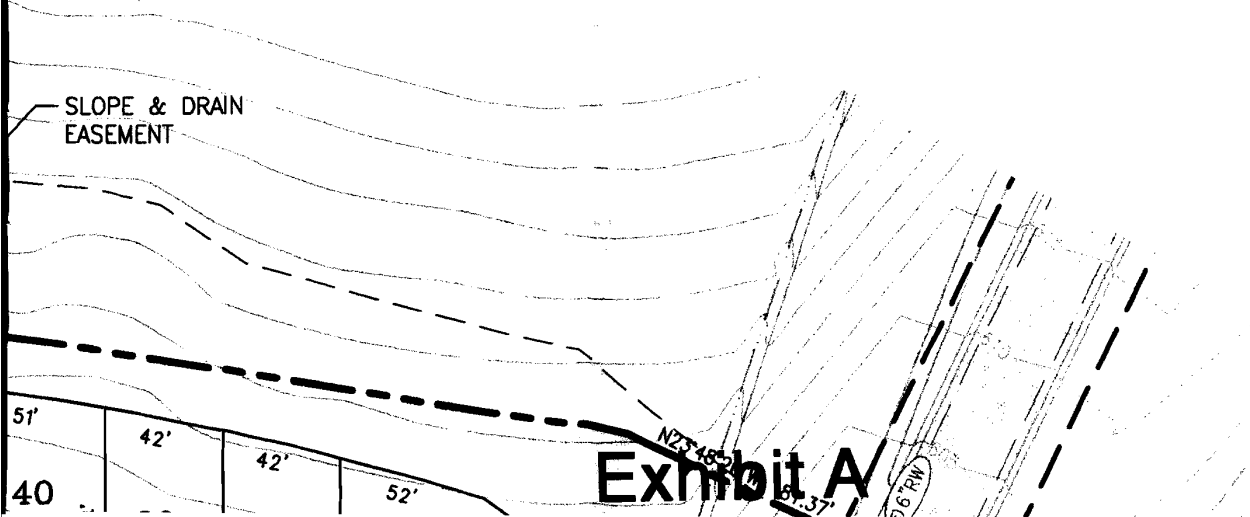


VICINITY MAP

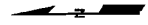
NOT TO SCALE



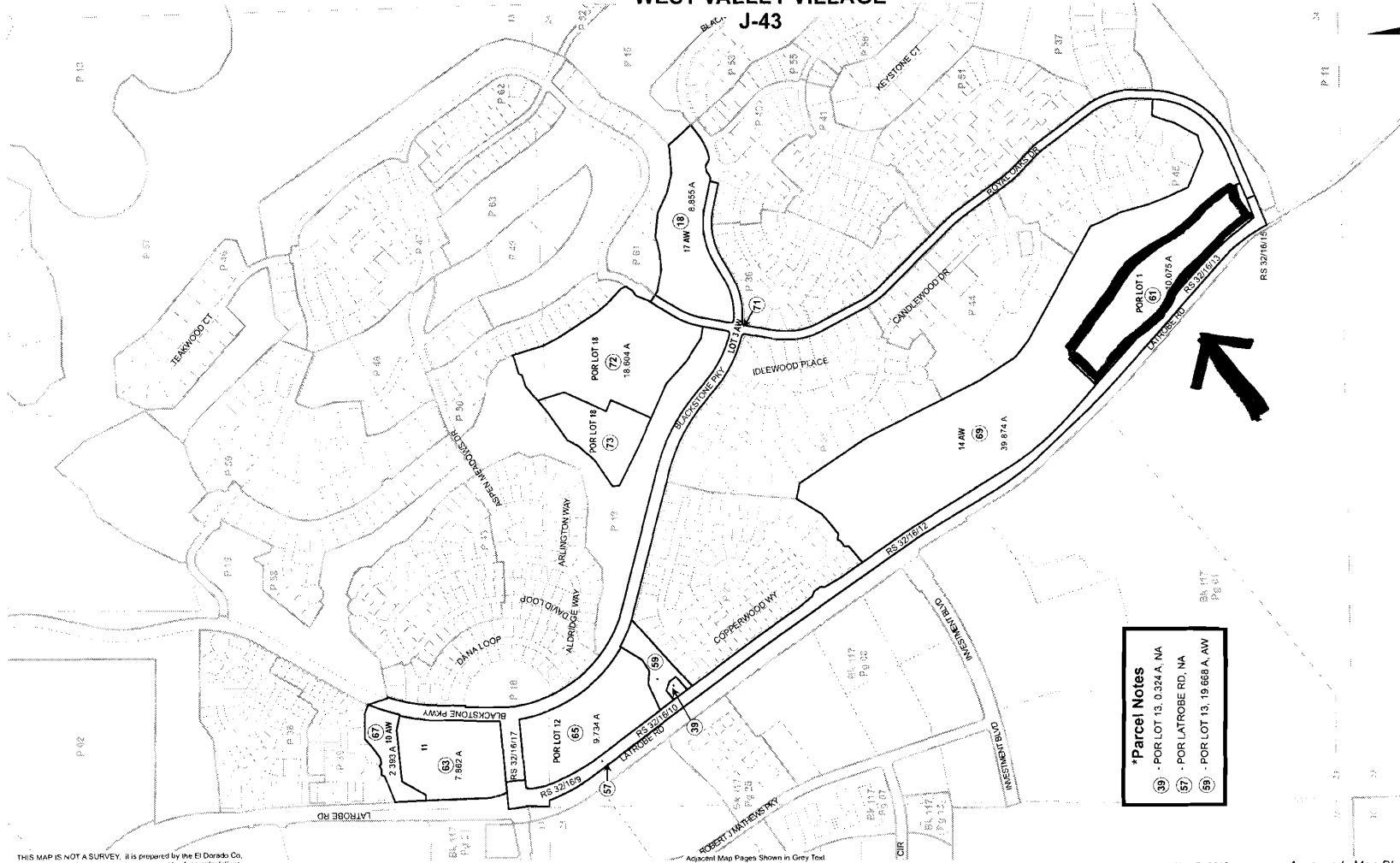
POR. SECS. 13 & 24, T.9N., R.8E., & SECS. 18 & 19, T.9N., R.9E., M.D.M.
WEST VALLEY VILLAGE

118:14

J-43



1" = 600'



***Parcel Notes**
 (9) - FOR LOT 13, 0.324 A, NA
 (57) - FOR LATROBE RD, NA
 (59) - FOR LOT 13, 19.668 A, AW

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.

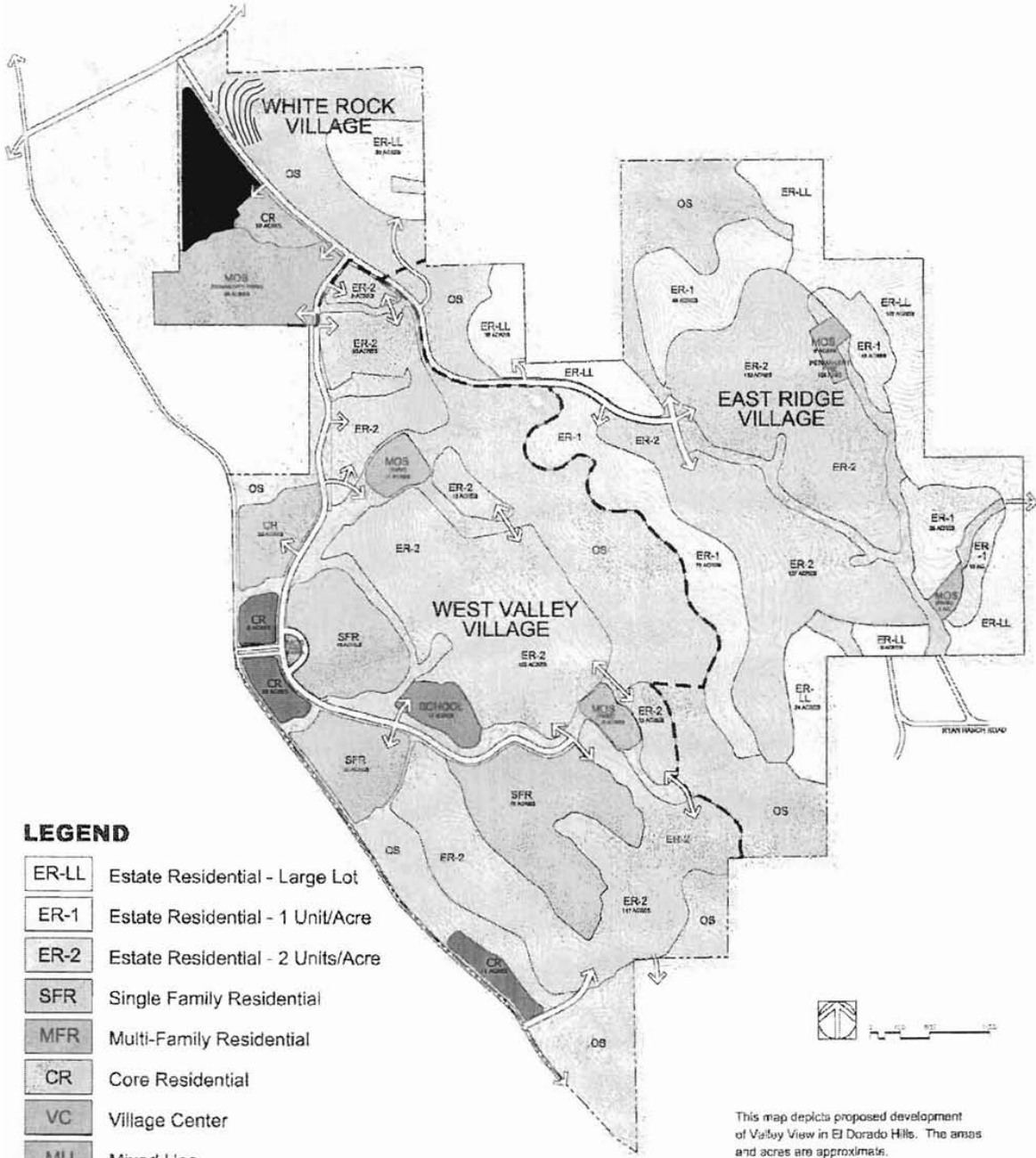
Acreages Are Estimates

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

Rev. Nov 7, 2013

Assessor's Map Bk 118, Pg. 14
 County of El Dorado, CA

Exhibit B



LEGEND

- ER-LL Estate Residential - Large Lot
- ER-1 Estate Residential - 1 Unit/Acre
- ER-2 Estate Residential - 2 Units/Acre
- SFR Single Family Residential
- MFR Multi-Family Residential
- CR Core Residential
- VC Village Center
- MU Mixed Use
- MOS Multi-Use Open Space
- OS Open Space
- SCH School Site (MOS District)
- Village Boundary

This map depicts proposed development of Valley View in El Dorado Hills. The areas and acres are approximate.

REVISED
 Figure 4.2
Land Use Plan
Valley View
 NOVEMBER, 2013

Exhibit C

OWNERS OF RECORD

LENNAR HOMES OF CALIFORNIA, INC.
1420 ROCKY HILLS DRIVE #320
ROSELAND, CA 95661

APPLICANT

LENNAR HOMES OF CALIFORNIA, INC.
1420 ROCKY HILLS DRIVE #320
ROSELAND, CA 95661

ENGINEER

cta Engineering & Surveying
Civil Engineering - Land Surveying - Land Planning
10000 Sycamore Avenue, Suite 200
Folsom, CA 95630

MAP SCALE

1" = 60'

CONTOUR INTERVAL

CONTOUR INTERVAL = 5 FOOT

SOURCE OF TOPOGRAPHY

(AERIAL PHOTOGRAPHY/TOPOGRAPHIC SURVEY)

SECTION, TOWNSHIP and RANGE

SECTIONS 24, T9 N, R8 E, M3M

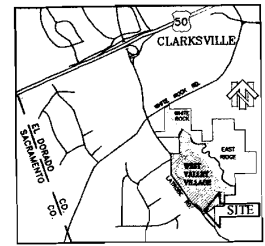
TENTATIVE MAP

WEST VALLEY VILLAGE LOT 1
LOT V OF VALLEY VIEW SPECIFIC PLAN
LOT 1 OF WEST VALLEY VILLAGE LARGE LOT FINAL MAP

COUNTY OF EL DORADO NOVEMBER, 2013 STATE OF CALIFORNIA



SCALE: 1"=60'



VICINITY MAP
NOT TO SCALE

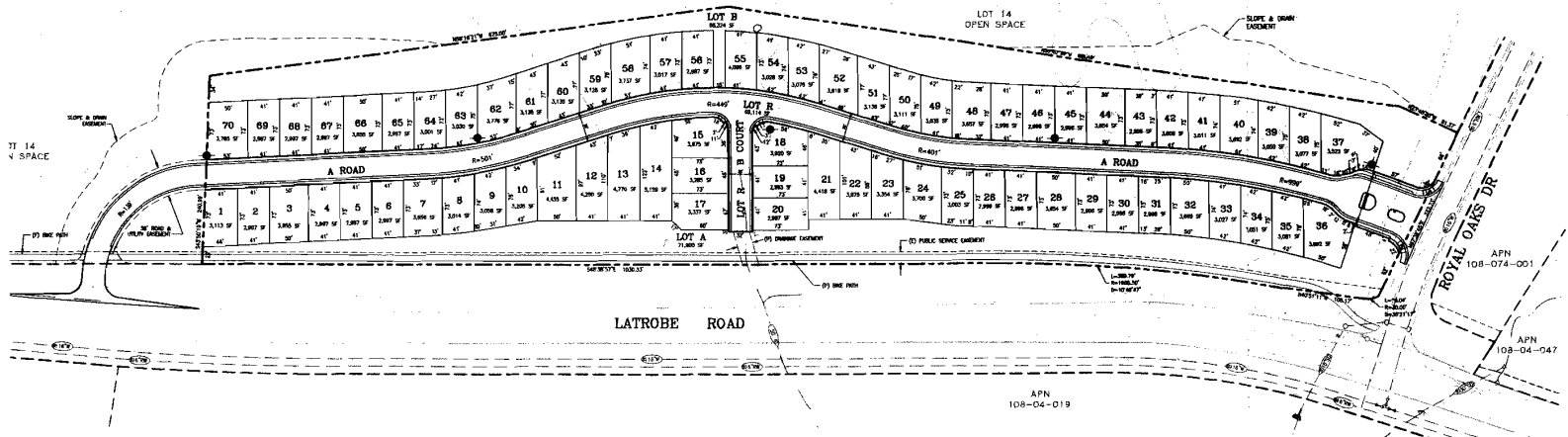


Exhibit D

ASSESSOR'S PARCEL NUMBER

APN: 118-140-61

PROPOSED SPECIFIC PLAN

VALLEY VIEW SPECIFIC PLAN: CR

PRESENT SPECIFIC PLAN

VALLEY VIEW SPECIFIC PLAN: M1

TOTAL AREA

10.08 ACRES

TOTAL NUMBER OF PARCELS

RESIDENTIAL LOTS (1-70) 5.36 AC
LETTERED LOT (A)
QUADRANTIC FINANCE, & RETAINING WALLS: 1.64 AC
LETTERED LOT (B)
(DRAINAGE, SLOPE & RETAINING WALLS) 1.47 AC
LOT 19 (INTERNAL ROADWAY) 1.58 AC
73 LOTS TOTAL 10.08 AC

MINIMUM LOT AREA

2,987 SQUARE FEET

WATER, RECYCLED WATER and SEWAGE DISPOSAL

EL DORADO IRRIGATION DISTRICT

PROPOSED STRUCTURAL FIRE PROTECTION

EL DORADO VALLEY COUNTY WATER DISTRICT (PWC SDP)

DATE OF PREPARATION

NOVEMBER, 2013

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS WEST VALLEY VILLAGE LOT 1 OF THE VALLEY VIEW SPECIFIC PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS ESTABLISHED BY THE COUNTY OF EL DORADO.

DATE: _____

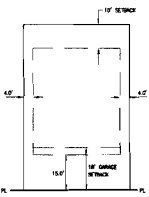
BY: _____

SEALED: _____

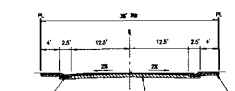
DATE: _____

NOTE:

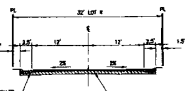
SEE "BUILDING ENVELOPE DETAIL" FOR PROPOSED TYPICAL BUILDING SETBACKS



BUILDING ENVELOPE DETAIL
SCALE: 1"=10'



TYPICAL SECTION A ROAD
SCALE: 1"=10'



TYPICAL SECTION B CULVERT
SCALE: 1"=10'

LEGEND:

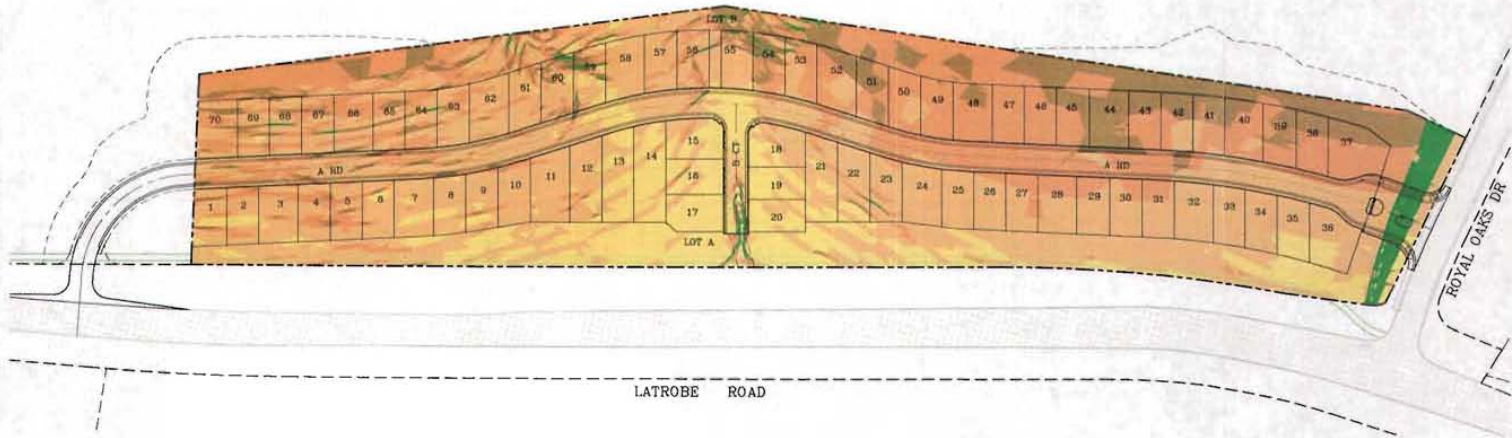
PROPOSED FIRE HYDRANT

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

14-0599 E 4 of 13

SLOPE MAP WEST VALLEY VILLAGE LOT 1

NOVEMBER, 2013



COLOR LEGEND

COLOR	SLOPE RANGE		AREA	PERCENT OF AREA SHOWN
	BEGINNING	END		
	0%	5%	1.8 Ac	15.9%
	5%	10%	3.7 Ac	36.7%
	10%	15%	13.3 Ac	32.7%
	15%	20%	1.2 Ac	11.9%
	20%	30%	0.9 Ac	0.0%
	30%	40%	0.3 Ac	2.8%
	40%+			

Engineering & Surveying
 Civil Engineering • Land Surveying • Land Planning
 3025 Mariner Circle, San Jose, California, CA 95134
 TEL: 408.261.0000 FAX: 408.261.0001

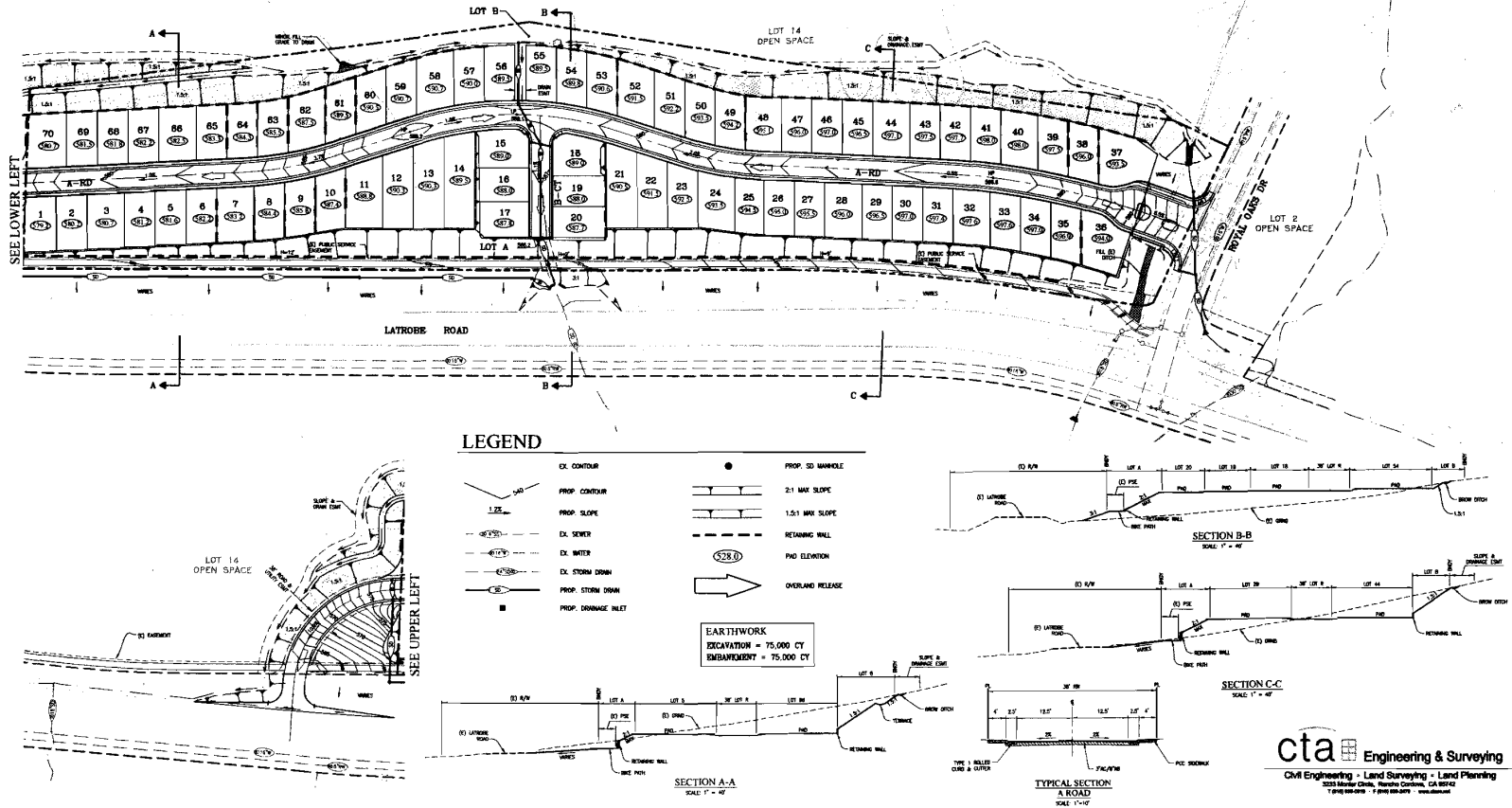
\\s114\056-001\B1\ANIM\01\TEMP\ATLUC\BADD\14 APR 004 CSM.dwg 11/14/2013 11:42:52 AM Jimmie

PRELIMINARY GRADING PLAN
WEST VALLEY VILLAGE LOT 1

NOVEMBER, 2013



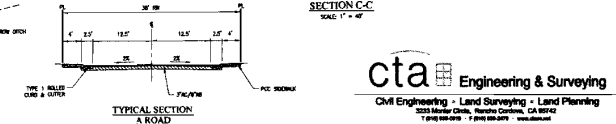
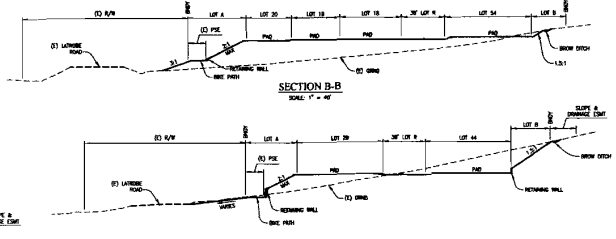
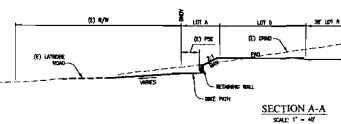
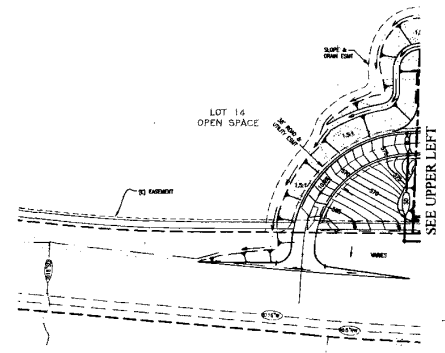
SCALE 1"=60'



LEGEND

- | | | | |
|--|----------------------|--|-----------------------|
| | EX. CONTOUR | | PROP. 2:1 MAX SLOPE |
| | PROP. CONTOUR | | PROP. 1.5:1 MAX SLOPE |
| | PROP. SLOPE | | RETAINING WALL |
| | EX. SEWER | | PAD ELEVATION |
| | EX. WATER | | OVERLAIN RELEASE |
| | EX. STORM DRAIN | | |
| | PROP. STORM DRAIN | | |
| | PROP. DRAINAGE INLET | | |

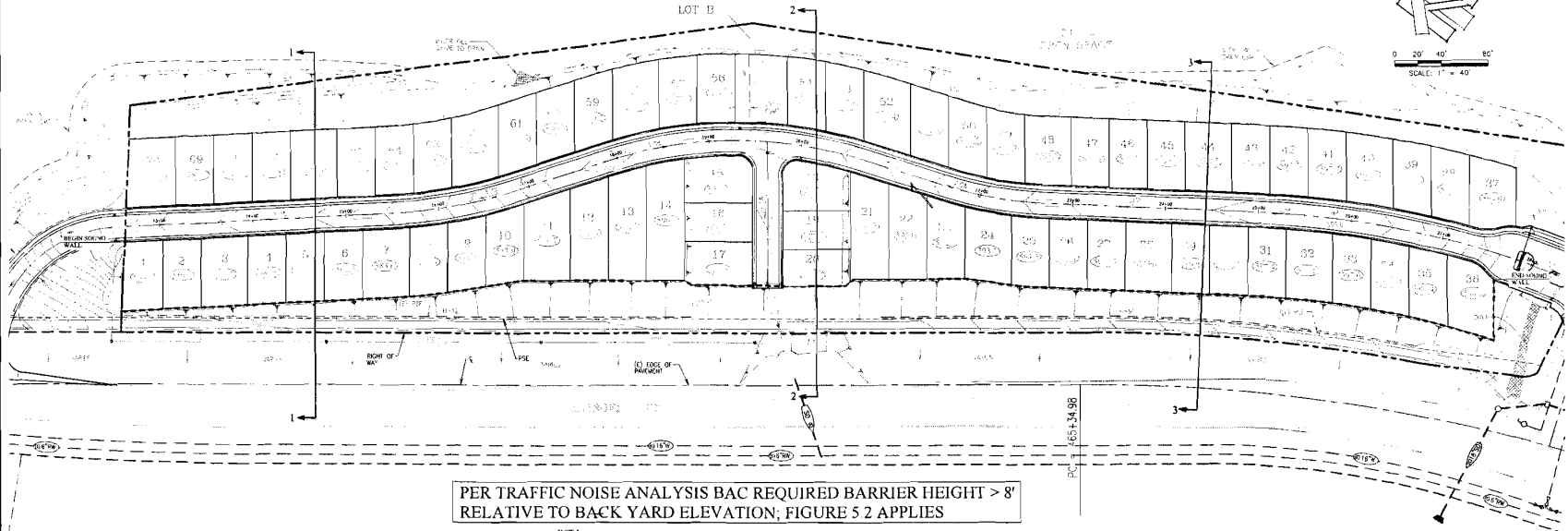
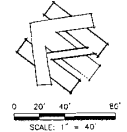
EARTHWORK
 EXCAVATION = 75,000 CY
 EMBANKMENT = 75,000 CY



cta Engineering & Surveying
 Civil Engineering • Land Surveying • Land Planning
 5555 Moorpark Circle, Pleasanton, CA 94566
 P (925) 261-0200 • F (925) 261-0201 • www.cta.com

Exhibit F

WEST VALLEY VILLAGE LOT 1 TM 12-1507
SOUND WALL/ BERM EXHIBIT; MM N-1 COMPLIANCE
 COUNTY OF EL DORADO, CALIFORNIA
 SCALE: 1" = 40' JANUARY, 2013



PER TRAFFIC NOISE ANALYSIS BAC REQUIRED BARRIER HEIGHT > 8' RELATIVE TO BACK YARD ELEVATION; FIGURE 5.2 APPLIES

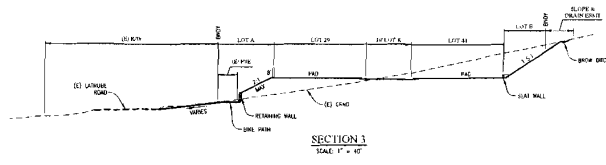
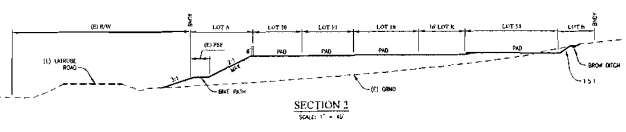
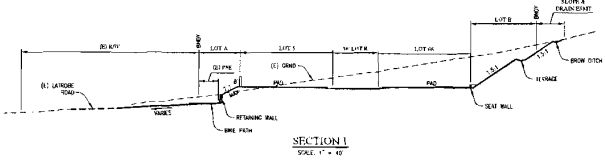
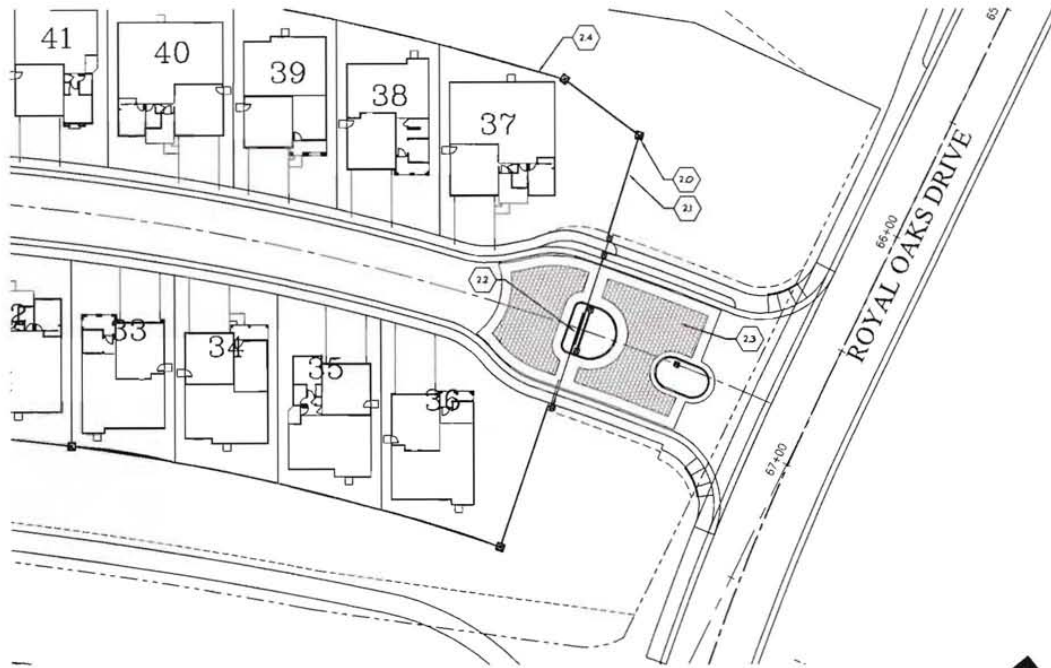


Exhibit G

cta Engineering & Surveying
 Civil Engineering Land Surveying Land Planning
 2233 Morley Court, Rancho Cordova, CA 95742
 T 916 638-9119 F 916 638-2478 www.cta.com

Exhibit H



A ENTRY

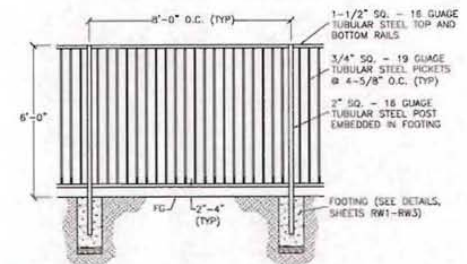
KEYNOTES

2-5/8" SITS KEYNOTES

- 2.0 PROVIDE MASONRY PLASTERS - MATCH EXISTING
- 2.1 PROVIDE 6" PROFIT 8 WALL - MATCH EXISTING
- 2.2 PROVIDE GATED ENTRY - MATCH EXISTING AND SEE B/PL2
- 2.3 PROVIDE ENHANCED PAVING - MATCH EXISTING
- 2.4 PROVIDE 6" OPEN SPACE FENCE - SEE DETAIL C/PL3



B GATED ENTRY DESIGN



C OPEN SPACE FENCE
SCALE: 1/2" = 1'0"

BLACKSTONE LOT V
EL DORADO HILLS, CA

PRELIMINARY PLANTING PLAN

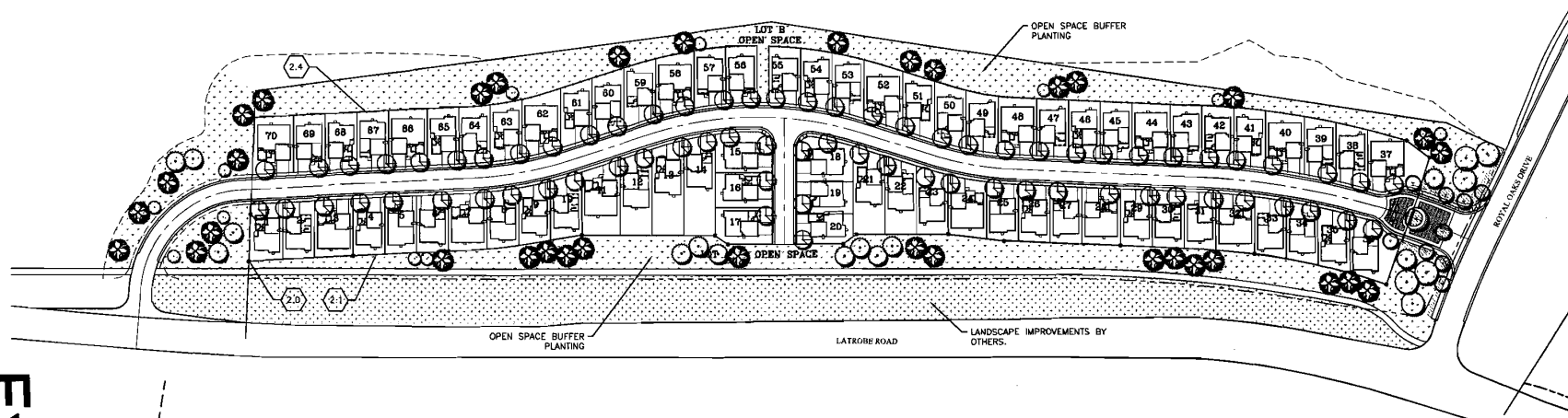
SCALE: 1" = 20' 0 20 40



PL3

DATE: 11.12.13
PROJECT: LCD: 13035

Exhibit I



PRELIMINARY PLANT LIST AND LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WATER USE	DESIGN USE/QUANTITY	SIZE WxH
	ACER R. 'FRANKSREB' RED SUNSET RED MAPLE	15 0	MED	STREET TREE 7	40'x30'
	CEDRUS DEODARA DEODAR CEDAR	15 0	MED	CONIFEROUS SCREEN	40'x25'
	CERCIS C. 'FOREST PANSY' FOREST PANSY REDBUD	15 0	MED	NATURALIZED ACCENT	20'x25'
	LAGERSTROEMIA L. 'TUSCANORA' ORANGE BUTTERFLY	15 0	LOW	NATURALIZED ACCENT	18'x18'
	QUERCUS WISLIZIENII INTERIOR LIVE OAK	15 0	LOW	NATURALIZED SCREEN	50'x40'
	STREET TREE (BY BUILDER)				

SHRUBS

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WATER USE	REMARKS
	FACER/FILLER SHRUBS EVERGREEN OR DECIDUOUS SHRUBS TO 4'-57" USED FOR "TRANSITION" OF PLANT MATERIAL. SEASONAL COLOR AND SOFTENING OF BUILDING EDGES AND FOUNDATION SHRUBS.			
	CESTIS HYBRIDUS WHITE ROCKROSE	5 0	LOW	--
	DIETES BICOLOR FORTNIGHT LILY	5 0	LOW	--
	DANIELLA GAMBELLA BLUE FLAX LILY	1 0	LOW	--
	HEMIPHILLIS 'STELLA D' D'RO' DARTLILY	5 0	MED	--
	ILEX CREDAVA 'COMPACTA' JAPANESE HOLLY	5 0	LOW	--
	LANIUNDA ANDRISTIFOLIA ENGLISH LAVENDER	5 0	LOW	--
	NANDINA DOMESTICA 'COMPACTA' HEAVENLY BAMBOO	5 0	LOW	--
	POLYSTICHUM MINUTUM SHRUB FERN	1 0	LOW	--
	RHOODODENDRON SPP. AZALEA	5 0	MED	--
	RHAPHIOLEPIS INDICA 'SPP. INDIA HAWTHORN	5 0	LOW	--
	YUCCA FILIFERA DAVID'S YUCCA	5 0	MED	--

SHRUBS

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WATER USE	REMARKS
	GROUND COVER MATERIAL - SMALL SCALE DUE TO PROJECT TYPE. EVERGREEN OR PERENNIAL SHRUBS TO 24" HIGH. USED AS A FILLER BETWEEN SITE WORK EDGES AND FACER SHRUBS.			
	ARCTOSTAPHYLOS U. URSA MANDARINA	1 0	LOW	35" O.C.
	ROSA FLOWER CARPET (WHITE AND RED) FLOWER CARPET ROSE	1 0	MED	30" O.C.
	SOLVA HETEROPHYLLA AUSTRALIAN BLUEBELL ORCHID	1 0	MED	18" O.C.
	TEUCRIUM X LUCIDIVIS 'PROSTRATUM' PROSTRATE GERANIUM	1 0	LOW	18" O.C.
	YUCCA MINOR DWARF PAPERWICK	1 0	MED	12" O.C.

BUFFER PLANTING ADJACENT TO OPEN SPACE - MIX OF
MIXING PLANT MATERIAL. USED AS NATURAL TRANSITION
FROM THE EDGES OF SITE WORK AND TRAIL TO THE
PROPERTY LINE. AT HUMBLE WILLOW CREEK CORRIDOR.
PLANT MATERIAL TO BE USED AS A NATURAL FILLER
ALONG STREET EDGE COMPATIBLE WITH IN-PARK
ENVIRONMENT OF THE CHECK CORRIDOR. THE MATERIAL
WILL BE HYDROSEEDED AND POINT SOURCE IRRIGATED.

	ARTEMESIA CALIFORNICA CA. SAGEBRUSH	5 0	LOW	--
	CERCIS OCCIDENTALIS WESTERN REDBUD	5 0	LOW	--
	FREMONTODENDRON DARA GOLD FLANNEL BUSH	5 0	LOW	--
	ESCHSCHOLZIA CALIFORNICA CA. POPPY	SEED	LOW	--
	EMULLEN SPP. WISKEY FLOWER	1 0	LOW	--
	MASSIELLA PULCHRA PURPLE HEDELA GRASS	1 0	LOW	--

BLACKSTONE LOT V
EL DORADO HILLS, CA

PRELIMINARY PLANTING PLAN

SCALE: 1" = 60'0"

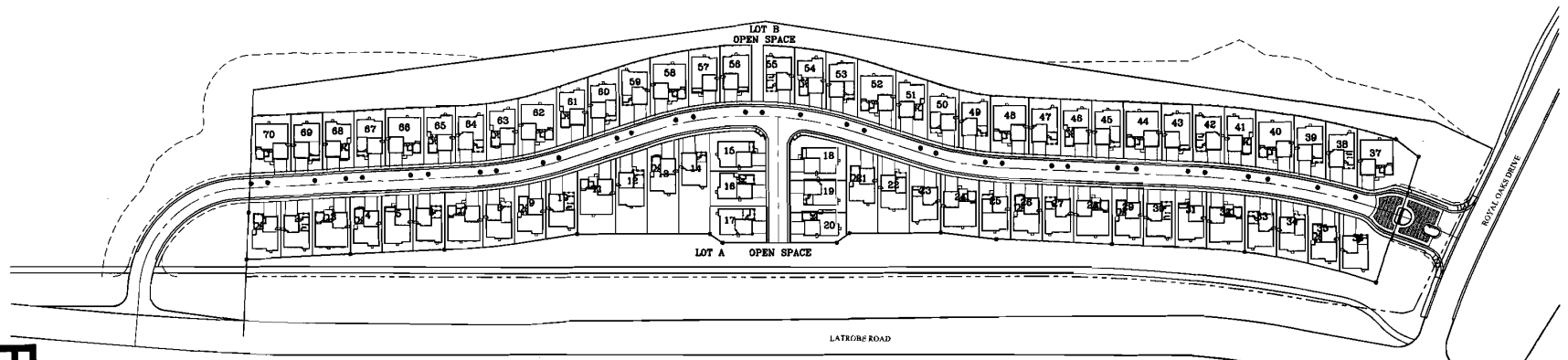


FUHRMAN LEAMY
LAND GROUP

PL2

DATE: 11.12.12
PROJECT: LCD-13035

Exhibit J



NO.	DESCRIPTION	AMOUNT
1	HOMES - TYPE 1	15
2	HOMES - TYPE 2	19
3	HOMES - TYPE 3	18
4	HOMES - TYPE 4	18
5	HOMES - TOTAL	70
6	GARAGE PARKING	140
7	DRIVEWAY PARKING	140
8	ON STREET	34
9	TOTAL LOT V PARKING	314

● denotes on street parking space

BLACKSTONE LOT V
EL DORADO HILLS, CA

SCHEMATIC SITE PLAN

SCALE: 1" = 60'



PL1



FUHRMAN LEAMY
LAND GROUP
DATE: 11.12.13
PROJECT: LCD-13035



EL DORADO HILLS
PLANNING DEPARTMENT
El Dorado Hills Area Planning Advisory Committee
1021 Harvard Way
El Dorado Hills, CA 95762

2012 Board Chair
John Hidahl
Vice Chair
Jeff Haberman
Secretary/Treasurer
Alice Klinger

September 22, 2012

El Dorado County Planning Services
Attn: Gina Paolini, Project Planner
2850 Fairlane Court
Placerville, CA 95667

RE: TM 12-1507/Z12-0006/A12-0002 West Valley Village Lot V

This is a report on a "Specific Plan" gated project West Valley Village Lot V. This project includes a "Specific Plan" amendment to change this parcel from a "Mixed Use" to "Core Residential." After the applicant's presentation, public comments, and the subcommittee's recommendation, the full APAC committee voted 7-1, for non-support of the project as proposed. APAC's concerns and recommendation are listed below:

There are no areas for parks or recreation within the proposed subdivision. The committee would like to see County Standards followed on single family residential projects. The areas shown below do not fit this criterion:

Street right-of ways show 40' on the main loop road of the project and 32' wide at most streets off this main loop. Street widths will be 24' with a 2.5' rolled curb on each side of the street. Remaining right-of-way distances include 4' sidewalks (County Standard is 6') on the main loop road and an additional 1.5' of right of way on each side of the street prior to the property line. These distances compared to a County Standard right-of-way of 50' (typically 26.5' of street with a 2.5' curb on each side and an additional 9.25' of right of way on each side of the street prior to the property line.

The committee is concerned about the amount of parking that will result with the reduced lot widths and large percentage of lot width taken up with driveway space leaves little parking area on the street. The committee also feels the Home Owner's Association should be required to police on street parking as is done in other gated communities.

There are no landscape plans for the project. The committee would like to review proposed landscaping prior to granting any approval.

Requested front setbacks on this project are 10' giving an 11.5' distance from the road where no sidewalks are provided to 11.5' from behind a 4' sidewalk where they are provided. Garage setbacks were requested to be 18'. These compared to a County Standard of 20' for both setbacks. With the reduced setbacks and roadway easements homes will be 52' from

El Dorado Hills APAC - Non-partisan Volunteers Planning Our Future

Exhibit K

home face to home face compared to a County Standard of 90'. The committee feels strongly that the County Standards should be followed.

Requested rear setbacks are 5' compared to a County Standard of 15' placing rear face to rear face of these homes at 10' compared to the County Standard of 30'. The committee again felt that County Standards should be followed. Without a plan to go by the 10' rear distances between homes was shocking to most but a plan with recessed areas for a back yard and opposing treatments that allow larger rear distances may be acceptable.

Requested side setbacks are 4' compared to a County Standard of 5' placing homes 2' closer together. With designed lot widths of typically 45' minus the 8' for the two side setbacks leaves building widths of 37'. The committee felt County Standards should be followed.

With a typical garage width of 20' minimum, the front of the home is left with a 17' wide frontage. With an entry area of a minimum 6' this leaves room for a living room in the front or a bedroom/ office of 11'. This will create a home with a garage, front door and a window. The only distinguishing feature of these homes will be a porch if placed in front and some window treatments and a hip or gable roof. The committee feels again that County Standards should be followed.

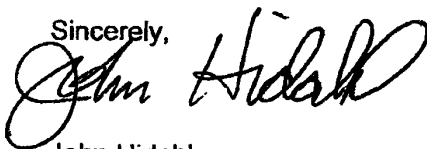
There are no plans currently to show the type of product that will be put on the lots. Without a copy of the house plans we cannot over-stress the importance of reviewing these architectural elevations prior to approval of this project.

While the APAC recommends "No Support" it should be pointed out that APAC at one time said we would not support projects that do not meet county standards unless they were a part of a specific plan as this project is.

If you have any question about any of the responses expressed here, please contact John Hidahl, APAC Chairman at Hidahl@aol.com or (916 933-2703).

APAC appreciates having the opportunity to comment on this project.

Sincerely,



John Hidahl,
APAC Chairman

CCs: Dave Crosariol
APAC file

EXTERIOR MATERIALS

EARLY CALIFORNIAN ELEVATION

- A. Shingles
- B. Concrete "Flat" Tile Roofing
- C. Shutter Window Trim
- D. Decorative Tile Vents
- E. Stucco Accents w/ W.I. Trailing
- F. Metal Porchell
- G. Tile Diamond At Porch

FRENCH ELEVATION

- A. Shingles
- B. Concrete "Flat" Tile Roofing
- C. Shutter Porches
- D. Shutter Window Trim
- E. Decorative Shutters
- F. Wood Roofing
- G. Stone Veneer

CRAFTSMAN ELEVATION

- A. Shingles
- B. Concrete "Flat" Tile Roofing
- C. Shutter Window Trim
- D. Decorative Shutters
- E. Decorative Wood Grapes
- F. Wood Roofing
- G. Wood Posts
- H. Stone Veneer



FRONT ELEVATION 'EARLY CALIFORNIAN'



FRONT ELEVATION 'FRENCH'



FRONT ELEVATION 'CRAFTSMAN'

Christopher Highlands

16416 Collins - Irvine CA 92614



SDG Architecture + Engine

3801 Towne Blvd, Suite 100, Irvine, CA 92614