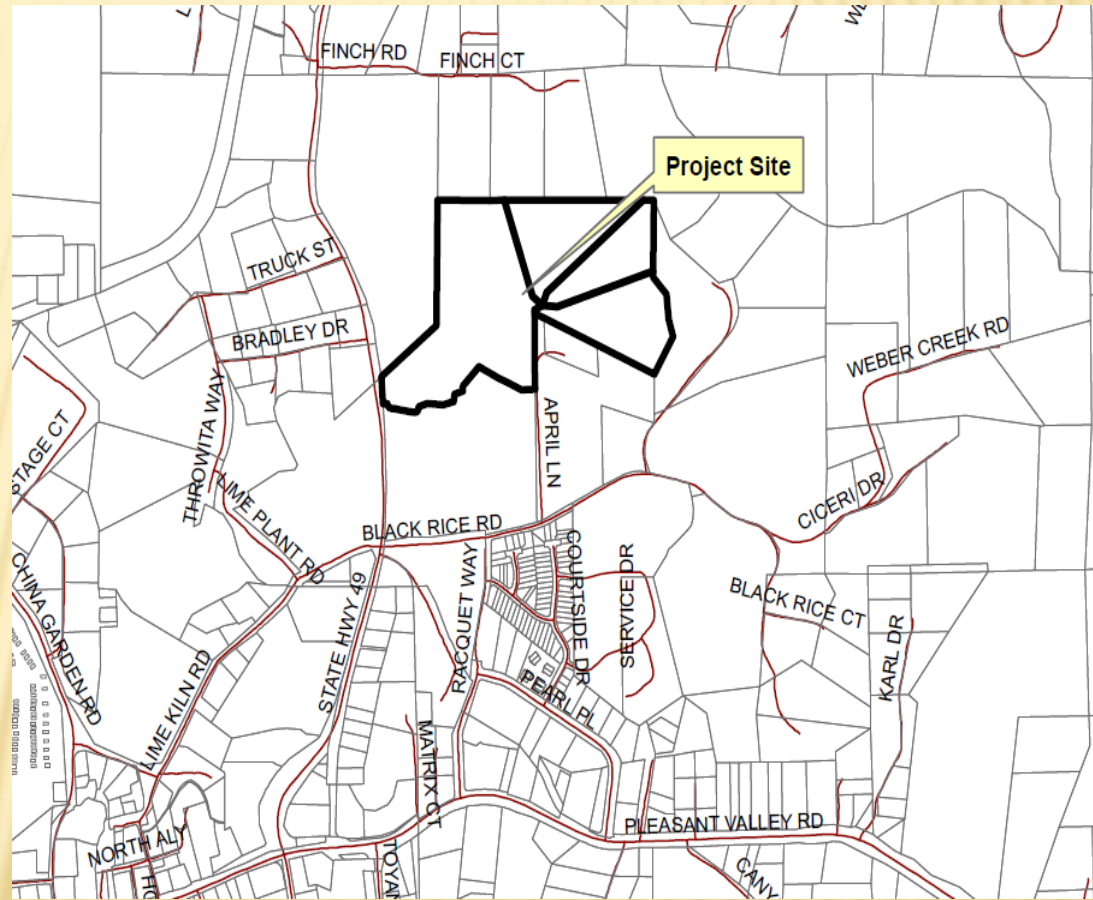


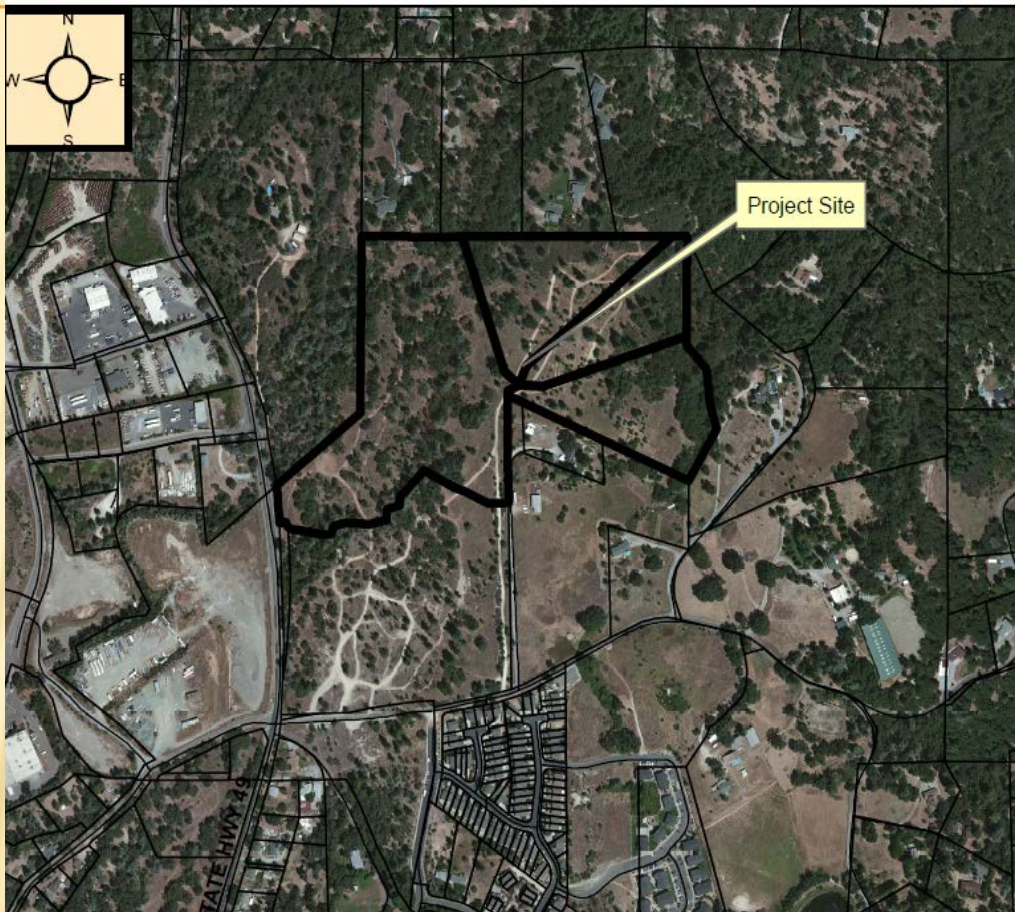
PROJECT SITE INFORMATION

- Located in Diamond Springs Area
- 3/4 mile north of Pleasant Valley Road, along eastern perimeter of Hwy 49



PROJECT SITE INFORMATION

- Vacant
- 25.89 acres total size
- Surrounded by existing residential and non-residential uses
- Diamond Springs Community Region



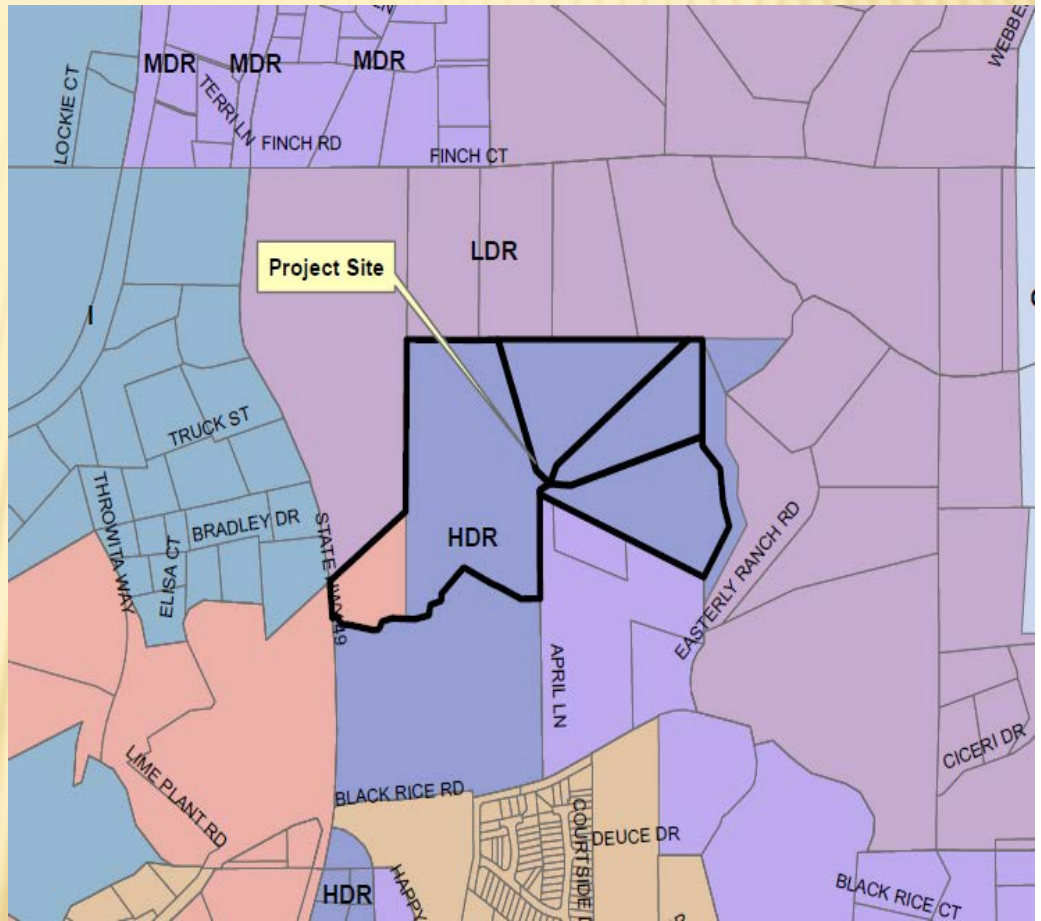
PROJECT SITE INFORMATION

- Land Use

Designation: High Density Residential/ Commercial

- Zoning

Designation: Professional Office-Commercial (CPO), One-Family Residential (R1), Public Facilities (PF)



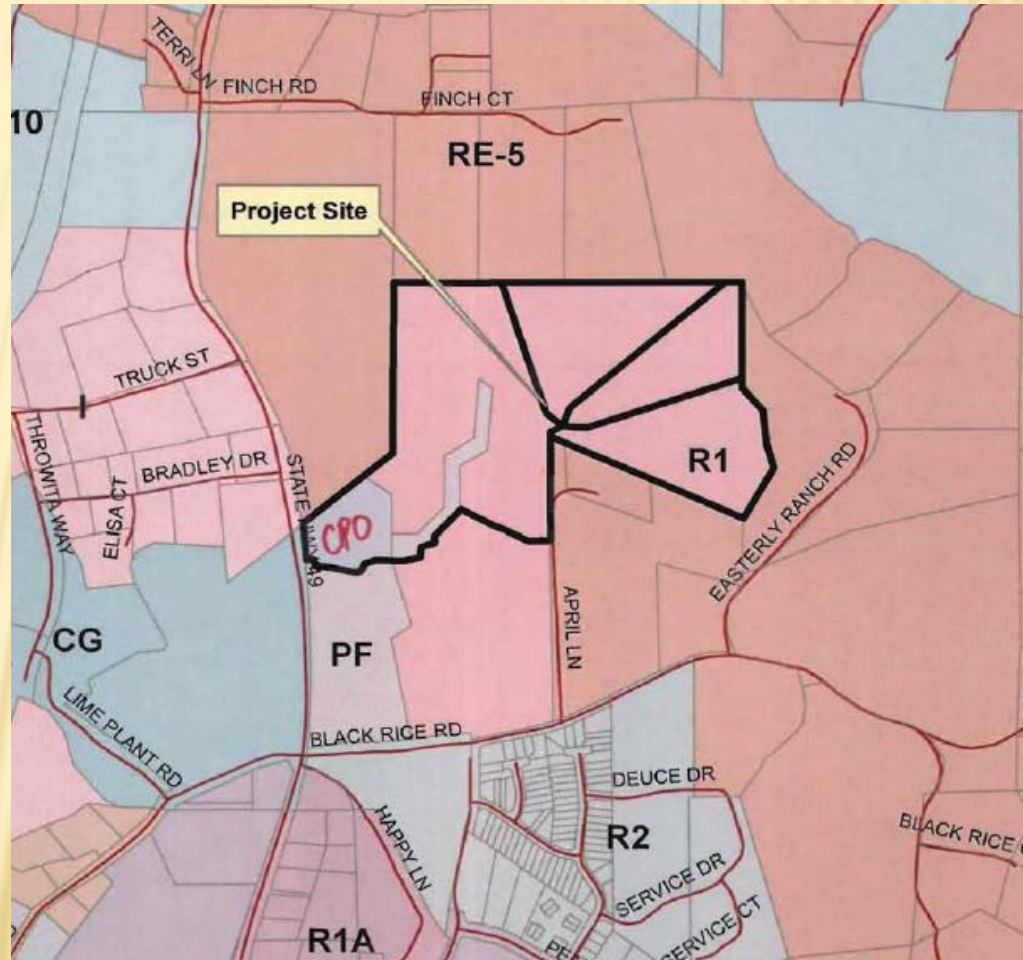
PROJECT SITE INFORMATION

➤ Land Use

Designation: High Density Residential/Commercial

➤ Zoning

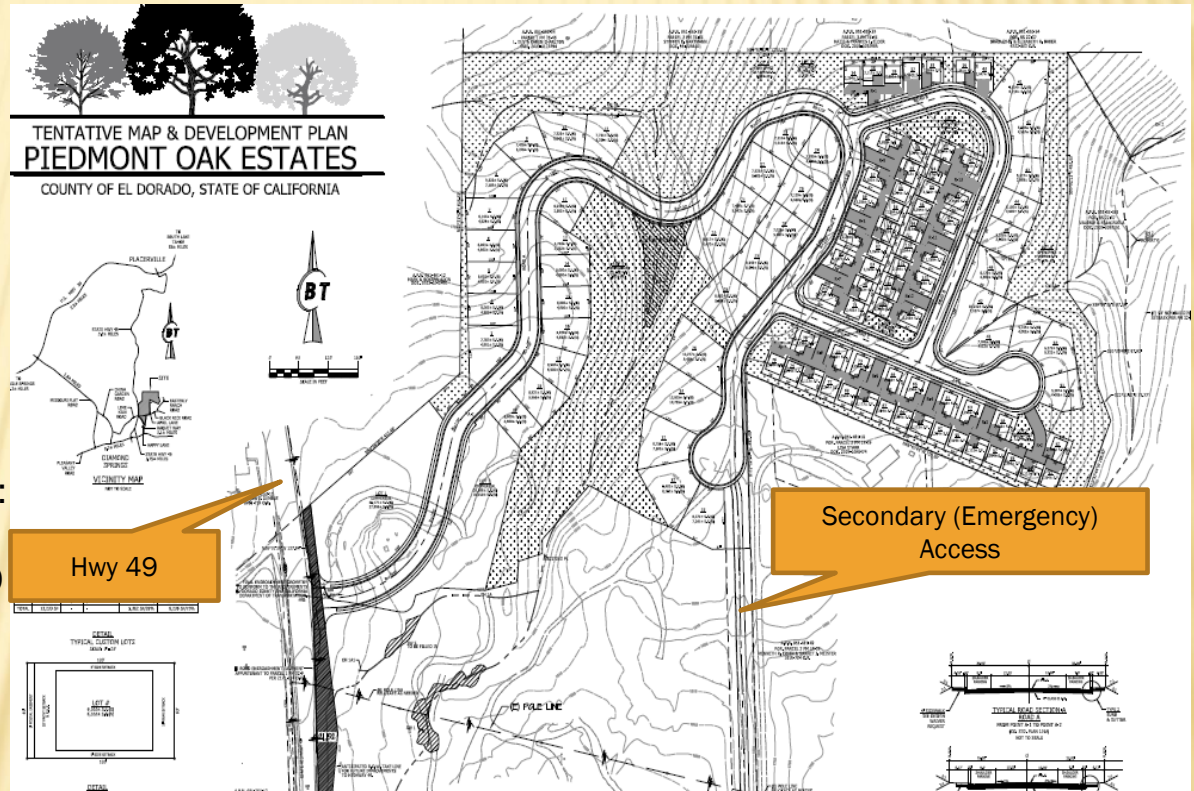
Designation: Professional Office-Commercial (CPO), One-Family Residential (R1), Public Facilities (PF)



PROJECT DETAILS

• Tentative Subdivision Map and Planned Development

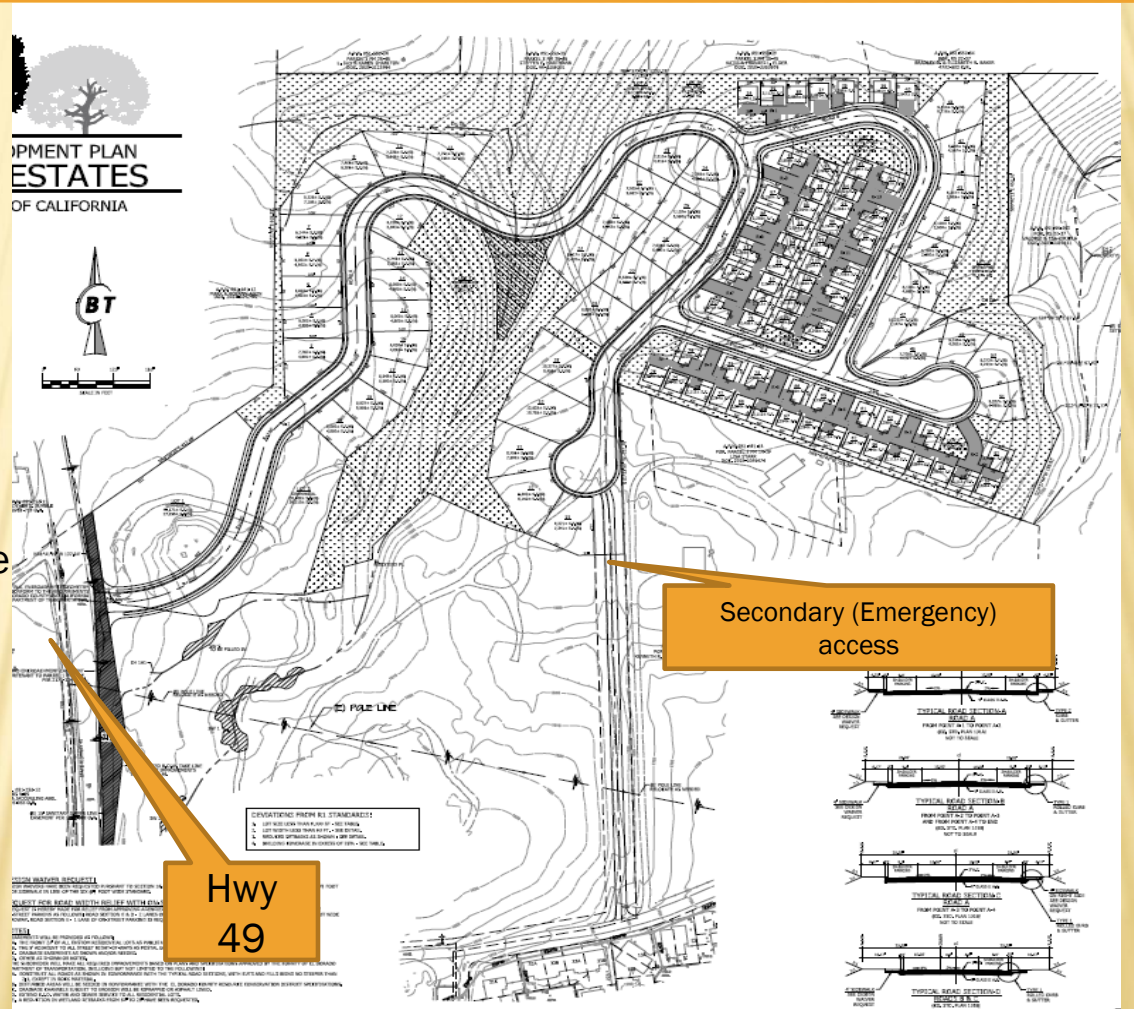
- Creation and phased development of Residential and Commercial lots
- Phase 1 Development:
 - 82 residential lots and 1 commercial lot
 - Standard and clustered residential design
 - Residential lot size range: 2,112 sf to 12,625 sf
 - Commercial lot size: 0.89 acre
 - Open Space: 8.01 acres
- General Plan Amendment and Rezone- establish appropriate designations



PROJECT DETAILS

• Tentative Subdivision Map and Planned Development

- Road/Circulation:
 - Primary Access off Hwy 49
 - Interior subdivision road partial public-private
 - Private road portion to be owned and maintained by HOA
 - Sidewalk on one-side of road
 - Secondary (Emergency) access road
- Public Sewer and Water from EID

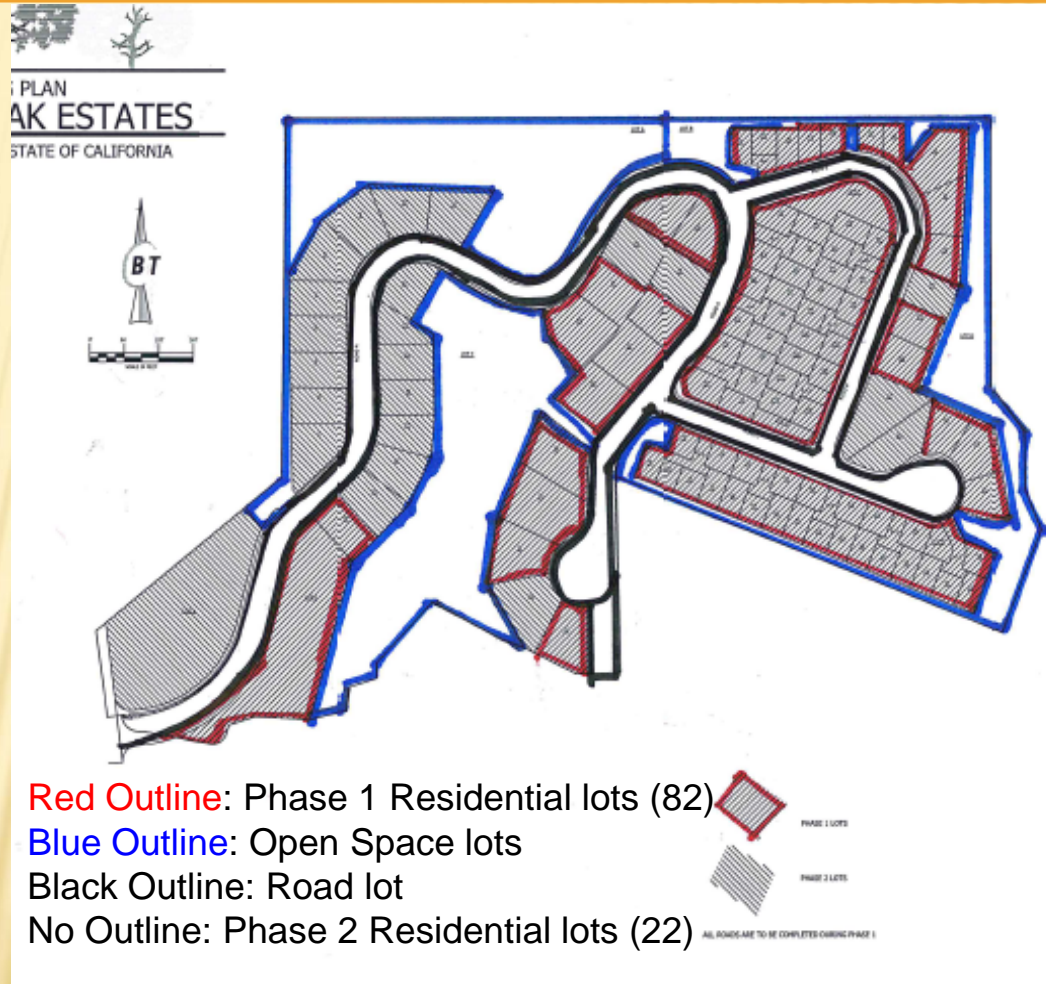


PROJECT DETAILS

- Tentative Subdivision Map and Planned Development

- Phased Development

- Phase 1 development only (ie. 82 residential lots, 1 commercial lot, interior road, and open space lots)
- Phase 1 area: 21 of 25.89 acres
- Maintain consistency with Oak Woodland Retention/Replacement policy (GPP 7.4.4.4)
- Phase 2 development requires separate TM and PD submittal



CONSISTENCY ANALYSIS

- Piedmont Oak Estates Phase 1 Development has been analyzed and verified for consistency with:
 - General Plan policies (including Compatibility, Infrastructure Availability, Resource Preservation)
 - Subdivision Ordinance provisions (including General Plan Consistency, Subdivision Design)
 - Zoning Ordinance provisions (including Planned Development, R1 Zone Standards)
- Initial Study/Mitigated Negative Declaration prepared
 - Evaluating potential environmental impacts
 - Conclusion: No significant environmental impacts with application of mitigation measures
- Conditions of Approval applied
 - Ensure orderly implementation of development

RECOMMENDATION

- Planning Commission forward actions to the BOS:
 - Adopt of Mitigated Negative Declaration and Mitigation Monitoring Reporting Program
 - Approve General Plan Amendment A15-0001
 - Approve Rezone Z12-0010
 - Approve Planned Development PD12-0002 and Tentative Map TM12-1510 for Phase 1 Development of Piedmont Oak Estates
 - Approve Design Waivers

END OF PRESENTATION

SUPPLEMENTAL SLIDES

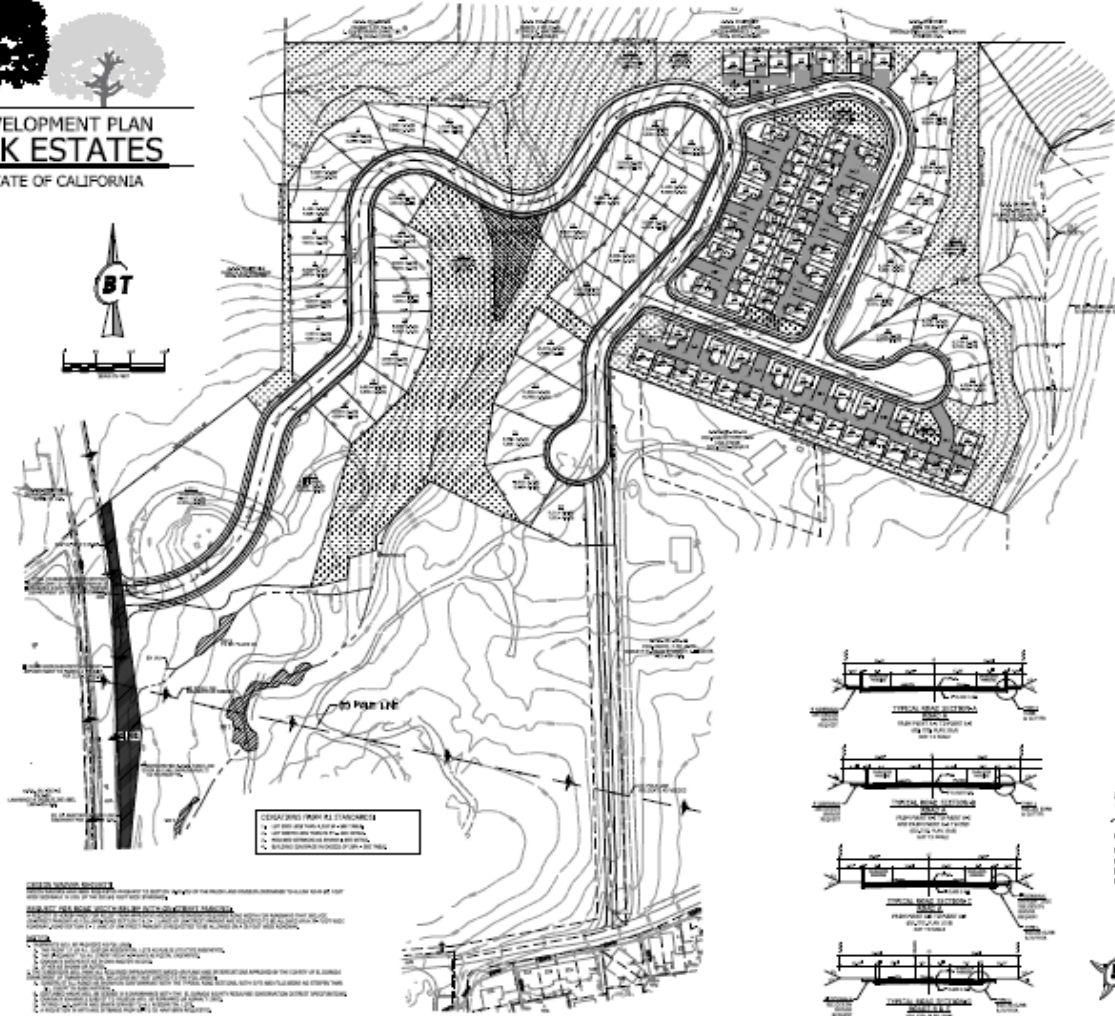
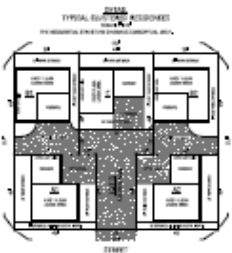


TENTATIVE MAP & DEVELOPMENT PLAN
PIEDMONT OAK ESTATES
 COUNTY OF EL DORADO, STATE OF CALIFORNIA



TYPICAL LOT DATA

Lot Area	Front Width	Depth	Front Setback	Side Setback	Rear Setback
10,000	100	100	10	10	10
12,000	120	100	10	10	10
15,000	150	100	10	10	10
20,000	200	100	10	10	10
25,000	250	100	10	10	10
30,000	300	100	10	10	10
40,000	400	100	10	10	10
50,000	500	100	10	10	10

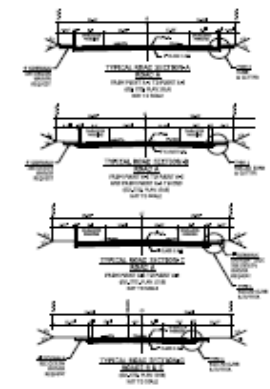


CONVERSIONS FROM PL STANDARDS

1. 10' SIDE SETBACK FROM LOT LINE
2. 10' FRONT SETBACK FROM LOT LINE
3. 10' REAR SETBACK FROM LOT LINE

GENERAL NOTES:

1. THIS TENTATIVE MAP AND DEVELOPMENT PLAN IS SUBJECT TO THE APPROVAL OF THE COUNTY OF EL DORADO AND THE STATE OF CALIFORNIA.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COUNTY OF EL DORADO AND THE STATE OF CALIFORNIA.
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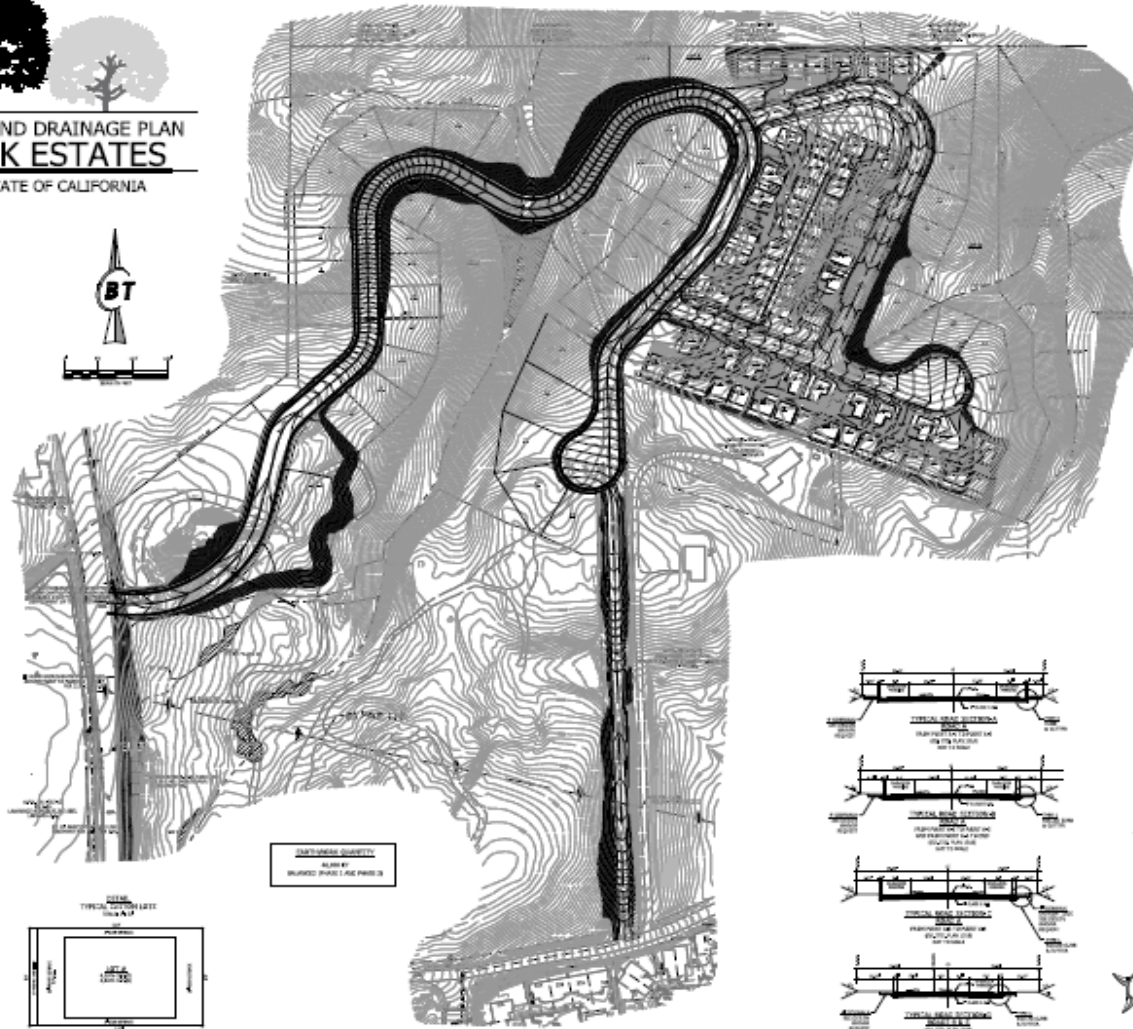
- LEGEND:**
- 1. LOT LINES
- 2. LOT AREA
- 3. FRONT SETBACK
- 4. SIDE SETBACK
- 5. REAR SETBACK
- 6. DRIVEWAY
- 7. UTILITY
- 8. ROAD
- 9. DRAINAGE
- 10. TOPOGRAPHIC CONTOUR
- 11. ELEVATION
- 12. PROPERTY LINE
- 13. ADJACENT PROPERTY
- 14. ADJACENT ROAD
- 15. ADJACENT UTILITY
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- 38. ADJACENT ADJACENT ADJACENT ADJACENT TOPOGRAPHIC CONTOUR
- 39. ADJACENT ADJACENT ADJACENT ADJACENT ELEVATION
- 40. ADJACENT ADJACENT ADJACENT ADJACENT PROPERTY LINE



TENTATIVE MAP & DEVELOPMENT PLAN
 SHEET 102



**PRELIMINARY GRADING AND DRAINAGE PLAN
PIEDMONT OAK ESTATES**
COUNTY OF EL DORADO, STATE OF CALIFORNIA



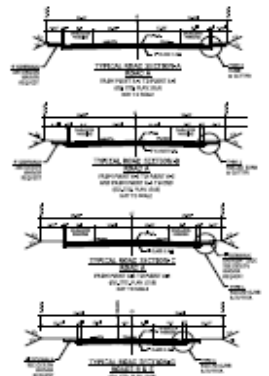
GENERAL NOTES

1. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD PLANS AND FIELD SURVEY DATA. THE EXACT LOCATION AND DEPTH OF UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. ALL UTILITIES SHALL BE DEEPENED TO THE DEPTH INDICATED ON THIS PLAN UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. ALL UTILITIES SHALL BE PROTECTED AND SHIELDED AS NECESSARY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
7. ALL UTILITIES SHALL BE DEEPENED TO THE DEPTH INDICATED ON THIS PLAN UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
9. ALL UTILITIES SHALL BE PROTECTED AND SHIELDED AS NECESSARY.



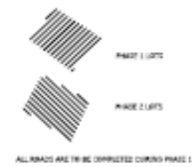
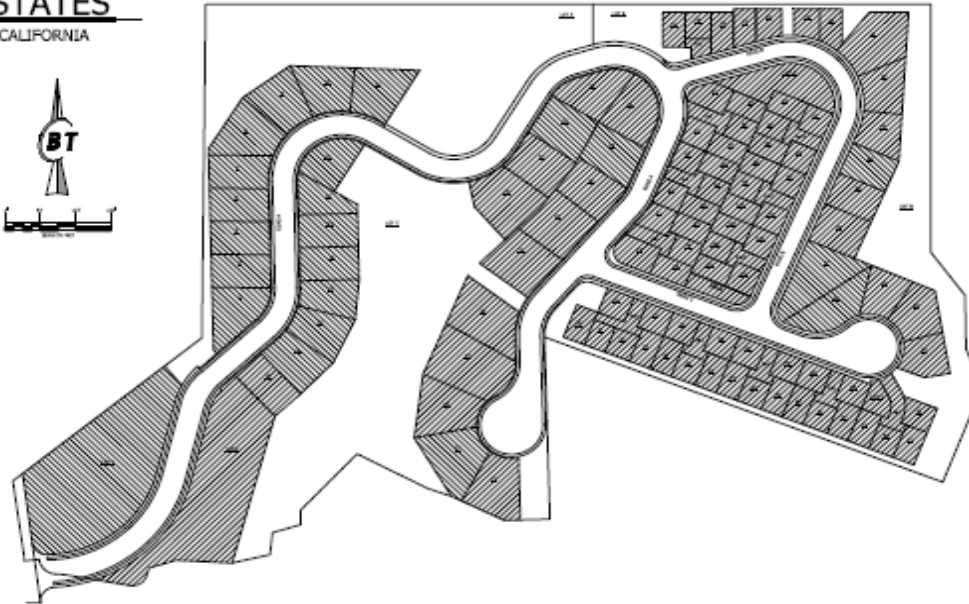
WATERWAY QUALITY
AS SET BY
MUNICIPAL WATER USE PERMITS

- LEGEND**
- 1. PROPOSED DRIVEWAY
- 2. PROPOSED DRIVEWAY
- 3. PROPOSED DRIVEWAY
- 4. PROPOSED DRIVEWAY
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- 6. PROPOSED DRIVEWAY
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PHASING PLAN
PIEDMONT OAK ESTATES
 COUNTY OF EL DORADO, STATE OF CALIFORNIA



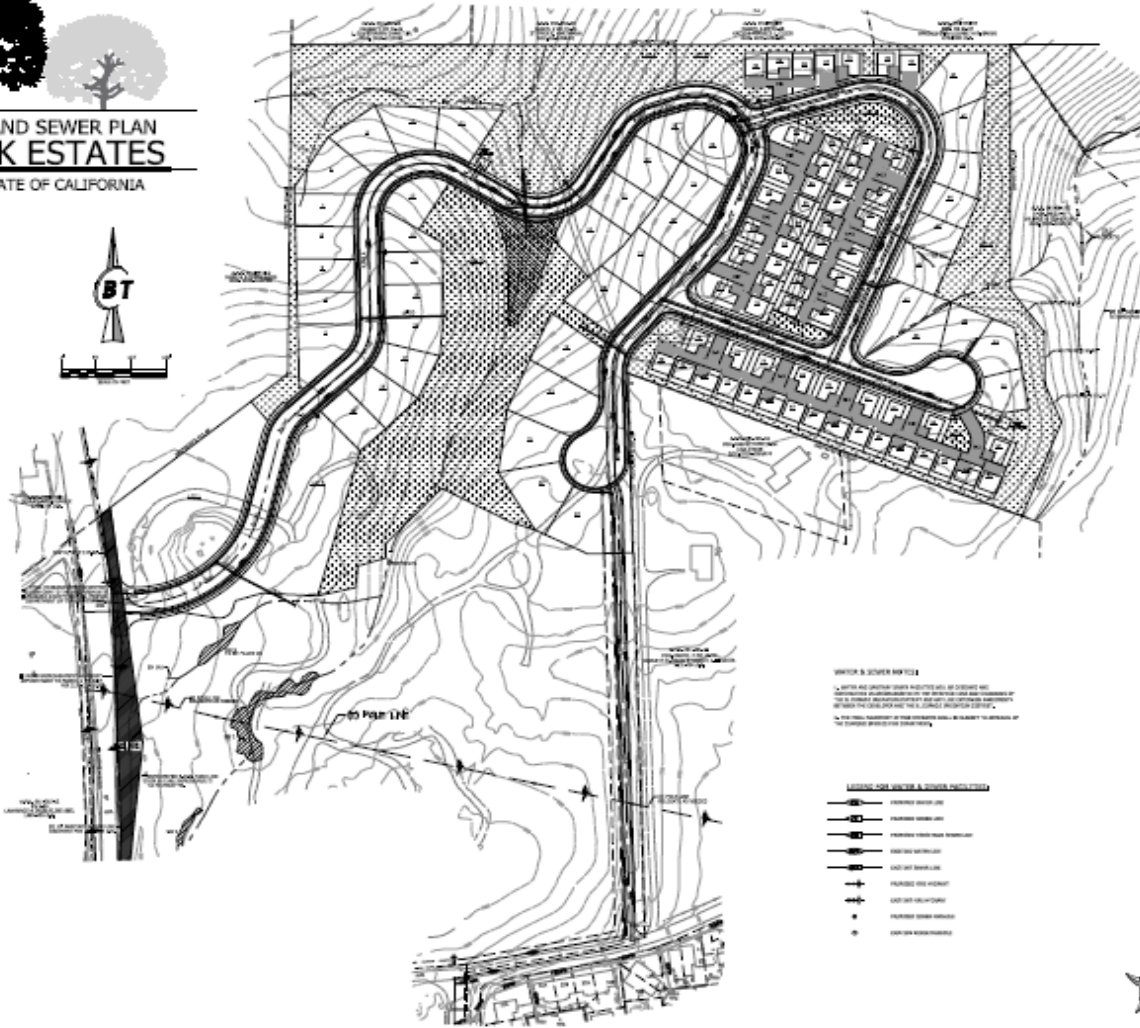
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- PHASE 100 LOTS**



PHASING SHEET
 15-1470-001



PRELIMINARY WATER AND SEWER PLAN
PIEDMONT OAK ESTATES
 COUNTY OF EL DORADO, STATE OF CALIFORNIA



- LEGEND**
- GENERAL NOTES**
- EXISTING UTILITIES**
- PROPOSED UTILITIES**
- PROPOSED ROADS**
- PROPOSED LOT LAYOUT**
- PROPOSED LOT SIZES**
- PROPOSED LOT SPACING**
- PROPOSED LOT WIDTH**
- PROPOSED LOT DEPTH**
- PROPOSED LOT AREA**
- PROPOSED LOT PERMITS**
- PROPOSED LOT ZONING**
- PROPOSED LOT DENSITY**
- PROPOSED LOT YIELD**
- PROPOSED LOT VALUE**
- PROPOSED LOT TAXES**
- PROPOSED LOT FEES**
- PROPOSED LOT COSTS**
- PROPOSED LOT PROFITS**
- PROPOSED LOT RISKS**
- PROPOSED LOT OPPORTUNITIES**
- PROPOSED LOT CHALLENGES**
- PROPOSED LOT SOLUTIONS**
- PROPOSED LOT CONCLUSIONS**

WATER & SEWER NOTES

1. WATER AND SEWER LINES SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH THE CALIFORNIA PUBLIC UTILITIES CODE AND THE CALIFORNIA WATER SUPPLY CODE. ALL WATER AND SEWER LINES SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH THE CALIFORNIA PUBLIC UTILITIES CODE AND THE CALIFORNIA WATER SUPPLY CODE.

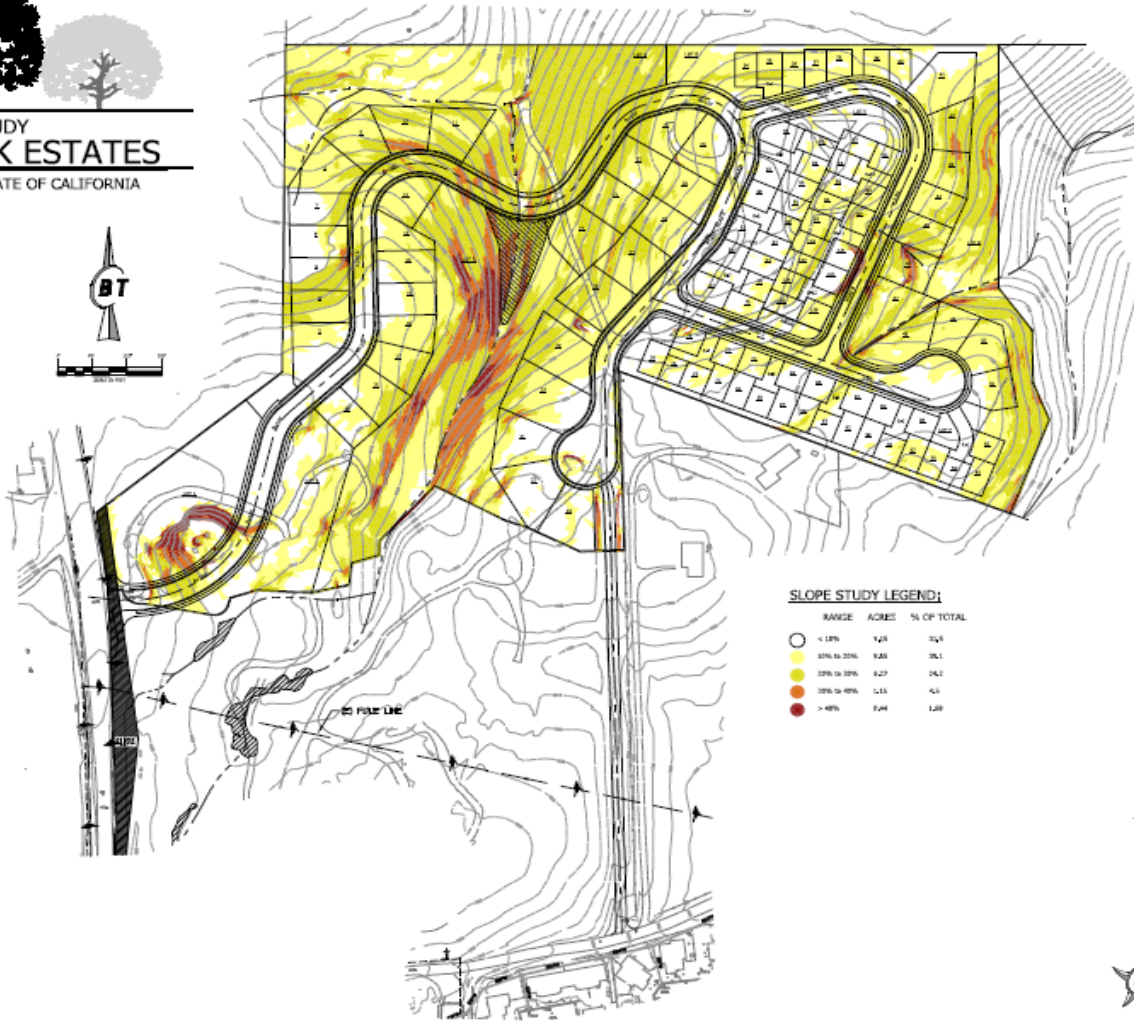
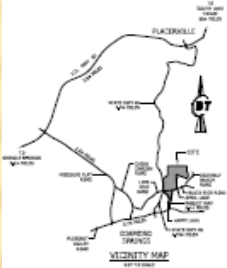
- LEGEND FOR WATER & SEWER UTILITIES**
- 12" WATER MAIN
- 18" WATER MAIN
- 24" WATER MAIN
- 30" WATER MAIN
- 36" WATER MAIN
- 42" WATER MAIN
- 48" WATER MAIN
- 54" WATER MAIN
- 60" WATER MAIN
- 66" WATER MAIN
- 72" WATER MAIN
- 78" WATER MAIN
- 84" WATER MAIN
- 90" WATER MAIN
- 96" WATER MAIN
- 102" WATER MAIN
- 108" WATER MAIN
- 114" WATER MAIN
- 120" WATER MAIN
- 126" WATER MAIN
- 132" WATER MAIN
- 138" WATER MAIN
- 144" WATER MAIN
- 150" WATER MAIN
- 156" WATER MAIN
- 162" WATER MAIN
- 168" WATER MAIN
- 174" WATER MAIN
- 180" WATER MAIN
- 186" WATER MAIN
- 192" WATER MAIN
- 198" WATER MAIN
- 204" WATER MAIN
- 210" WATER MAIN
- 216" WATER MAIN
- 222" WATER MAIN
- 228" WATER MAIN
- 234" WATER MAIN
- 240" WATER MAIN
- 246" WATER MAIN
- 252" WATER MAIN
- 258" WATER MAIN
- 264" WATER MAIN
- 270" WATER MAIN
- 276" WATER MAIN
- 282" WATER MAIN
- 288" WATER MAIN
- 294" WATER MAIN
- 300" WATER MAIN



PRELIMINARY WATER AND SEWER PLAN
 15-1470 H



SLOPE STUDY
PIEDMONT OAK ESTATES
 COUNTY OF EL DORADO, STATE OF CALIFORNIA



SLOPE STUDY LEGEND:

RANGE	ACRES	% OF TOTAL
< 10%	4.28	34.5
10% to 20%	9.20	36.1
20% to 30%	6.27	24.3
30% to 40%	1.11	4.3
> 40%	0.46	1.8

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- PROJECT LOCATION**
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- PROPERTY INFORMATION**
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- ADJACENT PARCELS**
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- EXISTING UTILITIES**
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- PROPOSED SITEWORK**
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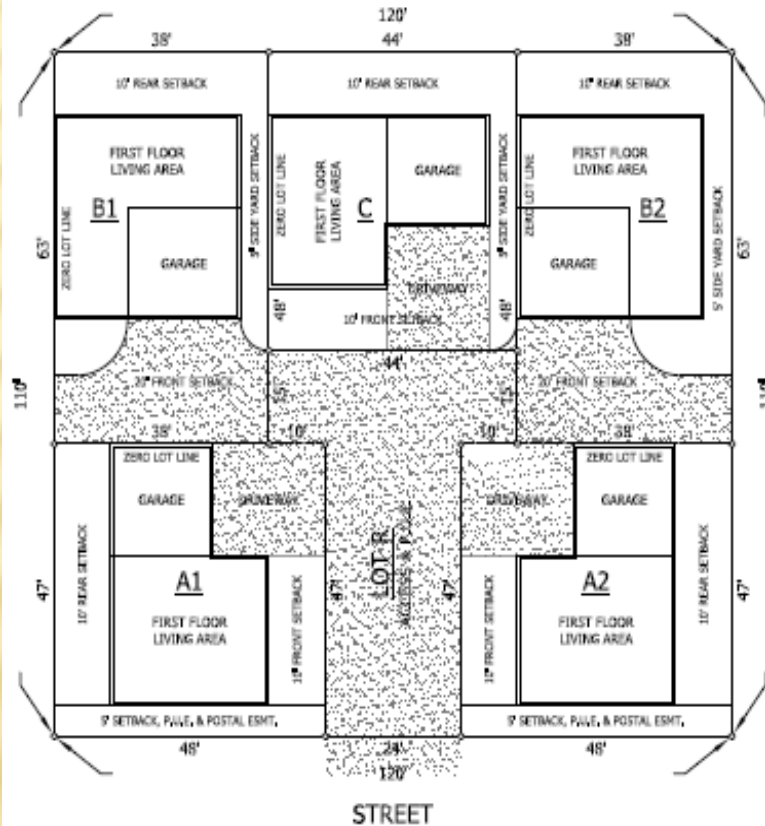


SLOPE STUDY
 PREPARED BY

DETAIL TYPICAL CLUSTERED RESIDENCES

SCALE: 1"=20'

THE RESIDENTIAL STRUCTURE SHOWN IS CONCEPTUAL ONLY.



TYPICAL LOT DATA

LOT	LOT SIZE	STORIES	LIVING SPACE	BUILDING COVERAGE	IMPERVIOUS SURFACE
A1	2,256 SF	2	1,668 SF	996 SF/44%	1,356 SF/60%
A2	2,256 SF	2	1,668 SF	996 SF/44%	1,356 SF/60%
B1	2,394 SF	2	1,618 SF	1,089 SF/45%	1,730 SF/72%
B2	2,394 SF	2	1,618 SF	1,089 SF/45%	1,704 SF/71%
C	2,112 SF	2	1,500 SF	912 SF/61%	1,272 SF/60%
R	1,788 SF	-	-	-	1,788 SF/100%
TOTAL	13,200 SF	-	-	5,082 SF/39%	9,206 SF/70%

DETAIL TYPICAL CUSTOM LOTS

SCALE: 1"=20'

