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

ASSESSOR'S PARCEL NO.(S) 122-720-15

PROJECT NAME/REQUEST: (Describe proposed use) Rezone the property from PD-CR to PD-CC to allow more uses that align with the tenant mix proposed in a shopping center. This will also allow the approval of a mini storage with a CUP.

IF SUBDIVISION/PARCEL MAP: Create 10 lots, ranging in size from _______ to _______ acre(s) / SF

IF ZONE CHANGE: From PD-CR to PD-CC IF GENERAL PLAN AMENDMENT: From - to -

APPLICANT/AGENT RSC Engineering, Inc.
Mailing Address 2250 Douglas Blvd., Ste. 150 Roseville, CA 95661
Phone (916) 788-2884 FAX (916) 788-4408

PROPERTY OWNER EDH 52, GP
Mailing Address 7700 College Town Drive, Ste. 101 Sacramento, CA 95826
Phone (916) 383-2500 FAX

LOCATION: The property is located on the East side of Old Silva Valley Road feet/miles North of the intersection with Tong Road in the El Dorado Hills area. PROPERTY SIZE 41.87 acres

FOR OFFICE USE ONLY
Date __________ Fee $ __________ Receipt # __________ Rec'd by __________ Census __________
Zoning __________ GPD __________ Supervisor Dist __________ Sec/Twn/Rng __________

ACTION BY: ☐ PLANNING COMMISSION ACTION BY BOARD OF SUPERVISORS

Hearing Date __________

☐ Approved ☐ Denied (Findings and/or conditions attached)

Executive Secretary __________

Executive Secretary __________

(Revised 07/07)

Z17-0004/P17-0007/S17-0017/PD15-0001
EL DORADO COUNTY PLANNING DEPARTMENT

APPLICATION FOR Planned Development

ASSESSOR'S PARCEL NO.(s) 122-720-0915

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

IF SUBDIVISION/PARCEL MAP: Create________________ lots, ranging in size from_______ to_______ acre(s) / SF
IF ZONE CHANGE: From_______ to_______ IF GENERAL PLAN AMENDMENT: From_______ to_______
IF TIME EXTENSION, REVISION, CORRECTION: Original approval date_______ Expiration date_______

APPLICANT/AGENT RSC Engineering, Inc.
Mailing Address 2250 Douglas Blvd., Ste. 150 Roseville, CA 95661
Phone (916) 788-2884 FAX (916) 788-4408

PROPERTY OWNER EDH 52 GP
Mailing Address 7700 College Town Drive, Ste. 101 Sacramento, CA 95826
Phone (916) 383-2500 FAX (916) 383-0552

LOCATION: The property is located on the________ side of_______ street or road
0 feet feet/miles________ N/E/W/S of the intersection with_______ street or road
in the________ El Dorado Hills area. PROPERTY SIZE_______ acres

signature of property owner or authorized agent Date 12/22/14

FOR OFFICE USE ONLY
Date 1/5/15 Fee $6,117.00 Receipt # Rec'd by JMP Census __________
Zoning C GPD C Supervisor Dist 2 Sec/Twn/Rng 1/9N/78E

ACTION BY: ☐ PLANNING COMMISSION ☐ ZONING ADMINISTRATOR ☐ PLANNING DIRECTOR

ACTION BY BOARD OF SUPERVISORS
Hearing Date

☐ Approved ☐ Denied (findings and/or conditions attached)

☐ Approved ☐ Denied (findings and/or conditions attached)

APPEAL: ☐ Approved ☐ Denied

Executive Secretary

Revised 07/02

Z17-0004/P17-0007/S17-0017 PD 15-0001
CONDITIONAL/MINOR USE PERMIT

FILE # 317-0007

ASSESSOR’S PARCEL NO.(s) 122-720-15

PROJECT NAME/REQUEST: (Describe proposed use) Conditional Use Permit for self storage

APPLICANT/AGENT RSC Engineering, Inc. Tiffany Wilson

Mailing Address 2250 Douglas Blvd., Ste. 150 Roseville CA 95661

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

PROPERTY OWNER EDH 52, GP

Mailing Address 7700 College Town Drive, Suite 101 Sacramento CA 95826

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

LOCATION: The property is located on the East side of Old Silva Valley Road

0 feet/miles North of the intersection with Tong Road

in the El Dorado Hills area. PROPERTY SIZE 41.87 acres

signature of property owner or authorized agent

Date 9-11-17

FOR OFFICE USE ONLY

Date __________ Fee $ __________ Receipt # __________ Rec’d by __________ Census ______

Zoning _______ GPD _______ Supervisor Dist _______ Sec _______ Twn _______ Rng _______

ACTION BY _______ PLANNING COMMISSION _______ ZONING ADMINISTRATOR

Hearing Date __________

Approved _______ Denied _______

findings and/or conditions attached

Executive Secretary

APPLICATION REVISED 4/2016

Z17-0004/P17-0007/S17-0017/PD15-0001 (Last revised 04/16)
FILE # P17-0007

EL DORADO COUNTY PLANNING SERVICES

TENTATIVE PARCEL MAP APPLICATION

ASSESSOR'S PARCEL NUMBER(s) 122-720-15

PROJECT NAME/REQUEST: (Describe proposed use)
To subdivide the southern parcel into 8 smaller lots for retail use and the northern side into 2 additional lots for a total of 10 lots. See attached project description.

IF SUBDIVISION/PARCEL MAP: Create 10 lots, ranging in size from _______ to _______ acre(s) / square feet

IF ZONE CHANGE: From PD-CR to PD-CC IF GENERAL PLAN AMENDMENT: From _______ to _______

IF TIME EXTENSION, REVISION, or CORRECTION: Original approval date - _______ Expiration date - _______

APPLICANT/AGENT RSC Engineering, Inc.

Mailing Address 2250 Douglas Blvd., Ste.150 Roseville California 95661
Phone (916) 788-2884 FAX (916) 788-4408

PROPERTY OWNER EDH 52 GP

Mailing Address 7700 College Town Dr. #101 Sacramento California 95826
Phone (916) 383-2500 FAX (916)

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT RSC Engineering, Inc. Same as above

Mailing Address <pick from list> P.O. Box or Street City State ZIP
Phone ( ) Phone Number
FAX ( )

LOCATION: The property is located on the East side of Old Silva Valley Road

0 feet/miles North of the intersection with Tong Road

in the El Dorado Hills area. PROPERTY SIZE 41.87 acreage / square feet

Signature of property owner or authorized agent 9-11-17

FOR OFFICE USE ONLY

Date _______ Fee $ _______ Receipt # _______ Rec'd by _______ Census _______

Zoning _______ GPD _______ Supervisor District _______ Sec _______ Twn _______ Rng _______

ACTION BY: □ PLANNING COMMISSION □ ZONING ADMINISTRATOR

Hearing Date __________________________

Approved _______ Denied _______

(Findings and/or conditions attached)

Executive Secretary (Revised 06/07)

ACTION BY BOARD OF SUPERVISORS

Hearing Date __________________________

Approved _______ Denied _______

APPEAL: Approved _______ Denied _______

(Findings and/or conditions attached)

RESET Z17-0004/P17-0007/S17-0017/PD15-0001
EL DORADO COUNTY PLANNING SERVICES
ENVIRONMENTAL QUESTIONNAIRE

Project Title: EDH 52

Lead Agency: EL DORADO COUNTY

Name of Owner: EDH 52, GP
Phone: (916) 383-2500

Address: 7700 COLLEGE TOWN DR., STE. 101 SACRAMENTO, CA 95826

Name of Applicant: RSC ENGINEERING, INC.
Phone: (916) 788-2884

Address: 2250 DOUGLAS BLVD., STE. 150 ROSEVILLE, CA 95661

Project Location: NE CORNER OF OLD SILVA VALLEY ROAD & HIGHWAY 50

Assessor's Parcel Number(s): 122-720-15

Acreage: 41.87 AC., Zoning: PD-CR

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:

2. What is the number of units/parcels proposed? 11

GEOLOGY AND SOILS

3. Identify the percentage of land in the following slope categories:
   - X 0 to 10%
   - x 11 to 15%
   - X 16 to 20%
   - X 21 to 29%
   - X 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? If so, which one? No

7. What is the distance to the nearest body of water, river, stream or year-round drainage channel? 2/3 miles. 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
9. Will the project result in the physical alteration of a natural body of water or drainage way? If so, in what way? No

10. Does the project area contain any wet meadows, marshes or other perennially wet areas? Yes, wetlands

**VEGETATION AND WILDLIFE**

11. What is the predominant vegetative cover on the site (trees, brush, grass, etc.)? Estimate percentage of each: 98% grasses, 2% oak woodland

12. How many trees of 6-inch diameter will be removed when this project is implemented?

**FIRE PROTECTION**

13. In what structural fire protection district (if any) is the project located? El Dorado Hills

14. What is the nearest emergency source of water for fire protection purposes (hydrant, pond, etc.)? Hydrant on Silva Valley Parkway

15. What is the distance to the nearest fire station? 2.25 miles at Bass Lake Station

16. Will the project create any dead-end roads greater than 500 feet in length? No

17. Will the project involve the burning of any material including brush, trees and construction materials? No

**NOISE QUALITY**

18. Is the project near an industrial area, freeway, major highway or airport? If so, how far? Freeway approximately 150' south

19. What types of noise would be created by the establishment of this land use, both during and after construction? Typical construction of a retail center and typical operation noises like truck traffic and HVAC units during operation

**AIR QUALITY**

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

**WATER QUALITY**

21. Is the proposed water source: X public or __ private, X treated or ___ untreated? Name the system: BID

22. What is the water use (residential, agricultural, industrial or commercial)? Commercial
AESTHETICS
23. Will the project obstruct scenic views from existing residential areas, public lands, public bodies of water or roads? No

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

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

TRANSPORTATION
27. Will the project create any traffic problems or change any existing roads, highways or existing traffic patterns? None expected. A traffic study will be prepared.
28. Will the project reduce or restrict access to public lands, parks or any public facilities? No

GROWTH-INDUCING IMPACTS
29. Will the project result in the introduction of activities not currently found within the community? No
30. Would the project serve to encourage development of presently undeveloped areas, or increases in development intensity of already developed areas (include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)? No
31. Will the project require the extension of existing public utility lines? If so, identify and give distances: Yes.
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, mosquitos, rodents and other disease vectors)? No

36. Will the project displace any community residents? No

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

MITIGATION MEASURES (attach additional sheets if necessary)

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

Form completed by: RSC Engineering, Inc. Date: 9-13-17
Owner

EDH 52 GP
7700 College Town Drive, Suite 101
Sacramento, CA 95826
(916) 383-2500

Applicant/Engineer

RSC Engineering, Inc.
2250 Douglas Blvd., Suite 150
Roseville, CA 95661
(916) 788-2884
October 9, 2017

County of El Dorado
Development Services Department-Planning Division
2850 Fairlane Court
Placerville, CA 95667

Attention: Mel Pabalanas

Subject: EDH 52 (PD15-0001)

Dear Mel,

As you are aware this project was put on hold for some time until such time that more specific details could be provided regarding the proposed project. We are resubmitting the PD application package based on the incomplete letter dated August 12, 2015. We also have added 3 new entitlements to the project which include a rezone, tentative parcel map, and conditional use permit. We also prepared an annotated response to your letter, which is attached, explaining how each of the items was addressed.

Forms and Maps (F&M) Required

1. Four copies of a tree preservation plan is provided with this submittal.
2. A preliminary drainage report is included with the submittal.
3. We understand a noise analysis will be prepared as part of the EIR document and will not be required to continue moving the project forward.
4. We understand an air quality impact analysis will be prepared as part of the EIR document and will not be required to continue moving the project forward.
5. We understand a traffic analysis will be prepared as part of the EIR document and will not be required to continue moving the project forward.

Site Plan Requirements

1. The entire parcel of land along with perimeter dimensions are shown on the updated site plan detail sheets.
2. A note has been added on the site plan stating that all existing easements have widths that vary. All existing easements are shown on the site plan.
with their purpose. Proposed easements are not known at this time and will be determined during the improvements plan preparation.

3. Typical parking stall and loading stall dimensions are shown on the site plan. Compact stalls and standard stall depths and widths are also noted in the notes section.

4. Retaining walls are proposed along the roadways due to grade differences. The walls are shown on the site plan and grading plan.

5. Monument signs are proposed at each entry. See project description for details on the proposed freestanding signage.

6. Please see the preliminary utility plan for the proposed fire hydrant locations.

7. All adjacent parcels including parcel owners and APN’s are shown on the site plan detail sheets.

8. Location of neighboring school is shown on Sheet SP3.

Plan of Building Elevations

1. Typical elevations for all sides of the proposed building types are provided.

2. Proposed highway signs and monument sign locations are shown on the proposed site plan. See project description for details on the proposed freestanding signage.

Advisories

1. This project will mitigate for oak trees removed as part of the project. A preserve area is available for a portion of the mitigation at the northern corner of the south site. An offsite preserve area will be needed for the remaining mitigation oak trees. A total of 1.18 acres of mitigation planting or 236 oak trees will be planted.

2. Deleted.

3. It is our understanding a FIA is not required with this submittal. A modified scope will be coordinated with the County at a late date.

4. The project description has been updated to reflect the comments listed in the letter.

5. The new project description will be the one used by the EIR Consultant when selected.

6. The site plan and landscape plan have been adjusted to have a single overall sheet and subsequent details sheets for better clarity. The grading and utility plans have one sheet for each project site (north and south).

The project is proposing a rezone from PD-CR to PD-CC. A rezone exhibit and application is provided with this submittal. The project will also include a tentative parcel map to subdivide the property into 12 lots. This will include 8 on the south side and 4 on the north side. This tentative parcel map assumes a large lot 4 parcel map has recorded that separates the north and south lots and creates a
lot of the mini-storage use and future Country Club Drive extension roadway. Finally, a conditional use permit is being requested to allow the mini-storage use as a conditional use within the proposed PD-CC zone.

We look forward to your review of our third submittal and moving forward with the EIR. Please call if there are any questions.

Sincerely,

Tiffany Ann Wilson, AICP
Managing Planner

Cc: Mark Enes
Angelo Christie
OVERALL COMMERCIAL CENTER

PROJECT DESCRIPTION

October 5, 2017

DESCRIPTION AND PURPOSE OF THE REQUEST

The owner is requesting approval to construct two (2) new commercial centers (collectively, the “Project”) in El Dorado County on APN 122-720-15. The property is located north of Highway 50 and Tong Road, east of Old Silva Valley Parkway, and is bisected by Silva Valley Parkway. The northern portion of the property is approximately 17.07 acres (North Site) and the southern portion is approximately 15.73 acres (South Site), net of the right of way for roads. There is a 7.69-acre area on the North Site for the right of way associated with the future extension of Country Club Drive. There is a 1.38-acre open space area west of Old Silva Valley Road that will not be developed.

The County is reviewing the owner’s request as a single application and project for local entitlement and California Environmental Quality Act purposes. However, the owner views the North Site and the South Site as two distinct projects, and each constitutes a separate “integrated development” pursuant to El Dorado County Code Section 130.16.120. Accordingly, the owner will seek separate wetlands permits from the Army Corps of Engineers for each. The maximum building area for the South Site will be approximately 110,000 square feet and may include the following uses: hotel, drive through uses, gas station with car wash, grocery, pharmacy, retail, food uses, outdoor patio, medical office, surgery center, office, technical school, outdoor storage and outdoor sales. The maximum building area for the North Site will be approximately 180,000 square feet and may include self-storage, grocery, and other commercial uses.

The Project requires a Planned Development application because the property is zoned PD-CR. A rezone is proposed to PD-CC to allow more uses primarily seen in a shopping center setting and to allow a self-storage use with the approval of a conditional use permit. In addition, a design review permit will be required for signage and a tentative parcel map is proposed to subdivide the parcels further for purposes of sale, lease or financing of the property.

PROJECT OBJECTIVES

• Develop two high-quality planned commercial developments on currently vacant and underutilized land adjacent to Highway 50 adequately served by public services and utilities.

• Promote economic growth and diverse new employment and retail/service opportunities for County residents.

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

SITE INFORMATION

Location

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

Site Description

The Project site is currently vacant. The site consists of annual grassland with small oak woodlands throughout the Project. Slivers of wetlands and riparian areas are located on site.

DESCRIPTION OF THE PROPOSED PROJECT

The maximum building area for the South Site will be approximately 110,000 square feet and may include the following uses: hotel, drive through uses, gas station with car wash, grocery, pharmacy, retail, food uses, outdoor patio, medical office, surgery center, office, technical school, outdoor storage and outdoor sales. The maximum building area for the North Site will be approximately 180,000 square feet and may include self-storage, grocery, and other community-serving commercial uses.

Design

The design theme for the Project is based on the existing building design theme of the Serrano area which is a California/Mediterranean style, examples of which are included in the design guidelines proposed for this project.

Where single tenant types (hotel and retail shops) occur, the guidelines contain specific architectural design for these buildings. Where multiple tenant types (drive-thru restaurants and fuel stations) occur, the guidelines contain a typical example of the design intent for that tenant type. Each of these specific tenants will use the typical example shown and vary their design to add individuality and yet maintain a common thread of colors, materials, and design elements as shown in the guidelines. No building design for any tenant type shall be repeated.

Each building shall vary in building height to achieve more visual interest and distinct building character, avoiding the monotony of continuous building height. Each building shall combine horizontal and vertical elements to provide variation, interest and rhythm within and among the buildings. In no case shall any roof mounted equipment be higher than the lowest parapet height of the building.

-2-
The color and material palette for the project contains multiple options for color and materials. The intent is for these options to occur in various combinations throughout the project so that each building is unique in its design and materials while maintaining design continuity among the buildings. The proposed colors and materials of the palette must be maintained throughout the development.

Within the development all sides of all buildings will be visible from adjacent roadways and properties. The architecture of all sides of all buildings must, therefore, be of equal quality and attention. Screening is required for loading and storage areas, utilities meters and boxes by the use of landscaping, walls, fences in combination.

The use of colored concrete, concrete pavers, accent patterns, etc. shall be encouraged in the flatwork areas around the buildings. Provisions for gathering and resting areas shall be accomplished by the use of intimate seating areas in near proximity of the building.

**Sustainability Features**

The proposed Project will incorporate sustainability features per the California Title 24 energy requirements.

**SIGNAGE**

Proposed highway-oriented and monument sign locations are depicted on the proposed site plan.

One highway-oriented sign is proposed on the South Site within 100 feet of the freeway right of way and therefore requires a Design Review Permit. A second highway-oriented sign is proposed on the North Site greater than 100 feet from the freeway right of way. The owner is requesting certain deviations from Chapter 130.16 of the County Code for the proposed highway-oriented signs, including a reduction in the minimum separation between highway-oriented signs, a reduction in the minimum setback from the adjacent residential district (North Site only), an increase in the maximum allowed area, and an increase in the maximum allowed height. Each highway-oriented sign will be a 75 foot tenant pylon sign allowing advertising from either commercial center and will include one (1) major tenant panel, one (1) junior tenant panel, and eight (8) shop tenant panels. The proposed sign area for each highway-oriented sign is 652 square feet. The highway-oriented signs will have a stone veneer base, fabricated aluminum panels, and texcote finish to compliment the color scheme of the commercial centers. Tenant names and logos will be fabricated aluminum, pan channel construction. Tenant names and logos will be flush mounted to the panel background and internally illuminated with white LED lights. Colors will comply with tenant specifications.

The owner is also requesting certain deviations from Chapter 130.16 of the County Code for the proposed monument signs, including a reduction in the minimum separation between monument signs, an increase in the maximum number of signs allowed per street frontage, an increase in the maximum allowed area, and an increase in the maximum allowed height. The developer is proposing six (6) 28 foot tenant monument signs allowing advertising from either commercial center. Each monument sign will have one (1) featured tenant panel and six (6) shop tenant panels. The proposed area for each monument sign is 242 square feet. The monument signs
will have a stone veneer base, fabricated aluminum panels, and texcote finish to compliment the color scheme of the commercial centers. Tenant names and logos will be routed out with acrylic push-through graphics and vinyl film overlays. Tenant names will be internally illuminated with white LED lights. Colors will comply with tenant specifications.

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

SITE ACCESS

It is anticipated that the Project site will have multiple points of access. A traffic signal is proposed at the main driveway and Silva Valley Parkway to provide access to both the South Site and the North Site. A right in and right out access driveway is proposed on Silva Valley Parkway north of the signalized driveway and at the old Tong Road location to provide access to the North Site. Two full access driveways are proposed on Old Silva Valley Road to provide additional points of access to the South Site.

LOADING

The North Site includes the potential for a truck dock with up to 4 loading spaces located at the rear of the proposed stores.

PARKING LOT

The North Site proposes a main parking lot area in front of the buildings. The parking lot will provide approximately 204 parking spaces, proposed at 90 degrees to maximize the number of stalls on the site. This number includes 9 accessible parking stalls and 29 compact stalls (14%).

The South Site proposes a main parking lot area in front of the buildings. The parking lot will provide approximately 521 parking spaces, proposed at 90 degrees to maximize the number of stalls on the site. This number includes 16 accessible parking stalls, 24 compact stalls (5%), and 10 RV stalls.

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

BICYCLE PARKING

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

PEDESTRIAN CIRCULATION

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

LANDSCAPING

-4-
The Project will include a variety of drought tolerant landscaping options. The landscaping will provide screening along the boundary which will consist of evergreen trees and shrub rows. Shade trees with large canopy coverage will be planted in the parking lot for shade. Planting at the entries will be highlighted and defined by seasonal accented trees and shrubs with the use of colorful plant material. Shrubs will be low growing to maintain line of sight to the street. Along the streets, plantings will incorporate shade trees and mixed species and forms of shrubs to create interest, color, and buffering from the shopping center.

In addition to the proposed shopping center landscaping, this Project will mitigate for oak trees removed as part of the Project. A preserve area is available for a portion of the mitigation oak trees. The preserve area is located at the northwest corner of the southern site. An offsite preserve area will be needed for the remaining mitigation oak trees. Based on the Tree Survey, Preservation, and Replacement Plan dated September 18, 2017 by Foothill Associates, a total of 1.18 acres of mitigation planting or 236 oak trees will be planted. Planting will be according to the planting details provided in the plan.

LIGHTING

The Project will provide various single, two- or four-light fixtures throughout the parking areas and driveways. The overall height of the lighting, including the lighting fixtures and a three foot base, will be 33 feet in the parking lot and 25 feet along the perimeter and main drive aisles. LED luminaires will be used for the parking lot lights.

GRADING

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

ON-SITE IMPROVEMENTS

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

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

As preservation of 90% of the existing oak tree canopy is not feasible, this Project will be requesting relief from General Plan Policy 7.4.4.4 due to topographic constraints and the need to grade the site in relation to Silva Valley Parkway.
OFF-SITE IMPROVEMENTS

A proposed traffic signal and appurtenant facilities will be located on Silva Valley Parkway at the center of the Project to provide a connection to both the South Site and the North Site.

A right in and right out access driveway is proposed on Silva Valley Parkway north of the signalized driveway and at the old Tong Road location to provide access to the North Site. Two full access driveways are proposed on Old Silva Valley Road to provide additional points of access to the South Site. A reservation for 7.65 acres of future right of way is proposed along the outer boundary of the North Site.

UTILITY INFRASTRUCTURE

The property will need to annex into El Dorado Irrigation District (EID) in order to acquire sanitary sewer and water service. EID stated in its August 29, 2014 Facilities Improvement Letter that there should be adequate water supply and sewer capacity available to serve the Project. The Project will tie into the existing 18-inch potable water main and the 21-inch gravity sewer line in Old Silva Valley Road. An updated Facilities Improvement Letter will be requested through EID at the appropriate time.

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

Sanitary service and potable water for the North Site will be provided by public (EID) sanitary sewer and water lines that cross the South Site. Reclaimed water is available for non-potable irrigation use and will be provided by extending an existing reclaimed line in Silva Valley Parkway north of the Project site.

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

STORM DRAINAGE DESCRIPTION

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

A proposed detention basin is located at the southwest corner of the property. It will be sized to serve both the South Site and the North Site. As with sanitary sewer and water, drainage facilities will be constructed on the South Site to transmit storm water runoff from the North Site to the detention basin.

TRUCK CIRCULATION

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

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

- **El Dorado Irrigation District** - Water and Sewer - Annexation and Utility Approval

- **El Dorado County Resource Conservation District** - Onsite Plan Approval

- **El Dorado Hills County Water District (Fire Protection)** - Annexation and Fire Approval

- **El Dorado County Air Quality Management District** - Air Quality Permit

- **El Dorado County Department of Transportation** - Encroachment Permit/Grading Permit/Onsite Plan Approval

- **El Dorado County Building Services** - Building Permit/Sign Permit

- **Central Valley Regional Water Quality Control Board** - NPDES General Permit for Stormwater Discharge

- **California Department of Fish and Wildlife** - Wetland Approval

- **Army Corps** - Wetland Approval

- **LAFCO** - Annexation approval for EID and El Dorado Fire Protection District
Design Guidelines

These Guidelines will serve to further define the design theme and its application to the multiple project buildings. The design theme for the project is based on the existing building design theme of the Serrano area which is a California/Mediterranean style, examples of which are contained in this guideline.

Where single tenant types (hotel and retail shops) occur, the guidelines contain specific architectural design for these buildings. Where multiple tenant types (drive-thru restaurants and fuel stations) occur, the guidelines contain a typical example of the design intent for that tenant type. Each of these specific tenants will use the typical example shown and vary their design to add individuality and yet maintain a common thread of colors, materials, and design elements as shown in this guideline. No building design for any tenant type shall be repeated.

Each building shall vary in building height to achieve more visual interest and distinct building character, avoiding the monotony of continuous building height. Each building shall combine horizontal and vertical elements to provide variation, interest and rhythm within and among the buildings. In no case shall any roof mounted equipment be higher than the lowest parapet height of the building.

The color and material palette for the project contains multiple options for color and materials. The intent is for these options to occur in various combinations throughout the project so that each building is unique in its design and materials while maintaining design continuity among the buildings. The proposed colors and materials of the palette must be maintained throughout the development.

Within the development all sides of all buildings will be visible from adjacent roadways and properties. The architecture of all sides of all buildings must, therefore, be of equal quality and attention. Screening is required for loading and storage areas, utilities meters and boxes by the use of landscaping, walls, fences in combination.

The use of colored concrete, concrete pavers, accent patterns, etc. shall be encouraged in the flatwork areas around the buildings. Provisions for gathering and resting areas shall be accomplished by the use of intimate seating areas in near proximity of the building.
STAFFORD KING WIESE
ARCHITECTS

EDH 52 - SOUTH
EL DORADO HILLS, CA
June 9, 2017

SKW #04999.00
OVERALL SITE ANALYSIS

DESCRIPTION

1. PARKING SHOWN CONTAINS 90 PARKING SPACES.

2. TYPICAL PARKING STALL DIMENSIONS:
   - STANDARD STALLS: WIDTH: 9.0' DEPTH: 19.0'
   - COMPACT STALLS: WIDTH: 9.0' DEPTH: 15.0'

3. TREES AND WETLANDS NOT SHOWN ON SITE PLAN ARE PROPOSED TO BE REMOVED AND FILLED PER COUNTY MITIGATION AND ARMY CORP PERMIT.

4. BOUNDARY INFORMATION IS SHOWN ON SUBSEQUENT SHEETS.

5. EXISTING EASEMENT WIDTHS VARY. PROPOSED EASEMENTS ARE UNKNOWN AT THIS TIME.

OVERALL PARKING RATIO:

4.87 SPACES/1,000 SF

APPLICANT/ENGINEER

RSC ENGINEERING, INC.
2200 DOUGLAS BLVD., SUITE 100
PASADENA, CA 91107

APPLICANT/ENGINEER

RSC ENGINEERING
2200 DOUGLAS BLVD., SUITE 100
PASADENA, CA 91107

NOTES

1. PARKING SHOWN CONTAINS 90 PARKING SPACES.

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5. EXISTING EASEMENT WIDTHS VARY. PROPOSED EASEMENTS ARE UNKNOWN AT THIS TIME.
GENERAL PLANTING NOTES

1. ALL PLANTING AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.

2. ALL SHRUB AND GROUND COVER AREAS SHALL RECEIVE A 2" LAYER OF BARK CHIP MULCH FOR IRRIGATION.

3. REDWOOD HEAVERAGE SHALL BE INSTALLED BETWEEN LAWNS AND SHRUB AREAS.

4. ALL GROUND MOUNTED HVAC UNITS, GAS AND ELECTRICAL METERS, AND EQUIPMENT ETC. SHALL RECEIVE SUBURBAN SCREENING IN SHRUB AND GROUND COVER AREAS AROUND BUILDINGS.

5. TANK ENCLOSURES SHALL BE SCREENED WITH TREES AND SHRUB PLANTING.
PARKING LOT INTENT

The primary trees will provide a canopy of shade. Understory plantings within the parking lot will consist of low shrubs and/or groundcovers.

ENTRY TREATMENT INTENT

Planting at the entries will be highlighted & defined by seasonal accent trees & shrubs with the use of colorful plant materials. Shrubs will be low to maintain sight lines.

SEE SHEET PL-2

PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 10' - 0"
PRELIMINARY PLANT MATERIAL LIST

<table>
<thead>
<tr>
<th>ITEM</th>
<th>DESCRIPTION</th>
<th>QUANTITY</th>
<th>SPECIES</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>CASSIA</td>
<td>500</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>EUCALYPTUS</td>
<td>400</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>PINUS</td>
<td>300</td>
<td></td>
</tr>
</tbody>
</table>

SPECIES INFORMATION:
- Cassia
- Eucalyptus
- Pinus

NOTE: QUANTITIES ARE APPROXIMATE AND SUBJECT TO CHANGE.

EDH S2

Hwy 50 & Silva Valley
El Dorado Hills, CA

RSC Engineering, Inc.

PROFESSIONAL LAND GROUP

SCORZ - DESIGN - SOLUTIONS
2/10/2014 PROFESSIONAL LAND GROUP
ROSEVILLE, CALIFORNIA

PLANT MATERIAL LIST

- PRIMARY PLANTS ALONG PROPANE OUTLET BUILDING WILL BE UPLAND SPECIES AND SHRUB ROWS TO SCREEN ADJACENT PROPERTIES.
- UNDERSTORY PLANTINGS WITHIN THE PARKING LOT WILL CONSIST OF LOW SHRUBS AND/OR GRASSY AREAS.
- UNDERGROUND SERVICE LINES WILL BE HIGHLY SCREENED AND/or SHIELDED.
- PRIMARY PLANTS WILL FEATURE A CANOPY OF SHADE.
- PRIMARY PLANTS ALONG THE PARKING LOT WILL FEATURE SEASONAL ACCENTED TREES & UNDERSTORY PLANTINGS.
PLANNED DEVELOPMENT
APPLICATION FOR EDH 52
HIGHWAY 50 & SILVA VALLEY PARKWAY
EL DORADO HILLS, CA 95751
EL DORADO COUNTY
2250 Dougla3 Blvd. Suite 150
Placerville, CA 95661
Ph: 916.788.2884
Fax: 916.788.4408

PLANNED DEVELOPMENT
APPLICATION FOR EDH 52
HIGHWAY 50 & SILVA VALLEY PARKWAY
EL DORADO COUNTY
2250 Dougla3 Blvd. Suite 150
Placerville, CA 95661
Ph: 916.788.2884
Fax: 916.788.4408

OWNER:
EDH 52
7700 COLLEGE LOWE ORIVE, SUITE 101
SACRAMENTO, CA 95826
PHONE: (915) 383-2500
Basis of Bearings

The Basis of Bearings for this Survey is identical to that of a portion of the Survey filed in the Office of the County Recorder of El Dorado County in Book 1, Page 1 of the Real Property Records System, copy 1 of all distances are ground distances. Multiple bearings shown by distance to direction shown.

Note

1) The purpose of this Survey is to comply with Section 11565 of the Professional Surveyors Act.
2) Tract 1 includes the lands described in Book 122, Page 79, Last Page of Surveyor's Parcel granted by the County of El Dorado in Doc. No. 2008-10866. Tract 2 reflects the balance of Assessment's Parcel, No. 132-7-00. It is not the intent of this Survey to reflect all of Actual Ownership.

References

1) ORS 1-147
2) ORS 118
3) ORS 119
4) ORS 120
5) ORS 121
6) ORS 122
7) ORS 123
8) ORS 124
9) ORS 125
10) ORS 126
11) ORG No. 2008-10866

County Surveyor's Statement

This map has been examined in accordance with Section 11565 of the Professional Surveyors Act at the request of EPA. 5/2007.

Surveyor's Statement

This map has been examined in accordance with section 11565 of the Professional Surveyors Act at the request of EPA. 5/2007.

Recorder's Statement

Filed this J DAY OF April, 2010 AT 11:11 AM IN BOOK No. 12270 OF RECORDS OF SURVEYS AT PAGE 2010, AT THE REQUEST OF CTA ENGINEERING & SURVEYING.