PORTION OF THE SE 1/4 OF SECTION 35, T. 10 N., R. 8 E., MDM.
BEING PARCELS 1 & 10 OF PM 47-44

COUNTY OF EL DORADO ***** STATE OF CALIFORNIA

AUGUST 2003 ***** SCALE: 1" = 50'

GENE E. THORNE & ASSOCIATES, INC.

2003 JUL -5 PM 3:49

48-89A

CURVE DATA TABLE THIS SHEET ONLY			
CURVE	CHORD BEARING & DISTANCE	DELTA	RADIUS
1	S70°43'28"W 31.86'	38°20'18"	48.51'
2	N18°08'21"W 91.72'	141°56'04"	48.51'
3	S34°18'02"W 96.62'	10°56'21"	505.28'
4	S52°56'27"W 86.07'	26°18'30"	189.10'
5	S78°47'23"W 26.56'	25°23'22"	60.42'
6	N85°13'45"W 1.23'	06°30'23"	10.88'
7	N54°18'13"E 43.29'	15°12'54"	163.50'
8	N37°31'36"E 53.49'	18°16'29"	168.44'

REFERENCES:

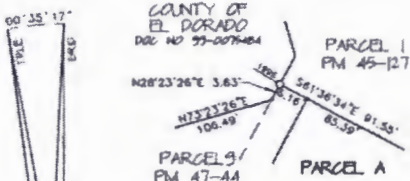
- PM 45-44 DOC NO 2000-000954
- PM 45-87 DOC NO 2001-000940
- PM 47-40 DOC NO 2001-000934
- PM 47-44
- RS 11-17

NOTES:

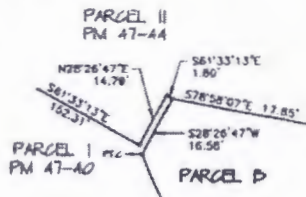
- ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
- WHERE THE LINE BETWEEN POINTS IS IDENTIFIED AS EDGE OF EXISTING (E) CONCRETE SIDEWALK OR THE FACE OR BACK OF EXISTING (E) WALL, THE EXISTING FEATURE SERVES AS A BOUNDARY MONUMENT.
- RECIPROCAL ACCESS AND PARKING AGREEMENT OVER EXISTING ROAD & PARKING AREAS PER BOOK 1325 AT PAGE 3325 OR.
- PARCEL B IS FOR OPEN SPACE AND RECREATIONAL USE ONLY.

LEGEND:

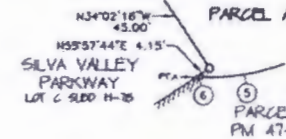
- COMPUTATION POINT
- FOUND MONUMENT AS SHOWN HEREON
- FOUND 3/4" CIP STAMPED "TILE 1044" AND "1998" UNLESS YEAR IS OTHERWISE SHOWN
- FOUND 3/4" CIP STAMPED "TILE 1044-1997"
- SET 3/4" CIP STAMPED "TILE 1044-1997"
- ||||| NON-VOLUNTARY ACCESS EASEMENT
- ① CURVE NUMBER SEE CURVE DATA TABLE ON THIS SHEET
- PTA POINT A, TYPICAL
- (E) EXISTING



DETAIL B
NOT TO SCALE



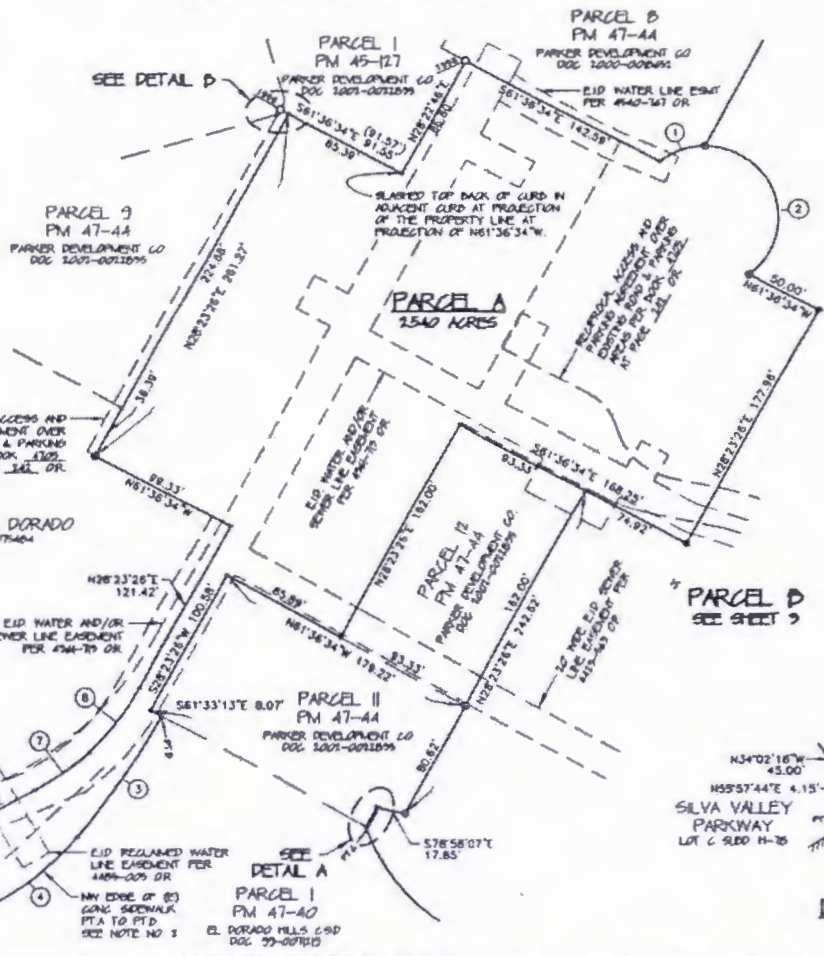
DETAIL A
NOT TO SCALE



DETAIL C
NOT TO SCALE

COUNTY OF EL DORADO
DIVISION OF REVENUES MONUMENT
25-87, GRID COORDINATES:
(N) 358,628.40; (E) 2,206,364.01 MAD 27

BASIS OF BEARINGS:
THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO THAT OF RS 11-17 AND IS GRID NORTH. ROTATE BEARINGS CLOCKWISE 00°35'17" TO OBTAIN TRUE NORTH BEARINGS. ALL DISTANCES ARE GROUND DISTANCES.



EXISTING ADJACENTS PARCEL NO. 10-040-28

SHEET 2 OF 3

48-89B

48-89B

PARCEL MAP

A PORTION OF THE SE 1/4 OF SECTION 35, T. 10 N., R. 8 E., MDM.
 BEING PARCELS 1 & 10 OF PM 47-44
 COUNTY OF EL DORADO ***** STATE OF CALIFORNIA
 AUGUST 2003 ***** SCALE: 1" = 50'
 GENE E. THORNE & ASSOCIATES, INC.

2003 JUL 5 PM 3:55

48-89B

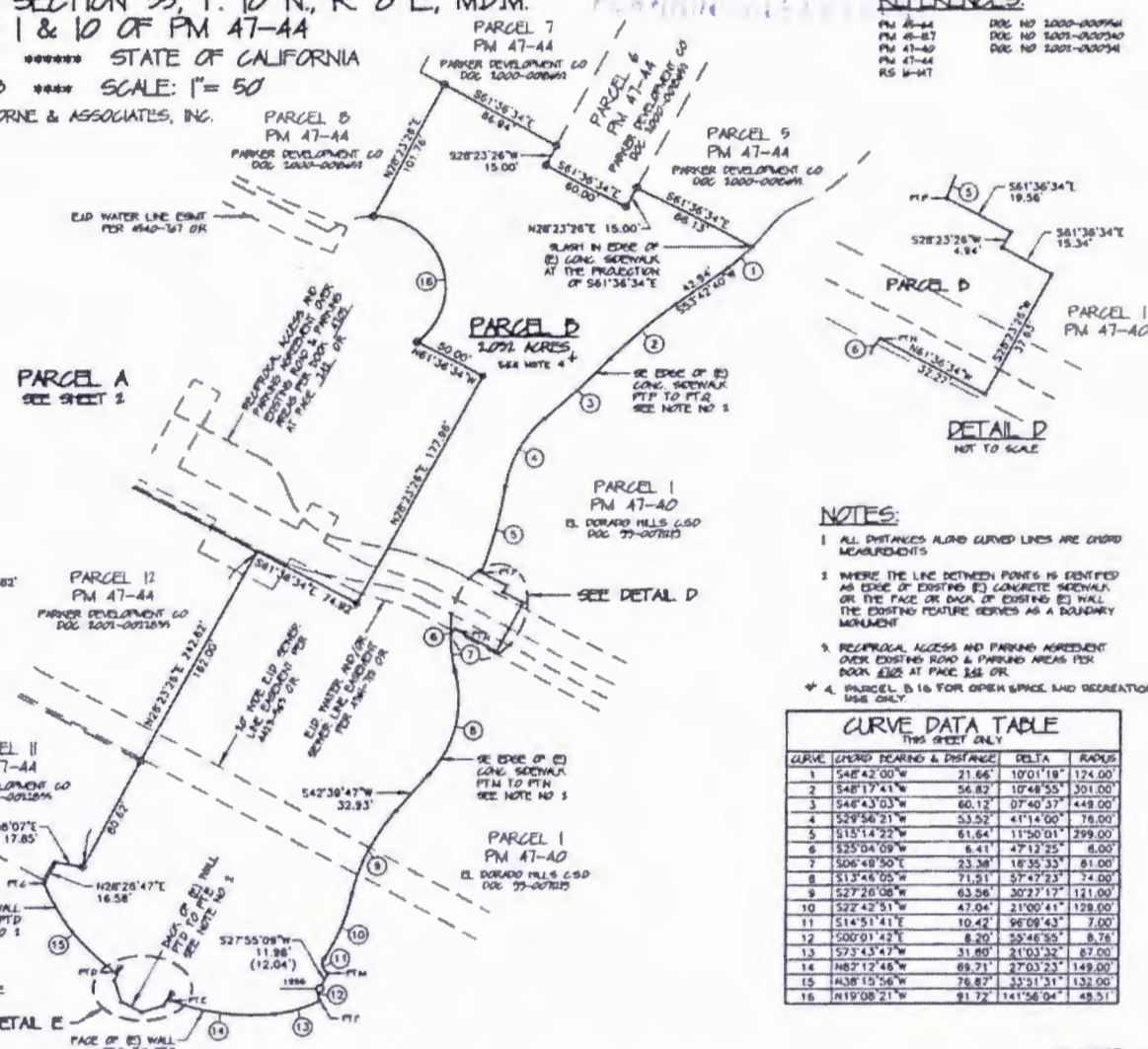
48-89B

REFERENCES:

PM 46-44	DOC NO 2000-000544
PM 46-47	DOC NO 2001-000540
PM 47-40	DOC NO 2001-000541
PM 47-44	
RS 16-47	

LEGEND:

- COMPUTATION POINT
- FOUND MONUMENT AS SHOWN HEREON
- FOUND 3/4" C.I.P. STAMPED "TRUE 2045" AND "1928", UNLESS YEAR IS OTHERWISE SHOWN
- FOUND 3/4" C.I.P. STAMPED "TRUE 2045-1925"
- SET 3/4" C.I.P. STAMPED "TRUE 2045-1925"
- NON-MUTUAL ACCESS EASEMENT
- ① CURVE NUMBER SEE CURVE DATA TABLE ON THIS SHEET
- PTA POINT A TYPICAL
- (E) EXISTING



NOTES:

- ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS
- WHERE THE LINE BETWEEN POINTS IS IDENTIFIED AS EDGE OF EXISTING (E) CONCRETE SIDEWALK OR THE FACE OR BACK OF EXISTING (E) WALL, THE EXISTING FEATURE SERVES AS A BOUNDARY MONUMENT
- RECIPROCAL ACCESS AND PARKING AGREEMENT OVER EXISTING ROAD & PARKING AREAS PER BOOK 4386 AT PAGE 355 OR
- PARCEL 8 IS FOR OPEN SPACE AND RECREATIONAL USE ONLY

CURVE DATA TABLE THIS SHEET ONLY			
CURVE	CHORD BEARING & DISTANCE	DELTA	RADIUS
1	S48°42'00"W 21.66'	10°01'18"	174.00'
2	S48°17'41"W 56.82'	10°48'55"	301.00'
3	S48°43'03"W 60.12'	07°40'37"	448.00'
4	S29°56'21"W 53.52'	41°14'00"	76.00'
5	S15°14'22"W 61.64'	11°50'01"	299.00'
6	S25°04'09"W 6.41'	47°13'25"	8.00'
7	S06°48'50"E 23.38'	18°35'53"	81.00'
8	S13°48'05"W 71.51'	57°47'23"	74.00'
9	S27°26'08"W 63.56'	30°27'17"	121.00'
10	S22°42'51"W 47.04'	21°00'41"	128.00'
11	S14°51'41"E 10.42'	98°08'43"	7.00'
12	S00°01'42"E 8.20'	55°48'55"	8.76'
13	S73°43'47"W 31.80'	21°03'32"	87.00'
14	N87°12'46"W 69.71'	27°03'23"	149.00'
15	N38°15'56"W 76.87'	33°51'31"	132.00'
16	N19°08'21"W 81.72'	141°56'04"	48.51'

00°35'17" @ STATE OF CALIFORNIA
 DIVISION OF HIGHWAYS MONUMENT
 88-87, GRID COORDINATES
 (N) 358,826.48; (E) 2,286,364.01 MAD 27

BASIS OF BEARINGS:

THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO THAT OF RS 16-47 AND IS GRID NORTH. ROTATE BEARINGS CLOCKWISE 00°35'17" TO OBTAIN TRUE NORTH BEARINGS. ALL DISTANCES ARE CHORD DISTANCES.

PARCEL MAP

A PORTION OF THE SE 1/4 OF SECTION 35, T.10 N., R.8 E., M.D.M.
BEING A PORTION OF THE REMAINDER OF PM 45-127

COUNTY OF EL DORADO ***** STATE OF CALIFORNIA

DECEMBER 1999 SCALE: NONE

GENE E. THORNE & ASSOCIATES, INC.

NOTES

- REFER TO DOCUMENT 1999-0076141 FOR THE COMMENT OF ALL PARTIES HAVING RECORD TITLE INTEREST.
- ALL OF THE PARCELS SHOWN HEREON ARE SUBJECT TO THE REQUIREMENTS OF THE EL DORADO HILLS REGIONAL PLAN AND THE PROVISIONS OF THE DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN EL DORADO HILLS INVESTORS, LTD. AND THE COUNTY OF EL DORADO ON JANUARY 3, 1993 RECORDED IN BOOK 7608 AT PAGE 109 OR.

REFERENCES

PM 45-64 SLEED 11-76
PM 45-87 SLEED 11-64
PM 45-60 SLEED 11-90
D/C NO 28-000000 SLEED 11-76
D/C NO 28-000000
D/C NO 28-000000
D/C NO 28-000000

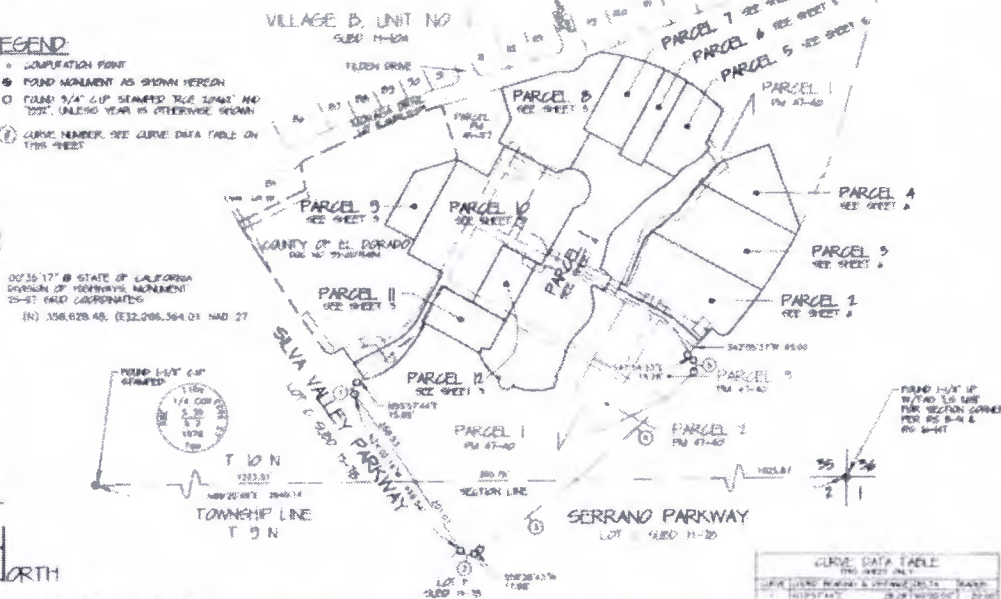
VILLAGE B, UNIT NO 3
SLEED 11-76

PARCEL 3
PM 45-64

LEGEND

- COMPUTATION POINT
- FOUND MONUMENT AS SHOWN HEREON
- FILED 3/4" CUP STAMPED "E.L. 1944" AND "1921" UNLESS YEAR IS OTHERWISE SHOWN
- CURVE NUMBER SEE CURVE DATA TABLE ON THIS SHEET

02:35:17" @ STATE OF CALIFORNIA
DIVISION OF HIGHWAYS MONUMENT
25-87 GRID COORDINATES
(N) 358,629.48, (E) 2,286,364.01 NAD 27



LINE	START BEARING & DISTANCE TO PC	BEARING	CHORD BEARING & DISTANCE TO PT	CHORD BEARING & DISTANCE TO ST
1	112° 00' 00" N 100.0000 FT	112° 00' 00" N	112° 00' 00" N 100.0000 FT	112° 00' 00" N 100.0000 FT
2	112° 00' 00" N 100.0000 FT	112° 00' 00" N	112° 00' 00" N 100.0000 FT	112° 00' 00" N 100.0000 FT
3	112° 00' 00" N 100.0000 FT	112° 00' 00" N	112° 00' 00" N 100.0000 FT	112° 00' 00" N 100.0000 FT
4	112° 00' 00" N 100.0000 FT	112° 00' 00" N	112° 00' 00" N 100.0000 FT	112° 00' 00" N 100.0000 FT
5	112° 00' 00" N 100.0000 FT	112° 00' 00" N	112° 00' 00" N 100.0000 FT	112° 00' 00" N 100.0000 FT

SHEET INDEX
NOT TO SCALE

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 SCORPIO ASSOCIATES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, PARCOR INVESTMENTS, A CALIFORNIA GENERAL PARTNERSHIP, AND PARCOR DEVELOPMENT COMPANY, A CALIFORNIA CORPORATION, ON BEHALF OF THE PROJECT. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, WITHIN THE MEANING OF EL DORADO COUNTY ORDINANCE CODE SECTION 160.020(b). ALL SURVEYING AND OF THE COMPLETION ARE ACCURATE, THE DISTANCES INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED.

Gene E. Thorne
GENE E. THORNE, AGE 60-60
REG. EXP. DATE 02/28/01

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 5 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 THAT THE MAP IS TECHNICALLY CORRECT.

Donald S. Russell
DONALD S. RUSSELL, 25-87
COUNTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA
LIC. EXP. DATE 01/31/00

COUNTY RECORDER'S CERTIFICATE

I, WILLIAM E. SCHULTZ, HEREBY CERTIFY THAT Placer Little Co. SUBDIVISION MAP COMPARIS NUMBER 1572-0982 WAS FILED WITH THIS OFFICE AND THAT THIS PARCEL MAP WAS ACCEPTED FOR RECORD AND FILED THIS 22th DAY OF December, 1999 AT 10:58 AM IN BOOK 410 OF PARCEL MAPS AT THE REQUEST OF SCORPIO ASSOCIATES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, PARCOR INVESTMENTS, A CALIFORNIA GENERAL PARTNERSHIP, AND PARCOR DEVELOPMENT COMPANY, A CALIFORNIA CORPORATION. DOCUMENT NO. 1999-0076140

William E. Schultz
WILLIAM E. SCHULTZ
COUNTY RECORDER, CLERK
COUNTY OF EL DORADO
BY James K. Schubert
DEPUTY

TENTATIVE PARCEL MAP NO. 050-24
APPROVED JANUARY 8, 1999

SHEET 1 OF 6

2023 JUL -5 PM 3:59

PARCEL MAP

A PORTION OF THE SE 1/4 OF SECTION 35, T.10 N., R.8 E., MDM
BEING A PORTION OF THE REMAINDER OF PM 45-127

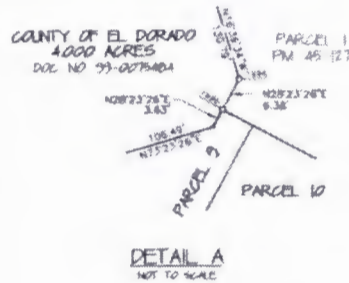
COUNTY OF EL DORADO ***** STATE OF CALIFORNIA

DECEMBER 1999

SCALE: 1" = 100'

GENE E. THORNE & ASSOCIATES, INC.

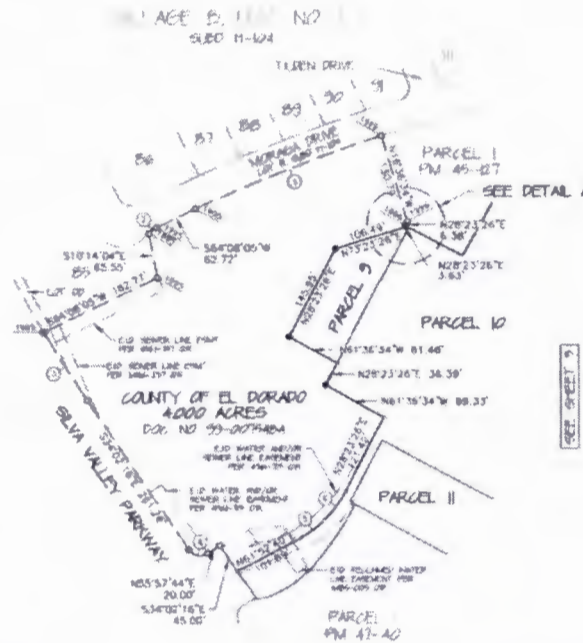
CURVE DATA TABLE THIS SHEET ONLY			
CURVE	GROUND BEARINGS & DISTANCE	DELTA	RADIUS
1	S60°34'47"W 291.25	08°53'24"	1879.00'
2	S51°12'50"W 13.42	29°50'31"	30.00'
3	S37°18'10"E 117.30	03°27'54"	1946.00'
4	S74°02'10"E 28.88	00°00'00"	20.00'
5	N54°18'13"E 43.29	15°12'54"	183.50'
6	N37°31'56"E 53.48	18°16'22"	168.44'



00°35'17" @ STATE OF CALIFORNIA
DIVISION OF HIGHWAYS MONUMENT
74-87 GRID COORDINATES
(N) 358,828.48; (E) 2,268,364.01 MAG 27

BASIS OF BEARINGS:

THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO THAT OF 89-14-60 AND IS GRID NORTH. ROTATE BEARINGS CLOCKWISE 00°35'17" TO OBTAIN TRUE NORTH BEARINGS. ALL DISTANCES ARE GROUND DISTANCES.



REFERENCES:

PM 45-64 SLEED 11-70
PM 45-87 SLEED 11-84
PM 41-87 SLEED 11-85
WB 14-41 DCE NO. 28-071940
DCE NO. 28-071940
DCE NO. 28-071940

NOTES:

1. ALL DISTANCES ALONG CURVED LINES ARE GROUND MEASUREMENTS.
2. WHERE THE LINE BETWEEN POINTS IS IDENTIFIED AS EDGE OF EXISTING (E), COMPLETE, SUBTOTAL OR THE FACE OR BACK OF EXISTING (E) WALL, THE EXISTING FEATURE SERVES AS A BOUNDARY MEASUREMENT.
3. RECIPROCAL ACCESS AND PARKING AGREEMENT CHECK EXISTING ROAD & PARKING AREAS PER DCP# 4309 AT PAGE 182 OF

LEGEND:

- COMPLETION POINT
- FOUND MONUMENT AS SHOWN HEREON
- FOUND 3/4" O.D. STAMPED 'RILE 100MM' AND '1991' UNLESS YEAR IS OTHERWISE SHOWN
- ⊙ FOUND 1/2" O.D. STAMPED 'RILE 100MM' AND '1991' UNLESS YEAR IS OTHERWISE SHOWN
- ⊙ SET 3/4" O.D. STAMPED 'RILE 100MM-1991'
- NON-VEHICULAR ACCESS EASEMENT
- ① CURVE NUMBER SEE CURVE DATA TABLE ON THIS SHEET
- PTA POINT A TYPICAL
- Ⓜ EXISTING

EXISTING ADJACENT PARCEL NO. 28-068-B

SHEET 2 OF 6

PARCEL MAP

A PORTION OF THE SE 1/4 OF SECTION 35, T.10 N., R.8 E., M.D.M.
BEING A PORTION OF THE REMAINDER OF PM 45-127

COUNTY OF EL DORADO STATE OF CALIFORNIA

DECEMBER 1999 SCALE: 1" = 50'

GENE E. THORNE & ASSOCIATES, INC.

REFERENCES:

PM 45-44	SEED 11-28
PM 45-87	SEED 11-28
PM 47-40	SEED 11-28
RS 8-147	SEED 11-28
	DOC NO 28-000000
	DOC NO 28-000000
	DOC NO 28-000000

CURVE	CURVE BEARING & DISTANCE	DELTA	RADIUS
1	S70°43'28"W 31.86'	20°40'18"	48.51'
2	N09°35'25"W 98.58'	180°01'36"	48.51'
3	N34°18'02"E 96.62'	10°58'21"	305.28'
4	N52°36'27"E 86.07'	20°18'30"	189.10'
5	N78°47'21"E 28.56'	25°23'22"	80.42'
6	S25°12'43"E 1.23'	06°30'53"	10.06'
7	N54°10'13"E 43.29'	15°12'54"	183.50'
8	N37°31'36"E 53.49'	18°16'20"	168.44'

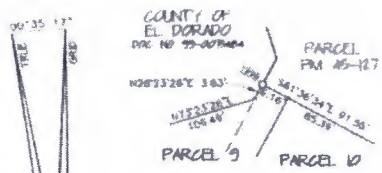
SEE SHEET 5

NOTES:

- ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
- WHERE THE LINE BETWEEN POINTS IS IDENTIFIED AS SIDE OF EXISTING (S), CONCRETE SIDEWALK OR THE FACE OR BACK OF EXISTING (B) WALL, THE EXISTING FEATURE IDENTIFIED AS A BOUNDARY MEASUREMENT.
- REGULATORY ACCESS AND PARKING AGREEMENT OVER EXISTING ROAD & PARKING AREAS PER BOOK 4326 AT PAGE 585 OR.

LEGEND:

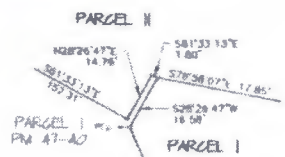
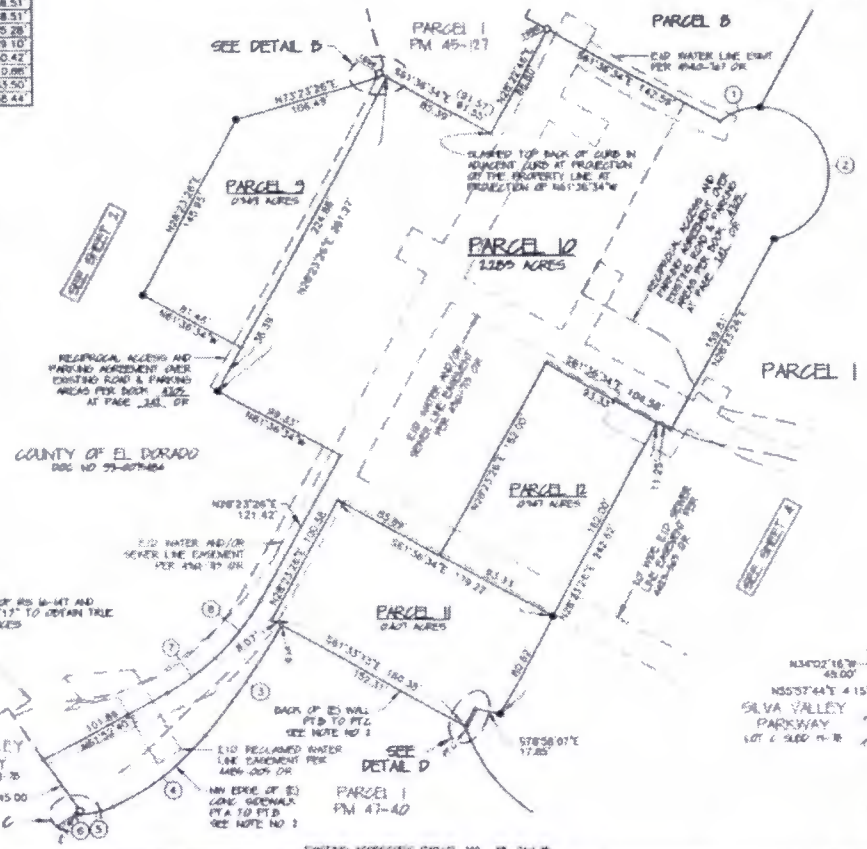
- COMPUTATION POINT
- POINT MEASUREMENT AS SHOWN HEREON
- ROAD 1/2" CIP STAMPED TRUE 10'00" AND 700' UNLESS YEAR IS OTHERWISE SHOWN
- ROAD 1/2" CIP STAMPED TRUE 10'00" & 700' UNLESS YEAR IS OTHERWISE SHOWN
- SET 1/2" CIP STAMPED TRUE 10'00" - 700'
- NON-REGULATORY ACCESS EMBANKMENT
- ① CURVE NUMBER: SEE CURVE DATA TABLE ON THIS SHEET
- PT A POINT A TYPICAL
- (S) EXISTING



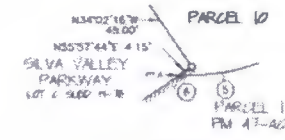
DETAIL B
NOT TO SCALE

COUNTY OF EL DORADO
DIVISION OF HIGHWAYS, MONUMENT
PM-EI GRID COORDINATES:
(N) 558,628.48 (E) 2,286,564.91 NAD 27

BASIS OF BEARINGS:
THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO THAT OF RS 8-147 AND IS GRID NORTH. INDICATE BEARINGS CLOCKWISE 02°35'17" TO OBTAIN TRUE NORTH BEARINGS. ALL DISTANCES ARE CHORD DISTANCES.



DETAIL D
NOT TO SCALE



DETAIL C
NOT TO SCALE

PARCEL MAP

A PORTION OF THE SE 1/4 OF SECTION 35, T.10 N., R.8 E., MDM.
 BEING A PORTION OF THE REMAINDER OF PM 45-127
 COUNTY OF EL DORADO ***** STATE OF CALIFORNIA
 DECEMBER 1999 SCALE: 1" = 50'
 GENE E THORNE & ASSOCIATES INC

REFERENCES:

PM 45-64	SLD 11-28
PM 45-87	SLD 11-24
PM 47-60	SLD 11-76
RS 8-147	DOC NO 30-0296003
	DOC NO 30-0296700
	DOC NO 33-0252305

LEGEND:

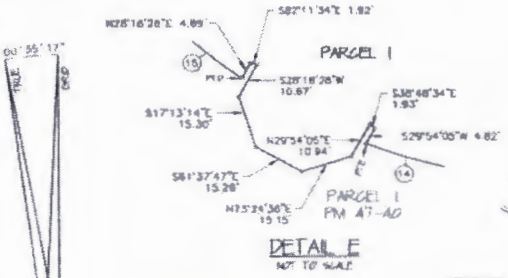
- COMPUTATION POINT
- FOUND MONUMENT AS SHOWN HEREON
- FOUND 9/4" CIP STAMPER SIZE 10447 AND 1037 UNLESS YEAR IS OTHERWISE SHOWN
- FOUND 3/4" CIP STAMPER SIZE 10447 & 1037 UNLESS YEAR IS OTHERWISE SHOWN
- SET 3/4" CIP STAMPER FOR 10447-1997
- SET 1/4" CIP STAMPER FOR 10447-1997
- NON-METRIC ACCESS EASEMENT
- ② CURVE NUMBER, SEE CURVE DATA TABLE ON THIS SHEET
- PTA POINT A, TYPICAL
- (E) EXISTING



NOTES:

- ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS
- WHERE THE LINE BETWEEN POINTS IS IDENTIFIED AS EDGE OF EXISTING (E) CONCRETE SIDEWALK OR THE FACE OR BACK OF EXISTING (E) WALL, THE EXISTING FEATURE SERVES AS A BOUNDARY MONUMENT
- NEIGHBORLY ACCESS AND PARKING AGREEMENT UNDER EXISTING ROAD & PARKING AREAS PER BOOK 8305 AT PAGE 381 OR

CURVE	CHORD BEARING & DISTANCE	DELTA	RADIUS
1	N48°42'00"E 21.66'	10°01'14"	324.00'
2	S48°12'41"W 56.82'	10°49'50"	301.00'
3	N48°43'03"E 60.19'	07°40'37"	448.00'
4	S29°56'21"W 53.52'	41°14'00"	76.00'
5	N15°24'32"E 61.64'	11°50'01"	299.00'
6	S29°04'08"W 6.41'	47°12'25"	8.00'
7	S06°48'50"E 23.38'	16°35'33"	81.00'
8	N13°48'05"E 21.51'	37°47'23"	74.00'
9	S27°26'08"W 63.56'	30°27'17"	121.00'
10	N22°42'51"E 47.04'	21°00'41"	129.00'
11	S14°51'41"E 10.42'	96°09'43"	7.00'
12	S00°01'42"E 8.20'	55°46'55"	8.76'
13	N7°43'47"E 31.60'	21°05'32"	83.00'
14	S82°12'44"E 89.71'	27°03'33"	149.00'
15	S38°15'56"E 78.87'	33°51'51"	132.00'
16	N65°30'25"W 96.58'	186°01'56"	48.51'



00°30'17" @ STATE OF CALIFORNIA
 DIVISION OF HIGHWAYS MONUMENT
 25-ET, 6482 COORDINATES
 (N) 358,826.48; (E) 2,266,384.01; MAG 27

BASIS OF BEARINGS:

THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO THAT OF RS W-147 AND IS GRID NORTH. ROTATE BEARINGS CLOCKWISE 00°30'17" TO OBTAIN TRUE NORTH BEARINGS. ALL DISTANCES ARE GROUND DISTANCES.

00:4 Jul 5 - 707 220

PARCEL MAP

A PORTION OF THE SE 1/4 OF SECTION 35, T10 N., R8 E., MDM.
BEING A PORTION OF THE REMAINDER OF PM 45-127

COUNTY OF EL DORADO ***** STATE OF CALIFORNIA

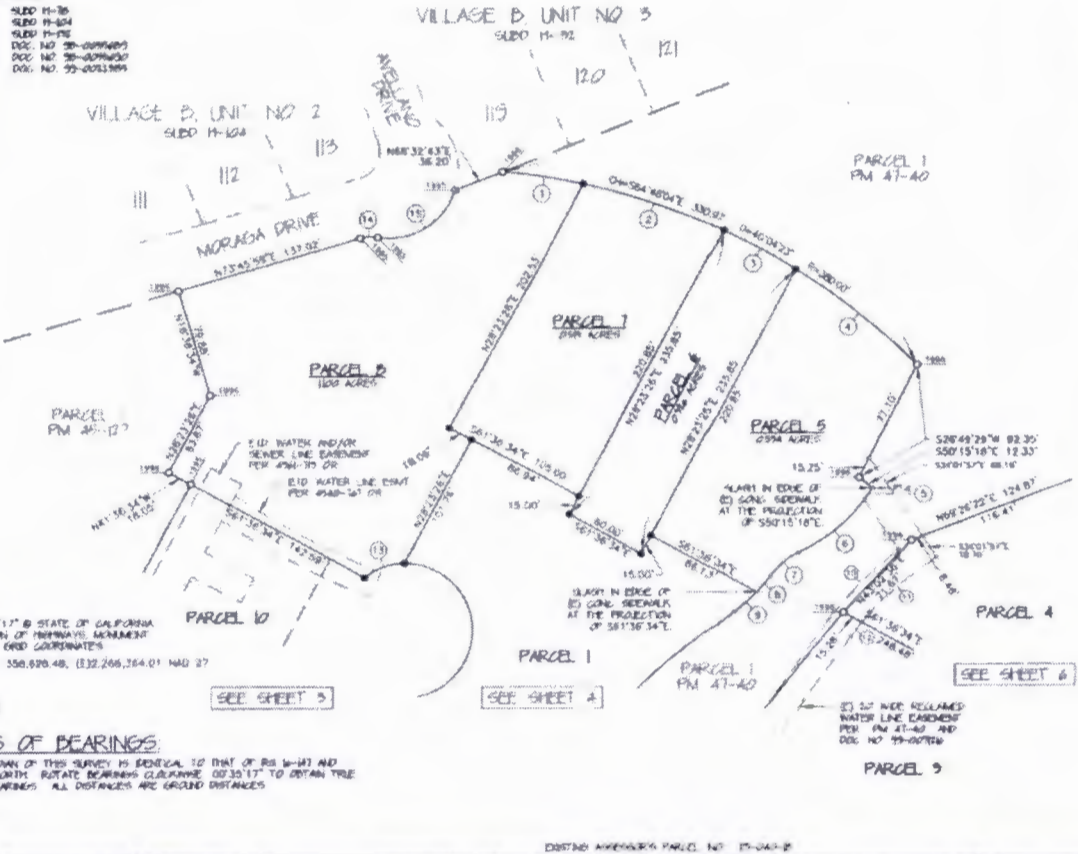
DECEMBER 1999

SCALE: 1" = 50'

GENE E. THORNE & ASSOCIATES, INC.

REFERENCES:

PM 45-64
PM 45-81
PM 47-40
DCC NO. 99-0094003
DCC NO. 99-0094004
DCC NO. 99-0094005



CURVE DATA TABLE THIS SHEET ONLY			
CURVE	CURVE BEARINGS & DISTANCE	DELTA	RADIUS
1	S81°19'21"E 58.87	08°57'51"	483.00'
2	S74°30'20"E 106.59	17°40'10"	483.00'
3	S61°36'35"E 80.00	07°57'50"	483.00'
4	S51°23'24"E 112.01	13°19'02"	483.00'
5	S32°03'06"W 10.88	04°50'11"	124.00'
6	S51°45'05"W 60.97	28°27'48"	124.00'
7	S51°08'26"W 26.10	28°39'05"	51.00'
8	S40°00'37"W 15.81	07°21'27"	124.00'
9	N48°43'00"E 21.68	10°03'18"	124.50'
10	N44°48'53"E 71.44	16°21'51"	250.98'
11	S48°49'28"W 71.56	17°49'22"	230.98'
12	S38°16'51"W 13.15	03°15'48"	230.98'
13	S27°43'28"W 31.86	38°20'18"	48.51'
14	N88°41'14"E 13.42	25°50'21"	30.00'
15	N88°35'12"E 65.63	82°02'55"	50.00'

NOTES:

- ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
- WHERE THE LINE BETWEEN POINTS IS IDENTIFIED AS EDGE OF EXISTING OR CONCRETE SIDEWALK OR THE PAGE OR BACK OF EXISTING OR WALL, THE EXISTING FEATURE SERVES AS A BOUNDARY MARKER.
- RECIPROCAL ACCESS AND PARKING AGREEMENT OVER EXISTING ROAD & PARKING AREAS PER ENCL. 102 AT PAGE 266 OF.

LEGEND

- COMPLETION POINT
- POSSIBLE MONUMENT AS SHOWN HEREIN
- FOUND 3/4" CLIP STAMPED TRICE SMOKE AND TEST UNLESS NEAR AN OTHERWISE SHOWN
- FOUND 1/2" CLIP STAMPED TRICE SMOKE & TEST UNLESS NEAR AN OTHERWISE SHOWN
- SET 3/4" CLIP STAMPED TRICE SMOKE-1999
- NON-VOLUNTARY ACCESS EASEMENT
- CURVE NUMBER, SEE CURVE DATA TABLE ON THIS SHEET

BASIS OF BEARINGS:
THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO THAT OF PM 47-40 AND IS ONE NORTH. ROTATE BEARINGS CLOCKWISE 00°30'17" TO OBTAIN TRUE NORTH BEARINGS. ALL DISTANCES ARE GROUND DISTANCES.

NORTH

DISTRICT ASSAYER'S FILE NO. 99-040-2

SHEET 5 OF 6

2001 JUL 5 PM 4:00

PARCEL MAP

A PORTION OF THE SE 1/4 OF SECTION 35, T10 N, R8 E, MDM.
BEING A PORTION OF THE REMAINDER OF PM 45-127
COUNTY OF EL DORADO ***** STATE OF CALIFORNIA
DECEMBER 1999 SCALE: 1" = 50'
GENE E THORNE & ASSOCIATES, INC.

CURVE	CHORD BEARING & DISTANCE	DELTA	RADIUS	
1	S33°20'27"W	311.86'	14°27'10"	1240.00'
2	S26°39'50"W	21.62'	00°59'56"	1240.00'
3	S30°48'56"W	160.14'	07°24'17"	1240.00'
4	S37°32'54"W	130.88'	05°02'57"	1240.00'
5	S88°19'50"W	28.46'	19°31'35"	70.00'
6	N54°45'29"W	23.56'	17°42'11"	100.00'
7	N44°48'53"E	71.44'	18°21'51"	250.00'
8	S48°49'56"W	71.62'	17°50'16"	230.00'
9	S38°16'43"W	73.18'	03°16'10"	230.00'
10	S35°03'06"W	10.68'	04°56'11"	124.00'
11	S51°49'05"W	60.37'	28°27'46"	124.00'

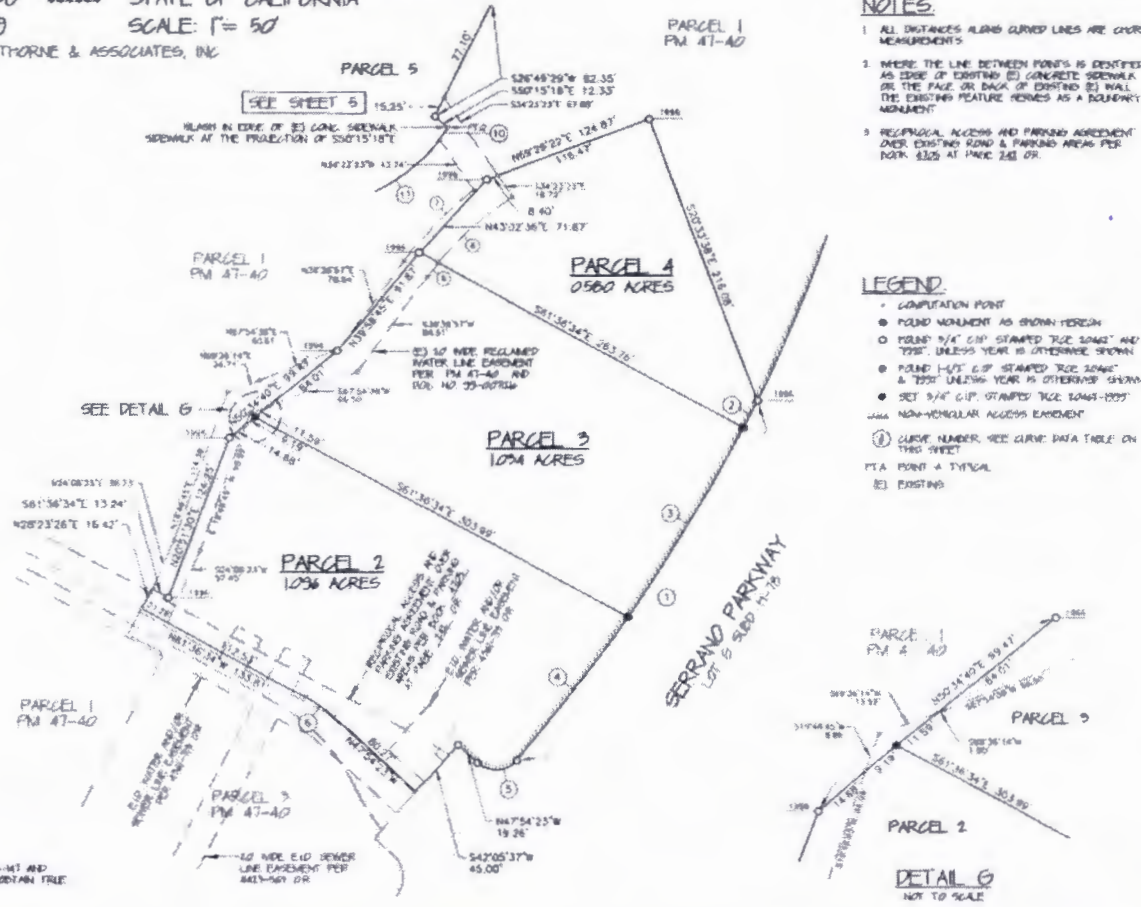
REFERENCES

PM 45-127 SLD 11-78
PM 46-127 SLD 11-78
PM 47-127 SLD 11-78
RD 4-147 DCE NO 28-0099400
RD 4-147 DCE NO 28-0099400
RD 4-147 DCE NO 75-0022690

003517' @ STATE OF CALIFORNIA
DEPT. OF HIGHWAYS SURVEY
M-DT, DATE COORDINATES
(N) 350,620.48; (E) 3,286,364.01; MAG 27

BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO THAT OF RD 4-147 AND
IS GREAT NORTH ROTATE BEARINGS CLOCKWISE 00°35'17" TO OBTAIN TRUE
NORTH BEARINGS. ALL DISTANCES ARE GROUND DISTANCES.



NOTES

- ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
- WHERE THE LINE BETWEEN POINTS IS IDENTIFIED AS EDGE OF EXISTING (E) CONCRETE SIDEWALK OR THE FACE OR BACK OF EXISTING (E) WALL, THE EXISTING FEATURE MARKED AS A BOLLARD MONUMENT.
- RECREATIONAL ACCESS AND PARKING AGREEMENT OVER EXISTING ROAD & PARKING AREAS PER DCR 8305 AT PAGE 288 OF.

LEGEND

- COMPUTATION POINT
- BOLLARD MONUMENT AS SHOWN HEREIN
- POUND 1/4" G.I.P. STAMPED 'ICE SOAKS' AND '1997' UNLESS YEAR IS OTHERWISE SHOWN
- POUND 1/4" G.I.P. STAMPED 'ICE SOAKS' & '1997' UNLESS YEAR IS OTHERWISE SHOWN
- SET 3/4" G.I.P. STAMPED 'ICE SOAKS-1997' NON-MONUMENTAL ACCESS EASEMENT
- ① CURVE NUMBER. SEE CURVE DATA TABLE ON THIS SHEET
- MTA POINT & TYPICAL
- (E) EXISTING

DETAIL 6

NOT TO SCALE

PARCEL MAP

A PORTION OF THE NE1/4 OF SEC. 2, T.9 N., R.8 E., M.D.M.
& PORTION OF THE SE1/4 OF SEC. 35, T.10 N., R.8 E., M.D.M.
BEING PARCEL 2 OF PM 45-64

COUNTY OF EL DORADO ***** STATE OF CALIFORNIA
FEBRUARY 1996 SCALE: 1" = 50'

GENE E. THORNE & ASSOCIATES, INC.
SHEET 1 OF 2

NOTES:

- ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
- REFER TO BOOK 4705 PAGE 251 FOR THE CONSENT OF ALL PARTIES HAVING RECORD TITLE INTEREST.

LEGEND:

- COMPUTATION POINT, NO MONUMENTATION
 - FOUND MONUMENT AS SHOWN HEREON
 - FOUND 3/4" C.I.P. STAMPED "RCE 20462" & "1992" UNLESS YEAR IS OTHERWISE SHOWN
 - FOUND 1-1/2" C.I.P. STAMPED "RCE 20462" & "1992" UNLESS YEAR IS OTHERWISE SHOWN
 - SET 3/4" C.I.P. STAMPED "RCE 20462-1996"
- NON-VEHICULAR ACCESS EASEMENT



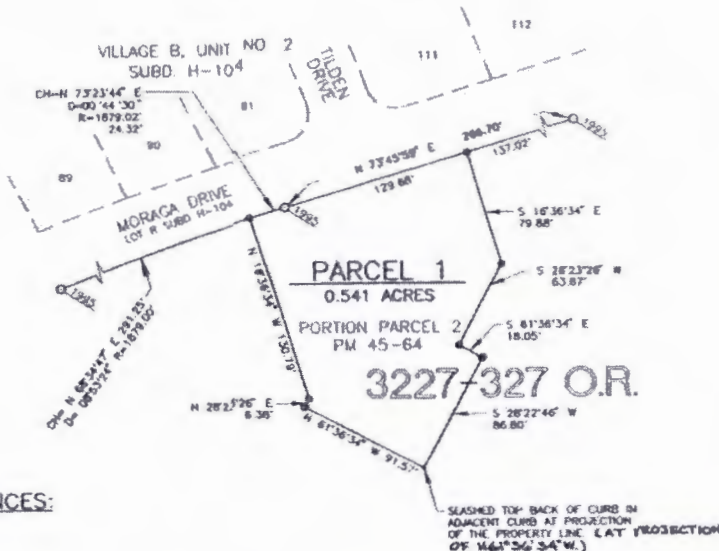
00°35'17" ● STATE OF CALIFORNIA,
DIVISION OF HIGHWAYS, MONUMENT
25-117, GRID COORDINATES:
(N) 358,628.48 (E) 2,266,364.01

REFERENCES:

PM 45-64
RS 18-147
SUBD H-104

BASIS OF BEARINGS:

THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO THAT OF RS 18-147 AND IS GRID NORTH. ROTATE BEARINGS CLOCKWISE 00°35'17" TO OBTAIN TRUE NORTH BEARINGS. ALL DISTANCES ARE GROUND DISTANCES.



REMAINDER
PARCEL 2 PM 45-64
SEE SHEET 2

EXISTING ASSESSOR'S PARCEL NO.: 111-630-11

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 EL DORADO HILLS DEVELOPMENT COMPANY, A CALIFORNIA GENERAL PARTNERSHIP. ON AUGUST 25, 1995, I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, WITHIN THE MEANING OF EL DORADO COUNTY ORDINANCE CODE SECTION 16-52 ORD (B). ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

GENE E. THORNE, RCE 20462
REC. EXP. DATE: 08/30/97



COUNTY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE APPROVED TENTATIVE MAP, THAT IT IS TECHNICALLY CORRECT AND CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE.

DATED: May 31, 1996

David S. Russell
DANIEL S. RUSSELL, L.S. 5017
COUNTY SURVEYOR
COUNTY OF EL DORADO
LIC. EXP. DATE: 12-31-97



COUNTY RECORDER'S CERTIFICATE:

I, WILLIAM E. SCHULTZ, HEREBY CERTIFY THAT 0.541 Acres PARCEL MAP GUARANTEED NUMBER 302233 WAS FILED WITH THIS OFFICE AND THAT THIS PARCEL MAP WAS ACCEPTED FOR RECORD AND FILED THIS 30th DAY OF MAY 1996 AT 10:11 AM IN BOOK 475 OF PARCEL MAPS AT PAGE 127 AT THE REQUEST OF EL DORADO HILLS DEVELOPMENT COMPANY, A CALIFORNIA GENERAL PARTNERSHIP. DOCUMENT NO.: 020233

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

By: Linda Carver
DEPUTY

TENTATIVE PARCEL MAP NO.: P45-24 APPROVED: JANUARY 11, 1996

PARCEL MAP

A PORTION OF THE NE1/4 OF SEC. 2, T.9 N., R.8 E., M.D.M.
 & PORTION OF THE SE1/4 OF SEC. 35, T.10 N., R.8 E., M.D.M.
 BEING PARCEL 2 OF PM 45-64

COUNTY OF EL DORADO STATE OF CALIFORNIA
 FEBRUARY 1996 SCALE: 1" = 100'
 GENE E. THORNE & ASSOCIATES, INC.

SHEET 2 OF 2

REFERENCES:

PM 45-64
 RS 18-147
 SUBD. H-104

00°35'17" STATE OF CALIFORNIA
 DIVISION OF HIGHWAYS, MONUMENT
 25-117, GRID COORDINATES:
 (N) 358,628.48; (E) 32,288,384.01

BASIS OF BEARINGS:

THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO THAT OF RS 18-147 AND IS GRID NORTH. ROTATE BEARINGS CLOCKWISE 00°35'17" TO OBTAIN TRUE NORTH BEARINGS. ALL DISTANCES ARE GROUND DISTANCES.

EXISTING ASSessor'S PARCEL NO. 111-830-11

VILLAGE B, UNIT NO. 2
 SUBD. H-104

PARCEL 1
 SEE SHEET 1

3227-327 O.R.

REMAINDER
 PARCEL 2 PM 45-64

SERRANO PARKWAY
 LOT C SUBD. H-78

NOTES:

1 ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS

LEGEND:

- COMPUTATION POINT, NO MONUMENTATION
- FOUND MONUMENT AS SHOWN HEREON
- FOUND 3/4" C.I.P. STAMPED "RCE 20462" & "1992" UNLESS YEAR IS OTHERWISE SHOWN
- FOUND 1-1/2" C.I.P. STAMPED "RCE 20462" & "1992" UNLESS YEAR IS OTHERWISE SHOWN
- SET 3/4" C.I.P. STAMPED "RCE 20462-1896"
- SET 1-1/2" C.I.P. STAMPED "RCE 20462-1896"
- ≡ NON-VEHICULAR ACCESS EASEMENT

45-127A

45-127B

45-127C

45-127D

00 JUL -5 PM 4:00

Andrea Howard

From: Andrea Howard
Sent: Wednesday, July 5, 2023 9:50 AM
To: Zach Oates; valerie.brady@edcgov.us
Cc: Kirk Bone
Subject: Serrano Village Green TIS
Attachments: Village Green TIS.pdf

2023 JUL -5 PM 4:00
RECEIVED
PLANNING DEPARTMENT

Good morning Zach and Valerie,

I am submitting an application to Planning today to amend the El Dorado Hills Specific Plan and PD 95-13 for the Village Green to add residential dwellings as part of a Mixed Use Development (MUD) as allowed by the Zoning Ordinance. We do not have any specific development plans at this time; just seeking from a programmatic perspective to bring our specific plan into alignment with the County's CC-PD Zone district as it relates to MUD and residential dwellings.

Please see attached and let me know if you have any questions.

Andrea Howard

PRINCIPAL PLANNER



OVER 60 YEARS OF PRIDE IN THE COMMUNITIES WE BUILD

4525 Serrano Parkway, Suite 100 • El Dorado Hills, CA 95762 • Office: 916.939.4060

ahoward@parkerdevco.com

<https://www.parkerdevco.com/about-us>



DEPARTMENT OF TRANSPORTATION TRANSPORTATION PLANNING

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-6543, Fax (530) 698-8019

Transportation Impact Study (TIS) – Initial Determination

The information provided with this form will be used by County staff to determine if the proposed project will be required to complete a Transportation Impact Study (TIS) or an On-Site Transportation Review (OSTR). If one or both are required, County staff will contact the applicant with more information about the required studies. Both studies are described in the TIS Guidelines, which can be found on the County's website. **An OSTR is typically required for all projects.**

Complete and submit this form along with a detailed project description and a site plan by mail, fax or email.

Mail: DOT, Transportation Planning
Attn: Zach Oates
2850 Fairlane Court
Placerville, CA 95667

Fax: (530) 698-8019
Phone: (530) 621-7580
Email: zach.oates@edcgov.us
valerie.brady@edcgov.us

Date Received by Transportation Planning: _____

Applicant Information:

Name: Kirk Bone/Parker Dev. Co. Phone #: 916-939-4060
Address: 4525 Serrano Parkway, Suite Email: kbone@parkerdevcc

Project Information:

Name of Project: Serrano Village Green Planning Number: PD95-13
Project Location: Serrano and Silva Valle Bldg Size: TBD
APN(s): Various - see attached Project Planner: TBD
Number of units: TBD

Description of Project: (Use, Number of Units, Building Size, etc.)

The Serrano Village Green is part of the El Dorado Hills Specific Plan with an approved Planned Development Permit 95-13. The Village Green is zoned CC-PD and partially developed with office buildings. We are seeking an amendment to the EDHSP and PD to allow Mixed Use Development in the CC Zone as allowed by the County's Current Zoning Ordinance Section 130.40.180. No detailed design plans or building quantities are available at this time.

PLEASE ATTACH A PROJECT SITE PLAN

If an OSTR is required, the following information shall be evaluated and the findings signed and stamped by a registered Traffic Engineer or Civil Engineer, and shall be included with the project submittal:

1. Existence of any current traffic problems in the local area such as a high-accident location, non-standard intersection or roadway, or an intersection in need of a traffic signal
2. Proximity of proposed site driveway(s) to other driveways or intersections
3. Adequacy of vehicle parking relative to both the anticipated demand and zoning code requirements
4. Adequacy of the project site design to fully satisfy truck circulation and loading demand on-site, when the anticipated number of deliveries and service calls may exceed 10 per day
5. Adequacy of the project site design to provide at least a 25 foot minimum required throat depth (MRTD) at project driveways, include calculation of the MRTD
6. Adequacy of the project site design to convey all vehicle types
7. Adequacy of sight distance on-site
8. Queuing analysis of "drive-through" facilities



DEPARTMENT OF TRANSPORTATION TRANSPORTATION PLANNING

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-6543, Fax (530) 698-8019

Transportation Impact Study (TIS) – Initial Determination (Page 2)

TO BE COMPLETED BY COUNTY STAFF:

The following project uses are typically exempt from the preparation of a TIS:

- | | |
|--|--|
| <input type="checkbox"/> 4 or less single family homes | <input type="checkbox"/> 12,000 square feet or less for industrial |
| <input type="checkbox"/> 4 or less multi-family units | <input type="checkbox"/> 12,000 square feet or less for church |
| <input type="checkbox"/> 2,000 square feet or less for shopping center | <input type="checkbox"/> 50,000 square feet or less for warehouse |
| <input type="checkbox"/> 6,000 square feet or less for general office | <input type="checkbox"/> 60,000 square feet or less for mini-storage |
- None apply – TIS is required with applicable fee.

County Staff Determination:

The TIS or OSTR may be waived if no additional vehicle trips will be generated by the proposed change, no up-zoning is requested, or no intensification of use is requested. Transportation Planning staff may waive the TIS requirement. The Transportation Director or his/her designee may waive the OSTR requirement.

- TIS and OSTR are both waived. No further transportation studies are required.
- On-Site Transportation Review is required. A TIS is not required. The OSTR shall address all items listed, unless otherwise noted.
- The TIS and OSTR are required. An initial deposit for TIS scoping and review is required by DOT Transportation Planning staff. See Attached TIS Initial Fund Request letter.

DOT Transportation Planning Signature

Date

ADH TS

OSTR waiver approved by:

Department of Transportation Director or Designee

Date

THE VILLAGE GREEN

EL DORADO HILLS
DEVELOPMENT COMPANY

PROJECT DATA:

PRIVATE USE:

SYMBOL	USE	ANTICIPATED BLDG. S.F.	REQUIRED PARKING	PARKING PROVIDED
A	EXISTING	11,870 sf	47	47
B	RESTAURANT	6,760 sf	89	122
C 0ST LVL	RETAIL	5,400 sf	18	18
C 2ND LVL	OFFICE	5,200 sf	33	37
D	RETAIL	5,350 sf	18	18
E	OFFICE	6,250 sf	25	29
F	EXISTING	6,785 sf	22	22
G	OFFICE	10,200 sf	41	46
H	OFFICE	5,000 sf	20	23
J	OFFICE	5,600 sf	33	26
K	OFFICE	5,650 sf	23	26
L	RESTAURANT	5,350 sf	60	99
M	OFFICE	5,000 sf	20	23
SUBTOTAL		86,055 sf	439	506

COUNTY USE:

P 0ST PLAN	OFFICE	11,400 sf	46	69
P 2ND PLAN	OFFICE	8,400 sf	34	34
Q	OFFICE	7,690 sf	31	31
R 0ST PLAN	OFFICE	9,540 sf	40	41
R 2ND PLAN	OFFICE	9,540 sf	40	40
SUBTOTAL		47,170 sf	191	215

GRAND TOTAL		138,225 sf	630	741
-------------	--	------------	-----	-----

LEGEND

SYMBOL	USE	ACRES
	WATER	
	COUNTY/CIVIC	4.04
	PARK LAND	10.04
	EXISTING STRUCTURES	

MASTER PLAN

0 30 60 120



FORRAN
WILLIAMS
ARCHITECTS

1418 TWENTIETH STREET
SACRAMENTO, CALIF. 95814
TELEPHONE (916) 448-2724

1402 on 08/26/05



RECEIVED
PLANNING DEPARTMENT
2023 JUL -5 PM 4:00

SP-R23-0001/PD-R23-0002



**COMMUNITY DEVELOPMENT SERVICES
PLANNING AND BUILDING DEPARTMENT**

2023 JUL - 5 PM 4:01
RECEIVED
PLANNING DEPARTMENT

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

EL DORADO COUNTY PLANNING SERVICES
ENVIRONMENTAL QUESTIONNAIRE

File Number PD 95-13
Date Filed _____

Project Title Serrano Village Green Lead Agency County of El Dorado
Name of Owner Various - see attachment Telephone 916-939-4060
Address 4525 Serrano Parkway, Suite 100, El Dorado Hills, CA 95762
Name of Applicant Kirk Bone Telephone Same
Address Same
Project Location Northeast corner of Serrano Parkway and Silva Valley Parkway

Assessor's Parcel Number(s) Various Acreage 10.7 Zoning CC-PD (AP-EDHSP)

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.

1. Type of project and description: Amend PD95-13 and the El Dorado Hills Specific Plan to allow Mixed Use Development in the CC zone as permitted by the County's current Zoning Ordinance Section 130.40.180.
2. What is the number of units/parcels proposed? Future; to be determined

GEOLOGY AND SOILS

3. Identify the percentage of land in the following slope categories:
 0 to 10% 11 to 15% 16 to 20% 21 to 29% over 30%
4. Have you observed any building or soil settlement, landslides, rock falls or avalanches on this property or in the nearby surrounding area? No
5. 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?
1 mile Name of the water body? Carson Creek
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. Construction subject to NPDES permit and BMPs.
9. Will the project result in the physical alteration of a natural body of water or drainage way?
If so, in what way? No. A portion of the site is developed; the balance is vacant, subdivided parcels.
10. Does the project area contain any wet meadows, marshes or other perennially wet areas?
No. The adjoining park site includes a man-made creek fed by a recirculating water feature.

VEGETATION AND WILDLIFE

11. What is the predominant vegetative cover on the site (trees, brush, grass, etc.)? Estimate percentage of each:
Grass - 100%
12. How many trees of 6-inch diameter will be removed when this project is implemented?
TBD in the future with design plans. Site is subject to oak tree preservation requirements in the EDH Specific Plan, SCH # 86122912

FIRE PROTECTION

13. In what structural fire protection district (if any) is the project located? EDH Fire
14. What is the nearest emergency source of water for fire protection purposes (hydrant, pond, etc.)? Hydrants on site
15. What is the distance to the nearest fire station? 2 miles
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? No
If so, how far? _____
19. What types of noise would be created by the establishment of this land use, both during and after construction? Same as the approved project (traffic, HVAC and other equipment)

31. Will the project require the extension of existing public utility lines? No off-site extensions needed.
If so, identify and give distances: Water and sewer exists to the overall project site;
extensions to individual parcels would be needed in the future.

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)

MITIGATION MEASURES (attached additional sheets if necessary)

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

Refer to the EDH Specific Plan EIR.

Form Completed by: 

Date: 6/28/23

Kirk Bone, Director of Government Relations

El Dorado Hills Specific Plan Amendment

June 2023

Section 4: Special Land Uses Element

2023 JUL -5 PM 4:01

Section 4.1 Village Green/Community Center

RECEIVED
PLANNING DEPARTMENT

The Village Green/Community Center site contains approximately 27 acres. The proposed land use as shown on the Conceptual Illustration of Village Green/Community Center (Figure 12) is summarized as follows:

- a. Parkland: approximately 10 acres (including such uses as children's play area, tennis courts, hardcourt, picnic area, and lake).
- b. Community Center: approximately 16 acres including:
 - "The Green": approximately 2.0 acres
 - Buildings: approximately 120,000 – 150,000 square feet or as allowed by an approved Planned Development Permit
 - Parking, plaza, and landscaped circulation areas: approximately 11.5 acres

The Village Green/Community Center is intended to provide a focal point for the community. Uses to be included are recreation and leisure services, public services, and some retail commercial enterprise, including mixed use development that meets the requirements of Zoning Ordinance Section 130.40.180 (Mixed Use Development) or an approved Planned Development Permit. Building floor space will be devoted primarily to community, public and leisure services. Commercial space will be used by providers of goods and services. A general description of the range of activities and lands uses envisioned within the Center appears on the subsections that follow.

4.1.1 Recreation Use

A significant portion (approximately 40 percent) of the Center is to be developed as parkland and will include the recreation facilities listed above. An area called "The Green" is proposed for a turfed area that will be suitable for informal recreation and community activities such as picnics and local festivals. It will be comparable to the "village green" or "town square" of many older communities.

4.1.2 Community Services

Multifunctional space within the Village Green/Community Center complex will allow for community and repertory theater performances, concerts, and other entertainment. Space for an amphitheater and arts/cultural auditorium also will be available for theatrical and musical events. The Center will augment the recreational, cultural, and educational services offered at the Oak Ridge High School, the community park, Brooks School, and other parks and schools in the Plan Area. The proximity of the Center to the high school and community park will create a pattern of activity that will reinforce this area as the focal point of community life for El Dorado Hills residents.

El Dorado Hills Specific Plan Amendment

June 2023

4.1.3 Leisure Services

The Community Center will provide areas suitable for leisure activities, allowing for informal discussions, card playing, reading, music, and travelogues. Portions of the Community Center may be specifically dedicated to a Senior Citizens Center, a Youth Center, or similar uses.

4.1.4 Public Services

In fulfilling the role of a focal point for the community, it is appropriate that public functions be included in the Village Green/Community Center. Such uses may include, but are not limited to:

- Sheriff Substation
- Fire Station
- Post Office
- Library

4.1.5 Retail Commercial

Retail activities are limited to small, convenience-oriented shops and consequently have little impact on, or relationship to, the retail centers located on Silva Valley Parkway, Highway 50, El Dorado Hills Boulevard, or the Bass Lake area. Such uses may include, but are not limited to:

- Cafe
- Delicatessen
- Bakery
- Child care
- Florist
- Gift shop
- Small, professional service offices
- Real estate offices
- Hair stylist/barber
- Cleaners
- Pharmacy

- a. Residential development may occur within the Village Green as contemplated by the County's Zoning Ordinance Section 130.40.180 (Mixed Use Development) or an approved Planned Development Permit.

El Dorado Hills Specific Plan Amendment

June 2023

4.1.6 Prohibited Uses

Certain uses are considered inappropriate to the character of the Village Green/Community Center and should be prohibited. These would include, but are not limited to:

- Major grocery market (over 15,000 square feet)
- Super drug store
- Home improvement materials
- Department store
- Franchise fast food with drive-through facilities
- Service station

4.1.7 Circulation and Access to the Village Green

a. Vehicular Access

The Village Green/Community Center is bounded by three arterial streets, making vehicular access from all points in the Plan Area convenient. Parking will be provided in accordance with the County Parking Ordinance and those requirements determined during Design Review, as provided in the Design Guidelines. Onstreet parking shall be prohibited on the perimeter of the Village Green/Community Center. Parking requirements for recreational uses, joint uses of parking, and a park and ride lot also will be established during Design Review.

b. Pedestrian Access

The network of pedestrian paths and trails located throughout the Plan Area will be linked to the Community Center to facilitate nonvehicular access. Within the Community Center, well-defined pedestrian pathways will be provided.

c. Public Transportation

A bus stop, bus shelter, and bicycle racks will be installed in accordance with the architectural theme of the Village Green/Community Center. A park and ride lot also may be appropriate at the Center.

Appendix B: Design Guidelines

The design focal point for the El Dorado Hills Specific Plan area is the Village Green/Community Center. Located at the intersection of Silva Valley Parkway and Serrano Parkway ~~Country Club Drive~~, this 27-acre site is highly visible as the entry to the golf course neighborhoods and visible from residences located along the ridges as well. Site planning and architectural style are extremely important considerations in gaining community acceptance for the Village Green/Community Center. The following guidelines are established to accomplish this objective.

El Dorado Hills Specific Plan Amendment

June 2023

4.1 Permitted Land Uses

Three primary land uses are anticipated in the Village Green/Community Center. These are public facilities, limited commercial/retail facilities, and recreation and park uses. Approximately 16.2 acres are reserved for the public facilities and commercial/retail components, and 10.8 acres are reserved for the recreation and parkland uses.

4.1.1 Public Facilities, Recreation and Parkland (reserved land uses)

- a. "The Green" will contain a minimum of 2 acres of turfed open area immediately within the site.
- b. Area is reserved for public services, facilities, and gatherings.
- c. Parking for public facilities will be provided at the rate of one stall for every 350 square feet of floor space.
- d. Areas designated for leisure activities, such as a senior center or a youth center, are recommended.

4.2 Commercial/Retail

A limited amount of low-intensity commercial and retail uses are proposed for the Community Center. Acceptable uses include:

- Accountant
- Attorney
- Bakery
- Bed and breakfast inn
- Butcher
- Cafe
- Day care
- Delicatessen
- Dry cleaner
- Financial institution
- Florist
- Gift shop
- Hair stylist/barber
- Medical/dental office
- Real estate office
- Restaurant
- Small movie theater
- Stockbroker
- Travel agency

- a. Residential development may occur within the Village Green pursuant to the County's Zoning Ordinance Section 130.40.180 (Mixed Use Development or an approved Planned Development Permit.
- b. Parking will be provided on the basis of one space per 250 square feet of commercial/retail floor space, or as otherwise provided by a Planned Development Permit approved by the County.
- c. Plazas, fountains, street furniture, and landscaping are recommended for the entire Village Green/Commercial Center.

El Dorado Hills Specific Plan Amendment

June 2023

4.3 Architectural Design

The guidelines established in this section are intended to control the general architectural style, appearance, and construction of the Village Green/Community Center. The objective is to maintain a design theme that will promote architectural design and building placement so as to harmonize with the natural character of the site.

- a. Buildings generally shall be limited to two stories in height, except in those instances approved by the ACC where the structure's use or design encourages an architectural statement or effect.
- b. While architectural style is not specified in this guideline, construction materials and colors shall incorporate natural wood and stone in earthtone colors to the maximum extent possible. A rural California style is recommended.
- c. All loading and storage areas shall be screened from view by mounding, planting, fences, walls, or a combination of these elements as approved by the ACC.
- d. Loading docks and delivery areas shall be located away from major vehicular and pedestrian circulation.

4.4 Circulation and Parking

Maximizing aesthetics and vehicular efficiency is the primary goal for design of auto and service circulation in order to increase the area available for landscaping and pedestrian use and reduce impacts upon adjacent properties.

- a. The Village Green/Community Center shall be accessible from at least one major collector or arterial road and have sufficient design capacity to accommodate traffic generated by the various land uses proposed, as well as other local traffic.

El Dorado Hills Specific Plan Amendment

June 2023

- b. All uses should be directly accessible by public transportation, pedestrian, and bicycle routes.
- c. Common access drives should be used where feasible and be adequately sized to accommodate generated traffic.
- d. The dimensions of all driveways and aisles shall be adequate to serve the number and design requirements of the parking spaces provided and shall be in conformance with County standards.
- e. Directional arrows will be applied on drive surfaces with white traffic paint where necessary to avoid confusion and provide safe circulation.
- f. Parking shall conform to the design standards approved by the ACC.

4.5 Bicycle and Pedestrian Circulation

Bicycle access to public facilities, commercial/retail and recreation uses shall be provided from bike lanes adjacent to the Village Green/Community Center. Pedestrian circulation to and within the Village Green/Community Center shall link parking areas and sidewalks on public streets with the buildings and use areas.

- a. All commercial/retail and public facilities shall provide one bicycle parking space for every 20 auto parking stalls.
- b. Bicycles may use the same circulation systems as autos within the development.
- c. Bicycle parking shall be conveniently located but shall not conflict with pedestrian or auto circulation.
- d. All pedestrian pathways shall be paved, a minimum of 4 feet in width, and approved by the ACC.
- e. Pedestrian paths and walkways should be designed to prevent pedestrian access through planted areas.
- f. Pedestrian and auto circulation should be separated, using buffer planting, elevation changes, or by providing additional distance between these circulation systems.

4.6 Grading

All grading shall conform to the goals and policies of the El Dorado Hills Specific Plan and the following guidelines:

- a. Mounding and berming shall be used extensively to add topographical variety to the landscape.
- b. Grading may be natural or architectural in form and should complement the architecture or land use of a site in a pleasing manner.

El Dorado Hills Specific Plan Amendment

June 2023

- c. Areas that are to be planted with turf shall not slope in excess of 3:1. Areas within the public right-of-way that are to be planted with turf shall not slope in excess of 4:1. All areas that are to be planted with ground cover shall not slope in excess of 2:1. All planting areas shall be graded to drain at a 2 percent minimum grade.

4.7 Walls and Fences

- a. All walls and fences shall be of a design compatible with adjacent architecture. Heights of walls and fences shall be as required for their intended use but shall not exceed 8 feet unless approved by the ACC.
- b. Where serving as a visual screening barrier for enclosure of storage areas, open work areas, or refuse collection areas, wall and fence heights shall be sufficient to ensure that adjacent properties and public streets are protected from visual or noise impacts.
- c. The location and design of walls and fences, as with all other design review applications, shall be approved by the ACC prior to construction, installation, or submittal of plans to the County.

4.8 Landscaping

Planting within commercial developments adjacent to streets shall blend with the streetscape planting. Plant materials are to be selected from List 1, Master Landscape Plant List.

- a. Trees shall be planted and maintained throughout surfaced parking lots to ensure that, within 15 years after planting, a minimum of 40 percent of the parking lot will be shaded.
- b. To the maximum extent possible, landscape design shall incorporate native trees and shrubs and should be drought resistant. Accent landscaping using non-native types is acceptable.
- c. All landscaped areas will be maintained with an automatic irrigation system. Where possible, drip irrigation is preferred.

4.9 Signs and Graphics

- a. All signs are subject to approval by the ACC and must conform to the El Dorado County Sign Ordinance.
- b. It is recommended that identification signs be smaller than allowed by the County Sign Ordinance. Sign colors and materials shall be consistent with the architectural theme of the development.
- c. No flashing or moving signs will be permitted.
- d. Natural materials are recommended for entry gates and monument signs along major streets.
- e. Signs shall not obstruct or visually impair vehicle entries.

4.10 Paving Materials

- a. All sidewalks shall have a minimum width of 4 feet.
- b. The use of paving materials such as stamped concrete, interlocking pavers, exposed aggregate, and other embellished paving materials is recommended.

El Dorado Hills Specific Plan Amendment

June 2023

- c. Crosswalks within each development shall be delineated with one of the paving materials listed above. The materials shall contrast with the pavement of the street, alley, driveway, or parking lot in which the crosswalk occurs.

4.11 Lighting and Utilities

- a. Lighting shall include project and building entry lighting, parking lot lighting, pathway lighting, and accent lighting for landscaping and architecture. Security lighting should be included when necessary.
- b. Lighting fixture design shall be compatible with other site elements.
- c. All exterior lighting fixtures shall be efficient in terms of design and energy use. Low- and high-pressure sodium (LPS and HPS) lamps are recommended in public areas but prohibited on structures.
- d. Lighting fixtures within the Village Green/Community Center shall be designed to deflect light and glare away from the viewsheds of adjacent residences, parks, and open space. Fixture placements are to be approved by the ACC. Cutoff-type fixtures are recommended to minimize light spillage and glare.
- e. All electrical, telephone, and other cable services shall be installed underground. Transformers, terminal boxes, meter cabinets, pedestals, concealed ducts, and other facilities necessary and appurtenant to underground facilities, street lighting, and the irrigation system may be placed above ground when necessary. Public utilities may be provided in private streets with recorded easements to ensure access as required for their maintenance.

2023 JUN 5 PM 11:01
RECEIVED
PLANNING DEPARTMENT

Agenda of:) January 11, 1995
Item No.: 8.a.
Staff: Robert Britzman

STAFF REPORT

FILE NUMBER: P95-24/PD95-13/Village Green Commercial Center

APPLICANT: El Dorado Hills Development Company

AGENT: Sam Miller

REQUEST: A tentative commercial parcel map creating 17 parcels ranging in size from .03 acre to 10 acres (Exhibit B). Also requested is approval of a development plan including 86,055 square feet of office, retail, and restaurant use. The site includes a 10-acre park, a 4-acre site to be dedicated to the County for public use, and a 2.32-acre Village Green Open Space lot (Exhibit C).

LOCATION: On the northeast corner of Serrano Parkway and Silva Valley Parkway in the El Dorado Hills Specific Plan Area (Exhibit A).

APN: 111-630-01 and -02

ACREAGE: 26.31 acres

LAND USE DESIGNATION: Public Review Draft General Plan:
Adopted Plan. Commercial Designation
(El Dorado Hills Specific Plan) (Exhibit H)

ZONING: Commercial-Planned Development (C-PD) (Exhibit I)

ENVIRONMENTAL DOCUMENT: Negative Declaration prepared.

SUMMARY RECOMMENDATION: Conditional approval.

BACKGROUND

The application was reviewed at the November 6, 1995. Technical Advisory Committee (TAC) meeting. It was the consensus of the Committee to recommend approval of the application with conditions.

The subject site was originally proposed in the Specific Plan as being bounded on three sides with public streets. As the development of the road network proceeded in the vicinity, it was determined that traffic control would be better served if one of the streets was eliminated. With the presentation of Village B tentative map and the review of the Development Agreement in 1992, the Planning Commission eliminated the northerly road from the Specific Plan.

A zone change application was also filed and approved for the site, clarifying a discrepancy between the Specific Plan intended zoning and the actual zoning that resulted. This application (Z95-15) rezoned the subject site from Planned Commercial to Commercial-Planned Development. The submittal of the proposed development plan responds to this change in zoning.

Prior to the rezoning to Planned Development, uses were approved ministerially by reviewing a site plan for the total site to determine consistency with the Specific Plan, and consistency with the Planned Commercial zoning which existed at that time. The uses approved included the El Dorado Hills Development Company office building, the location of the park, and the Village Green open space and appurtenant structures. These uses currently exist and/or are under construction. Plans have been submitted for the Phoenix Day Care facility (Parcel 17), but have been placed on hold by the applicant until the development plan for the complete site has received County approval.

STAFF ANALYSIS

Site Description: Prior to construction, the site contained a few heritage sized oak trees, a drainage swale, and a historic barn. The barn has since been removed and given to the Historic Society for reconstruction elsewhere. As noted above, substantial construction has occurred on the site including, office building, parking, village green, park, lake, covered bridge, and access roads. The project site is bounded by Silva Valley Parkway on the west, Serrano Parkway on the south, Village B residential area on the north, and a small portion of the open space separating the subject site from Village H on the east.

General Plan and Zoning: Pursuant to the August 17, 1994, General Plan Extension letter issued by the Governor's Office of Planning and Research, and the extension granted by Senate Bill 903, discretionary applications must be found to be "consistent" with the Public Review Draft General Plan and the provision that "there is little or no probability the project will be detrimental to or interfere with the future adopted General Plan." Said extension, however, excluded the El Dorado Hills Specific Plan from this requirement, and provided that the County may approve projects that are consistent with the Specific Plan and Development Agreement.

Specific Plan: The El Dorado Hills Specific Plan was approved by the County along with zoning, Development Agreement, and financing plan in July 1988. The Specific Plan land use plan contained residential, commercial, open space and public land uses. The Specific Plan obligated the preservation of open space, dedication of land for public facilities, and made provisions for major infrastructure needs both on- and off-site. Given the extensive design

criteria contained within the Specific Plan, the Planned Development overlay zone was applied throughout the project as a means to implement the proposed criteria, much of which is discretionary. The uses proposed and the intensity of development are consistent with the intent of the Specific Plan.

Phasing: While a phasing plan is not proposed, there may be justification for allowing phasing as an option based on the public land dedication required. Section 3.6 of the Development Agreement requires the following:

Developer agrees that as part of the application to County for the approval of the site plan for the Village Green area Developer shall reserve within such site plan areas, as set forth in the Specific Plan, for public services and uses. Such reservation shall include an agreement by Developer to offer for dedication an area not to exceed four (4) acres within the site plan for the purpose of siting governmental facilities such as a sheriff substation or fire station. The exact size and location of the site(s) will be determined at the time of the development approvals for the Village Green in cooperation with the county and other affected governmental agencies. This requirement shall survive any incorporation of this area into a city and the offer of dedication shall be made not later than ten (10) years from the effective date of this Agreement.

Parcel 6 is being proposed by the Developer as the site to satisfy this requirement. Affected agencies are currently reviewing possible uses for the site and determining the adequacy of the site for public use.

Being a relatively flat site with good access, the location and size of the site is probably not a concern. The shape of the site may have some limitations however, especially the northeast corner which is placed behind Parcel 5. For this reason, the County needs additional time to determine the size and shape of the parcel. Staff has included a condition which would provide the County such additional time while providing the developer time to proceed with development of the site (Parcel Map Condition 2).

Further, on a recent large commercial parcel map south of U.S. Highway 50, there was a need for flexibility which resulted in the creation of fewer parcels initially than proposed on the tentative parcel map. Since users are typically not known until later in the process, it is desirable to maintain flexibility in this matter as long as the intent of the Development Plan and Specific Plan are maintained. Therefore, staff has added a condition of approval which would permit such flexibility without having to return to the Planning Commission to file for an amendment to the map. Basically, the proposed conditions would permit the developer to leave a few larger parcels in the first phase and return to further divide them in later phases as long as the total resulting parcels do not exceed 17, and the intent of the Development Plan and Specific Plan are maintained.

Development Plan Exceptions From Zoning Standards: Since Zoning Ordinance standards are generally rigid, they at times discourage creative design concepts and may not effectively adapt to particular site and topographic constraints. The Planned Development overlay zone was applied throughout the Specific Plan to provide a means to implement the design criteria within the Specific Plan and, although it's not specifically stated in the Plan, to allow such flexibility as may be warranted to accommodate the uniqueness of a project of this size in accordance with the intent of the Planned Development overlay zone district.

It should be readily apparent that the County Zoning Ordinance standards, being very outdated, do not have sufficient flexibility to reflect the variations of unique circumstances and design opportunities that exist on a project of this magnitude. Therefore, the flexibility and exceptions offered through the Planned Development provisions of the zoning ordinance are well adapted to the Specific Plan and this particular project.

Chapters 17.02 and 17.04 establish procedures for Planned Developments, with Section 17.02.020 setting the purpose for Planned Developments which in part follows:

- A. To allow use of modern planning and development techniques, effect more efficient utilization of land and to allow flexibility in development;
- B. To aid in the reduction of development costs, and to provide for a combination of different land uses which compliment each other but which may not in all aspects conform to the existing zoning regulations;
- C. To encourage a more efficient use of use of public and/or private services;

...

Planned Development is defined in Section 17.02.030E as:

... an area to be developed as a single entity, the plan for which may not correspond in lot size, land use, density, lot coverage and required open space, to the regulations established in any one district created, from time to time, under the provisions of the County Zoning Ordinance.

Further, Section 17.04.030B allows such exceptions from normal zoning standards as long as the following finding can be made:

3. That any exceptions to the standard requirements of the zone regulations are justified by the design or existing topography: . . .

This project deviates from normal standards in the following areas:

1. Eleven of the 17 lots do not have the required street frontage (50 feet required by Section 17.32.040).

2. Two lots exceed the 3:1 length to width ratio (Provision of the *Design and Improvement Standards Manual, Volume II, Section 2A(2)*).
3. Truck loading areas required by Section 17.18.080 are not proposed for the project.
4. RV parking for restaurants is not shown on the plan as required by Section 17.18.060(17).

A discussion of each of these exceptions follows:

Lot Frontage: The project is designed to function with an internal circulation pattern which includes internal private roadways primarily within interconnected parking lots. Even those lots fronting on Silva Valley and Serrano Parkways do not have direct access since access was restricted by a previous final map. They do have access through two controlled intersections, one on each of the parkways. Access to each parcel will be guaranteed through a reciprocal easement granted to each parcel for parking and accessibility. Given this type of design, there is no need for each lot to actually have frontage on a road. The lot frontage requirement is more applicable to residential use and is not normally needed in a shopping center complex.

3:1 Lot Length to Width Ratio: This is a standard that is typically applied to residential lots as a means to maintain their usefulness. It is not clear in the *Design Manual* that such a standard was ever intended to apply to commercial lots. Only two lots appear to deviate from the 3:1 ratio. These are Lot 1 and 9. Lot 1 is the Village Square which is basically a park and has a ratio of approximately 4:1. Lot 9 is a commercial lot, designated for office use and also has a ratio of approximately 4:1.

There is no obvious reason to conclude that either is a problem. The size and shape of the Village Green are a function of desirable spacial and visual relationships, and therefore the width and length is not critical. Further, the development plan clearly indicates the shape of Lot 9 is functional for office and parking use, so again, the width and length ratio is not critical.

Truck Loading Space: Section 17.18.080 of the Zoning Ordinance requires a loading space for each commercial and industrial building. Restaurants and commercial buildings typically are served with trucks of a size that do not fit in normal auto parking stalls and frequently are of a duration of more than a couple minutes. The office uses on the other hand are typically served with smaller delivery trucks and for shorter terms since deliveries are typically much smaller.

Section 17.18.080(D) permits the Planning Commission to "modify the loading zone requirements in those special circumstances based on the specific nature of the use or combination of uses; the design characteristics of the project and site dimensions; impacts to surrounding properties; and public safety."

Waiving the requirement for office buildings would not cause much concern since deliveries are minimal and usually in smaller trucks. Waiving the requirement for restaurants may also not

be as critical since their deliveries are more likely to occur during periods when the restaurant is not busy.

This issue may be different for some commercial uses, however, especially if the use includes a convenience store. Such businesses are taking deliveries all day long and a loading area is highly desirable. A condition of the development plan should address this limited concern should uses be proposed that would generate the need for frequent loading activities.

RV Parking Spaces: The Zoning Ordinance, Section 17.18.060(17), requires one RV parking space for each 10 required parking spaces. This is critical in areas where such restaurants will be frequented by the traveling public. Given the location of this site off of normal tourist travelways, the need for the RV spaces is considered negligible, and should cause no significant problem if they are not provided.

ENVIRONMENTAL REVIEW

Staff has prepared an Initial Study (Checklist and Environmental Evaluation, Exhibits L & M) to determine if the project may have a significant effect on the environment. Based on the Initial Study, staff has determined that conditions have been added to the project to avoid or mitigate to a point of insignificance the potentially significant effects of the project; and, there is no substantial evidence that the proposed project as conditioned may have a significant effect on the environment, and a Negative Declaration has been prepared.

RECOMMENDATION

1. Adoption of the Negative Declaration based on the Initial Study prepared by staff.
2. Approval of the development plan subject to the conditions noted in Attachment 2, allowing deviations from adopted zoning requirements and the design waiver noted below based on the findings as noted in Attachment 3, and the analysis in the staff report:
 - a. Permitting the design waiver of lot length to width ratio in excess of 3:1 on two lots;
3. Approval of the tentative parcel map as the required findings can be made as noted in Attachment 3 based on the analysis in the staff report and the modification of the project to include conditions itemized in Attachment 1.

SUPPORT INFORMATION

Attachments To Staff Report:

Attachment 1 Conditions of Approval—Tentative Parcel Map

Attachment 2 Conditions of Approval—Development Plan

Attachment 3 Findings

Exhibit A Vicinity Map

Exhibit B Tentative Parcel Map

Exhibit C Development Plan

Exhibit D Landscape Plan
. (Sheets L3.1 to L3.4 and L11 to L14, plus Plant lists, 2 pages)

Exhibit E Grading Plan

Exhibit F Water and Sewer

Exhibit G Lighting Standard

Exhibit H Public Review Draft General Plan Map

Exhibit I Zoning Map

Exhibit J Specific Plan Map

Exhibit K Parcelization Map

Exhibit L Environmental Checklist

Exhibit M Environmental Evaluation

Exhibit N Fire Department Requirements

Exhibit O Village Green Permitted Uses

Attachment 1 CONDITIONS OF APPROVAL

TENTATIVE PARCEL MAP

1. A reciprocal access easement shall be recorded with the final parcel map which provides for common shared use of parking and access between all parcels.
2. An Irrevocable Offer of Dedication shall be made by the developer to El Dorado County for Parcel 6 in accordance with the provisions of the Development Agreement. Said offer shall be made with the recording of the final parcel map if the County and developer agree with the size and shape of the parcel. Or, as an option, Parcel 5 and 6 may be excluded from the initial recording of the final parcel map if the exact size and shape of parcel 6 has not been agreed upon by the developer and County at that time. If such occurs, these two parcels shall be identified on the final parcel map as a remainder. Since the lack of a decision on the County's part could unnecessarily delay the developer, the County shall make a decision on the size and shape of the parcel by January 1, 1997, or prior to the issuance of a building permit on Parcel 5, whichever occurs first. Upon agreement by the County of the location of the boundary line between parcels 5 and 6, a final parcel map may be recorded.
3. Any CC&Rs proposed for parcel 6 shall substantially conform to the Village Green Design Guidelines stated in the El Dorado Hills Specific Plan. County Counsel shall review the CC&Rs and the Board of Supervisors shall approve the CC&Rs prior to their recordation.
4. An Irrevocable Offer of Dedication shall be made by the developer to the El Dorado Hills Community Services District (CSD) for the park site on Parcel 11. The Irrevocable Offer of Dedication (IOD) shall include conditions under which the CSD may accept IOD and assume the financial obligation for maintenance of the park pursuant to Section IV E1 (page 28) of the Public Facilities Financing Plan.
5. The following options are permitted subject to the Planning Director's finding in writing that the option is reasonably consistent with the intent of the approved tentative parcel map and the Specific Plan:
 - a. The parcel map may be recorded in phases as long as reciprocal access and parking easements ensuring access to all parcels is provided.
 - b. The final parcel sizes and shape may be altered as long as it is reasonably consistent with the development plan.
 - c. Any recorded parcel may be further divided without additional tentative map approval as long as the resulting total parcels created for the 26.74-acre site does not exceed 17.

6. Upon compliance with the conditions identified herein for the tentative parcel map, and compliance with applicable provisions of the State Map Act and Chapter 16 of the County Codes, the County Surveyor shall allow the final map to record.

Attachment 2
CONDITIONS OF APPROVAL

DEVELOPMENT PLAN

1. The development plan permits the following exceptions to Zoning Ordinance Standards:
 - ▶ Waiver of required lot frontage on public streets.
 - ▶ Modification of the requirements of Chapter 17.18.080 regarding truck loading spaces (see Condition 10 below).
 - ▶ Eliminates the requirement for RV parking spaces at restaurants.

2. Only the following exhibits and documents are approved herein as part of the development plan for the Village Green:

Exhibit C	Development Plan
Exhibit D	Landscape Plan
. (Sheets L3.1 to L3.4 and L11 to L14, plus Plant lists. 2 pages)	
Exhibit E	Grading Plan
Exhibit F	Water and Sewer
Exhibit G	Light Standards
Exhibit O	Village Green Permitted Uses

3. Those uses permitted within the development plan are only those noted in Section 4.1 of the Specific Plan (Exhibit O). Other similar uses may be permitted if found by the Planning Director to be consistent with the intent of the character and function of the Village Green.
4. The architectural style of the Village Green shall be reflective of a "prairie" style architecture which emphasizes natural color, with the texture of wood and stone. Stained wood and dry laid stone are the signature elements of the Village Green. All buildings within the Village Green shall contain some of these materials and shall not exceed three stories in height.
5. Approval of this development plan authorizes the processing of building and grading permits and business licenses for projects and uses found to be consistent with the approved development plan and conditions of approval noted herein. Such permits and licenses are processed ministerially by the applicable County departments.

In those instances where the development plan establishes specific standards, they shall supersede County standards. In those instances where the development plan does not address an issue or standards, then where applicable, the Specific Plan standards, Appendix B 4.0, shall apply. If neither the development plan nor Specific Plan address an issue or standard, applicable County standards shall apply.

6. Buildings shall be setback a minimum of 30 feet from Silva Valley and Serrano Parkways and Moraga Drive in Village B. On all other property lines a zero setback is permitted.
7. The floor area amounts on Exhibit C are approximate only. Such can be exceeded as long as the requirements of Chapter 17.18 of the Zoning Ordinance and the Specific Plan are satisfied.
8. In those situations where in the opinion of the Planning Director, there is significant departure from the approved development plan, or if issues are discovered which are not readily clarified in the conditions of approval of the development plan or Specific Plan, then the Planning Director shall present such changes to the Planning Commission at a regular meeting (not requiring hearing notification) to determine if the Planning Commission can make a finding of consistency. If such finding cannot be made, plans shall be modified to be brought into consistency or an amendment application filed for Planning Commission consideration at a public hearing.
9. No signs and flags other than those necessary for traffic control shall be placed on the site until sign standards have been reviewed and approved by the Planning Commission as a minor amendment to this development plan.
10. The loading provisions of Section 17.18.080 of the Zoning Ordinance shall not be applicable to any office or restaurant use. However, if in the opinion of the Planning Director a commercial use is proposed that could generate the demand for frequent deliveries, a loading space shall be provided in a location subject to the approval of the Planning Director.
11. Parking shall be provided in accordance with the provisions of Chapter 17.18 of the Zoning Ordinance unless otherwise excepted within the development plan. If parking for a proposed use is not entirely provided on the proposed building site, it must be provided within 500 feet of the proposed use in accordance with all provisions of Section 17.18.050F of the Zoning Ordinance.
12. The site and landscaping plans shall be modified to permit one or more pedestrian access points from Village B into the Village Green pedestrian system.

Fire Department Requirements

13. All projects within the development plan shall conform to the standards and criteria specified by the El Dorado Hills Fire Department in their letter dated November 30, 1995 (Exhibit N).

Department of Transportation Requirements

14. The applicant shall submit a site improvement/grading plan for review and approval by the Department of Transportation for each project within the planned development. Each plan shall be in conformance with the County of El Dorado *Design and Improvement Standards Manual*, the *Grading, Erosion and Sediment Control Ordinance*, the *Drainage Manual*, the *Off-Street Parking and Loading Ordinance* (except as modified in Condition 10 above), and the State of California Handicapped Accessibility Standards.
15. Each project within the planned development shall be subject to a grading permit and fee commensurate with the scope of each proposed project.
16. Each building project within the development plan shall be subject to the El Dorado Hills Road Improvement Fee (RIF) based upon the current rates per square foot in effect at the time of building permit issuance.

Environmental Management Department

17. A fugitive dust control plan shall be submitted to and approved by the Air Pollution Control District (APCD). In addition, project construction shall comply with adopted Rules: 223 (fugitive dust), 224 (cutback and emulsified asphalt paving materials); 229 (commercial boilers, particulate matter control devices etc.) and 502 (Federal general conformity). The APCD approval is also required where airborne toxic pollutants may be generated by the project. These approvals, plus the burning of wastes resulting from "Land Development Clearing" shall be obtained from the APCD prior to issuance of building permits for the proposed use.

Attachment 3 FINDINGS

FILE NUMBER P95-24/PD95-13

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the staff report and evidence in the record, the following findings can be made:

Tentative Map Findings

1. The proposed tentative map, including design and improvements, is consistent the Public Review Draft General Plan policies and land use map, and the El Dorado Hills Specific Plan.
2. There is little or no probability the project will be detrimental to or interfere with the future adopted General Plan.
3. The proposed tentative map conforms with the applicable standards and requirements of the County's zoning regulations and the *Minor Land Division Ordinance* except where variations are permitted by the development plan.
4. The site is physically suitable for the proposed type and density of development.
5. The proposed subdivision is not likely to cause substantial environmental damage.

Development Plan Findings

1. The development is consistent with the Public Review Draft General Plan and the El Dorado Hills Specific Plan.
2. The proposed development is so designed to provide a desirable environment within its own boundaries.
3. The identified exceptions to the standard requirements of the zoning regulations and *Design Manual* are justified by the design of the project and the provisions of the Specific Plan.
4. The site is physically suited for the proposed uses.
5. Adequate services are available for the proposed uses, including, but not limited to, water supply, sewage disposal, roads and utilities.
6. The proposed uses do not significantly detract from the natural land and scenic values of the site.

Design Waiver Findings

The design waiver requested would permit two lots to exceed the length to width ratio of 3:1. Findings for approval of this design waiver follow:

1. There are special conditions or circumstances peculiar to the property proposed to be divided which would justify the adjustment or waivers. These are: In commercial projects the shape of the lot is not important as long as it can readily accommodate proposed commercial buildings, parking, and access. The *Design Manual* primarily addresses residential parcels and does not provide for the type of options which ordinarily occur in commercial projects. Further, the site is divided by a drainage swale. If roads were provided to access both sides to provide the necessary frontage, a significant amount of land would be used for road purposes, wasting land that can be used for floor area and parking areas. The development plan clearly provides for the basic access and safety needs without the need for actual roadways.
2. Strict application of County design and improvement requirements would cause extraordinary and unnecessary hardship in developing the property because it would require modifications which do not fit the natural features of the site or the intended development provided by the Specific Plan.
3. The adjustment or waivers would not be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public since fire safe and emergency standards will be satisfied through the use of parking lot access.
4. The waivers would not have the effect of nullifying the objectives of Article II of Chapter 16 of the County Code or any other ordinance applicable to the division.

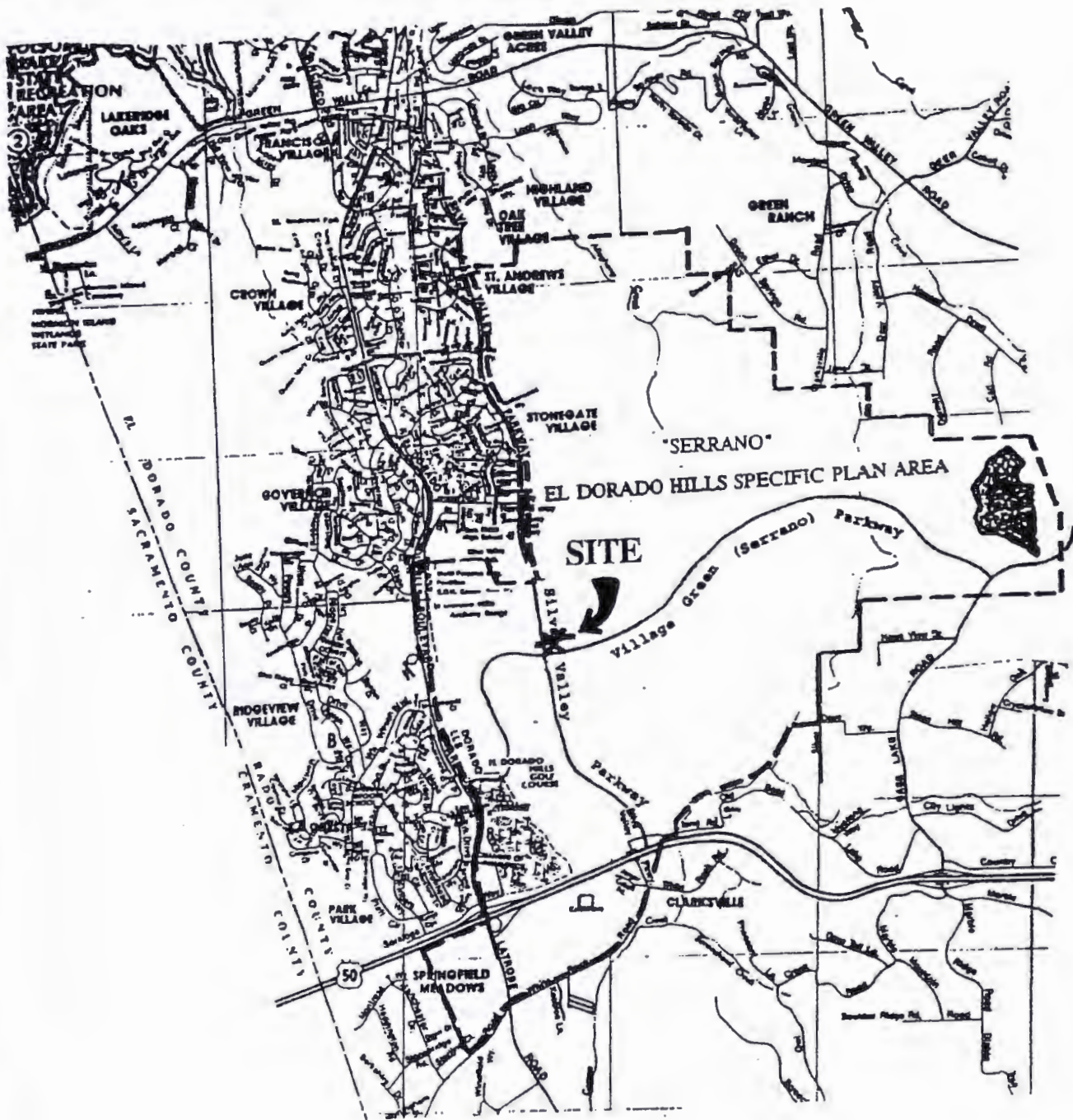


Exhibit A
VICINITY MAP

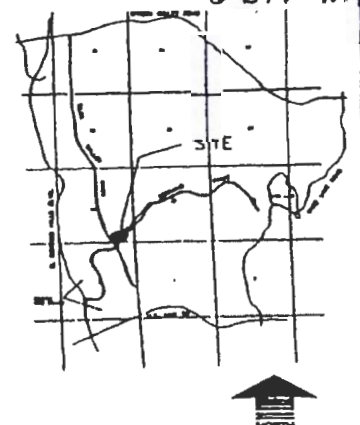
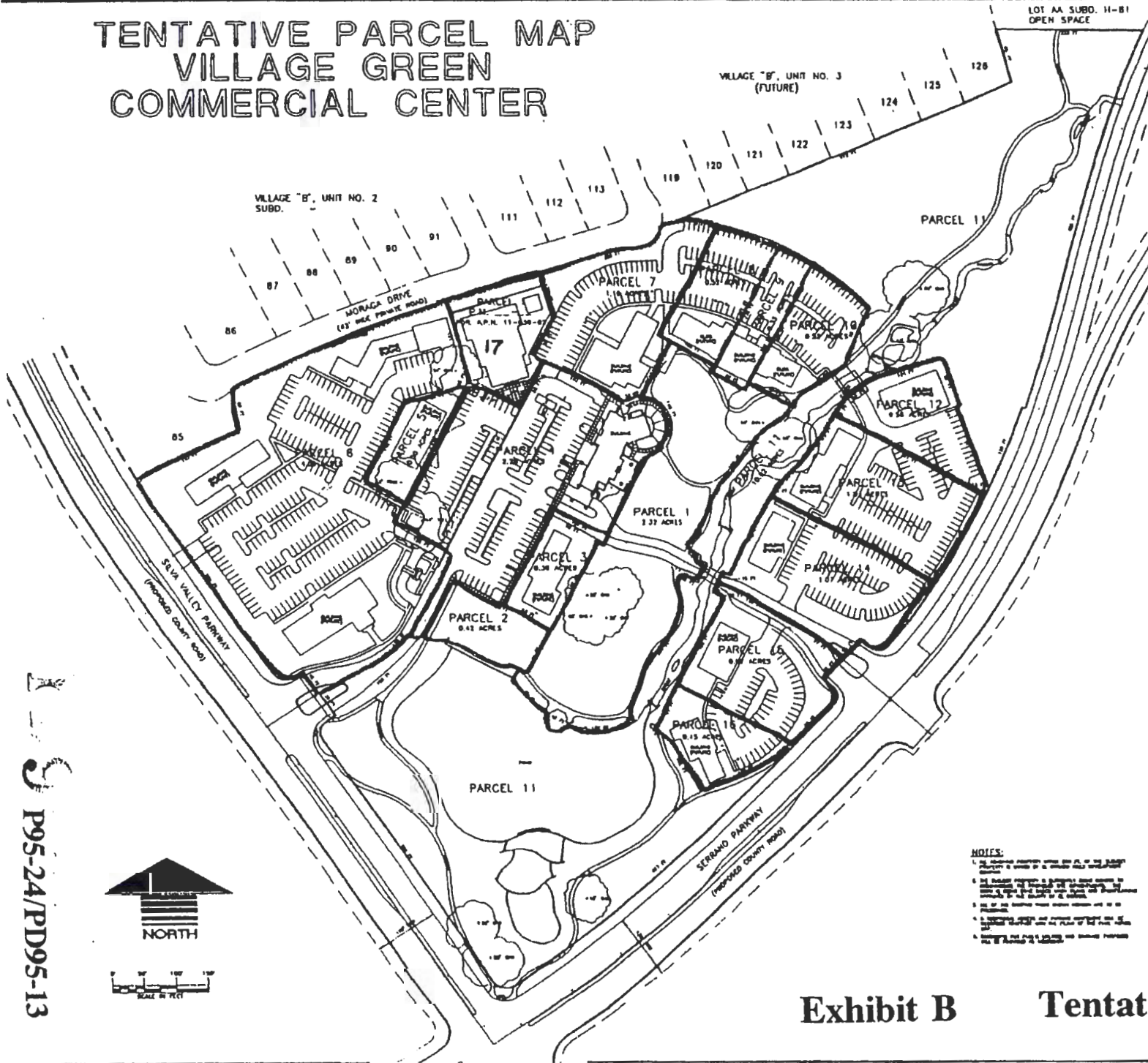
FILE NO. P95-24/PD95-13

TENTATIVE PARCEL MAP VILLAGE GREEN COMMERCIAL CENTER

RECEIVED

SEP 08 1995

PLANNING BFR 187 (15)



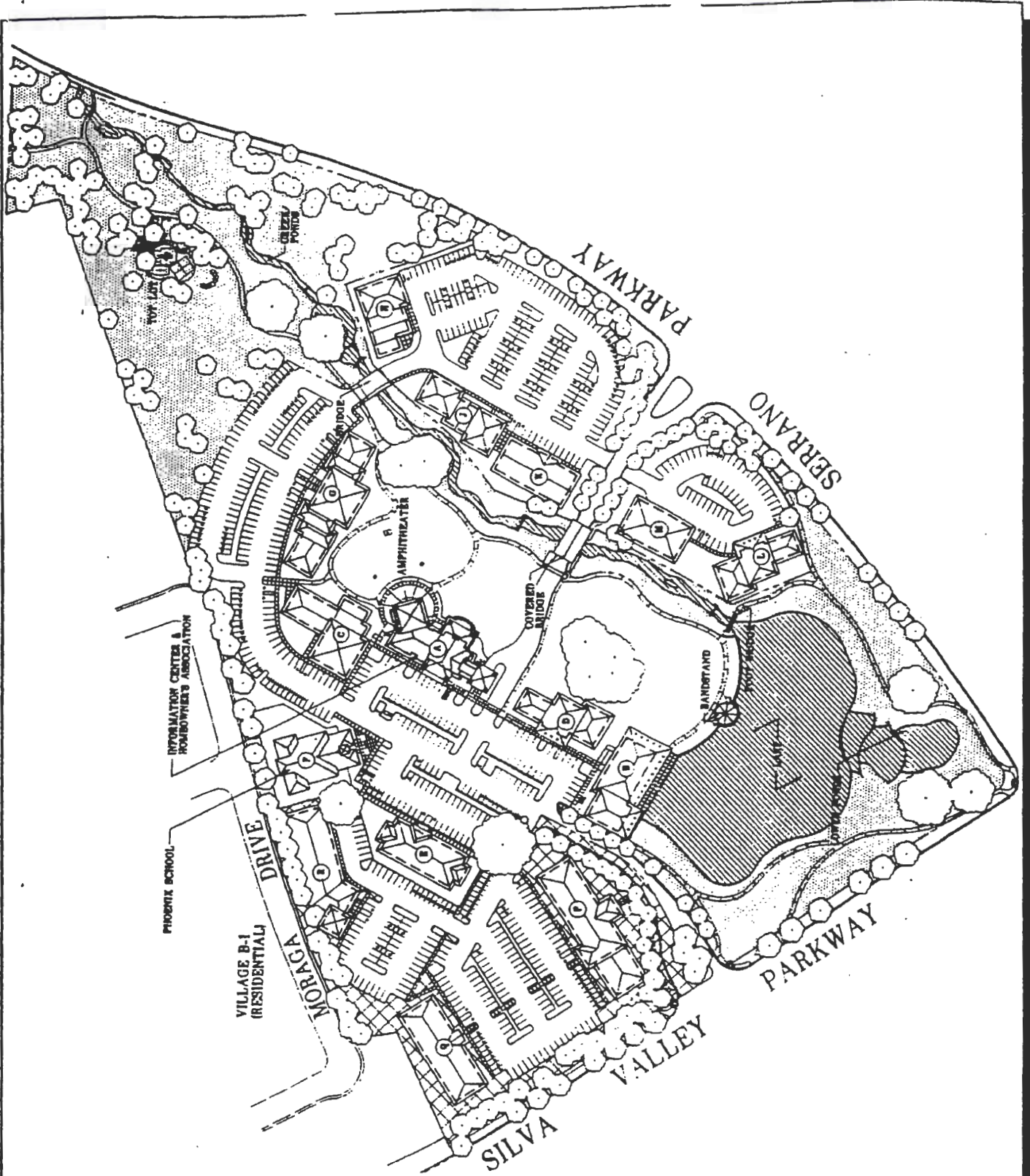
VERIFY MAP
ON 10/10/95

OWNER OF RECORD:
 B. J. ...
NAME OF APPLICANT:
 ...
MAP PREPARED BY:
 ...
SCALE:
 ...
SOURCE OF INFORMATION:
 ...
SECTION, TOWNSHIP & RANGE:
 ...
ADJACENT PARCEL NUMBER:
 ...
ADJACENT TOWN:
 ...
TOTAL AREA:
 ...
TOTAL NUMBER OF PARCELS:
 ...
IRREGULAR PARCEL AREA:
 ...
WATER SUPPLY:
 ...
ADJACENT PROPERTY:
 ...
ADJACENT PROPERTY OWNER:
 ...
DATE:
 ...

NOTES:
 1. ...
 2. ...
 3. ...
 4. ...
 5. ...
 6. ...

P95-24/PD95-13

Exhibit B Tentative Parcel Map



**Exhibit C
Development Plan**

THE VILLAGE GREEN

EL DORADO HILLS DEVELOPMENT COMPANY

PROJECT DATA:

PRIVATE USE:

SYMBOL	USE	ANTICIPATED BLDG. S.F.	REQUIRED PARKING	PARKING PROVIDED
A	EXISTING	11,570 sf	47	47
B	RESTAURANT	6,750 sf	89	122
C (ST LVL)	RETAIL	5,400 sf	18	18
C (2ND LVL)	OFFICE	8,200 sf	33	37
D	RETAIL	5,350 sf	18	18
E	OFFICE	6,250 sf	25	29
F	EXISTING	6,735 sf	22	22
G	OFFICE	10,200 sf	41	46
H	OFFICE	5,000 sf	20	23
J	OFFICE	5,600 sf	23	26
K	OFFICE	5,650 sf	23	26
L	RESTAURANT	5,350 sf	60	89
M	OFFICE	5,000 sf	20	23
SUBTOTAL		88,065 sf	439	526

COUNTY USE:

P (ST FLR)	OFFICE	11,400 sf	46	69
P (2ND FLR)	OFFICE	8,400 sf	34	34
Q	OFFICE	7,690 sf	31	31
R (ST FLR)	OFFICE	9,840 sf	40	41
R (2ND FLR)	OFFICE	9,840 sf	40	40
SUBTOTAL		47,170 sf	191	215


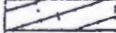


GRAND TOTAL

133,225 sf

630

741

LEGEND

SYMBOL	USE	ACRES
	WATER	
	COUNTY/CIVIC	4.04
	PARK LAND	10.04
	EXISTING STRUCTURES	

MASTER PLAN

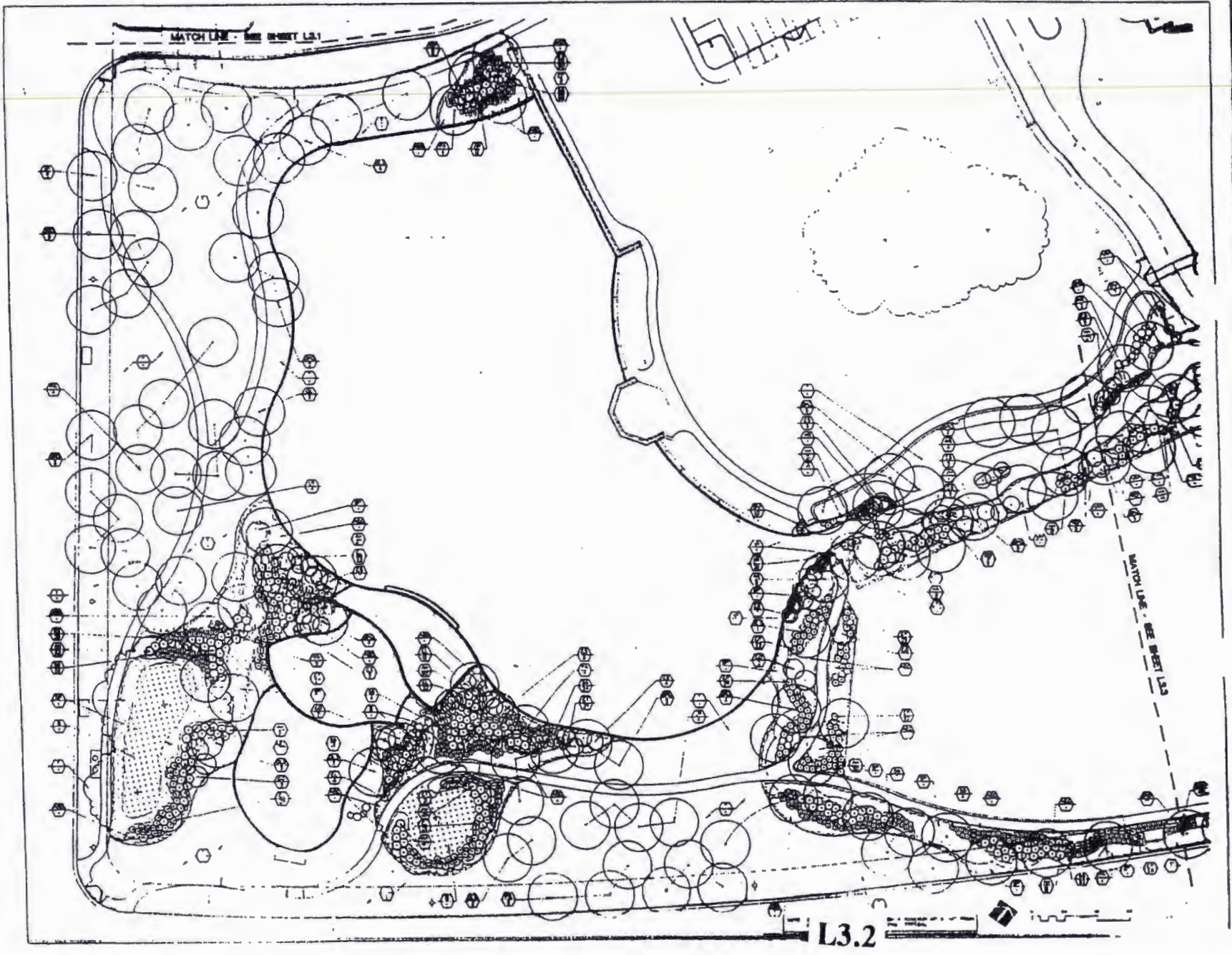


FORRAN
WILLIAMS
ARCHITECTS

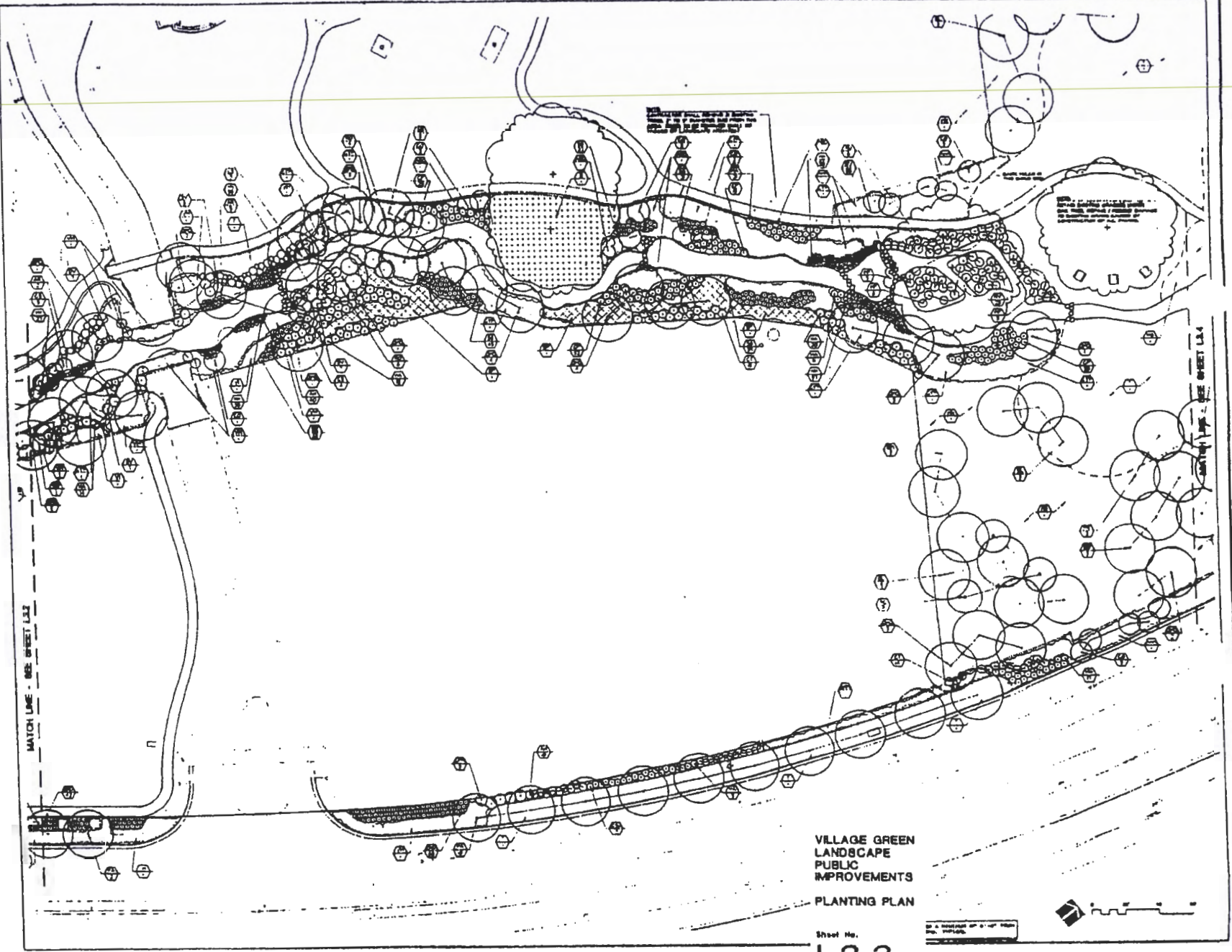
1418 TWENTIETH STREET
SACRAMENTO, CALIF. 95814
TELEPHONE (916) 440-2724

Exhibit C Development Plan

FILE NO. P95-24/PD95-13



FILE NO. P95-24/PD95-13



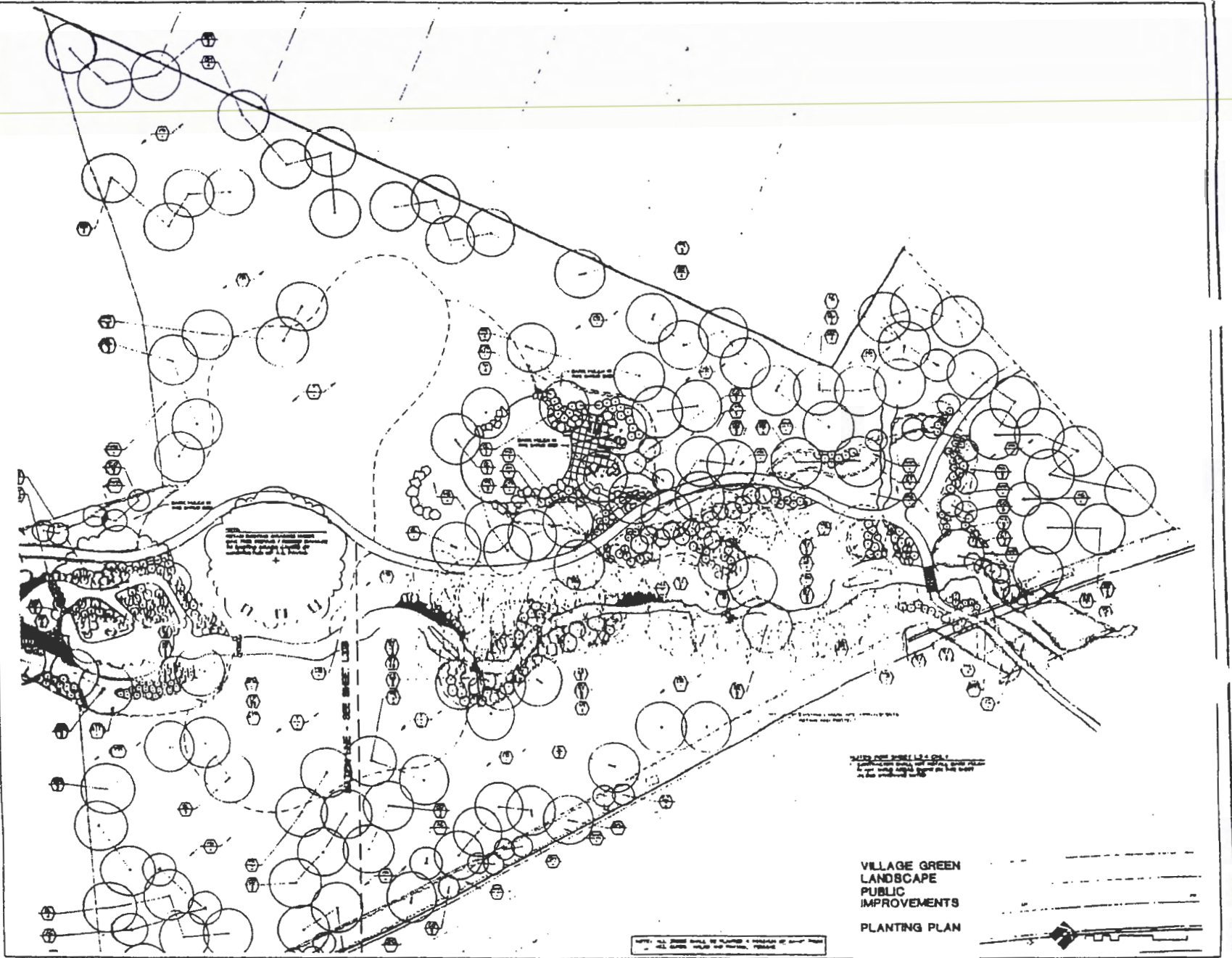
VILLAGE GREEN
LANDSCAPE
PUBLIC
IMPROVEMENTS
PLANTING PLAN

Sheet No.
L3.3

SCALE: AS SHOWN ON SHEET L3.1



FILE NO. P95-24/PD95-13



ALL TREE PLANTS TO BE PLANTED AT THE END OF THE PLANTING SEASON. PLANTING SHOULD BE COMPLETED BY THE END OF THE PLANTING SEASON.

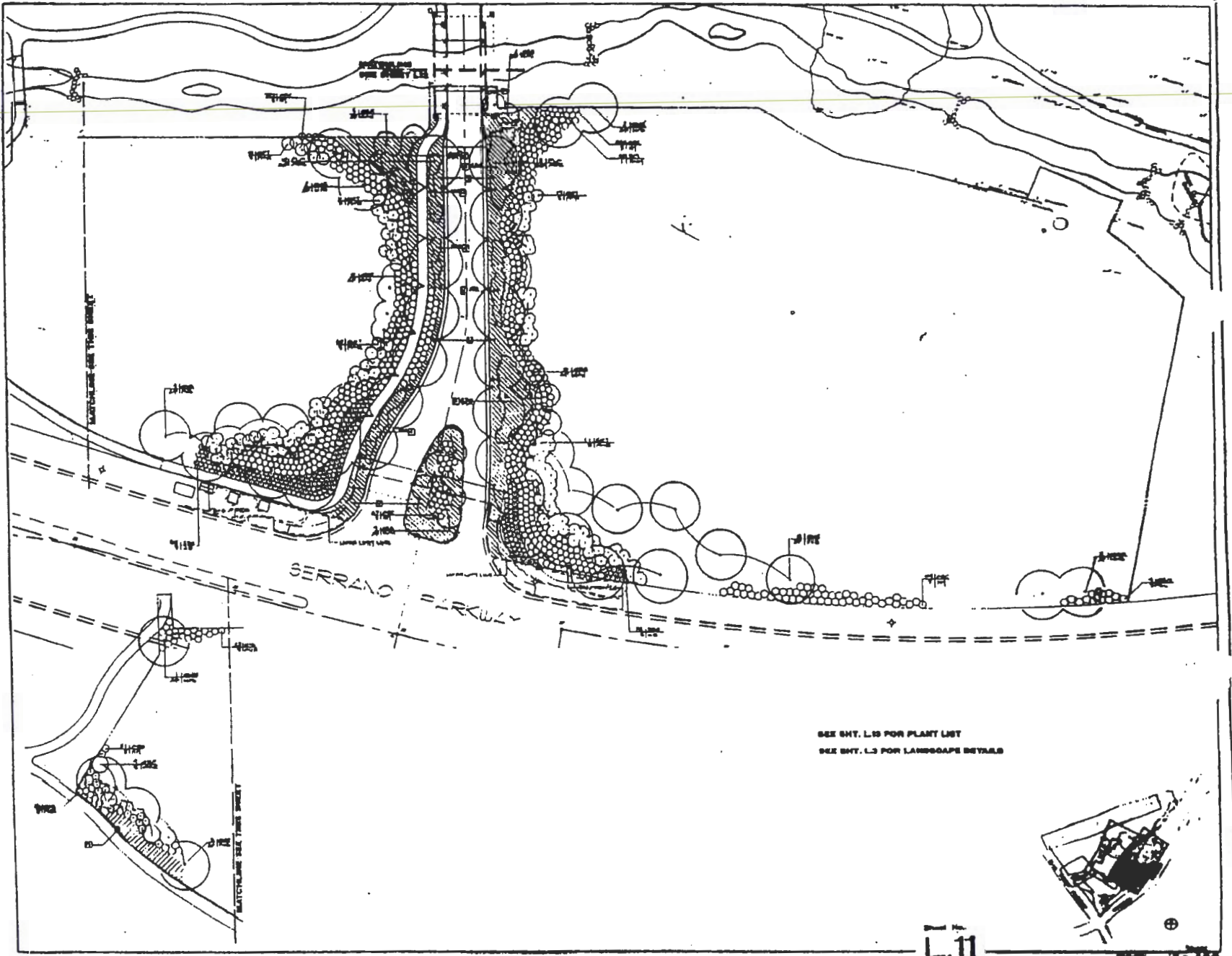
VILLAGE GREEN
LANDSCAPE
PUBLIC
IMPROVEMENTS
PLANTING PLAN



Sheet No.
L3.4

DATE: 11/11/95

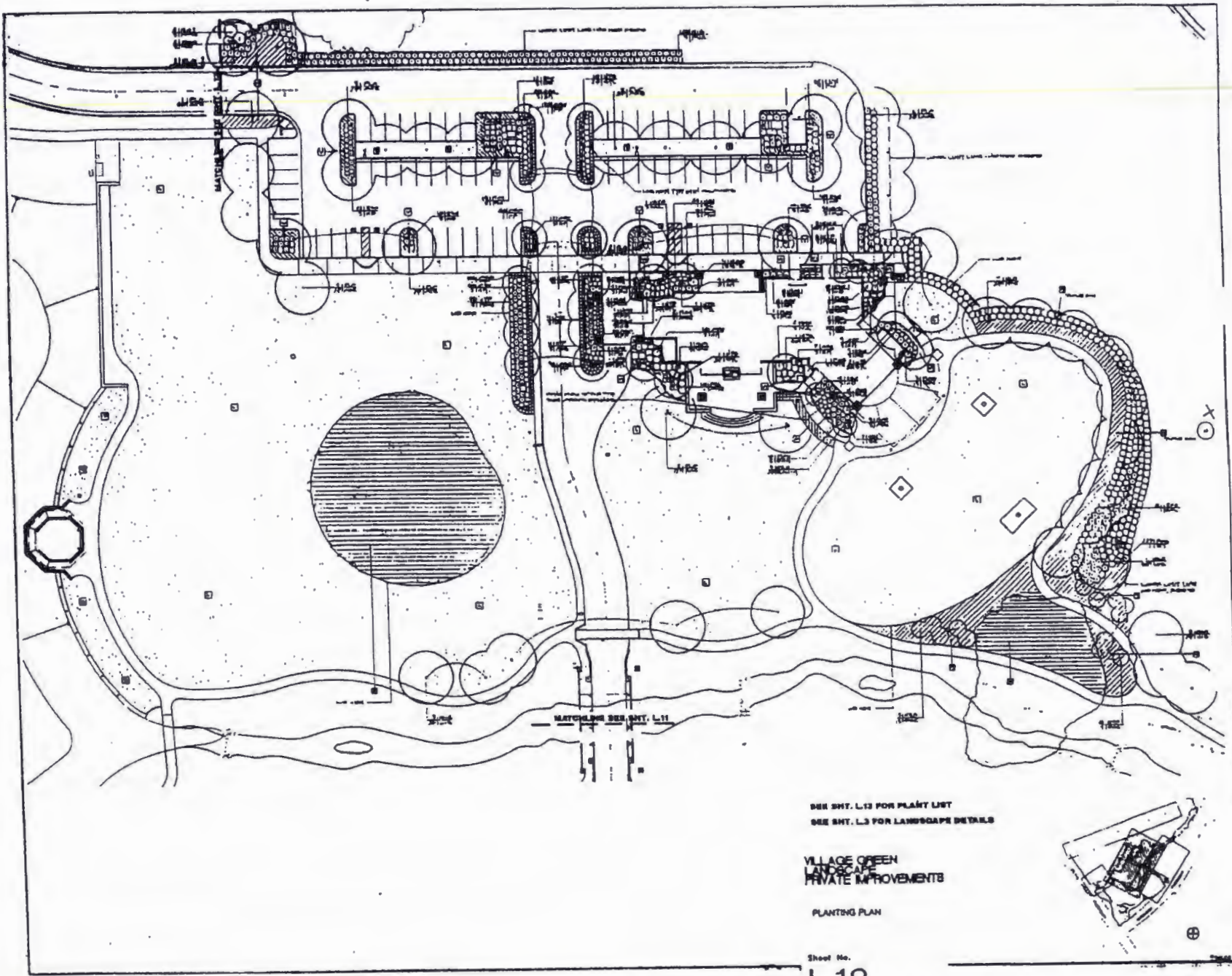
FILE NO. P95-24/PD95-13



SEE SH. L19 FOR PLANT LIST
SEE SH. L3 FOR LANDSCAPE DETAILS

11

FILE NO. P95-24/PD95-13

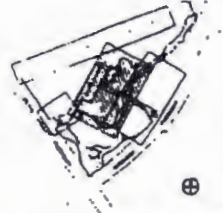


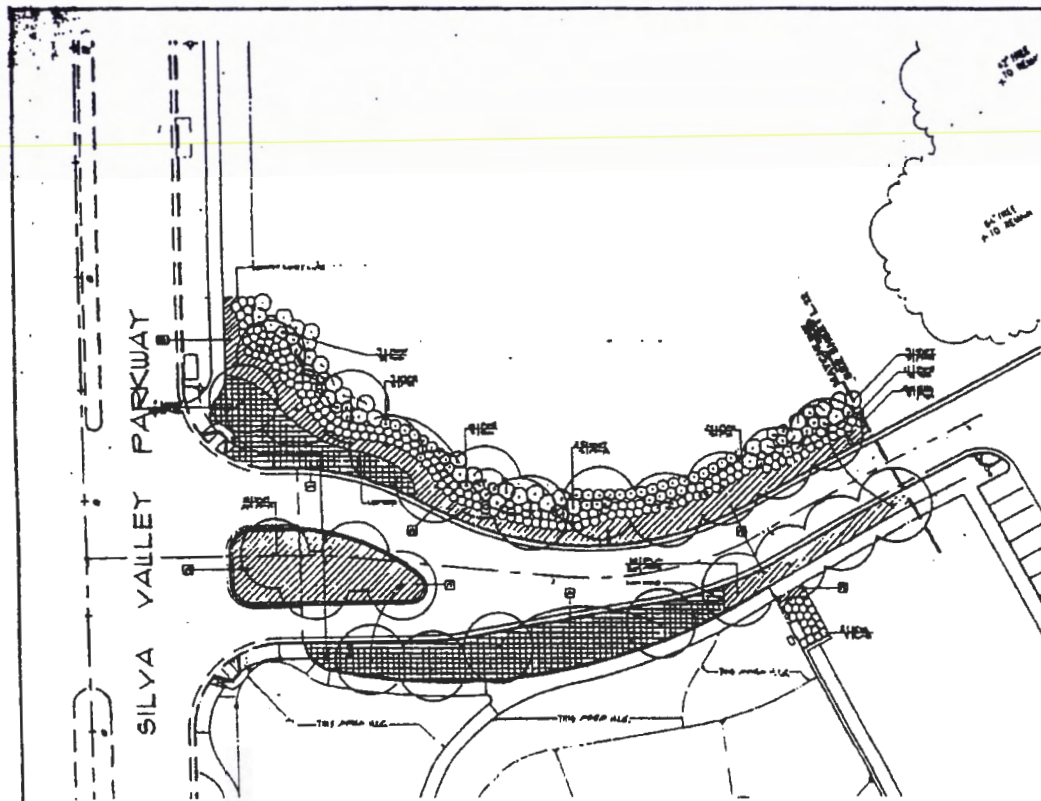
SEE SHT. L.12 FOR PLANT LIST
SEE SHT. L.3 FOR LANDSCAPE DETAILS

VILLAGE GREEN
LANDSCAPE
PRIVATE IMPROVEMENTS

PLANTING PLAN

Sheet No.
L.12

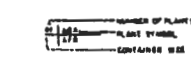




- LANDSCAPE NOTES**
1. THE LANDSCAPE SHALL BE DESIGNED TO PROVIDE A HIGH QUALITY ENVIRONMENT FOR THE VISITOR TO THE PROPERTY.
 2. THE LANDSCAPE SHALL BE DESIGNED TO PROVIDE A HIGH QUALITY ENVIRONMENT FOR THE VISITOR TO THE PROPERTY.
 3. THE LANDSCAPE SHALL BE DESIGNED TO PROVIDE A HIGH QUALITY ENVIRONMENT FOR THE VISITOR TO THE PROPERTY.
 4. THE LANDSCAPE SHALL BE DESIGNED TO PROVIDE A HIGH QUALITY ENVIRONMENT FOR THE VISITOR TO THE PROPERTY.
 5. THE LANDSCAPE SHALL BE DESIGNED TO PROVIDE A HIGH QUALITY ENVIRONMENT FOR THE VISITOR TO THE PROPERTY.
 6. THE LANDSCAPE SHALL BE DESIGNED TO PROVIDE A HIGH QUALITY ENVIRONMENT FOR THE VISITOR TO THE PROPERTY.
 7. THE LANDSCAPE SHALL BE DESIGNED TO PROVIDE A HIGH QUALITY ENVIRONMENT FOR THE VISITOR TO THE PROPERTY.
 8. THE LANDSCAPE SHALL BE DESIGNED TO PROVIDE A HIGH QUALITY ENVIRONMENT FOR THE VISITOR TO THE PROPERTY.
 9. THE LANDSCAPE SHALL BE DESIGNED TO PROVIDE A HIGH QUALITY ENVIRONMENT FOR THE VISITOR TO THE PROPERTY.
 10. THE LANDSCAPE SHALL BE DESIGNED TO PROVIDE A HIGH QUALITY ENVIRONMENT FOR THE VISITOR TO THE PROPERTY.
 11. THE LANDSCAPE SHALL BE DESIGNED TO PROVIDE A HIGH QUALITY ENVIRONMENT FOR THE VISITOR TO THE PROPERTY.
 12. THE LANDSCAPE SHALL BE DESIGNED TO PROVIDE A HIGH QUALITY ENVIRONMENT FOR THE VISITOR TO THE PROPERTY.
 13. THE LANDSCAPE SHALL BE DESIGNED TO PROVIDE A HIGH QUALITY ENVIRONMENT FOR THE VISITOR TO THE PROPERTY.
 14. THE LANDSCAPE SHALL BE DESIGNED TO PROVIDE A HIGH QUALITY ENVIRONMENT FOR THE VISITOR TO THE PROPERTY.
 15. THE LANDSCAPE SHALL BE DESIGNED TO PROVIDE A HIGH QUALITY ENVIRONMENT FOR THE VISITOR TO THE PROPERTY.
 16. THE LANDSCAPE SHALL BE DESIGNED TO PROVIDE A HIGH QUALITY ENVIRONMENT FOR THE VISITOR TO THE PROPERTY.
 17. THE LANDSCAPE SHALL BE DESIGNED TO PROVIDE A HIGH QUALITY ENVIRONMENT FOR THE VISITOR TO THE PROPERTY.
 18. THE LANDSCAPE SHALL BE DESIGNED TO PROVIDE A HIGH QUALITY ENVIRONMENT FOR THE VISITOR TO THE PROPERTY.
 19. THE LANDSCAPE SHALL BE DESIGNED TO PROVIDE A HIGH QUALITY ENVIRONMENT FOR THE VISITOR TO THE PROPERTY.
 20. THE LANDSCAPE SHALL BE DESIGNED TO PROVIDE A HIGH QUALITY ENVIRONMENT FOR THE VISITOR TO THE PROPERTY.

SYMBOL	QTY	PLANT SPECIES	COMMENTS	NOTES
100	1	PLANT SPECIES	COMMENTS	NOTES
200	1	PLANT SPECIES	COMMENTS	NOTES
300	1	PLANT SPECIES	COMMENTS	NOTES
400	1	PLANT SPECIES	COMMENTS	NOTES
500	1	PLANT SPECIES	COMMENTS	NOTES
600	1	PLANT SPECIES	COMMENTS	NOTES
700	1	PLANT SPECIES	COMMENTS	NOTES
800	1	PLANT SPECIES	COMMENTS	NOTES
900	1	PLANT SPECIES	COMMENTS	NOTES
1000	1	PLANT SPECIES	COMMENTS	NOTES
1100	1	PLANT SPECIES	COMMENTS	NOTES
1200	1	PLANT SPECIES	COMMENTS	NOTES
1300	1	PLANT SPECIES	COMMENTS	NOTES
1400	1	PLANT SPECIES	COMMENTS	NOTES
1500	1	PLANT SPECIES	COMMENTS	NOTES
1600	1	PLANT SPECIES	COMMENTS	NOTES
1700	1	PLANT SPECIES	COMMENTS	NOTES
1800	1	PLANT SPECIES	COMMENTS	NOTES
1900	1	PLANT SPECIES	COMMENTS	NOTES
2000	1	PLANT SPECIES	COMMENTS	NOTES
2100	1	PLANT SPECIES	COMMENTS	NOTES
2200	1	PLANT SPECIES	COMMENTS	NOTES
2300	1	PLANT SPECIES	COMMENTS	NOTES
2400	1	PLANT SPECIES	COMMENTS	NOTES
2500	1	PLANT SPECIES	COMMENTS	NOTES
2600	1	PLANT SPECIES	COMMENTS	NOTES
2700	1	PLANT SPECIES	COMMENTS	NOTES
2800	1	PLANT SPECIES	COMMENTS	NOTES
2900	1	PLANT SPECIES	COMMENTS	NOTES
3000	1	PLANT SPECIES	COMMENTS	NOTES
3100	1	PLANT SPECIES	COMMENTS	NOTES
3200	1	PLANT SPECIES	COMMENTS	NOTES
3300	1	PLANT SPECIES	COMMENTS	NOTES
3400	1	PLANT SPECIES	COMMENTS	NOTES
3500	1	PLANT SPECIES	COMMENTS	NOTES
3600	1	PLANT SPECIES	COMMENTS	NOTES
3700	1	PLANT SPECIES	COMMENTS	NOTES
3800	1	PLANT SPECIES	COMMENTS	NOTES
3900	1	PLANT SPECIES	COMMENTS	NOTES
4000	1	PLANT SPECIES	COMMENTS	NOTES
4100	1	PLANT SPECIES	COMMENTS	NOTES
4200	1	PLANT SPECIES	COMMENTS	NOTES
4300	1	PLANT SPECIES	COMMENTS	NOTES
4400	1	PLANT SPECIES	COMMENTS	NOTES
4500	1	PLANT SPECIES	COMMENTS	NOTES
4600	1	PLANT SPECIES	COMMENTS	NOTES
4700	1	PLANT SPECIES	COMMENTS	NOTES
4800	1	PLANT SPECIES	COMMENTS	NOTES
4900	1	PLANT SPECIES	COMMENTS	NOTES
5000	1	PLANT SPECIES	COMMENTS	NOTES

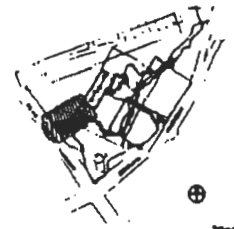
SEE SMT. L3 FOR LANDSCAPE DETAILS



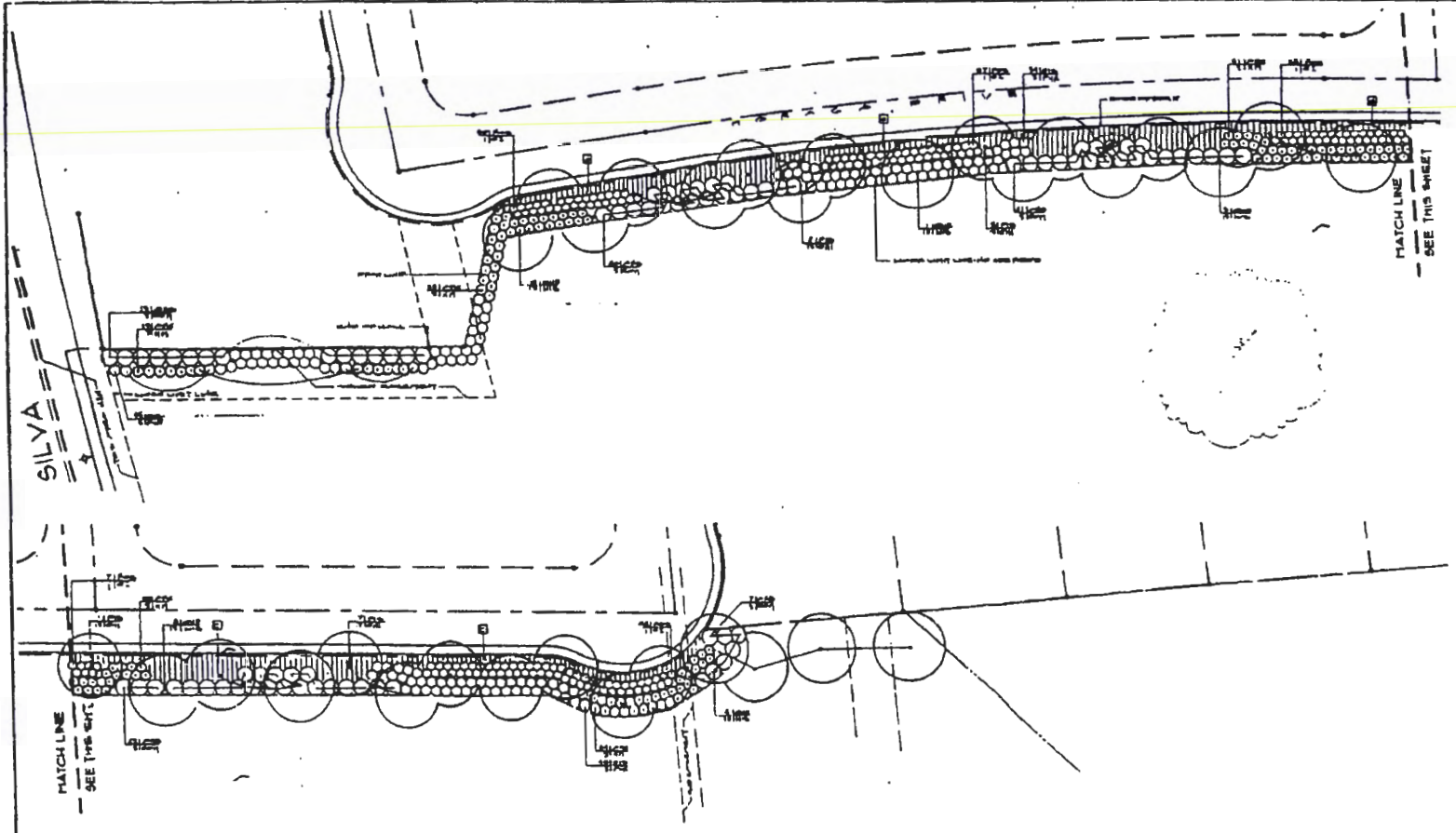
VILLAGE OF GREEN PRIVATE IMPROVEMENTS

PLANTING PLAN

Sheet No. L.13



FILE NO. P95-24/PD95-13

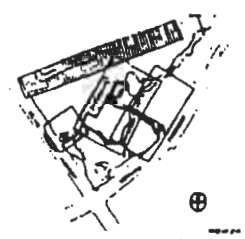


SEE SHT. L.13 FOR PLANT LIST

VILLAGE GREEN
LANDSCAPE
PRIVATE IMPROVEMENTS

PLANTING PLAN
& DETAILS

Sheet No.
L.14



PLANT LIST

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREE				
AC	AESCULUS CALIFORNICA	CALIFORNIA BUCKEYE	15 GAL.	STANDARD
AR	ALNUS RHOMBIFOLIA	WHITE ALDER	15 GAL.	STANDARD
CO	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL.	MULTI TRUNK
PA	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	24" BOX	STANDARD
PR	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	15 GAL.	STANDARD
QD	QUERCUS DOUGLASII	BLUE OAK	15 GAL.	STANDARD
QD1	QUERCUS DOUGLASII	BLUE OAK	TREE POT	STANDARD
QL	QUERCUS LOBATA	VALLEY OAK	15 GAL.	STANDARD
QL1	QUERCUS LOBATA	VALLEY OAK	TREE POT	STANDARD
QL2	QUERCUS LOBATA	VALLEY OAK	24" BOX	STANDARD
QL3	QUERCUS LOBATA	VALLEY OAK	56" BOX	STANDARD
QR2	QUERCUS RUBRA	RED OAK	24" BOX	STANDARD
QI1	QUERCUS NISLIZENII	INTERIOR LIVE OAK	15 GAL.	STANDARD
QI2	QUERCUS NISLIZENII	INTERIOR LIVE OAK	24" BOX	STANDARD
UP	ULMUS PARVIFOLIA 'TRUE GREEN'	TRUE GREEN ELM	24" BOX	STANDARD
SHRUBS				
AH	ARCTOSTAPHYLOS 'HOWARD McMINN'	MANZANITA	5 GAL.	
CT	CEANOETHUS THYRSIFLORUS 'SKYLARK'	BLUE BLOSSOM	5 GAL.	
CL	CISTUS LADANIFER	CRIMSON-SPOT ROCKROSE	5 GAL.	
CP	CISTUS PURPUREA	ORCHID ROCKROSE	5 GAL.	
CSU	CISTUS 'SUNSET'	SUNSET ROCKROSE	5 GAL.	
CS	CORNUS STOLONIFERA	RED-THIG DOGWOOD	5 GAL.	MULTI STEM
CPR	COTONEASTER PARNEYI	PARNEY COTONEASTER	5 GAL.	
DV	DIETES VEGETA	FORTNIGHT LILLY	1 GAL.	
END	ESCALLONIA 'NEWPORT DWARF'	DWARF ESCALLONIA	5 GAL.	
HH	HEMEROCALLIS HYBRID (EVERGREEN)	DAYLILLY	1 GAL.	RUST RED COLOR
HA	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL.	
MA	MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	1 GAL.	
NO	NERIUM OLEANDER 'MRS. ROEDING'	OLEANDER	5 GAL.	
RO	ROSA BANKSII 'LUTEA'	LADY BANKS' ROSE	5 GAL.	YELLOW COLOR
RC	RHAMNUS CALIFORNICA 'EYE CASE'	COFFEEBERRY	5 GAL.	
RV	RIBES VIBURNIFOLIUM	EVERGREEN CURRANT	1 GAL.	
RU	RUMOHRA ADIANTIFORMIS	LEATHER LEAF FERN	1 GAL.	
S6	SALYIA GREGGII 'CARDINAL RED'	RED AUTUMN SAGE	1 GAL.	
SB	SPIRAEA BUMALDA 'ANTHONY WATERER'	ANTHONY WATER SPIRAEA	5 GAL.	
SV	SPIRAEA VANHOUTTEI	BRIDAL BREATHE SPIRAEA	5 GAL.	
NF	WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	1 GAL.	
GROUND COVER AND VINES				
AEC	ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	LINERS	24" D.C.
AHM	ARCTOSTAPHYLOS HOOKERI 'MAYSIDE'	MAYSIDE MANZANITA	1 GAL.	48" D.C.
BP	BACCHARIS PILULARIS 'THIN PEAKS'	DWARF COYOTE BUSH	LINERS	30" D.C.
CYP	CEANOETHUS 'YANKEE POINT'	YANKEE POINT CEANOETHUS	1 GAL.	36" D.C.
CD	COTONEASTER DAMMERI 'LOWFAST'	LOWFAST COTONEASTER	LINERS	48" D.C.
VH	VINCA MAJOR	PERIWINKLE	LINERS	18" D.C.
VI	VINCA MINOR	DWARF PERIWINKLE	LINERS	18" D.C.
VC	VITIS CALIFORNICA	CALIFORNIA WILD GRAPE	1 GAL.	48" D.C.

FILE NO. P95-24/PD95-13

PLANT LIST

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS
TREES				
ALN RHO	15 GAL	ALNUS RHOMBIFOLIA	WHITE ALDER - STANDARD	DBL STAKE
CER CAN	24" BOX	CERCIS CANADENSIS 'FOREST PANSY'	EASTERN REDBUD - STANDARD	DBL STAKE
CER OCC	15 GAL	CERCIS OCCIDENTALIS	WESTERN REDBUD - MULTI	NO STAKE REQ'D
COR FLO	14" BOX	CORNUS FLORIDA	EASTERN DOGWOOD - WHITE MULTI	NO STAKE REQ'D
MAG SOU	15 GAL	MAGNOLIA SOULANGIANA 'NIGRA'	SAUCER MAGNOLIA	NO STAKE REQ'D
MAG STE	15 GAL	MAGNOLIA STELLATA	STAR MAGNOLIA - MULTI	NO STAKE REQ'D
NYS SYL	24" BOX	NYSSA SYLVATICA	TUPELO - STANDARD	DBL STAKE
NYS SYL	26" BOX	NYSSA SYLVATICA	TUPELO - STANDARD	GUY & TIE
PIB CHI	15 GAL	PISTACIA CHINENSIS	CHINESE PISTACHE	DBL STAKE
PLA ACE	24" BOX	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE - STANDARD	DBL STAKE
PLA ACE	26" BOX	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE - STANDARD	GUY & TIE
PLA RAC	22" BOX	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE - MULTI	GUY & TIE
QUE RUB	24" BOX	QUERCUS RUBRA	RED OAK - STANDARD	DBL STAKE
QUE WIS	15 GAL	QUERCUS WISLEZENII	INTERIOR LIVE OAK - STANDARD	DBL STAKE
QUE WIS	24" BOX	QUERCUS WISLEZENII	INTERIOR LIVE OAK - STANDARD	DBL STAKE
QUE WIS	26" BOX	QUERCUS WISLEZENII	INTERIOR LIVE OAK - STANDARD	GUY & TIE
ULM PAR	24" BOX	ULMUS PARVIFOLIA 'TRUE GREEN'	CHINESE ELM - STANDARD	DBL STAKE
CEA DL	50 GAL	CFRANTHUS THYRSIFLORUS 'SKYLARK'	WILD LILAC	
AGA PP	1 GAL	AGAPANTHUS AFRICANUS 'PETER PAN'	DWARF LILY OF THE NILE	
ARB COM	5 GAL	ARBUTUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY TREE	
ARCHM	5 GAL	ARCTOSTAPHYLOS 'HOWARD McMINN'	MANZANITA	
CIS PUR	5 GAL	CISTUS PURPUREUS	PURPLE ROCKROSE	
COT PAR	5 GAL	COTONEASTER PARNEYI	PARNEY COTONEASTER	
ENC CAL	1 GAL	ENCELIA CALIFORNIA	ENCELIA	
ESC ND	5 GAL	ESCALLONIA 'NEWPORT DWARF'	NCN	
FEL AME	1 GAL	FELICIA AMELLIDIODES	BLUE MARGUERITE	
FOR SG	5 GAL	FORSYTHIA s INTERMEDIA 'SPRING GLORY'	FORSYTHIA	
HYP MOS	5 GAL	HYPERICUM MOSERANUM	GOLD FLOWER	
MAH AQU	5 GAL	MAHONIA AQUIFOLIUM	OREGON GRAPE	
MAH COM	5 GAL	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	
MAH PIN	5 GAL	MAHONIA PINNATA 'KEN HARTMAN'	CALIFORNIA HOLLY GRAPE	
POL MUN	1 GAL	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	
RUD GLO	1 GAL	RUDBECKIA HIRTA 'MARMALADE'	DWARF GLORIOSA DAISY	
SPI BUM	1 GAL	SPIRAEA BUMALDA 'ANTHONY WATERER'	SPIRAEA	
SPI SHI	5 GAL	SPIRAEA JAPONICA 'SHIROBANA'	SPIRAEA	
SPI VAN	5 GAL	SPIRAEA VANHOUTTEI	SPIRAEA	
SYR VUL	5 GAL	SYRINGA VULGARIS 'LAVENDER LADY'	COMMON LILAC	
CIS LAB	5 GAL	CISTUS LADANIFER	CRIMSON SPOT ROCKROSE	

FILE NO. P95-24/PD95-13

NOTE

- 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
- 2. ALL ELEVATIONS ARE IN FEET ABOVE SEA LEVEL.
- 3. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD.
- 4. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD.
- 5. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD.

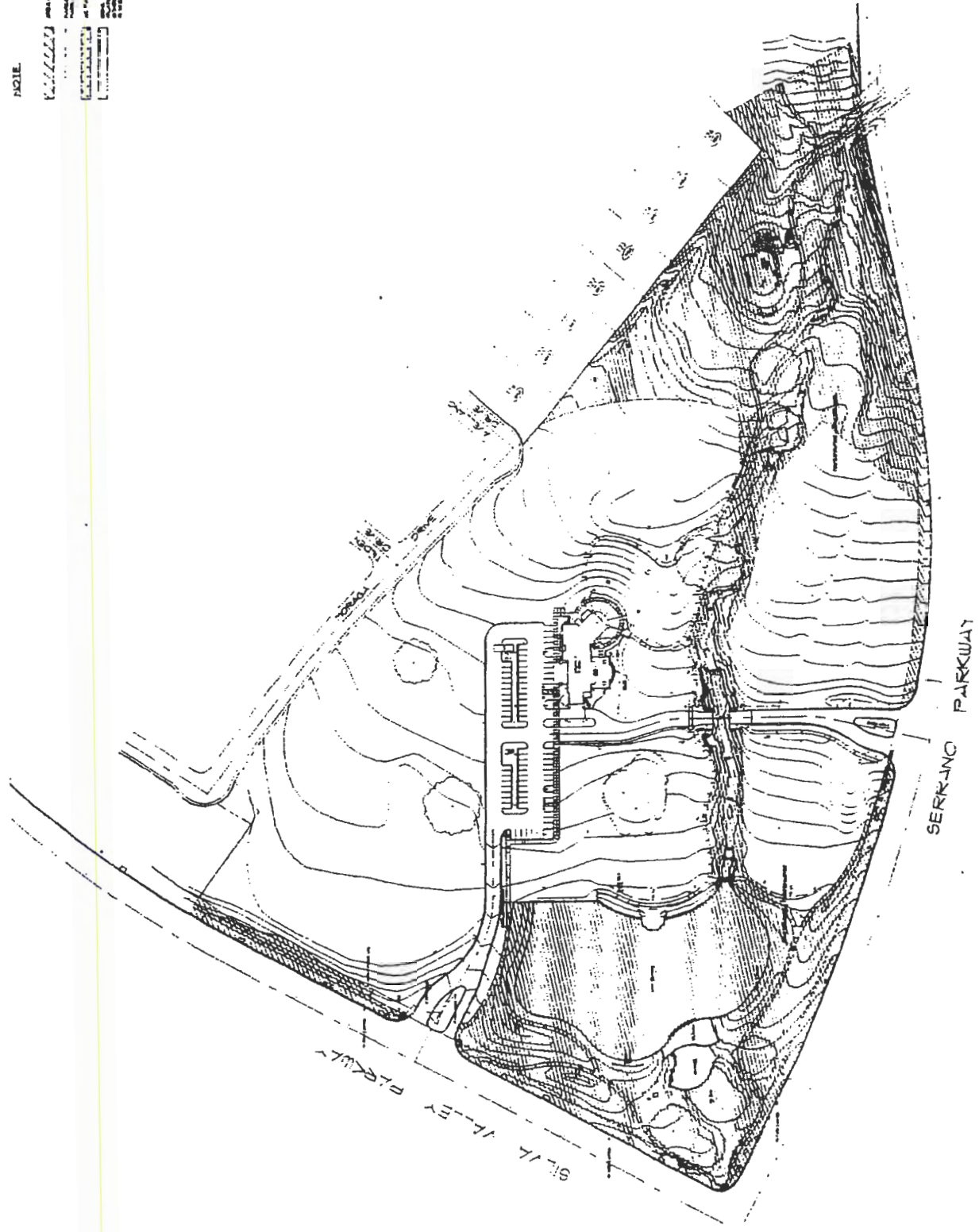


Exhibit E Grading Plan

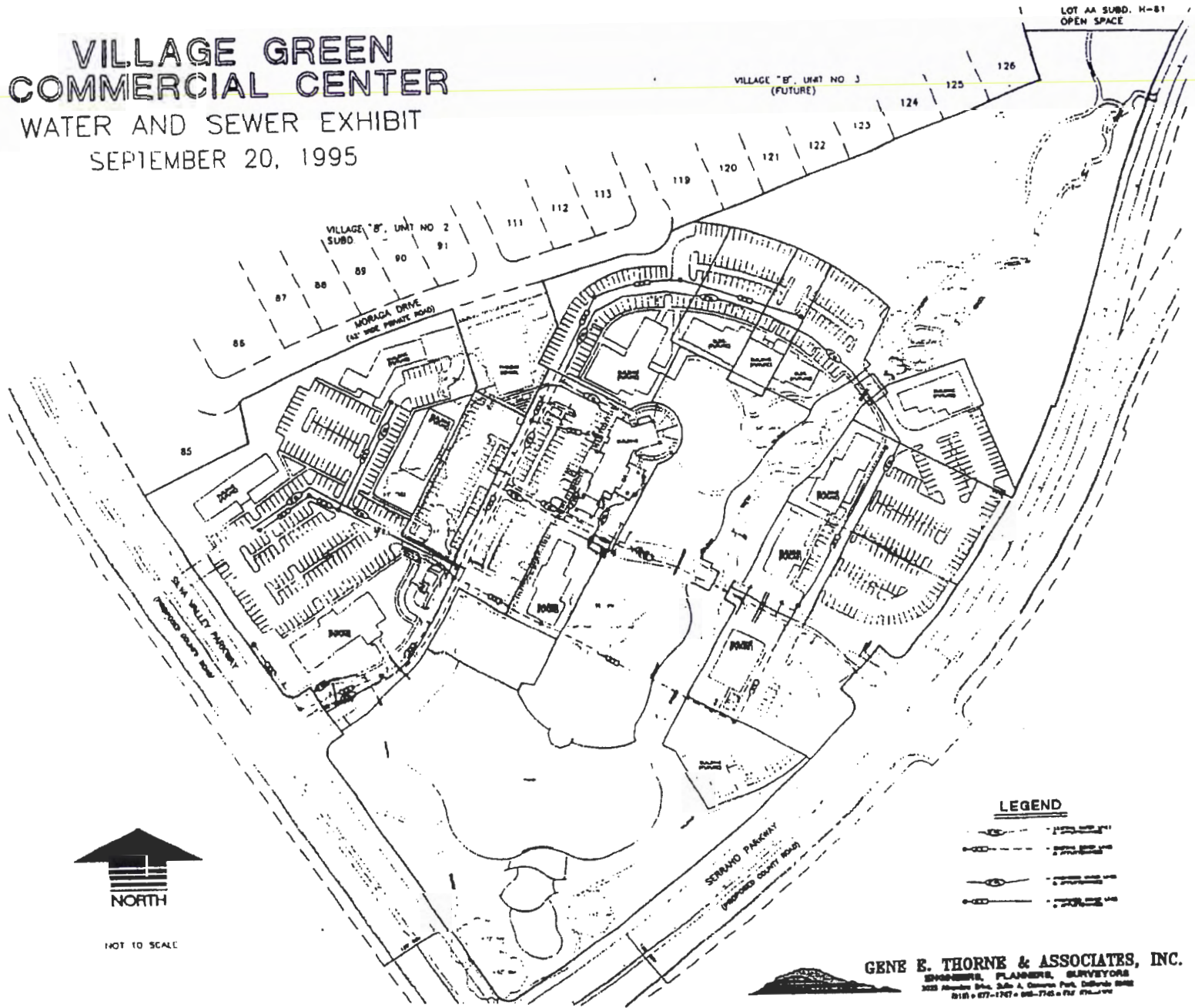
FILE NO. P95-24/PD95-13

FILE NO. P95-24/PD95-13

VILLAGE GREEN COMMERCIAL CENTER

WATER AND SEWER EXHIBIT
SEPTEMBER 20, 1995

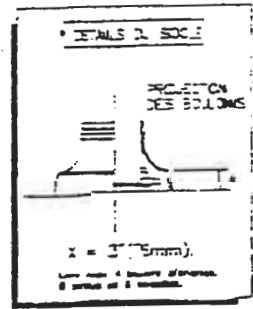
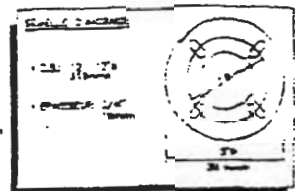
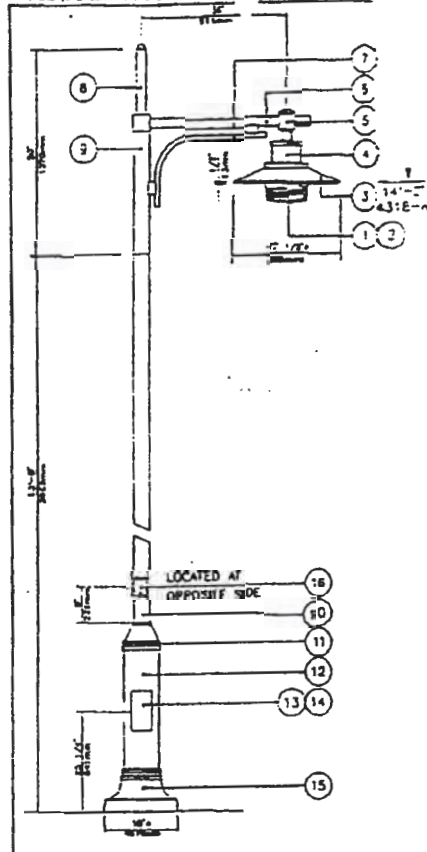
Exhibit F
Water and Sewer



GENE E. THORNE & ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS
2022 Alameda Blvd., Suite A, Concord Park, Deltona, FL 32725
813 • 677-1767 • 888-7743 • Fax 813-677-1767

LUMEC

118, 1st St. S.W. - Room 200 - Seattle, WA 98101



ANCHORING BOLTS
STEEL 3/4" x 20"
(SUGGESTED BY LUMEC INC.)

DESCRIPTION OF COMPONENTS:

LUMINAIRE: 150-WATT-DOME-DS-150-TX-LMS8822B. (pg. 17)
BRACKET: 1A-LMS8822B. (pg. 17)
POLE: SMF-13-TX-DR-LMS8822B. (pg. 17)

- 1. **LAMP:** 150 watt, high pressure sodium, 25 - volt, ED 21 1/2 inch, mogul base, not included.
 - 2. **OPTICS:** A round prismatic acrylic refractor, type 3 (asymmetrical distribution).
 - 3. **REFLECTOR:** Made of spun aluminum, mechanically secured, painted inside and outside to match finish.
 - 4. **HOUSING:** Made of cast aluminum, mechanically secured.
 - 5. **ADAPTOR:** Made of cast aluminum, welded to the pole.
 - 6. **ARM:** Made of aluminum tubing, 2 3/8" (60mm) O.D., welded to the central tubing.
 - 7. **DECORATIVE TUBING:** Made of bent aluminum, 1 1/2" (38mm) O.D.
 - 8. **DECORATIVE TUBING:** Made of aluminum tubing, 2 3/8" (60mm) O.D.
 - 9. **CENTRAL TUBING:** Made of aluminum, 4" (102mm) O.D., and a union penetrating 1/2" (13mm) inside the pole, mechanically secured.
 - 10. **POLE:** Made of steel, 4" (102mm) O.D., .125" (3mm) wall thickness, welded to the base.
 - 11. **DECORATIVE COVER:** Made of a two-piece cast aluminum component, mechanically secured to the pole, and tamperproof screws with painted heads to match finish.
 - 12. **BASE:** Made of steel, 3 5/8" (91mm) O.D., .188" (5mm) wall thickness, welded to the anchor plate.
 - 13. **BALLAST:** 150 watt, HPS, high power factor of 80% or better, primary voltage 120 volt, -30°F (-34°C) lamp starting capability, and quick disconnect plug.
 - 14. **ACCESS DOOR:** Made of aluminum, covering an opening of 4" x 6" (102mm x 152mm), giving access to a ground lug lead to the ballast, and tamperproof screws with painted heads to match finish.
 - 15. **BASE COVER:** Made of a two-piece cast aluminum component, mechanically secured, and tamperproof screws with painted heads to match finish.
 - 16. **RECEPTACLE:** Dupont receptacle, 15A, 120 volt, and weatherproof stainless steel locking cover. (cover not painted)
- WIRING:** Included, from luminaire to the base.
- BASKETING:** Neoprene and silicone gasketing as applied.
- HARDWARE:** All unspaced screws will be stainless steel.

FINISH: An application of a thermosetting polyester powder coat paint, applied by means of an electrostatic process, so as to be Spruce green textured.

Exhibit G
Lighting Standard

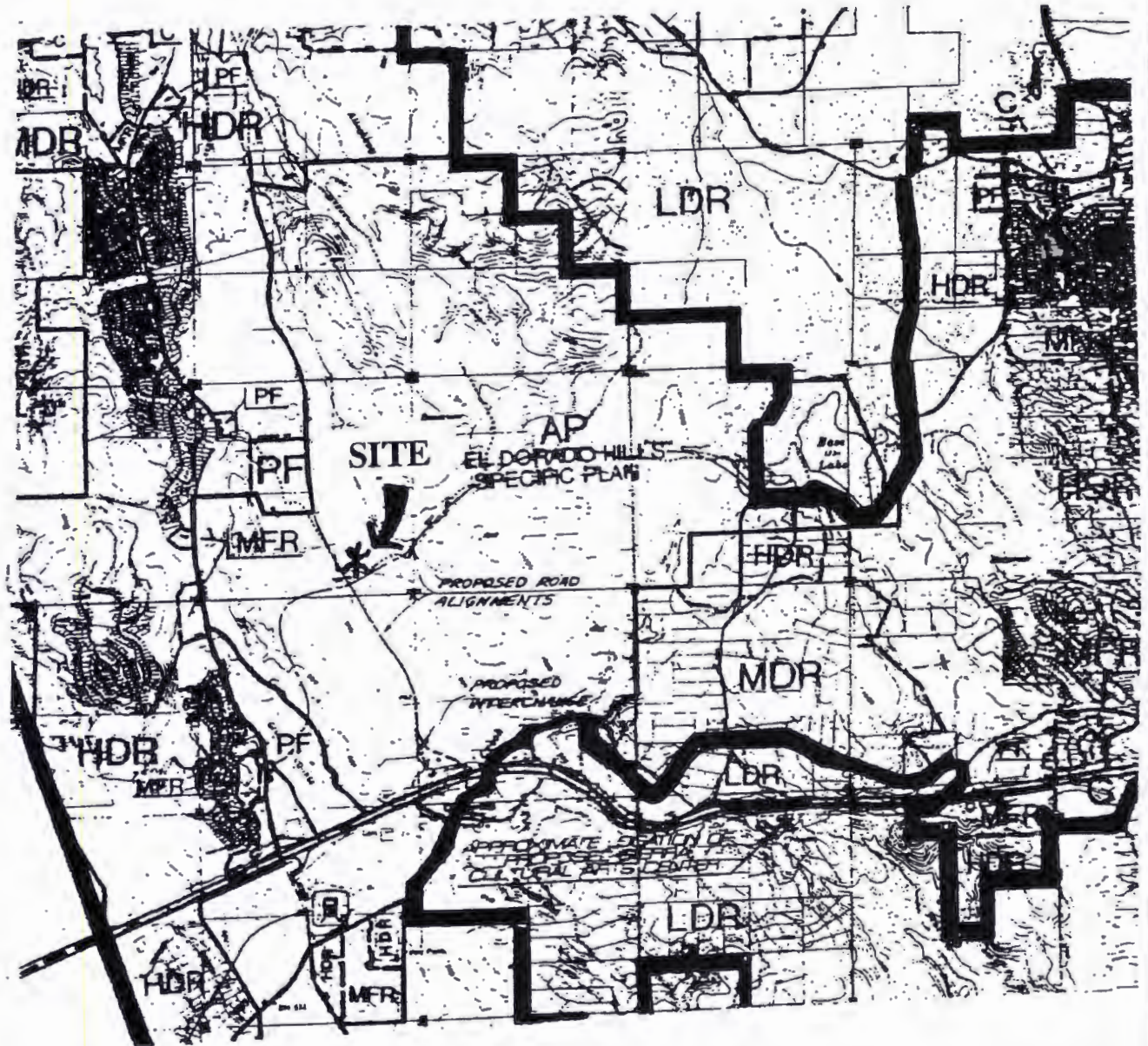


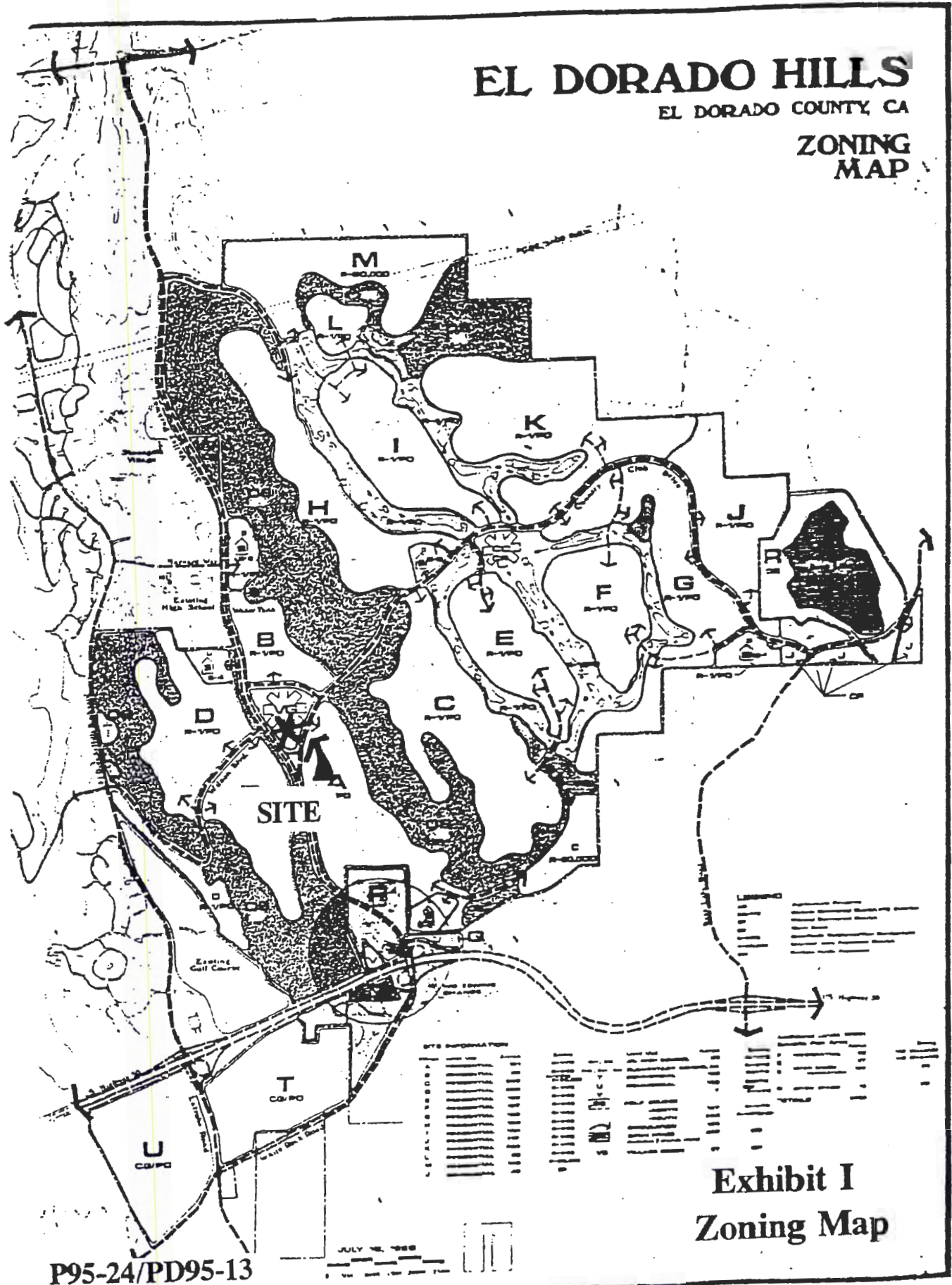
Exhibit H
Public Review Draft General
Plan Map

FILE NO. P95-24/PD95-13

EL DORADO HILLS

EL DORADO COUNTY, CA

ZONING MAP

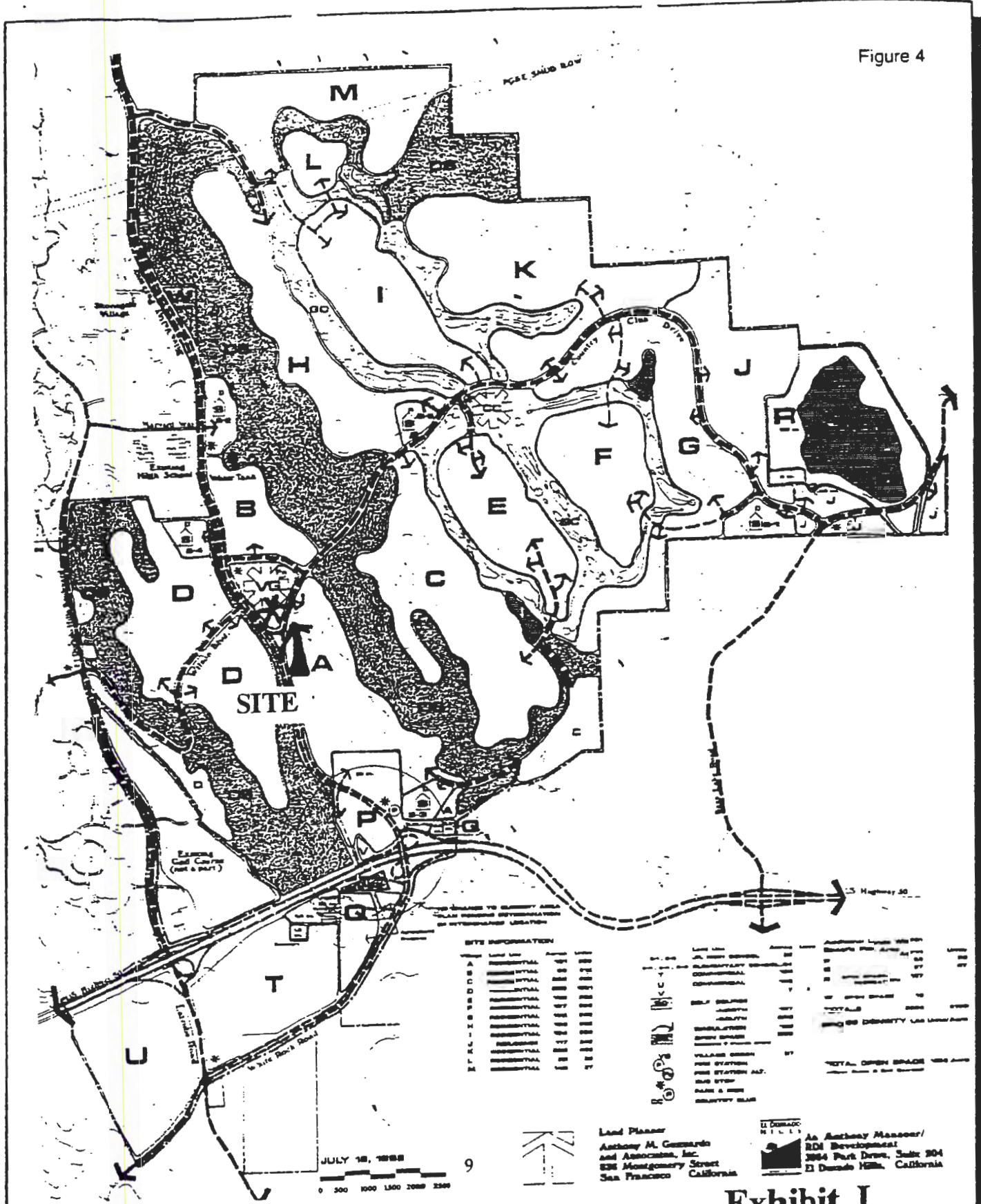


P95-24/PD95-13

JULY 14, 1998

Exhibit I
Zoning Map

Figure 4



SITE INFORMATION

Lot No.	Area (Acres)	Use
1	1.00	RESIDENTIAL
2	1.00	RESIDENTIAL
3	1.00	RESIDENTIAL
4	1.00	RESIDENTIAL
5	1.00	RESIDENTIAL
6	1.00	RESIDENTIAL
7	1.00	RESIDENTIAL
8	1.00	RESIDENTIAL
9	1.00	RESIDENTIAL
10	1.00	RESIDENTIAL
11	1.00	RESIDENTIAL
12	1.00	RESIDENTIAL
13	1.00	RESIDENTIAL
14	1.00	RESIDENTIAL
15	1.00	RESIDENTIAL
16	1.00	RESIDENTIAL
17	1.00	RESIDENTIAL
18	1.00	RESIDENTIAL
19	1.00	RESIDENTIAL
20	1.00	RESIDENTIAL
21	1.00	RESIDENTIAL
22	1.00	RESIDENTIAL
23	1.00	RESIDENTIAL
24	1.00	RESIDENTIAL
25	1.00	RESIDENTIAL
26	1.00	RESIDENTIAL
27	1.00	RESIDENTIAL
28	1.00	RESIDENTIAL
29	1.00	RESIDENTIAL
30	1.00	RESIDENTIAL
31	1.00	RESIDENTIAL
32	1.00	RESIDENTIAL
33	1.00	RESIDENTIAL
34	1.00	RESIDENTIAL
35	1.00	RESIDENTIAL
36	1.00	RESIDENTIAL
37	1.00	RESIDENTIAL
38	1.00	RESIDENTIAL
39	1.00	RESIDENTIAL
40	1.00	RESIDENTIAL
41	1.00	RESIDENTIAL
42	1.00	RESIDENTIAL
43	1.00	RESIDENTIAL
44	1.00	RESIDENTIAL
45	1.00	RESIDENTIAL
46	1.00	RESIDENTIAL
47	1.00	RESIDENTIAL
48	1.00	RESIDENTIAL
49	1.00	RESIDENTIAL
50	1.00	RESIDENTIAL

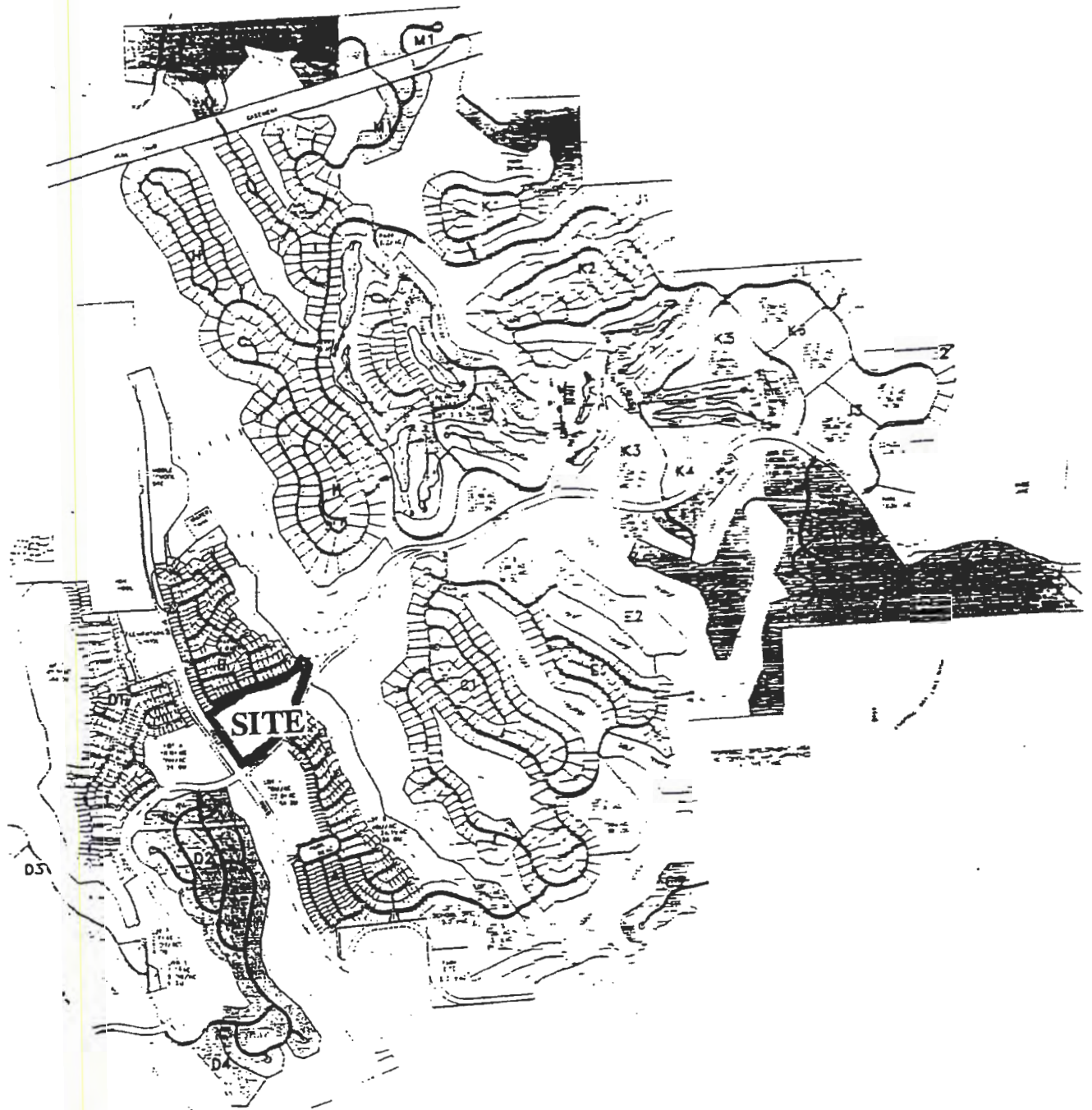
Lot No.	Area (Acres)	Use
51	1.00	RESIDENTIAL
52	1.00	RESIDENTIAL
53	1.00	RESIDENTIAL
54	1.00	RESIDENTIAL
55	1.00	RESIDENTIAL
56	1.00	RESIDENTIAL
57	1.00	RESIDENTIAL
58	1.00	RESIDENTIAL
59	1.00	RESIDENTIAL
60	1.00	RESIDENTIAL
61	1.00	RESIDENTIAL
62	1.00	RESIDENTIAL
63	1.00	RESIDENTIAL
64	1.00	RESIDENTIAL
65	1.00	RESIDENTIAL
66	1.00	RESIDENTIAL
67	1.00	RESIDENTIAL
68	1.00	RESIDENTIAL
69	1.00	RESIDENTIAL
70	1.00	RESIDENTIAL
71	1.00	RESIDENTIAL
72	1.00	RESIDENTIAL
73	1.00	RESIDENTIAL
74	1.00	RESIDENTIAL
75	1.00	RESIDENTIAL
76	1.00	RESIDENTIAL
77	1.00	RESIDENTIAL
78	1.00	RESIDENTIAL
79	1.00	RESIDENTIAL
80	1.00	RESIDENTIAL
81	1.00	RESIDENTIAL
82	1.00	RESIDENTIAL
83	1.00	RESIDENTIAL
84	1.00	RESIDENTIAL
85	1.00	RESIDENTIAL
86	1.00	RESIDENTIAL
87	1.00	RESIDENTIAL
88	1.00	RESIDENTIAL
89	1.00	RESIDENTIAL
90	1.00	RESIDENTIAL
91	1.00	RESIDENTIAL
92	1.00	RESIDENTIAL
93	1.00	RESIDENTIAL
94	1.00	RESIDENTIAL
95	1.00	RESIDENTIAL
96	1.00	RESIDENTIAL
97	1.00	RESIDENTIAL
98	1.00	RESIDENTIAL
99	1.00	RESIDENTIAL
100	1.00	RESIDENTIAL

**Exhibit J
Specific Plan Map**

FILE NO. P95-24/PD95-13

Land Planner
 Anthony M. Garrardo
 and Associates, Inc.
 826 Montgomery Street
 San Francisco, California

As Anthony M. Garrardo/
 RDM Development
 3064 Park Drive, Suite 204
 El Dorado Hills, California



(NOTE: All parcels other than portions of Village H, I, B and D) are tentative maps only and are not yet recorded parcels.)

Exhibit K Parcelization Map

FILE NO. P95-24/PD95-13

EL DORADO COUNTY ENVIRONMENTAL CHECKLIST FORM

I. BACKGROUND	
Name of Proponent	El Dorado Hills Dev. Co.
Address and Phone Number of Proponent	4525 Serrano Parkway El Dorado Hills CA
Date of Checklist	11/12/95
Agency Requiring Checklist	El Dorado Co. Planning Dept
Name of Proposal	Village Green

II. ENVIRONMENTAL IMPACTS			
(Explanations of all "yes" and "maybe" answers are required on attached sheets. A "no" answer means no significant adverse impact.)			
	YES	MAYBE	NO
1. Earth. Will the proposal result in:			
a. Unstable earth conditions or in changes in geological substructures?			✓
b. Disruptions, displacements, compaction or overcompaction of the soil?		✓	
c. Change in topography or ground surface relief features?		✓	
d. The destruction, covering or modification of any unique geologic or physical features?			✓
e. Any increase in wind or water erosion of soils, either on or off the site?		✓	
f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?			✓
g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure or similar hazards?			✓

	YES	MAYBE	NO
2. Air. Will the proposal result in:			
a. Substantial air emissions or deterioration of ambient air quality?		✓	
b. The creation of objectionable odors?			✓
c. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?			✓
3. Water. Will the proposal result in:			
a. Changes in currents, or the course or direction of water movements, in either marine or fresh waters?			✓
b. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?		✓	
c. Alterations to the course or flow of flood waters?			✓
d. Change in the amount of surface water in any water body?		✓	
e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?			✓
f. Alteration of the direction or rate of flow of ground waters?			✓
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?			✓
h. Substantial reduction in the amount of water otherwise available for public water supplies?			✓
i. Exposure of people or property to water related hazards such as flooding or tidal waves?			✓
4. Plant Life. Will the proposal result in:			
a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and the aquatic plants)?		✓	
b. Reduction of the numbers of any unique, rare or endangered species of plants?			✓
c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?			✓
d. Reduction in acreage of any agricultural crop?			✓

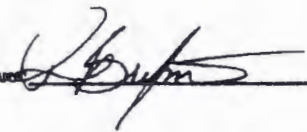
	YES	MAYBE	NO
5. Animal Life. Will the proposal result in:			
a. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms or insects)?			✓
b. Reduction of the numbers of any unique, rare or endangered species of animals?			✓
c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?			✓
d. Deterioration to existing fish or wildlife habitat?			✓
6. Noise. Will the proposal result in:			
a. Increases in existing noise levels?		✓	
b. Exposure of people to severe noise levels?			✓
7. Light and Glare. Will the proposal produce new light or glare?			
		✓	
8. Land Use. Will the proposal result in a substantial alteration of the present or planned land use of an area?			
		✓	
9. Natural Resources: Will the proposal result in:			
a. Increase in the rate of use of any natural resources?			✓
10. Risk of Upset. Will the proposal involve:			
a. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?			✓
b. Possible interference with an emergency response plan or any emergency evacuation plan?			✓
11. Population. Will the proposal alter the location, distribution, density or growth rate of the human population of an area?			
			✓
12. Housing. Will the proposal affect existing housing, or create a demand for additional housing?			
			✓
13. Transportation/Circulation. Will the proposal result in:			
a. Generation of substantial additional vehicular movement?			✓
b. Effects on existing parking facilities, or demand for new parking?			✓

	YES	MAYBE	NO
a. Substantial impact upon existing transportation systems?			✓
d. Alterations to present patterns of circulation or movement of people and/or goods?			✓
e. Alterations to waterborne, rail or air traffic?			✓
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?			✓
14. Public Services. Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
a. Fire protection?			✓
b. Police protection?			✓
c. Schools?			✓
d. Parks or other recreational facilities?			✓
e. Maintenance of public facilities, including roads?			✓
f. Other governmental services?			✓
15. Energy. Will the proposal result in:			
a. Use of substantial amounts of fuel or energy?			✓
b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?			✓
16. Utilities. Will the proposal result in a need for new systems, or substantial alterations to the following utilities:			
a. Power or natural gas?			✓
b. Communications systems?			✓
c. Water?		✓	
d. Sewer or septic tanks?			✓
e. Storm water drainage?			✓
f. Solid waste and disposal?			✓
17. Human Health. Will the proposal result in:			
a. Creation of any health hazard or potential health hazard (excluding mental health)?			✓
b. Exposure of people to potential health hazards?			✓

	YES	MAYBE	NO
18. Aesthetics. Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?		✓	
19. Recreation. Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?	✓		✓
20. Cultural Resources.			
a. Will the proposal result in the alteration of or the destruction of a prehistoric or historic archaeological site?	✓		✓
b. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure or object?			✓
c. Does the proposal have the potential to cause a physical change which would effect unique ethnic cultural values?			✓
d. Will the proposal restrict existing religious or sacred uses within the potential impact area?			✓
21. Mandatory Findings of Significance.			
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			✓
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)			✓
c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of these impacts on the environment is significant.)			✓
d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			✓

III. DISCUSSION OF ENVIRONMENTAL EVALUATION
See attached.

IV. DETERMINATION	
On the basis of this initial evaluation:	PLEASE CHECK APPROPRIATE BOX
I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION will be prepared.	✓
I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENT IMPACT REPORT is required.	

Date: 11/13/95 Signature: 

ENVIRONMENTAL EVALUATION

P95-24/PD95-13/VILLAGE GREEN COMMERCIAL CENTER

PROJECT: A tentative commercial parcel map creating 17 parcels ranging in size from 0.30 acres to 10 acres. Also requested is approval of a development plan within the proposed 17 lots covering 26.31 acres including 86,055 square feet of office, retail, and restaurant use. The site includes a 10-acre park, four acres to be dedicated to the County, and a 2.32-acre Village Green Open Space lot.

LOCATION: On the north side of Serrano Parkway on the northeast corner of Serrano Parkway and Silva Valley Parkway in the El Dorado Hills Specific Plan Area.

APN: 111-630-01 and -02

DISCUSSION OF ENVIRONMENTAL IMPACTS

Note: The headings and numbers indicated below refer to the attached Environmental Checklist. The following descriptions are preceded with a "yes," "maybe," or "no" notation, meaning that the proposed project "would result in" (yes), "might result in" (maybe), "or is not expected to result in" (no), a significant adverse environmental impact to the environment.

The proposed project is a 27-acre portion of the 3,800-acre El Dorado Hills Specific Plan adopted by the County Board of Supervisors in 1989. The entire property including the subject site was the subject of a prior Environmental Impact Report (SCH#89122912). The responses below include cross references to that document and are cited by the designated EIR followed by the page and/or chapter number.

1. **Earth:**
 - a. (No) There are no unstable soil conditions noted on the site, and no changes in geologic substructures are anticipated; therefore, no significant impacts due to project development would occur (*EIR, 10-5*).
 - b. & c. (Maybe) The majority of the project site has already been graded to accommodate buildings, parking, and park uses. However, as individual commercial elements of the site are improved, some alteration of grades, the general grade of the site, and overall drainage patterns will be retained in conformance with Chapter 15.14 and the Building Code. The primary relief feature of the site would not change; therefore, no significant impacts are anticipated.
 - d. (No) There are visible unique geologic or physical features located on the site; therefore, no significant impact is anticipated.

- e. (Maybe) Normal construction practices will result in the disruption of the existing topography, soils, and vegetation to accommodate construction of the parking lot and building sites. Since most of the site has been "rough graded" to slopes of less than 10%, additional grading on the site will not result in severe cuts or fills. As noted in the Soil Survey for El Dorado County, the soil types in this area are in the Auburn series and have erosion hazards which are considered to be moderate (*EIR, figure 10-3*). Grading and erosion control plans required in Chapter 15.14 of the El Dorado County Code will be reviewed and approved prior to construction of each building on the site. These standards adequately control the erosion and or other effects the grading may cause. The required grading and erosion control plans are approved and monitored by the El Dorado County Department of Transportation and the El Dorado County Resource Conservation District.
- f. (No) The project would not modify any river or stream channels, or lake beds because no river or lake beds exist on or near the project site. A minor drainage crosses the site from east to west. A portion of this drainage has been identified as waters of the United States, and a Section 404 permit has been issued permitting filling of these waters. (Corps of Engineers, #9000625, as amended). The prior EIR included an assessment of the impact of this development. The site plan has been modified since that time to retain the minor drainage way.
- g. (No) The substantial grading done to date has not revealed any indication that there are any potentials for landslide or mudslide. While the project is located near the Bear Mountain Fault and in proximity to the Melones Fault Zone, both of these faults are considered inactive (*EIR, pp. 10-2 - 10-3*).
2. Air: a. (Maybe) Site grading for buildings and parking lots will create temporary air quality impacts during construction. Traffic in the area will increase by 5,400 trips per day. This projection is the trip generation attributable to the site utilized in the prior EIR (*EIR, p. 7-17*). Dust Generation is controlled by Chapter 15.14 of the County Code. Dust generation is not expected to be significant (*EIR, Chapter 8*). The Board of Supervisors found air quality impacts of the project to be regionally significant and adopted findings of overriding consideration.
- b. (No) The development does not include uses which would generate objectionable odors.
- c. (No) While the site will be significantly changed and covered with impervious materials and landscaping, it is not of sufficient size to effect a meteorological change even if fully covered. Therefore, implementation of the proposed change is not expected to result in any noticeable climatic changes.
3. Water: a. (No) The proposed construction would not affect water movement in either marine or freshwater sources since neither sea water nor freshwater sources

4.1 Village Green/Community Center

The Village Green/Community Center site contains approximately 27 acres. The proposed land use as shown on the Conceptual Illustration of Village Green/Community Center (Figure 12) is summarized as follows:

- a. Parkland: approximately 10 acres (including such uses as children's play area, tennis courts, hardcourt, picnic area, and lake).
- b. Community Center: approximately 16 acres including:
 - "The Green": approximately 2.0 acres
 - Buildings: approximately 120,000 to 150,000 square feet
 - Parking, plaza, and landscaped circulation areas: approximately 11.5 acres

The Village Green/Community Center is intended to provide a focal point for the community. Uses to be included are recreation and leisure services, public services, and some retail commercial enterprise. Building floor space will be devoted primarily to community, public, and leisure services. Commercial space will be used by providers of goods and services. A general description of the range of activities and land uses envisioned within the Center appears in the subsections that follow.

4.1.1 Recreation Use

A significant portion (approximately 40 percent) of the Center is to be developed as parkland and will include the recreation facilities listed above. An area called "The Green" is proposed for a turfed area that will be suitable for informal recreation and community activities such as picnics and local festivals. It will be comparable to the "village green" or "town square" of many older communities.

4.1.2 Community Services

Multifunctional space within the Village Green/Community Center complex will allow for community and repertory theater performances, concerts, and other entertainment. Space for an amphitheater and arts/cultural auditorium also will be available for theatrical and musical events. The Center will augment the recreational, cultural, and educational services offered at the Oak Ridge High School, the community park, Brooks School, and other parks and schools in the Plan Area. The proximity of the Center to the high school and community park will create a pattern of activity that will reinforce this area as the focal point of community life for El Dorado Hills residents.

4.1.3 Leisure Services

The Community Center will provide areas suitable for leisure activities, allowing for informal discussions, card playing, reading, music, and travelogues. Portions of the Community Center may be specifically dedicated to a Senior Citizens Center, a Youth Center, or similar uses.

4.1.4 Public Services

In fulfilling the role of a focal point for the community, it is appropriate that public functions be included in the Village Green/Community Center. Such uses may include, but are not limited to:

- Sheriff Substation
- Fire Station
- Post Office
- Library

Exhibit O

Village
Green
Uses

Permitted

Sheet 1 of 2

4.1.5 Retail Commercial

Retail activities are limited to small, convenience-oriented shops and consequently have little impact on, or relationship to, the retail centers located on Silva Valley Parkway, Highway 50, El Dorado Hills Boulevard, or the Bass Lake area. Such uses may include, but are not limited to:

- Cafe
- Delicatessen
- Bakery
- Child care
- Florist
- Gift shop
- Small, professional service offices
- Real estate offices
- Hair stylist/barber
- Cleaners
- Pharmacy

4.1.6 Prohibited Uses

Certain uses are considered inappropriate to the character of the Village Green/Community Center and should be prohibited. These would include, but are not limited to:

- Major grocery market (over 15,000 square feet)
- Super drug store
- Home improvement materials
- Department store
- Franchise fast food with drive-through facilities
- Service station

4.2 Commercial/Retail

A limited amount of low-intensity commercial and retail uses are proposed for the Community Center. Acceptable uses include:

- Accountant
- Attorney
- Bakery
- Bed and breakfast inn
- Butcher
- Cafe
- Day care
- Delicatessen
- Dry cleaner
- Financial institution
- Florist
- Gift shop
- Hair stylist/barber
- Medical/dental office
- Real estate office
- Restaurant
- Small movie theater
- Stockbroker
- Travel agency

- a. Parking will be provided on the basis of one space per 250 square feet of commercial/retail floor space.
- b. Plazas, fountains, street furniture, and landscaping are recommended for the entire Village Green/Community Center.

POR. SECS. 25, 26, 35, & 36, T.10N., R.8E., & SECS 1 & 2, T.9N., R.8., M.D.M.
EL DORADO HILLS SPECIFIC PLAN UNIT NO. 1

121:21

H - 78

1" equals 400'



- ①7 - PM 45/127/1, 0.541 A
- ②0 - PM 47/40/2, 0.439 A
- ②1 - PM 47/40/3, 0.886 A
- ②8 - PM 47/44/2, 1.098 A
- ②7 - PM 47/44/3, 1.034 A
- ②9 - PM 47/44/4, 0.580 A
- ②8 - PM 47/44/5, 0.534 A
- ③0 - PM 47/44/6, 0.326 A
- ③1 - PM 47/44/7, 0.515 A
- ③3 - PM 47/44/9, 0.348 A
- ③9 - PM 47/44/11, 0.41 A
- ③8 - PM 47/44/12, 0.347 A

THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

Acreages Are Estimates

Rev. June 12, 2006

Assessor's Map Bk. 121 - Pg. 21
County of El Dorado, CA

SP-R23-0001/PD-R23-0002