

Z17-0001/PD17-0001/TM17-1531 Cameron Ranch Subdivision

**Location Map
Exhibit A**

0 0.275 0.55 1.1 Miles

18-0578 D 1 of 17



RECEIVED

FEB 10 2017

EL DORADO COUNTY
DEVELOPMENT SERVICES DEPT

THE HIGHLANDS UNIT NO. 3
POR. SECS. 21 & 28 T.10N., R.9E., M.D.M.

102:11

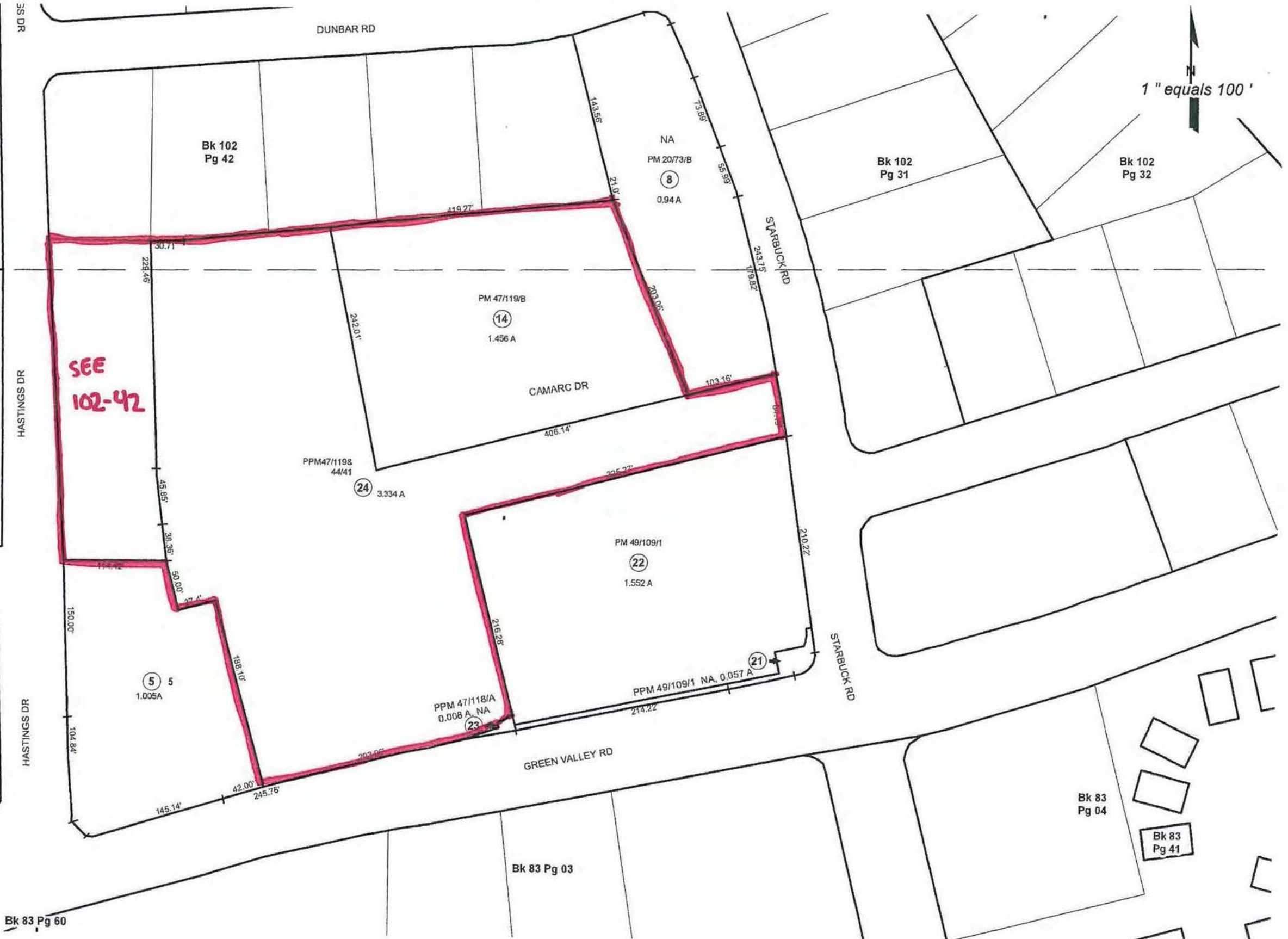
Bk 102 Pg 26

Bk 102
Pg 53

TOURMALINE CT

SPINEL CIR

Bk 102
Pg 51



1" equals 100'

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

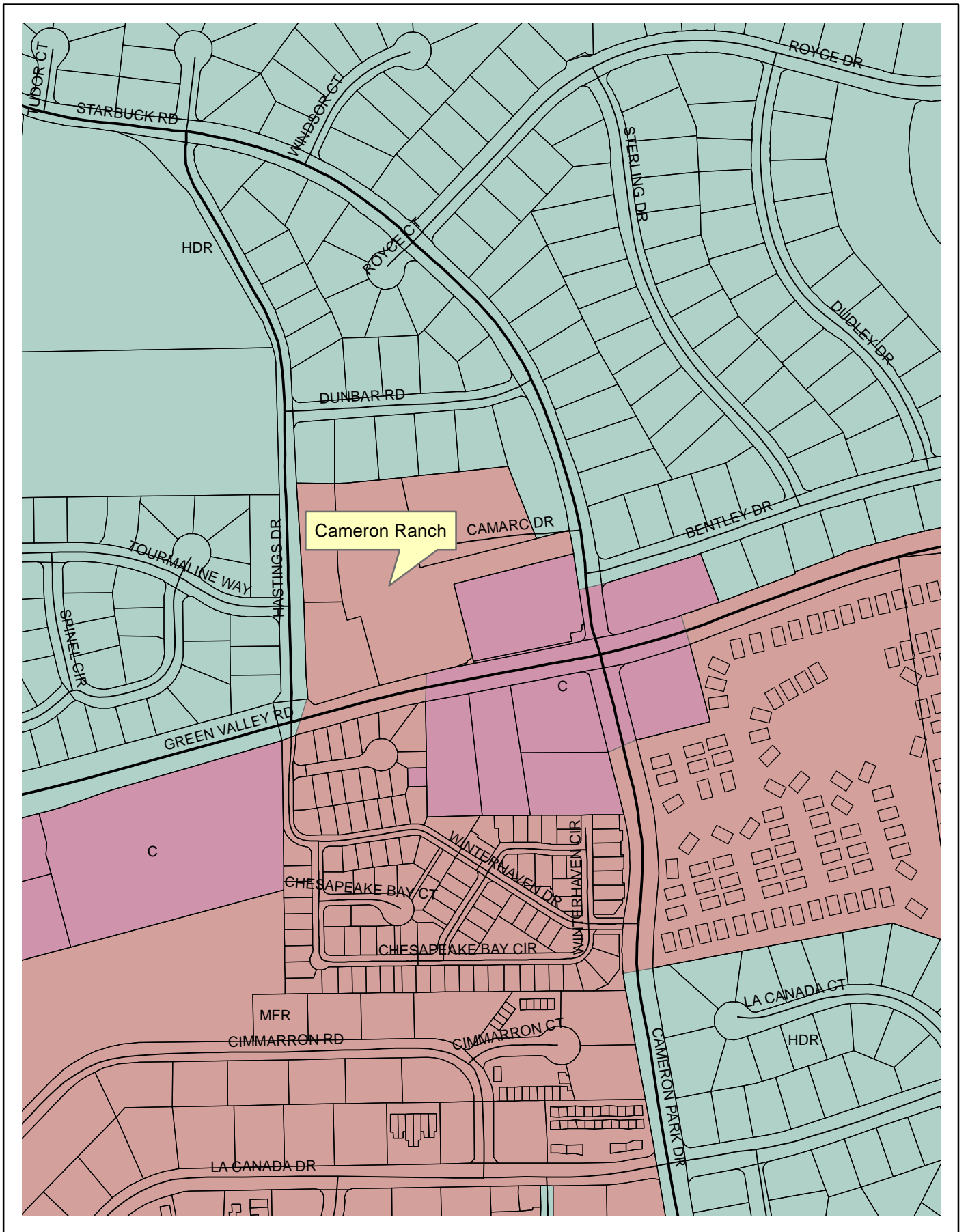
Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Rev. June 4, 2008

Assessor's Map Bk. 102, Pg. 11
C18-0578 D2 of 17A

Exhibit B

Z17-0001/PD17-0001/TM17-1531

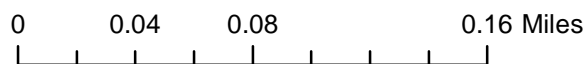


Z17-0001/PD17-0001/TM17-1531 Cameron Ranch Subdivision

General Plan Map

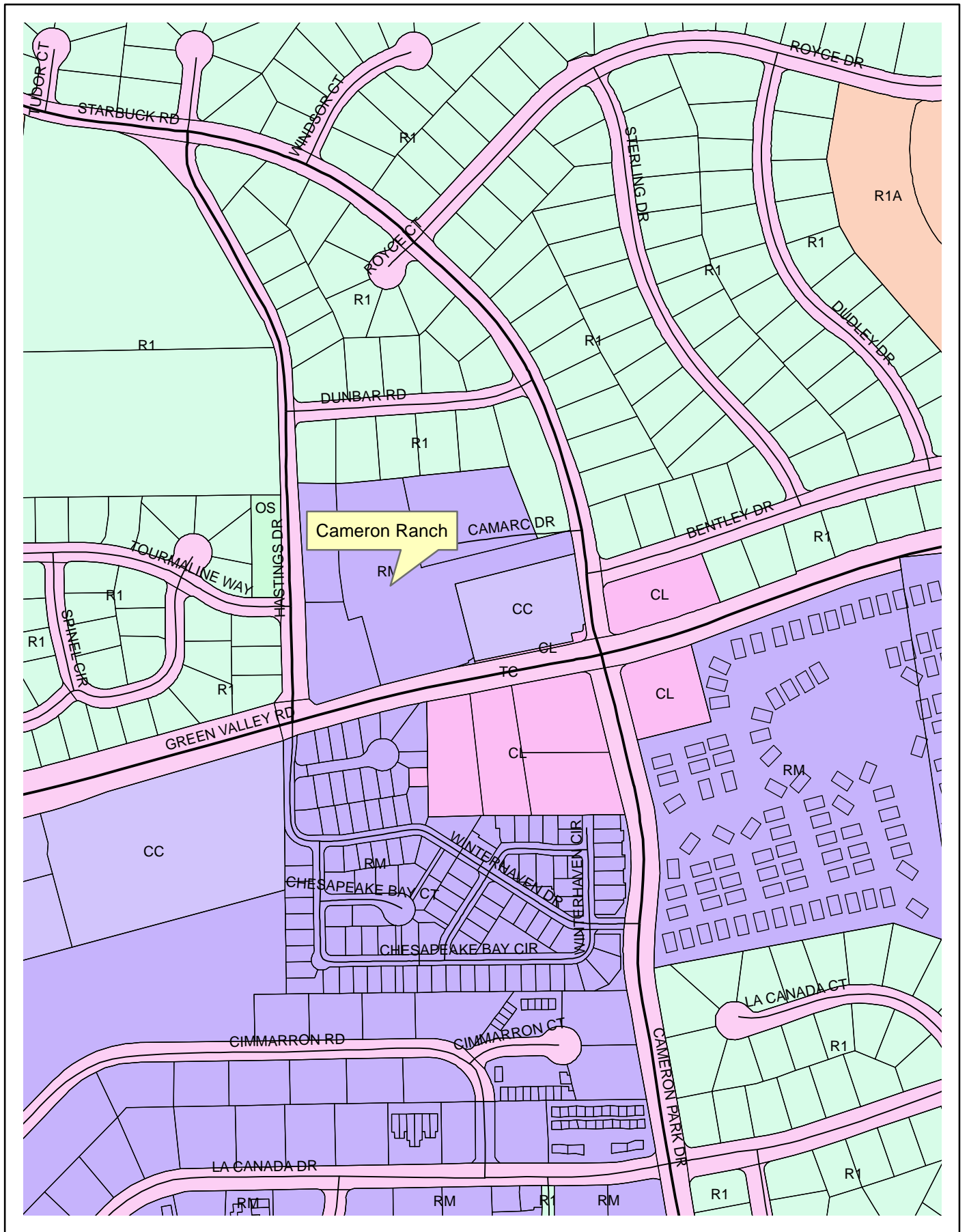
Exhibit C

- C
- HDR
- MFR



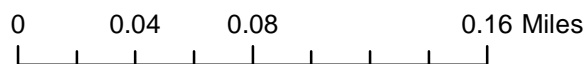
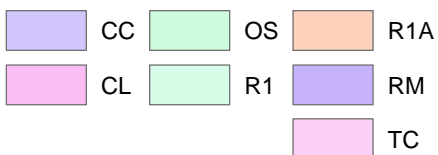
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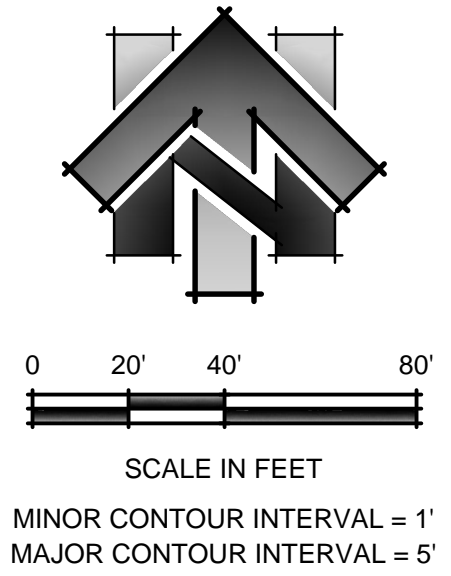




Z17-0001/PD17-0001/TM17-1531 Cameron Ranch Subdivision

**Zoning Map
Exhibit D**





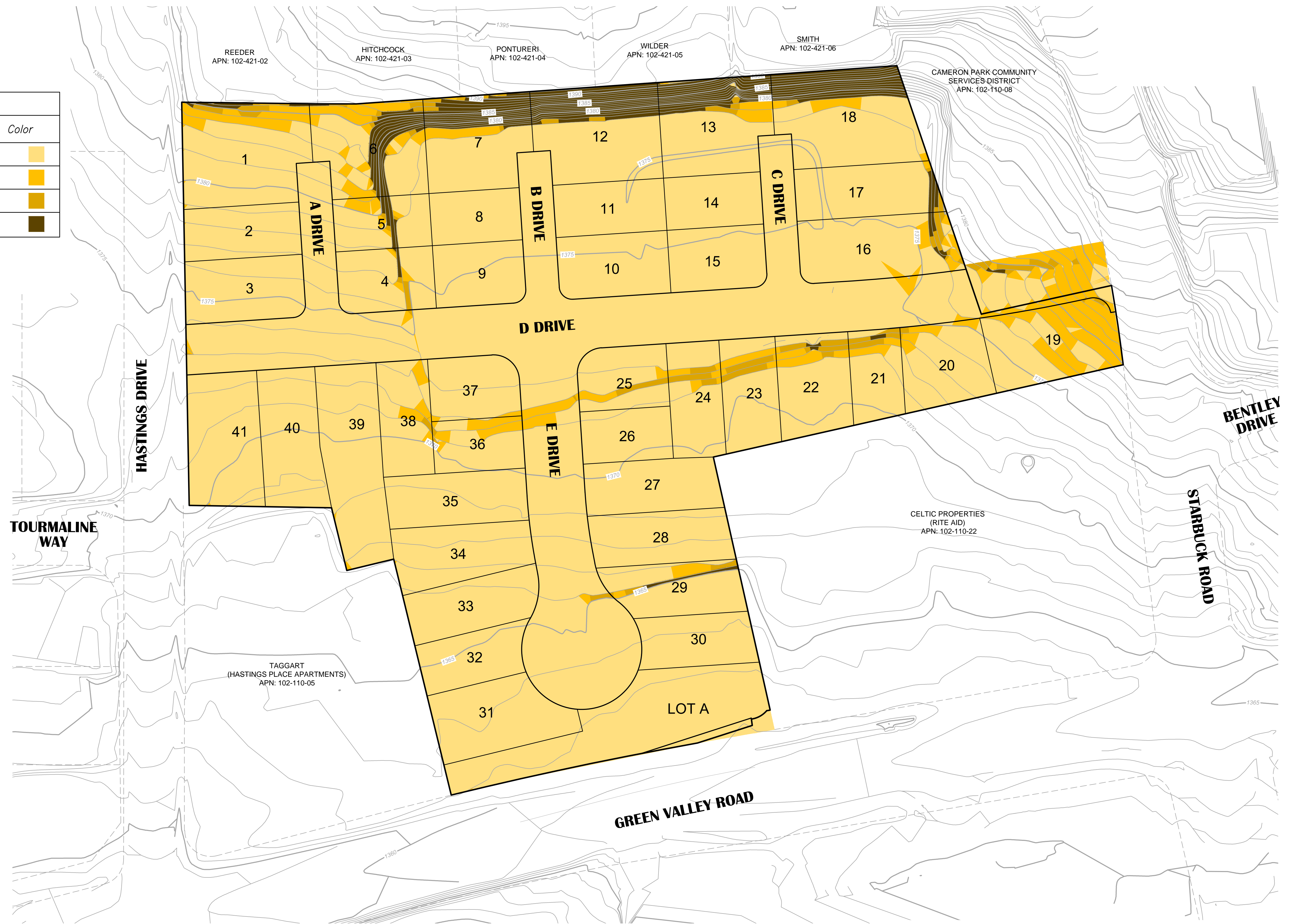
CAMERON RANCH

PRELIMINARY SLOPES MAP

EL DORADO COUNTY, CALIFORNIA
AUGUST 2017

905 Sutter Street, Suite 200, Folsom, CA 95630
(916) 366-3040 Fax (916) 366-3303
R. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors

SLOPES TABLE				
Number	Minimum Slope	Maximum Slope	Area (AC)	Color
1	0.00%	10.00%	5.0	
2	10.00%	20.00%	0.3	
3	20.00%	30.00%	0.1	
4	30.00%	Vertical	0.2	



OWNER/APPLICANT
 STARBUCK ROAD 56, LLC
 2625 SHERIDAN WAY
 SACRAMENTO, CA 95821
 CONTACT: CHUCK CENTERS

MAP PREPARER/ENGINEER
 R.E.Y. ENGINEERS, INC.
 905 SUTTER STREET, SUITE 200
 FOLSOM, CA 95630

MAP SCALE & CONTOUR INTERVAL
 1" = 40'
 CONTOUR INTERVAL = 5'

SOURCE OF TOPOGRAPHY
 RADMAN AERIAL PHOTOGRAPHY

SECTION, TOWNSHIP, & RANGE
 SW 1/4 SECTION 21, T. 10 N., R. 9 E. M.D.M

ASSESSOR'S PARCEL NUMBERS
 102-110-24, 102-110-14, & 102-421-01

EXISTING/PROPOSED ZONING
 EXISTING: RM-AA-DC
 PROPOSED: RM-AA-DC-PD

TOTAL AREA
 5.6 ACRES +/-

TOTAL NUMBER OF PARCELS
 41- SINGLE-FAMILY RESIDENTIAL UNITS
 (32 ATTACHED, 9 DETACHED)
 1- ROADWAY LOT
 1- LOT A

MINIMUM PARCEL AREA
 2821 SF

WATER SUPPLY & SEWER DISPOSAL
 EL DORADO IRRIGATION DISTRICT

PROPOSED STRUCTURAL FIRE PROTECTION
 CAMERON PARK FIRE DISTRICT

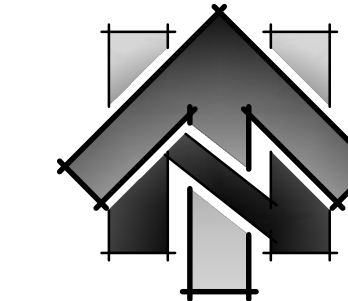
DATE OF PREPARATION
 AUGUST 30, 2017

CAMERON RANCH

TENTATIVE MAP

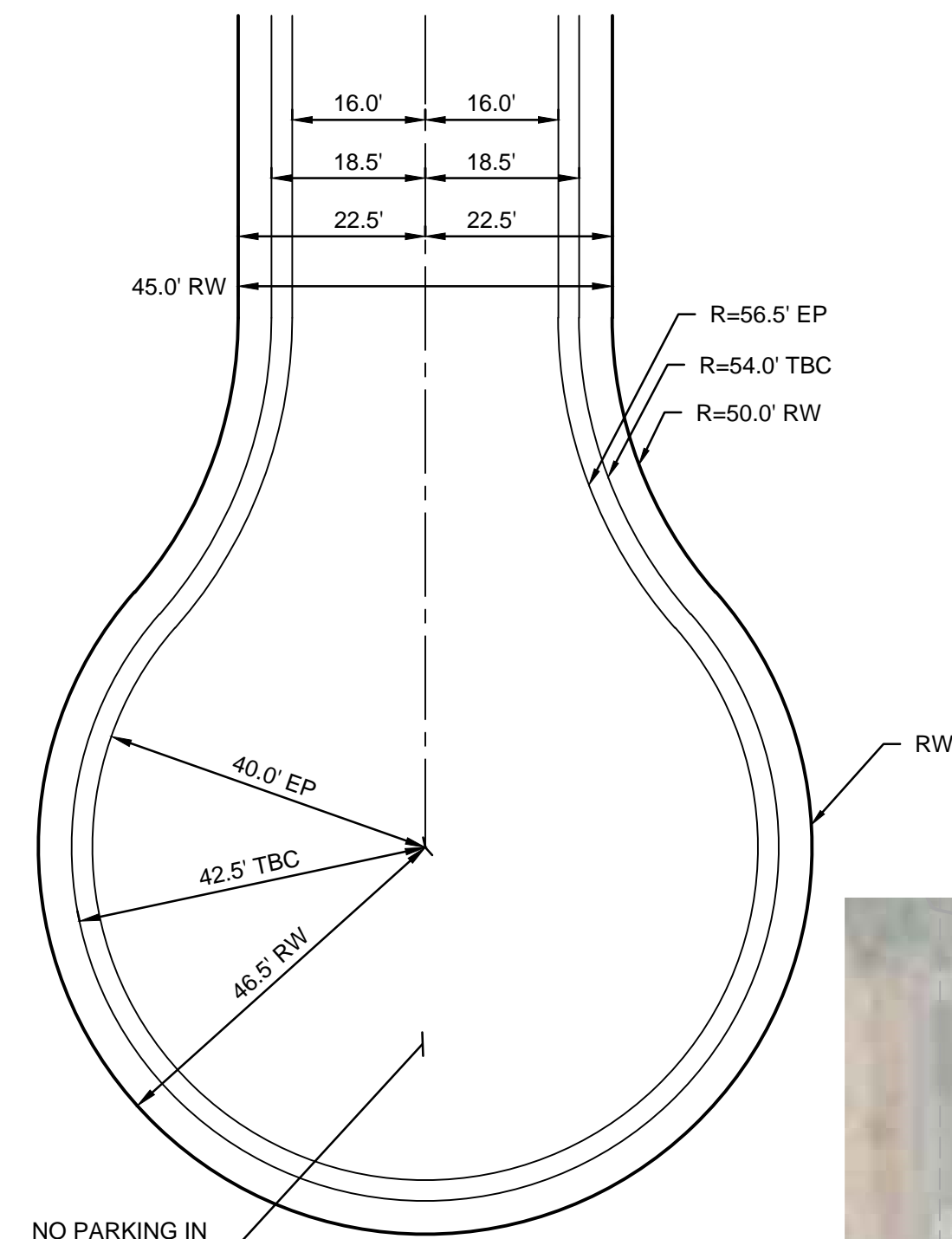
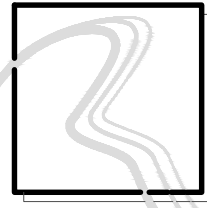
EL DORADO COUNTY, CALIFORNIA

AUGUST 2017



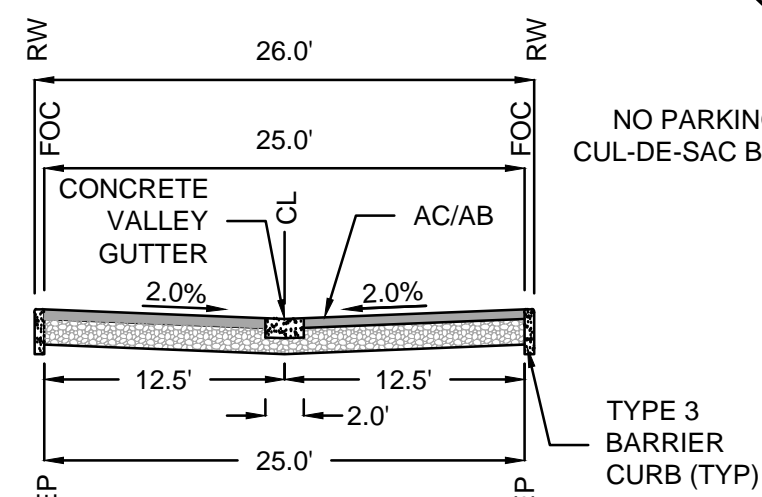
0 20' 40' 80'
 SCALE IN FEET
 CONTOUR INTERVAL = 5'

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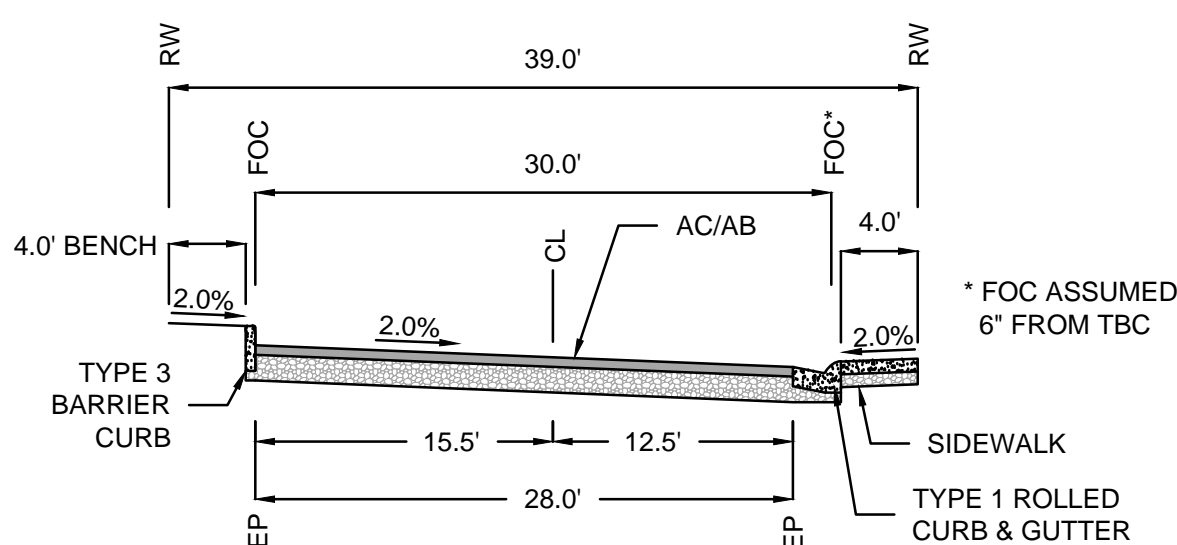


CUL-DE-SAC PLAN VIEW
 E DRIVE
 N.T.S.

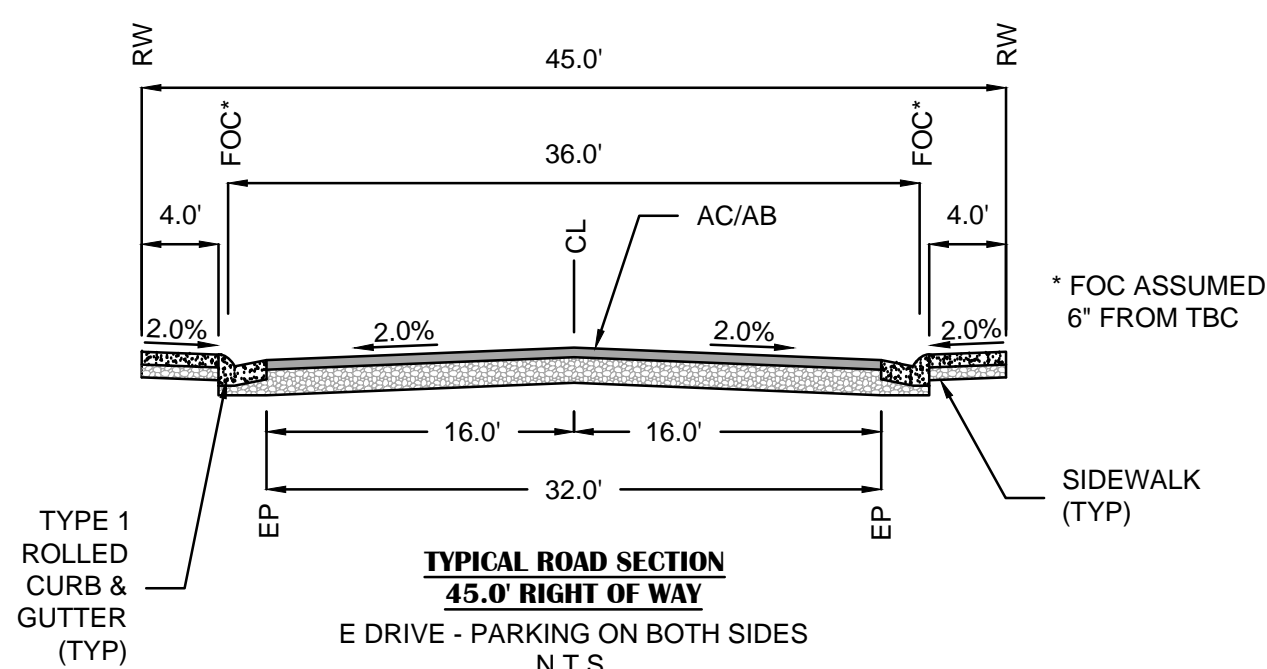
ROADWAY SECTIONS



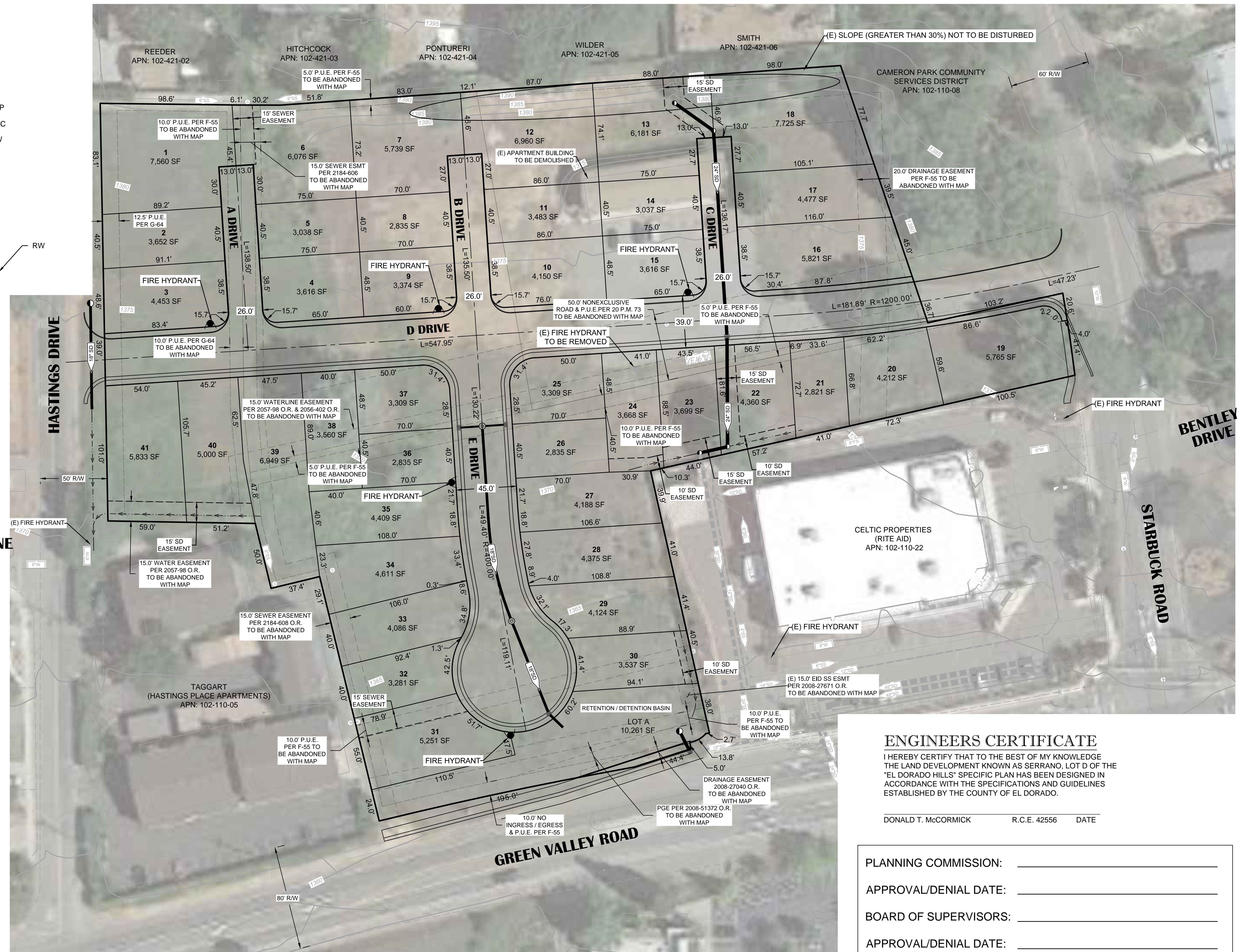
TYPICAL ROAD SECTION
 26.0' RIGHT OF WAY
 A, B, & C DRIVE - NO PARKING
 N.T.S.



TYPICAL ROAD SECTION
 39.0' RIGHT OF WAY
 D DRIVE - PARKING ON BARRIER CURB SIDE ONLY
 N.T.S.



TYPICAL ROAD SECTION
 45.0' RIGHT OF WAY
 E DRIVE - PARKING ON BOTH SIDES
 N.T.S.



ENGINEERS CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS SERRANO, LOT D OF THE "EL DORADO HILLS" SPECIFIC PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

DONALD T. MCCORMICK R.C.E. 42556 DATE _____

PLANNING COMMISSION: _____
 APPROVAL/DENIAL DATE: _____
 BOARD OF SUPERVISORS: _____
 APPROVAL/DENIAL DATE: _____

OWNER/APPLICANT
 STARBUCK ROAD 56, LLC
 2625 SHERIDAN WAY
 SACRAMENTO, CA 95821
 CONTACT: CHUCK CENTERS

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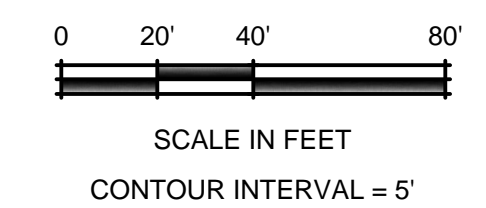
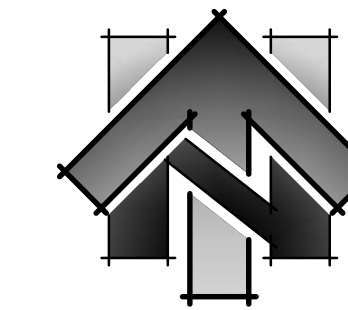
DATE OF PREPARATION
 AUGUST 30, 2017

CAMERON RANCH

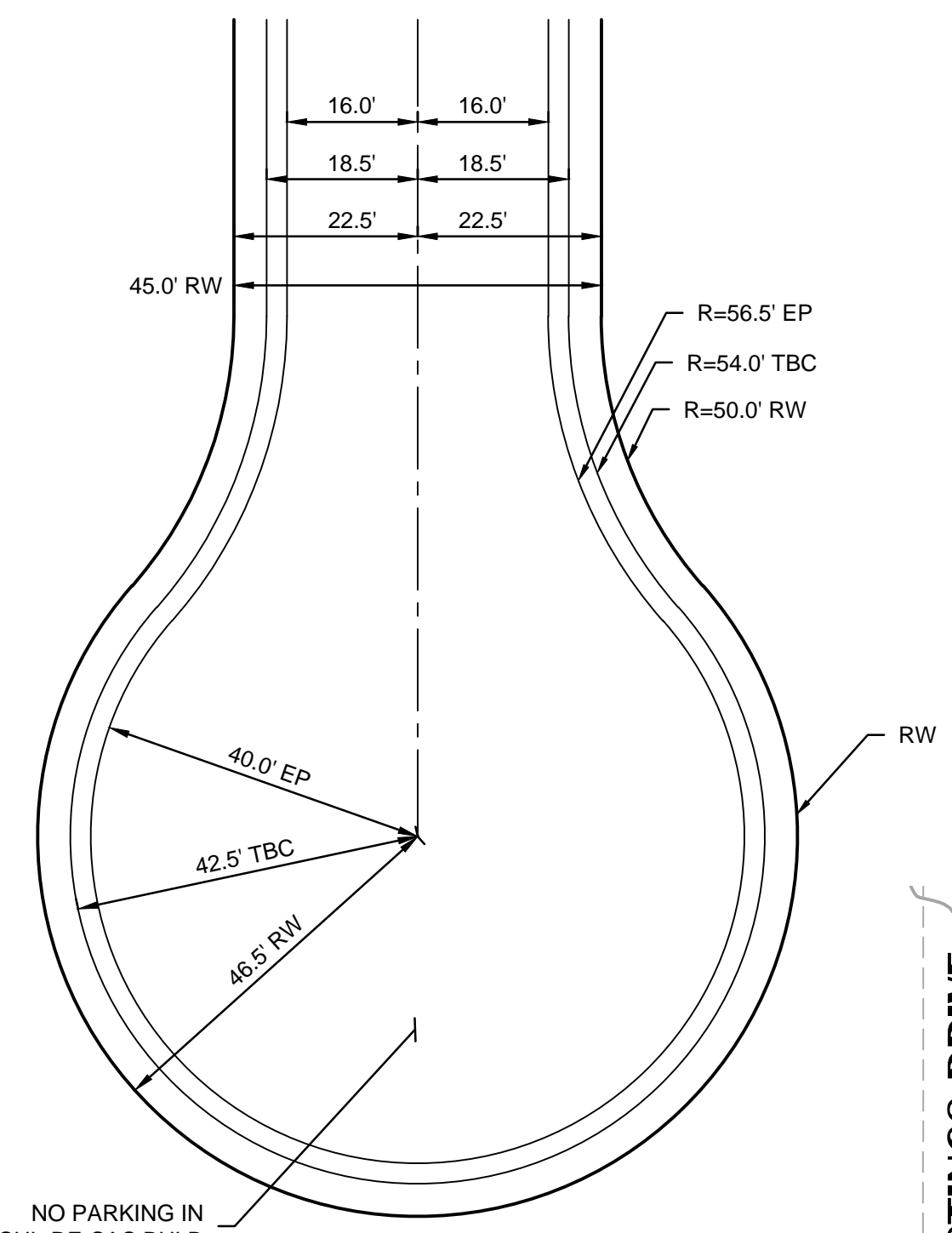
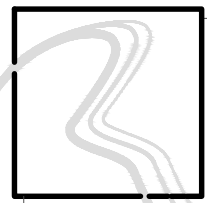
TENTATIVE MAP

EL DORADO COUNTY, CALIFORNIA

AUGUST 2017

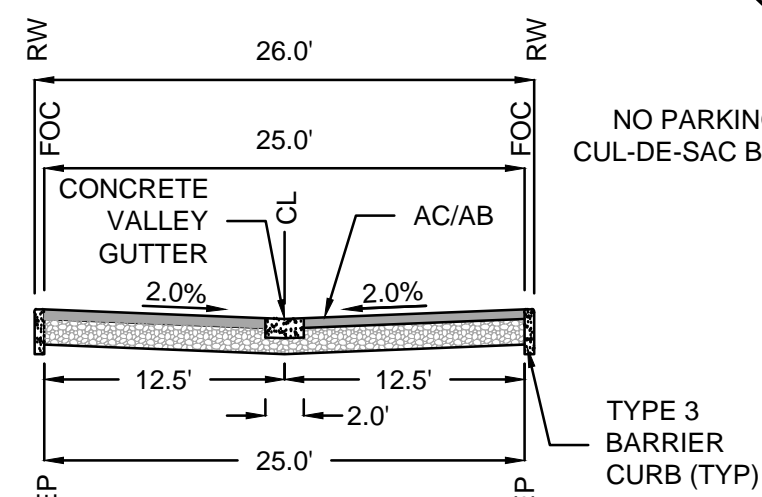


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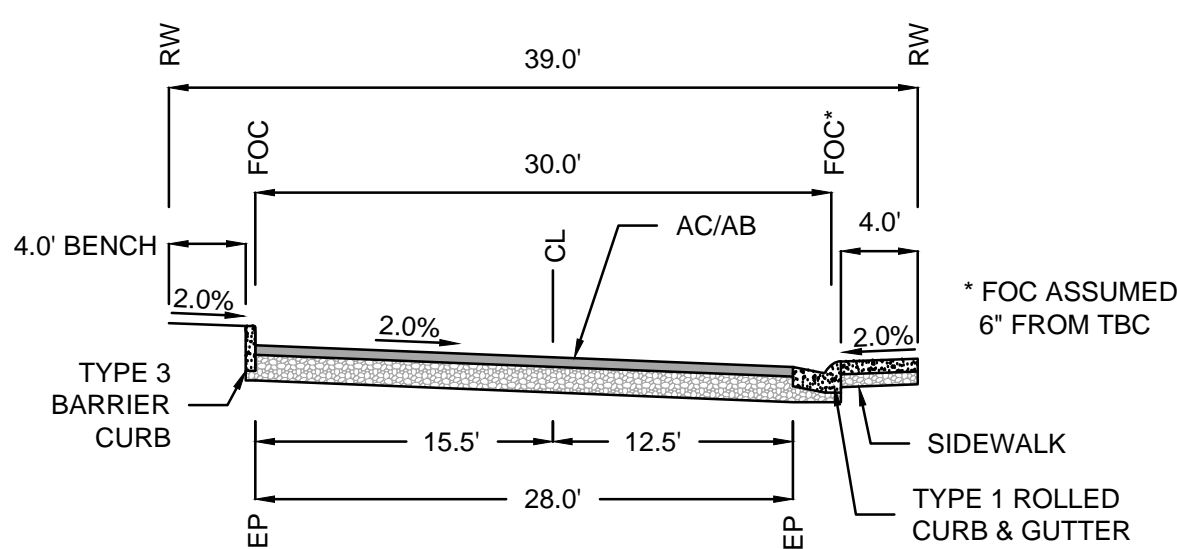


CUL-DE-SAC PLAN VIEW

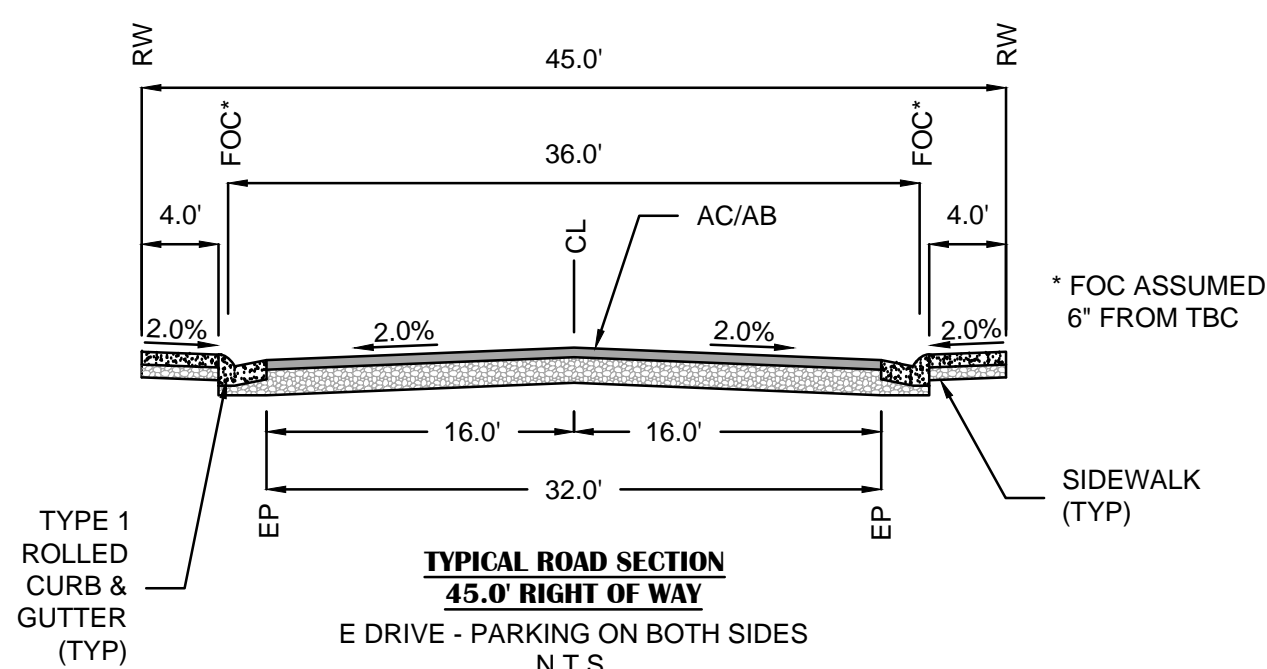
ROADWAY SECTIONS



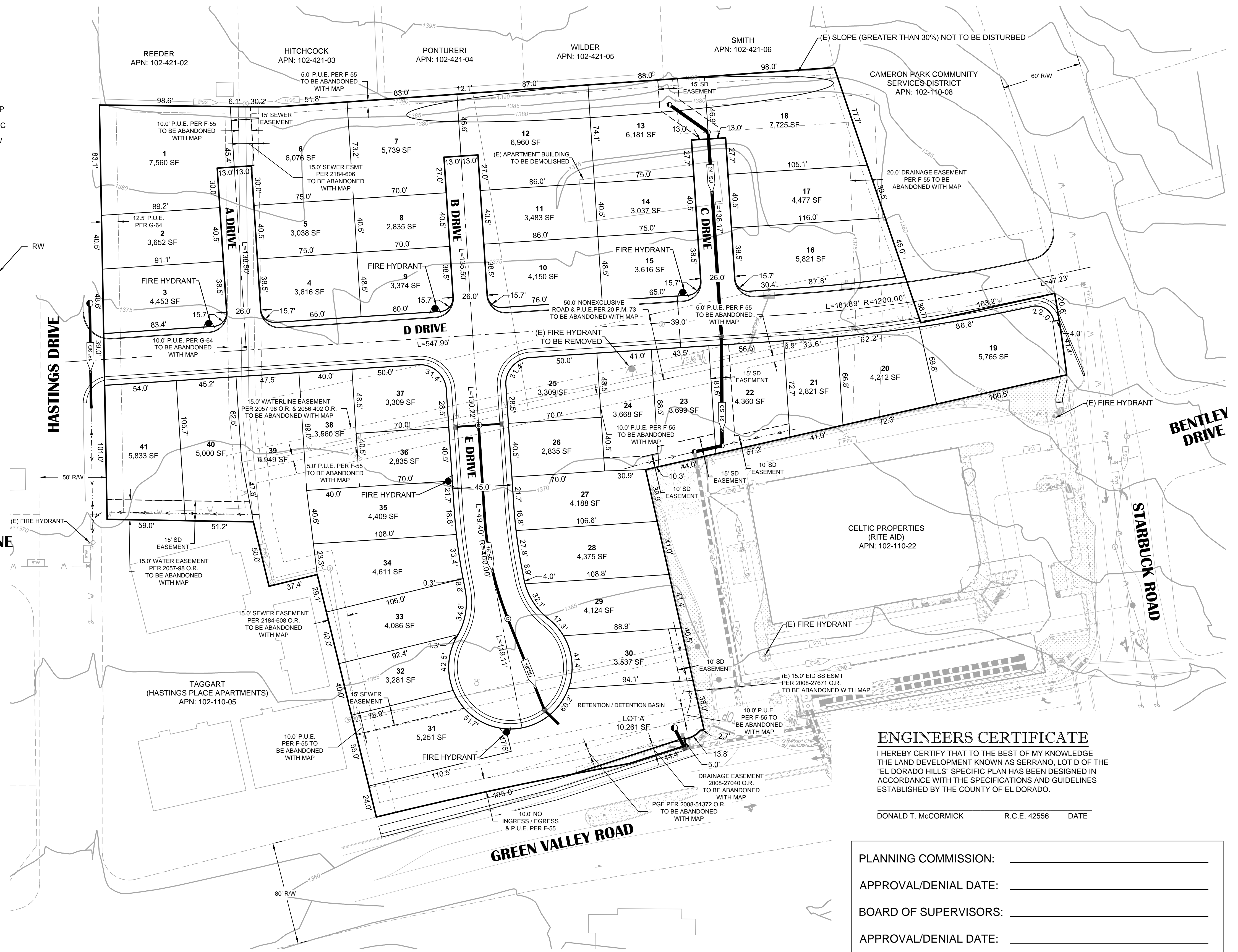
TYPICAL ROAD SECTION 26.0' RIGHT OF WAY
 A, B, & C DRIVE - NO PARKING N.T.S.



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PLANNING COMMISSION: _____
 APPROVAL/DENIAL DATE: _____
 BOARD OF SUPERVISORS: _____
 APPROVAL/DENIAL DATE: _____

Exhibit G

OWNER/APPLICANT
 STARBUCK ROAD 56, LLC
 2625 SHERIDAN WAY
 SACRAMENTO, CA 95821
 CONTACT: CHUCK CENTERS

DESIGNER/ENGINEER
 R.E.Y. ENGINEERS, INC.
 905 SUTTER STREET, SUITE 200
 FOLSOM, CA 95630

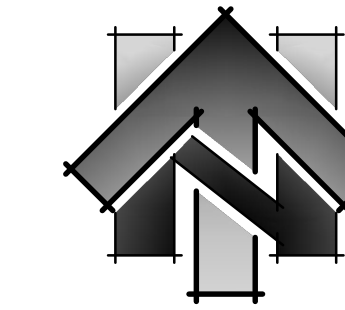
GROSS SQUARE FOOTAGES

PLAN 1	2,007 SF
PLAN 2	2,138 SF
PLAN 3	2,420 SF

CAMERON RANCH

PRELIMINARY SITE PLAN

EL DORADO COUNTY, CALIFORNIA
 AUGUST 2017



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 R.E.Y. ENGINEERS, Inc.
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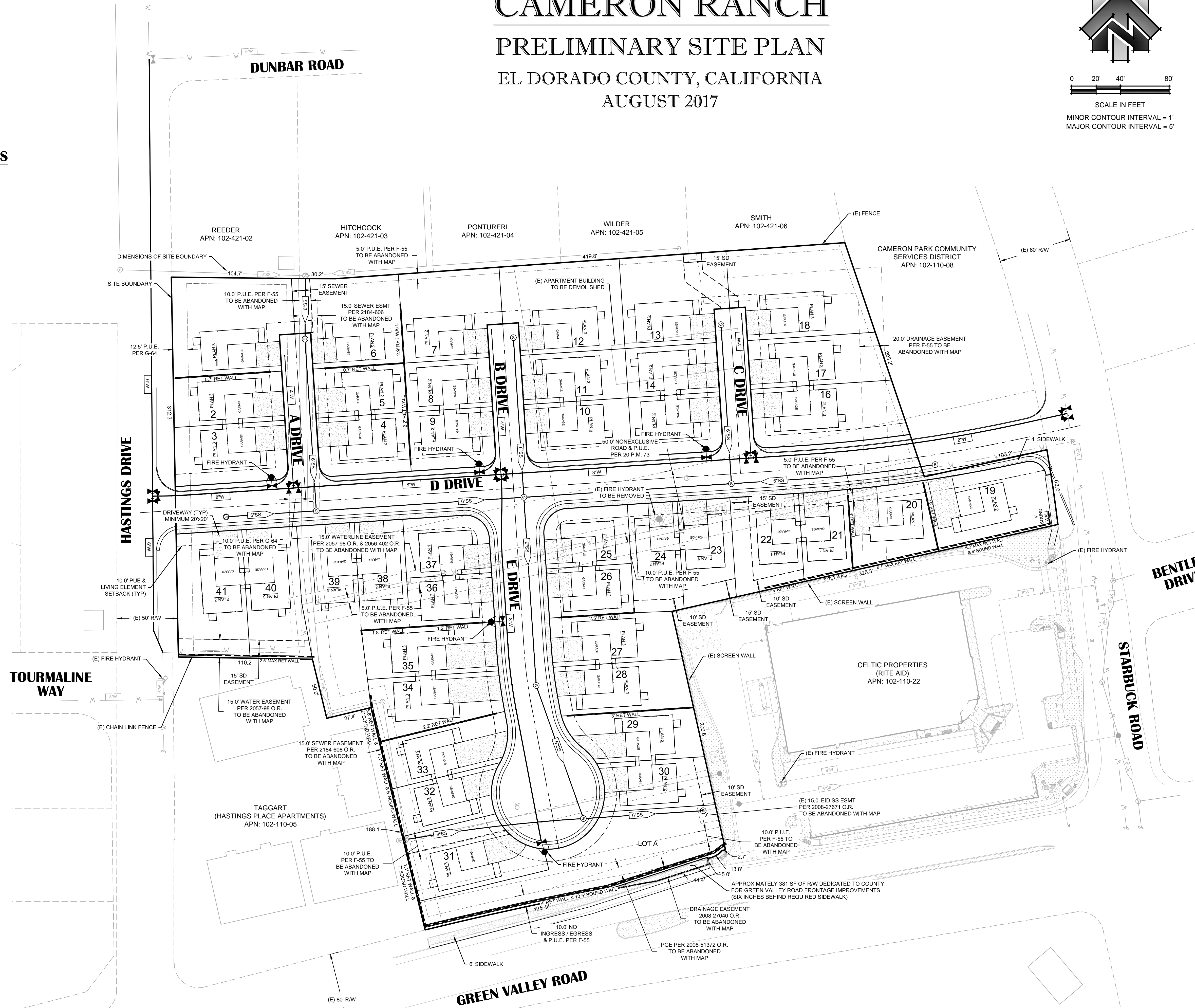
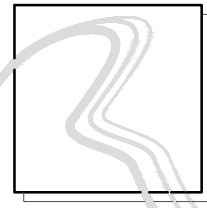
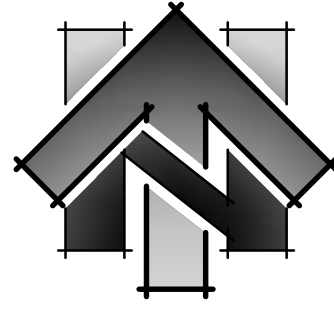


Exhibit H



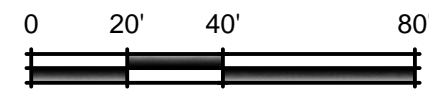
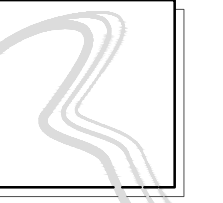
CAMERON RANCH

PRELIMINARY GRADING AND DRAINAGE PLAN

EL DORADO COUNTY, CALIFORNIA

AUGUST 2017

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(916) 366-3040 Fax (916) 366-3303
R. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors

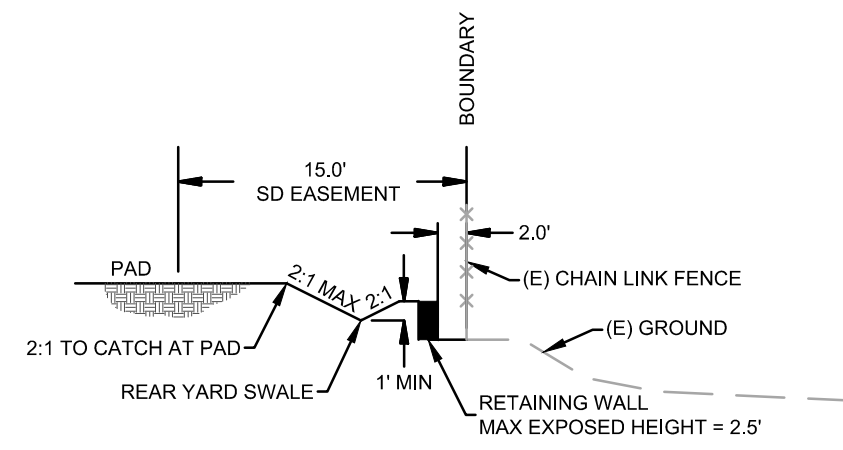


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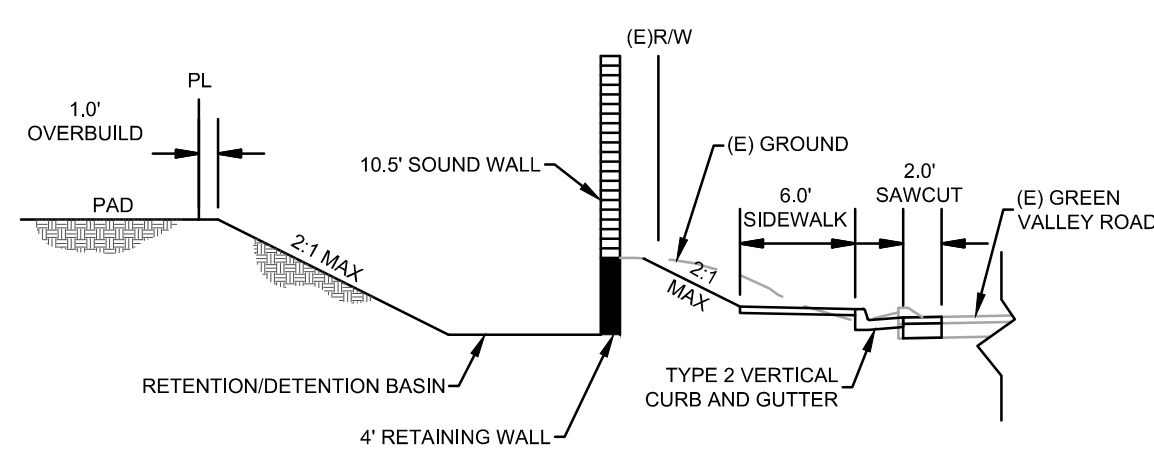
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MAJOR CONTOUR INTERVAL = 5'

PRELIMINARY EARTHWORK

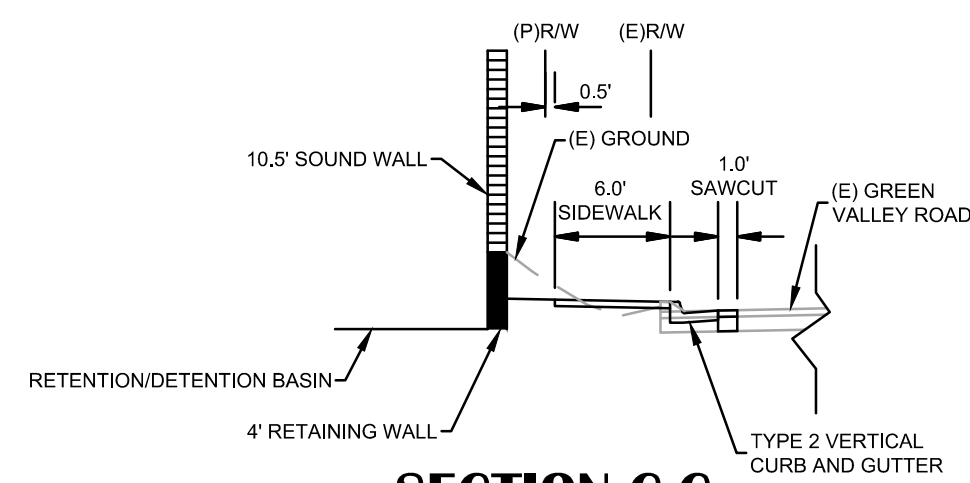
CUT: 7,340 CY
FILL: 10,190 CY
NET: 2,850 CY (IMPORT)



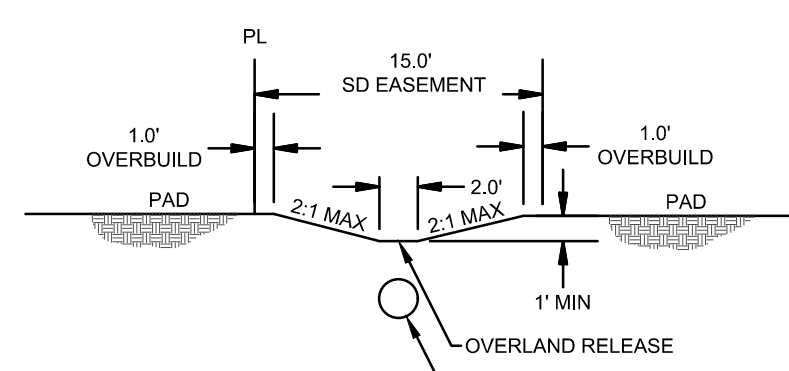
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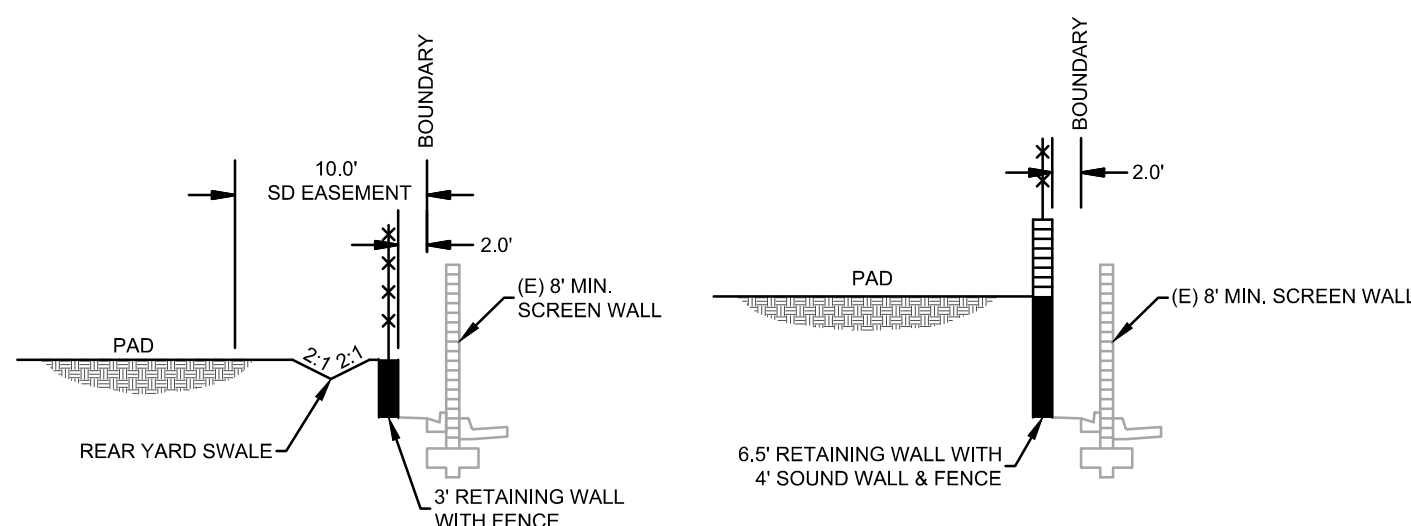
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SECTION C-C
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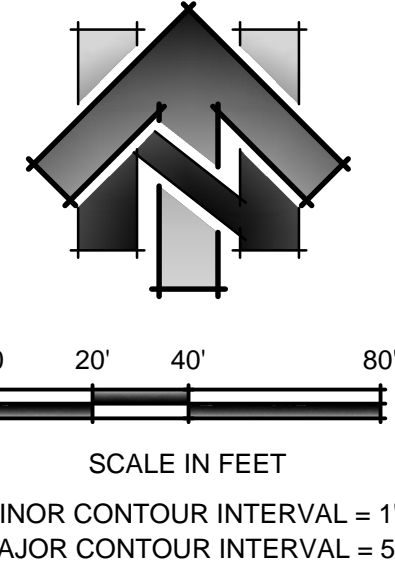
SECTION D-D
NOT TO SCALE



SECTION E-E
NOT TO SCALE

SECTION F-F
NOT TO SCALE



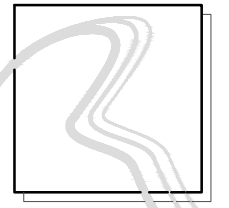


CAMERON RANCH

PRELIMINARY OAK TREE CANOPY PRESERVATION PLAN

EL DORADO COUNTY, CALIFORNIA
AUGUST 2017

905 Sutter Street, Suite 200, Folsom, CA 95630
(916) 366-3040 Fax (916) 366-3303
R. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors



OAK TREES (>8")

TO BE REMOVED: 1

EXISTING CANOPY COVER

AREA: 24,178 SF
COVERAGE: 10%

EXISTING CANOPY COVER RETAINED

AREA RETAINED: 21,744 SF
CANOPY RETAINED: 90%

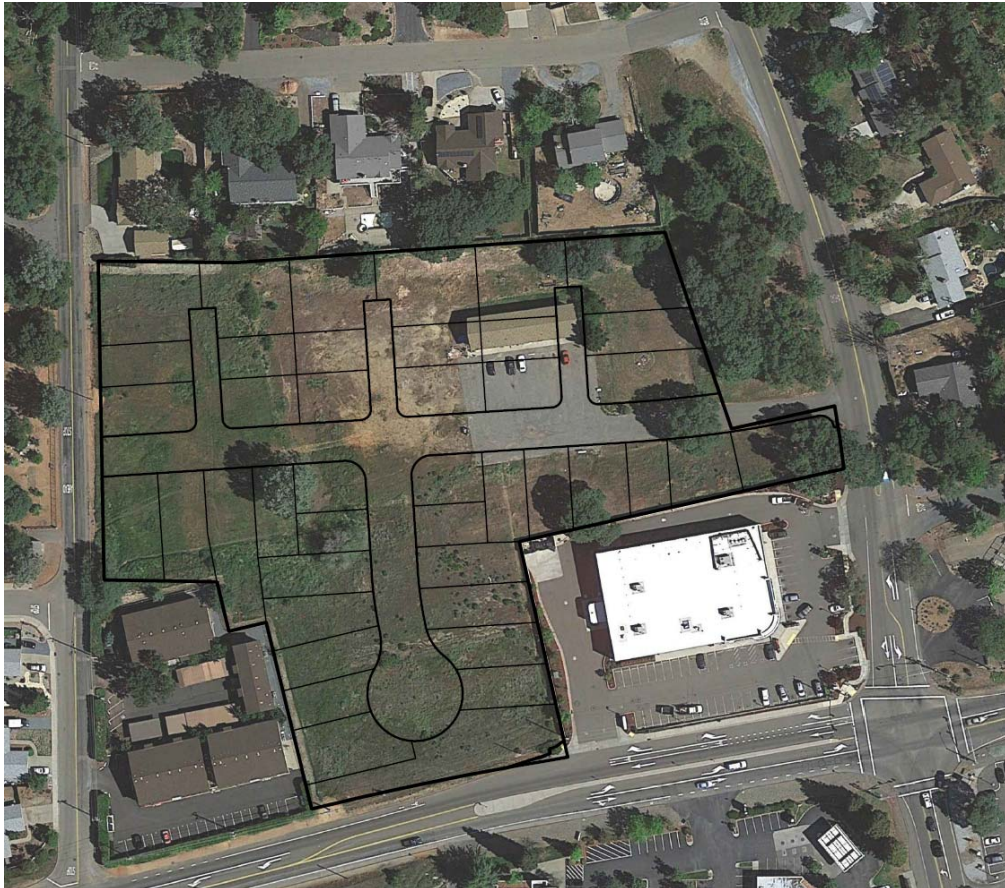


PRELIMINARY DRAINAGE ANALYSIS FOR:

Cameron Ranch, Tentative Map

County of El Dorado

August 2017



Prepared by:

R.E.Y. ENGINEERS, INC.
Civil Engineers | Land Surveyors | LiDAR
905 Sutter Street, Suite 200 Folsom, CA 95630
Phone: (916) 366-3040 Fax: (916) 366-3303
www.reyengineers.com



Prepared for:
Chuck Centers
Starbuck Road 56, LLC
2625 Sheridan Way
Sacramento, CA 95821

Exhibit K

18-0578 D 11 of 17

PROJECT INTRODUCTION & BACKGROUND

The proposed subdivision, Cameron Ranch, is 5.5 acres in size and is located in Cameron Park, approximately 3.2 miles north of Highway 50, at the northwest corner of Green Valley Road and Starbuck Road. The project is bordered by Rite Aid at the southeast corner, Hastings Place Apartments at the southwest corner, and privately owned single-family residential lots to the north.

At ultimate build-out, the project will consist of 41 single-family residential lots varying in size with a minimum lot size of 2,821 SF and one lot for both sewer access and a combined retention/detention basin. The sewer/basin lot accounts for 0.24 acres of the total project area and is located at the southernmost end of the project.

The minimum and maximum elevation for the project is 1359 and 1392 feet above sea level, respectively, with proposed slopes ranging from 0-50%. The underlying geology includes silty sands, gabbro bedrock, and thin areas of sandy clay. There is a 1 to 1 ½ foot layer of moderately expansive soil at depths ranging from 1 ½ to 60 feet. The project is composed of three parcels. One parcel contains an existing apartment building with a parking lot and the other two are undeveloped. The undeveloped lots consist of grasslands with a handful of trees spread throughout.

Due to existing topography, the site is broken out into two primary shed sections, one on the east of the site and one on the west. The eastern shed is the larger of the two sheds and flows south until it is picked up by the existing Rite Aid system through one of two locations. North of the Rite Aid, off-site flows enter through an opening in the sound wall and are accepted by a grated manhole that flows into a 30" pipe. The second location is west of the Rite Aid where off-site flows travel through a grassy swale until picked up by a 15" pipe that is connected to a DI on Green Valley Road. The smaller western shed also flows south until it is picked up by an existing roadside ditch which runs north-south parallel to Hastings Road.

PROPOSED SYSTEM

On-site sheds consist of residential house pads, run-on from existing boundary conditions, and street runoff. On-site sheds will be conveyed through sheet flow as well as a system of open concrete pipe inlets, curb inlets, and pipes varying in size from 12" to 24". Runoff will continue to travel south and exit the site in the same three locations. The proposed system intends to match pre- and post-development volumes and flows at these three locations. For the western shed, three rear draining house pads will contribute to the roadside ditch running north-south parallel to Hastings road. The majority of the increases in flow will travel into the retention/detention basin which will only discharge flows matching pre-development into the existing Rite Aid drainage system. There will be minimal disturbance to the northern boundary conditions due to existing steep slopes and the runoff from this will be collected with an OCPI and flow through a pipe until tying into the existing grated manhole behind the Rite Aid sound wall. This pipe will be located both within the street and within a drainage easement that will also serve as an overland release. Although a handful of rear-draining house pads will contribute to the flow collected north of the Rite Aid, the majority of the site will still be collected by the DI along Green Valley Road located west of the Rite Aid. The proposed system will convey flows, both above and below ground, to the southernmost end of the site. Flows will enter into the proposed retention/detention basin

before ultimately tying into the DI located on Green Valley Road and entering the existing system.

DETENTION

On-site detention will be required to mitigate peak flow increases from the existing conditions. A combined retention/detention basin is being proposed at the southernmost end of the project. The combined retention/detention basin has been preliminarily sized assuming a volume that was determined using a rule of thumb of 1/4-inch over the impervious area. This rule of thumb has been successfully utilized on previous projects in the area. If the combined retention/detention basin is found to not be sufficiently sized during preparation of the final drainage study, an underground storage system will be considered under the proposed roadway.

WATER QUALITY

Water quality measures will be implemented per provisions in the County's West Slope Development and Redevelopment Standards and Post Construction Storm Water Plan. Low Impact Development (LID) practices will be incorporated to satisfy the County's post construction volume reduction requirements and stormwater treatment requirements. LID practices that may be incorporated include, but are not limited to:

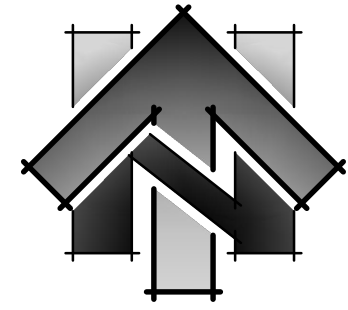
- Preservation of existing trees
- Planting of new trees
- Landscape planting
- Detached down spouts
- Retention basin

Preliminarily, the plan is to include a thick layer of media in the detention basin to create a retention basin to retain the 85th percentile 24-hour storm event and meet the LID requirements for the project. If the retention basin is found to not be sufficiently sized preparation of the final drainage study, other LID practices will be incorporated. Any additional stormwater treatment measures that may be necessary will be implemented per current County requirements.

HYDROMODIFICATION

The proposed subdivision, Cameron Ranch, will modify the direction of some flow but the overall shed changes are minimal. The existing Rite Aid system will now collect the majority of site runoff but it was designed with future improvements in mind and pipes were sized accordingly. The addition of a retention/detention basin will help with water quality concerns as well as manage the stormwater runoff to ensure that the existing system will be able to accept the additional flows.

Attachments: Preliminary Existing/Proposed Drainage Exhibit



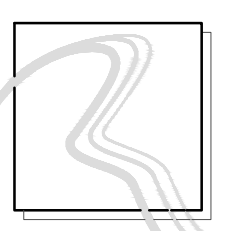
0 20' 40' 80'
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CAMERON RANCH




PRELIMINARY EXISTING/PROPOSED DRAINAGE EXHIBIT

EL DORADO COUNTY, CALIFORNIA
 AUGUST 2017

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LEGEND:

-  OVERLAND RELEASE
-  EXISTING DRAINAGE PATTERN
-  PROPOSED DRAINAGE PATTERN



MEETING DATE: July 24, 2017
FILE NO.: Z17-0001,PD17-0001,TM17-1531
PROJECT: CAMERON RANCH
APPLICANT: Starbuck Road 56 CA LLC/R.E.Y. Engineers, Inc.

DESIGN REVIEW COMMITTEE COMMENTS

Cameron Park Pollock Pines Staff Review

Setbacks:

The DRC expressed concern about the 10' backyards where they abut other yards and adjacent uses and the lack of any attractive interface with the adjacent existing apartment off Hastings in that there is no landscaping planned between the development and Hastings and Starbuck. Does the 10' rear yard setback meet the County's requirements?

Landscaping and Existing Growth:

There appears to be no effort to create landscaping along the existing streets. Imperative that there be adequate space devoted to landscaping to include street trees. Developer indicated the HOA will maintain front yards.

Fencing:

The sound wall concept is very unattractive from Green Valley Road. The DRC would recommend either no sound wall or the sound wall should be of an attractive design and opt for vegetation, with a native plants theme. Any alternative should not remove sidewalk. It is our understanding that with the proposed 4' retaining wall, and a 7' sound wall, a minimum 11' high wall is anticipated along Green Valley Road. A noise study will recommend the height of the sound wall, which must be measured from the finished floor grade of the nearest houses. Fencing on houses on corner lots should continue from the edge of the house to the rear property line in order to maximize the amount of landscaping along the street.

Mail Boxes:

Not presented.

Signs:

Developer stated there would be "monuments" at the entrances but no design was put forth. Signs should be reviewed by the DRC.

Lighting:

Not presented.

Parking:

Parking is not well addressed in this project; visitor parking is non-existent. Project should show adequate on-street parking and room for guest parking. Developer stated an HOA would take care of streets and front yards.

Trash Areas:

Not presented.

Vehicular Access:

Streets should be wide enough to accommodate parking, sidewalks and emergency vehicle access requirements.

Siding or Exterior:

Elevations should be improved with more texture (e.g., "rock") and the articulation should wrap edges of the buildings. Side elevations of homes located on corner lots should be enhanced. Elevations should be submitted to the CP DRC under a separate application.

Colors:

Adequate color boards presented.

Roofing Materials:

Not addressed

Air Conditioning:

Not addressed.

Roof-Mounted Items:

Not addressed.

DESIGN REVIEW COMMENTS
PROJECT: CAMERON RANCH
PAGE 2

General Comments:

The developer stated that a 4' retaining wall at the cul-de-sac is not able to be changed due to topography. However, it would be possible to do so by eliminating a unit.

Beautifying the Hastings orientation with landscaping which is of adequate size, e.g., 10' to accommodate street trees. is recommended. Fencing must be attractive

Parking is an issue. More should be provided

It is essential that the project be annexed into the Cameron Park Community Services District prior to final map in that this .

project will impact Cameron Park amenities, including parks.

Pedestrian access to transit stop is important to include (sidewalks). Sidewalks are essential in order to promote and provide for walking opportunities to nearby neighborhoods, shopping and bus stops.

Lack of group spaces noted. No onsite parks. Group space should be provided or the drainage area should be enhanced to provide a recreational area such as a playground and picnic area.

Developer stated the retention pond could serve as a playground, but it should be enhanced.

The project lacks a community feel and is not well integrated into the surrounding area. The surrounding streets will only view the backs of the homes, including Star Bucks and Hastings.

The Design Review Committee would like to see revised/enhanced building elevations.

There was a suggestion by a community member to hyperlink the project documents to the DRC website so that interested citizens can see it there in case they do not see it on the Planning & Building Dept. websites.

These units should not be attached. The savings in permit fees are not a good reason to attach them. If anything, the County should change its fee structure.

(If it is true that attached structures have lower permit fees, the County should consider changing its fee structure.)

Recommendation: REDESIGN AND RETURN TO DRC FOR REVIEW