County of El Dorado

MEETING AGENDA

Planning Commission

Planning and Building
Department
2850 Fairlane Court
Placerville CA 95667
www.edcgov.us
phone:530-621-5355
fax:530-642-0508

Patrick J. Frega, Chair, District 5
Jeff Hansen, First Vice- Chair, District 3
Tim Costello, Second Vice-Chair, District 4
David Spaur, District 1
Bob Williams, District 2

Rhiannon Guilford, Clerk of the Planning Commission
Karen L. Garner, Executive Secretary

Thursday, May 14, 2026 **8:30 AM** **https://edcgov-us.zoom.us/j/81450023613**

Planning Commission Hearing Room 2850 Fairlane Court, Building C Hearing Room, Placerville, CA 95667

For Purposes of the Brown Act § 54954.2 (a), the numbered items on this Agenda give a brief description of each item of business to be transacted or discussed. Recommendations of the staff, as shown, do not prevent the Commission from taking other action.

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PUBLIC PARTICIPATION INSTRUCTIONS

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In-Person: Attend and provide comments in-person at the Planning Commission Hearing Room.

Zoom: Join the meeting at: https://edcgov-us.zoom.us/j/81450023613
- Meeting ID: 814 5002 3613
- You may join the live stream 15 minutes prior to the posted meeting start time.
- To make a public comment via Zoom, use the "Raise Hand" feature.

By Phone: Call 530-621-7603 or 530-621-7610
- Press *9 to indicate your desire to comment.

Written Comments: If you prefer not to attend or speak during the meeting you may submit written comments on specific agenda items. Please email your comments to planning@edcgov.us by 2 PM the day before the meeting the ensure timely distribution to the Commission. All written comments will be entered into the public record. The clerk cannot guarantee that any public comment received after the deadline will be delivered to the Commission prior to any action on the subject matter.

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PROTOCOLS FOR PUBLIC COMMENT

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- If time is exceeded, the speaker's microphone will be muted
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At the Commission's discretion, the Commission may establish:
- A specific time limit per speaker, and/or
- A total time limit for public comment on any item or Open Forum.

Applause, outbursts, or other disruptions are not permitted in the Hearing Room.

8:30 A.M. - CALL TO ORDER & ROLL CALL

PLEDGE OF ALLEGIANCE

ADOPTION OF AGENDA

APPROVAL OF THE CONSENT CALENDAR

All items on the Consent Calendar are to be approved by one motion unless a Commission member requests an item be removed from the Consent Calendar for discussion and a separate Commission action.

CONSENT CALENDAR

1. 26-0784 Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of April 23, 2026.

END OF CONSENT CALENDAR

OPEN FORUM

Open Forum is an opportunity for members of the public to address the Planning Commission on subject matter that is not on their meeting agenda and within their jurisdiction. Public comments during Open Forum are limited to three minutes per person. The Chair may limit public comment during Open Forum.

AGENDA ITEMS

2. 26-0785

Hearing to consider TENTATIVE SUBDIVISION MAP/PLANNED DEVELOPMENT PERMIT, TM25-0003/PD25-0005/Serrano Village M5 request for the following:

1. Tentative Subdivision Map for subdivision of an existing 8.42-acre lot into 10 residential lots ranging in size from 20,018 square feet to 73,063 square feet and four (4) landscaping lots ranging in size from 435 square feet to 3,484 square feet with multiple phases presented for Final Subdivision Map filing;
2. Planned Development Permit to ensure consistency with the existing specific plan (El Dorado Hills Specific Plan); and
3. Design Waivers requested for the following County Design and Improvement Standards Manual (DISM):
   a. Modify Standard Plan 101B for roadway right-of-way and improvement widths (including sidewalks, curbs and turnarounds) as shown on the Tentative Subdivision Map.
   b. Modification of the standard road encroachment under Standard Plan 110 to allow for an entry gate and landscaping median.

The property, identified by Assessor's Parcel Number 123-020-023, consisting of 8.42 acres, is located on the west side of Appian Way, at the intersection with Sangiovese Drive, in the El Dorado Hills area, submitted by Serrano Associates, LLC;

Staff recommends the Planning Commission take the following actions:

1. Find that the project is Statutorily Exempt pursuant to Section 15182 of the CEQA Guidelines; and
2. Approve Tentative Subdivision Map TM25-0003, Planned Development Permit PD25-0005, and the requested Design Waivers based on the Findings and subject to the Conditions of Approval as presented herein

(Supervisorial District 1)

3. 26-0624

Hearing to consider CONDITIONAL USE PERMIT - REVISION CUP-R25-0005/ATC - Wooden Pole to Monopine request to allow the modification and continued operation of a wireless communication facility including the removal of an existing 47-foot-tall wood monopole and replacement with a 63-foot-tall steel monopine to reside within the existing ATC 40-foot by 60-foot lease area.

The property, identified by Assessor's Parcel Number 325-290-006, consisting of 10.3 acres, is located on the east side of Gold Nugget Way, approximately 600 feet south of the intersection with Forni Road in the Placerville Community Region, within the City of Placerville Sphere of Influence, submitted by Epic Wireless Group LLC, Melissa Ofina;

Staff recommends the Planning Commission take the following actions:
1. Find Conditional Use Permit CUP-R25-0005 to be Categorically Exempt pursuant to Section 15302, Replacement or Reconstruction, of the CEQA Guidelines; and
2. Approve Conditional Use Permit CUP-R25-0005 based on the Findings and subject to the Conditions of Approval as presented.

(Supervisorial District 3)

STAFF AND COMMISSIONER UPDATES

This is an opportunity for planning staff and Commission members to provide short informational updated on matters of concern. (May be called at any time during the meeting)

ADJOURNMENT

If you challenge an application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to, the public hearing.

County of El Dorado

330 Fair Lane, Building A
Placerville, California
530 621-5390
FAX 622-3645
www.edcgov.us/bos/

Master Report

File Number: 26-0784

***File ID #:**	26-0784	**Agenda Type:**	Agenda Item	**Status:**	Consent Calendar
Version:	1	**Reference:**		**Gov Body:**	Planning Commission
Department:	Planning and Building			**Created:**	04/27/2026
Agenda Title:	05-14-26 PC Minutes PC 04-23-26			**Final Action:**	

Title: Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of April 23, 2026.

Notes:			
Code Sections:		**Agenda Date:**	05/14/2026
		Agenda Number:	1.
Sponsors:		**::**	
Attachments:	DRAFT MINUTES	**::**	
::		**::**	
Contact:	Rhiannon Guilford	**::**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File 26-0784

Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of April 23, 2026.

County of El Dorado

Minutes - Draft

Planning Commission

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Thursday, April 23, 2026 **8:30 AM** **https://edcgov-us.zoom.us/j/85951389848**

Planning Commission Hearing Room
2850 Fairlane Court, Building C Hearing Room, Placerville, CA 95667

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- A total time limit for public comment on any item or Open Forum.

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8:30 A.M. - CALL TO ORDER & ROLL CALL

Chair Frega called the meeting to order at 8:30 AM. Commissioner Spaur was absent.

Present: 4 - Commissioner Frega, Commissioner Williams, Commissioner Hansen and Commissioner Costello

Absent: 1 - Commissioner Spaur

PLEDGE OF ALLEGIANCE TO THE FLAG

ANNOUNCEMENTS REGARDING THE AGENDA

Robert Peters, Deputy Director of Planning, announced that the Missouri Flat Planning Cost Reimbursement Fee item has been tentatively continued to August 27, 2026, and that R. Guilford accepted the permanent role of Clerk of the Planning Commission.

ATTENDANCE UPDATE

Commissioner Spaur joined the meeting at 8:34 AM.

Present: 5 - Commissioner Frega, Commissioner Spaur, Commissioner Williams, Commissioner Hansen and Commissioner Costello

APPROVAL OF THE CONSENT CALENDAR

Public Comment: None

A motion was made by Commissioner Williams, seconded by Commissioner Costello, to adopt the agenda and approve the consent calendar with one change. Commissioner Hansen abstained.

Yes: 4 - Commissioner Frega, Commissioner Spaur, Commissioner Williams and Commissioner Costello

Abstained: 1 - Commissioner Hansen

All items on the Consent Calendar are to be approved by one motion unless a Commission member requests an item be removed from the Consent Calendar for discussion and a separate Commission action.

CONSENT CALENDAR

1. 26-0526 Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of March 12, 2026.

This item was approved on the consent calendar.

2. 26-0499 Chief Administrative Office, Parks and Trails Division, submitting a request by Michael Juarez, Action Whitewater Adventure and Adam Anderson, Coloma Lotus Whitewater, for a River Use Permit User Day Allocations Transfer.

Staff recommends the Planning Commission take the following action: 1) Approve the request from Action Whitewater Adventure and Coloma Lotus Whitewater to transfer 40 weekend user day allocations from River Use Permit #28 to River Use Permit #20.

This item was approved on the consent calendar.

END OF CONSENT CALENDAR

OPEN FORUM

Public Comment: L. Campbell; G. Kowtha; T. Mccan

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AGENDA ITEMS

3. 26-0684 Department of Transportation recommends that the Planning Commission:
1) Approve the Finding of Consistency of the 2026 Annual Capital Improvement Program (CIP) with the General Plan; and
2) Approve the Finding of Consistency for the following to be included in the Annual CIP:
a) Add new project Silva Valley Parkway at Appian Way Intersection Improvements, CIP 36105087 to the 2026 CIP; and
b) Remove El Dorado Hills Blvd Overlay - Saratoga to Harvard Way, CIP 36105049, from the 2026 CIP.

Public Comment: L. Campbell; G. Kowtha; T. Mccan; B. Smyth

Chair Frega opened the hearing. Upon hearing from staff and the public, Chair Frega closed the hearing.

Commissioner Williams and Commissioner Spaur disclosed that they met with the Department of Transportation. Commissioner Williams also met with local groups from district 2.

A motion was made by Commissioner Williams to delay any consideration of this item until Commissioners are able to review the entire plan document. The motion failed for lack of second.

A second motion was made by Commissioner Hansen, seconded by Commissioner Costello, to recommend that the Board of Supervisors approve the item as presented by staff with a comment from Commissioner Costello recommending that the Board work with the Department of Transportation on the Durock Road realignment to help ensure the work can be completed in a timely manner and coordinated with the Arco construction.

Yes: 3 - Commissioner Frega, Commissioner Hansen and Commissioner Costello

Noes: 2 - Commissioner Spaur and Commissioner Williams

4. 26-0624 Hearing to consider CONDITIONAL USE PERMIT - REVISION CUP-R25-0005/ATC - Wooden Pole to Monopine request to allow the modification and continued operation of a wireless communication facility including the removal of an existing 47-foot-tall wood monopole and replacement with a 63-foot-tall steel monopine to reside within the existing ATC 40-foot by 60-foot lease area.

The property, identified by Assessor's Parcel Number 325-290-006, consisting of 10.3 acres, is located on the east side of Gold Nugget Way, approximately 600 feet south of the intersection with Forni Road in the Placerville Community Region, within the City of Placerville Sphere of Influence, submitted by Epic Wireless Group LLC, Melissa Ofina;

Staff recommends the Planning Commission take the following actions:
1. Find Conditional Use Permit CUP-R25-0005 to be Categorically Exempt pursuant to Section 15302, Replacement or Reconstruction, of the CEQA Guidelines; and
2. Approve Conditional Use Permit CUP-R25-0005 based on the Findings and subject to the Conditions of Approval as presented.

(Supervisorial District 3)

Public Comment: M. Hunter

Chair Frega opened the hearing. Upon hearing from staff and the public, Chair Frega closed the hearing.

A motion was made by Commissioner Hansen, seconded by Commissioner Spaur, to continue the item to a date certain of May 14, 2026.

Yes: 5 - Commissioner Frega, Commissioner Spaur, Commissioner Williams, Commissioner Hansen and Commissioner Costello

5. 26-0625 Hearing to consider REZONE AND TENTATIVE PARCEL MAP, Z24-0007/P25-0001/Wilson Rezone and Parcel Map request to rezone from Residential Estate, Five-Acre minimum (RE-5) to Residential, One-Acre minimum (R1A), and a Tentative Parcel Map dividing the 7.94-acre property into two (2) parcels of approximately 1.5 acres and 6.43 acres.

The property, identified by Assessor's Parcel Number 051-190-008, consisting of 7.94 acres, is located on the northeast side of Coon Hollow Road, approximately 600 feet east of the intersection with Excelsior Road, in the Placerville Community Region, within the City of Placerville Sphere of Influence, submitted by Teri Ottens, Trustee/Marilyn Wilson, Wilson Family Trust;

Staff recommends the Planning Commission forward a recommendation to the Board of Supervisors to take the following actions:
1. Determine that pursuant to CEQA Guidelines, that environmental review may be streamlined pursuant to Section 15183, Projects Consistent with a Community Plan, General Plan, or Zoning.
2. Approve Rezone Z24-0007 and Tentative Parcel Map P25-0001, based on the Findings and subject to the Conditions of Approval as presented.

(Supervisorial District 3)

Public Comment: None

Chair Frega opened the hearing. Upon hearing from staff and the public, Chair Frega closed the hearing.

A motion was made by Commissioner Hansen, seconded by Commissioner Costello, to approve staff's recommendations to forward to the Board of Supervisors.

Yes: 5 - Commissioner Frega, Commissioner Spaur, Commissioner Williams, Commissioner Hansen and Commissioner Costello

6. 26-0626 Hearing to consider an APPEAL received from Bill Wilde appealing the approval of Design Review Permit DR24-0010/Business Drive Open Storage Lot submitted by Jim Dillingham, D&Z Structural Engineering to allow temporary construction-material storage.

The property, identified by Assessor's Parcel Number 109-480-027, consisting of 4.48 acres, is located adjacent to Shingle Lime Mine Road at the western edge of the Barnett Business Park, in the Shingle Springs Community Region, approximately 0.5 miles south of the intersection of Durock Road and Shingle Lime Mine Road.

Staff recommends the Planning Commission (PC) consider the attached exhibits and receive appellant and applicant comments to determine the appropriate amount of landscaping to require and then instruct staff to revise the original Findings and/or Conditions of Approval and approve DR24-0006.

(Supervisorial District 4)

Public Comment: D. Anderly

Chair Frega opened the hearing. Upon hearing from staff and the public, Chair Frega closed the hearing.

Commissioner Costello disclosed that they visited the site.

A motion was made by Commissioner Costello, seconded by Commissioner Spaur, to deny the appeal and to revise the conditions of approval to include that the applicant provide a landscape plan.

Yes: 5 - Commissioner Frega, Commissioner Spaur, Commissioner Williams, Commissioner Hansen and Commissioner Costello

STAFF AND COMMISSIONER UPDATES

Robert Peters, Deputy Director of Planning, reported on the following:
The May 12 Board of Supervisors meeting.
The March 24 Long Range Planning report to the Board of Supervisors.
An Economic Development staffing update.

Karen L. Garner, Director of Planning and Building, reported on the following:
The Grizzy Flats Title 25 Program has partnered with Homemade Sacramento and the kickoff event Wednesday. April 29, 2026.
The Whitehall Building on Highway 50.

Commissioner Williams reported on the following:
The Cameron Park Design Standards and El Dorado Hills.

Commissioner Costello reported on the following:
The work along Ponderosa Road.

This is an opportunity for planning staff and Commission members to provide short informational updated on matters of concern. (May be called at any time during the meeting)

ADJOURNMENT

Chair Frega adjourned the meeting at 12:25 PM.

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County of El Dorado

330 Fair Lane, Building A
Placerville, California
530 621-5390
FAX 622-3645
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Master Report

File Number: 26-0785

***File ID #:**	26-0785	**Agenda Type:** Agenda Item		**Status:**	Agenda Item
Version:	1	**Reference:**		**Gov Body:**	Planning Commission
Department:	Planning and Building			**Created:**	04/27/2026
Agenda Title:	05-14-26 PC Serrano M5			**Final Action:**	

Title: Hearing to consider TENTATIVE SUBDIVISION MAP/PLANNED DEVELOPMENT PERMIT, TM25-0003/PD25-0005/Serrano Village M5 request for the following:

1. Tentative Subdivision Map for subdivision of an existing 8.42-acre lot into 10 residential lots ranging in size from 20,018 square feet to 73,063 square feet and four (4) landscaping lots ranging in size from 435 square feet to 3,484 square feet with multiple phases presented for Final Subdivision Map filing;
2. Planned Development Permit to ensure consistency with the existing specific plan (El Dorado Hills Specific Plan); and
3. Design Waivers requested for the following County Design and Improvement Standards Manual (DISM):
   a. Modify Standard Plan 101B for roadway right-of-way and improvement widths (including sidewalks, curbs and turnarounds) as shown on the Tentative Subdivision Map.
   b. Modification of the standard road encroachment under Standard Plan 110 to allow for an entry gate and landscaping median.

The property, identified by Assessor's Parcel Number 123-020-023, consisting of 8.42 acres, is located on the west side of Appian Way, at the intersection with Sangiovese Drive, in the El Dorado Hills area, submitted by Serrano Associates, LLC;

Staff recommends the Planning Commission take the following actions:

1. Find that the project is Statutorily Exempt pursuant to Section 15182 of the CEQA Guidelines; and
2. Approve Tentative Subdivision Map TM25-0003, Planned Development Permit PD25-0005, and the requested Design Waivers based on the Findings and subject to the Conditions of Approval as presented herein

(Supervisorial District 1)

Notes:

Code Sections:		**Agenda Date:**	05/14/2026
		Agenda Number:	2.
Sponsors:		::	
Attachments:	A- Staff Report, B - Findings, C - Conditions of Approval, D.1 Staff Report Exhibits A-E, D.2 Staff Report Exhibits F-L, D.3 Staff Report Exhibits M-N, D.4 Staff Report Exhibits O-S, E - Public Noticing	::	
::		::	
Contact:	Ande Flower	::	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File 26-0785

Hearing to consider TENTATIVE SUBDIVISION MAP/PLANNED DEVELOPMENT PERMIT, TM25-0003/PD25-0005/Serrano Village M5 request for the following:

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   b. Modification of the standard road encroachment under Standard Plan 110 to allow for an entry gate and landscaping median.

The property, identified by Assessor's Parcel Number 123-020-023, consisting of 8.42 acres, is located on the west side of Appian Way, at the intersection with Sangiovese Drive, in the El Dorado Hills area, submitted by Serrano Associates, LLC;

Staff recommends the Planning Commission take the following actions:

1. Find that the project is Statutorily Exempt pursuant to Section 15182 of the CEQA

Guidelines; and
2. Approve Tentative Subdivision Map TM25-0003, Planned Development Permit PD25-0005, and the requested Design Waivers based on the Findings and subject to the Conditions of Approval as presented herein

(Supervisorial District 1)

DISCUSSION / BACKGROUND

Request to consider the following: Tentative Subdivision Map/Planned Development Permit TM25-0003/PD25-0005/Serrano Village M5 submitted by Serrano Associates, LLC for: 1. Tentative Subdivision Map for sub-division of an existing 8.42-acre lot into 10 residential lots and four (4) landscaping lots with multiple phases presented for Final Subdivision Map filing; 2. Planned Development Permit to ensure consistency with the existing specific plan (El Dorado Hills Specific Plan); and 3. Design Waivers requested for the following County Design and Improvement Standards Manual (DISM): a. Modify Standard Plan 101B for roadway right-of-way and improvement widths (including sidewalks, curbs and turnarounds) as shown on the Tenta-tive Subdivision Map; b. Modification of the standard road encroachment under Standard Plan 110 to allow for an entry gate and landscaping median. The property, identified by Assessor's Parcel Number 123-020-023, consisting of 8.42 acres, is located on the west side of Appian Way, at the intersection with Sangiovese Drive, in the El Dorado Hills area, Supervisorial District 1. (County Planner: Cameron Welch, email: CWelch@edcgov.us) (Statutorily Exempt pursuant to Section 15182, Projects Pursuant to a Specific Plan, of the California Environmental Quality Act (CEQA) Guidelines)

A Staff Report is attached.

CONTACT

Cameron Welch
Planning and Building Department, Planning Division

COUNTY OF EL DORADO
PLANNING AND BUILDING DEPARTMENT
PLANNING COMMISSION
STAFF REPORT

Agenda of: May 14, 2026

Staff: Cameron Welch

TENTATIVE SUBDIVISION MAP/
PLANNED DEVELOPMENT PERMIT

FILE NUMBER: TM25-0003/PD25-0005/Serrano Village M5

APPLICANT: Serrano Associates, LLC

REQUEST: The project consists of the following:

1. Tentative Subdivision Map for subdivision of an existing 8.42-acre lot into 10 residential lots ranging in size from 20,018 square feet to 73,063 square feet and four (4) landscaping lots ranging in size from 435 square feet to 3,484 square feet with multiple phases presented for Final Subdivision Map filing;
2. Planned Development Permit to ensure consistency with the existing specific plan (El Dorado Hills Specific Plan); and
3. Design Waivers requested for the following County Design and Improvement Standards Manual (DISM):
   a. Modify Standard Plan 101B for roadway right-of-way and improvement widths (including sidewalks, curbs and turnarounds) as shown on the Tentative Subdivision Map.
   b. Modification of the standard road encroachment under Standard Plan 110 to allow for an entry gate and landscaping median.

LOCATION: West side of Appian Way, at the intersection with Sangiovese Drive, in the El Dorado Hills area (Exhibits A and B).

SUPERVISORIAL DISTRICT: 1

APN: 123-020-023 (Exhibit C)

ACREAGE: 8.42 acres

GENERAL PLAN: Adopted Plan (AP) El Dorado Hills Specific Plan (Exhibit D)

ZONING: Single-Unit Residential, minimum lot size 20,000 square feet - Planned Development (R20K-PD) (Exhibit E)

ENVIRONMENTAL DOCUMENT: Statutorily Exempt pursuant to Section 15182, Projects Pursuant to a Specific Plan, of the California Environmental Quality Act (CEQA) Guidelines

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

1. Find that the project is Statutorily Exempt pursuant to Section 15182 of the CEQA Guidelines; and

2. Approve Tentative Subdivision Map TM25-0003, Planned Development Permit PD25-0005, and the requested Design Waivers based on the Findings and subject to the Conditions of Approval as presented herein (Exhibits F and G).

BACKGROUND

Village M

The El Dorado Hills Specific Plan (EDHSP) was approved by the El Dorado County Board of Supervisors on July 18, 1988. The EDHSP was designed to be consistent with and represent a refinement and expansion of the El Dorado Hills/Salmon Falls Area Plan. Coupled with the Development Agreement (DA), which is now expired but is part of the consistency analyzation of this project because the DA was integral to the EDHSP as a whole, the EDHSP provides comprehensive policies for the development of a Master Planned Community encompassed within approximately 4,000 acres of property. The identified land uses vary, including high density residential (ranging from three [3] to five [5] dwelling units per acre with planned development), low density residential (ranging as low as 0.25 dwelling units per acre), commercial, public and private open space, and recreational golf course. The Specific Plan provides for 6,162 dwelling units. At this time, it is projected that approximately 4,765 dwelling units will be developed in the Serrano Community at buildout, of which approximately 4,500 have been constructed (Exhibits M and N).

The Villages of the EDHSP are grouped into four (4) Development Neighborhoods: The North Uplands Golf Course Neighborhood (North Uplands), the South Uplands Golf Course Neighborhood (South Uplands), the Valley Floor Neighborhood (Valley Floor), and the Commercial Neighborhood. Villages H, I, J, K, L, M, and R are within North Uplands. All Villages, except for Village R which constitutes 157 acres of land owned by the El Dorado Hills Community Services District (EDHCSD), consist of residential development totaling 1,954 dwelling units in the North Uplands neighborhood (Table 1).

Village M within North Uplands is located along the northern border of the EDHSP (Exhibits M and N). Upon adoption of the EDHSP in 1988, Village M was described in the Specific Plan as follows:

> "Village "M" constitutes a variation from the mix of housing types found elsewhere in the Specific Plan. This is due to the sensitive character of the village in terms of dense tree cover, wildlife habitat, and rolling-to-steep topography. As a result, this village is reserved for the largest lots within the Specific Plan area, Ranch Estates (RE) of 4-7 acres in size. These rural lots also act as a buffer between the edge of the Plan Area and the large rural lots to the north and the agricultural preserve to the east. The rural character of Village "M" will be maintained by the use of a standard rural road system of aggregate or chip seal surface. Water and sewer lines will be located within the public road right-of-way. Road connections to the north are not expected to result in incompatible traffic volumes that would impact the rural setting and natural amenities of the village. Village "M" although large in acreage, is appropriate for approximately 37 dwelling units."

In the nearly four (4) decades since the adoption of the EDHSP, the lots to the north outside the Specific Plan area are no longer large rural lots, but rather single-family residential lots approximately 0.5 to 2 acres in size, and the land to the east is no longer within an agricultural preserve.

Table 1. Dwelling Units (DUs) for North Uplands Villages

North Uplands Villages	DUs Originally Approved per EDHSP	Current Projected DU Buildout	(Reduction) or Increase from Original EDHSP Approval
Village H	362	267	(95)
Village I	699	218	(481)
Village J	342	435	93
Village K	458	671	213
Village L	56	110	54
Village M (incl M5)	37	166	129
Total	**1,954**	**1,867**	**(87)**

The number of dwelling units in any of the residential neighborhoods or any of the Villages may vary within the Specific Plan, according to Section 2.1.1 of the EDHSP DA and Section 2.2 of the EDHSP. A density transfer between Villages may occur, provided that the following criteria are not exceeded: 1) the density for the Village permitted by the El Dorado Hills/Salmon Falls Area Plan (5 dwelling units per acre) as it exists at the time of the effective date of the Agreement; 2) the total units (6,162 dwelling units); and 3) the total gross (1.58 dwelling units per acre) and net (3.05 dwelling units per acre) densities of the Specific Plan.

The projected buildout for Village M has increased from 37 dwellings units to 166 dwelling units at this time, though the total projected buildout of the North Uplands Villages, combined, has

decreased from 1,954 dwelling units to 1,867 dwelling units as of this writing, as demonstrated in Table 1 above.

Tentative Map TM01-1381/PD01-0009/Villages M1, M2, and M5

A Large Lot Tentative Map TM01-1381 was approved in 2002 and recorded in 2004 (Exhibit O). A Tentative Subdivision Map and Precise Development Plan Revision for Phase 5 of Village M (Village M5) was approved on July 12, 2007, resulting in a total of 10 residential lots. Subsequently, the applicant submitted a substantial compliance review for minor revisions to the approved tentative map to place the wetland protected area into a unique open space lot. Staff determined this revision to be substantially conforming in 2019. A small lot final map was never recorded, so the tentative subdivision map that was approved in 2007 eventually expired in 2023 along with the precise development plan revision. Slope and drainage easements were incorporated into Village M5 with a revised Large Lot Final Map in 2014. Lot lines were then revised with an approved 2019 lot line adjustment map (Parcel Map 52-14), which made a minor adjustment to the overall Village M5 acreage. Table 2 on the following page shows the approval timeline for Village M5.

Table 2. Village M5 and TM01-1381 (major changes)

Village M5	Phase	Approval/ Recordation Year	Notes
Contemplated by the El Dorado Hills Specific Plan (Exhibit N)	Pre-phasing	1988 (Approved)	N/A
TM01-1381/PD01-0009 (Original Application)	M1/M2	January 24, 2002	0.36 du/ac; 17 residential/ one (1) open space recorded under TM01-1381F resulting in 73 unrecorded lots
TM01-1381 Large Lot (Approved by Planning Commission) (Exhibit O)	M5	2004 (Recorded)	37 Large Lot areas; an undetermined number of Open Space lots
TM01-1381R/PD01-0009R (First Revision)	M2/M3	February 9, 2006 (Approved)	0.40 du/ac; Village M increased to 98 residential lots (103 total lots)

TM01-1381R/ PD01-0009R (Approved by Planning Commission, but not Recorded) (Exhibit P)	M5	2007 (Approved)	10 Residential lots proposed
TM01-1381R Merger and Re-subdivision (Exhibit Q)	Village M	2014 (Recorded)	Incorporates slope and drainage easements for M5 (Parcel 1)
Lot Line Adjustment (Exhibit R)	M5 (Parcel 1)	2019 (Recorded)	Change to lot line for M5 Large Lot
TM25-0003/ PD25-0005 (Exhibit F)	M5	Pending this review	10 Residential lots Two Phases

A Project Status Map was produced by the applicant in 2026, included with the exhibits for context (Exhibit S). Grading and improvement plans for Village M5 were approved in 2022 under TM01-1381R, and the site was subsequently rough graded and stabilized in the same year. The remaining improvements have not been constructed to date.

Through a separate application, TM24-0001/Z24-0001/PD24-0001, a request was made for the following:

1. Subdivision into 20 residential lots ranging in size from 7,000 square feet to 19,763 square feet, four (4) landscaping lots ranging in size from 435 to 3,485 square feet, and one (1) open space lot of 1.99 acres (86,685 square feet);

2. Rezone to Single-Unit Residential, minimum lot size 6,000 square feet within a Planned Development Combining Zone (R1-PD) for 6.43 acres and Open Space (OS) for 1.99 acres of the site;

3. Planned Development Permit to establish modified development standards for the site; and

4. Design Waivers for the following County Design and Improvement Standards Manual (DISM):

    a. Modification of Standard Plan 101B and 114 for roadway right-of-way and improvement widths (including sidewalks, curbs and turnarounds) as shown on the Tentative Subdivision Map.
    b. Modification of the standard road encroachment under Standard Plan 110 to allow for an entry gate and landscaping median.
    c. Exceedances of 3:1 lot width to depth ratio for Lots 4, 6, 8, 12, 13, and 15-19 per DISM Volume II, Section 2:A)2).

d. Creation of a flag lot for Lot 1 per DISM Volume II, Section 2:B)7).

At the March 13, 2025 Planning Commission hearing with one (1) absent (Legistar File 25-0387), the Planning Commission voted 3-1 to recommend denial of TM24-0001/Z24-0001/PD24-0001. At the July 29, 2025 Board of Supervisors hearing (Legistar File 25-1214), the Board of Supervisors, with one (1) absent, voted 2-2 to both:

1. Forward the item back to the Planning Commission for evaluation of a revised proposal; and

2. Deny TM24-0001/Z24-0001/PD24-0001.

Because there was no majority decision made by the Board of Supervisors, the decision reverted back to the recommendation made by the Planning Commission, which was project denial. Subsequent to project denial, a new, separate application, the current project, was filed and processed. It is noted that the TM25-0003/PD25-0005 application is substantially similar to TM01-1381R/PD01-0009R, which was also approved for 10 lots.

STAFF ANALYSIS

Staff has reviewed the project for compliance with the County's regulations and requirements. An analysis of the proposal and issues for Planning Commission consideration are provided in the following sections.

Project Description

The proposed Tentative Subdivision Map and Planned Development Permit includes the following:

1. Subdivision of an existing 8.42-acre lot into 10 residential lots ranging in size from 20,018 square feet to 73,063 square feet and four (4) landscaping lots ranging in size from 435 square feet to 3,484 square feet with multiple phases presented for Final Subdivision Map filing;

2. Ensure consistency with the existing specific plan (EDHSP); and

3. Design Waivers requested for the following County DISM:

    a. Modify Standard Plan 101B for roadway right-of-way and improvement widths (including sidewalks, curbs and turnarounds) as shown on the Tentative Subdivision Map.

    b. Modification of the standard road encroachment under Standard Plan 110 to allow for an entry gate and landscaping median.

Development of these production lots is subject to building permit review for building setbacks, location of the driveway entrance, and oak tree measures. The Serrano Architectural Review Committee will also review for similar development standards as they relate to their adopted design guidelines prior to any building permit application submittal to the County. Landscape Lots A, B, C and D are located at the entrance to the subdivision. Lots 1 and 2 contain a deed-restricted riparian area that includes a non-development area (Exhibits F-J).

The gated subdivision would be served by a 36-foot wide (road width) internal road off Appian Way and dead ends into two (2) separate cul-de-sacs. The roads would be constructed based on the modifications of Standard Plan 101B of the County DISM, as shown on the Tentative Subdivision Map. All lots are accessed exclusively via this internal road. Water and sewer services would be provided by El Dorado Irrigation District (EID). EID currently has an eight-inch potable water line located in Appian Way. A six-inch sewer line exists along Appian Way and Sangiovese Drive, and an eight-inch off-site sewer line in the Highland View Subdivision, Unit 1. At this time, sewer lines have adequate capacity. To receive service, these existing lines would be extended in accordance with EID standards.

Site Description

The project is located on slopes that range from five (5) percent to over 40 percent. There are buildable sites on the lots that avoid the 30 percent and above sloped areas. The dominant vegetation on the site consists of native grasses. Seven (7) mature oak trees are located near the northern portion of the property, and a cluster of smaller oak trees is located at the southern end of the property. As previously noted, on-site grading and improvement plans for Village M5 were approved in 2022 under TM01-1381R, and the site was subsequently rough graded and stabilized in the same year. The remaining improvements have not been constructed to date. The adjacent land uses are listed according to direction in Table 3.

Table 3. Adjacent Land Uses

	Zoning	General Plan	Land Use/Improvements
North	Single-unit Residential, minimum lot size 20,000 square feet (R20K)	High Density Residential (HDR)	Single family residential units/Highland View Subdivision.
South	Single-unit Residential – Planned Development/ Open Space (R1-PD/OS)	Adopted Plan (EDHSP)	Single family residential units/Open Space
East	Single-unit Residential, minimum lot size 20,000 square feet – Planned Development (R20K-PD)	Adopted Plan (EDHSP)	Single family residential units
West	Single-unit Residential (R1)/Single-unit	High Density Residential (HDR)	Single family residential units/vacant land

	Residential, minimum lot size 20,000 square feet (R20K)/One-Acre Residential (R1A)		

General Plan

The El Dorado County General Plan designates the subject site as AP, a designation in reference to areas where specific plans have been adopted. These plans and the respective land use maps are accepted and incorporated by reference and are hereby adopted as the General Plan land use map for such area. Since the EDHSP has been incorporated by reference under General Plan Land Use Element Policy 2.2.1.2, the proposed Tentative Subdivision Map is found to be consistent with the General Plan.

Specific Plan

Village M is identified in the EDHSP as an area reserved for large estate residential lots ranging from four (4) to seven (7) acres in size (Exhibits M and N). Consistent with the density transfer provision in the EDHSP, DA, and Specific Plan, recent Tentative Maps for Village M increased the number of residential lots from 37 estate parcels to 156 custom and production lots in five (5) phases. The proposed project would create 10 residential lots resulting in a total of 166 custom and production residential lots in Village M. The resulting Village M dwelling units (166) and net density (1.82 dwelling units per acre) are within the total residential units (6,162 dwelling units) projected for the entire Specific Plan and do not exceed the net (3.05 dwelling units per acre) density of the total Specific Plan. Therefore, the proposed Tentative Subdivision Map is found to be consistent with the EDHSP. The number of residential lots for M Plats are listed in Table 4 according to the dates that Final Maps were recorded.

Table 4. Recorded Village M Final Maps by Phase

Plat	# Res. lots	Recorded	Type
M, Unit 1	17	2004 – Subd. J-36	Custom
M2, Unit 1	11	2015 – Subd. J-138	Custom
M2, Unit 2	38	2015 – Subd. J-139	Production
M2, Unit 3	24	2020 – Subd. K-38	Custom
M3	28	2020 – Subd. K-39	Custom
M4	38	2023 – Subd. K-66	Custom
Subtotal	**156**		
M5 (this project)	10	Future	Custom/Production
Total Buildout	**166**		

The proposed Tentative Subdivision Map includes two (2) phases for filing a Final Subdivision Map for the M5 Plat. Multiple Final Subdivision Maps may be completed for this project. The applicant has stated that this phasing plan is approximate only, and the subdivider will not be required to define the number or configuration of the proposed multiple Final Subdivision Maps, according to the subdivision Map Act 66456.1.

Zoning

The project site is zoned R20K-PD. The proposed residential lots meet the required height, setback, lot width, and minimum parcel size of 20,000 square feet.

Subdivision Ordinance

As detailed in the Subdivision Map Findings for this entitlement request, the proposed Tentative Subdivision Map is found to be consistent with the County Subdivision Ordinance (Title 120).

Planned Development Permit

The Planned Development Permit has been reviewed pursuant to Section 130.52.040 of the County's Zoning Ordinance (Development Plan Permit). Since the previous Development Plan expired, a new Planned Development Permit with a new number, PD25-0005, was obtained for this proposal. In accordance with Section 130.52.040.E of the County's Zoning Ordinance, a Planned Development Permit cannot be approved unless the Planning Commission can make six (6) specific findings. As further discussed in the Findings, staff concludes that the required findings can be made to support the proposed Planned Development Permit.

Design Waivers

Design Waivers have been requested for the following standards:

a. Modification of Standard Plan 101B for roadway right-of-way and improvement widths (including sidewalks, curbs and turnarounds) as shown on the Tentative Subdivision Map.

b. Modification of the standard road encroachment under Standard Plan 110 to allow for an entry gate and landscaping median.

As further discussed in the Findings, staff concludes that the required findings under Chapter 120.08.020 of the County's Subdivision Ordinance can be made to support the Design Waivers.

Parkland Dedication Requirements Satisfied

The EDHSP parkland dedication requirements were specified based upon the overall Specific Plan area and the 6,162 approved dwelling units. Compliance with the EDHSP, DA, and Public Facilities Financing Plan (PFFP) requirements has been verified with each Tentative Subdivision Map application and annual DA reviews and deemed satisfied as found with Table 5.

Table 5. Parkland Dedication Status

PFFP Section	Park Category	Requirement	Developer Status
IV.E.1	Community and District Parks	Village Green – 10 acres	Complete. Developer constructed 10 acres and dedicated to the EDHCSD.
		School – 8 acres	Complete. Developer constructed 5.5-acre Allan Lindsey Park adjacent to Oak Meadow School and dedicated to the EDHCSD. 2.5 acres transferred to the Village J Lot H site in consultation with the EDHCSD.
		School – 10 acres	Complete. Developer dedicated 12.5-acre Village J Lot H site to EDHCSD pursuant to a 2020 Parkland Dedication Agreement.
PFFP Section	**Park Category**	**Requirement**	**Developer Status**
IV.E.2	Neighbor-hood Parks	1-2-acre neighborhood park in each residential Village containing 200+ DUs. Villages with 500+ DUs shall have a second park of equal size or a single park double in size.	Not required. Village M, at 166 DUs, does not meet the required threshold for a neighborhood park.

Additionally, Section 7.6.2.1 (Recreation and Parks, Current Service) of the Specific Plan anticipated a minimum of 25 acres of neighborhood parks, and the project developer has exceeded that requirement by providing 29 acres. Notwithstanding the reduced Specific Plan buildout to approximately 4,800 dwelling units, the project developer has satisfied all parkland dedication requirements based on the 6,162-dwelling units Specific Plan approval. In an agreement dated August 4, 2020, between the project developer, the EDHCSD, and the County (Exhibit L), the EDHCSD acknowledges that Serrano has fulfilled all parkland dedication and parkland improvement obligations imposed upon it in connection with the EDHSP. Therefore, additional parkland dedication is not required for the proposed project.

ENVIRONMENTAL REVIEW

The project is a residential project and a part of an adopted Specific Plan; therefore, this project is Statutorily Exempt from the requirements of CEQA pursuant to Section 15182 Projects Pursuant to a Specific Plan, stating that a residential project is exempt where a public agency has prepared an Environmental Impact Report (EIR) on a specific plan after January 1, 1980. No impacts have been identified which were not discussed and mitigated in the EIR. No further environmental analysis is necessary.

SUPPORTING INFORMATION

Attachments to Staff Report

Findings
Conditions of Approval

Exhibit A.....Location Map
Exhibit B.....Aerial Map
Exhibit C.....Assessor's Map
Exhibit D.....Specific Plan/General Plan Map
Exhibit E.....Zoning Map
Exhibit F.....Tentative Subdivision Map
Exhibit G.....Tentative Subdivision Map with Aerial Photo
Exhibit H.....Tentative Grading and Drainage Plan
Exhibit I.....Tentative Utility Plan
Exhibit J.....Slopes Map
Exhibit K.....Drainage Memorandum
Exhibit L.....Lot H Park Agreement Fully Executed
Exhibit M.....El Dorado Hills Specific Plan Map
Exhibit N.....El Dorado Hills Specific Plan
Exhibit O.....2004 Plat of Serrano Village M Large Lot
Exhibit P.....2007 Approved M5 TM - Not Recorded
Exhibit Q.....2014 Approved M5 Re-subdivision
Exhibit R.....2019 Approved M5 (Parcel 1) Lot Line Adjustment
Exhibit S.....2026 Project Status Map (Applicant)

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FINDINGS

Tentative Subdivision Map TM25-0003/
Planned Development Permit PD25-0005/Serrano Village M5
Planning Commission/May 14, 2026

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

1.0 CEQA FINDINGS

1.1 As a residential project and a part of an adopted El Dorado Hills Specific Plan (EDHSP) Environmental Impact Report (EIR), this project is Statutorily Exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15182 Projects Pursuant to a Specific Plan, stating that a residential project is exempt where a public agency has prepared an EIR on a specific plan after January 1, 1980. No impacts have been identified which were not discussed and mitigated in the EIR. No further environmental analysis is necessary.

2.0 ADMINISTRATIVE FINDINGS

2.1 General Plan

The El Dorado County General Plan designates the subject site as Adopted Plan (AP), a designation in reference to areas where specific plans have been adopted. These plans and the respective land use maps are accepted and incorporated by reference and are hereby adopted as the General Plan land use map for such area. Since the EDHSP has been incorporated by reference under General Plan Land Use Element Policy 2.2.1.2, the proposed Tentative Subdivision Map is found to be consistent with the General Plan.

2.2 Specific Plan

Village M is identified in the Specific Plan as an area reserved for large estate residential lots ranging from four (4) to seven (7) acres in size. Consistent with the density transfer provision in the EDHSP Development Agreement (DA) and Specific Plan, recent Tentative Maps for Village M increased the number of residential lots from 37 estate parcels to 156 custom and production lots in 5 phases. The proposed Tentative Subdivision Map would reconfigure Village M, Phase 5 (Village M5), and create an additional 10 residential lots resulting in a total of 166 custom and production residential lots in Village M. The resulting Village M dwelling units (166) and net density (1.82 dwelling units per acre) is within the total residential units (6,162 dwelling units) projected for the entire Specific Plan and does not exceed the net (3.05 dwelling units per acre) density of the total Specific Plan. Therefore, the proposed Tentative Subdivision Map is found to be consistent with the EDHSP.

3.0 ZONING FINDINGS

3.1 The project is consistent with Section 130.24.010 C.2.

130.24.010 C.2 Single-unit Residential (R): The R zone is used to promote and regulate the development of higher density, single-unit dwellings, and accessory structures and uses. Minimum lot size designations of R1 and R20K are applied to this zone based on surrounding use compatibility, and physical and infrastructural constraints. Said designations represent the minimum lot size of 6,000 and 20,000 square feet, respectively. This zone is applicable to lands designated as High Density Residential (HDR) in the General Plan.

Rationale: The zoning for the project site is Single-unit Residential, minimum lot size 20,000 square feet within a Planned Development Combining Zone (R20K-PD) on 8.42 acres. The proposed residential lots meet the minimum parcel size of 20,000 square feet.

3.2 The project is consistent with Section 130.24.030.

130.24.030 Residential Zone Development Standards.

Rationale: The zoning for the project site is R20K-PD. The standard setbacks for the R20K zone require 30 feet from the front, 10 feet from the sides, and 30 feet from the rear property lines. The maximum building height for the R20K zone is 40 feet. The minimum lot width for the R20K zone is 100 feet. The proposed project meets the required height, setback, and lot width standards. The project is consistent with this section.

3.3 The project is consistent with Section 130.28.050

130.28.050 Residential Development Requirements: All residential development projects in the (–PD) Combining Zone shall be subject to 30 percent of the total site being set aside for open space that is commonly owned or publicly dedicated per section 130.28.050.A of the County Zoning Ordinance.

Rationale: Village M5 is a component of the EDHSP which provides for plan area open space rather than in-tract open space. The portion of the adopted 1988 EDHSP requires 1,178 acres set aside of combined open space, consisting of 808 acres of natural open space and 370 acres reserved for two (2) golf courses. The first golf course, 189 acres in size (Serrano Country Club), was built during the 1990s. In 2000, the Planning Commission approved a Finding of Consistency (PD99-04/TM99-1361) designating the second potential golf course as public, natural open space as envisioned by Section 6.2.3 (Golf Course) of the EDHSP. In 2020/2021, an Open Space Management Plan (OSMP) was developed and determined that the plan area

open space of 1,234 acres currently exceeds the required 1,178 acres of open space. The open space requirement of this project has been met.

3.4 **The project is consistent with Section 130.34.020.**

130.34.020 Outdoor Lighting Standards: All outdoor lighting shall be located, adequately shielded, and directed such that no direct light falls outside the property line, or into the public right-of-way.

Rationale: The project is designed to be consistent with Chapter 130.34 (Outdoor Lighting) of the County's Zoning Ordinance. The project is designed to comply with County lighting standards and would be reviewed for compliance at time of building permit issuance. All residential oriented lighting is designed to be shielded downwards to minimize nighttime glare to maintain minimal light impacts to adjacent uses while also providing enough lighting for safety and security on the project site. All lighting would be manufactured to U.L. specifications. The project is consistent with this section.

3.5 **The project is consistent with Table 130.35.030.**

130.35.030 Parking and Loading Requirements: Residential units require two (2) parking spaces per unit.

Rationale: The project would provide at least 20 parking spaces for the proposed residential units, as each individual unit will have an attached garage that can fit at least two (2) cars. The project is consistent with this section.

4.0 SUBDIVISION MAP FINDINGS

4.1 That the proposed map is consistent with applicable general and specific plans;

Rationale: The proposed Tentative Subdivision Map would create a total of 10 residential lots in conformance with the designated uses, density and density transfer provision identified in the EDHSP, DA, and as adopted by reference El Dorado County General Plan.

4.2 That the design or improvement of the proposed division is consistent with applicable general and specific plans;

Rationale: The design and improvement of the subdivision has been designed in conformance with the identified residential land use and density requirements in the EDHSP and is consistent with previous approval for Village M under TM01-1381/PD01-0009. Subsequent improvement plans

shall be further reviewed in accordance with the applicable County standards and recommended Conditions of Approval for this project.

4.3 That the site is physically suitable for the type of development;

Rationale: Village M5 is characterized with slope areas ranging from 5 to 40 percent, oak trees, and an intermittent stream. However, the proposed residential lots would accommodate existing building pad location, thereby minimizing impacts to on-site resources and site constraints, in accordance with the residential design guidelines in the EDHSP which provide that any residential and accessory structures on slopes over 20 percent shall be carefully designed through erosion controls, engineered grading, and use of post and beam or step-footing construction to ensure long term stability. Therefore, the site is physically suitable for the residential development.

4.4 That the site is physically suitable for the proposed density of development;

Rationale: The site is physically suitable to accommodate the proposed Village M5 subdivision. The proposed subdivision would create 10 residential lots resulting in a net density of 1.82 dwelling units per acre in Village M, which does not exceed the net density of the Specific Plan of 3.05 dwelling units per acre. The anticipated development would consist of individual pads for residential units subject to the standards of the EDHSP and the County involving site grading, tree preservation, utility connections, and road construction.

4.5 That the design of the division or the proposed improvements are likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat;

Rationale: Development of these residential lots is subject to the applicable provisions of the EDHSP and required mitigation measures under the certified EIR regulating proper pad design and layout minimizing impacts to natural resources on site. Prior to development of each lot, individual construction and improvement plans shall be reviewed for conformance to applicable County standards and Serrano Architectural Review Committee requirements.

4.6 That the design of the division or the type of improvements would not cause serious public health hazards;

Rationale: The design and required improvements for Village M5 would not pose public health hazards. Development of the proposed 10 residential lots would be subject to improvement plans and permits verifying construction

of utilities for water, sewer, power, drainage, and roads in accordance with the Specific Plan and County standards.

4.7 That the design of the division or the improvements is suitable to allow for compliance with the requirements of Section 4291 of the Public Resources Code (Brush and Wildfire Prevention);

Rationale: The development of each lot is subject to the applicable Specific Plan policies involving site design and maintenance of open areas susceptible to brush fires. Further, the subdivision is subject to specific project Conditions from the El Dorado Hills Fire Department (EDHFD) regarding location of hydrant, construction of non-combustible fencing material, and establishing adequate fire setbacks. Therefore, the proposed subdivision conforms to the requirements of Section 4291 of the Public Resources Code.

4.8 That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the approving authority may approve a map if it finds that alternate easements for access or for use will be provided and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision. (Ord. 3805 §15, 1988: prior code §9702)

Rationale: Necessary utility easements for the subdivision are appropriately depicted on the Tentative Subdivision Map and shall be further verified for any conflicts by the County Surveyor's Office at the time of filing of the Final Subdivision Map.

5.0 DEVELOPMENT PLAN PERMIT FINDINGS

5.1 The proposed development plan is consistent with the General Plan, any applicable specific plan, and Chapter 130.28 (Planned Development (-PD) Combining Zone) in Article 2 (Zones, Allowed Uses, and Zoning Standards) of this Title.

Rationale: The project is a residential development contemplated by the EDHSP, which is consistent with the El Dorado County General Plan and Chapter 130.28 of the County Zoning Ordinance.

5.2 The site is adequate in shape and size to accommodate proposed uses and other required features.

Rationale: The residential development has been designed to meet the applicable standards of the EDHSP and the County's Zoning Ordinance. Specifically,

implementation of the residential subdivision would benefit from the amenities provided by the master developer that create a desirable environment for its future residents. These amenities include natural open space, circulation, and subdivision entry features consistent with other phases of development in the EDHSP.

5.3 Adequate public services and facilities exist or will be provided to serve the proposed development including, but not limited to, water supply, sewage disposal, roads, and utilities.

Rationale: The subdivision would be served by existing public services for roads, water, sewer, drainage, recycled water, fire and emergency. Utility service will be readily available because of existing development in the area. Verification of these services will occur prior to recordation of the Final Subdivision Map for this phase.

5.4 If mixed-use development is being proposed, the development conforms to the standards in Section 130.40.180 (Mixed Use Development) in Article 4 (Specific Use Regulations) of this Title.

Rationale: Not applicable as mixed-use development is not proposed as a part of this residential subdivision.

5.5 The proposed development complies with the provisions of the –PD Combining Zone Section 130.28.010 (Planned Development (-PD) Combining Zone Established) in Article 2 (Zones, Allowed Uses, and Zoning Standards) of this Title.

Rationale: The Planned Development Combining Zone allows for the use of flexible development standards, promotes more efficient utilization of land; reflects the character, identity and scale of the local community; and minimizes use compatibility issues and environmental impacts. The proposed residential development complies with the provisions of the -PD Combining Zone Section as discussed in the Findings and throughout the Staff Report. The project is consistent with this section.

6.0 DESIGN WAIVER FINDINGS

6.1 Chapter 120.08.020 of the County Subdivisions Ordinance requires that the following four (4) findings are met for each Design Waiver in order to justify their approval:

Design Waiver Request 1: Modification of Standard Plan 101B for roadway right-of-way and improvement widths (including sidewalks, curbs and turnarounds) as shown on the Tentative Subdivision Map.

1. There are special conditions or circumstances peculiar to the property proposed to be divided which would justify the adjustment or waiver.

Rationale: Standard Plan 101B road improvements are typically applied to public roads serving a residential development. The proposed modified road improvements would serve a Serrano residential development that would be privately owned and maintained by the Serrano El Dorado Owners' Association. Accordingly, the project site is located within the EDHSP that adheres to different road design features than the rest of the County.

Construction of the proposed improvements is typical of the existing private roadway systems and lotting patterns in the Serrano development, with all subdivision roadway improvements commonly owned and maintained by the Serrano El Dorado Owners' Association. The modified improvements are necessary to maintain a common design theme throughout the Specific Plan area. These improvements would sufficiently accommodate the anticipated minimal vehicular and pedestrian traffic, and on-site utilities to serve the development.

2. Strict application of the design or improvement requirements of this article would cause extraordinary and unnecessary hardship in developing the property.

Rationale: Standard design or improvement requirements would result in an atypical design in the Specific Plan area and would create an unnecessary hardship that disrupts the harmonious designs utilized throughout the Specific Plan area. Furthermore, application of the standard road right-of-way and related improvements would result in wider pavement and additional unnecessary disturbance to the site, thereby posing an encumbrance to the design and functionality of the planned residential development.

3. An adjustment or waiver would not be injurious to adjacent properties or detrimental to health, safety, convenience, and welfare of the public.

Rationale: The improvements are designed to sufficiently meet the vehicular and pedestrian circulation and safety needs of the future residents of this Village and the public in general, as reviewed by the local fire protection district and County Department of Transportation (DOT). The improvements shall be constructed in accordance with standards of the County Design and Improvement Standards Manual (DISM), subject to improvement and other construction plans. Applicable Conditions of Approval and applicable mitigation measures shall be verified during the review and prior to issuance of any construction permits. Therefore, the proposed deviation would not be detrimental to the health, safety, and welfare of the public.

4. The waiver would not have the effect of nullifying the objectives of this article or any other law or ordinance applicable to the subdivision.

Rationale: The modified improvements and development standards have previously been approved for other Serrano Villages. The roadway and lot designs sufficiently serve the subdivision and provide aesthetic amenities for the subdivision. Granting of the Design Waivers would not nullify the objectives of the County Subdivision Ordinance. Other applicable provisions of the DISM remain in effect.

Design Waiver Request 2: Modification of the standard road encroachment under Standard Plan 110 to allow for an entry gate and landscaping median.

1. There are special conditions or circumstances peculiar to the property proposed to be divided which would justify the adjustment or waiver.

Rationale: The project site is located within the EDHSP that adheres to different architectural design features than the rest of the County. Construction of the proposed improvements is typical of the existing private roadway systems and landscape patterns in the Serrano development, with all subdivision roadway improvements commonly owned and maintained by the Serrano El Dorado Owners' Association. The modified improvements are necessary to maintain a common design theme throughout the Specific Plan area.

2. Strict application of the design or improvement requirements of this article would cause extraordinary and unnecessary hardship in developing the property.

Rationale: Standard design or improvement requirements would result in an atypical design in the Specific Plan area and would create an unnecessary hardship that disrupts the harmonious designs utilized throughout the Specific Plan area.

3. An adjustment or waiver would not be injurious to adjacent properties or detrimental to health, safety, convenience, and welfare of the public.

Rationale: The improvements are designed to sufficiently meet the vehicular and pedestrian circulation and safety needs of the future residents of this Village and the public in general as reviewed by the local fire protection district and County DOT. The improvements shall be constructed in accordance with standards of the DISM, subject to improvement and other construction plans. Applicable Conditions of Approval and mitigation measures shall be verified during the review and prior to issuance of any construction permits. Therefore, the proposed deviation would not be detrimental to the health, safety, and welfare of the public.

4. The waiver would not have the effect of nullifying the objectives of this article or any other law or ordinance applicable to the subdivision.

Rationale: The modified improvements and development standards have previously been approved for other Serrano Villages. The roadway and lot designs sufficiently serve the subdivision and provide aesthetic amenities for the subdivision. Granting of the Design Waivers would not nullify the objectives of the County Subdivision Ordinance. Other applicable provisions of the DISM remain in effect.

CONDITIONS OF APPROVAL

Tentative Subdivision Map TM25-0003/
Planned Development Permit PD25-0005/Serrano Village M5
Planning Commission/May 14, 2026

1. This Tentative Subdivision Map and Planned Development Permit request is based upon and limited to compliance with the project description, the Conditions of Approval set forth below, and the following hearing Exhibits:

   Exhibit F.....Tentative Subdivision Map
   Exhibit H.....Tentative Grading and Drainage Plan

   Any deviations from the project description, exhibits, or Conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.
   The project description is as follows:

   A. Subdivision of an existing 8.42-acre lot into 10 residential lots ranging in size from 20,018 square feet to 73,063 square feet and four (4) landscaping lots ranging in size from 435 square feet to 3,484 square feet, with multiple phases presented for final map filing;

   B. Planned Development Permit to ensure consistency with the existing specific plan (El Dorado Hills Specific Plan); and

   C. Design Waivers requested for the following County Design and Improvement Standards Manual (DISM):

      1. Modification to Standard Plan 101B for roadway right-of-way and improvement widths (including sidewalks, curbs and turnarounds) as shown on the Tentative Subdivision Map.

      2. Modification of the standard road encroachment under Standard Plan 110 to allow for an entry gate and landscaping median.

   Development of these production lots is subject to building permit review for building setbacks, location of the driveway entrance, and oak tree measures. The Serrano Architectural Review Committee will also review for similar development standards as they relate to their adopted design guidelines prior to building permit application submittal to the County. Landscape Lots A, B, C and D are located at the entrance to the subdivision. Lots 1 and 2 contain a deed-restricted riparian area that includes a non-development area.

   The gated subdivision would be served by a 36-foot wide (road width) internal road off Appian Way and dead ends into two (2) separate cul-de-sacs. The roads would be

constructed based on the Standard Plan 101B of the County DISM, as shown on the Tentative Subdivision Map. All lots are accessed exclusively via this internal road. Water and sewer services would be provided by the El Dorado Irrigation District (EID). EID currently has an eight-inch potable water line located in Appian Way. A six-inch sewer line exists along Appian Way and Sangiovese Drive, and an eight-inch off-site sewer line in Highland View Subdivision, Unit 1. These sewer lines have adequate capacity at this time. In order to receive service, these existing lines would be extended in accordance with EID standards.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description and the hearing exhibits above and the Conditions of Approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and Conditions of Approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

2. **Tentative Subdivision Map Limits**: This Tentative Subdivision Map shall expire 36 months from the date of approval unless a timely extension has been filed consistent with Section 120.74.020 (Expiration Period of Approved or Conditionally Approved Maps) of the Subdivision Ordinance. Multiple final maps may be completed for this project. The applicant has stated that the proposed phasing plan is approximate only, and the subdivider is not required to define the number or configuration of the proposed multiple final maps, according to the subdivision Map Act 66456.1 (Multiple final maps on one tentative map).

3. **Fees:** All fees associated with the Tentative Subdivision Map shall be paid prior to filing the Final Subdivision Map.

4. **Landscaping**: Landscape and irrigation plans shall be consistent with the Serrano Owners Association adopted design guidelines for landscaping and ancillary improvements. The landscaping design guidelines provide for a variety of deciduous and non-deciduous tree and shrub species to help designers study and select the proper shading patterns and/or solar warming opportunities as part of their landscape design. Where applicable, landscaping shall comply with County Zoning Ordinance Chapter 130.33 (Landscaping Standards) and the County Model Water Efficient Landscape Ordinance (MWELO).

5. **Lighting**: All exterior lighting and outdoor lighting shall conform to Chapter 130.34 (Outdoor Lighting) of the County Zoning Ordinance and be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation. Any light fixture that does not have a specification sheet submitted with the building permit that specifically states that fixture meets the full cutoff standards, shall require a fixture substitution that meets that requirement.

6. **Parking**: Parking shall be improved consistent with Chapter 130.35 (Parking and Loading) of the County Zoning Ordinance.

7. **Condition Compliance**: Prior to Final Subdivision Map recordation, issuance of any building or grading permit, or commencement of any use authorized by this permit, the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each Condition imposed as part of the project approval.

8. **Indemnity**: In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold El Dorado County (County) harmless from any legal fees or costs County may incur as a result of such action.

   The developer and landowner shall defend, indemnify, and hold harmless County and its agents, officers, and employees from any claim, action, or proceeding against County or its agents, officers, or employees to attack, set aside, void, or annul an approval of County concerning this Tentative Subdivision Map and Planned Development Permit.

   The County shall notify the applicant of any claim, action, or proceeding, and the County shall cooperate fully in the defense.

9. **Permit Implementation**: Implementation of the project must occur within 36 months of approval of this Planned Development Permit in accordance with Chapter 130.54.060 of the County Zoning Ordinance, otherwise the permit becomes null and void unless it is otherwise extended. If any extension of the Tentative Subdivision Map is granted, the Planned Development Permit shall be automatically extended for the same amount of time as provided for in County Code Section 130.52.040(F)(2). It is the responsibility of the applicant to monitor the time limit and make diligent progress toward implementation of the project and compliance with the Conditions of Approval.

10. **Human Remains:** In the event of the discovery of human remains, all work shall cease and the County Coroner shall be immediately notified pursuant to subdivision(c) of Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. The Coroner shall make his or her determination within two (2) working days from the time the person responsible for the excavation, or in his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the Coroner determines that the remains are not subject to his or her authority and if the Coroner recognizes the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendant of the deceased Native American.

    Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in Section 5097.98 of the Public Resources Code, with the most likely

descendants regarding their recommendations. The descendants shall complete their inspection and make their recommendation within 48 hours of their notification by the Native American Heritage Commission. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials or other proper method(s) for handling the remains in accordance with Section 5097.98(b-h). Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken.

11. **Subdivision and/or Private Roadway Gates**: Installation of any gates associated with the project or individual parcels shall comply with Section 130.30.090 (Gates) of the County Zoning Ordinance.

12. **Adequate Utilities**: Prior to approval of the Final Subdivision Map, applicant shall provide Planning Division with a "will serve" letter from Pacific Gas and Electric (PG&E), and any other public utility required for the development of the site, for the proposed new parcels.

13. **Liens and Bonds**: Prior to filing a Final Subdivision Map, if the subject property is subject to liens for assessment of bonds, pursuant to the provisions of Government Code Section 66493, the owner or subdivider shall either: (a) Pay the assessment or bond in full, or (b) File security with the Clerk of the Board of Supervisors, or (c) File with the Clerk of the Board of Supervisors the necessary certificate indicating provisions have been made for segregation of bond assessment responsibility pursuant to Government Code Section 66493(d).

14. **Easements**: Prior to approval of the Final Subdivision Map, the applicant shall ensure that the County Surveyor's Office conducts a final easement review of the project parcels, as part of standard procedure, to further ensure no potential easement conflicts will occur on the project site.

15. **Rare Plants:** Impacts to rare plants in the project area will be minimized by requiring the applicant to pay mitigation fees in conformance with local policies. Prior to issuance of grading and building permits, in coordination with the project applicant, Planning Division shall verify that payment of fees for development within El Dorado County Rare Plant Mitigation Area 2 are implemented. As of this writing, the current fee for development of single-family residential in Mitigation Area 2 is $386.00 per dwelling.

16. **Construction Activities:** The following measures shall appear as notes on any grading and construction plans and be incorporated into the project construction activities:

    - All noise-producing project equipment and vehicles using internal-combustion engines shall be equipped with manufacturers-recommended mufflers and be maintained in good working condition.

- All mobile or fixed noise-producing equipment used on the project site that is regulated for noise output by a Federal, State, or local agency shall comply with such regulations during project activity.

- Electrically powered equipment shall be used instead of pneumatic or internal combustion-powered equipment, where feasible.

- Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located as far as practicable from noise-sensitive uses.

- Project area and site access road speed limits shall be established and enforced during the construction period.

Planning Division

17. Prior to issuance of a building permit, the applicant shall remit payment of any outstanding fees as detailed and required in the *Agreement for Payment of Processing Fees* authorized for this project.

18. A Final Subdivision Map shall not be recorded until an EID Water Meter Award Letter or similar document has been issued for all of the lots included in the Final Subdivision Map and a copy filed with the Planning Division.

19. All applicable Conditions of the development plan shall be satisfied prior to recordation of the Final Subdivision Map.

20. Where the subdivider is required to make improvements on land which neither the subdivider nor the County has sufficient title or interest to make such improvements, prior to filing of any Final Subdivision Map or Parcel Map, the subdivider shall submit to the Planning and Building Department Director for approval:

    a. A legal description prepared by a civil engineer or land surveyor of the land necessary to be acquired to complete the off-site improvements.

    b. Improvement plans prepared by a civil engineer of the required off-site improvements.

    c. An appraisal prepared by a professional appraiser of the cost of land necessary to complete the off-site improvements.

21. Prior to the filing of the Final Subdivision Map, the subdivider shall enter into an agreement pursuant to Government Code Section 66462.5 to complete the required off-site improvements including the full costs of acquiring any real property interests necessary to complete the required improvements.

22. In addition to the agreement, the subdivider shall provide a cash deposit, letter of credit, or other acceptable surety in an amount sufficient to pay such costs including legal costs subject to the approval of County Counsel.

23. Approval of an Administrative Permit will be required prior to the installation of any gate across any public or private road.

24. The applicant shall stop work if Cultural Resources are discovered during construction. It is possible that vegetation, siltation, or historic activities may have obscured surface evidence of additional sites in the project area. If artifacts or unusual amounts of stone, bone, or shell are uncovered during construction activities, work should be halted within 100 feet of the find and a qualified archeologist consulted for on-the-spot evaluation. If the bone appears to be human, the County Coroner and the Native American Heritage Commission must be contacted.

Department of Transportation (DOT)

25. **On-Site Road Improvements:** The developer shall construct the on-site roadways consistent with County DISM Standard Plan 101B to the widths as shown on the Tentative Subdivision Map.

26. **Offer of Dedication:** The developer shall irrevocably offer to dedicate road and public utility easements for on-site access roadways with the Final Subdivision Map. Also offer any appurtenant slope, drainage, pedestrian, public utility, or other public service easements as determined necessary by the County. The offer(s) will be rejected by the County.

    The irrevocable offer of dedication shall be subject to that agreement between Serrano and the County, recorded as document 1998-0015833-00 on March 26, 1998. Subject to the above agreement, all roads are offered in fee to the Serrano El Dorado Owners' Association simultaneously with the filing of the Final Subdivision Map.

27. **Encroachment Permit:** The developer shall obtain an encroachment permit from the County Department of Transportation (DOT) and construct the roadway encroachment at Appian Way to the provisions of County Standard Plans as directed by DOT.

28. A Vehicular Access Restriction for lots contiguous to Appian Way shall be shown on the Final Subdivision Map(s) for those corner lots having access to intersecting minor roadways.

29. The developer shall demonstrate to the County that the project has entitlements for use of the off-site roads and public utility easements for access to the project.

30. **Off-Site Improvements – Collectors and Major Transportation Facilities:**

A. The project is responsible for design, Plans, Specifications and Estimate (PS&E), utility relocation, right of way acquisition, and construction of following improvements as identified in the Access and Local Circulation Analysis prepared by Fehr & Peers dated December 8, 2025.

i. Appian Way/Sangiovese Drive intersection:

The project shall construct all-way stop control of the existing intersection at Appian Way and Sangiovese Drive at the Village M5 access.

The construction of the required improvements shall be completed prior to issuance of the certificate of occupancy for the first building.

31. **Subdivision Improvement Agreement & Security:** The developer shall enter into a Subdivision Improvement Agreement (SIA) with the County for all roadway, grading, drainage, and other support infrastructure as required by the County Subdivision Ordinance, prior to filing of the Final Subdivision Map.

For improvements not completed at the time of recordation of the Final Subdivision Map, the subdivider shall provide a 100 percent performance surety and a 50 percent labor and materialmen's surety by separate bond, cash deposit, assignment, or letter of credit from a financial institution. For improvements which have been completed, the subdivider shall provide a 10 percent maintenance surety in any of the above-mentioned forms.

The developer's Engineer of Record shall prepare a "Certificate of Partial Completion" as attachment to the SIA, which sets forth the total cost of the project, percent complete, and the estimated remaining cost of the work to complete the project. Verification of the Certificate of Partial Completion shall be determined by the County.

32. **Easements:** All existing and proposed easements shall be shown on the project grading plans, improvement plans, and on the Final Subdivision Map.

33. **Import/Export Grading Permit:** Any import, or export to be deposited or borrowed within El Dorado County, shall require an additional grading permit for that offsite grading.

34. **Grading Plan Review:** Grading and improvement plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the DOT. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the DOT shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. Grading plans shall incorporate appropriate erosion control measures as provided in the El Dorado County Grading Ordinance and El Dorado County Storm Water Management Plan. Appropriate runoff controls such as berms, storm gates, detention basins, overflow collection areas,

filtration systems, and sediment traps shall be implemented to control siltation, and the potential discharge of pollutants into drainages.

35. **RCD Coordination:** The timing of construction and method of re-vegetation shall be coordinated with the RCD. If grading activities are not completed by September, the developer shall implement a temporary grading and erosion control plan. Such temporary plans shall be submitted to the RCD for review and recommendation to the DOT. DOT shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.

36. **Geotechnical Report:** At the time of the submittal of the grading or improvement plans, the applicant shall submit a soils and geologic hazards report (meeting the requirements for such reports provided in the El Dorado County Grading Ordinance) to and receive approval from the DOT. Grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations and address, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water, pavement section based on TI and R values, and recommended design criteria for any retaining walls.

37. **Off-site Improvements (Security):** Prior to the filing of a Final Subdivision Map, the applicant shall enter into an agreement pursuant to Government Code Section 66462.5 to complete the required offsite improvements, including the full cost of acquiring any real property interests necessary to complete the required improvements. In addition to the agreement, the applicant shall provide a cash deposit, letter of credit, or other acceptable surety in the amount sufficient to pay such costs, including legal costs, subject to the approval of County Counsel.

38. **Consistency with County Codes and Standards:** Obtain approval of project improvement plans and cost estimates consistent with the DISM (as may be modified by these Conditions of Approval or by approved Design Waivers) from DOT and pay all applicable fees prior to filing of the Final Subdivision Map.

    Ensure the project improvement plans and grading plans conform to the County *Grading, Erosion and Sediment Control Ordinance, Grading Design Manual, the Drainage Manual, Storm Water Ordinance (Ord. No. 5022), Off-Street Parking and Loading Ordinance, all applicable State of California Water Quality Orders, the State of California Handicapped Accessibility Standards, and the California Manual on Uniform Traffic Control Devices* (MUTCD).

39. **Entrance Gates:** Pursuant to Article 2, Section 1273.11 of the State Responsibility Area (SRA) Fire Safe Regulations, all gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that road. Gate entrances shall be at least two (2) feet wider than the width of the traffic lane(s) serving that gate. All gates shall be designed and constructed with turnarounds acceptable to the County and Fire Department.

40. **Curb Returns:** Where sidewalks are provided, include pedestrian ramps with truncated domes conforming to Caltrans Standard Plan A88A, including a 4-foot sidewalk/landing at the back of all ramps. Alternate plans satisfying the current accessibility standards may be used, subject to review and approval by County.

41. **Maintenance Entity:** Prior to filing a Final Subdivision Map, form an entity, or join an existing entity, for the maintenance of public and private roads and drainage facilities. When joining an existing entity, amend and modify (as necessary) the existing entity to equitably incorporate maintenance of the project improvements.

42. **Common Fence/Wall Maintenance:** Responsibility and access rights for maintenance of any fences and walls constructed on property lines shall be included in the Covenants Codes and Restrictions (CC&Rs).

43. **Drainage (Cross-Lot):** Avoid cross lot drainage. Contain any concentrated cross lot drainage, or natural sheet flow drainage increased by the project, within dedicated drainage easements. Convey concentrated flows via closed conduit or open channel, to natural drainage courses or storm drain system. Show drainage easements for on-site drainage facilities on the Project Grading and Improvement plans.

44. Drainage maintenance shall be the responsibility of the Serrano El Dorado Owners' Association. Therefore, all easements for drainage facilities shall first be offered to the County of El Dorado with rejection; the offer shall be subject to that agreement between Serrano and the County recorded as document 1998-0015834-00 on March 26, 1998. Pursuant to the terms of said agreement, upon rejection by the County, all drainage easements will be subsequently offered to the Serrano El Dorado Owners' Association simultaneously with the filing of the Final Subdivision Map.

45. A final drainage plan shall be prepared in accordance with the County of El Dorado Drainage Manual, subject to review and approval by the County DOT. Drainage facilities shall be designed and shown on the project improvement plans consistent with the final drainage plan and the El Dorado Hills Specific Plan Master Drainage Study. The developer shall install said drainage facilities with the respective phase of construction, or as specified in the final drainage plan.

46. The Final Subdivision Map shall show all drainage easements consistent with the County of El Dorado Drainage Manual, the project final drainage plan, and the project improvement plans.

47. **Water Quality Stamp:** Include a stormwater quality message stamped into the concrete on new or reconstructed drainage inlets, conforming to the Storm Water Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. Obtain approval of proposed message from County Engineer prior to construction.

48. **Stormwater Management:** The County is subject to the State of California's Phase II MS4 Permit. Thus, the County's post construction water quality requirements follow those outlined in that permit or any superseding permit at the time of application submittal. Projects typically qualify as "Small" or "Regulated/Hydromodification" projects under the current MS4 Permit / West Slope Development and Redevelopment Standards and Post Construction Stormwater Plan Requirements if improvements will create or replace 2,500 square feet or more of impervious surface, including offsite improvements. Show detention and/or retention facilities on the project improvement plans to fully mitigate any increased runoff peak flows and volumes in accordance with the County Drainage Manual.

49. **Construction Hours:** Construction activities shall be conducted in accordance with the County Health, Safety, and Noise Element and limited to the daylight hours between 7:00 a.m. and 7:00 p.m. on any weekday, and 8:00 a.m. and 5:00 p.m. on weekends and federal holidays.

50. **Regulatory Permits and Documents:** Incorporate all regulatory permits and agreements between the project and any State or Federal Agency into the Project Grading and Improvement Plans prior to the start of construction of improvements. Grading or Improvement plans for any phase may be approved prior to obtaining regulatory permits or agreements for that phase, but grading/construction of improvements may not proceed until the appropriate permits or agreements are obtained and the grading/improvement plans reflect any necessary changes or modifications to reflect such permits or agreements. Project Conditions of Approval shall be incorporated into the Project Improvement Plans when submitted for review.

51. **Electronic Documentation:** Upon completion of the required improvements, provide As-Built Plans to the County Engineer in Portable Document Format (PDF), and provide final Drainage and Geotechnical reports, and structural wall calculations to the County Engineer in PDF format.

52. This project is subject to the El Dorado County Traffic Impact Fee Program. Traffic fees shall be due upon the issuance of a building permit. If prior to the application for a building permit for said project a revised fee is established, such revised amount shall be paid.

53. Subdivision improvements shall include rough grading of driveways for all lots with street cuts or fills along the frontage of six (6) feet or more difference in elevation, or as found necessary for reasonable access by the County Engineer. Construction of said driveways shall conform to the DISM and the Encroachment Ordinance.

54. Bus turnouts and shelters shall be constructed at locations required by El Dorado Transit and the appropriate school district.

55. The final grading plan shall comply with the provisions of the Grading Ordinance pertaining to terracing on slopes exceeding 25 feet in height, including accessibility, intervals, and cross section geometry.

56. Improvement Plans shall incorporate protective measures toward existing oak trees pursuant to Volume IV, DISM, Oak Tree and Wetlands Preservation Requirements and Specifications (County Resolution No. 199-91).

57. Erosion control and drainage design from residential areas into the open space areas shall employ natural appearing methods. The use of native plant materials is required where revegetation is proposed.

58. Should asbestos-containing rock be exposed during grading, construction of roads, excavation for underground facilities, building foundations or any construction related activity, County Ordinance No. 4548 shall apply.

Environmental Management Department (EMD)

59. A minimum of 65 percent of the waste materials generated from covered Construction and Demolition projects must be diverted from being landfilled by being recycled or reused on site. The applicant may visit the website to view El Dorado County's Construction & Demolition Debris Recycling Ordinance Program information and requirements. If after reviewing this information there are still questions, the applicant is welcome to call EMD at (530) 621-5300.

60. All residential dwellings shall have an organics recycling program for the following types of organic wastes: green waste, landscape, pruning waste, food waste, and food-soiled paper.

El Dorado Hills Fire Department (EDHFD)

61. The project is located in a High Fire Hazard Severity Zone within a CAL FIRE SRA. The applicant shall provide a Wildfire Hazard Real Estate Disclosure to all future property owners regarding this risk.

Prior to Recordation of the Final Subdivision Map (unless otherwise stated in the individual Condition):

62. Emergency Water Supply: The project area is currently provided with an adequate means of emergency water supply, storage, or conveyance facilities. Prior to new buildings or structures being placed on one (1) or more of these parcels, the applicant will need to demonstrate that they can meet the required emergency water supply provisions found in Chapter 5 of the California Fire Code (CFC), along with local ordinances and standards of EDHFD.

    a. Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the fire apparatus access roadway. Fire hydrant quantities and locations shall be in accordance with the CFC,

as amended locally. The required fire hydrants shall be installed and operational prior to any construction (including foundations).

63. Roads and Driveways: Roads and driveways, whether public or private, shall comply with California Code of Regulations (CCR) Title 14 §§ 1270.00 - 1276.04 and CCR of Title 24 – Part 9 (CFC), Section 503 (Fire Apparatus Access Roads), as amended locally. The required fire access road(s) shall be installed prior to any construction (including foundations).

a. Fire access roadways shall be of not less than 20 feet of unobstructed width, 13 foot 6 inches of vertical clearance, and a minimum turning radii within the same traffic lane of 30 feet inside and 50 feet outside dimensions on the improvement plans. Fire access roadways adjacent to fire hydrants shall be a minimum 26 feet in width. The access roadway shall extend to within 150 feet of all portions of the exterior walls of the first story of any proposed building. The use of turf-block or Grass-Crete or similar alternate road surfaces is not approved for installation in fire apparatus access roadways.

A minimum 30-foot inner and 50-foot outer turning radius within the same traffic lane shall be provided at turn(s) from Appian Way onto Sangiovese Drive.

b. Fire apparatus access roads in excess of 150 feet in length shall be provided an approved fire apparatus turnaround. Fire apparatus turnarounds shall be in accordance with CCR Title 14 and EDHFD Standard B-003. Driveways in excess of 150 feet in length shall be provided with an approved turnout. Turnouts shall be in accordance with CCR Title 14.

c. Fire access roadways shall be built to bear a minimum of 75,000 pounds and meet DOT standards for roadways. A report, prepared by a registered geotechnical or California-licensed Civil engineer, verifying the ability of the road to bear the required minimum weight, shall be submitted with any plan indicating the construction of the roadway. Verification of constructed roadways shall be provided by a registered geotechnical or California-licensed Civil engineer prior to the final of the project.

d. Where a bridge or elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with the American Association of State Highway and Transportation Officials (AASHTO) Standard Specifications for Highway Bridges, 17th Edition – 2002 (HB-17).

e. Traffic calming measures along fire access roads are prohibited unless approved by EDHFD.

f. Gates or barriers across fire access roads or pedestrian egress shall be approved prior to installation and shall be in accordance with the CFC and EDHFD

Standards.

g. When a road is required, it shall be named in accordance with the requirements identified by the County Surveyor's Office. An approved street sign shall be placed at the entrance to the road.

h. Fire lane identification shall be provided along required fire access roadways. Fire lane identification shall be in accordance with the California Vehicle Code and EDHFD Standards. Vehicle parking is prohibited on any street less than 30 feet in width. Vehicle parking is permitted on both sides of streets 40 feet or more in width. Roadway widths shall be measured between the gutter line or edge of pavement on opposite sides of the road. Identification of fire apparatus access roadways may be required on private roads.

i. All essential road and driveway improvements shall be complete and meet all of the requirements of CCR Title 14 and the CFC prior to the approval of the Final Subdivision Map for the project.

64. Fire Protection Plan (Fire Safe Plan): A preliminary Fire Safe Plan shall be prepared to determine the acceptability of fire protection and life safety measures designed to mitigate wildfire hazards. The Fire Safe Plan shall be in accordance with Chapter 49 of the CFC and EDHFD standards. The applicant shall record a Notice of Restriction (NOR) prior to or concurrent with recordation of the Final Subdivision Map that states that all lots illustrated in the Final Subdivision Map shall adhere to the conditions of the applicable Fire Safe Plan. The specific language of the NOR shall be approved by EDHFD prior to Final Subdivision Map recordation. A Fire Safe Plan approved within the last five (5) years will meet this requirement.

Prior to Issuance of Building Permits

65. Fire Safe Plan: A final Fire Safe Plan shall be prepared to determine the acceptability of fire protection and life safety measures designed to mitigate wildfire hazards. The Fire Safe Plan shall be in accordance with Chapter 49 of the CFC and EDHFD standards. A Fire Safe Plan approved within the last five (5) years will meet this requirement.

66. Plan submittal (residential). The applicant shall meet the following: Civil Site Plans and New Residential Building Plans shall be submitted and approved prior to final building permit being issued. Fire Sprinkler plans shall be submitted prior to final building permit being issued. Please note: EDHFD does not allow deferred submittals for fire sprinkler plans.

67. Roof Coverings: Residential roof coverings shall consist of materials having a minimum Class A rating.

68. New Buildings and Structures: New buildings and structures placed on a parcel shall

comply with all applicable fire safety regulations found in the CCR Titles 14, 19, 24, and EDHFD ordinances and regulations.

a. All parcels shall provide a minimum 30-foot setback for all buildings from all property lines and/or the center of a road in accordance with CCR Title 14 – Section 1276 (Setback for Structure Defensible Space).

b. Residential structures, due to topography or parcel dimensions, that encroach the 30-foot setback shall be constructed to meet Insurance Institute for Business Home & Safety (IBHS) Wildfire Prepared Home.

69. Open Space Fencing: Lots that abut open space shall be required to utilize non-combustible type fencing abutting the open space.

Prior to Issuance of Certificate of Occupancy

70. Address (residential). All parcels shall be provided with an approved address number as issued by the County Surveyor's Office. Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than four (4) inches. Address shall be internally illuminated or mounted immediately adjacent to a light source and shall also contrast with their background. When a residential building is located more than 150 feet from the provided road serving the residence, an address sign shall be placed at the driveway entrance onto the parcel. Remote address numbers shall be reflective and contrasting in color to the sign background, and with a number height of not less than four (4) inches and with a stroke width of 1/2-inch.

71. If this property is sold prior to development, the seller shall disclose the above EDHFD requirements to the buyer.

County Surveyor's Office

72. Upon project approval from the Planning Division, a Final Map Package will need to be submitted with the County Surveyor's Office.

73. All survey monuments must be set prior to filing the Final Subdivision Map or the developer shall have surety of work to be done by bond or cash deposit. Verification of set survey monuments and the amount of the bond or deposit to be coordinated with the County Surveyor's Office prior to the filing of the Final Subdivision Map.

74. The roads serving the development shall be named by filing a completed Road Name Petition, with the County Surveyor's Office. Proof of any signage required by the County Surveyor's Office must be provided prior to filing the Final Subdivision Map.

75. Situs addressing for the project shall be coordinated with the County Surveyor's Office prior to filing the Final Subdivision Map.

76. Prior to filing the Final Subdivision Map, a letter will be required from all agencies that have placed Conditions on the map. The letter will state that "all conditions placed on TM25-0003 by (that agency) have been satisfied." The letter is to be sent to the County Surveyor's Office and copied to the consultant and the applicant.

77. All boundary monuments that may be disturbed or destroyed during project construction shall be identified and referenced and/or reset by a Professional Land Surveyor or Qualified Engineer as defined by Section 8771 of the California Business and Professions Code (Land Surveyors Act).

78. Applicant must coordinate with the County Surveyor's Office for any parcel designated as "remainder" to have a Certificate of Compliance filed concurrently with the recording of the Final Subdivision Map.

County Air Quality Management District (AQMD):

79. Fugitive Dust: A Fugitive Dust Mitigation Plan (FDP) Application with appropriate fees shall be submitted to and approved by the AQMD prior to the start of project construction if, during the course of the project a Grading Permit is required from the Building Department, Dust control measures shall comply with the requirements of AQMD Rule 223, Fugitive Dust – General Requirements and Rule 223.1 – Construction, Bulk Material Handling, Blasting, Other Earthmoving Activities and Trackout Prevention.

80. Open Burning: Burning of waste vegetation that results from "Land Development Clearing" must be permitted through the AQMD. Only dry vegetative waste materials originating from the property may be disposed of using an open outdoor fire. Burning shall adhere to AQMD Rule 300, Open Burning.

81. Paving: Road construction shall adhere to AQMD Rule 224, Cutback and Emulsified Asphalt Paving Materials.

82. Painting/Coating: The application of architectural coatings shall adhere to AQMD Rule 215, Architectural Coatings.

83. New Point or Stationary Source: Prior to construction/installation of any new point/stationary source emissions units (e.g., emergency standby engine greater than 50 horsepower, etc.), Authority to Construct applications shall be submitted to the AQMD. Submittal of applications shall include facility diagram(s), equipment specifications and emissions estimates, and shall adhere to AQMD Rules 501, General Permit Requirements and 523, New Source Review.

84. Construction Emissions: During construction, all self-propelled diesel-fueled engines greater than 25 horsepower shall be in compliance with the California Air Resources Board (CARB) Regulation for In-Use Off-Road Diesel Fueled Fleets (§ 2449 et al, title 13, article 4.8, chapter 9, CCR). The full text of the regulation can be found at CARB's website here: https://ww2.arb.ca.gov/our-work/topics/construction-earthmoving-equipment. Questions on applicability should be directed to CARB at 1.866.634.3735. CARB is responsible for enforcement of this regulation.

85. Portable Equipment: All portable combustion engine equipment with a rating of 50 horsepower or greater shall be registered with CARB. A copy of the current portable equipment registration shall be with said equipment. The applicant shall provide a complete list of heavy-duty diesel-fueled equipment to be used on this project, which includes the make, model, year of equipment, and daily hours of operations of each piece of equipment.

86. Electric Vehicle (EV) Charging – Residential: The residential portion of the project shall comply with the Residential Mandatory Measures identified in the 2022 Cal Green Building Code §4.106.4.1 to facilitate future installation and use of EV chargers. Please refer to: CHAPTER 4 RESIDENTIAL MANDATORY MEASURES, 2022 California Green Building Standards Code, Title 24, Part 11 (CALGreen) | ICC Digital Codes (iccsafe.org)

87. The applicant shall submit a list to the AQMD stating which of the following mitigation measures will be used to reduce impacts on air quality from equipment exhaust emissions during all construction involved in this project for approval prior to the issuance of a building permit or grading permit:

    The AQMD's goal is to strive to achieve and maintain ambient air quality standards established by the United States Environmental Protection Agency and CARB and to minimize public exposure to toxic or hazardous air pollutants and air pollutants that create unpleasant odors. The following are measures used to reduce impacts on air quality from equipment exhaust emissions:

    -Use low-emission on-site mobile construction equipment.

    -Maintain equipment in tune per manufacturer specifications.

    -Retard diesel engine injection timing by two (2) to four (4) degrees.

    -Use electricity from power poles rather than temporary gasoline or diesel generators.

    -Use reformulated low-emission diesel fuel.

    -Use catalytic converters on gasoline-powered equipment.

-Substitute electric and gasoline-powered equipment for diesel powered equipment where feasible.

-Do not leave inactive construction equipment idling for prolonged periods (i.e., more than two [2] minutes).

-Schedule construction activities and material hauls that affect traffic flow to off-peak hours.

-Configure construction parking to minimize traffic interference.

88. Develop a construction traffic management plan that includes but is not limited to: Providing temporary traffic control during all phases of construction activities to improve traffic flow; Rerouting construction trucks off congested streets; and provide dedicated turn lanes for movement of construction trucks and equipment on and off-site.

County Stormwater Division:

89. The project is subject to the provisions of the County Stormwater Ordinance and Drainage Manual regarding drainage and water quality.

90. The project shall comply with the West Slope Development and Redevelopment Standards and Post Construction Stormwater Plan.

91. An Erosion and Sediment Control Plan will need to be included in the plan submittal. If the project will disturb over one (1) acre of land, the Legally Responsible Person (LRP) is required to obtain Construction General Permit (CGP) coverage through the State Water Resources Control Board (SWRCB). The CGP requires the development and implementation of a Stormwater Pollution Prevention Plan (SWPPP). CGP requirements can be found at the following link: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html

El Dorado Irrigation District (EID):

92. As shown in the Facilities Improvement Letter (Exhibit Q), the project shall adhere to applicable requirements from EID for connection to public sewer and water services, including easement requirements, prior to issuance of grading and building permits.

Pacific Gas and Electric (PG&E)

93. The following language be expressly stated in the offer of dedication for Public Utility Easements (PUEs):

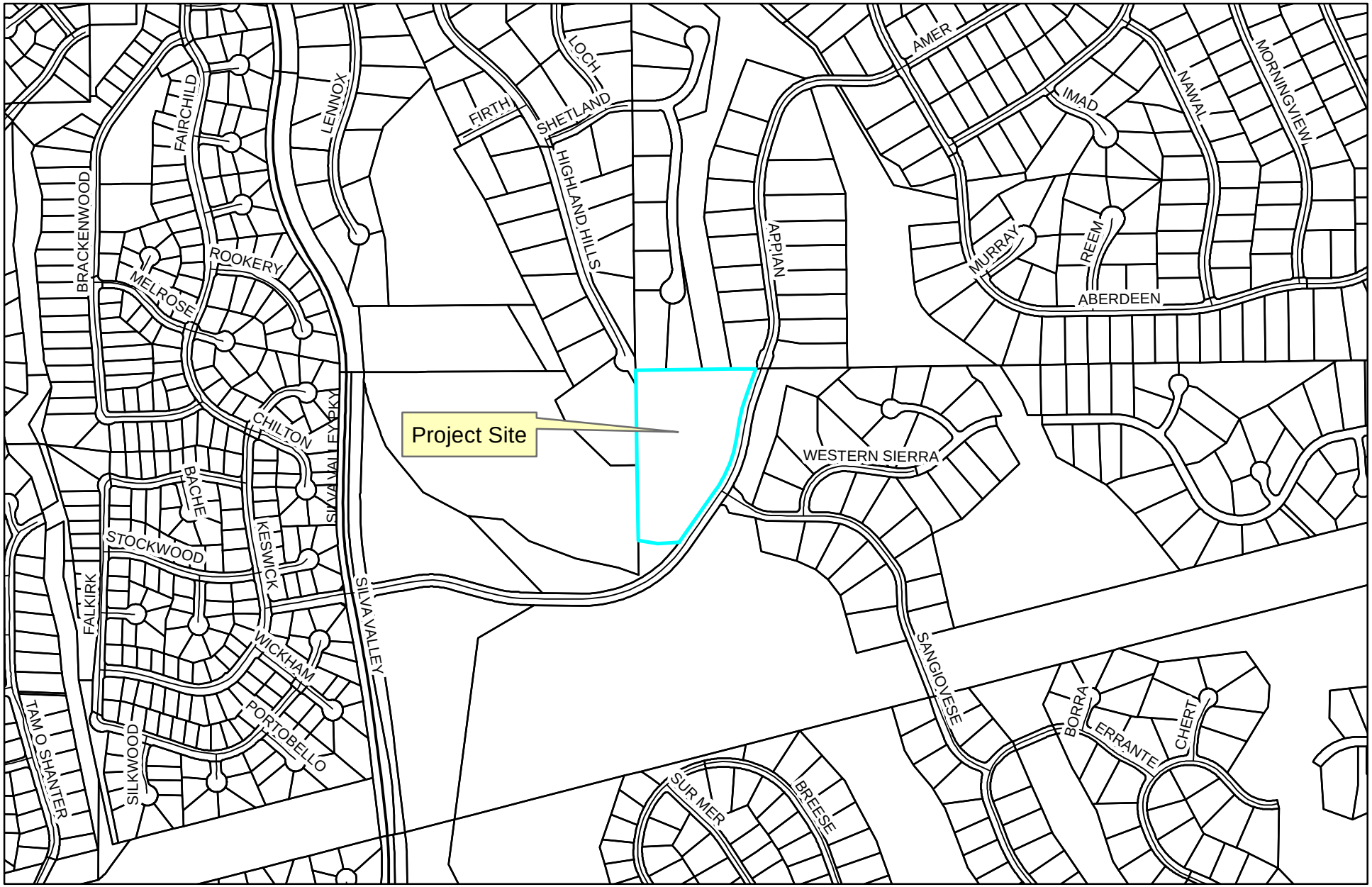
"I/We the undersigned, as Owner(s) of the land shown hereon, do hereby state that I/we am/are the only person(s) whose consent is necessary to pass clear title to said land and do

hereby consent to the preparation and recordation of this map and offer for dedication and do hereby dedicate for public uses the Public Utility Easements (PUEs) shown on this map for public utility purposes including electric, gas, communication facilities and all other public utility purposes; together with any and all appurtenances thereto, including the right from time to time to trim and to cut down and clear away or otherwise control any trees or brush. The PUEs hereby offered for dedication are to be kept open and free of buildings, or any other structures of any kind."

The Final Subdivision Map must contain such a statement setting forth the offer of dedication and such offer must be accepted by the county or municipality. The PUEs must also be of sufficient width, acceptable to PG&E, for PG&E to occupy with its distribution and service facilities. If the County or municipality has declined the offer of dedication, the applicant may be required to grant or secure easements in gross satisfactory to PG&E.

TM25-0003/PD25-0005 Serrano Village M5

Exhibit A - Location Map



0 330 660 1,320 1,980 Feet

Scale

N W E S

TM25-0003/PD25-0005 Serrano Village M5

Exhibit B - Aerial Map

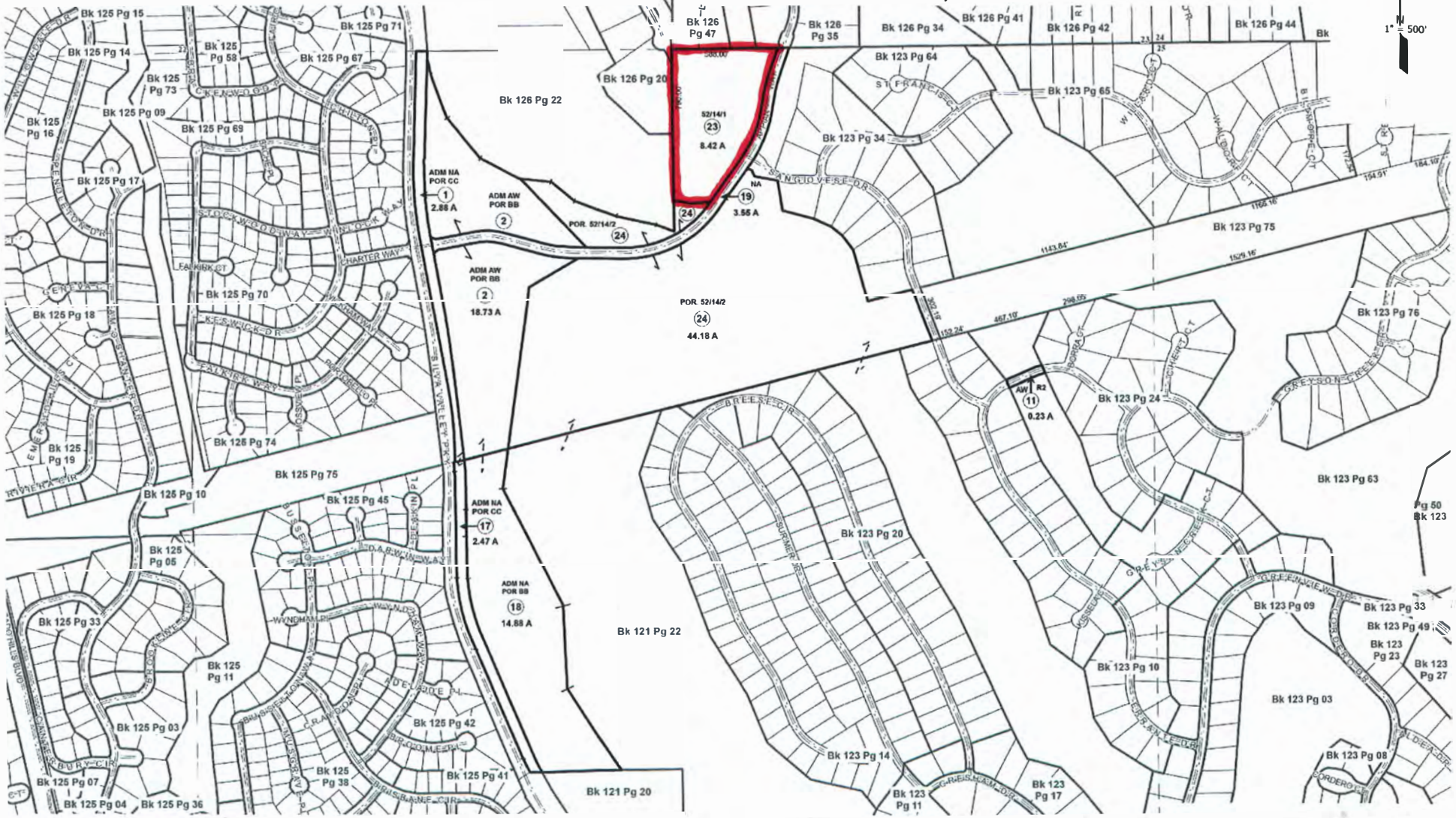
0 330 660 1,320 1,980 Feet

Scale

N W E S

POR. SECS. 25 & 26, T10N. R8E., M.D.M.
SERRANO VILLAGE M - UNIT 1
J-36
EL DORADO HILLS SPECIFIC PLAN UNIT NO. 2, H-81

123:02



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. Date Updated: 11/19/2020 4:43 PM

Acreages Are Estimates

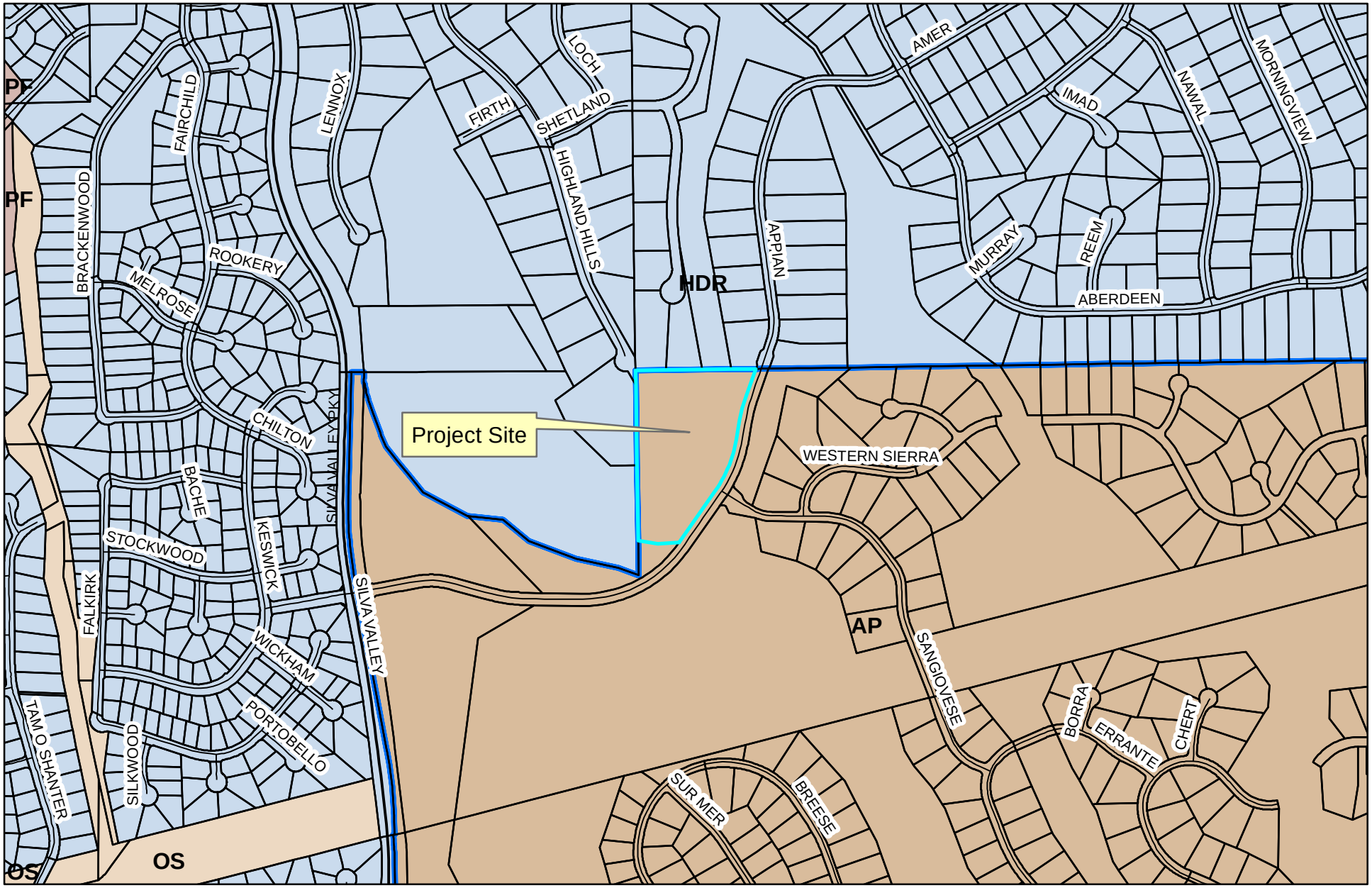
Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Rev. March 19, 2019

Assessor's Map Bk. 123 - Pg. 02
County of El Dorado, CA

TM25-0003/PD25-0005 Serrano Village M5

Exhibit D - Specific Plan/General Plan Map



Legend

- Specific Plans
- AP
- HDR
- OS
- PF

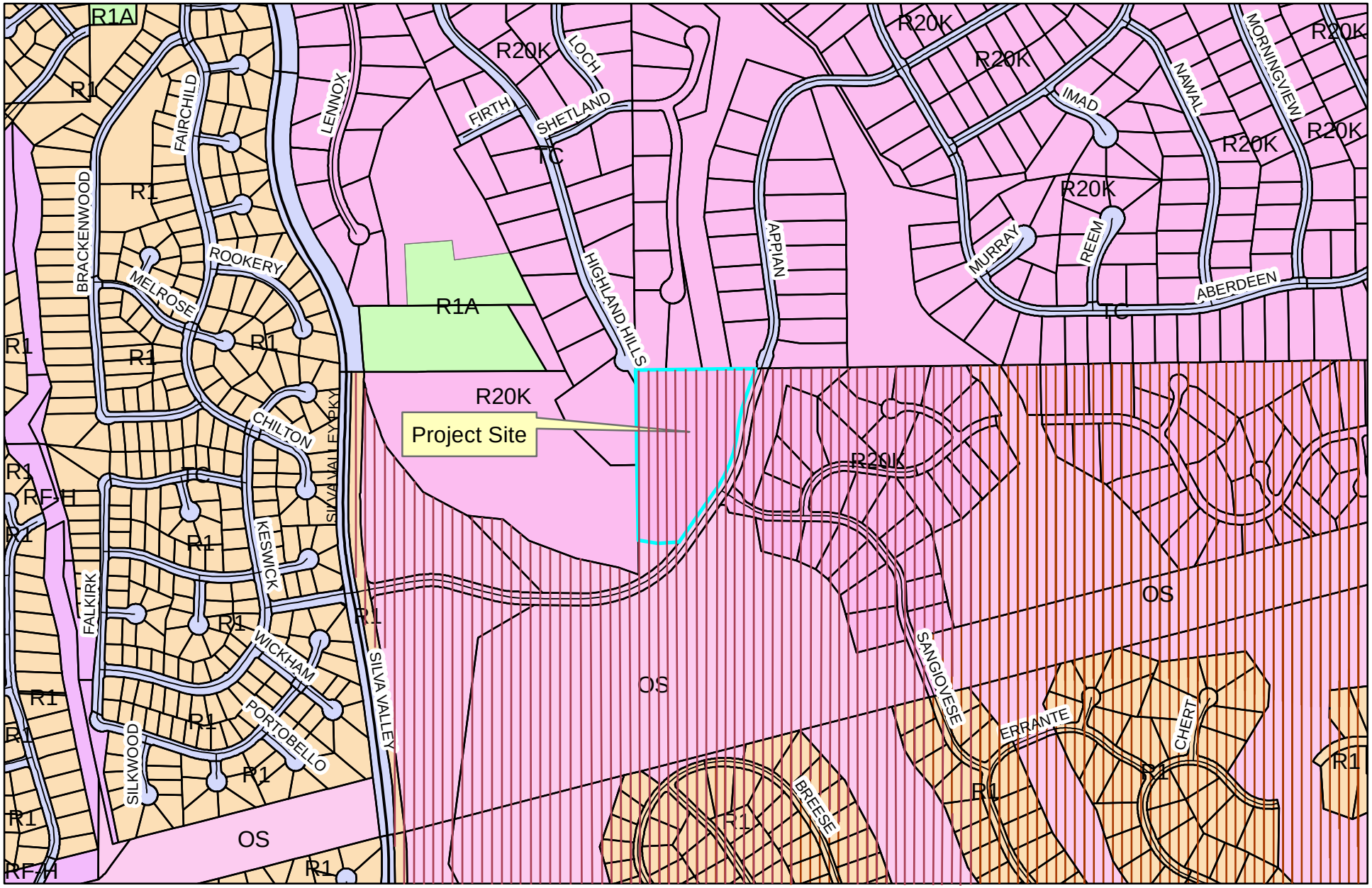
0 330 660 1,320 1,980 Feet

Scale

N W E S

TM25-0003/PD25-0005 Serrano Village M5

Exhibit E - Zoning Map



Legend

- PD
- OS
- R1
- R1A
- R20K
- RF-H
- TC

0 330 660 1,320 1,980 Feet

Scale

N W E S

TM25-0003/PD25-0005 Serrano Village M5
Exhibit F - Tentative Subdivision Map

SERRANO - VILLAGE M5

TENTATIVE SUBDIVISION MAP

EL DORADO COUNTY, CALIFORNIA

AUGUST 2025
REVISED OCTOBER 2025

OWNER OF RECORD/APPLICANT
SERRANO ASSOCIATES, LLC
4525 SERRANO PARKWAY, SUITE 100
EL DORADO HILLS, CA 95762

MAP PREPARED BY
R.E.Y. ENGINEERS, INC.
905 SUTTER STREET, SUITE 200
FOLSOM, CA 95630

MAP SCALE
1"=40'

CONTOUR INTERVAL
MINOR CONTOUR INTERVAL = 1'
MAJOR CONTOUR INTERVAL = 5'

SOURCE OF TOPOGRAPHY
AERIAL PHOTOGRAPHY

SECTION TOWNSHIP & RANGE
SEC. 26, T.10N., R.8E., M.D.M

ASSESSOR'S PARCEL NUMBERS
123-020-023

EXISTING/PROPOSED GENERAL PLAN LAND USE
ADOPTED PLAN/ADOPTED PLAN

EXISTING ZONING
R2OK

PROPOSED ZONING
R20K-PD

TOTAL AREA
8.42± ACRES

TOTAL NUMBER OF LOTS
10 SINGLE FAMILY RESIDENTIAL

TOTAL NUMBER OF LETTERED LOTS
5 LETTERED LOTS

MINIMUM PARCEL AREA
20,018 SF

WATER SUPPLY
EL DORADO IRRIGATION DISTRICT

SEWAGE DISPOSAL
EL DORADO IRRIGATION DISTRICT

FIRE PROTECTION
EL DORADO HILLS FIRE DEPARTMENT

PARK AND RECREATION
EL DORADO HILLS COMMUNITY SERVICES DISTRICT

SCHOOL DISTRICT
K THRU 8 - RESCUE UNION
9 THRU 12 - EL DORADO UNION

DATE OF PREPARATION
AUGUST 2025

ENGINEERS CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS VILLAGE M5 HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

DAVID SAGAN R.C.E.60506 DATE

PHASING PLAN NOTICE

THE FILING OF MULTIPLE FINAL MAPS MAY BE COMPLETED FOR THIS PROJECT. THIS PHASING PLAN IS APPROXIMATE ONLY AND BY PROVIDING THIS NOTICE, THE SUBDIVIDER SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS. (PER THE SUBDIVISION MAP ACT, 2002 EDITION SECTION 66456.1)

TOTAL AREA

RESIDENTIAL LOTS	7.25 ACRES
RESIDENTIAL STREETS	0.99 ACRES
LOT A (LANDSCAPE)	0.08 ACRES
LOT B (LANDSCAPE)	0.08 ACRES
LOT C (LANDSCAPE)	0.01 ACRES
LOT D (LANDSCAPE)	0.01 ACRES
TOTAL	8.42 ACRES +/-

TOTAL UNITS	10 UNITS
GROSS AREA	8.42 ACRES
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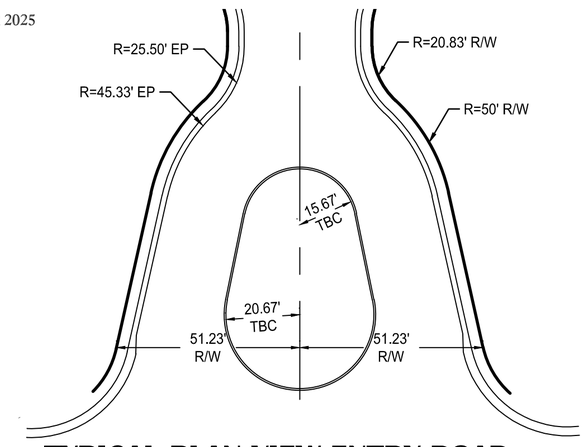
36' RIGHT-OF-WAY
McCORMICK HILL CT.
SHELBOURNE CT.
N.T.S.

VARIED RIGHT-OF-WAY
SANGIOVESE DR.
N.T.S.



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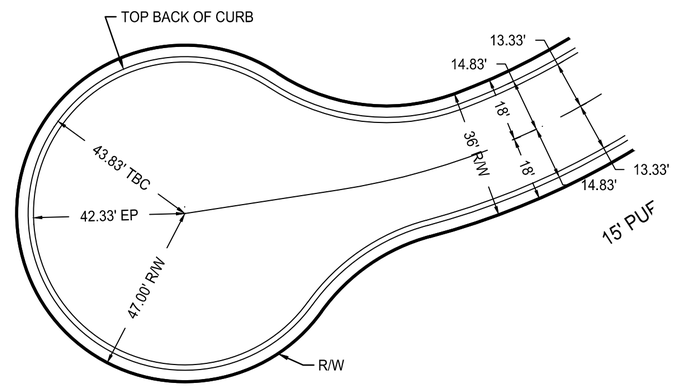
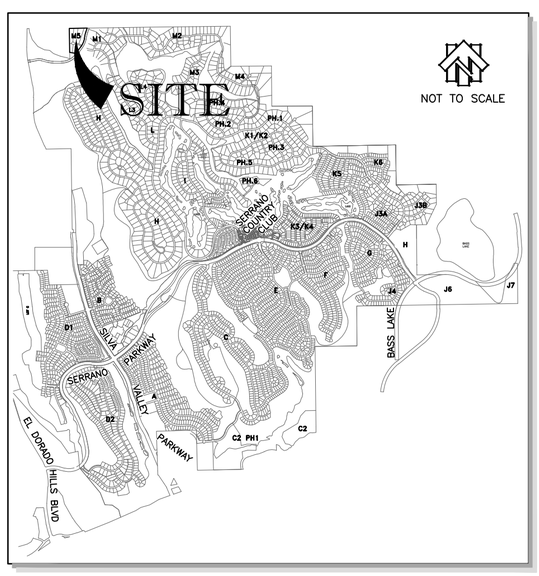
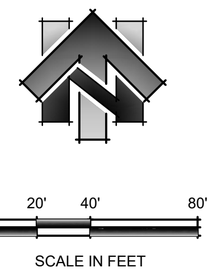


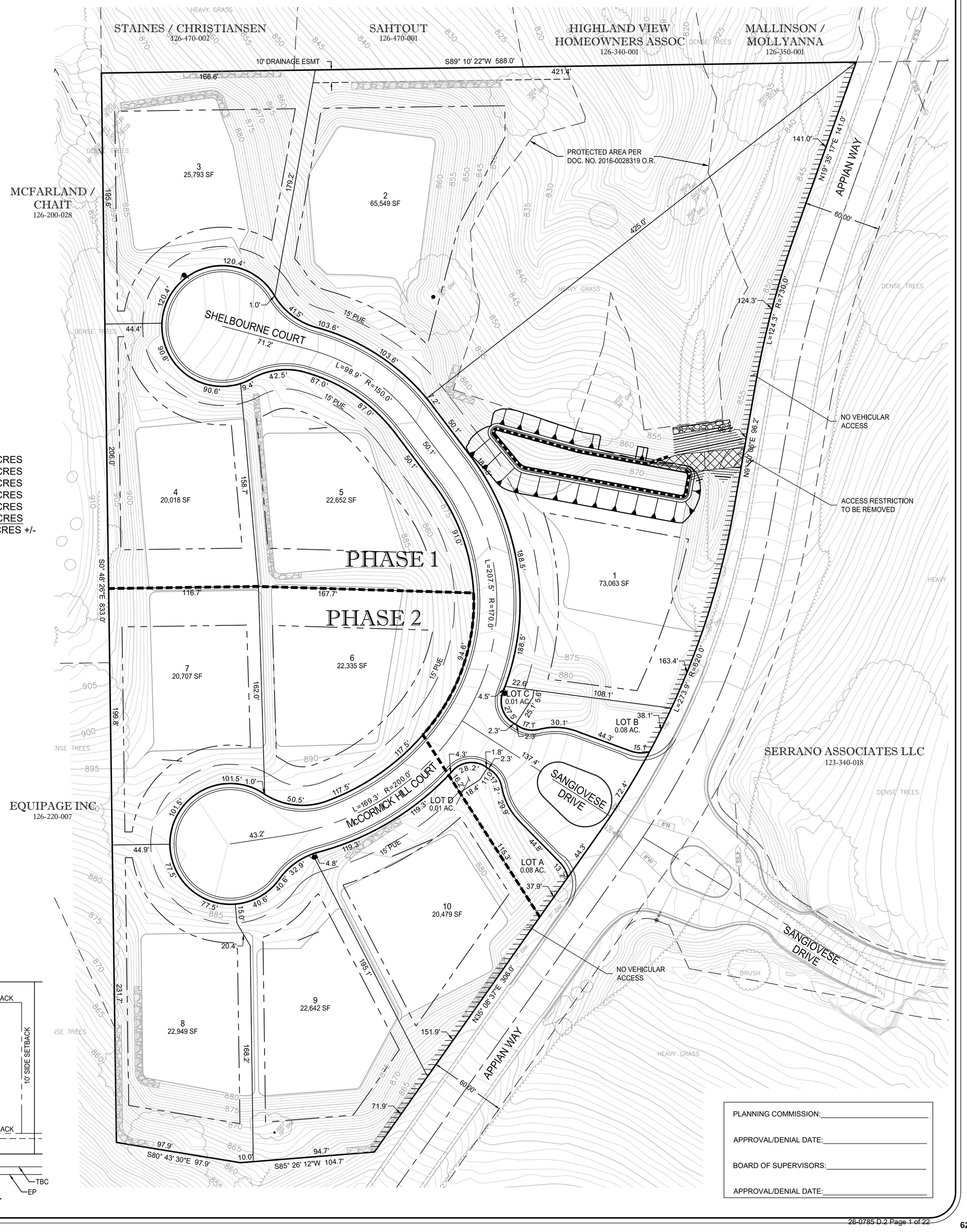
TYPICAL PLAN VIEW CUL-DE-SAC
N.T.S.

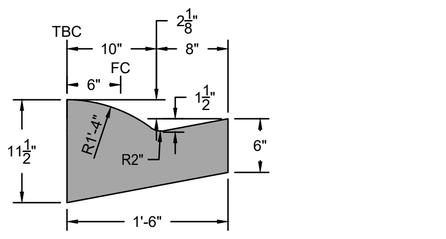




SERRANO

R. E. Y. ENGINEERS, Inc.
Civil Engineering | Land Surveying | Remote Sensing
905 Sutter Street, Suite 200, Folsom, CA 95630
(916) 366-3040 Fax (916) 366-3303





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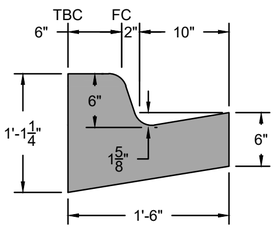

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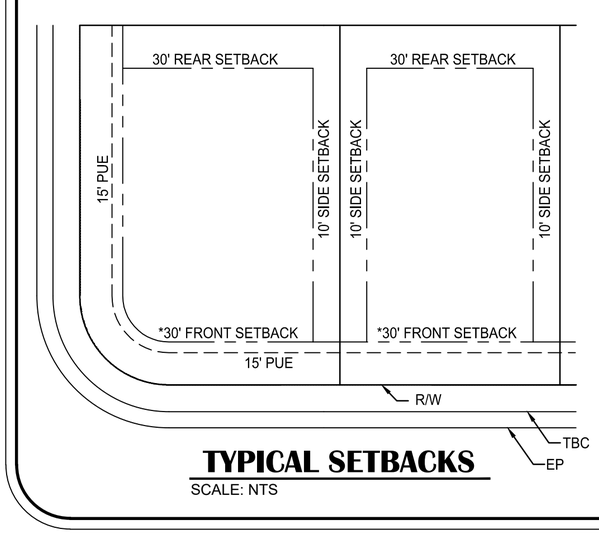

TYPICAL SETBACKS
SCALE: NTS

PLANNING COMMISSION:_____

APPROVAL/DENIAL DATE:_____

BOARD OF SUPERVISORS:_____

APPROVAL/DENIAL DATE:_____

TM25-0003/PD25-0005 Serrano Village M5
Exhibit G - Tentative Subdivision Map with Aerial Photo

SERRANO - VILLAGE M5

TENTATIVE SUBDIVISION MAP

EL DORADO COUNTY, CALIFORNIA

AUGUST 2025

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SERRANO ASSOCIATES, LLC
4525 SERRANO PARKWAY, SUITE 100
EL DORADO HILLS, CA 95762

MAP PREPARED BY
R.E.Y. ENGINEERS, INC.
905 SUTTER STREET, SUITE 200
FOLSOM, CA 95630

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SOURCE OF TOPOGRAPHY
AERIAL PHOTOGRAPHY

SECTION TOWNSHIP & RANGE
SEC. 26, T.10N., R.8E., M.D.M

ASSESSOR'S PARCEL NUMBERS
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MINIMUM PARCEL AREA
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EL DORADO IRRIGATION DISTRICT

SEWAGE DISPOSAL
EL DORADO IRRIGATION DISTRICT

FIRE PROTECTION
EL DORADO HILLS FIRE DEPARTMENT

PARK AND RECREATION
EL DORADO HILLS COMMUNITY SERVICES DISTRICT

SCHOOL DISTRICT
K THRU 8 - RESCUE UNION
9 THRU 12 - EL DORADO UNION

DATE OF PREPARATION
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DAVID SAGAN R.C.E.60506 DATE

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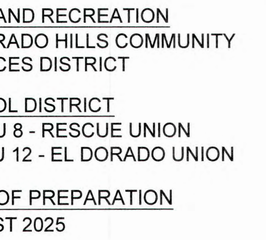

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TYPE 2 (MODIFIED) C&G
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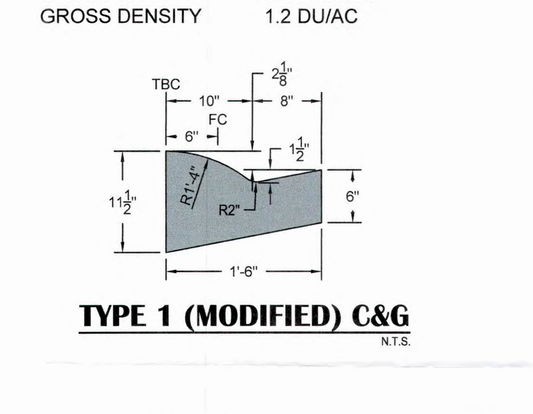
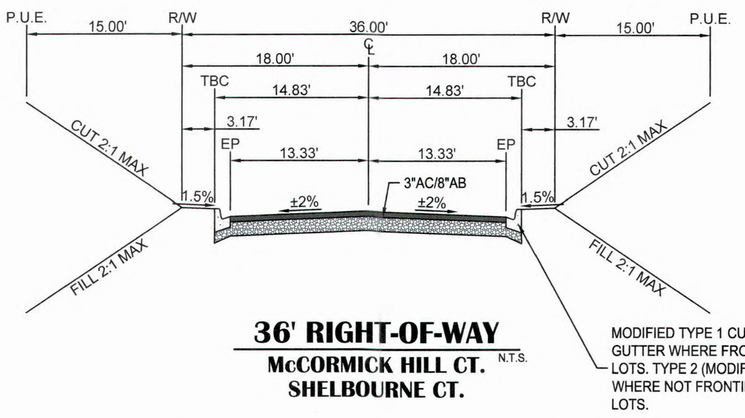
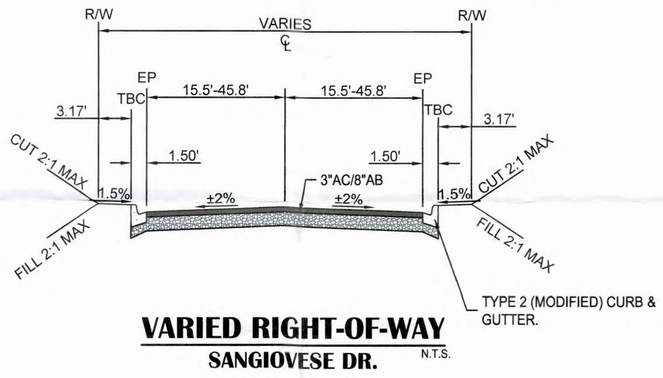


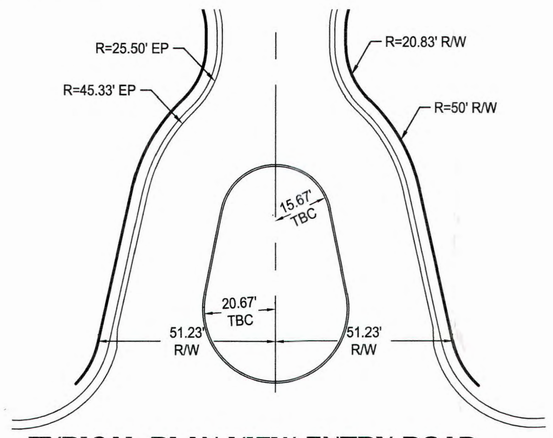
TYPICAL SETBACKS
SCALE: NTS



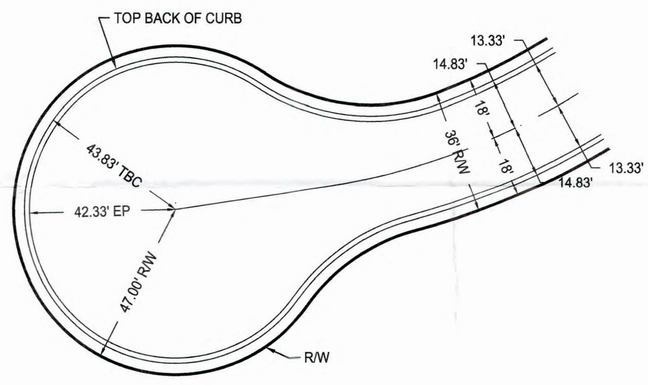
36' RIGHT-OF-WAY
McCORMICK HILL CT.
SHELBOURNE CT.
N.T.S.



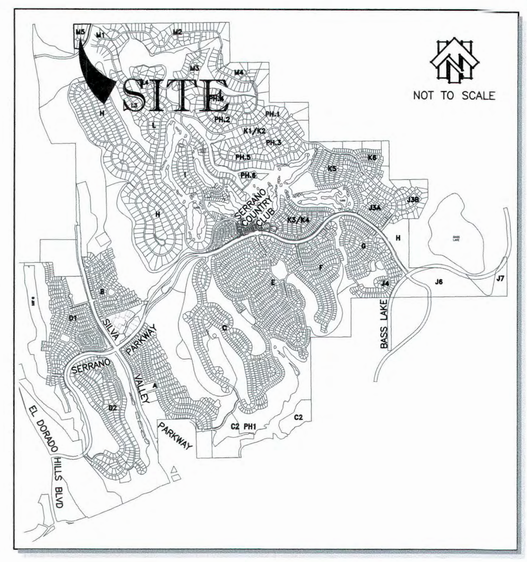
VARIED RIGHT-OF-WAY
SANGIOVESE DR.
N.T.S.



TYPICAL PLAN VIEW ENTRY ROAD
N.T.S.



TYPICAL PLAN VIEW CUL-DE-SAC
N.T.S.



SERRANO

R. E. Y. ENGINEERS, Inc.
Civil Engineering | Land Surveying | Remote Sensing
905 Sutter Street, Suite 200, Folsom, CA 95630
(916) 366-3040 Fax (916) 366-3303

SERRANO ASSOCIATES LLC

RECEIVED
SEP 24 2025
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

PLANNING COMMISSION:_____

APPROVAL/DENIAL DATE:_____

BOARD OF SUPERVISORS:_____

APPROVAL/DENIAL DATE:_____

TM25-0003/PD25-0005/Z25-0006

SERRANO - VILLAGE M5

TENTATIVE GRADING & DRAINAGE PLAN

EL DORADO COUNTY, CALIFORNIA

AUGUST 2025
REVISED OCTOBER 2025

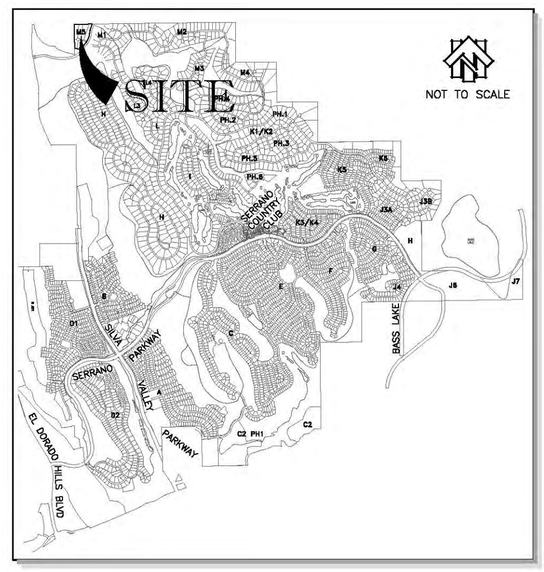
TM25-0003/PD25-0005 Serrano Village M5
Exhibit H - Tentative Grading and Drainage Plan

0 20' 40' 80'

SCALE IN FEET

SERRANO

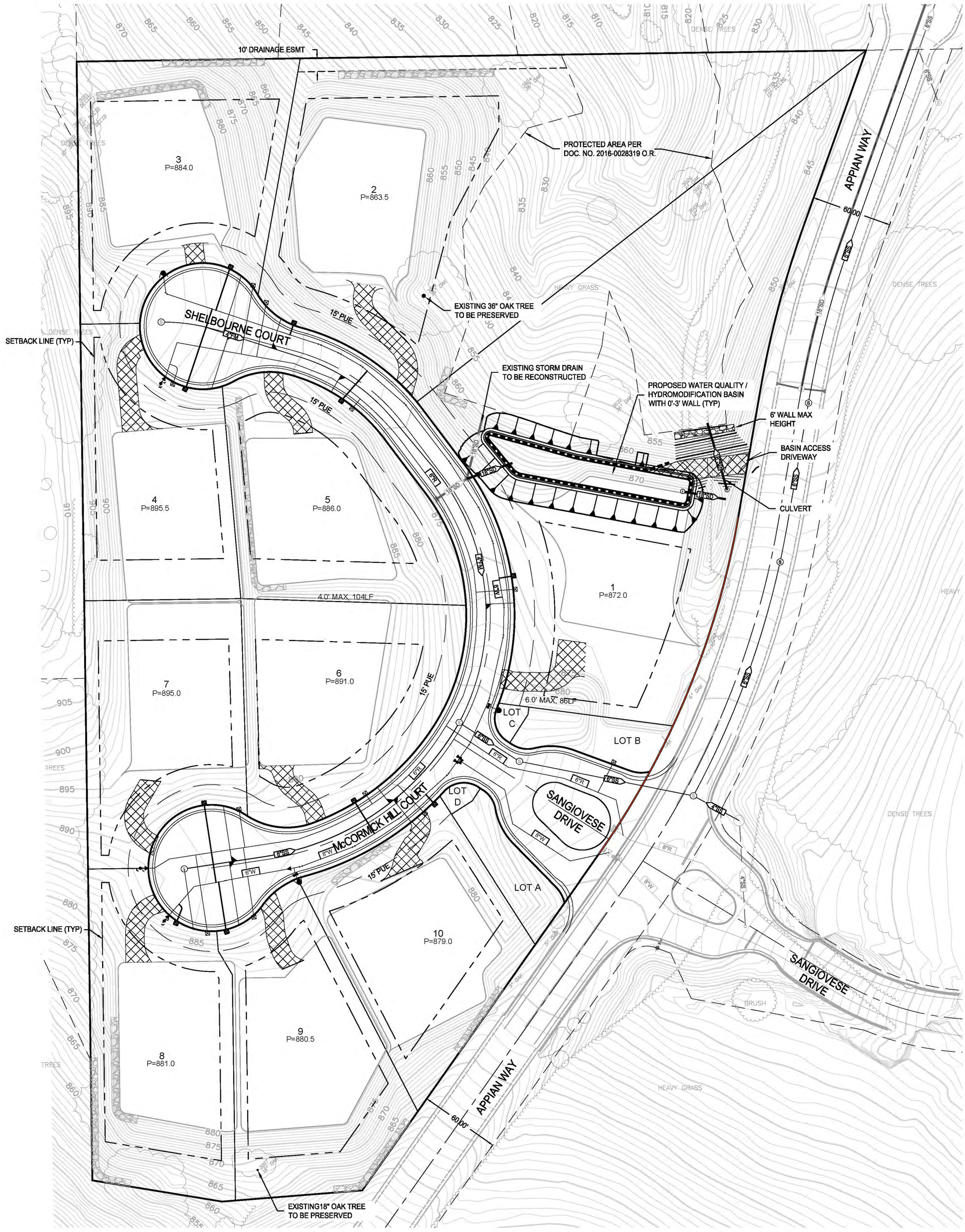
R. E. Y. ENGINEERS, Inc.
Civil Engineering | Land Surveying | Remote Sensing
905 Sutter Street, Suite 200, Folsom, CA 95630
(916) 366-3040 Fax (916) 366-3303



LEGEND

NOT TO SCALE FOR CLARITY

- EX. CONTOURS/LABELS (1255)
- EX. TREES (18" OAK)
- EX. PADS (P=895.5)
- EX. RETAINING WALLS
- PROPOSED ROCKERY WALL
- PROPOSED RETAINING WALL
- SETBACK LINE
- TOP OF SLOPE
- SLOPE ARROW
- TOE OF SLOPE
- SEWER LINE (SS)
- SEWER FORCE MAIN LINE (FM)
- SEWER MANHOLE (S)
- STORM DRAIN LINE (SD)
- STORM DRAIN INLET
- WATER LINE (W)
- FIRE HYDRANT
- RECYCLED WATER LINE (R)
- EXISTING STORM DRAIN MANHOLE (D)
- EXISTING STORM DRAIN LINE (SD)
- SEWER MANHOLE (S)
- DRIVEWAY
- WATER SERVICE
- SEWER SERVICE
- RECYCLED WATER SERVICE



SERRANO - VILLAGE M5

TENTATIVE UTILITY PLAN

EL DORADO COUNTY, CALIFORNIA

AUGUST 2025

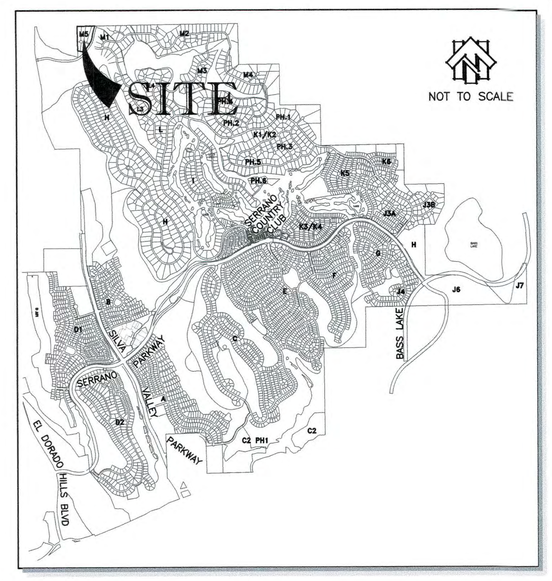
TM25-0003/PD25-0005 Serrano Village M5
Exhibit I - Tentative Utility Plan

0 20' 40' 80'

SCALE IN FEET

SERRANO

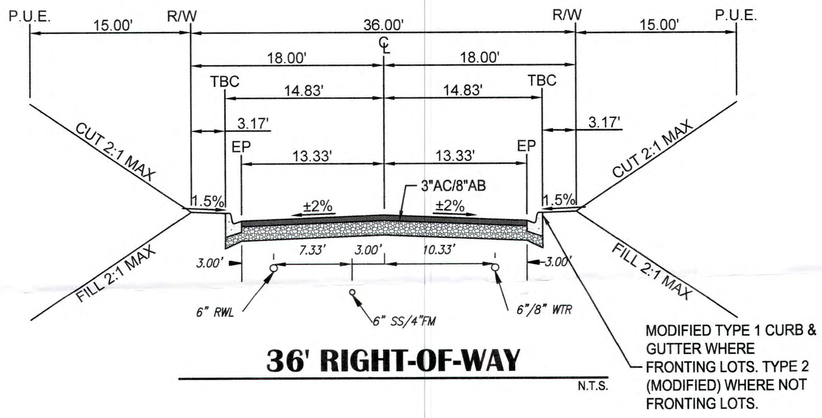
R. E. Y. ENGINEERS, Inc.
Civil Engineering | Land Surveying | Remote Sensing
905 Sutter Street, Suite 200, Folsom, CA 95630
(916) 366-3040 Fax (916) 366-3303



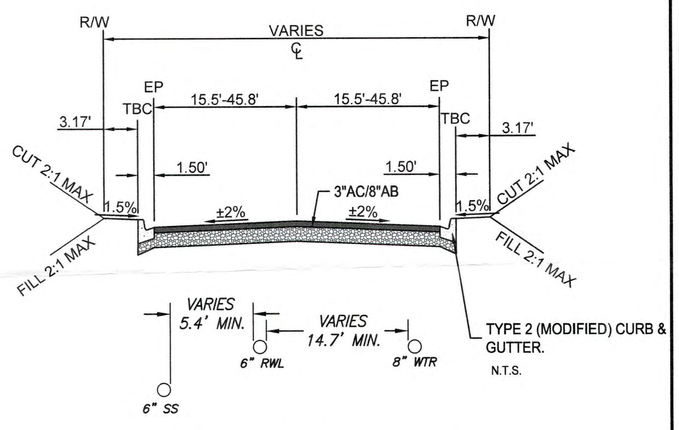
LEGEND

NOT TO SCALE FOR CLARITY

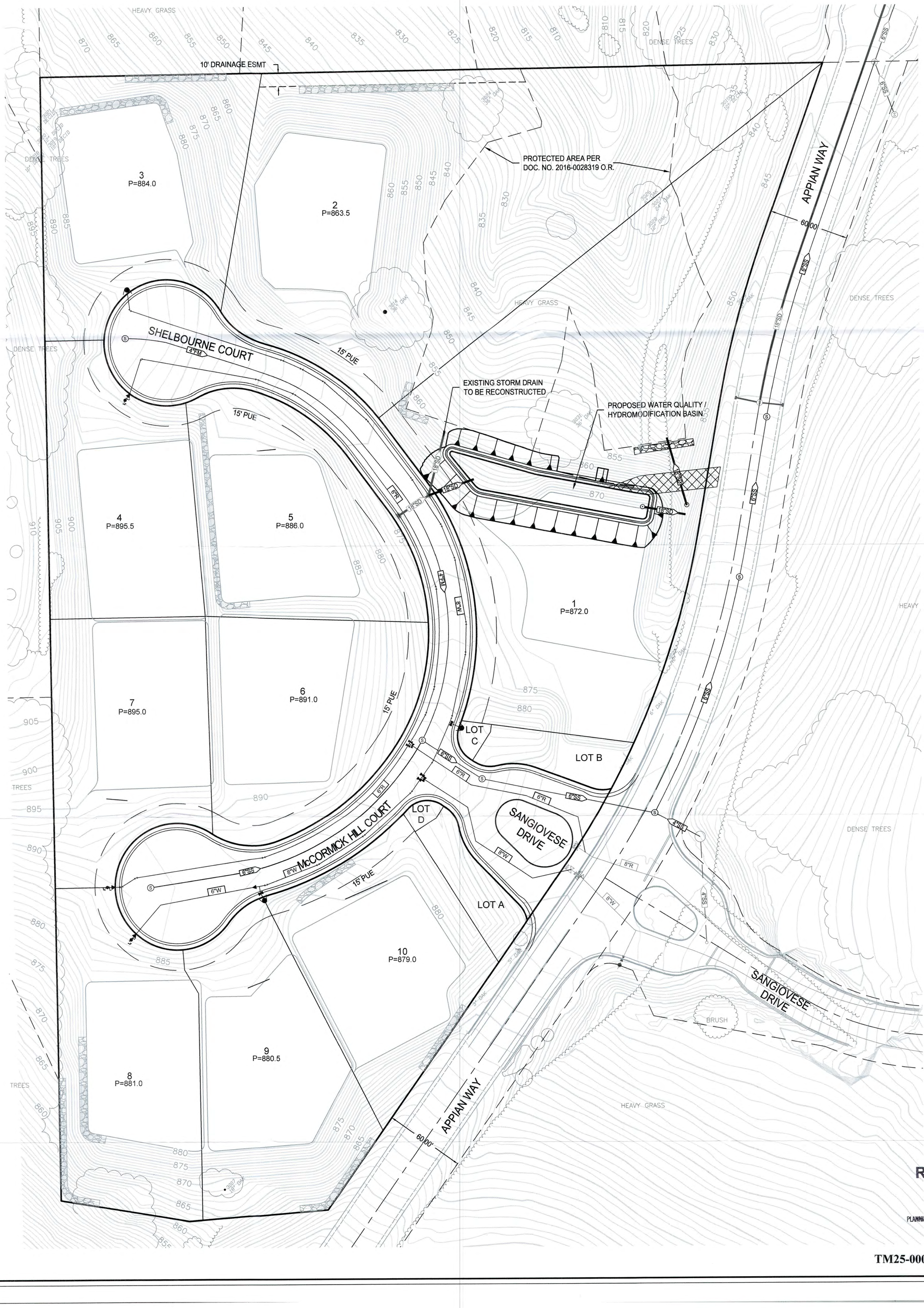
- SS — SEWER LINE
- FM — SEWER FORCE MAIN LINE
- S — SEWER MANHOLE
- SD — STORM DRAIN LINE
- STORM DRAIN INLET
- W — WATER LINE
- FIRE HYDRANT
- R — RECYCLED WATER LINE
- D — EXISTING STORM DRAIN MANHOLE
- SD — EXISTING STORM DRAIN LINE
- S — SEWER MANHOLE



36' RIGHT-OF-WAY



VARIED RIGHT-OF-WAY



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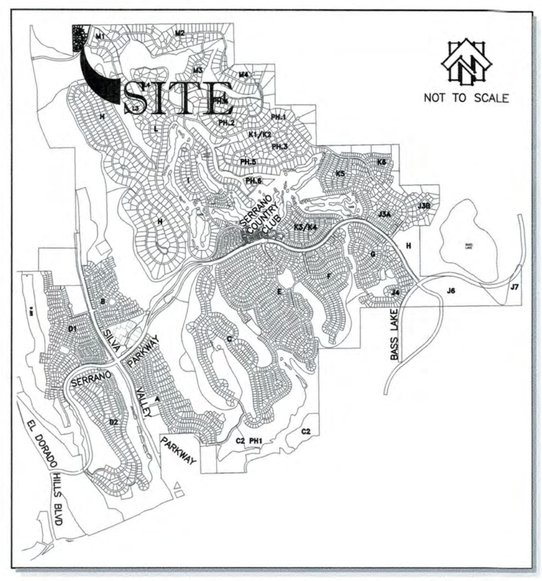
SERRANO - VILLAGE M5

SLOPES MAP

EL DORADO COUNTY, CALIFORNIA

AUGUST 2025

TM25-0003/PD25-0005 Serrano Village M5
Exhibit J- Slopes Map



0 10' 20' 40'

SCALE IN FEET

SERRANO

R. E. Y. ENGINEERS, Inc.
Civil Engineering | Land Surveying | Remote Sensing
905 Sutter Street, Suite 200, Folsom, CA 95630
(916) 366-3040 Fax (916) 366-3303

EXISTING GRADED PADS (TYP.)

STAINES / CHRISTIANSEN
126-470-002

SAHTOUT
126-470-001

HIGHLAND VIEW HOMEOWNERS ASSOC
126-340-001

MALLINSON / MOLLYANNA
126-350-001

MCFARLAND / CHAIT
126-200-028

EQUIPAGE INC
126-220-007

SERRANO ASSOCIATES LLC
123-340-018

SHELBOURNE COURT
McCORMICK HILL COURT
APPIAN WAY
SANGIOVESE DRIVE
LOT A
LOT B
LOT C
LOT D

HEAVY GRASS
DENSE TREES
BRUSH

Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	10.00%	15.00%	0.58	
2	15.00%	20.00%	0.71	
3	20.00%	25.00%	0.80	
4	25.00%	30.00%	0.54	
5	30.00%	Vertical	2.13	

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TM25-0003/PD25-0005/Z25-0006

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SEP 2 4 2025

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PLANNING AND BUILDING DEPARTMENT

R.E.Y. ENGINEERS, INC.
CIVIL ENGINEERING | LAND SURVEYING | REMOTE SENSING
905 Sutter Street, Suite 200, Folsom, CA 95630
Phone (916) 366 3040 | Fax (916) 366 3303 | www.reyengineers.com

Septmeber 11, 2025

El Dorado County Dept. of Transportation
2850 Fairlane Court
Placerville, CA 95667

Re: Serrano Village M5 – Tentative Map Drainage Facilities Technical Memorandum

1. Background

The Serrano Village M, Phase 5 tentative map (TM01-1381R/PD01-0009R) was approved as a 10-lot subdivision with a minimum lot size of 20,000 square feet. Grading and improvement plans were approved in 2022 and the site was subsequently rough graded and stabilized in the same year. The remaining improvements have not been constructed to date. Serrano Associates submitted an updated plan to split the existing lots, creating 20 individual lots, on which half-plex units that share a common wall will be constructed. This plan was rejected and the original plan of a 10-lot subdivision will be used for submittal. As a result, a new tentative map application will be processed and the project is now subject to the County's current Phase II NPDES permit (2013-0001-DWQ) Post Construction requirements including Storm Water Treatment and Baseline Hydromodification Measures. The purpose of this Technical Memorandum is to provide analysis to determine the preliminary size and layout of the project's drainage facilities and show they meet the current permit requirements.

2. Introduction

The proposed Serrano Village M5 project is approximately 8.4 acres in size and will consist of 10 lots, averaging half-acre in size. The project is located on the north side of Appian Way directly across from Sangiovese Drive, approximately one-third of a mile east of Silva Valley Parkway and approximately three miles north of highway 50. The project is bordered by residential lots to the north and east, open space to the west and Appian Way to the south. Elevations on the project vary from 830 to 907 feet above sea level.

3. Objective

This technical memorandum outlines the hydraulic and hydrologic conditions associated with the development of Serrano Village M5. Attenuation for the 10-year and 100-year storm events is addressed regionally as part of the Carson Creek Regional Drainage Study, dated January 1996 and updated as of December 2005 (Regional Study). Therefore, this technical memorandum addresses the storm water treatment and hydromodification measures required for the project. The information presented in this report follows the guidelines as shown in the updated El Dorado County Drainage Manual, adopted September 22, 2020.

4. Hydrology and Hydraulics

Hydrologic and Hydraulic analysis was performed to show the proposed drainage facilities meet the current Phase II NPDES permit requirements for Hydromodification. The permit requires that regulated project's post-project runoff shall not exceed estimated pre-project flow rate for the 2-year, 24-hour storm per Section E.12.f.

Hydrology

The hydrologic analysis was performed and analyzed as set forth in Section 2 of the El Dorado County Drainage Manual. The Pre-Project (Existing) and Post-Project (Proposed) shed areas were determined from existing topography and the proposed improvements. The Hydrologic Soil Group was determined to be "D", from the US Department of Agriculture Soil Conservation Web Service Soil Survey. Curve Number values were obtained from Appendix 2.3 of the El Dorado County Drainage Manual based on Hydrological Soil Group "D" and the existing and proposed site conditions. The following Curve Numbers and their associated areas were used for the existing and proposed conditions:

- Existing (Pre-Project) Condition:
  - Open Space - Good Condition with Type D Soils: 3.19 acres CN=80
- Proposed (Post-Project) Condition:
  - Impervious Areas: 1.26 acres CN=98
  - Open Space - Good Condition with Type D Soils: 2.04 acres CN=80
    - Composite CN: 3.30 acres CN=87

The sheds were determined in AutoCAD and used to develop the composite Curve Number of 87 for the proposed shed area.

The design storm duration of 24 hours was chosen for consistency with Section 2.3.1 of the El Dorado County Drainage Manual and Section E.12.f of the permit. Appendix 2.2 of El Dorado County Drainage Manual was used to determine the following design storm information:

- Mean Annual Precipitation (MAP): 26"
- 2-year, 24-hour Event Precipitation Depth: 2.12 inches

The existing and proposed shed area times of concentration were calculated per Section 2.4.2 of the County of El Dorado Drainage Manual. The following time of concentrations were calculated for each condition:

- Existing (Pre-Project) Condition: 17 minutes
- Proposed (Post-Project) Condition: 18 minutes

XP-Storm design software was used to develop hydrographs for the design storm. This software utilizes the 24-hour SCS Type 1 design storm and a dimensionless SCS runoff hydrograph to generate hydrographs for the 2-year 24-hour storm in the existing (pre-project) and proposed (post-project) conditions.

An exhibit showing pre-development and post-development water shed areas, as well as proposed impervious areas can be found in Appendix 1 attached to this memo. The overall pre-project to post-project drainage patterns will remain the same. In the proposed (post-project) condition there is approximately 0.11 acres more shed area that will be treated and attenuated in the detention basin.

The hydrologic model results from XP-Storm showing the pre-project and post-project hydrographs can be found in Appendix 2 attached to this memo. The results show that the estimated pre-project peak flowrate is 0.73 cfs and post-project flow without detention is 1.97 cfs. The increase in flow is attributed to the increase of impervious area in the developed condition. Due to this increase in flow, the project will require a detention basin to meet the permit requirements.

Hydraulics

A hydraulic analysis was performed with XP-Storm design software to route the post-project hydrograph through the proposed outlet structure and determine the post project flows discharged during the 2-year design storm. A model was built for the post-project condition that includes the proposed basin, outlet structure, and outfall pipe. The outlet structure is proposed to be 48" diameter Open Corrugated Pipe (OCP) riser with a rectangular orifice located 1' above the bottom of the basin. The basin is proposed to have a bottom area of 2,660 sf with walls and 2:1 side-slopes providing a total depth of 3.5 feet to the bottom of the spillway. The outfall pipe is proposed to be 18" in diameter.

The basin's storage volume and outlet structure is used to attenuate flows to ensure the project's post-project runoff does not exceed the estimated pre-project flow rate for the 2-year, 24-hour storm. The model was used to analyze the outlet structure and design the size of the orifice required to attenuate flows to meet the permit's Hydromodification measures. The orifice and OCP design specifications are as follows:

- Orifice Size: 4"x5" rectangular orifice size
- Orifice Invert: 1' above the basin bottom
- OCP Size: 48" Diameter
- OCP Grate Top: 2.3' above the basin bottom

The XP-Storm software results in Appendix 3 show that utilizing the proposed basin and orifice size described above, the project's post-project runoff of 0.67 cfs does not exceed estimated pre-project flow rate of 0.73 cfs. The results also show that during the 2-year design storm the maximum water depth in the basin is 2.2 feet.

Calculations were also performed to verify the 48" OCP Grate Top and 18" outlet pipe can convey the 100-year peak flow through the basin so that it can be attenuated downstream per the Regional Study.

5. Water Quality

Water quality measures are proposed to comply with current El Dorado County Standards and permit requirements. The proposed measures include a bioretention basin to treat runoff from on-site impervious areas including those from proposed streets and Lots 7-14. Impervious areas from Lots 1-3, & 8-10 drain towards the back of the lots into a vegetated buffer and will on-lot water quality features as necessary. Post-Construction calculations for the on-lot site measures will be provided with the project's Improvement Plans, but typically include tree planting and disconnected downspouts.

The California Phase II LID Sizing Tool – v1.2 was used to determine the minimum required size of the basin's bottom floor as well as the depth of bioretention media. The inputs used for the sizing tool are as follows:

- Saturated Hydraulic Conductivity – 0.03 inches per hour (Type D Soils)
- Impervious Area – 1.6 acres
- Design Storm Depth – 1 inch
- Storm Water Treatment Measure Calculation Method – Bioretention Equivalent

With these inputs the LID Sizing Tool provided the following results:

- Bottom Basin Area Required - 2,660 sf (0.061 acres)
- Top Layer - 24" Soil
- Bottom Layer - 12" Gravel Storage

The LID Sizing Tool Calculation Results can be found in Appendix 4 attached to this memo.

The proposed basin is sized to provide a minimum bottom area of 2,660 SF and to have soil and gravel layers as described above to meet the LID requirements.

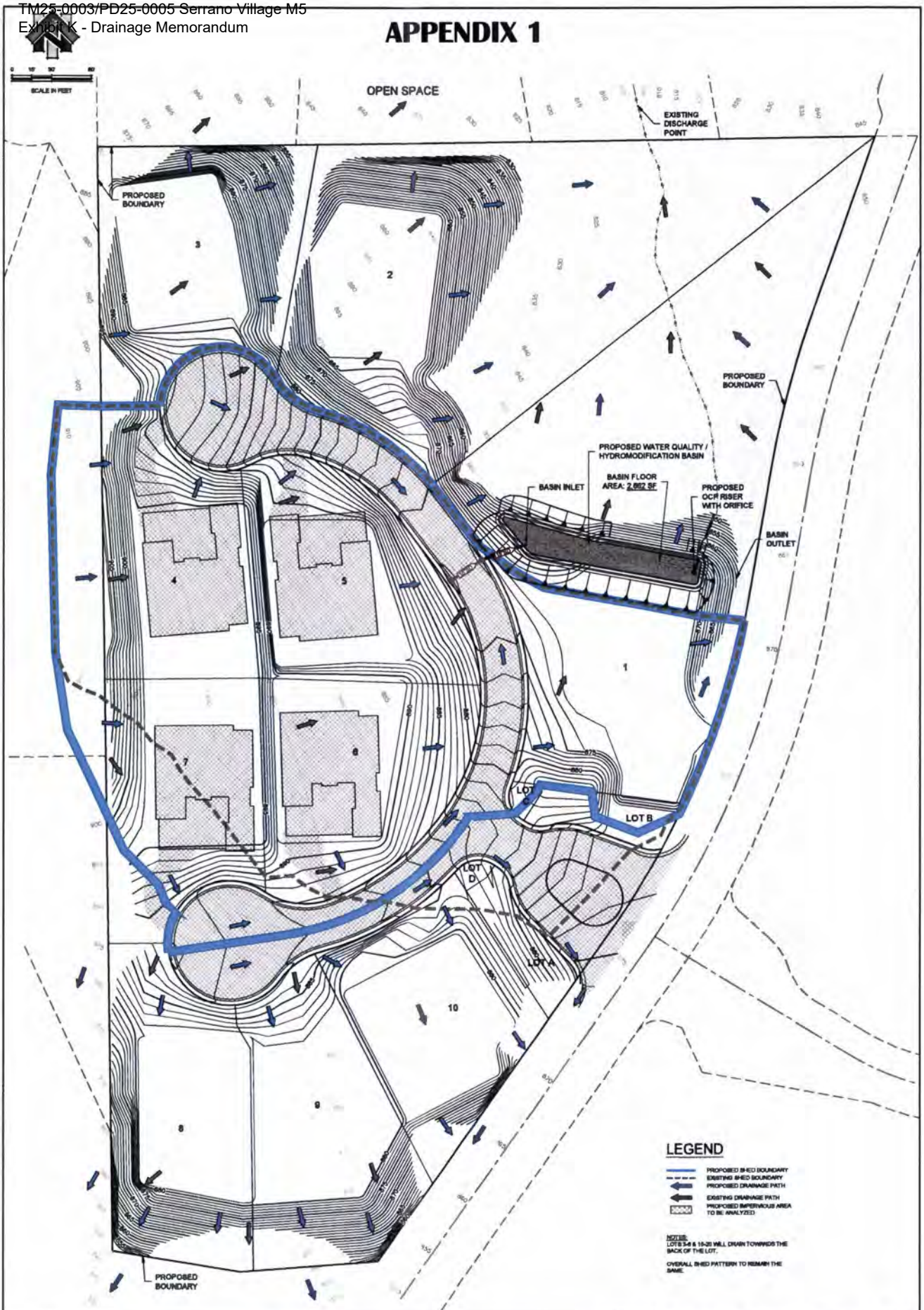
6. Conclusion

This memo shows how the proposed on-site basin and its outlet structure has been designed to address water quality and hydromodification requirements for the Serrano Village M5 project. XP-Storm software was used to determine the 2-year design storm pre and post-project flows, size the basin and its outlet structure, and show the project meets the permit's hydromodification requirements. The California Phase II LID Sizing Tool was used to determine the basin's required bottom area and bioretention media required to meet water quality requirements.

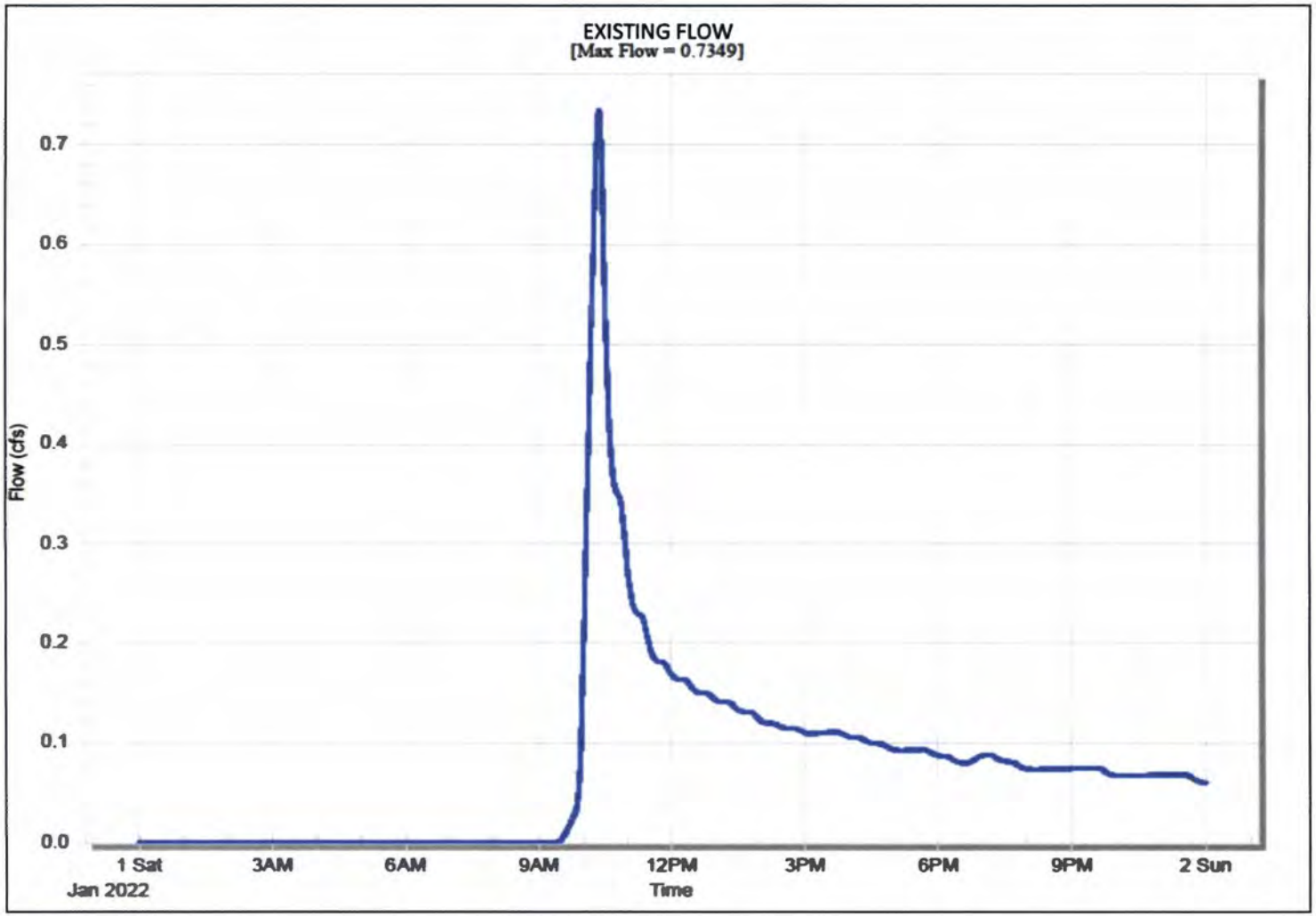
R.E.Y. Engineers, Inc.

Ryan Ruddick, PE

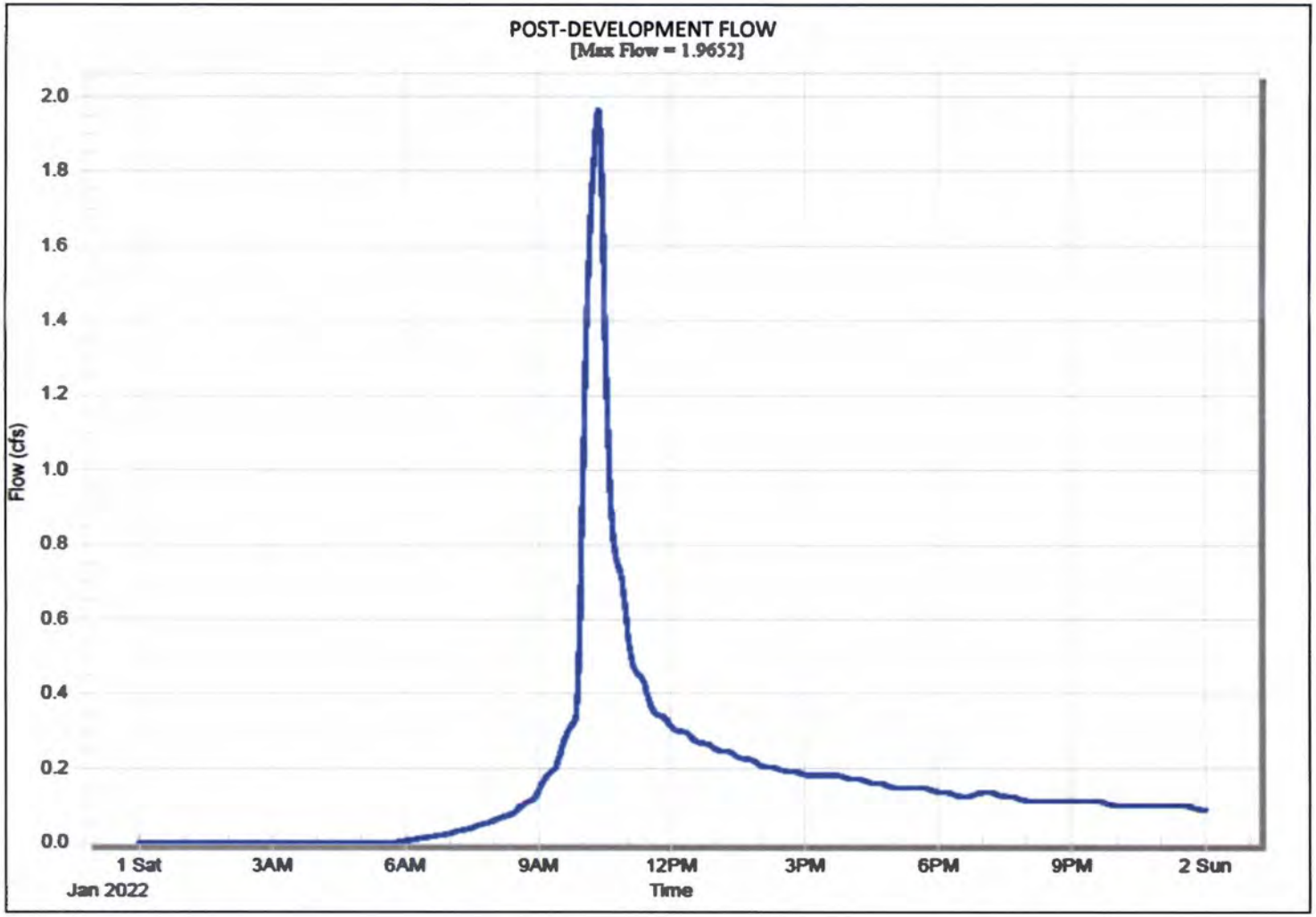
APPENDIX 1


SCALE IN FEET
OPEN SPACE
EXISTING DISCHARGE POINT
PROPOSED BOUNDARY
PROPOSED WATER QUALITY / HYDROMODIFICATION BASIN
BASIN FLOOR AREA: 2,662 SF
BASIN INLET
PROPOSED OCP RISER WITH ORIFICE
BASIN OUTLET
LOT C
LOT B
LOT D
LOT A
LEGEND
PROPOSED SHED BOUNDARY
EXISTING SHED BOUNDARY
PROPOSED DRAINAGE PATH
EXISTING DRAINAGE PATH
PROPOSED IMPERVIOUS AREA TO BE ANALYZED
NOTES:
LOTS 3-6 & 16-20 WILL DRAIN TOWARDS THE BACK OF THE LOT.
OVERALL SHED PATTERN TO REMAIN THE SAME.
DRAINAGE MAP FOR:
SERRANO - VILLAGE M5
TRIBUTARIES - EXISTING & PROPOSED CONDITIONS (ON-SITE)
EL DORADO COUNTY
CALIFORNIA
R.E.Y. ENGINEERS, Inc.
PROJECT NO. 2677.225
SHEET NO. D1 OF D2
DRAWING INFO
DRAWING SCALE
NO. REVISION DESCRIPTION
CHECKED BY
DATE
PRELIMINARY
NOT FOR CONSTRUCTION

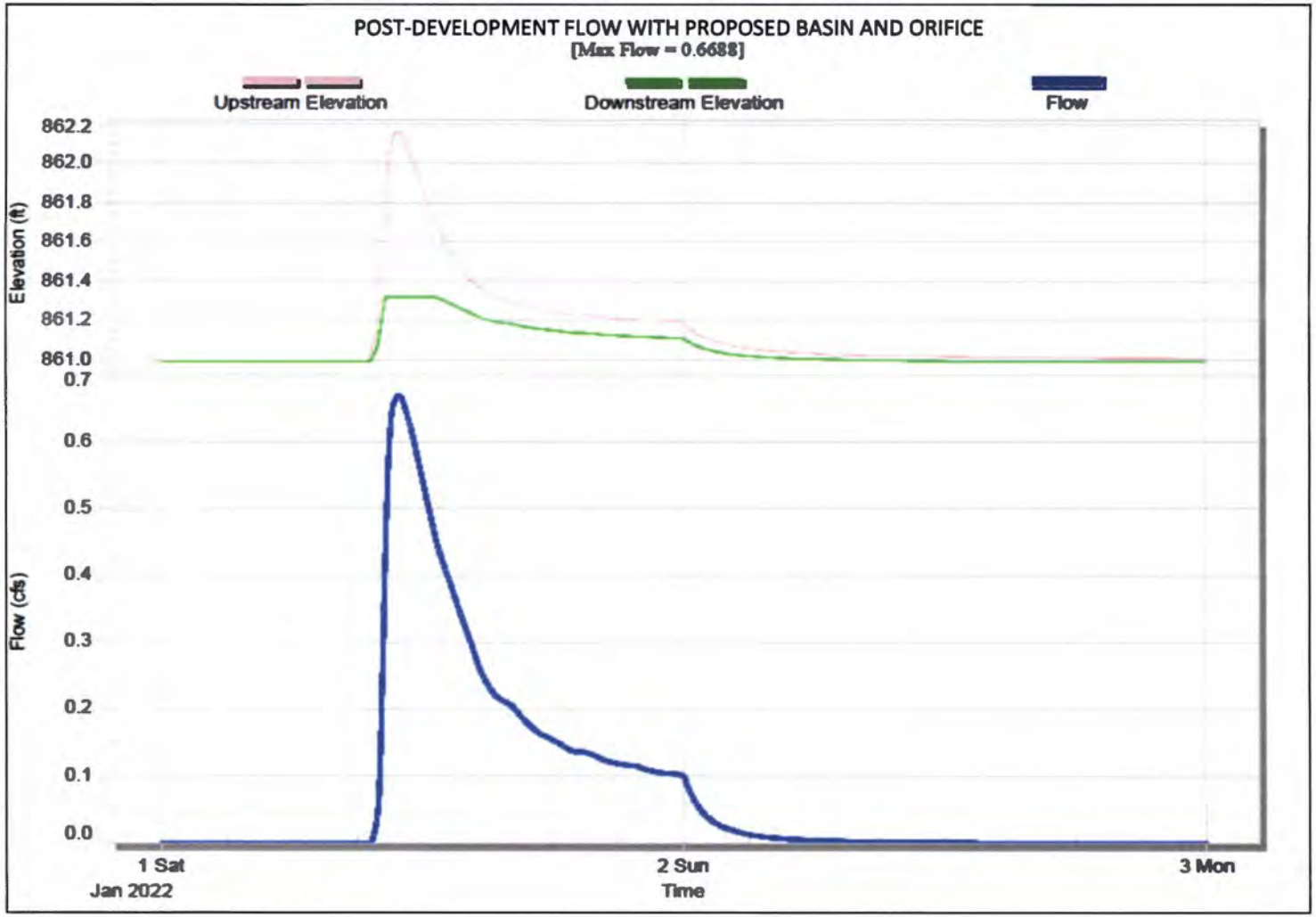
APPENDIX 2
Pre-Development Hydrograph



APPENDIX 2
Post-Development Hydrograph



APPENDIX 3
Post-Development Hydrograph with Orifice



APPENDIX 4
California Phase II LID Sizing Tool

Step 7 - Use a Storm Water Treatment Measure

Project name	Serrano Village M5
Climate station	PLACERVILLE
Saturated hydraulic conductivity	0.03 in/hr
Impervious area	1.6 acres
Method	Bioretention Equivalent

LID BMP Types	Area Needed (acres)	Area Available (acres)	Percent Accomplished
Bioretention Cell - 18" Soil - 12" Gravel Storage	0.064	0.00	0.00
Bioretention Cell - 18" Soil - 24" Gravel Storage	0.062	0.00	0.00
Bioretention Cell - 18" Soil - 36" Gravel Storage	0.061	0.00	0.00
Bioretention Cell - 24" Soil - 12" Gravel Storage	0.061	0.00	0.00
Bioretention Cell - 24" Soil - 24" Gravel Storage	0.059	0.00	0.00
Bioretention Cell - 24" Soil - 36" Gravel Storage	0.058	0.00	0.00
Bioretention Cell - Soil Depth Varies[5] - No Gravel Storage	N/A	N/A	N/A
Infiltration Basin - Vegetated	N/A	N/A	N/A
Infiltration Gallery	0.660	0.00	0.00
Infiltration Trench	N/A	N/A	N/A
Overland Flow no amendment	N/A	N/A	N/A
Porous Pavement	0.920	0.00	0.00
Strip, Amended 6"	N/A	N/A	N/A
Strip, Amended 12"	0.700	0.00	0.00
Strip, Amended 18"	0.560	0.00	0.00
Swale, Amended 6"[6]	N/A	N/A	N/A
Swale, Amended 12"[6]	N/A	N/A	N/A
Swale, Amended 18"[6]	N/A	N/A	N/A
Capture and Use Storage[7]	48313 cf	0.00 cf	0.00
Site Design Measures		0.000	0.00
	Totals	0.000	0.00

ORIGINAL

AGREEMENT

This Agreement is entered this 4th day of August, 2020 by and among The County of El Dorado, a political subdivision of the State of California (County), the El Dorado Hills Community Services District, a Special District (EDHCSD) and Serrano Associates, LLC, a Delaware limited liability company (Serrano) for the purpose of resolving several issues related to the dedication, financing and construction of that certain 12.5 acre park to be located within Serrano, Village J, Lot H.

RECITALS

Whereas, County approved the El Dorado Hills Specific Plan (the Project) in December, 1988, establishing a master planned community comprised of up to 6,162 residential units, up to 60 acres of commercial uses, public and private open space areas and numerous parks, including several public parks to be dedicated to and maintained by the EDHCSD; and

Whereas, over the course of the past thirty-plus years, the majority of the residential and commercial areas of the Project have built out, the open space has been preserved and the private and public parks have been developed by Serrano, with all of the public parks now dedicated to the EDHCSD, except for the remaining 12.5 acre park to be constructed in Village J, Lot H (the Village J Park); and

Whereas, the EDHCSD has indicated a desire to construct the Village J Park itself; and

Whereas, in connection with the Project approvals, the County also approved a Development Agreement and Public Improvements Financing Plan, which provide, in part, that Serrano is to construct the public parks, including the Village J Park, and further provided that the financing mechanism therefor would be a Community Facilities District, which was later established and designated CFD 1992-1; and

Whereas, CFD 1992-1 has approximately Three Million Five Hundred Thousand Dollars ($3,500,000.00) in funding available for construction of the Village J Park after accounting for all other remaining CFD projects and obligations, notwithstanding other potentially limiting language contained in the Specific Plan, Development Agreement and Public Improvements Financing Plan, and subject to agreement among County, EDHCSD and Serrano; and

Whereas, in 2020, in connection with the approval of the Village J7 residential village within the Project, the County, at the request of the EDHCSD, imposed a condition upon the Village J7 tentative map approval which provided as follows:

51. Prior to approval of the first final map for the Project, Developer shall enter into an agreement in a form and content acceptable to the County providing for dedication of the 12.5 acre Village J, Lot H park site to the EDHCSD and assignment to the EDHCSD of rights to CFD funds, up to the remaining amount available for park construction pursuant to the Public Improvement Financing Plan, for use by the EDHCSD toward construction of the 12.5 acre Village J, Lot H park. If prior to approval of the first final map for the Project, the County and the Developer are unable to reach agreement on the amount of CFD funds available for park construction despite utilizing good faith efforts, then as an alternative to the foregoing and prior to approval of the first final map for the Project, Developer shall enter into an agreement in a form and content acceptable to the County requiring Developer to commence construction of the 12.5 acre Village J, Lot H District Park described in the Development Agreement, Specific

Plan, and Public Improvement Financing Plan, weather permitting, within ninety (90) days of receiving approval from both the County and EDHCSD of Construction Plans, Specifications, and Contract documents, together with a Cost Sharing Agreement in form and content acceptable to County, EDHCSD, and Developer addressing any improvements included beyond a typical District Park, as defined by the El Dorado Hills Specific Plan; and

Whereas, after discussions among the parties hereto, and in an effort to provide the EDHCSD the ability to acquire the Village J Park property earlier than would otherwise occur, to provide the EDHCSD with the ability to construct the Village J park itself, to provide the EDHCSD the opportunity to directly access CFD 1992-1 Funding for the Village J Park through the County, to determine the amount of CFD 1992-1 funding that will be made available therefor, to document Serrano's satisfaction of Condition 51 imposed upon its Village J7 tentative map and to memorialize Serrano's complete fulfillment of parkland dedication and park construction obligations contained within the Specific Plan, Development Agreement and Public Improvements Financing Plan, and to secure the consent and cooperation of the County with respect to all of the above, the parties desire to enter into this Agreement.

AGREEMENT

1. **Dedication of Parkland**. Serrano will Dedicate to EDHCSD, utilizing the form of Grant Deed attached hereto as Exhibit A, that certain 12.5 acre parcel commonly referred to as the Village J Park, as more fully described in Exhibit A. Dedication of the Village J Park fully and finally satisfies Serrano's parkland dedication obligations for the Project. Dedication shall occur within thirty days of District request, provided that all parties have executed this Agreement.

2. **Assignment of CFD 1992-1 Proceeds/ County Consent**. County, EDHCSD and Serrano agree that the amount of up to Three Million Five Hundred Thousand Dollars ($3,500,000.00) shall be made available to reimburse EDHCSD for Village J Park improvement costs through CFD 1992-1 upon final completion of said park. The parties acknowledge that limiting language within the Development Agreement and Public Improvements Financing Plan might otherwise restrict the amount to be made so available, but have agreed that this amount can be made available to acquire the Village J Park improvements after accounting for all other remaining CFD projects. Recognizing the existence of such other projects, the amount available to EDHCSD shall be strictly limited to Three Million Five Hundred Thousand Dollars ($3,500,000.00) and any required additional funding shall be provided through the EDHCSD. County and EDHCSD will establish the necessary protocols through which EDHCSD may access the CFD funding. The parties agree to cooperate with one another and to execute any additional agreement as necessary to effectuate this Agreement. This Agreement constitutes Serrano's "assignment of rights to CFD funds", up to the Three Million Five Hundred Thousand Dollars ($3,500,000.00) maximum, consistent with Condition 51 referenced in the Recitals above.

3. **Consultation with Serrano**. Consistent with the terms of the Development Agreement and Public Improvements Financing Plan, EDHCSD shall design the Village J Park in consultation with Serrano. EDHCSD shall design the Village J Park in a manner consistent with the terms and provisions of the Specific Plan. EDHCSD shall present conceptual plans to Serrano for review and thereafter shall provide design development level plans for review.

4. **Construction of Village J Park**. EDHCSD shall exert best efforts to commence construction of the park as soon as practicable after mutual execution hereof and to prosecute the construction to completion. EDHCSD and Serrano shall cooperate in connection with mutual boundary issues, access issues, construction issues and any other issues that must be addressed to allow EDHCSD to complete park construction successfully. EDHCSD shall maintain pedestrian access from the residential subdivision immediately to the west of the park. Any necessary pedestrian control mechanism shall be installed and maintained by the adjacent HOA on HOA property. Park frontage improvements (landscaping and hardscape) along Serrano Parkway shall be included in the park design, shall be consistent with existing improvements to the west along Serrano Parkway and applicable County design standards, shall be constructed to the northerly curb of Serrano Parkway, and shall be maintained by the EDHCSD. Any vehicular entrance to the Park from Serrano Parkway shall be aligned with Preston Way and shall match the existing entryway designs installed throughout Serrano (i.e. in design and materials used).

5. **Satisfaction of Condition 51**. The parties agree that upon full execution hereof, Serrano shall have fulfilled Condition 51 imposed upon its Village J7 tentative map.

6. **Satisfaction of all Parkland dedication/improvement obligations**. Upon full execution hereof, EDHCSD acknowledges and agrees that Serrano has fulfilled all parkland dedication and parkland improvement obligations imposed upon it in connection with the Project.

7. **Effectiveness of Agreement**. This Agreement shall be effective only upon the execution by all three parties. Unless and until all three parties sign, the agreements and accommodations provided hereby shall have no force or effect and the willingness of any party to compromise on any position as reflected herein shall not be construed as an admission that such accommodation, compromise or agreement was legally required.

8. **Attorneys' Fees**. If either party commences any action against the other party to interpret or enforce any of the terms of this Agreement or because of the breach by the other party of any of the terms of this Agreement, the losing party shall pay to the prevailing party reasonable attorneys' fees, costs and expenses.

9. **Entire Agreement**. This Agreement and all matters referenced herein (including exhibits attached hereto) is the final expression of, and contains the entire agreement between, the parties with respect to the subject matter hereof and supersedes all prior understandings and agreements with respect thereto.

10. **Governing Law**. The parties hereto acknowledge that this Agreement has been negotiated and entered in the State of California. The parties hereto expressly agree that this Agreement shall be governed by, interpreted under and construed in accordance with the laws of the State of California.

11. **Amendment**. This Agreement may not be amended except by a written instrument signed by all of the parties hereto.

This Agreement is entered by and among the parties hereto, effective the date upon which the last party has executed below.

Dated: 7/18/20

SERRANO ASSOCIATES, LLC, a Delaware Limited liability company

By: Parker Development Company, a California Corporation
Managing Member

By: _____
William R. Parker
Its: President

Dated: 8/14/20

El Dorado Hills Community Services District, a California Special District

By: _____
Its: PRESIDENT, CSD

Dated: 8/4/2020

County of El Dorado, a political subdivision of the State of California

By: _____
Its: Chair, Board of Supervisors

ATTEST: Kim Dawson
Clerk of the Board of Supervisors
By _____
Deputy Clerk

K:\Serrano Associates LLC\General Land Use (5830-0001)\Agmt - Village J park Lot H (Clean Ver 008).docx

RECORDING REQUESTED BY AND WHEN RECORDED, MAIL DOCUMENT AND TAX STATEMENT TO:

HEFNER LAW
Attn: Michael J. Cook, Esq.
2150 River Plaza Drive, Suite 450
Sacramento, CA 95833

Escrow No. _____
Title Order No. _____

APN:

(SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE)

GRANT DEED

SERRANO ASSOCIATES, LLC, a Delaware limited liability company ("Grantor"), grants to EL DORADO HILLS COMMUNITY SERVICES DISTRICT, a political subdivision of the State of California ("Grantee"), all that real property, including facilities or equipment installed thereon, situated in the unincorporated area of El Dorado County, California, described as follows:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

This grant is made on the condition that the above property be used solely and perpetually as a park as more fully described in the El Dorado Hills Specific Plan adopted July 18, 1988. If the above property is not used solely and perpetually for that purpose, then Grantor or its heirs, assigns, and successors, shall have the power to terminate all right, title and interest in the property granted by this deed to Grantee and its heirs, successors, and assigns, in the manner provided by law for the exercise of this power of termination. In the event a competent court of law with jurisdiction over the matter issues a judgement, order, or decree terminating Grantee's rights, Grantee or its heirs, assigns, or successors shall forfeit all rights or title to that property, and the property shall revert to the County of El Dorado, subject to the identical use restrictions set forth hereinabove. In the event the property is not used by El Dorado County solely and perpetually for that purpose, then Grantor or its heirs, assigns, and successors, shall have the power to terminate all right, title and interest in the property granted by this deed to El Dorado County and its heirs, successors, and assigns, in the manner provided by law for the exercise of this power of termination. In the event a competent court of law with jurisdiction over the matter issues a judgement, order, or decree terminating Grantee's rights, the property shall revert to Grantor or Grantor's heirs, assigns, or successors.

Executed on _____, 2020 at _____, California

SERRANO ASSOCIATES, LLC, a Delaware
Limited liability company

By: Parker Development Company, a California
Corporation
Managing Member

By: _____
William R. Parker
Its: President

SEE ATTACHED NOTARY FORM

EXHIBIT "A"

PROPERTY DESCRIPTION

(see attached)

Legal Description

Lot D shown on the map of "Plat of Serrano Village J, Lot H", recorded _____, 2020, in Book ____, Page _____, Official Records of the County of El Dorado, California.

Consisting of 12.525 acres

Final map is recording 6/12/2020

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of _____)

On _____ before me, _____,
Date — Here Insert Name and Title of Officer

Personally appeared _____
Name(s) of Signer(s)
_____,

Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal Above

_____
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Individual
☐ Corporate Officer – Title(s): _____
☐ Partner - ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer is Representing: _____

RIGHT THUMBPRINT OF SIGNER

Signer's Name: _____

☐ Individual
☐ Corporate Officer – Title(s): _____
☐ Partner - ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer is Representing: _____

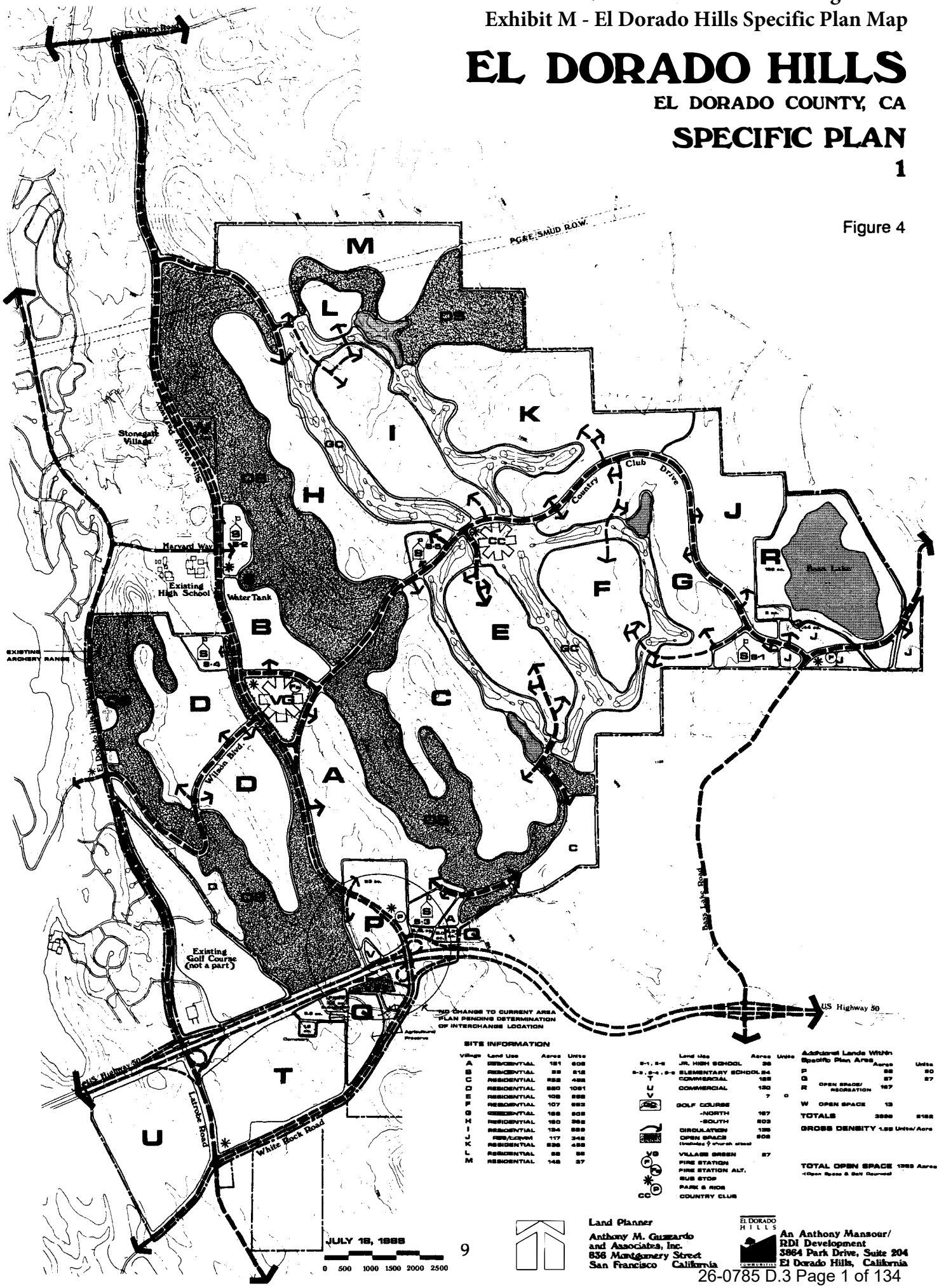
RIGHT THUMBPRINT OF SIGNER

EL DORADO HILLS

EL DORADO COUNTY, CA

SPECIFIC PLAN 1

Figure 4



SITE INFORMATION

Village	Land Use	Acres	Units
A	RESIDENTIAL	181	609
B	RESIDENTIAL	88	512
C	RESIDENTIAL	252	488
D	RESIDENTIAL	280	1081
E	RESIDENTIAL	108	288
F	RESIDENTIAL	107	553
G	RESIDENTIAL	186	505
H	RESIDENTIAL	180	362
I	RESIDENTIAL	134	559
J	RES/COMM	117	348
K	RESIDENTIAL	236	488
L	RESIDENTIAL	58	96
M	RESIDENTIAL	148	37

	Land Use	Acres	Units
S-1, S-2	JR. HIGH SCHOOL	20	
S-3, S-4, S-5	ELEMENTARY SCHOOL	54	
T	COMMERCIAL	188	
U	COMMERCIAL	130	
V		7	0
	GOLF COURSE		
	-NORTH	167	
	-SOUTH	503	
	CIRCULATION	135	
	OPEN SPACE (Excludes golf course & church sites)	508	
VG	VILLAGE GREEN	27	
F	FIRE STATION		
F	FIRE STATION ALT.		
B	BUS STOP		
P	PARK & RIDE		
CC	COUNTRY CLUB		

Additional Lands Within Specific Plan Area

	Acres	Units
P	88	90
Q	87	87
R	167	
OPEN SPACE/ RECREATION		
W	OPEN SPACE 13	
TOTALS	3886	8182

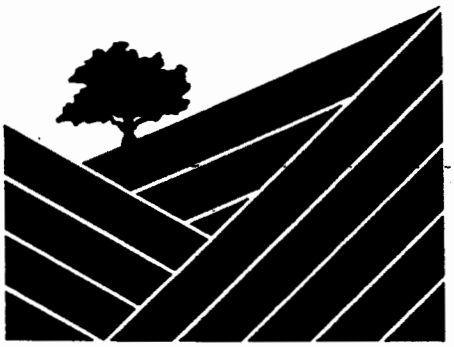
GROSS DENSITY 1.88 Units/Acre

TOTAL OPEN SPACE 1388 Acres
(Open Space & Golf Courses)

Land Planner
Anthony M. Guzzardo and Associates, Inc.
836 Montgomery Street
San Francisco California

EL DORADO HILLS
An Anthony Mansour/ RDI Development
3864 Park Drive, Suite 204
El Dorado Hills, California

EL DORADO
HILLS



EL DORADO HILLS SPECIFIC PLAN

Approved by the
El Dorado County Planning Commission
December 23, 1987

Approved by the
El Dorado County Board of Supervisors
Date: July 18, 1988
Resolution No.: 226-88

El Dorado Hills Specific Plan

	Board of Supervisors	Planning Commission
District 1	Robert E. Dorr	Don Andrews
District 2	Patricia R. Lowe	Marcia Gerwer
District 3	James R. Sweeney	Albert Harris
District 4	Michael C. Visman	Clay Renke
District 5	John N. Cefalu	Ed Keller

Prepared for:

El Dorado County Community Development Department

Richard M. Floch, Director
Larry D. Walrod, Planning Director
Patty Dunn, Principal Planner

Consultants

Specific Plan

Wade Associates
735 Sunrise Avenue, Suite 200
Roseville, California 95661

Land Planning

Anthony M. Guzzardo
and Associates, Inc.
836 Montgomery Street
San Francisco, CA 94133

LIST OF FIGURES AND TABLE

FIGURES

1. Regional Location Map 3
2. El Dorado Hills/Salmon Falls Area Plan 5
3. Project Location Map 6
4. Specific Plan Map 9
5. Proposed Zoning Map 22
6. Typical Residential Products (Single Family, Townhomes, and Patio Homes) 26
7. Typical Residential Products (Estate Homes and View Lots) 28
8. Typical Residential Products (Fairway Estates, View Estates, and Ranch Estates) 30
9. Land Use and Circulation Map 32
10. Conceptual Neighborhood Plan 34
11. Conceptual Development Neighborhood #4 42
12. Conceptual Illustration of the Village Green/Community Center 47
13. Conceptual Views of the Village Green/Community Center 49
14. Typical Roadway Sections 53
15. Open Space Map 58
16. Plan View of Residential Open Space 59
17. Section View of Residential Open Space 60
18. School District Boundaries 64
19. Projected Water Demand 70
20. El Dorado Irrigation District Facilities Master Plan 71
21. Water Plan 72
22. Sewer Plan 74
23. Drainage Plan 76
24. Implementation Diagram 78
25. Summary of Capital Funding Methods 82

TABLE

1. Summary of Residential Use by Development Neighborhood 38

LIST OF APPENDICES AND RELATED TABLES

APPENDICES

A. Parcels Included Within the Specific Plan Application A-1
B. Design Guidelines B-1
C. Open Space Guidelines C-1
D. Guidelines for Erosion Control Plantings D-1
E. Oak Tree Protection Diagram E-1
F. Primary Road Improvements F-1
G. Secondary Road Improvements G-1

RELATED TABLES

1. Recommended Native Plants for Use as Dominants in Landscaped Open Space and Revegetation C-3
2. Recommended Nonnative Ornamental Plants for Use in Landscaped Open Space C-3
3. Prohibited Species: To Avoid in Landscaped Open Space or Revegetation Planting Areas . . C-3
4. Recommended Species for Erosion Control Seeding and Cover Crops D-2
5. Prohibited Species: To Avoid in Erosion Control Seed Mixes Due to Flammability and/or Invasiveness D-2
6. Recommended Erosion Control Mulches and Fertilizers D-2
7. Commonly Used Ornamental Species Not Appropriate to the Site D-2

TABLE OF CONTENTS

SECTION 1. INTRODUCTION
1.1 Purpose and Content of the Specific Plan . . . 1
1.2 Plan Area Setting . . . 2
1.3 Goals of the El Dorado Hills Specific Plan . . . 7
1.4 Policies of the El Dorado Hills Specific Plan . . . 7
1.5 Summary of Plan Proposals . . . 21

SECTION 2. RESIDENTIAL LAND USE ELEMENT
2.1 Concept . . . 25
2.2 Residential Densities . . . 25
2.3 Dwelling Unit Types . . . 25
2.4 Location of Dwelling Unit Types . . . 31
2.5 Development Neighborhoods . . . 31

SECTION 3. COMMERCIAL LAND USE ELEMENT
3.1 Concept . . . 41
3.2 Characteristics of Commercial Land Use . . . 41

SECTION 4. SPECIAL LAND USES ELEMENT
4.1 Village Green/Community Center . . . 45
4.2 Golf Courses and Country Club . . . 48
4.3 Churches . . . 48
4.4 Other Uses . . . 48

SECTION 5. CIRCULATION ELEMENT
5.1 Concept . . . 51
5.2 Existing Streets . . . 51
5.3 Planned Streets . . . 51
5.4 Pedestrian Circulation . . . 54
5.5 Equestrian Trails . . . 55
5.6 Public Transit . . . 55
5.7 Park and Ride . . . 55

SECTION 6. OPEN SPACE ELEMENT
6.1 Concept . . . 57
6.2 Characteristics and Ownership . . . 57

SECTION 7. PUBLIC FACILITIES AND SERVICES ELEMENT
7.1 Concept . . . 61
7.2 Fire Protection . . . 61
7.3 Sheriff . . . 62
7.4 Elementary Schools . . . 63
7.5 High Schools . . . 65
7.6 Recreation and Parks . . . 66

SECTION 8. PUBLIC INFRASTRUCTURE ELEMENT
8.1 Water . . . 69
8.2 Sewer . . . 73
8.3 Storm Drainage . . . 73
8.4 Gas . . . 75
8.5 Electricity . . . 75
8.6 Streets and Street Lighting . . . 75

SECTION 9. IMPLEMENTATION
9.1 Basic Goals and Policies . . . 77
9.2 Design Guidelines and Standards . . . 77
9.3 Long-Term Management of Facilities . . . 77
9.4 Enforcement of Design Guidelines and Standards . . . 79
9.5 Public Services and Facilities Financing Plan . . . 81

SECTION 10. GLOSSARY . . . 87

SECTION 1. INTRODUCTION

1.1 Purpose and Content of the Specific Plan

The purpose of the El Dorado Hills Specific Plan is to provide for the orderly and systematic development of the Plan Area in a manner consistent with the policies of El Dorado County and with the characteristics of the land. This purpose will be achieved by establishing a master plan for the development of approximately 4,000 acres of property that will contain an orderly, comprehensive program of development controls and implementation measures.

1.1.1 Implementation of Policies

The El Dorado Hills Specific Plan is designed to be consistent with, and represent a refinement and expansion of, the broader policies set forth in the El Dorado County Long Range Plan and the El Dorado Hills/Salmon Falls Area Plan. It provides a transition between those policies and the implementation regulations contained in both the zoning and subdivision ordinances. The plan's policies and standards will be implemented through land use entitlements granted subsequent to adoption of the Specific Plan, including zoning consistent with the Specific Plan. In addition, the use of the County's planned development overlay zoning designation will further ensure that development within the Specific Plan area occurs pursuant to the policies and standards of the Specific Plan. Should conflicts arise between the provisions of the planned development overlay zone standards and those standards and policies of the Specific Plan, the latter shall prevail. Similarly, the standards and policies of the planned development district shall prevail over conflicting provisions which may be applicable in the underlying zoning district. All subsequent subdivision and development, all public works projects, and all zoning regulations must be consistent with the Specific Plan.

1.1.2 Control of the Quality of Future Development

Goals and policies are established within the text of this Specific Plan in order to guide future development. In addition, Design Guidelines and conceptual Master Covenants, Conditions, and Restrictions (CC&Rs) will serve to provide more definitive controls for development. The Design Guidelines are included in the Specific Plan as Appendix B.

A Development Agreement will ensure compliance with the Design Guidelines, Master CC&Rs, Specific Plan, and applicable County ordinances and regulations.

1.1.3 Implementation Measures

The Specific Plan sets forth implementation measures to ensure the ultimate fulfillment of the plan concepts. These measures include:

- Goals and Policies
- Master Covenants, Conditions, and Restrictions
- Design Guidelines
- Funding Mechanisms to Provide for Specific Public Improvements
- Development Agreements

Each of these measures is applied individually or in concert with other measures to implement the intent of the Specific Plan. The application of these measures is described in Section 9, "Implementation."

1.1.4 Compliance with the California Environmental Quality Act (CEQA)

Pursuant to the provisions of CEQA, an Environmental Impact Report (EIR) has been prepared for the El Dorado Hills Specific Plan.

1.1.5 Structure of the Specific Plan Document

The Specific Plan consists of text and diagrams and includes:

Introduction: A description of the Plan Area setting and the background and concepts inherent in the Specific Plan.

The Specific Plan Elements: A description of the land uses, public services and facilities, and development program for the Plan Area.

The Implementation Plan: A description of the regulatory mechanisms necessary to implement the plan, including the timing, cost, and means of funding the major capital improvements required to serve the project.

1.2 Plan Area Setting

The Plan Area consists of gently rolling land in the lower foothills of the Sierra Nevada. Elevations within the Plan Area vary from 600 to 1,200 feet above sea level. The rapid rise in elevation at El Dorado Hills marks the first dramatic change in elevation as one travels eastward along Highway 50 from Sacramento. Consequently, the area affords a sweeping panorama across the Sacramento Valley, and it is not uncommon to be able to see Mt. Diablo and the Sutter Buttes. At night, the lights of Sacramento and the surrounding communities illuminate the valley floor.

The Plan Area is divided into two major topographical areas: the valley floor area and the uplands area. The uplands portion of the Plan Area consists of undeveloped tree and grass-covered rangeland. The valley floor portion is an area of grassland with few trees and gentle slopes. Traditionally, cattle grazing has been the primary activity in the Plan Area.

1.2.1 Existing Land Uses

Properties within the Plan Area boundary are generally unimproved, although some development of the valley floor area has occurred in recent years.

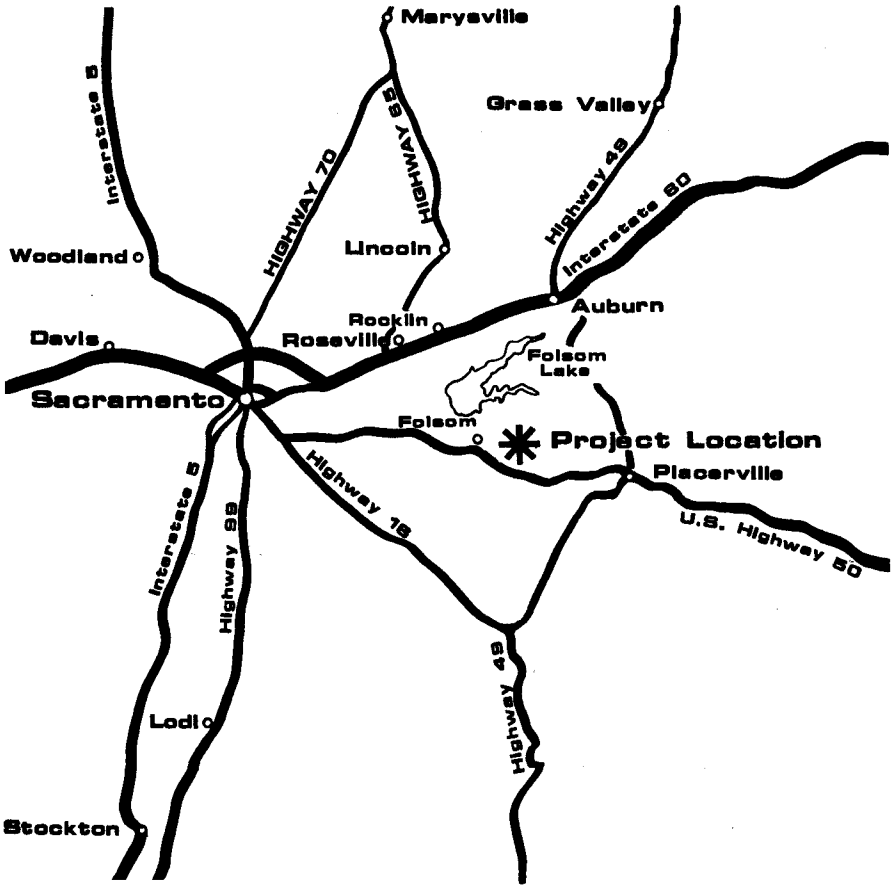
The land immediately surrounding the Plan Area, particularly to the north and south, is predominantly undeveloped or developed at very low residential densities. The El Dorado Hills/Salmon Falls Area Plan designates a majority of these areas as Low Density Residential (one dwelling per 5-9.9 acres). The area along El Dorado Hills Boulevard, immediately west of the Plan Area, is the most intensive area of development in the vicinity of the Plan Area. It includes a golf course, fire station, elementary and high schools, a limited amount of commercial development, and several residential subdivisions.

The principal higher density development near the Plan Area consists of several residential villages within the El Dorado Hills community, including Stonegate Village and St. Andrews Village located just east of El Dorado Hills Boulevard, and the villages of Park, Ridgeview, Marina, Lake Forest, Governor's, and Crown located just west of El Dorado Hills Boulevard. Most of these villages are designated High Density Residential (five dwelling units per acre [du/ac]) by the El Dorado Hills/Salmon Falls Area Plan.

1.2.2 Current Land Use Policies

The Specific Plan lies within the boundary of the El Dorado Hills/Salmon Falls Area Plan and is subject to the zoning and land use policies set forth in that plan. Most of the Specific Plan area is designated on the Area Plan map for High Density Residential (three du/ac or five du/ac

Figure 1
Regional Location Map



under a planned development). The proposed land use within the Specific Plan is significantly lower in density than that allowed by the current El Dorado Hills/Salmon Falls Area Plan designations.

1.2.3 Plan Area Ownership

The Plan Area includes 3,646 acres owned by El Dorado Hills Investors, Ltd. (EDHI) and an additional 250 acres owned by others. Appendix A lists all properties contained within the Plan Area boundary, including assessor's parcel number, ownership, and total acreage.

1.2.4 Economic Setting

El Dorado Hills is located in the eastern portion of the Sacramento Metropolitan Statistical Area (SMSA), which includes Sacramento, Yolo, Placer, and El Dorado Counties. This region is projected to grow from a population of 1.2 million in 1985 to 1.9 million by 2010. The focus of development in the Sacramento region for many decades has been in the downtown core area and along the major freeway routes extending east and northeast from the core area, Highway 50 and Interstate 80, respectively.

During the last 10 years, these two freeway corridors have attracted the majority of new employment and housing development in the region. Since 1980, the communities of Folsom and Rancho Cordova along Highway 50 and the South Placer communities along Interstate 80 have undergone rapid employment growth with the expansion of high technology and new service industries.

A major component of this new expansion is the El Dorado Hills Business Park, a 909-acre facility located south of White Rock Road and west of Latrobe Road. At the time the park was initially approved in 1982, the uses contemplated were primarily for high technology facilities that included assembly plants, research laboratories, warehouses, and business offices. An additional 190 acres adjacent to the park have been designated for future research and development use.

The professional sector will expand in response to housing opportunities afforded within the El Dorado Hills community. Businesses are frequently located on the basis of the preference of principal executives. Housing opportunities in the community can be expected to attract a significant number of executives from the Sacramento region and the San Francisco Bay Area who will ultimately choose to relocate their operations to offices or business parks nearer their homes.

1.2.5 Geographical Area of Application

The El Dorado Hills Specific Plan encompasses an area of approximately 4,000 acres in the southwest portion of El Dorado County, approximately 23 miles east of Sacramento and 20 miles west of Placerville. Highway 50 passes through the southern portion of the Plan Area, connecting to El Dorado Hills Boulevard and Bass Lake Road. Silva Valley Parkway will provide an additional connection to Highway 50. El Dorado Hills Boulevard, located along the western edge of the Plan Area, connects Green Valley Road with Highway 50. Green Valley Road, a historic route used by miners traveling to the gold fields in 1849, connects the cities of Folsom and Placerville. Most of the Plan Area, consisting of approximately 3,620 acres, is located north of Highway 50.

1.2.6 Historical Planning Context

The proposed Specific Plan continues the planning tradition established for the El Dorado Hills community in the first master plan prepared in 1962. This original plan established the concept of village clusters of residential development designed to be the basis for all plans that followed. The integration of open space and residential villages, and the provision of shopping and public services and facilities to create a self-contained community, are traditional concepts embodied in the current Specific Plan.

Figure 2
El Dorado Hills/Salmon Falls Area Plan

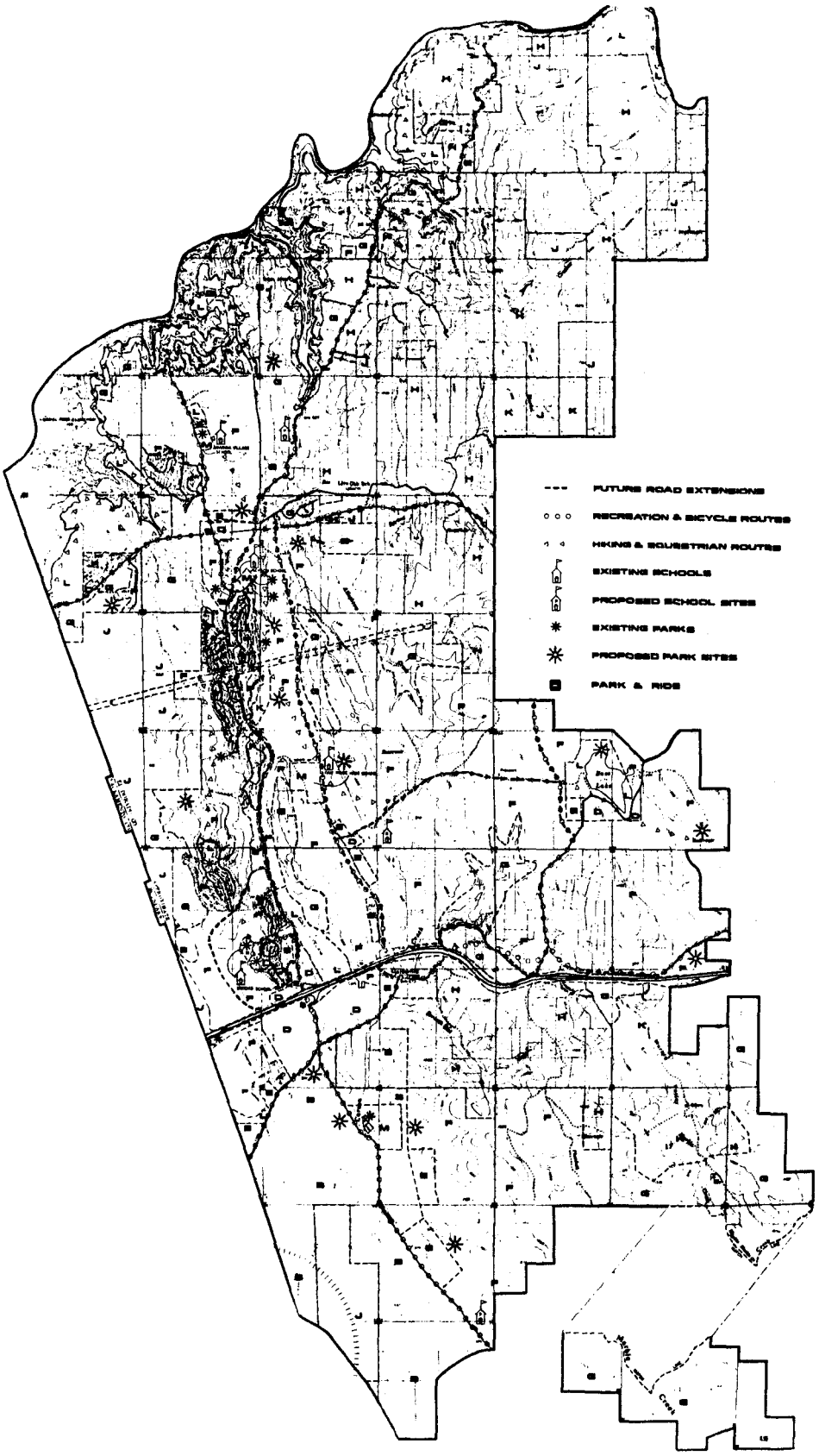
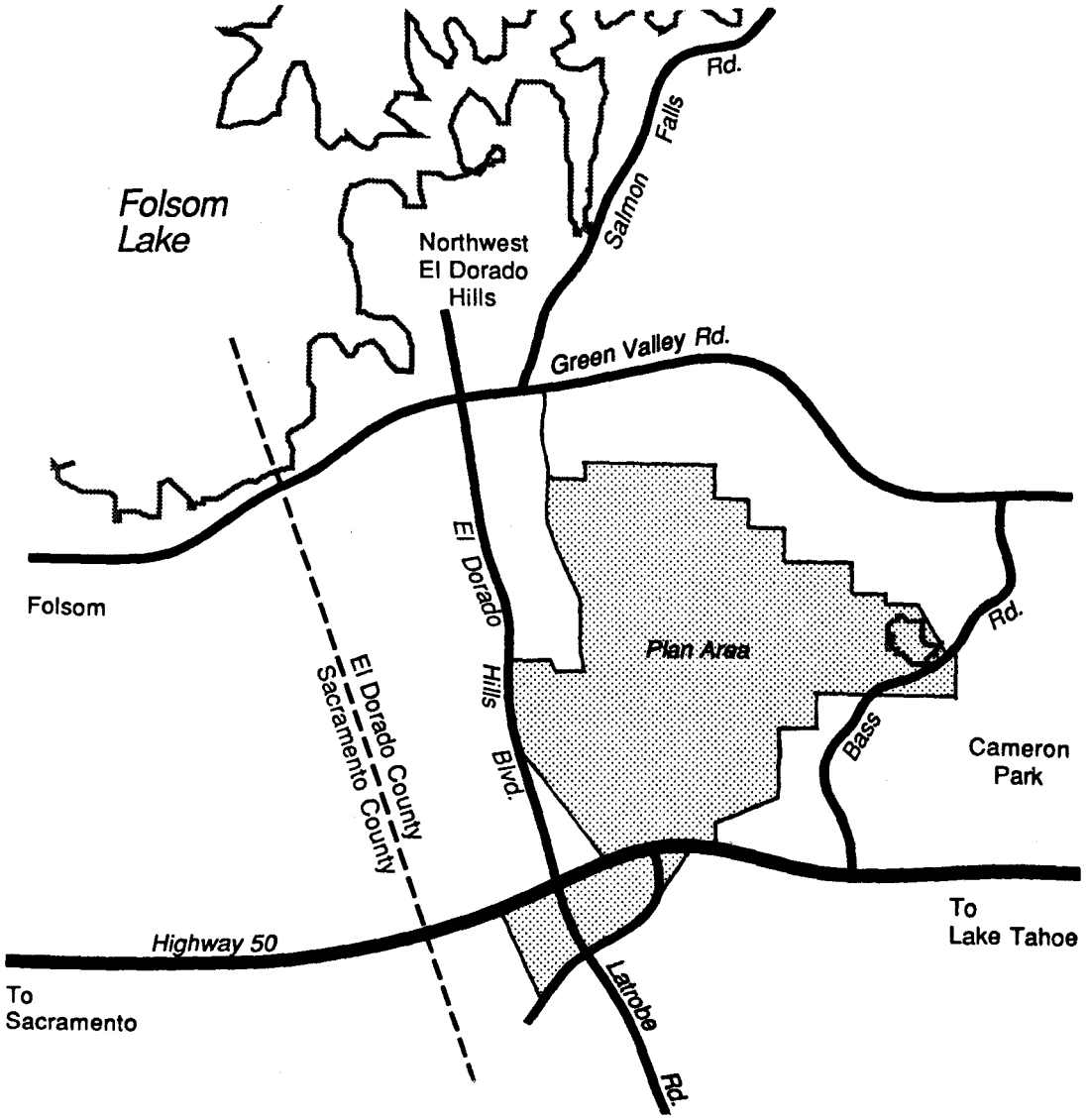


Figure 3
Project Location Map



NOTE: Silva Valley Parkway from Green Valley Road running south is part of the Specific Plan.

These concepts have been carried forward through the efforts of the County, community residents, and major property owners in the area. The ability to continue and implement these concepts is significantly enhanced by a strong Specific Plan, and the continuity of quality development that can be achieved through implementation of joint public and private controls enforced by a development agreement.

1.3 Goals of the El Dorado Hills Specific Plan

El Dorado Hills combines an attractive physical setting, proximity to emerging employment centers, an established community identity, and excellent freeway access that is virtually unique in the Sacramento Metropolitan area. The Specific Plan is designed to take full advantage of these attributes by creating a special community with an identity that incorporates the abundant natural amenities of open space and distant views with quality development. The goals of the El Dorado Hills Specific Plan include providing for the following:

a. Implementation of the El Dorado Hills/Salmon Falls Area Plan.

b. A community setting for a lifestyle that integrates leisure activities with everyday life.

c. Development integrated with the natural environment to enhance and complement the functional and aesthetic integrity of the natural setting with a minimum of disturbance to the natural terrain, oak trees, and other natural habitat.

d. A mix of residential types that will meet the various needs of community residents who differ in age, household size, and lifestyle.

e. A nonvehicular circulation network that can accommodate recreation and leisure, home-to-work, and shopping trips.

f. A safe environment for all residents.

g. Public facilities and services necessary to support the residents and businesses in the community.

h. Convenient commercial services and opportunities for cultural and leisure events.

i. An aesthetic environment for public, private, and the natural open space areas.

1.4 Policies of the El Dorado Hills Specific Plan

The policies of the Specific Plan are intended to provide direction and guidance to decision makers in the implementation of the plan. The policies are consistent with, provide refinement of, and incorporate the goals and policies of the El Dorado Hills/Salmon Falls Area Plan.

Development within the El Dorado Hills Specific Plan area is intended to conform to an overall character and standard of quality. The standards to be applied are expressed in the El Dorado County Zoning Ordinance, as implemented in the Planned Development Overlay Zone, and in various elements of the Specific Plan. These standards include the Specific Plan policies as expressed below and in the Design Guidelines appended to this Specific Plan (Appendix B).

1.4.1 General Policies

a. The Plan Area shall be an integral and complementary component of the El Dorado Hills community and shall provide the full range of facilities and services necessary for a self-contained community.

b. Large areas within the plan boundaries characterized by steep topography, expanses of tree cover, sensitive environmental or archeological features, or major recreational amenities, shall be preserved as permanent open space.

c. The major commercial activities within the Plan Area shall be concentrated in locations from which the community may be served, and shall be protected from noncomplementary, competing land uses.

d. Zoning within the Plan Area, with the exception of designated rural uses, shall be developed under planned development ordinances of the County of El Dorado.

e. Design review procedures for development proposals within planned developments shall be provided in the Design Guidelines. Design review shall consider subdivision design, architectural review, site plan review, review of building materials, common facilities, landscaping, lighting, grading and improvement plans for compliance with restrictions and requirements set forth in the Design Guidelines, the Master CC&Rs, and the Village CC&Rs. The Design Guidelines shall allocate to the property owner and the County the responsibilities of design review.

f. Within any designated village, no final subdivision maps shall be recorded or development plan approved unless proof has been submitted to the County's satisfaction that all public infrastructure, facilities, and services necessary to service the development are available, or that the County has approved an alternative mechanism to ensure that such infrastructure, facilities, or services will be provided commensurate with development.

1.4.1.1 Site Development and Grading

The policies set forth in the Specific Plan are intended to maintain, to the maximum extent possible, the natural land forms and to exercise control over vegetation removal, landscaping, and grading. Grading controls are intended to reduce soil erosion to a minimum to ensure compatibility with adjacent terrain.

a. Grading for roadways, driveways, building pads, and onsite improvements shall be minimized.

b. Grading volumes of cut-and-fill material shall be minimized and balanced onsite wherever possible. Larger grading volumes may be acceptable where improved visual and environmental effects would result.

c. Residential structures or accessory structures on slopes in excess of 20 percent shall be carefully designed through use of erosion controls, engineered grading, and use of post and beam or step-footing construction to ensure long-term slope stability. Benched hillsides for building sites shall be avoided and split-level structures encouraged.

d. A plan to minimize impact to oak trees shall be submitted to the El Dorado County Community Development Department prior to approval of any tentative map. The plan will include, at a minimum, the locations and sizes of individual trees that should not be impacted.

e. A minimum of 20 percent of all roadside trees and parking lot trees shall be native oaks.

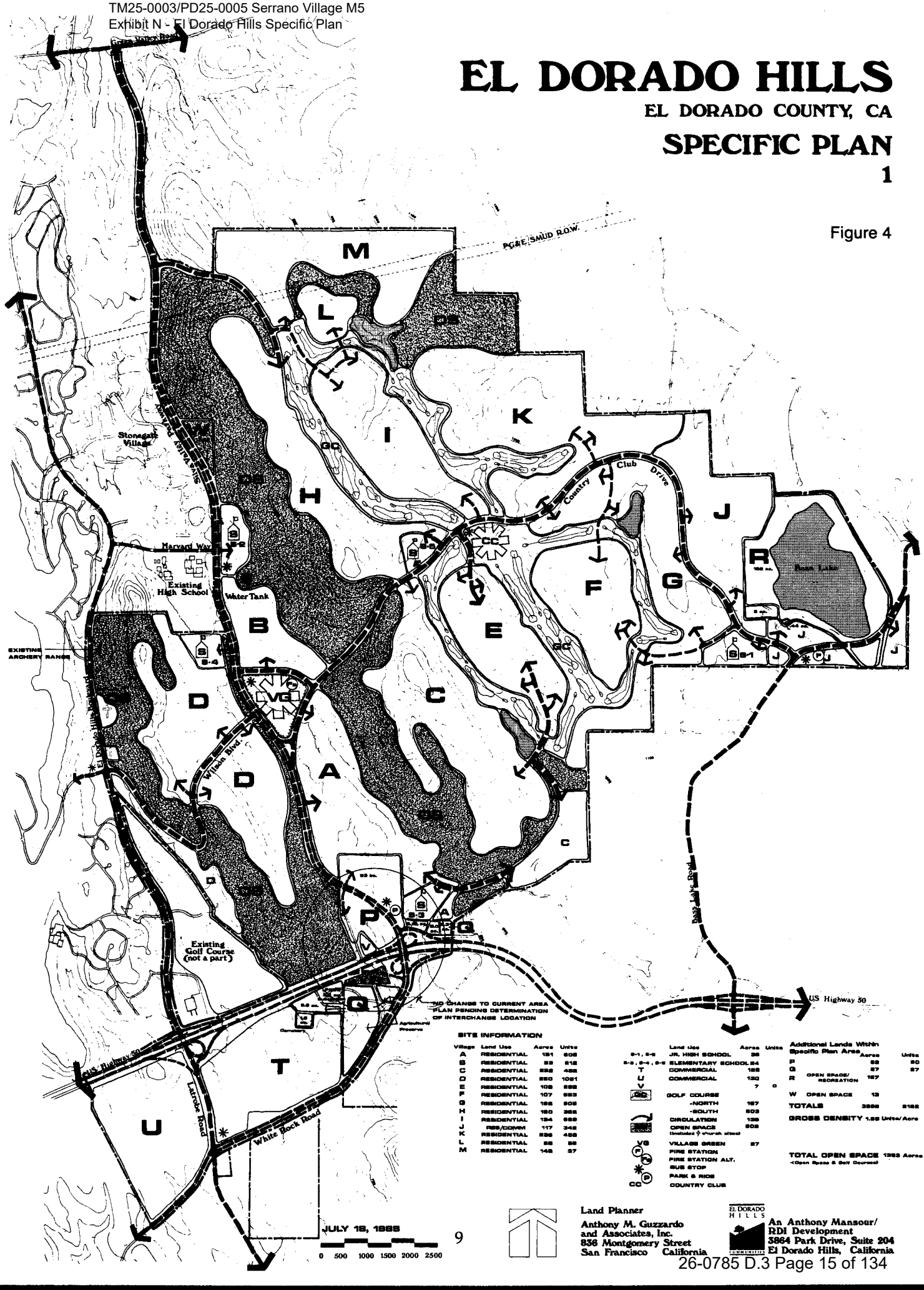
f. Removal of oak trees and other large native trees with trunk circumferences of 25 inches at 4.5 feet above grade shall be avoided where feasible. A tree replacement policy is provided in the Design Guidelines.

EL DORADO HILLS

EL DORADO COUNTY, CA

SPECIFIC PLAN 1

Figure 4



SITE INFORMATION

Village	Land Use	Acres	Units
A	RESIDENTIAL	181	606
B	RESIDENTIAL	83	512
C	RESIDENTIAL	282	488
D	RESIDENTIAL	550	1081
E	RESIDENTIAL	109	288
F	RESIDENTIAL	107	553
G	RESIDENTIAL	196	506
H	RESIDENTIAL	180	365
I	RESIDENTIAL	134	559
J	RES/COMM	117	348
K	RESIDENTIAL	236	488
L	RESIDENTIAL	58	86
M	RESIDENTIAL	148	37

	Land Use	Acres	Units
S-1, S-2	JR. HIGH SCHOOL	38	
S-3, S-4, S-5	ELEMENTARY SCHOOL	84	
T	COMMERCIAL	188	
U	COMMERCIAL	130	
V		7	0
	GOLF COURSE		
	-NORTH	167	
	-SOUTH	503	
	CIRCULATION	135	
	OPEN SPACE (Includes 9 church sites)	508	
VG	VILLAGE GREEN	27	
F	FIRE STATION		
F	FIRE STATION ALT.		
B	BUS STOP		
P	PARK & RIDE		
CC	COUNTRY CLUB		

Additional Lands Within Specific Plan Area	Acres	Units
P	58	90
Q	27	27
R OPEN SPACE/RECREATION	187	
W OPEN SPACE	13	
TOTALS	3886	8162

GROSS DENSITY 1.88 Units/Acre

TOTAL OPEN SPACE 1383 Acres
(Open Space & Golf Courses)

Land Planner
Anthony M. Guzzardo and Associates, Inc.
836 Montgomery Street
San Francisco California

An Anthony Mansour/RDI Development
3864 Park Drive, Suite 204
El Dorado Hills, California

g. To avoid damage to root systems of retained trees, residential construction shall not occur within the canopy area of oak trees over 30 inches in circumference at breast height, and shall be subject to review as provided in the Design Guidelines.

h. Landscaping in improved common areas shall be of drought-resistant varieties.

i. To preserve the vegetative character of the Plan Area, the planting of native trees, shrubs, and ground cover shall be encouraged in all new landscaping.

j. Landscaping in areas adjacent to natural open spaces shall be fire resistant.

k. Site design, building orientation, and street and lot patterns shall follow solar orientation principles to the maximum extent practicable to maximize energy conservation.

l. Archeological test excavations for selected villages and locations as listed in Table 13-4 of the Draft EIR shall be required as a condition of approval of tentative subdivision maps.

m. As part of tentative map approval, areas having expansive clays and seasonably wet areas shall be identified by a geotechnical engineer. Such areas, if deemed to be potential construction hazards, shall be subject to further evaluation and identification to determine appropriate mitigation measures.

n. To the maximum extent feasible, development shall be sited and designed to avoid impacts to culturally significant sites identified by the Final EIR for the plan as EDH-26 and EDH-29.

o. Where feasible, and given the physical constraints of the Plan Area, subdivisions and other new development shall be designed to facilitate solar use as a means of reducing total energy consumption. The design elements that shall be considered include:

- solar orientation
- shade control
- wind management
- solar access

p. The Design Guidelines (Appendix B) shall be one of the implementation measures of this Plan.

1.4.1.2 Development Near Oak Trees

These guidelines are for the protection of healthy oak trees that will remain after construction in developed areas. For an explanation of terms used in the text, such as root zone, dripline, etc., see Appendix E. The term circumference at breast height (cbh) refers to the trunk measurement of either one trunk or the addition of all trunks in a multi-trunked tree. The respective measurement in circumference would also apply.

a. Protect all oak trees larger than 25 inches cbh to the maximum extent feasible. Priority will be given to oaks larger than 56 inches cbh.

b. Trees to be saved will be surrounded by a barrier or fence installed at the dripline and flagged.

c. Pruning of limbs will be confined to low-hanging branches over roads and sidewalks, and large branches that are weak or may reasonably appear to pose a safety hazard. Pruning paint will not be used under any circumstances. Pruning cuts will be made

cleanly to avoid damage to the "bark ridge" tissue of adjacent limbs. For information regarding protection of oaks, contact the University of California Cooperative Extension, Natural Resources Program, and the Sacramento Tree Foundation.

d. The El Dorado County Planning Department will be responsible for enforcement of oak tree protection during construction.

e. In development areas, no oaks larger than 25 inches cbh will be removed until a site survey and inspection report is performed.

1.4.1.3 Air Quality

All developers will be required to implement dust-reducing construction practices as a condition of the tentative subdivision map. The measure will be shown on the grading plans and must first be reviewed and approved by the El Dorado County Department of Transportation.

Construction contracts will include provisions for watering or using other dust control methods on all exposed earth surfaces during clearing, grading, earthmoving, and cleanup of mud and dirt carried from the construction site onto adjacent streets, and for paving, planting, use of soil binders, or repeated soaking to maintain a crusty surface to reduce wind-blown dust potential.

1.4.1.4 Noise

a. The developer of any residential development located adjacent to U.S. Highway 50, or any county road having a predicted average daily traffic (ADT) count of 13,000 or more will be required to mitigate traffic noise. Roads projected to have an ADT of 13,000 or more in 2010 include: El Dorado Hills Boulevard/Latrobe Road, White Rock Road, Silva Valley Parkway, Wilson Way, Bass Lake Road, and Country Club Drive.

b. The developer will be required to have an acoustical analysis submitted by a qualified acoustical consultant to the El Dorado County Department of Community Development. The analysis will include provisions for both existing noise levels at the time of submittal of a tentative subdivision map and anticipated noise levels based on building plans and lot design. The analysis will be submitted as part of the building permit application.

c. Interior noise levels will be mitigated to a level of 45 dB Ldn or below to be acceptable to the planning director. Noise levels would be diminished by construction of barriers, reduced vehicle speeds, restriction of truck traffic, increased setbacks, advantageous use of natural topographic barriers, construction materials, or any combination of the above.

d. Any developer of a shopping center being built adjacent to a residential development will be required to have an acoustical analysis submitted by a qualified acoustical consultant to the El Dorado County Department of Community Development. The analysis will indicate building placement, truck loading, and delivery areas and will be submitted as part of the building permit application.

e. Interior noise levels will be mitigated to a level of 45 dB Ldn or below, or as acceptable to the planning director. Mitigation techniques may include minimization of nighttime loading, careful siting and design of loading facilities (depressed and shielded), and the use of concrete walls.

All development, including grading and construction of buildings, will be limited to daytime hours from 7 a.m. to 7 p.m. or sunset, whichever is earlier, Monday through Friday. This requirement will be indicated on grading permits and building permits.

All construction equipment, including heavy earthmoving equipment and compressors, will be fitted with adequate mufflers and safe enclosures.

All developments will be required to be in compliance with state laws relating to speed control and noise emissions as a condition of the tentative map. This information will be shown on the improvement plans.

1.4.1.5 Vegetation and Fire Hazards

In areas planned for development:

a. All potentially dry herbaceous vegetation will be mowed or disked within a 50-foot radius of all construction site activity.

b. Disking or mowing will be done to keep herbaceous vegetation under 3 inches in height at all construction sites.

c. No construction equipment or vehicles will be allowed within 50 feet of the unmowed perimeter.

d. Firebreaks will be installed by disking or mowing a trail that is satisfactory to the El Dorado Hills Fire Department. Mowing is preferred to disking or scraping because the latter two practices promote invasion of noxious weed species on fire trails.

e. Temporary or permanent firebreaks will be installed on all ridgelines, crossing all areas in the vicinity of construction and grading activity, prior to beginning work.

f. Firebreak installation will avoid the removal of native oaks and other native trees.

1.4.2 Residential Policies

1.4.2.1 Architecture

The policies set forth in this section are intended as guides to the general architectural style and appearance employed in the construction of all residences in the Plan Area. The objective is to provide for building design and placement in a manner that reflects the natural character of the Plan Area and the particular village.

a. Buildings generally shall be limited to two stories in height except in instances where topography reasonably allows higher structures that would not detract from visual amenities.

b. Buildings generally shall be designed and sited in accordance with the constraints of topography, vegetation, compatibility with adjacent uses, and other natural features of the village area and a particular building site.

1.4.3 Commercial Policies

The objective of these Commercial Policies is to provide for site designs and architectural styles that are harmonious with the natural character of the Plan Area and adjacent villages.

a. The designated regional commercial center (Village T) shall be designed to serve the regional commercial needs of the area. Interim commercial uses may be permitted for the purpose of fostering and complementing the regional commercial center.

b. Each commercial area shall be accessible from at least one major collector or arterial

road with sufficient design capacity to accommodate traffic generated by businesses, as well as other local traffic.

c. Commercial areas shall be directly accessible through use of public transportation, pedestrian, and bicycle routes.

d. Buffers between commercial areas and adjacent land uses shall be provided by walls and solid fencing, where appropriate, and shall also incorporate the use of landscaping, setbacks, and street and utility easement locations.

e. Common access drives shall be used where feasible.

f. Individual buildings shall be sited to offer wind protection and shade to enhance the quality of outdoor space.

g. Trees shall be planted and maintained throughout surfaced parking lots to ensure that, within 15 years after planting, at least 40 percent of the parking area is shaded.

h. Natural drainage courses shall be preserved and protected from development.

1.4.3.1 General Commercial Policies

a. Use of natural materials such as wood and native stone is encouraged.

b. Landscape design shall incorporate native trees and shrubs.

c. Size, color, and material of identification signs shall be consistent with the architectural theme of the village and commercial area.

1.4.3.2 Commercial Policies Related to Village J (Bass Lake Area)

In addition to the policies described above, the following are applicable specifically to the Village J (Bass Lake) commercial area:

a. Village "J" (Bass Lake) shall be developed as a neighborhood shopping center with common parking, access, etc., including uses and activities provided in Section 2.3.3 to serve the needs of the residential land uses.

b. Prior to any subdivision or development of any portion of Village "J," a conceptual site plan shall be approved by the planning director which demonstrates the development potential of the commercial areas as a neighborhood/community shopping area as identified in Policy a. above. Said conceptual site plan shall contain the following features:

1) Overall project design showing building location and size, intended use, and architectural themes.

2) Fully integrated internal circulation, parking, and road encroachments.

3) Buffering of adjacent single family residential land uses and adjacent roads.

c. Prior to issuance of building permits, developments within the designated commercial areas shall be subject to site plan and circulation review by the County in accordance with the County's design control or development review process. The final project design may differ from the approved conceptual site plan; however, a finding shall be made by the County prior to issuance of any building permits that the intent of this policy and identified design features have been met and that the proposed development does not preclude future development of remaining commercial areas from meeting the intent of the above referenced policies.

d. Prior to development, or as part of any subdivision of Village "J," adequate right-of-way to widen Bass Lake Road to a 100-foot width, as prescribed in the Bass Lake Road Alignment Plan, shall be offered for dedication and improved as necessary.

e. Access to Bass Lake Road shall be restricted and, where possible, combined with adjoining uses.

f. The fire station site shall be retained in Village "J," with the exact location to be determined based on the overall circulation requirements of the commercial development and the fire station.

g. Prior to the issuance of any building permit for any commercial structure, the application shall be reviewed to require the payment of traffic mitigation fees.

h. Multi-family uses are expressly prohibited in the commercial portion of Village J.

1.4.4 Village Green/Community Center Policies

a. The Village Green/Community Center shall foster mixed use facilities that will provide recreational, public, and limited retail services in a central and convenient location within the community.

b. The Center shall present a uniform landscaping, lighting, and signage treatment to ensure a desirable, attractive, and safe environment. Lighting will be screened to be compatible with adjacent residential areas.

c. Opportunities for water features, such as fountains and open watercourses, will be incorporated as a prominent design theme in the Center.

d. Opportunities shall be provided for outdoor and indoor public activity areas, including space for cultural events, organizational meetings, recreational areas, and public seating accommodations.

e. Opportunities for leased or dedicated space in the Village Green for public service providers shall be made available if the need is demonstrated.

f. Commercial buildings shall be limited to one- and two-story structures.

1.4.5 Golf Course/Country Club Policies

The objectives of the Golf Course/Country Club policies are to provide for adaptation of the golf course to the natural terrain, to provide for maximum preservation of open space, and to ensure compatibility with contiguous residential and open space areas.

a. Natural topography shall be retained to the maximum extent possible and incorporated into the site design.

b. Stormwater drainage shall be by means of natural streamcourses incorporated into the site design, whenever possible.

c. Removal of existing trees and riparian vegetation shall be kept to a minimum, except within fairways.

d. Water conservation measures shall be employed in the design and landscaping of the golf courses. In particular, provision shall be made for use of treated wastewater and stored drainage water for irrigation to the maximum extent possible.

e. Golf course boundaries shall be defined without the use of fencing wherever possible. Where fencing is required, an open design shall be employed.

f. All landscaping, site development, and architectural design shall be consistent with the Design Guidelines.

g. The precise location, design, boundaries, and layout of the golf courses, as shown on the Specific Plan, will vary in relation to topography, residential areas, existing amenities, and other natural features.

h. Public use of the golf course shall be encouraged until all private memberships are purchased.

i. The golf course architect will retain as much of the live oak woodland surroundings as possible.

j. The use of poisons for rodent control shall be discouraged within the golf courses.

1.4.6 Institutional Uses Policies

Policies relating to institutional land uses are to be applied to churches, schools, and public buildings.

a. Institutional uses (schools excepted) shall be located on arterial streets so that associated vehicular traffic does not disrupt residential areas.

b. All institutional uses shall be of a design and scale that is compatible with the overall design theme of the Specific Plan area as indicated in the Design Guidelines.

1.4.6.1 Schools

a. Schools shall be located within residential villages as a convenience to students who reside beyond those villages, and shall be located to facilitate student access.

b. Schools shall be linked to the pedestrian trail and bicycle path systems.

c. School sites should be located adjacent to public open space and public park sites wherever possible and should provide for joint use of facilities.

d. School sites, as shown on the Specific Plan Map, will be reserved for public acquisition and ownership in conjunction with the filing of tentative subdivision maps for each village. Should a reserved school site not meet state siting criteria, a suitable alternative site shall be identified and designated on the Plan Map through the Plan amendment process. Concurrently, the County shall amend the Plan to designate an appropriate land use and adopt development policies for school site(s) that do not meet the state criteria and that will not be utilized for school facilities.

e. School district boundaries should be consistent with village boundaries to prevent a village being divided between school districts.

1.4.6.2 Parks

a. Park facilities shall be designed to meet the recreation needs of village residents, consistent with the availability of the recreational and open space areas.

b. Where school sites are contiguous to parks, play apparatus and other recreation features and amenities shall be coordinated to avoid duplication.

c. Native and drought-tolerant trees and shrubs shall be incorporated into the landscape design of parks where feasible.

d. Play equipment and other features shall be constructed to achieve harmony with the natural setting of the Specific Plan area.

e. Parks shall be designed so as to minimize maintenance requirements.

f. Parks shall be designed to allow surveillance by adjoining residents, security services, and the sheriff's department.

g. Removal of existing trees shall be avoided wherever possible.

h. Public parks will be reserved for public ownership with the filing of tentative maps for each village.

i. Public parks should be linked to bicycle and pedestrian paths, if feasible.

j. Public parks should not be located on slopes in excess of 20 percent or adjacent to a golf course.

1.4.7 Circulation Policies

The circulation policies are intended to establish standards for the improvement of public and private streets, pedestrian paths, and trails.

1.4.7.1 Public and Private Streets

a. Bus shelters and turnouts shall be provided along arterial streets near village entrances to facilitate use of public transit.

b. All street furniture (bus shelters, benches, trash receptacles, etc.) within the Plan Area should utilize a common design theme as provided for in the Design Guidelines.

c. Trees shall be planted along all streets to provide shade, to soften the appearance of the hard streetscape, and to create a tree canopy to enhance pedestrian comfort. (See Tree List contained in the Design Guidelines.)

d. Arterial streets contiguous to residential villages shall be separated from residential areas by a 6-foot-high fence for purposes of noise attenuation. The design, color, and construction materials shall be consistent with the Design Guidelines. Such fences may be supplemented by earthen berms and landscaping within the street setback.

e. In all other instances where fencing is utilized along an arterial street, a 4-foot-high split-rail open design, wrought iron, or dry stone wall shall be employed. Chain-link fencing is permitted when visually screened from street rights-of-way.

f. Private streets shall be constructed to the same standards as public streets.

g. Private streets shall include parking bays at the ratio of one guest space per residence when on-street parking is prohibited.

h. Connections to major arterial streets shall adhere to the Specific Plan, as shown. Additional connections are discouraged unless a demonstrated need is shown for circulation improvement or safety.

i. The El Dorado County Department of Transportation shall develop a Transportation Systems Management Ordinance in conjunction with the Planning Division and the Air Pollution Control District for the El Dorado Hills/Salmon Falls area, and shall report to the board of supervisors for the initiation of public hearings for consideration of adoption within 6 months of this Plan's adoption. All applicable development within the Plan area shall be in compliance with this ordinance.

j. All public utilities (water, sewer, gas, and electricity) shall be installed concurrent with any road construction.

1.4.7.2 Timing for Road Improvements

The traffic and circulation improvements shall be constructed in accordance with the provisions of the Specific Plan and the Financing Plan. The following detailed provisions will apply to the timing of specific traffic circulation improvements, provided that the timing provisions may be altered, as circumstances warrant, with the mutual consent of the developer and the County transportation director.

a. Silva Valley Parkway

1) Silva Valley Parkway shall be designed to the full four-lane section from the western edge of Village P to Green Valley Road prior to the commencement of any development allowed by this Plan, except for development of Villages U and T, the area south and east of Bass Lake Road, and Village D/4 west of the OS zone.

2) Prior to the commencement of any development permitted by this Specific Plan, except for development of Villages U and T, the area south and east of Bass Lake Road, and Village D west of the OS zone, the proposed segment of Silva Valley Parkway from its terminus at the western boundary of Village P in a northerly direction to Harvard Way shall be provided as follows:

a. A dedicated right-of-way adequate to accommodate the proposed Parkway as described in Section 5.3 of the Specific Plan (120-foot-wide right-of-way, four-lane divided section).

b. Initial construction of one-half of the divided section (two paved lanes, and rough grading of the other two lanes) of Silva Valley Parkway in segments as set forth in Appendix F.

3) As set forth in Exhibit G, the extension of the existing two-lane roadway from Clarksville underpass northbound to its intersection with Silva Valley Parkway shall be constructed concurrent with completion of the initial two-lane section of Silva Valley Parkway from Harvard Way to the west edge of Village P. At the same time, the existing "White Rock Road" between the Clarksville underpass and Latrobe Road shall be upgraded to a two-lane County standard road.

4) Prior to any development within Village P, Silva Valley Parkway, as described in Section 5.3.6 of the Specific Plan (120-foot-wide right-of-way, four-lane divided section) shall be constructed from the proposed Highway 50 interchange to the western boundary of Village P.

5) As set forth in Exhibit G, Silva Valley Parkway, from the western edge of Village P to Harvard Way, shall be improved to a four-lane parkway as described in Section 5.3.6 of the Specific Plan, concurrent with the construction of the Highway 50 and Silva Valley Parkway interchange or at such time as the County transportation department determines that the level of service of Silva Valley Parkway between Harvard Way and Highway 50 has reached an LOS of mid-C (V/C of 0.75) for sixty (60) days or more within any twelve (12) month period.

b. County Club Drive

1) Except for property in Village J adjacent to Bass Lake Road, prior to the recording of any final subdivision map that provides for residential development consistent with this Plan within either Neighborhood 1 or 2, as designated on Figure 10 of the Specific Plan, or concurrent with the development of either golf course or uses ancillary to a golf course, Country Club Drive from Silva Valley Parkway on the south side of the Village Green to Bass Lake Road shall be provided as follows:

a. A dedicated right-of-way and complete engineering design prepared to the satisfaction of the transportation department, adequate to accommodate the proposed parkway as described in Sections 5.3.4 and 5.3.5 of the Specific Plan (100- to 120-foot-wide right-of-way, four-lane section).

b. Two paved lanes and rough grading of the other two lanes in segments, as described in subsection (c) below and in Exhibit F; and

c. Development within Villages F, G, J, and K may be served by a two-lane segment from the respective village to Bass Lake Road. Development within Villages C, E, H, and I may be served by a two-lane segment from the respective village to Silva Valley Parkway. Whenever the collective number of dwelling units in Villages F, G, J, and K, or the collective number of dwelling units in villages C, E, H, and I reaches a total of 1,500 units, then the two-lane Country Club Drive shall be completed between Bass Lake Road and Silva Valley Parkway.

2) Village Green Road from Country Club Drive to Silva Valley Parkway shall be improved to include two travel lanes either concurrent with improvement of the balance of Country Club Drive to four travel lanes or concurrent with development of the Village Green.

3) Country Club Drive shall be fully developed to four travel lanes as described in the Specific Plan when the level of traffic on Country Club Drive between Silva Valley Parkway and Bass Lake Road has reached an LOS of mid-C (V/C of 0.75) for sixty (60) days or more within any twelve (12) month period.

c. White Rock Road

1) Concurrent with the development of commercial Village U, White Rock Road adjacent to Village U shall be improved to one-half of its ultimate section as determined by the department of transportation.

2) Concurrent with the development of commercial Village T, White Rock Road adjacent to Village T shall be improved to one-half of its ultimate section as determined by the department of transportation.

3) White Rock Road from Latrobe to the Silva Valley interchange shall be improved to four travel lanes concurrent with construction of the interchange, or at such time as the County transportation department determines that the road has reached an LOS of mid-C (V/C of 0.75) for sixty (60) days or more within any twelve (12) month period.

d. Latrobe Road

1) Latrobe Road, from the El Dorado Hills interchange to White Rock Road, shall be upgraded to a four-lane, divided roadway concurrent with construction of the Silva Valley interchange.

2) Latrobe Road adjacent to Villages U and T, between Highway 50 and White Rock Road, shall be designed and built to a basic eight-lane divided road with multiple turning lanes, as approved by the department of transportation and commensurate with phasing of development of these villages.

e. Silva Valley Parkway Interchange

Construction of the Silva Valley Parkway interchange shall commence and continue until completion at such time as the LOS on Silva Valley Parkway between Harvard Way and Highway 50 reaches an LOS of mid-C (V/C of 0.75) for sixty (60) days or more within any twelve (12) month period.

1.4.7.3 Pedestrian Sidewalks, Paths, and Trails

a. Sidewalks, paths, and trails along major arterial streets should be separated from streets and parking areas to the maximum extent possible both for the safety and enjoyment of the user.

b. Paths and trails through residential open space should be located to minimize intrusion upon privacy of residents.

c. Where possible, paths and trails should follow natural drainage courses. In most instances drainage easements will provide for trail construction and public access.

d. Sidewalks, trails, and paths that are not adjacent to public streets should be clearly marked to facilitate their use and to discourage wandering beyond the recorded easements.

e. Barriers and trail signage shall be designed and installed to prevent access by unauthorized motor vehicles.

f. Trails and paths within natural open space should be located to take advantage of scenic areas and vistas.

g. Construction of paths and trails within natural open space shall ensure minimum impact on terrain and vegetation. Construction standards should be applied to minimize maintenance requirements.

h. Sidewalks within street rights-of-way shall meander irrespective of the alignment of the street pavement.

1.4.7.4 Silva Valley Parkway Interchange

a. The exact location of the Silva Valley Parkway interchange shall be determined pursuant to the certification of an interchange Final EIR and amendment of this Plan. This amendment shall also consider appropriate land uses and timing of development for properties within the designated areas identified in the zoning map, Figure 5. The Plan amendment shall also include all applicable mitigation measures as contained in the certified Final EIR. These mitigation measures shall be incorporated into Section 9, "Implementation," of this Plan.

b. The County shall initiate the amendment process concurrent with the distribution of the Draft EIR.

c. The interchange shall be so located and designed that it will not infringe on the existing family cemetery and agricultural water source at Carson Creek. Access to adjacent properties shall be provided and relocated as required by the County.

1.4.8 Natural Open Space Policies

The Natural Open Space Policies are to guide the preservation, management, and maintenance of these areas in their relation to adjacent land uses.

1.4.8.1 General Policies

a. The boundaries of natural open space shall blend with boundaries of the villages so as to enhance the integration of open space and developed areas.

b. Perimeter fencing may be permitted for rural parcels as provided in the Design Guidelines and CC&Rs.

c. Increased runoff from adjacent development will require erosion control measures to be coordinated with landscape design of adjacent development areas. Emphasis shall be placed on methods that rely on natural drainage systems and minimize change to the existing condition of creek channels within open space areas.

d. An Open Space Management Plan shall be completed and submitted to the El Dorado County Community Development Department prior to the approval of any tentative map creating open space. It shall be an implementation mechanism of the Specific Plan in order to set forth procedures and responsibilities as to the ownership, preservation, and management of public and private natural open space areas. The Open Space Management Plan shall consider dedication to the County of El Dorado of easements over the public open space areas, should dedication of fee ownership of these areas be made to any other entity. The open space plan shall be reviewed by the El Dorado Hills Fire Department. The plan shall also include, at a minimum:

1) The locations of fire access roads, fuel breaks, and passive recreation trails.

2) Control burning techniques.

3) The guidelines established in Appendix C.

4) Investigation of opportunities for wildlife use of water in open space areas as a part of ongoing wildlife maintenance.

1.4.8.2 Riparian and Other Drainageways Policies

a. A 200-foot-wide undeveloped buffer zone shall be established along Carson Creek in accordance with California Department of Fish and Game (DFG) requirements. In this buffer, vegetation removal shall be for the purpose of drainage improvements. In consideration of setback reductions for purposes of a golf course, the County shall consider such mitigation measures as additional plantings, erosion controls, and other habitat improvement and protection steps.

b. Drainageway easements shall specifically preclude erection of structures and vegetation removal, except for drainage improvements, and shall forestall other site development not consistent with the purpose of these areas.

c. Drainageways located on privately owned property shall be placed within recorded easements that provide for routine maintenance and pedestrian access.

d. A 100-foot-wide buffer (50 feet horizontal on each side as measured from the centerline of the creek) of natural vegetation shall be maintained along all intermittent creeks.

e. Grazing shall not be allowed in riparian buffer zones.

f. Planting of riparian trees and shrubs shall be situated according to the flood and soil moisture tolerances of individual species as indicated in Table 1 of Appendix C.

g. Areas disturbed during construction shall be replanted with native riparian species listed in Table 1 of Appendix C. Replanting will include a mandatory 3-year maintenance and irrigation period.

h. Riparian vegetation on the golf course areas shall be kept naturally dense and unpruned except where needed for crossings, ball play passages, and personal and fire safety.

i. Pedestrian, vehicular, and utility bridges over creeks, if feasible, will be oriented at right angles to the waterway to minimize loss of vegetation.

j. The capacity of flow under bridges and culverts will be designed to reduce the need for extensive vegetation clearing near the structures.

k. Periodic vegetation removal to ensure adequate floodway capacity in drainages will be performed to promote an overstory of mature individual riparian trees spaced to accommodate designed flows.

1.4.8.3 Fire Hazard Control Policies

a. Open fires and barbecues will be prohibited year-round in natural open space areas.

b. Dirt roads for fire equipment access will be sited and created in accordance with specifications of the El Dorado Hills Fire Department and will be maintained by the Master Propertyowners Association, or the public entity that will acquire the public portions of the open space. These access roads will also serve as fire breaks. To the maximum extent possible, fire access roads shall incorporate existing unimproved roads on the site.

c. Public access by unauthorized motor vehicles will be prohibited by use of barriers.

d. Perennial grasses and other fire-resistant plant materials may be introduced in high hazard areas on a limited basis to provide fire breaks.

e. The stability of plant communities in grassland near residential areas will be monitored by the fire protection agency to determine if brush and other heavy fuel-load plants are encroaching.

f. The El Dorado Hills Fire Department shall have the right to declare natural open space areas closed to the public during periods of high fire hazard and will have authority to post appropriate warning devices and signage.

g. Livestock grazing will continue on an interim basis for fire control purposes.

1.5 Summary of Plan Proposals

1.5.1 Golf Course Community

The goals of this Specific Plan envision a physically attractive community with a strong relationship to the natural surroundings. These goals will be achieved by focusing development around undisturbed open space and two potential golf courses of championship quality. Much of the residential land use is designed to relate to a special golf course-oriented environment. The golf courses and related facilities, and the extensive open space will impart a recreational character to the community which will be an integral part of the economic and social structure of El Dorado County. The expansive, landscaped character of the golf courses will lend an openness to the entire development project.

1.5.2 Residential Land Use

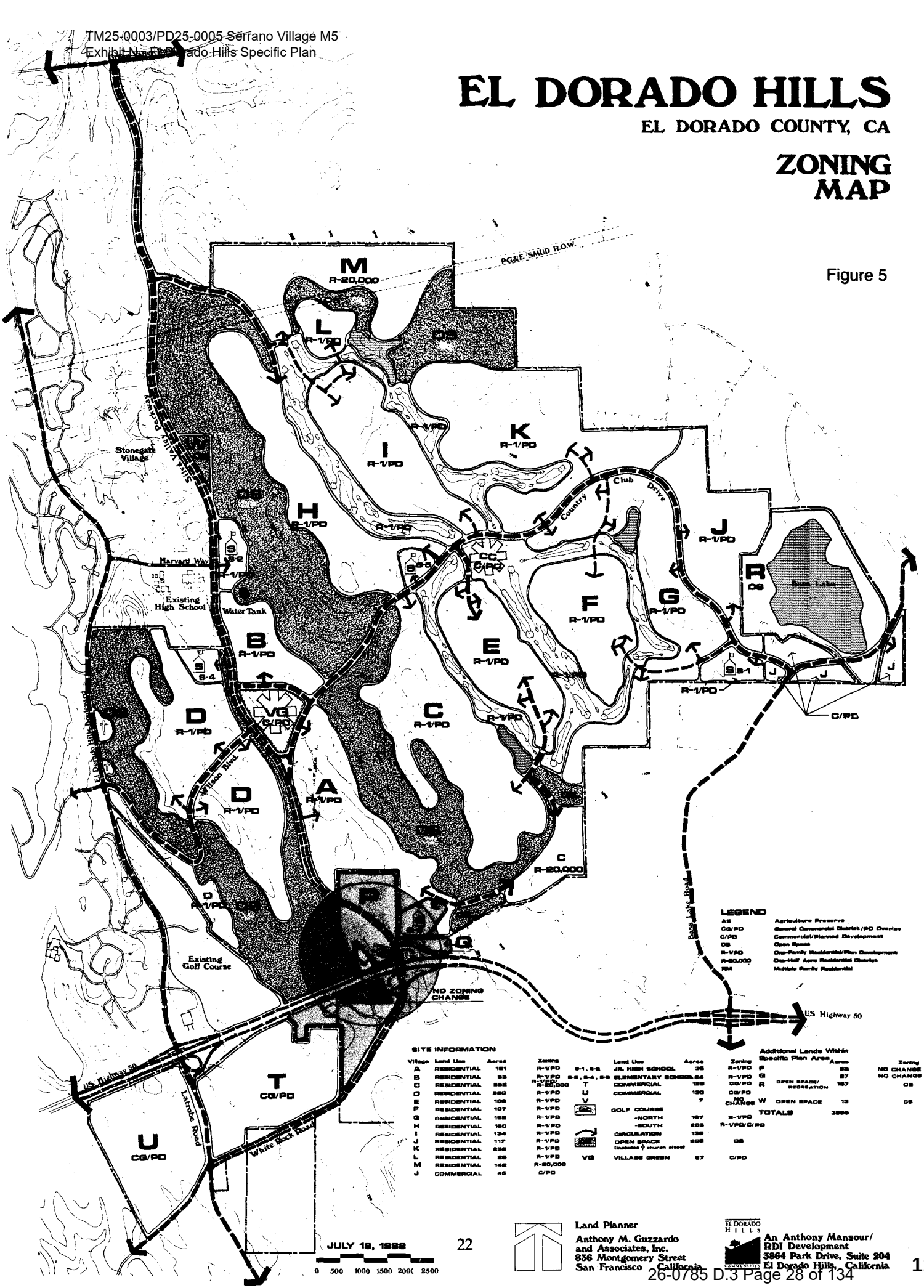
The Specific Plan area is designed to be primarily a residential community that provides housing opportunities in a planned environment with ample open space and a variety of retail shopping and service activities. The housing will be a mix of residential dwellings that appeal to a variety of householders, both young and old.

EL DORADO HILLS

EL DORADO COUNTY, CA

ZONING MAP

Figure 5



Land Planner
Anthony M. Guzzardo and Associates, Inc.
836 Montgomery Street
San Francisco California

An Anthony Mansour/RDI Development
3864 Park Drive, Suite 204
El Dorado Hills, California

The Specific Plan will provide a lifestyle that is unique in the region. Individuals and householders will be able to select among a range and variety of housing types and settings within the broad open spaces and hillsides of El Dorado County. It is anticipated that such a setting would appeal to those who seek a full-service community with opportunities for shopping, leisure, and employment activity, as well as those who might also enjoy daily walks and panoramic views of the open countryside.

The El Dorado Hills Community will be distinguished from other residential areas in the rural areas of El Dorado County and, indeed, from the residential communities throughout the rest of the Sacramento region. This will be accomplished by the integration of open space and by imparting a rural ambiance with residential land use, by the establishment of cohesive architectural themes, and by the definition of the area as a community with clearly identifiable boundaries provided by open space buffers.

1.5.3 Retail Commercial, Services, and Industrial Development

The core area around the intersection of El Dorado Hills Boulevard and Highway 50 will be the hub of economic development in western El Dorado County. Furthermore, this area ultimately can be expected to be a major node of economic and retail activity on the eastern side of the Sacramento Metropolitan region. The El Dorado Hills Business Park will provide a cornerstone to this development, but it also can be expected that additional office, services, and retail land use may emerge within the Plan Area as the residential population in the area grows.

1.5.4 Village Green/Community Center

A critical factor in establishing the identity and sense of community for El Dorado Hills is the concept of a distinct "town center" in the form of a 27-acre community center. The Village Green/Community Center will serve as the focal point of community social life by providing a place for formal and informal interaction among neighbors, and a visual center for the community.

A strong town center contributes greatly to a sense of community among the residents. It is a visual center that provides an overall sense of spatial organization, and a visual reference point that helps orient people to their location within the community. This sense of location is important in that it provides a sense of comfort and satisfaction within the community.

Since ancient times communities have formed around a center of activity. In agricultural communities it was the farmer's market; in many ancient cultures it was the center of political or religious activity; and in New England villages the town square was a focal point of political and social life, as it has been in countless small towns throughout the country. The "town square" or "village green" has been a prominent feature of most urban communities throughout history.

The Village Green/Community Center will be located in a highly visible, central location at the intersection of Silva Valley Parkway and Country Club Drive. This location is readily accessible not only from the newly planned residential villages in this Plan Area, but also from the existing villages in El Dorado Hills. It is intended that the Community Center serve as the focal point of the entire El Dorado Hills Community and, as such, reinforce the original village concept of the El Dorado Hills/Salmon Falls Area Plan approved by the El Dorado County Board of Supervisors in 1983.

SECTION 2.
RESIDENTIAL LAND USE ELEMENT

2.1 Concept

The El Dorado Hills Specific Plan envisions a series of distinct residential villages that encompass a range of housing types and densities. The topography and vegetation of the Plan Area combine with the variety of residential types to enable each village to be distinct in character and design. Each village is intended to be inwardly oriented and physically defined in relation to other villages through a combination of topography, open space, and circulation. The villages will be aggregated into "Development Neighborhoods," a grouping of residential and commercial villages that are served by common roads, sewer, and water facilities. (See Section 2.5, "Development Neighborhoods.")

The proposed golf courses are intended to be an integral part of village design and will define the shape of the villages that have frontage along the courses. Consequently, the configuration and size of villages shown on the Specific Plan Map and the Illustrative Plan are subject to change as the golf courses are actually designed and constructed. The configuration of the Open Space areas will also change to reflect the design of the golf course and adjustments in the village boundaries. Provision has been made for buffering Agricultural Preserves adjacent to the Specific Plan Area.

2.2 Residential Densities

The El Dorado Hills/Salmon Falls Area Plan provides that the density of residential development within the El Dorado Hills area shall be, within the high density land use designation, a maximum of three du/ac or five du/ac within a planned development; and within the multifamily land use designation, a maximum of 12 du/ac or 20 du/ac in a planned development.

This Specific Plan provides for substantially fewer multifamily dwelling units than could be provided under the Area Plan. Preservation of approximately 1,000 acres of natural open space, together with 370 acres designated for golf courses, result in substantially lower residential densities. Densities within specific villages range from 0.25 to 12.0 du/ac. Densities within those villages within the EDHI properties range from 0.25 to 7.0 du/ac. The overall residential density within the Specific Plan area is 1.6 du/ac. The number of dwelling units in any of the three residential neighborhoods shown on Table 1 may vary, provided that the densities within any village shall not exceed the densities permitted by the Area Plan, nor shall the total units, gross and net densities for the total Specific Plan exceed the totals given in Table 1.

2.3 Dwelling Unit Types

The El Dorado Hills Specific Plan intends to accommodate a broad spectrum of housing types and densities. The majority of these residential types will be single family detached homes. In addition to the single family units, a variety of townhomes, cluster, and patio homes are proposed within selected villages as determined by specific site conditions. This mix of housing types permits the effective use of open space and the opportunity to provide housing for a variety of family sizes and lifestyles.

EL DORADO HILLS

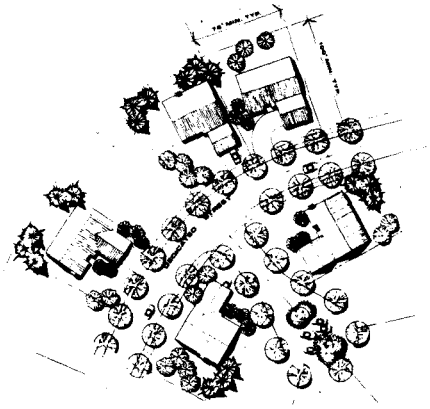
EL DORADO COUNTY, CA

TYPICAL RESIDENTIAL PRODUCTS

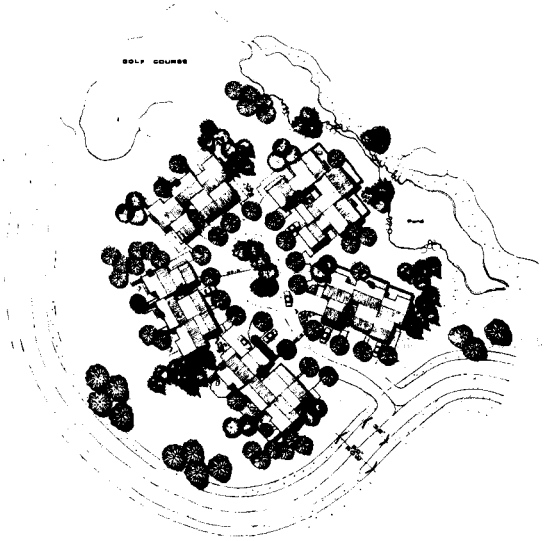
6

Figure 6

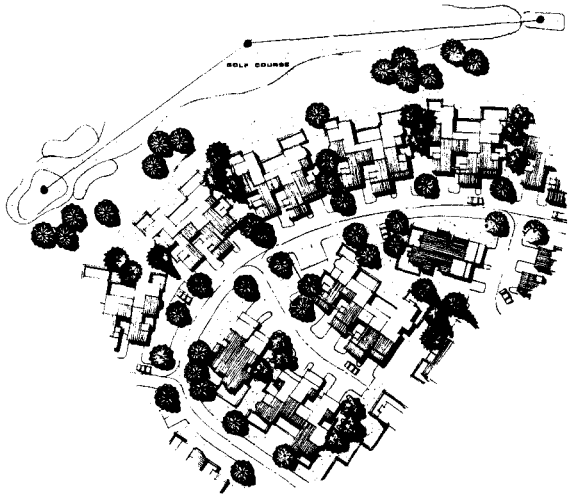
SFD SINGLE FAMILY DETACHED 6,500 S.F.
65X100' 4 d.u.s/ac.



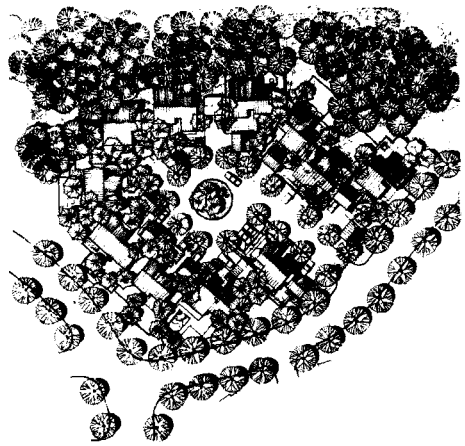
SFD SINGLE FAMILY DETACHED 7,500 S.F.
75X100' 4 d.u.s/ac.



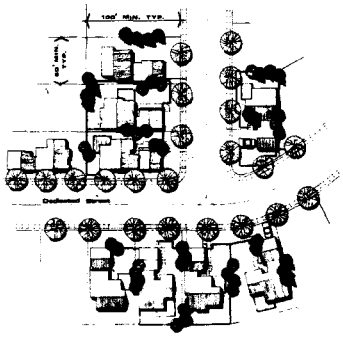
AGT ATTACHED TOWNHOME CLUSTER ON GOLF COURSE
7d.u./ac.



AGT ATTACHED TOWNHOME ON GOLF COURSE
7 d.u.s/ac.



PH PATIO HOME CLUSTER
50 X 100' TYP. 4.5 d.u.s/ac.



PH PATIO HOME (FEE LOT) 5,000 S.F.
50 X 100' 4.5 d.u.s/ac.

JULY 18, 1988

Land Planner
Anthony M. Guzzardo
and Associates, Inc.
836 Montgomery Street
San Francisco California

EL DORADO HILLS COMMUNITY

An Anthony Mansour/
RDI Development
3864 Park Drive, Suite 204
El Dorado Hills, California

2.3.1 Dwelling Unit Types/Residential Lotting Pattern

Although the Land Use and Circulation Map identifies appropriate dwelling unit types to be built in each village, the allocation of these dwelling units is determined by the appropriateness of the lotting pattern of the dwelling types in relation to the topography, orientation, tree cover, viewshed, proximity to open space, habitat, and other factors attributable to the land. For example, the single family residence that would be built on a 10,000-square-foot lot would be very similar to the residence built on a 20,000-square-foot lot. However, the size and configuration of the larger lot may be more appropriate for an area with steeper topography or adjacent to open space than the smaller lot. Therefore, lotting patterns were utilized in allocating ultimate housing types. These lotting patterns and their respective housing types are presented below.

2.3.1.1 Small lots will include the following housing types:

a. Single-Family Detached (SFD)

Typically, these units will be located on the flatter areas of the Plan Area. This type of housing usually provides the community with starter homes for the first-time buyer and smaller homes for those who no longer need a large one. The lots tend to be 6,000-7,500 square feet and contain a residence of 1,500-2,000 square feet which is one or two stories in height. Nondevelopment easements may be included within these lots to prevent disturbance to adjacent environmentally sensitive lands.

b. Patio Homes (PH)

A variation of the denser single family residence is the patio home. These units are designed to maximize the use of the land for residential development. Typically, 5,000-square-foot lots accommodate one- and two-story residences that range from 1,400 to 1,800 square feet. This housing type can be used in conventional lotting patterns where the structures parallel the streets, as well as in clusters, where appropriate, in order to leave the remainder as private open space held in common.

c. Attached Townhomes on the Golf Course (AGT)

Attached Golf Townhomes are proposed adjacent to the golf course within four villages. Typically, these units will be 900-1,400 square feet and two stories in height. Many times the actual lot held under private ownership merely occupies the "footprint" of the unit, or the "airspace" within the residence itself. This relatively low density of attached dwellings permits greater compatibility with adjacent single family housing, as well as greater flexibility of village design. The developments where these units are planned may have pool facilities and other recreational amenities that add to the quality of the project, or other areas left as private open space buffer. In all cases, the golf course will provide the major visual amenity. This housing type also may be clustered to better integrate the development with topography and vegetation.

2.3.1.2 Mid-sized lots will include the following housing types:

a. Fairway Estate Lots (FE)

Located parallel to the golf course fairways, these mid-sized lots will range from 7,500 to 10,000 square feet. These lots will be large enough to accommodate residences up to 3,000 square feet and will also allow for the owner to install a swimming pool, extensive landscaping, and other amenities.

EL DORADO HILLS

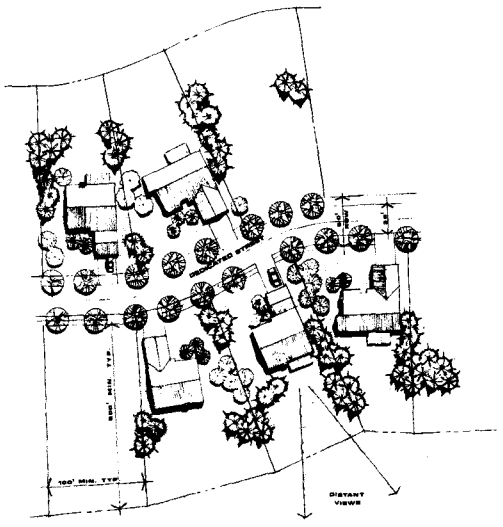
EL DORADO COUNTY, CA

TYPICAL RESIDENTIAL PRODUCTS 7

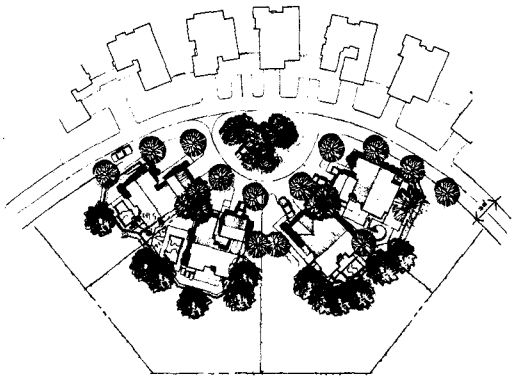
Figure 7

EH ESTATE HOME CLUSTER 15,000 S.F.
2.25 d.u.s/ac.

EH ESTATE HOME (FEE LOT) 18,000 S.F.
125X150' TYP. 2.25 d.u.s/ac.



VL VIEW LOT (FEE) 20,000 S.F.
100 X 200' TYP. 2d.u.s/ac.



VL VIEW LOT CLUSTER 20,000 S.F.
2d.u.s/ac.

Land Planner
Anthony M. Guzzardo
and Associates, Inc.
836 Montgomery Street
San Francisco California

An Anthony Mansour/
RDI Development
3864 Park Drive, Suite 204
El Dorado Hills, California

b. Estate Homes (EH)

Throughout the Plan Area, where lots do not have premium views or golf course frontage, estate lots will provide the greatest flexibility in lot and home design and orientation. These lots will range in size from 10,000 to 18,000 square feet, and will rely upon topography and tree location for appropriate placement and configuration. Since these lots are large enough to accommodate most home sizes, the particular constraints of the lots themselves will govern the final building sizes. Amenities such as swimming pools, spas, landscaping, and areas for nondevelopment easements also will not be limited by lot size.

This housing type also can be used in a cluster configuration. By clustering these homes in areas where topography so permits, building and street construction costs would be reduced and greater amounts of open space could be preserved. In addition, village CC&Rs shall be applied to those lots that abut open space in order to preserve and protect the open space.

2.3.1.3 Large lots will include the following housing types:

a. View Lots (VL) and View Estates (VE)

The most spectacular aspect of the El Dorado Hills Specific Plan is its treatment of the views from the ridgetops. As a result of differing degrees of slope, tree cover, rock outcropping, and proximity to open space, two sizes of view parcels are proposed. The smaller View Lots will range in size from 15,000 to 25,000 square feet, and the larger View Estates will range from 25,000 to 35,000 square feet. View Lots will be a minimum of 100 feet wide, and View Estates will be a minimum of 150 feet wide. It is anticipated that with this type of residential lot, construction will be concentrated on the more buildable portions and a large percentage of the lot will be left undeveloped or unimproved through nondevelopment easements. Since these lots will be located off the ridge lines, construction within the lot will be located so that its visual impact may be minimized from the rest of the community. Specific restrictions (CC&Rs) will be placed on each lot governing house placement, as well as amenity and fence location and design, at the time of subdivision approval. Most of these lots will be adjacent to public or private open space, and will be subject to careful review under the Design Guidelines.

b. Ranch Estates (RE)

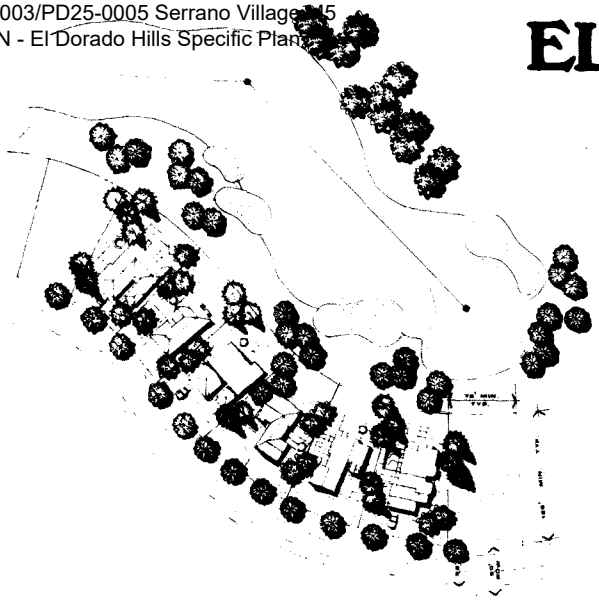
Ranch Estates will contain the largest lots of the single-family housing types. These lots will be a minimum of 4 acres in size. The size of these lots will allow the greatest flexibility in structure placement, amenity development, and other permitted uses. These lots are located on the periphery of the Plan Area where villages abut adjacent offsite land uses that are similar in size and residential type or adjacent to agricultural preserves. This housing type will be developed as a planned development, and will be subject to the design review requirements of the Specific Plan to ensure protection of trees and natural habitat, and to minimize grading.

EL DORADO HILLS

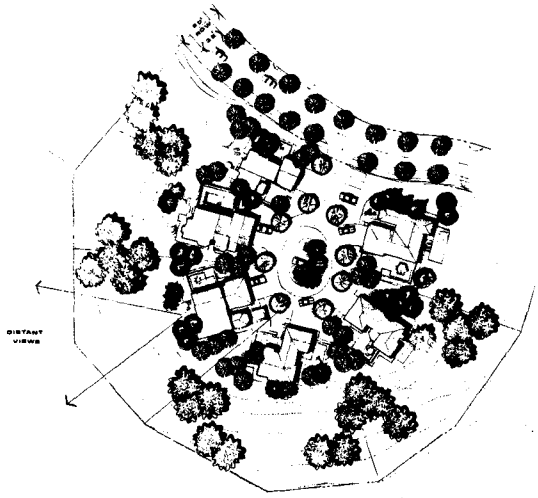
EL DORADO COUNTY, CA

TYPICAL RESIDENTIAL PRODUCTS 8

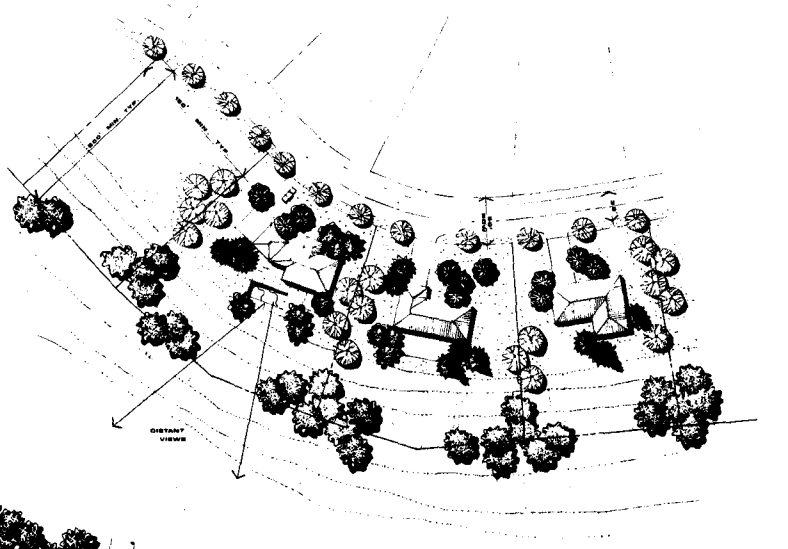
Figure 8



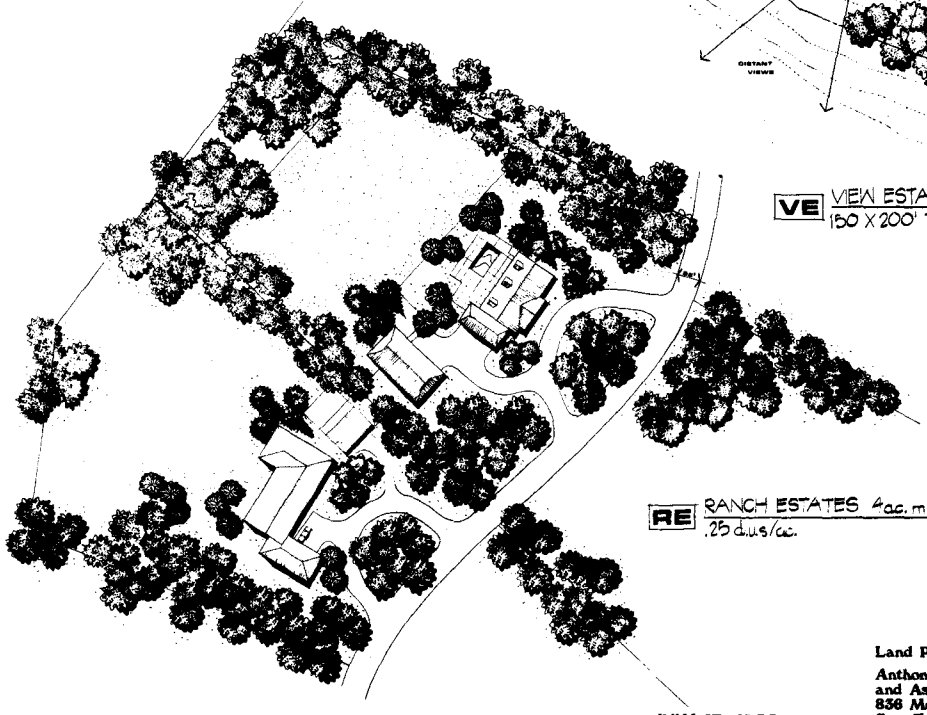
FE FAIRWAY ESTATE 9,000 S.F.
75' X 125' TYP. 3 d.u.s/ac.



VE VIEW ESTATE CLUSTER 30,000 S.F.
1 d.u./ac.



VE VIEW ESTATE (FEE LOT) 30,000 S.F.
150 X 200' TYP. 1 d.u./ac.



RE RANCH ESTATES 4ac. min.
.25 d.u.s/ac.

JULY 18, 1988

Land Planner
Anthony M. Guzzardo and Associates, Inc.
836 Montgomery Street
San Francisco California

An Anthony Mansour/ RDI Development
3864 Park Drive, Suite 204
El Dorado Hills, California

2.4 Location of Dwelling Unit Types

The Specific Plan Map (Figure 4) indicates the location of residential land use in villages throughout the Plan Area. The Land Use and Circulation Map (Figure 9) indicates the type of dwellings selected for each location as determined by a combination of factors, including topography, drainageways, tree cover, open space, market demand, and the relationship to existing adjacent land use. In general, the attached townhouses (7 du/ac) are located along the golf course where the open space offers a sense of spaciousness. The orientation of these units to the golf course avoids any conflict with lower density residential areas. In those areas along the northern and eastern periphery of the Specific Plan area densities tend to be lower in order to match those of adjacent rural residential uses. The lowest residential density is found in the northern portion of the Specific Plan area where the terrain, tree cover, and adjacent uses encourage a more rural, estate-lot development pattern.

2.5 Development Neighborhoods

The Specific Plan villages are grouped into four Development Neighborhoods defined by topography and other environmental conditions, logical development sequencing, and by the availability of basic road systems and basic utilities (sewer, water, gas, and electricity). Schools, parks, and open space areas have been identified for each neighborhood and are discussed in the descriptions of each village.

The four neighborhoods are shown in Figure 10 and identified as:

- The North Uplands Golf Course Neighborhood
- The South Uplands Golf Course Neighborhood
- The Valley Floor Neighborhood
- The Commercial Neighborhood

2.5.1 Development Neighborhood #1

The North Uplands Golf Course Neighborhood is an area that lies generally in the northeastern portion of the Specific Plan area. It consists of gently rolling to steep terrain with significant view potential and large concentrations of tree cover. It is proposed that the steep hillsides be preserved in open space or lower density rural uses. This neighborhood is envisioned as a golf course and country club neighborhood. A country club and related facilities could be provided north of Country Club Drive, although its location will depend on the final design and plan for golf course development. The golf course is played through the valleys and intermittent drainageways, leaving the most buildable areas for residential development of six distinct villages. Each village and its anticipated housing types have been selected based on the natural site constraints and available amenities. The circulation patterns are planned to be located on the ridge lines in order to reduce site disturbance and make the most efficient use of view potential within the villages. Country Club Drive functionally divides the North Uplands Golf Course Neighborhood from the South Uplands Golf Course Neighborhood. The villages within the North Uplands Golf Course Neighborhood include the following:

VILLAGE "H"

Village "H" is defined by open space and steep topography to the west and a portion of the golf course to the east. This village is anticipated to be traversed from north to south by private roads connecting the Country Club facility with Silva Valley Parkway. A school site is planned near the southern end of the village and will be located with the filing of a tentative subdivision map for this village. Portions of this village bordering the proposed golf course would accommodate Fairway Estate (FE) residences, while the higher elevations along the ridge lend themselves to View Lots (VL). Areas within the village without these amenities, but with tree cover and slightly steeper slopes, permit the larger lots associated with Estate Homes (EH). Village "H" would accommodate approximately 362 dwelling units.

EL DORADO HILLS

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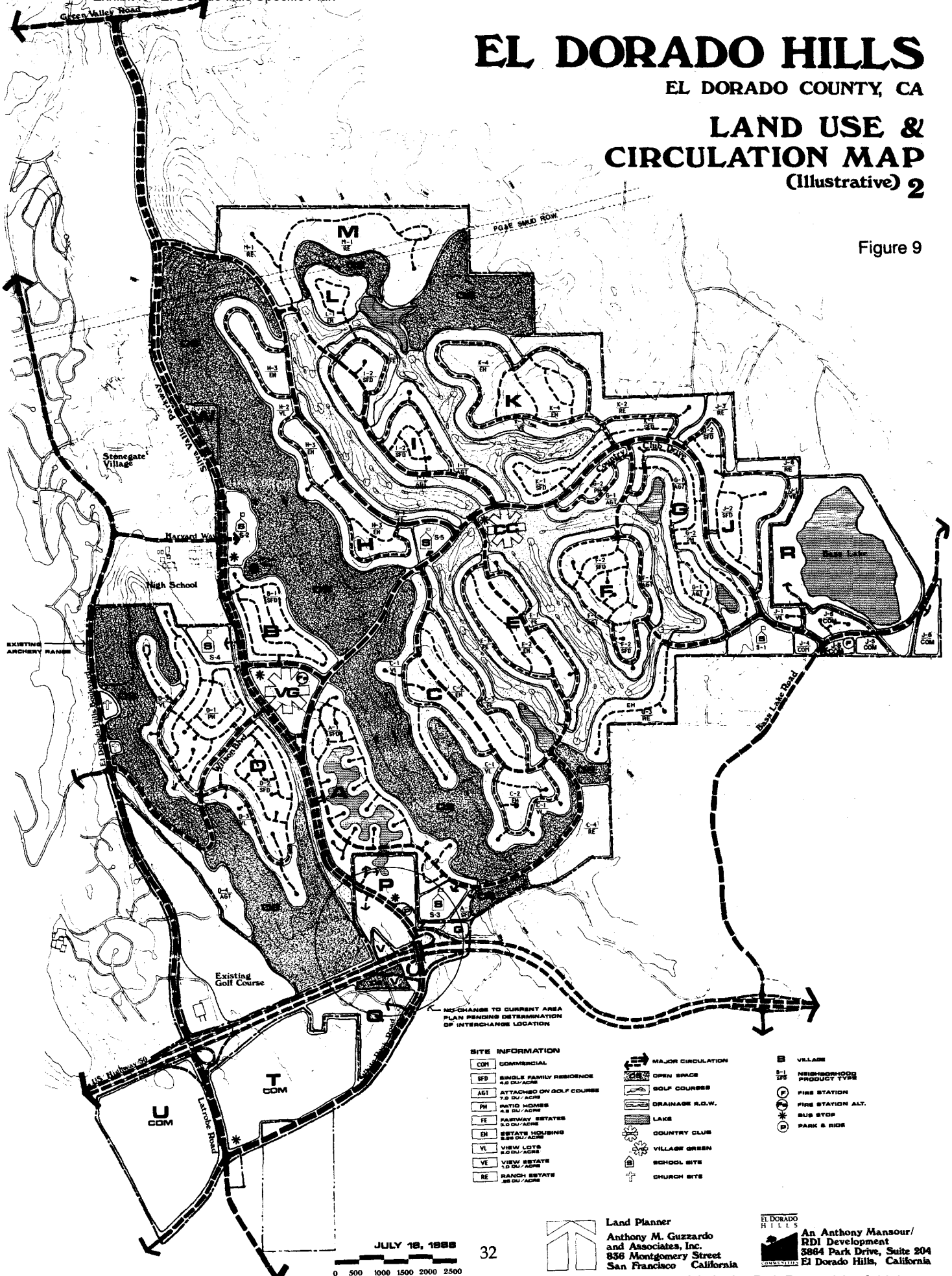
LAND USE & CIRCULATION MAP (Illustrative) 2

Figure 9



Land Planner
Anthony M. Guzzardo and Associates, Inc.
836 Montgomery Street
San Francisco California

An Anthony Mansour/ RDI Development
3864 Park Drive, Suite 204
El Dorado Hills, California

VILLAGE "I"

Village "I" is encircled by the proposed golf course and may include a country club and related facilities. It is an area characterized by lower elevations and gentle slopes, and is located in the center of the development neighborhood. As a result, the outer boundaries of Village "I" are appropriate for Attached Golf Townhomes (AGT) and Fairway Estates (FE). The interior portions of the village, with more level topography, are appropriate locations for Single Family Detached (SFD) homes.

This village is also planned to include a neighborhood park, the location of which will be determined with the filing of a tentative subdivision map for this village. Village "I" would accommodate approximately 699 dwelling units.

VILLAGE "K"

Village "K" is defined by the northeast boundaries of the Specific Plan area, the golf course on the west, and the main east-west arterial (Country Club Drive) to the south. The village contains significant tree cover and includes a knoll which offers panoramic views of the Sacramento Valley, Folsom Lake, and the Sierra Nevada. Subdivision design and placement of structures will be subject to design review to preserve as many of the existing live oaks within this village as possible.

The eastern edge of Village "K" abuts the existing rural parcels of Green Springs Estates, and therefore the lower density Ranch Estate (RE) lots act as a transition between those existing rural lots outside of the Plan Area and the Estate Home (EH) lots located toward the interior of the village. Westerly facing slopes fronting on the golf course are appropriate locations for the lower density View Estates (VE). Single Family Detached (SFD) residences are proposed along Country Club Drive and along the golf course frontage where the topography would not accommodate attached dwelling units. This development pattern would permit Village "K" to accommodate approximately 458 dwelling units.

VILLAGE "J"

Village "J" is bounded on the northeast by the exterior of the Specific Plan area and on the south by Country Club Drive. It includes Bass Lake Road and the Bass Lake water reservoir, which is designated as open space.

This village is not adjacent to a golf course or Specific Plan open space areas and contains level to gently rolling topography. The latter characteristic lends itself to Single Family Detached (SFD) uses, except at the edges adjacent to rural parcels or Bass Lake where larger Ranch Estate (RE) lots are provided. Specifically, parcels that abut the Plan Area boundary are to be 4-acre minimum. These designations are appropriate as a buffer to the open space of Bass Lake and the rural parcels lying adjacent to, but outside of, the Specific Plan area to the east.

Village "J" also includes 45 acres of neighborhood commercial sites on the west and east sides of Bass Lake Road. These uses are intended to serve the daily shopping needs of future residents in the vicinity. Village "J" would accommodate approximately 342 dwelling units.

VILLAGE "L"

Village "L" represents the smallest village in the Specific Plan area, constituting an island of development surrounded by natural open space or a golf course. With its heavy tree cover and location on a prominent knoll, the site is established as a separate, unique village, and the larger Estate Home (EH) lots are appropriate. A low-lying area east of the village is designated for a future water retention pond to accommodate drainage in the area. This lake also provides an accessible water amenity within the North Uplands Golf Course Neighborhood. Village L is appropriate for only 56 dwelling units.

EL DORADO HILLS

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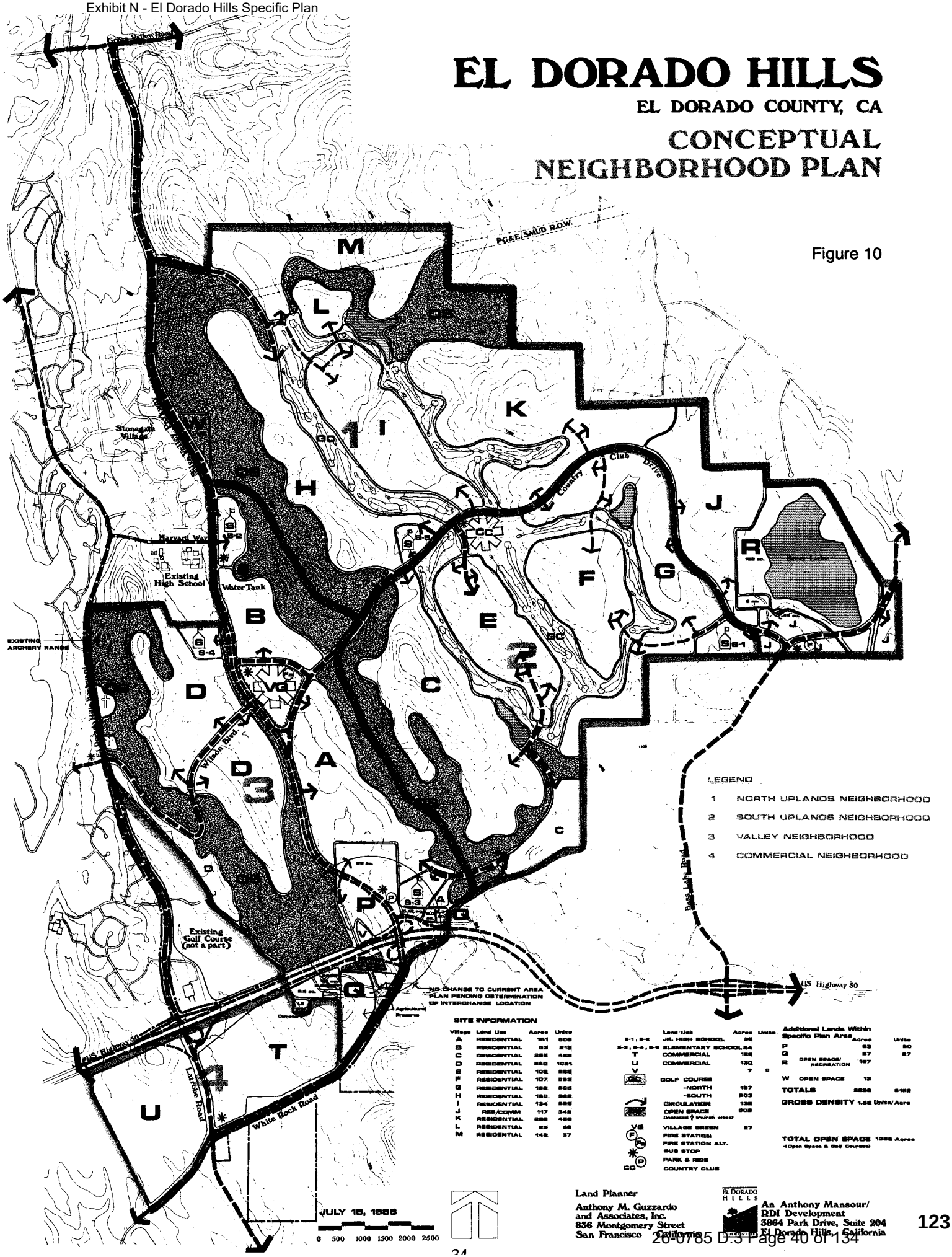
CONCEPTUAL NEIGHBORHOOD PLAN

Figure 10



SITE INFORMATION

Village	Land Use	Acres	Units
A	RESIDENTIAL	151	606
B	RESIDENTIAL	53	212
C	RESIDENTIAL	256	468
D	RESIDENTIAL	350	1051
E	RESIDENTIAL	108	356
F	RESIDENTIAL	107	353
G	RESIDENTIAL	188	505
H	RESIDENTIAL	150	362
I	RESIDENTIAL	134	388
J	RES/COMM	117	348
K	RESIDENTIAL	236	466
L	RESIDENTIAL	22	66
M	RESIDENTIAL	142	37

	Land Use	Acres	Units
S-1, S-2	JR. HIGH SCHOOL	26	
S-3, S-4, S-5	ELEMENTARY SCHOOL	84	
T	COMMERCIAL	182	
U	COMMERCIAL	130	
V		7	
GC	GOLF COURSE		
	-NORTH	187	
	-SOUTH	503	
	CIRCULATION	128	
	OPEN SPACE (Undisturbed & church sites)	808	
VG	VILLAGE GREEN	27	
P	FIRE STATION		
P	FIRE STATION ALT.		
	BUS STOP		
P	PARK & RIDE		
CC	COUNTRY CLUB		

Additional Lands Within Specific Plan Area	Acres	Units
P	83	80
G	87	87
R OPEN SPACE/RECREATION	187	
W OPEN SPACE	13	
TOTALS	3898	6162

GROSS DENSITY 1.58 Units/Acre

TOTAL OPEN SPACE 1383 Acres
(Open Space & Golf Courses)

Land Planner
Anthony M. Guzzardo and Associates, Inc.
836 Montgomery Street
San Francisco California

EL DORADO HILLS
An Anthony Mansour/RDI Development
3864 Park Drive, Suite 204
El Dorado Hills, California

VILLAGE "M"

Village "M" constitutes a variation from the mix of housing types found elsewhere in the Specific Plan. This is due to the sensitive character of the village in terms of dense tree cover, wildlife habitat, and rolling-to-steep topography. As a result, this village is reserved for the largest lots within the Specific Plan area, Ranch Estates (RE) of 4-7 acres in size. These rural lots also act as a buffer between the edge of the Plan Area and the large rural lots to the north and the agricultural preserve to the east. The rural character of Village "M" will be maintained by the use of a standard rural road system of aggregate or chip seal surface. Water and sewer lines will be located within the public right-of-way. Road connections to the north are not expected to permit incompatible traffic volumes that would impact the rural setting and natural amenities of the village. Village "M," although large in acreage, is appropriate for approximately 37 dwelling units.

VILLAGE "R"

Village "R" constitutes 157 acres of the El Dorado Irrigation District's (EID) Bass Lake water reservoir and water treatment facility. Once used as a recreation area, the lake and surrounding properties are no longer available for public use. The lake is now a potable water storage area for use by EID as a source of gravity-fed domestic water for the El Dorado Hills area. A treatment plant and caretaker's residence are also situated in Village "R."

In spite of its restricted access, Bass Lake does offer a visual water amenity to the North Uplands Golf Course Neighborhood and to travelers using Bass Lake Road. The lake and surrounding properties also constitute an additional area of permanent open space which, if feasible, should be returned to public recreational use in the future. No development is proposed for Village "R."

2.5.2 Development Neighborhood #2

The South Uplands Golf Course Neighborhood constitutes an area lying between the North Uplands Golf Course Neighborhood and Highway 50 in the southeastern portion of the Specific Plan area. It is a large area of gentle slopes and less tree cover than exists in the North Uplands Golf Course Neighborhood. This setting leaves less area for preservation as natural open space. However, additional water amenities are provided to increase the riparian habitat and the visual character of this neighborhood. Envisioned as a second golf course community, this neighborhood would also permit construction of an 18-hole golf course through the valleys and drainage course. Overall densities in this neighborhood are slightly higher due to the difference in topography and the need to maximize effective open space.

In addition to the golf course, a country club and related facilities also may be provided south of Country Club Drive, although its location will depend on the final design and plans for golf course development. The South Uplands Golf Course Neighborhood contains four separate villages oriented to the golf course and natural open space areas. Consistent with the Specific Plan, certain housing types are also allocated in this neighborhood based on natural land constraints and proximity to existing or planned amenities.

The villages within the South Uplands Golf Course Neighborhood include the following:

VILLAGE "C"

Village "C" is defined by the contiguous natural open space areas to the west and south and the proposed golf course to the east. This village also lies along a north-south ridgeline of gentle to moderate slopes that contain very few trees but excellent views of the Sacramento Valley. View Lots (VL) are designated along the west side of the ridge, with larger Estate Homes (EH) anticipated in the interior of the village and on the east ridgeside. Fairway Estates (FE) are suitable uses fronting the golf course at the east side of the village. An area of Ranch Estate

(RE) rural lots is indicated at the far southeastern portion of the neighborhood where steeper slopes along Carson Creek suggest less intensive development. The larger rural lots, in conjunction with designated open space, continue the provision of a buffer to the existing rural patterns immediately beyond the Specific Plan area. A water retention pond is planned for the upper reaches of Carson Creek, to the east of Village "C," to provide drainage control for the golf course and a visible water amenity in the area. Village "C" would accommodate 482 dwelling units.

VILLAGE "E"

Village "E" constitutes another residential island surrounded by the golf course and is adjacent to the proposed country club facility. The village generally slopes to the west with a moderate grade, and lies between two ridgelines. As a result, view potential is limited. In spite of being devoid of tree cover, the topography of the site warrants the allocation of the larger Estate Homes (EH) in the center of the village, encircled by Fairway Estates (FE), which front on the golf course. This village will accommodate approximately 282 dwelling units.

VILLAGE "F"

Village "F" is the third island of residences surrounded by the golf course. The topography is more gentle and tree cover is very limited. The interior of this village is appropriate for Single Family Detached (SFD) homes, with a band of Attached Golf Townhomes (AGT) fronting the golf course on the periphery of the village. This village will also include a neighborhood park at a location to be determined with the filing of a tentative map for this village. A total of 553 dwelling units would be appropriate for Village "F."

VILLAGE "G"

Village "G" is elongated in configuration and is bounded by Country Club Drive on its northern and eastern edges and the golf course on the west. The topography is flat to very gently rolling and includes occasional clusters of trees and rock outcroppings that increase in concentration at the eastern edge. Rural uses, outside of the Specific Plan boundary to the south, encourage larger lot Ranch Estates (RE) at the southern edge of this village as well as an intermediate school and a District park. Specifically, parcels that abut the Plan Area boundary are to be 4-acre minimum. The park, approximately 10 acres in size, will also serve as a buffer to those adjacent rural uses. The school and park will be more precisely located with the filing of a tentative subdivision map for this village.

Proximity to the golf course and more level terrain for construction on the site permit building of Attached Golf Townhomes (AGT) along the border of the golf course. Patio Homes (PH) are appropriate for level areas along Country Club Drive, which will be in conformance with the higher density single family residences proposed on the opposite side of Country Club Drive from Village "G."

A retention pond is also designated for this village. It will accommodate golf course drainage, create additional habitat, and increase the area's visual character. This village will accommodate approximately 905 dwelling units.

2.5.3 Development Neighborhood #3

The Valley Floor Neighborhood runs in a north-south direction within the western portion of the Specific Plan area, and encompasses the geographic feature often referred to as Silva Valley. This neighborhood is bisected by future Silva Valley Parkway as well as Country Club Drive and Wilson Boulevard. This neighborhood not only provides the primary entry into the Specific Plan area from the proposed interchange at Silva Valley Parkway and Highway 50, but also serves as the entry to the North Uplands and South Uplands Golf Course Neighborhoods to the east.

The intersection of Silva Valley Parkway and Country Club Drive will be the prime vehicular intersection within the Specific Plan area. Because of its central location within this

neighborhood, and its visual importance to the Specific Plan area, the area within this intersection is designated as the Village Green/Community Center. This unique location has permitted land uses at this site to be designated for public and community-oriented facilities (park land, open space, and limited commercial uses) and to serve as a focal point of identity for the entire community. As mentioned previously, this neighborhood includes Silva Valley, and is bounded by large contiguous areas of natural open space on the hillsides to the east and west. It also includes the Silva Valley Parkway/Highway 50 interchange near the southern boundary. This neighborhood contains the most level areas within the Specific Plan area and, with few clusters of trees, lends itself to higher density residential uses. The villages within the Valley Floor Neighborhood include:

VILLAGE "A"

This village lies to the east of Silva Valley Parkway and south of the Village Green/Community Center and abuts natural open space on the east. With its flat to gently rolling topography and proximity to the primary community entrance, this village is planned for Single Family Detached (SFD) residences, possibly incorporating a man-made lake as a visual water amenity within the village and within view of the Highway 50 entry into the residential neighborhoods.

This village also will include an elementary or intermediate school site and a district park encompassing approximately 8 acres at locations to be determined with the filing of a tentative subdivision map for this village. Approximately 606 dwelling units would be accommodated within Village "A."

VILLAGE "B"

Village "B" also lies east of Silva Valley Parkway adjacent to the Village Green/Community Center and natural open space area. Its location, east of the existing Oak Ridge High School, also includes a proposed intermediate school, the location of which will be determined with the filing of a tentative subdivision map for this village. The remainder of the village, with its gentle to moderate grades, random tree clusters, and rock outcroppings, would be appropriate for Single Family Detached (SFD) residences. Village "B" is planned for approximately 212 dwelling units.

VILLAGE "D"

Village "D" lies to the west of Silva Valley Parkway, east of El Dorado Hills Boulevard. The largest portion of Village "D" is surrounded on the west and south by contiguous natural open space. The village abuts the existing Oak Ridge High School to the north. The proposed extension of Wilson Boulevard bisects the site in an east-west direction, providing a spectacular visual entry into the Valley Floor Neighborhood from the open space ridgetop lying between Village "D" and El Dorado Hills Boulevard. The eastern portions of the village are naturally level with few trees, except for the heavy concentrations of trees and wildlife habitat along the creek at the eastern edge of the village. This creek and its vegetative area are preserved in natural open space and buffered from Silva Valley Parkway by an 80-foot landscape easement incorporated within the Silva Valley Parkway street standard.

Those portions of the site that lack tree cover, combined with the most level portions of the village, can accommodate the higher density Patio Homes (PH). This housing type is located within Village "D" close to the Village Green/Community Center, a park to be located adjacent to the high school, and a proposed elementary school.

In the portions of Village "D" composed of gentle to moderate slopes (south of the proposed Wilson Boulevard extension), larger lot Single Family Detached (SFD) homes would conform to the natural constraints of the site. The western portions of Village "D" include ridgetop areas with views to the west. These ridgetops, which contain few trees and front on a large natural open space area to the west, are designated for View Lots (VL).

Table 1

Summary of Residential Use by Development Neighborhood

Specific Plan Area	Dwelling Units	Gross Acres	Gross Density/Ac	Net Acres	Net D.U./Ac	
North Uplands Golf Course Neighborhood						
Village H	362			160		
Village I	699			134		
Village J	342			117		
Village K	458			236		
Village L	56			25		
Village M	37			148		
Subtotal	1,954	1,483	1.32	820	2.38	
South Uplands Golf Course Neighborhood						
Village C	482			252		
Village E	282			109		
Village F	553			107		
Village G	905			192		
Subtotal	2,222	1,026	2.17	660	3.37	
Valley Floor Neighborhood						
Village A	606			151		
Village B	212			53		
Village D	1,051			250		
a. Village P	90			53		
a. Village Q	27			27		
a. Village V	0			7		
Subtotal	1,986	1,071	1.85	541	3.67	
Residential Total	6,162	3,580	1.72	2,021	3.05	Net Density* (Specific Plan Area)
Commercial Neighborhood						
Village T	0	126		126		
Village U	0	130		130		
Subtotal	0	256	0.0	256	0.00	
Miscellaneous						
Village J (Commercial)	0			45		
Village Green	0			27		
Village R	0			157		
Village W	0			13		
Circulation	0			139		
Schools	0	60		60		
Golf Course	0			370		
Open Space	0			808		
Grand Total	6,162	3,896	1.58	3,896	1.58	Gross Density* (Specific Plan Area)

*See Glossary

a. These locations are under consideration by the Board of Supervisors as part of the Silva Valley Interchange EIR.

A discontiguous portion of Village "D" lies west of the open space area, immediately contiguous to the existing El Dorado Hills Public Golf Course. Access to this site will be via the extension of Wilson Boulevard. The site contains moderate to steep slopes, and overlooks the golf course and portions of Park and Ridgeview Villages. Attached Golf Townhomes (AGT) fronting on the golf course are appropriate for this area. The private open space commonly associated with this housing type would blend with the natural open space to the east as required in the Design Guidelines. Village "D," in its entirety, will contain approximately 1,051 dwelling units.

VILLAGE "P"

Village "P" is located immediately north of and includes the proposed Silva Valley Parkway/Highway 50 interchange. Village "P" contains flat to gently rolling topography. The village could accommodate a portion of the potential lake contained in Village "A" to the north. The site is adjacent to open space on the west and residential and school uses on the east. The site is currently zoned R-1, which is consistent with the El Dorado Hills/Salmon Falls Area Plan and the policies of the Specific Plan. The entries to this village from Silva Valley Parkway are specifically located at the northwest corner of the village in order to prevent traffic flow conflicts immediately adjacent to the future Silva Valley Parkway/Highway 50 interchange. This convenience will also permit earlier development of the village should Silva Valley Parkway be extended southward from the Village Green in the initial phases of the Specific Plan buildout. As the primary entrance into the Specific Plan area, Silva Valley Parkway is proposed to have significant landscaped buffers on both sides of the right-of-way to help buffer residential uses from potential road and freeway ramp impacts.

Development of Village "P" also will be subject to the standards contained in the Design Guidelines.

VILLAGE "Q"

Village "Q," located on the north and south sides of Highway 50, is indicated for residential uses consistent with the El Dorado Hills/Salmon Falls Area Plan. The portion north of Highway 50 contains several 5-acre parcels, with residences fronting on Highway 50 and on flat land adjacent to Carson Creek. The portion south of Highway 50 fronts on White Rock Road, south of the Silva Valley Parkway and Highway 50 interchange, and contains the eastern side of a moderately steep knoll. This portion of Village "Q" has been deleted from the plan.

Land west of the agricultural preserve contains a Pacific Gas and Electric Company (PG and E) substation, one residence, and a cemetery. This area is located on the knoll mentioned above and is appropriate only for single family uses. The entire village will therefore contain approximately 27 residences.

VILLAGE "V"

Village "V" also lies north and south of Highway 50, adjacent to Villages "P" and "Q" in the Valley Floor Neighborhood. Both parcels are relatively flat, and will be impacted by the future access ramps of the Silva Valley Parkway/Highway 50 interchange. The northern portion of Village "V," with its level topography and lack of tree cover, is shown in the Specific Plan for low intensity commercial uses in concert with adjoining Village "P." The southern portion of Village "V," although level in topography, is designated as open space in consideration of its proximity to the existing agricultural preserve. As a result, Village "V," in total, is appropriate for seven dwelling units, all of which are located on the northern portion.

2.5.4 Development Neighborhood #4

The Commercial Neighborhood is located south of Highway 50 and bisected by Latrobe Road. This neighborhood contains Villages U & T, which are more precisely described in subsection 3.2.1 "Regional Commercial (Villages U & T)."

SECTION 3.
COMMERCIAL LAND USE ELEMENT

3.1 Concept

Commercial land uses are limited by the Specific Plan to the major commercial area designated by the El Dorado Hills/Salmon Falls Area Plan which lies south of Highway 50 at Latrobe Road and is designated in this plan as Villages "U" and "T"; a neighborhood shopping area in Village "J" in the vicinity of Bass Lake Road; a low-intensity office and professional park at Silva Valley Road and Highway 50; and an existing retail commercial center located at El Dorado Hills Boulevard and Highway 50. It is the intent of the Specific Plan to protect and preserve these designated commercial areas and to avoid a proliferation of commercial uses.

3.2 Characteristics of Commercial Land Use

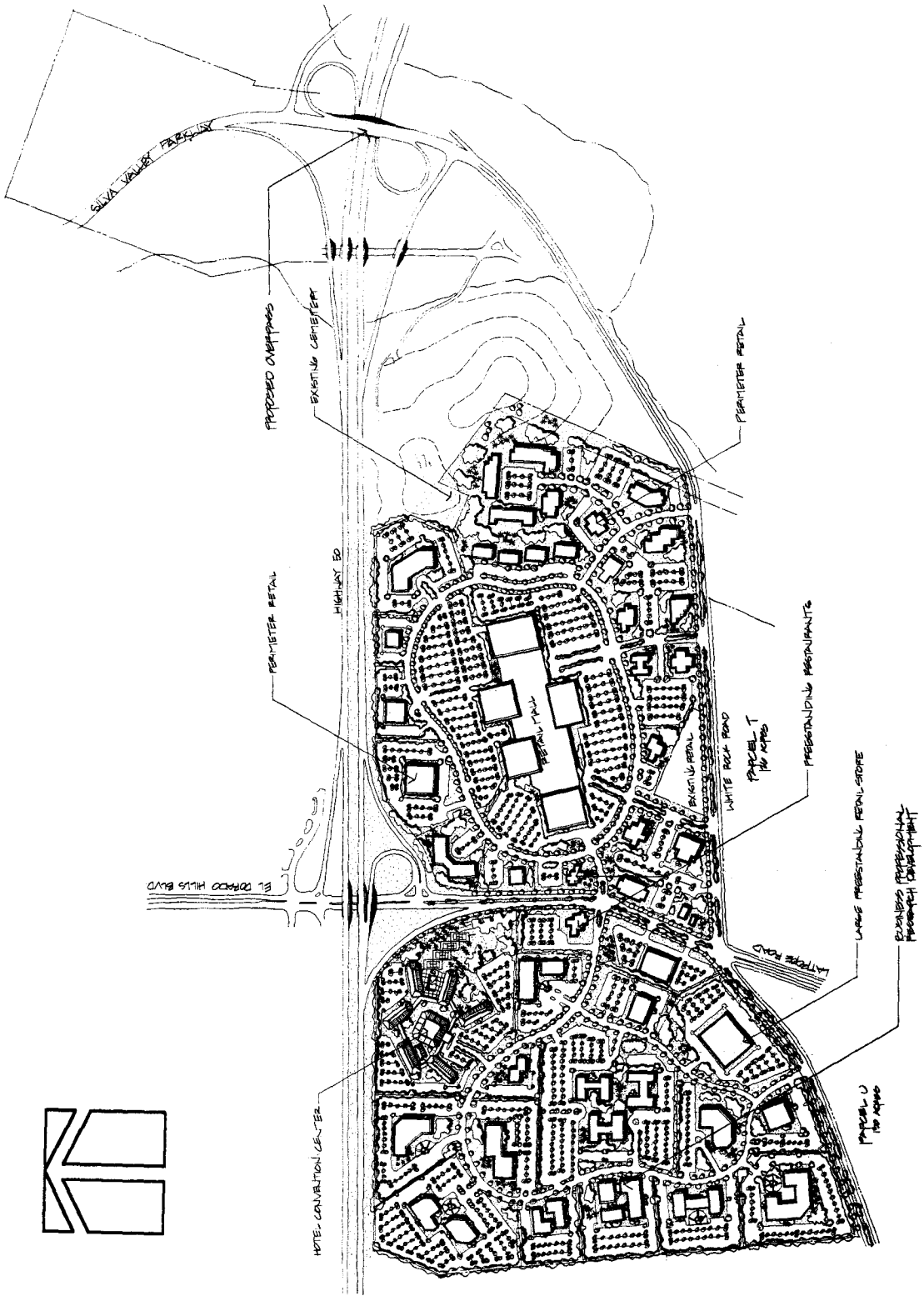
3.2.1 Regional Commercial (Villages U and T)

These two villages, totaling approximately 256 acres, are intended to provide for commercial uses of greater variety and at a higher intensity than provided elsewhere in the Specific Plan area or in the greater El Dorado Hills/Cameron Park area. Further, in addition to serving the needs of area residents, commercial uses in this area will also serve Highway 50 travelers. Approximately 2.4 million square feet of floor space could accommodate a combination of retail and service commercial uses. The types of uses to be included in this area include, but are not necessarily limited to:

	Village T	Village U
Major retail department stores	X	
Sporting goods	X	
Home improvement center	X	
Automotive sales and service	X	
Hotel/convention center		X
Restaurants	X	X
Medical facilities		X
Home furnishings	X	
Highway commercial	X	X
Office parks	X	X

Interim commercial uses may be developed in this location to provide an economic base and services to the El Dorado Hills Community until the population can support a regional commercial center.

Figure 11
Conceptual Development Neighborhood #4



3.2.2 Village J (Bass Lake Area)

An area totaling 45 acres in this village designated for commercial use is intended to provide for a limited range of consumer goods and services. This area will constitute the primary convenience shopping center for the North and South Uplands Golf Course Neighborhoods and proposed developments east of Bass Lake Road. These uses are intended to meet most of the frequently recurring consumer needs of the Specific Plan area residents.

Types of commercial uses in this village include, but are not necessarily limited to:

- Grocery store
- Drug store
- Variety store
- Beauty/barber shop
- Restaurant/coffee shop
- Cleaners

Site design, architecture, and signage are intended to be harmonious with the Specific Plan concept and, in particular, with nearby residential uses of the village. Multifamily uses are expressly prohibited in this portion of Village J.

3.2.3 Specific Plan Area

Additional retail commercial uses may be required to serve the residential neighborhoods of the Specific Plan area. Any such additional shopping area shall be consistent with the goals and policies of the Specific Plan, shall be located to serve a particular neighborhood, and shall not exceed five acres in size. These additional locations will be sited to conveniently serve the trade area while minimizing traffic and noise impacts for the village.

3.2.4 Village Green/Community Center

The Village Green/Community Center will contain a limited number of retail commercial uses deemed compatible with the concept of the Center. A relatively small portion of the total building floor space will be available for such uses. Commercial uses at the Village Green/Community Center are intended to be secondary to the community service and recreation functions of the Center.

A complete description of this feature of the Plan Area is contained in Section 4 "Special Land Uses Element."

3.2.5 Golf Courses and Country Club Area

Provision of approximately 370 acres of open space will permit the layout of two 18-hole championship golf courses within the Plan Area. A pro shop, clubhouse, visitor accommodations, ancillary facilities, and restaurants will be permitted uses to complement the golf courses. In addition to serving the recreational needs of the community, the design of the golf courses provides a significant open space greenbelt throughout a large portion of the Plan Area.

3.2.6 Garden Office and Park Professional Center

In conjunction with the County's review of the Silva Valley Interchange, the County shall consider an area located adjacent to Highway 50 and Silva Valley Parkway, and exclusive of designated open space areas, to provide opportunities for office and professional uses to serve the Community. Because this area is located in a visually important area, development of these uses will incorporate substantial landscaping, and buildings shall be limited to a maximum of two stories. In addition, pole signs shall be prohibited and, to the maximum extent feasible, a single monument sign shall be used for public identification of the center. Site design, architecture, and lighting shall be harmonious with the Specific Plan concept and, in particular, nearby residential uses located opposite Silva Valley Parkway.

SECTION 4.
SPECIAL LAND USES ELEMENT

The El Dorado Hills Specific Plan includes special land uses that are essential to the character and function of this planned community. Among these are the "Village Green/Community Center," the golf courses, and the clubhouse complex. Given the special importance of these uses and the character of the uses found there, it is appropriate to identify them within a separate land use element.

4.1 Village Green/Community Center

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

a. Parkland: approximately 10 acres (including such uses as children's play area, tennis courts, hardcourt, picnic area, and lake).

b. Community Center: approximately 16 acres including:

- "The Green": approximately 2.0 acres
- Buildings: approximately 120,000 to 150,000 square feet
- Parking, plaza, and landscaped circulation areas: approximately 11.5 acres

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

4.1.1 Recreation Use

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

4.1.2 Community Services

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

4.1.3 Leisure Services

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

4.1.4 Public Services

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

- Sheriff Substation
- Fire Station
- Post Office
- Library

4.1.5 Retail Commercial

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

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

4.1.6 Prohibited Uses

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

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

4.1.7 Circulation and Access to the Village Green

a. Vehicular Access

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

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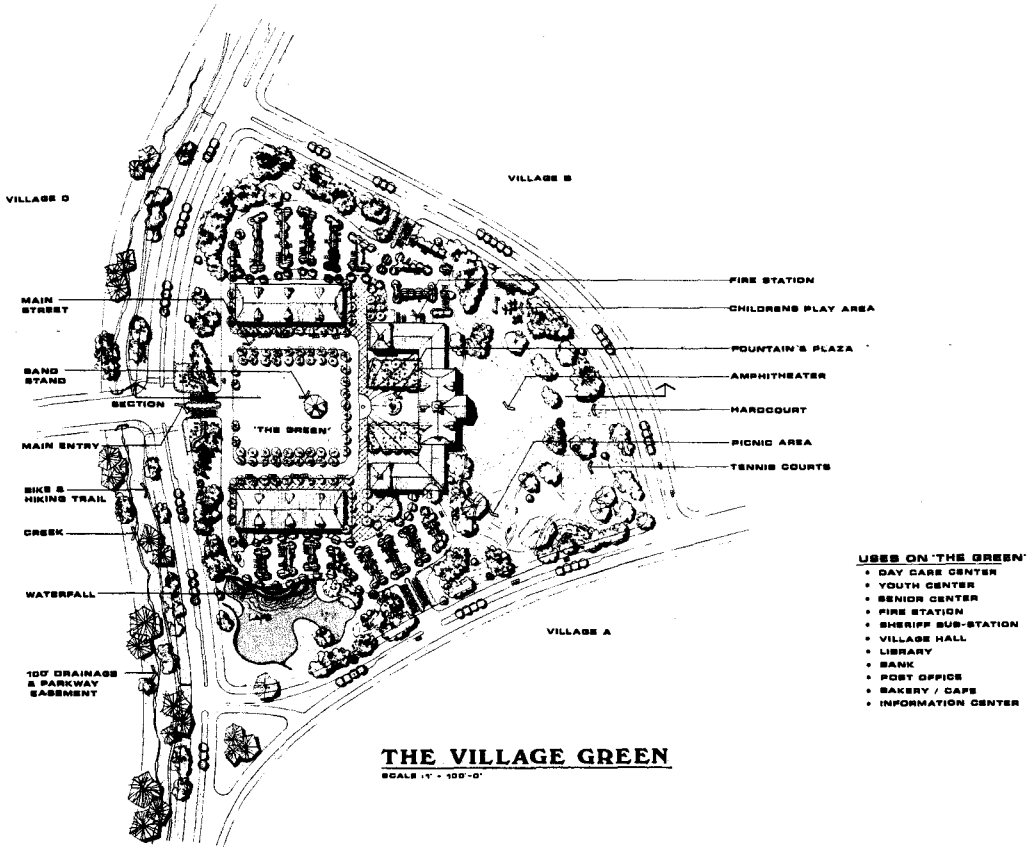
EL DORADO COUNTY, CA

THE VILLAGE GREEN
(Illustrative) 4

Figure 12



THE VILLAGE GREEN
SCALE 1" = 100'-0"

TYPICAL SECTION THROUGH
THE VILLAGE GREEN
NOT TO SCALE

ELEVATION OF VILLAGE CENTER
NOT TO SCALE

Land Planner
Anthony M. Guzzardo
and Associates, Inc.
836 Montgomery Street
San Francisco California

An Anthony Mansour/
RDI Development
3864 Park Drive, Suite 204
El Dorado Hills, California

b. Pedestrian Access

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

c. Public Transportation

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

4.2 Golf Courses and County Club

The Specific Plan, in general, is centered around two potential golf courses and related country club facilities. The golf courses are located in low-lying areas and on intermittent drainage courses where the topography and natural features will accommodate such uses. The area containing each golf course is designated by the Specific Plan as "natural open space" and will remain in open space use until the courses are actually developed. The golf courses provide 370 acres of open space and will be the major recreational and land use attractions within the Plan Area.

Integration of residential development with the open space and recreational amenities provided by the golf courses, under provisions of the County's Planned Development Ordinance, enables greater flexibility in site planning and maximizes effective utilization of open space and preservation of natural areas. The precise location, layout, and boundaries of the golf courses in relation to open space and residential areas may vary upon final design. Although retained as open space prior to development, adjustments to the courses as presently shown will be necessary to accommodate natural features such as trees, rock outcroppings, and topographic changes identified during final design.

The courses are intended to incorporate the natural topography and drainage swales into the site design. Removal of existing trees will be limited, while additional trees will be of a variety indigenous to the area as required by the Design Guidelines.

To ensure that the boundaries of the courses blend visually with adjacent residential areas, fencing will be prohibited except where required for safety or security purposes. Where fencing is required, an open design shall be utilized, subject to site plan review.

The landscaping and water amenities of the golf courses, in conjunction with the elimination of grazing, will create beneficial conditions for riparian and other natural habitat where it does not now exist. The policies of this Specific Plan will encourage this habitat production and ensure its preservation and protection.

4.3 Churches

Two church sites are located in the scenic hillside areas near El Dorado Hills Boulevard and Wilson Boulevard. These two sites shall share a common access onto El Dorado Hills Boulevard. These sites are indicative of the appropriate character of sites for such uses, and additional sites also may be located within the Specific Plan area. The two designated church sites will remain as open space unless developed for churches.

4.4 Other Uses

Certain quasi-public uses are provided within the Specific Plan area to meet the needs of residents. Day care, senior care, and similar uses are likely to locate primarily within the Village Green/Community Center, but other locations within the Plan Area also may be suitable. Commercial recreation, such as a racquet club and lodge, are intended to be located in the vicinity of the golf course country club. However, other locations also may prove to be desirable over the buildout of the plan.

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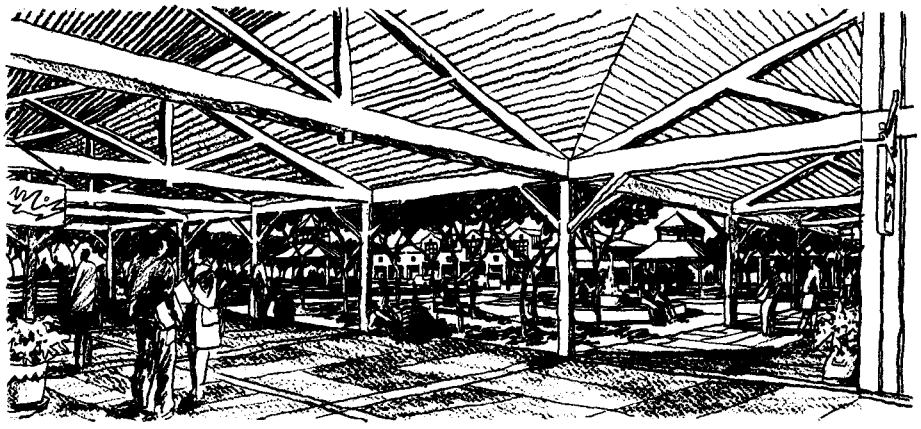
VIEWS OF THE VILLAGE GREEN (Illustrative) 5

Figure 13

VIEW OF THE GREEN



VIEW OF THE PLAZA

Land Planner
Anthony M. Guzzardo
and Associates, Inc.
836 Montgomery Street
San Francisco California

An Anthony Mansour/
RDI Development
3864 Park Drive, Suite 204
El Dorado Hills, California

SECTION 5.
CIRCULATION ELEMENT

5.1 Concept

The El Dorado Hills Specific Plan provides for a comprehensive circulation system that includes streets, paths, and trails designed to facilitate safe and efficient movement within and through the Plan Area. The circulation system is also intended to enhance the natural scenic character of the Plan Area by minimizing grading and specifying right-of-way landscaping. Arterial streets connect with smaller streets at village entry points without penetrating residential areas. Pedestrian paths and trails provide a nonvehicular travel alternative for the convenience of walkers, joggers, bicyclists, and equestrians.

5.2 Existing Streets

Portions of El Dorado Hills Boulevard, White Rock Road, Latrobe Road, Bass Lake Road, and Highway 50 are the only existing streets within the Specific Plan area. El Dorado Hills Boulevard and Bass Lake Road are two- and four-lane streets, respectively, currently carrying average daily traffic (ADT) volumes of 11,700 ADT and 1,300 ADT. Highway 50 is a four-lane divided highway with a median strip and currently carries an average volume of 28,500 ADT between El Dorado Hills Boulevard and Bass Lake Road.

The only other major street in the vicinity of the Plan Area is Green Valley Road, located approximately 5,000 feet north of the northernmost Plan Area village (Village M). This street connects the cities of Placerville and Folsom and carries an average volume of 6,100 ADT between Francisco Boulevard and Bass Lake Road.

Some streets are required as a result of Plan Area development, while others are a result of cumulative development in the El Dorado Hills area. A delineation of Plan Area streets and streets outside of the Plan Area is provided in the Summary of the traffic analysis for the El Dorado Hills Specific Plan (on file with the El Dorado County Department of Transportation).

5.3 Planned Streets

A variety of street widths and designs are included to accommodate a range of anticipated traffic volumes in a manner compatible with adjacent land use. Consistent with the overall design theme of the Specific Plan, streets will generally be curvilinear in design, conforming both vertically and horizontally and as closely as possible to natural topography. Existing trees and other natural features are incorporated into the right-of-way landscape design and will be augmented by the installation of additional landscape features. Streets within certain private, gated villages will be designated as private streets. These will be designed and constructed to County standards, but will be maintained through a private homeowners association and will not be accessible to the general public.

Graphic descriptions of each street design are provided in Figure 14, Typical Roadway Sections, but street names have not been formally designated. References in the Specific Plan are tentative only. The basic street design and the designation of specific street names are illustrated in Figure 9, Land Use and Circulation. All street cross-sections and final locations of intersections shall meet the minimum standards of the El Dorado County Department of Transportation at the time they are designed and submitted for approval.

The following is a general description of Plan Area streets:

5.3.1 Residential Street (50-foot-wide right-of-way)

The primary street design is to be used for short loop interior residential streets (less than 1,000 feet) and cul-de-sacs less than 200 feet from the corner to the entry point at the bulb. Pedestrian paths and space for street trees will be included in the right-of-way. No provision is made for on-street parking because it is intended that resident parking will be within garages. Off-street parking for visitors and service personnel will be provided in accordance with the policies of the Specific Plan. Bicycle travel will occur on the street pavement without the use of specified bicycle lanes.

5.3.2 Residential Street (50-foot-wide right-of-way)

This street design will be used for the majority of the interior village streets. Included within the right-of-way is a paved pedestrian path, streeet trees, two 12-foot-wide travel lanes, and an 8-foot-wide parking lane on one side of the street.

5.3.3 Minor Village Street (80-foot-wide right-of-way)

This street section will be used as a minor collector street within and between villages. Included within the right-of-way is a paved pedestrian path separated from the roadway by a 6-foot-wide planting strip. The street provides four 12-foot-wide travel lanes and no on-street parking.

5.3.4 Major Village Street (100-foot-wide right-of-way)

This street design is used for Country Club Drive between Silva Valley Parkway and Bass Lake Road. With a projected peak hour traffic volume of 2,300, Country Club Drive carries a large percentage of Plan Area traffic and is second in volume only to Silva Valley Parkway. This design is also used for the street that connects Country Club Drive with Silva Valley Parkway on the north side of the Village Green/Community Center. The design includes combined bicycle lanes and shoulders on each side of the pavement. Paved pedestrian paths are provided on each side of the right-of-way, with landscaping offering a varied separation from the street pavement. Provision is made for emergency on-street parking on the shoulder area.

5.3.5 Split Parkway (120-foot-wide right-of-way)

This variation of the Major Village Street design is used to incorporate a drainageway into the right-of-way design for a portion of Country Club Drive. It includes the same facilities and amenities as described for Major Village Streets.

5.3.6 Parkway (120-foot-wide right-of-way)

This design is applicable to Silva Valley Parkway from Highway 50 to Green Valley Road. Three typical roadway sections are applicable to three areas along Silva Valley Parkway as shown on Figure 14. With a projected peak hour traffic volume of 3,500, this street serves as the principal arterial in the Plan Area. As shown below, this street includes four 12-foot-wide travel lanes, pedestrian paths that meander within the right-of-way, and an extensively landscaped median. Provision is made for emergency on-street parking by using the shoulder area. Left turn lanes and deceleration right turn lanes will be provided. Roadside landscaping will vary in width from 26 to 76 feet on the western side of the Parkway and from 26 to 50 feet on the eastern side of the Parkway.

5.3.7 Interchange and Silva Valley Parkway

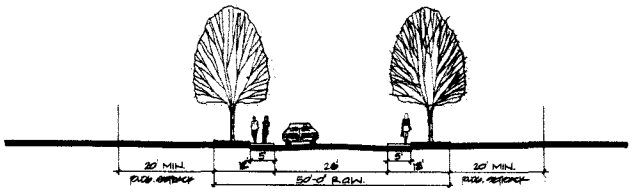
Prior to full buildout, a new interchange will be needed in the vicinity of the existing Silva Valley Road and Highway 50 undercrossing. The demand for the interchange is generated by development located within the Specific Plan area as well as other areas. Section 1.4.7.2 specifies when the interchange must be developed relative to vehicle use of Silva Valley Parkway and White Rock Road.

EL DORADO HILLS

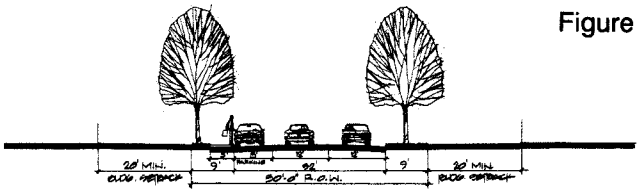
EL DORADO COUNTY, CA

TYPICAL ROADWAY SECTIONS 9

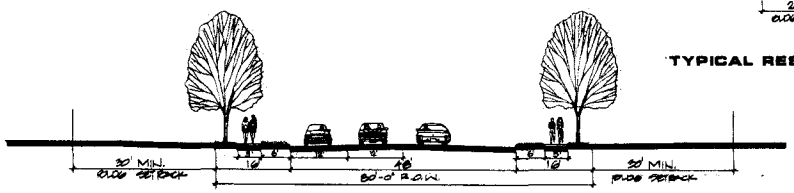
Figure 14



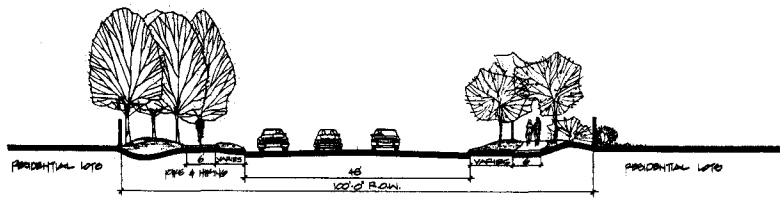
TYPICAL RESIDENTIAL STREET



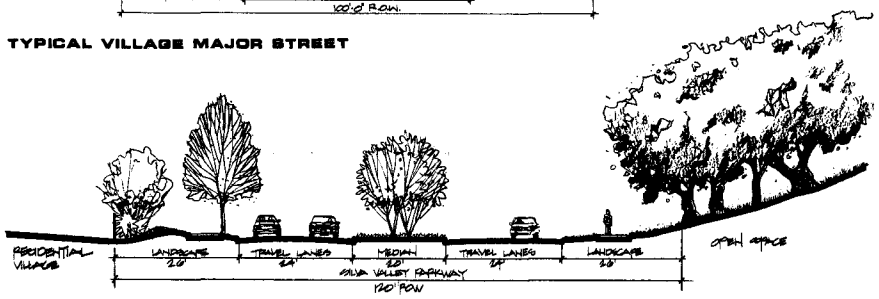
TYPICAL RESIDENTIAL STREET



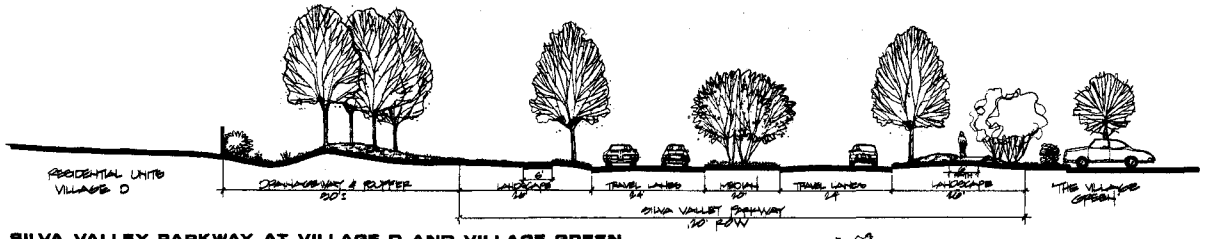
TYPICAL VILLAGE MINOR STREET



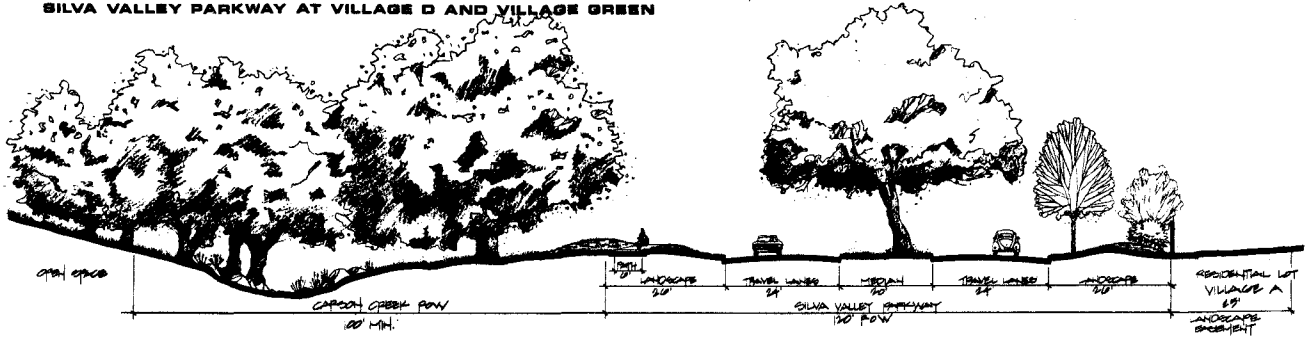
TYPICAL VILLAGE MAJOR STREET



SILVA VALLEY PARKWAY AT OPEN SPACE



SILVA VALLEY PARKWAY AT VILLAGE D AND VILLAGE GREEN



SILVA VALLEY PARKWAY AT CARSON CREEK AND VILLAGE A

ALL STREET CROSS-SECTIONS AND FINAL LOCATIONS OF INTERSECTIONS SHALL MEET THE MINIMUM STANDARDS OF THE EL DORADO COUNTY DEPARTMENT OF TRANSPORTATION

JULY 18, 1989

Land Planner
Anthony M. Guzzardo
and Associates, Inc.
836 Montgomery Street
San Francisco California

An Anthony Mansour/
RDI Development
3864 Park Drive, Suite 204
El Dorado Hills, California

The design of the interchange is proposed to be a partial cloverleaf design that will allow movement of traffic from the north and south sides of Highway 50 in both an easterly and westerly direction. The exact location of the interchange and alternative locations will be reviewed pursuant to an interchange EIR. The EIR will also identify site-specific mitigation measures to lessen significant adverse environmental effects of the interchange development. Section 1.4.7.4 of this Plan contains specific policies addressing the interchange, and requires an amendment of the Plan to address land use and mitigation measures concurrently with County action to approve a final design and location.

5.4 Pedestrian Circulation

An extensive system of interlinked trails, paths, or sidewalks are incorporated into the Specific Plan area to facilitate travel within and beyond the Plan Area by pedestrians, equestrians, and bicyclists. The pedestrian routes are intended not only to provide an alternative to automobile travel but also to foster health and social interaction among residents. The natural character of the Plan Area lends itself to a multitude of outdoor activities that will be enhanced by the pedestrian system.

These routes will connect residential villages with the Village Green/Community Center, the Bass Lake commercial area, parks, and schools. They will be available for recreational uses such as hiking, jogging, and horseback riding. The trail system within the natural open space areas will connect with points beyond the Plan Area as provided for in the El Dorado Hills/Salmon Falls Area Plan.

The pedestrian routes included within the Specific Plan area will traverse a variety of terrain and will be dedicated with the public rights-of-way and public open space. The nature of these routes are summarized in the following paragraphs.

5.4.1 Natural Open Space

Natural open space areas may include trails within dedicated public easements. These trails will be connected with other areas to create a loop system within the Plan Area. Access to the trail system will occur at designated points along the public street right-of-way. Trails may be combined with fire access roads in certain instances. The final trail alignments will be determined following field surveys.

5.4.2 Residential Open Space and Private Property

Trails or paths designated on privately owned land and open spaces occur within easements dedicated for public access. These easements will be reserved for dedication with the filing of tentative subdivision maps for each village. In most instances, these paths occur in the private open space areas, the golf course, and in privately owned open space in attached unit residential developments. Trail easements not situated within open space easements will be required on a limited basis to provide connections between residential parcels to the trail system and to natural open space. Some trails may be paved and others may be covered with another all-weather surface such as gravel, crushed rock, or natural soil.

5.4.3 Drainageways

Where possible, unpaved dirt or all-weather trails will be located along the alignment of drainageways. Combined trail and drainageway easements are intended to provide a visually interesting trail environment while reducing the amount of land otherwise required for separate facilities. In most instances, the shallow depth and gradual slope of drainage channel banks will allow trails to be located close to the bank without the need for barrier fencing. In certain areas, open rail fencing may provide an appropriate physical separation between trail users and the drainageway or adjacent uses.

5.4.4 Street Right-of-Way

Paved pedestrian paths will be provided within all street rights-of-way except the local residential streets. These paths will be paved with either concrete or asphalt, depending on location, and will meander within the right-of-way to achieve an informal, rural appearance.

5.4.5 Regional Trail System

The El Dorado Hills/Salmon Falls Area Plan indicates a regional trail system that traverses portions of the Specific Plan. The Specific Plan provides for this trail in the alignment indicated in the El Dorado Hills/Salmon Falls Area Plan along Silva Valley Parkway and Country Club Drive. The right-of-way for each of these boulevards provides a trail that can be used by hikers and cyclists. This trail will connect to points outside the Specific Plan area including Green Valley Road, Bass Lake, the Community Park, Oak Ridge High School, and the bicycle trail along El Dorado Hills Boulevard.

5.5 Equestrian Trails

The Specific Plan provides for residential uses that will accommodate horses on single family parcels in Village M. In addition, there are other properties adjacent to the Specific Plan area that will support equestrian activity. Therefore, provision of equestrian trails through the Specific Plan area should be considered as an appropriate facility for improvement by the public entity that will manage the public open space and landscape corridors. These include the right-of-way corridor for Silva Valley Parkway and Country Club Drive, the PG&E powerline easement at the north end of the Specific Plan area, and the natural open space areas.

5.6 Public Transit

Major arterial streets will be designed to accommodate local public transit. This will be accomplished by incorporating El Dorado County Transportation Commission design standards for bus turn-outs and shelters into the construction of Silva Valley Parkway and Country Club Drive and by ensuring that subsequent development of other Plan Area arterials also accommodates these standards.

5.7 Park and Ride

Space for a park and ride lot will be reserved near the intersection of Highway 50 and Silva Valley Parkway. The park and ride lot will be subject to design review and shall be approved by the County of El Dorado and by the Architectural Control Committee.

SECTION 6.
OPEN SPACE ELEMENT

6.1 Concept

Open space plays a key role in the design and function of the Specific Plan area. While providing for wildlife habitat and passive recreation, it also serves to separate and define the villages that make up the Plan Area. Further, the preservation and maintenance of large areas of natural open space enhances the overall aesthetic and visual character of the Plan Area and the El Dorado Hills Community.

Open space designations are applicable to both public and private land and are applied in the public interest to preserve areas of visual or environmental significance. In some instances, the public interest will be served best by limiting access to open space lands. Such limitations are appropriate to protect certain wildlife habitats and plant communities and to prevent intrusion upon privacy.

6.2 Characteristics and Ownership

Five basic types of public and private open space are provided in the Plan Area: Natural Open Space, Residential Open Space, Golf Courses, Drainageways, and Parkland and School Playfields. These are described in the following paragraphs.

6.2.1 Natural Open Space

Approximately 978 acres, or 25 percent of the Specific Plan area, have been set aside as natural open space. This acreage occurs in areas of steep, visually prominent topography and dense vegetation. Natural open space, as shown in Figure 15, Open Space Map, will be preserved in perpetuity in an essentially unaltered condition. No development will occur within these areas except for the minimum necessary for maintenance, fire prevention, and those activities directly associated with limited recreational use of the area. Portions to be held by public entities or by the private homeowners associations also are illustrated in Figure 15, Open Space Map.

Uses allowed will be restricted to those which have a minimal impact on the open space character, such as jogging, hiking, and horseback riding. Limited recreational facilities may be included in both the public and private open space areas where such facilities are compatible with the open space character. Commercial and residential structures are prohibited in these areas. An Open Space Management Plan shall be required to preserve the natural character of these areas while providing for fire protection and erosion control.

Natural open space constitutes the largest assemblage of undeveloped land in the Plan Area. An important feature of the natural open space is its relatively unbroken expanse and continuous flow. This aspect not only provides opportunities for long, uninterrupted trail systems, but also will preserve many wildlife habitats and travelways. Natural open space abuts the golf course in several locations.

Ownership and management of the natural open space will be retained initially by the property owner. Ultimately, ownership of and management responsibilities for portions of the public open space will be relinquished to other entities, such as the Community Service District or the County of El Dorado. In order to maintain the standards of protection, open space easements or similar restrictions shall be provided. An Open Space Management Plan shall be prepared for all of the natural open space. The Open Space Management Plan shall consider alternatives for

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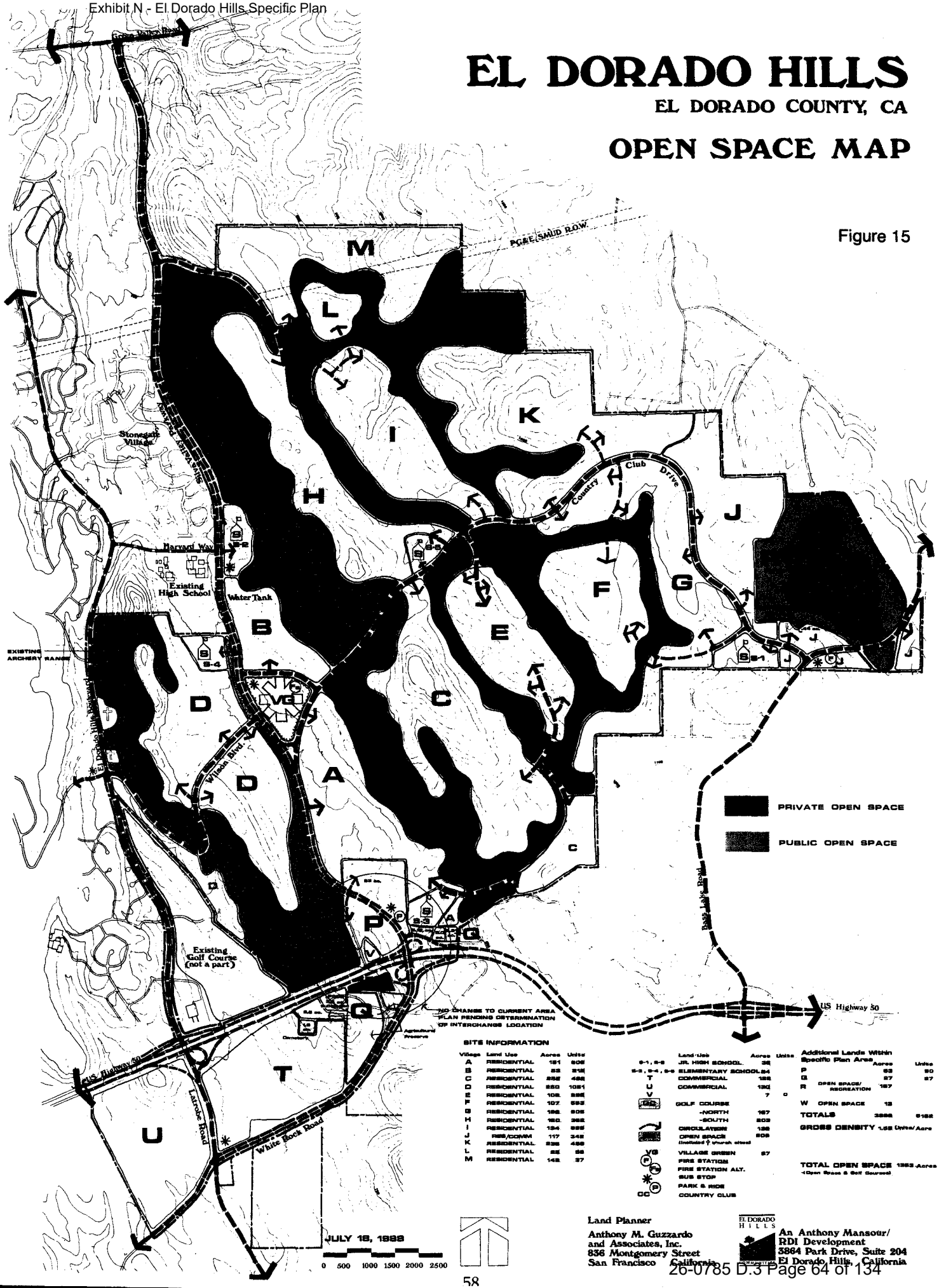
OPEN SPACE MAP

Figure 15



SITE INFORMATION

Village	Land Use	Acres	Units
A	RESIDENTIAL	181	905
B	RESIDENTIAL	53	212
C	RESIDENTIAL	252	466
D	RESIDENTIAL	220	1081
E	RESIDENTIAL	108	385
F	RESIDENTIAL	107	583
G	RESIDENTIAL	186	806
H	RESIDENTIAL	160	362
I	RESIDENTIAL	134	695
J	RES./COMM	117	342
K	RESIDENTIAL	236	486
L	RESIDENTIAL	22	56
M	RESIDENTIAL	142	37

	Land Use	Acres	Units
S-1, S-5	JR. HIGH SCHOOL	38	
S-2, S-4, S-6	ELEMENTARY SCHOOL	84	
T	COMMERCIAL	128	
U	COMMERCIAL	130	
V		7	
	GOLF COURSE		
	-NORTH	167	
	-SOUTH	203	
	CIRCULATION	128	
	OPEN SPACE (Included 7 church sites)	205	
VG	VILLAGE GREEN	27	
FS	FIRE STATION		
FS	FIRE STATION ALT.		
BS	BUS STOP		
P	PARK & RIDE		
CC	COUNTRY CLUB		

Additional Lands Within Specific Plan Area	Acres	Units
P	63	90
Q	27	57
R OPEN SPACE/RECREATION	187	
W OPEN SPACE	13	
TOTALS	3886	5182

GROSS DENSITY 1.58 Units/Acre

TOTAL OPEN SPACE 1363 Acres (Open Space & Golf Courses)

Land Planner
Anthony M. Guzzardo and Associates, Inc.
836 Montgomery Street
San Francisco California

EL DORADO HILLS
An Anthony Mansour/RDI Development
3864 Park Drive, Suite 204
El Dorado Hills, California

ownership and maintenance of the natural open space. The plan shall also identify mechanisms for funding the ongoing maintenance and management of the public and private natural open space.

6.2.2 Residential Open Space

There are two types of residential open space. Attached dwelling units will have common areas that will be designated as residential open space to be owned and maintained by a homeowner's association. On individual lots, private open space will be designated and owned in fee by individual property owners, but will be constrained from certain uses by deed restrictions or CC&Rs.

At the time of tentative map submittal to the County, a building envelope shall be established for each lot, and common areas with attached units will provide for flexibility of orientation, solar access, minimization of grading, preservation of trees, conformance with all setback requirements, and open space preservation on common areas, as applicable.

Prior to construction of residences, each structure location, orientation, building material, landscaping, fencing location and materials, and other physical improvements will be established during Design Review and approved by the Architectural Control Committee as provided for in the Design Guidelines and CC&Rs. Lots that abut natural open space may contain both development and nondevelopment areas. The development area shall be that which includes the building envelope, fencing, and intensive landscaping. The nondevelopment area shall be one of residential open space, abutting either the designated public or privately owned space. This residential open space is intended to minimize fence visibility, reduce open space intrusion, buffer open space from development, and reduce tree loss. Development and nondevelopment areas and building envelopes shall be designated on all tentative maps and approved by the Architectural Control Committee.

Figure 16
Plan View of Residential Open Space

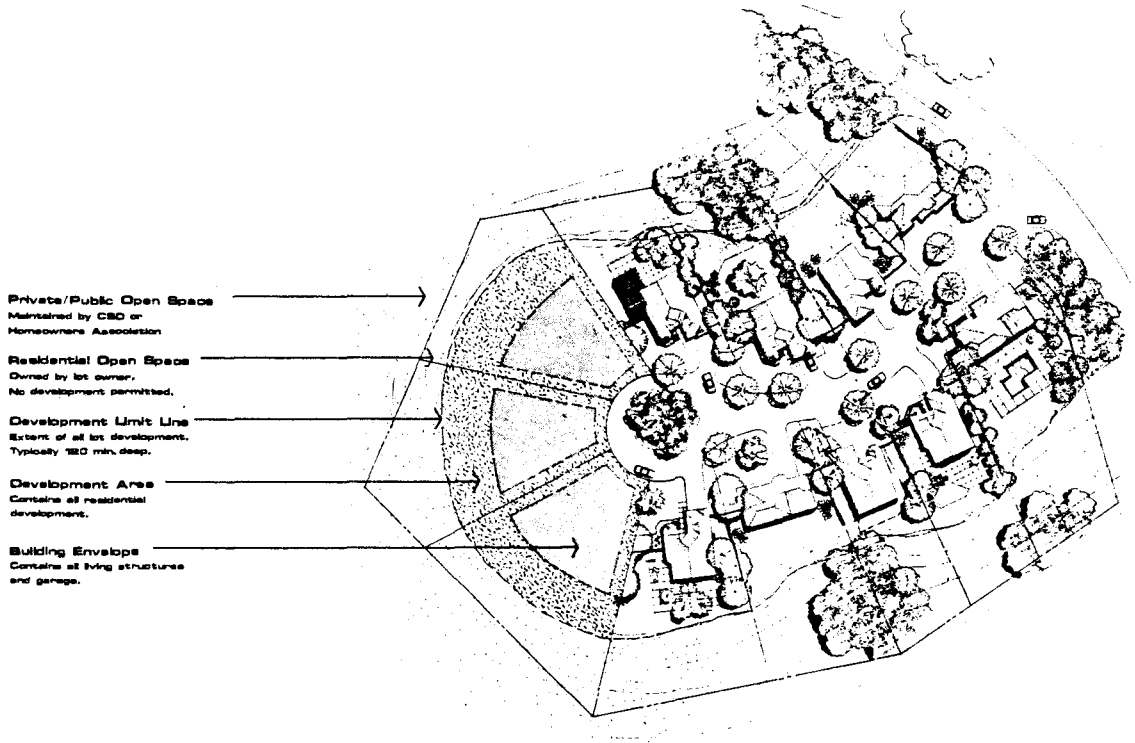
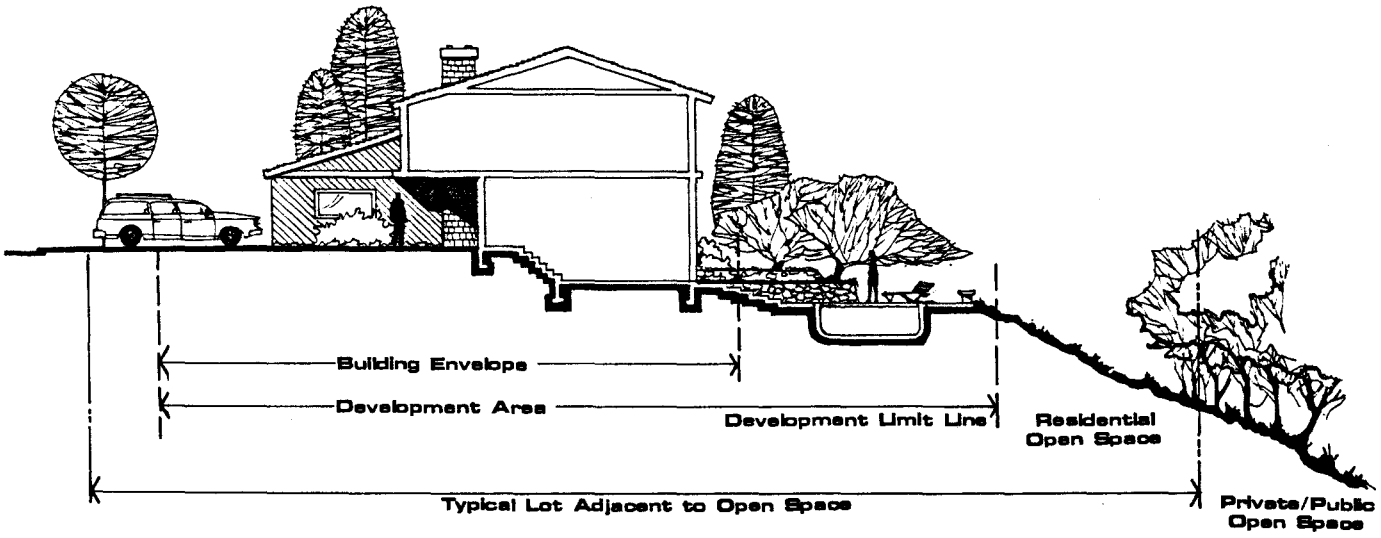


Figure 17
Section View of Residential Open Space



6.2.3 Golf Course

Approximately 370 acres are reserved within the Plan Area for two 18-hole championship golf courses. The area designated for golf courses will remain as natural open space until such time as it is developed for the intended use.

The golf course clubhouse, lodge, and auxiliary facilities will be privately owned, operated, and maintained. Access for drainageway maintenance within the golf course will be provided, where appropriate, in the CC&Rs assigned to specific villages.

6.2.4 Drainageways

As described further in Section 8, Public Infrastructure Element, major drainageways within the Plan Area either will be left in a completely natural, unaltered condition or modified to appear natural. The wide, shallow design of channels with riparian vegetation will constitute an element of open space within certain villages. Drainageways will be contained within easements that provide for routine maintenance as well as pedestrian travel. An important feature of the drainageway system is the inclusion of storm drainage retention ponds. Riparian vegetation will be managed within drainageways and retention ponds to enhance the open space character and habitat of these areas. The drainageway easements will be held by the County as the maintenance entity.

6.2.5 Parkland and School Playfields

As described in greater detail in Section 7, "Public Facilities and Services Element," parkland and school sites will be contiguous to the maximum extent possible to create a sense of openness in the villages in which these facilities are located. In general, the criteria for siting these facilities have included the village location, housing types, lot sizes and density, proximity to open space, golf courses, village topography, tree cover, and proximity to similar facilities. Reservation of land for parks and schools for public ownership will be made with the filing of tentative subdivision maps for each village.

SECTION 7. PUBLIC FACILITIES AND SERVICES ELEMENT

7.1 Concept

The Specific Plan contemplates the development of a community that will require a full range of public services. The Plan provides for such services to be provided by a variety of public and private entities. Provisions for the reservation or dedication of land necessary for public facilities and services shall be set forth in a Development Agreement, the Planned Development, or imposed as a condition of approval of tentative subdivision maps.

7.2 Fire Protection

7.2.1 Current Service

Fire protection throughout the El Dorado Hills Community is provided by the El Dorado Hills Fire Department, which was formed under the El Dorado Hills County Water District in 1963. The District currently covers approximately 25,000 acres, serving 2,311 homes and an estimated population of 7,000. The fire department has grown from a volunteer force with one fire station and three pieces of apparatus to a paid staff of 12, a volunteer force of 21, two fire stations, and 10 pieces of apparatus.

Station 1, located in Park Village, houses the entire paid staff of 12 and seven of the pieces of apparatus. It is located approximately 2 miles from the west edge of the Specific Plan area at the intersection of Harvard Way and Silva Valley Parkway. Estimated response time to this location is 3 to 5 minutes.

Station 2, located in Marina Village, is manned by volunteers and houses three pieces of apparatus. Estimated response time to Harvard Way and Silva Valley Parkway is also 3 to 5 minutes.

7.2.2 Planned Service

The Department has prepared a 10-year District Facilities Plan (DFP) for expansion of facilities, apparatus, and manpower through 1997. The DFP has given consideration to the development of several new projects within the District boundary, including the El Dorado Hills Specific Plan area. The District has projected the need for an additional station, Station 3, to be located in the Bass Lake area. This station is approximately within Village J, just west of the 4-acre commercial site near the intersection of Bass Lake Road and Country Club Drive.

According to the DFP, response times to the various areas in the District are one of the major factors in determining station placement, manpower requirements, and overall District fire protection levels. The new station would provide overlapping coverage with the existing two stations, and would provide a response time of less than 3 minutes to most of the Plan Area.

The DFP projects that Station 3 would be required by 1996 in response to growth in the eastern portion of the District. Station 3 would be manned by six full-time firemen and would house an engine and a water tender.

Total District population by 1996 is projected to be over 25,000, inhabiting approximately 8,500 to 9,000 dwelling units. The District by that time will increase its manpower to 38, and the

quantity of apparatus will reach 12. All three stations will be manned with a minimum of two persons at all times.

Response time has been identified as an important criterion of service by the District because a response time of less than 5 minutes may be critical to the survival of a person not breathing normally. Over 46 percent of the calls answered by the District in 1986 were for medical emergencies. This pattern can be expected to continue with increased residential growth in the community. Furthermore, the percentage of elderly people who require emergency medical treatment can be expected to increase due to the aging of the population in general, and the potential for a higher percentage of elderly population as a result of a relatively more affluent demographic profile in the community. Station 3 is intended to meet this short response time criteria for the Bass Lake/Silva Valley Parkway area. With the proposed stations manned by personnel on a 24-hour basis, approximately 80 percent of the District would be in an optimum response mode. In addition, each station would provide the other two stations with a backup response for structural fires, wildland fires, and multiple alarm emergencies.

The Land Use and Circulation Map (Figure 9) designates a site for future development of a fire station in the vicinity of Bass Lake. This site will provide for response coverage in the upland areas of the District east of Silva Valley Parkway, as indicated in the DFP. A site of 0.50 acre is sufficient to provide a satellite fire station in this area.

A possible alternative site for Station 3 is in the Community Center, located at the intersection of Silva Valley Parkway and Country Club Drive. The station would respond quickly to the neighborhoods in the Silva Valley area, as well as the proposed commercial area south of Highway 50. The response area for this station would overlap the response area for the Bass Lake station. If stations were ultimately constructed on both sites, response times for each station would be substantially reduced and the level of protection in the service area increased.

7.3 Sheriff

7.3.1 Current Service

Police protection services in the El Dorado Hills Community are provided by the El Dorado County Sheriff's Department, headquartered in Placerville. This main station, which serves El Dorado County's entire west slope area (west of Strawberry), includes eight supervisors, one lieutenant, one captain, 40 deputies, five detectives, five civil workers, and six jailers. Equipment includes 15 patrol cars. Although the department manpower standard is 1.5 officers per 1,000 residents, the current deficiency in manpower has resulted in a staffing level of approximately 0.78 officer per 1,000 persons.

Of the 18,000 calls made to the west slope area in 1986, approximately 25 percent were to the Cameron Park/El Dorado Hills area. Response time from the Placerville station to the Plan Area is currently 15 minutes.

7.3.2 Planned Service

The sheriff's department indicates that current staffing levels are inadequate to meet the needs of Plan Area development and that an additional 32 officers, in addition to support staff and equipment, will be required for total Plan Area buildout.

Provision can be made within the Village Green/Community Center for a sheriff's department substation. Such a facility, centrally located within the Plan Area, would serve the dual purpose of improving response time to the Plan Area and providing a permanent presence as well. This permanent presence could provide a crime deterrent as well as offer a public relations function.

An alternative to the creation of a complete substation is to open an unmanned field office. Such a facility could contain an automated message center, a convenient location for meetings with local residents, and a place for handling routine administrative matters.

7.4 Elementary Schools

7.4.1 Current Service

The Plan Area is served by two elementary school districts. The Rescue Union School District serves the northern portion of the area, including Villages N, S, M, and L, and portions of the east side of the Plan Area, including Villages G, J, and a portion of Village F. Approximately 2,300 dwelling units will be constructed in these areas. The balance of the Plan Area, which contains approximately 3,800 dwelling units, is served by the Buckeye Union School District.

Neither district has school facilities within the Plan Area. Both districts use extensive busing programs to transport children throughout the service area.

The Rescue Union School District had an enrollment of 1,460 students from grades K through 8 as of February 1987. The District has four school sites, Green Valley School (grades K-3), Rescue School (grades 4-6), Jackson School (grades K-6), and Marina Village School (grades 7 and 8). School enrollment at the Rescue Union School District sites has exceeded the limits of the District's master plan, and the District is currently overcrowded.

The Rescue Union School District has additional sites that can accommodate some of the growth projected within the District. These include a 10-acre site on Greenstone Road near the east end of the District, a 9.5-acre Marina Village South site in the Northwest El Dorado Hills Specific Plan Area, and a 3-acre addition to the existing Jackson School just north of St. Andrews Village. These sites, along with facility improvements to existing schools, will allow the District to accommodate substantial new growth. However, an additional site (grades 7 and 8) will be required within the Plan Area.

The Buckeye Union School District had an enrollment of 1,843 students in grades K-8 on three school sites as of February 1987. This enrollment exceeds the District standard of 540 students per campus. There are no school sites owned by the Buckeye Union School District in the immediate vicinity of the Specific Plan area.

7.4.2 Planned Service

The Rescue Union School District has calculated the overall student yield rate at 0.401 students per dwelling unit in the current draft of its facilities master plan. This yield rate would indicate a total enrollment of approximately 900 students at full buildout of the Plan Area. With the capacity that will be available in the District's elementary schools with completion of Marina Village South School and other improvements throughout the District, it is projected that Jackson Elementary School can accommodate the elementary grade students from the Specific Plan area.

A 7-8 grade school site comparable to the District's existing school in Marina Village is designated on the Land Use and Circulation Map near Bass Lake Road. This school would accommodate the students from the Specific Plan area, and also would meet the need for a second intermediate school to serve the east end of the District.

The Buckeye Union School District has a student yield rate of 0.468 student per dwelling unit based on a 1985/86 demographic study. Based on this factor and an estimate of 3,800 dwelling units proposed for the portion of the Specific Plan area within this District, it is estimated that the Buckeye District will need three new schools within the Specific Plan area. These school sites are designated on the Land Use and Circulation Map (Figure 9) as three elementary school sites of 8 to 10 acres each, and two intermediate (7 to 8) school sites of 15 to 18 acres each, including playgrounds and fields.

The school sites are reserved on the Specific Plan Land Use and Circulation Map for acquisition by the Districts at the time they are needed. School acquisition and construction funds are accumulated by the Districts under the Stirling Bill (AB 2926) enacted in January 1987. School districts can collect up to $1.50 per square foot of inhabitable space of residential construction,

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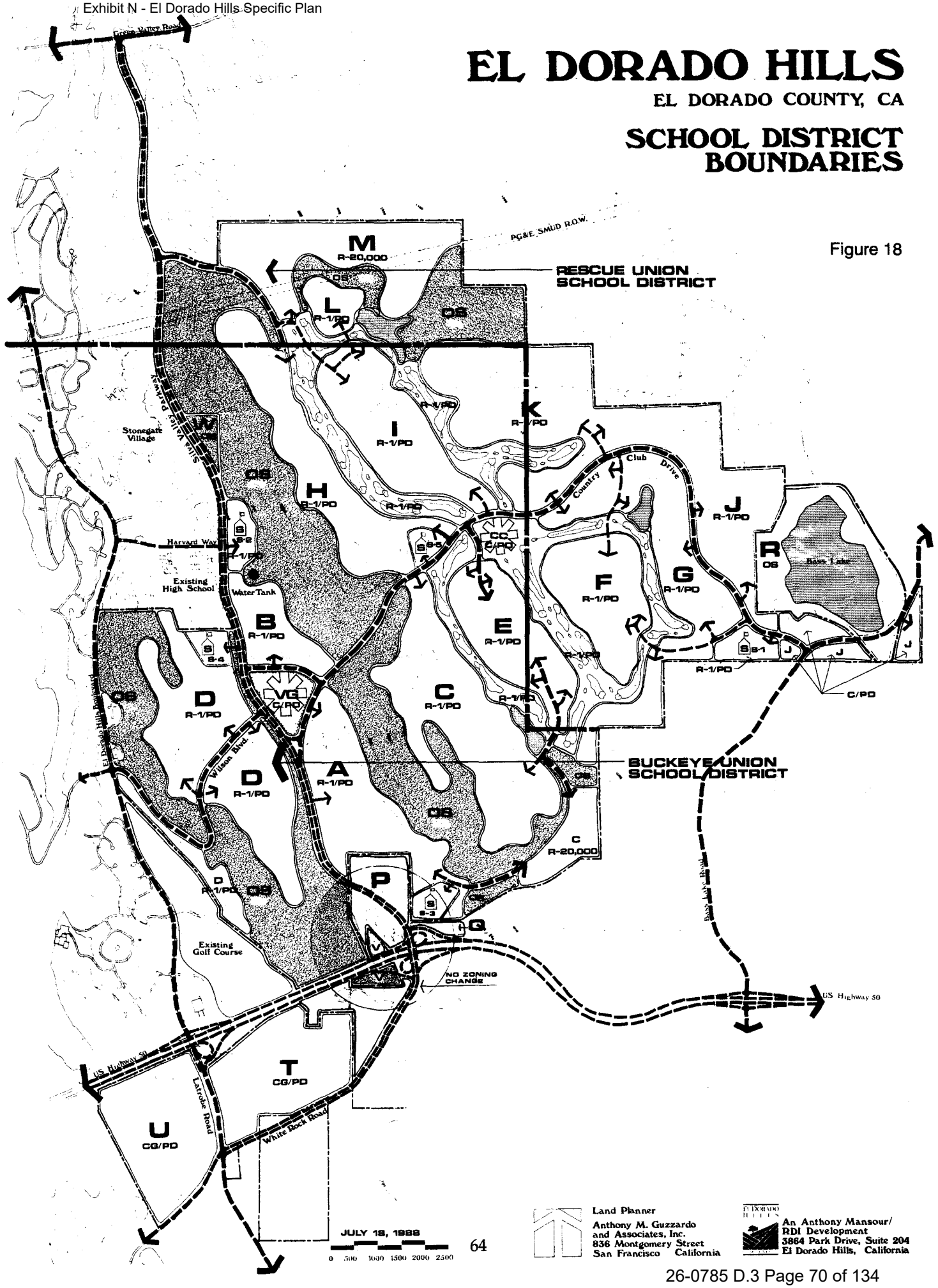
EL DORADO COUNTY, CA

SCHOOL DISTRICT BOUNDARIES

Figure 18



64

Land Planner
Anthony M. Guzzardo and Associates, Inc.
836 Montgomery Street
San Francisco California

An Anthony Mansour/ RDI Development
3864 Park Drive, Suite 204
El Dorado Hills, California

and up to $0.25 per square foot of space in nonresidential construction to fund new school facility needs. The fees collected can serve as local matching funds for participation in the Leroy Greene Lease-Purchase Program supporting construction of new facilities. The Districts may, alternatively, embark upon their own building programs independent of state support.

The establishment of a benefit assessment district, such as a Mello-Roos Community Facilities District, may be required to fund and provide an elementary school prior to the ability of the school district to fund construction. Such a district may be formed to provide for other services and facilities in addition to school facilities. Formation of a Mello-Roos District or other funding mechanism will be required as part of a Public Facilities and Services Financing Plan, as provided for in the "Implementation" section of the Specific Plan.

School sites, which also are shown on the Specific Plan Map (Figure 4), are generally placed in accordance with the following criteria:

- Usable terrain.
- Contiguous or in proximity to natural open space.
- Contiguous to parkland.
- Within residential villages and located to provide convenient access for the entire service area of the school.

7.5 High Schools

7.5.1 Current Service

The El Dorado Hills Community is served by the El Dorado Union High School District, which operates three high school campuses:

- El Dorado High School
- Ponderosa High School
- Oak Ridge High School

High school facilities within the District are generally at or near capacity, and the District has a Master Plan program underway to select and plan for the development of additional facilities. Oak Ridge High School is located within the Specific Plan area at the intersection of Harvard Way and Silva Valley Parkway. The Oak Ridge High School site covers a total of 50 acres, including a 10-acre play field that is jointly developed and operated with the El Dorado Hills Community Services District. The campus is essentially complete, but an application for additional funding has been submitted to the state for construction of a fine arts center. The school has classroom space for approximately 1,200 students, and could be expanded to approximately 1,500 students with the use of portable classrooms. The current enrollment at Oak Ridge High School is 850 students. However, with additional growth anticipated in the El Dorado Hills Community, it is not anticipated that all students resulting from development in the Specific Plan area could be accommodated at Oak Ridge High School.

Additional recreation facilities are planned for the 40-acre community park site located across Harvard Way from the high school. Such facilities may be jointly developed or operated with the school district and the Community Services District.

7.5.2 Planned Service

The El Dorado Union High School District encompasses the west slope of the Sierra Nevada within El Dorado County and must serve rural, as well as relatively urban, areas. The District has planned for additional growth by acquiring sites and establishing a master planning program. The current thrust of the program is to increase the capacity of schools in the Placerville area, and to provide additional school campuses in the rapidly growing western end of the District.

The District has acquired a site in El Dorado Township that may serve the south-central portion of the District, but a site further west is also required. The District has determined that

districtwide dwelling units generate an average of 0.17 high-school-age student per household. However, in the El Dorado Hills Community this ratio is 0.25 student per household. This would indicate a potential enrollment of approximately 1,600 students in the Plan Area. The districtwide average student yield rate would generate an estimated enrollment of 1,100 students. If these projections are accurate, it is clear that an additional high school with a capacity of 1,200-1,600 students will ultimately be required in the vicinity of El Dorado Hills.

A site of 40 acres is required to construct a modern high school with sufficient play fields. A larger site is required if the terrain restricts the usable area. Selection of such a site within the Plan Area boundary will be difficult because most of the area is hilly. The few appropriate sites would be on Silva Valley Parkway close to the existing high school. Such proximity is not desirable, and an alternative site is recommended south of Highway 50, outside of the Specific Plan area.

A high school site south of Highway 50 would meet the needs of the District with regard to districtwide distribution of facilities. Consequently, a site should be reserved in the area south of Highway 50 as a part of any specific plan, tentative subdivision map exceeding 500 units, or update of the El Dorado Hills/Salmon Falls Area Plan approved by the County affecting that vicinity.

7.6 Recreation and Parks

7.6.1 Current Service

Recreation and park facilities within El Dorado Hills are currently provided by the El Dorado Hills Community Services District (CSD). The recreation department of the CSD was founded in 1962 by action of the Board of Supervisors (Resolution 98-62). In 1978, the board of supervisors adopted the Recreation Element of the County General Plan in conjunction with implementation of the Subdivision Map Act with respect to dedication of land or payment of fees in major subdivisions. The adopted Recreation Element includes specific standards for various types of recreational facilities and areas for the CSD.

In 1981, the CSD adopted a Recreational Facilities Master Plan to provide a planning document that designates and provides for the logical acquisition and development of parks and recreational facilities within the District. The recreational facilities standards set forth in the Facilities Master Plan are consistent with those established earlier in the County Recreation Element.

The recreational facilities standards applicable within the Plan Area are summarized as follows:

a. Neighborhood Parks and Playgrounds (2-5 acres):

   Approximately 5 acres per 1,000 population, offering swings, slide, tot lot, and play equipment; turf area; paved area for court games and wheeled toys; benches; walks and landscaping.

b. Community and District Parks (15-25 acres):

   Approximately 5 acres per 1,000 population, offering multiuse athletic fields at a ratio of 1.5 acres per 1,000 population; courts for tennis, horseshoes, shuffleboard, etc.; lawn areas; outdoor swimming pool at a ratio of one per 25,000 population; band shell; picnic area; day camp center; and parking lot.

The CSD currently owns 13 facilities, including some undeveloped park sites. Most of these are small neighborhood facilities or recreational facilities operated in conjunction with schools. No existing park sites are located within the Specific Plan area.

The Facilities Master Plan designates the Oak Ridge Community Park site just west of the Plan Area, and the DeBocco Park site just east of the Plan Area. Oak Ridge is planned as a 40-acre

community park with a wide range of specialized facilities. DeBocco Park is planned as a 3-acre neighborhood park.

7.6.2 Planned Service

The Specific Plan anticipates that the CSD will operate and maintain all new public parks within the Plan Area.

7.6.2.1 New Park Facilities

The Specific Plan provides for a 1- to 2-acre park site in every residential Village with at least 200 dwelling units. Villages with over 500 dwelling units will have a second park of equal size or a single park with double the size. The total area of neighborhood parks shall be at least 25 acres. Park sites will include amenities consistent with the CSD definition of a neighborhood park at an estimated cost of $100,000 per acre in 1988 dollars.

In villages with higher density housing, these parks may serve as the focal point for neighborhood gatherings, such as barbecues. In addition, these parks will serve as the gathering area for neighborhood children. The existing parks in St. Andrews Village (St. Andrews Park and Weisberg Park) are typical of the kind of park and facilities intended. The precise location of these parks will be determined in the specific development plans or tentative subdivision maps submitted for a specific village.

A 10-acre district park is planned adjacent to the intermediate school in Village G, and an 8-acre district park is planned adjacent to the school site in Village A. A 10-acre community park is planned in the Village Green/Community Center.

7.6.2.2 Active Recreation at School Sites

As has been the case in much of the El Dorado Hills Community, active recreation facilities will be incorporated at school sites that can be used by local residents for softball, football, soccer, and other field activities. There are five new school sites designated in the Plan Area, including two junior high schools that will include a significant area for active field sports. Typically, it can be anticipated that each of the three new elementary school sites will accommodate at least one softball field and one soccer or football field. The junior high schools will provide additional field areas and hardcourt areas for basketball and similar sports. Each of the junior high school sites will contain approximately 12-15 acres and will provide at least two additional softball fields and several acres of playing fields at each school.

7.6.2.3 Golf Courses and Club Facilities

The golf courses will provide a major recreational outlet for many of the residents who choose to reside in the community specifically because of the availability of quality golf courses. In addition, it is anticipated that the clubs will include full recreation facilities that will be available on a private membership basis. This can be expected to include tennis courts, a swimming pool, exercise and weight room, saunas, and other amenities associated with a full service facility.

7.6.2.4 Private Project Facilities

The residential villages will be composed of a mix of dwelling unit types. It is anticipated that certain dwelling units will be developed with commonly owned recreation amenities. It is likely that single family homes, attached single homes, and patio homes will have common recreation facilities such as a small clubhouse, tennis courts, and a swimming pool, all operated and maintained by a neighborhood or village propertyowners association.

7.6.2.5 Village Green/Community Center

The Village Green/Community Center is planned to include several recreation and leisure-oriented facilities. These will include the "village green"—a 2-acre turfed area suitable for

informal recreation and outdoor gatherings; a 10-acre community park that may include a hardcourt, tennis courts, and children's play area. Space within the buildings will be made available to Plan Area residents and community groups for certain recreation and leisure activities.

7.6.2.6 Athletic Fields

The El Dorado Hills CSD has indicated a need for athletic fields, apart from the school facilities, that can accommodate adult soccer leagues and similar active field sports. A site of approximately 10 acres is designated for such activities adjacent to the intermediate school site near Bass Lake. Another park of 8 acres in size is planned in conjunction with the school in Village A. These facilities will provide a flat, turfed area and parking lot. Lighting for evening activities would be feasible at this location.

SECTION 8.
PUBLIC INFRASTRUCTURE ELEMENT

8.1 Water

8.1.1 Water Supply

Domestic water is provided within the Specific Plan area, a part of the El Dorado Hills service area, by the EID, which has contracts with the U. S. Bureau of Reclamation (USBR) to receive 7,550 acre-feet of water per year from Folsom Lake to serve the El Dorado Hills service area.

As of May 15, 1987, the total allocation of water to existing users in the El Dorado Hills service area was 1,297 acre-feet annually. The total amount available to future development in the service area is 6,253 acre-feet, coming from the existing USBR contracts for Folsom Lake. The current EID standard of water consumption per equivalent dwelling unit is 0.67 acre-feet per unit per year. At this rate of consumption, the current contracts could accommodate 9,332 additional equivalent dwelling units. (Note: 3.07 acre-feet equals 1 million gallons.)

Within the El Dorado Hills service area, there are approximately 10,000 dwelling units proposed for development over a period of 15-20 years. The currently assured firm supply of 6,253 acre-feet from Folsom Lake is not sufficient to meet the total demand generated by projected buildout of the current plans. However, the supply is certainly sufficient to meet the demand for water for several years of development. In the period of development for which water supply is available, significant new supplies identified and in various stages of planning will be developed by EID.

Assessment District No. 3 (AD No. 3) was formed to provide for the initial expansion of water and wastewater facilities to the El Dorado Hills area. The 25-year, seven-phase construction project will provide for installation of major transmission, storage, and treatment facilities in conjunction with development of the El Dorado Hills area. Phase 1 improvements are financed by the AD No. 3 bond proceeds, with subsequent phases to be funded by supplemental connection fees. The Folsom Lake allocation is committed to serving the requirements of AD No. 3.

The future demand for water for west El Dorado County will be provided by EID from a variety of sources. An additional 5,000-6,000 acre-feet of water is available to EID under contract with PG&E. Approximately 7,000 acre-feet of water can be made available pursuant to EID's rights to water from the north fork of the Cosumnes River and Crawford Ditch, which would be treated and filtered at Reservoir No. 7, upstream from Diamond Springs. EID has prepared an interim facilities plan (not yet adopted) for the continuing and future development of water sources and delivery systems to serve the El Dorado Hills area. These facilities are illustrated in Figure 20.

The time available to develop these new facilities required to meet the demand can be estimated by comparing an assumed growth rate to the available water reserve. Figure 19 charts the amount of water available relative to the demand for additional water in the service area as the El Dorado Hills Community grows. At an assumed rate of 500 new dwelling units per year, the current water supply from the USBR contract would accommodate additional growth for approximately 16 years, or through 2005, if construction begins in 1989.

The actual water rate consumption within the El Dorado Hills service area will be affected by several variables. The actual rate of development may be accelerated and consumption of the available supply may occur at a more rapid rate. The golf courses will require temporary irrigation in the Specific Plan area until additional treated wastewater from the EID sewage treatment plant becomes available. The demand for water for each golf course is estimated at 1,000 acre-feet per year. Thus, the demand will be higher in the initial years of operation of the golf courses, but will decrease as the demand for fresh water is replaced with treated wastewater.

Adequate volumes of treated water are provided to the existing golf course and other contractual users by the existing El Dorado Hills Sewage Treatment Plant. Treated water produced at buildout of the Specific Plan area is projected to be 3,035 acre-feet per year. Buildout of approximately 3,500-3,700 additional residences will produce enough treated water for use by each proposed golf course. Development adjoining the Plan Area will generate additional treated water, which may be used on the golf course.

8.1.2 Existing and Planned System

Water treatment capacity is currently 5.9 million gallons per day (MGD). During summer months, approximately 75 percent of capacity is used. Ultimate capacity will be 20.3 MGD.

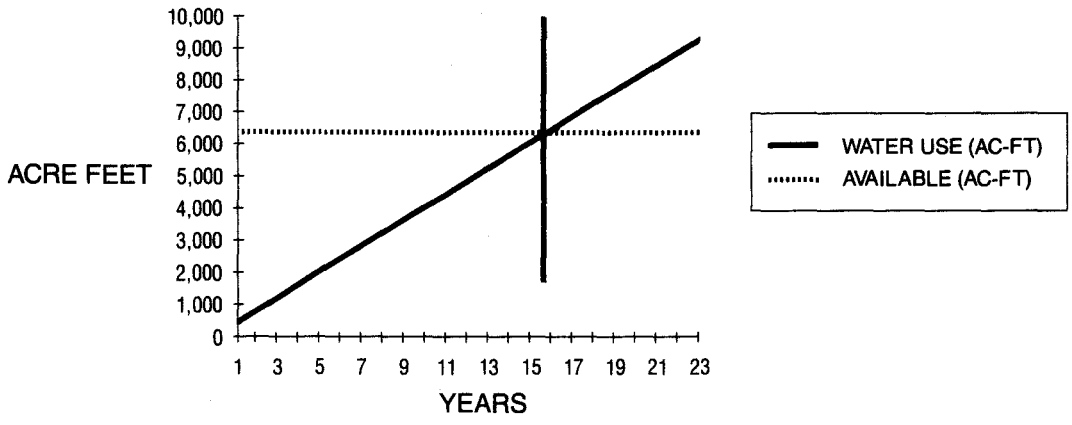
As shown in Figure 21, a 20-inch diameter line is located in El Dorado Hills Boulevard south of the reservoir, and a 24-inch line exists north of the reservoir. An 18-inch line, constructed as a part of Phase 1 of AD No. 3, bisects the Plan Area, connecting the line in El Dorado Hills Boulevard with the 3-million-gallon reservoir above Oak Ridge High School and a pump station at Bass Lake. Additional storage facilities outside the Plan Area boundary include a 1-million-gallon reservoir at Ridgeview and a 1-million-gallon reservoir at the El Dorado Hills Business Park. A 3-million-gallon reservoir is proposed at the south end of Village C as part of AD No. 3. Pump stations are located near Bass Lake and at the extreme southeastern edge of the Plan Area. A 12-inch line exists in the vicinity of the southeastern Plan Area boundary and connects the Bass Lake pump station with the El Dorado Hills Business Park.

8.1.3 Specific Plan Area System

The proposed water system for Plan Area development is shown in Figure 21, Water Plan. As shown, a majority of the water line extensions will be 10- and 12-inch diameter lines located within street rights-of-way. Additional lines through the service area will be 8 or 10 inches in diameter. No additional reservoirs or pump stations are proposed.

Based on EID's average use rate, Plan Area residential development will require a total of 4,128 acre-feet per year.

Figure 19
Projected Water Demand

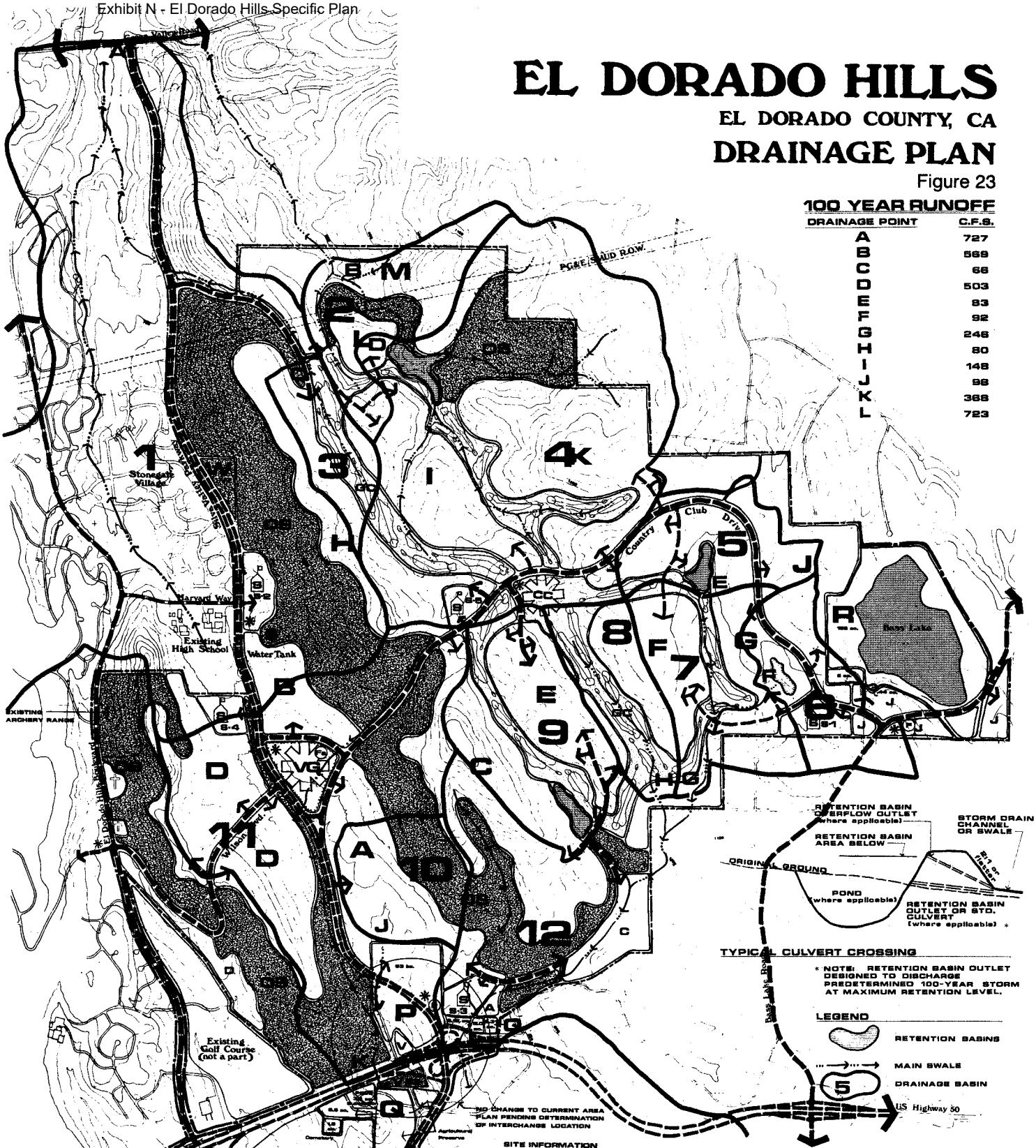


EL DORADO HILLS

EL DORADO COUNTY, CA

DRAINAGE PLAN

Figure 23



100 YEAR RUNOFF

DRAINAGE POINT	C.F.S.
A	727
B	569
C	66
D	503
E	83
F	92
G	246
H	80
I	148
J	98
K	368
L	723

SITE INFORMATION

Village	Land Use	Acres	Units
A	RESIDENTIAL	151	606
B	RESIDENTIAL	53	215
C	RESIDENTIAL	255	488
D	RESIDENTIAL	250	1081
E	RESIDENTIAL	102	288
F	RESIDENTIAL	107	553
G	RESIDENTIAL	186	905
H	RESIDENTIAL	180	382
I	RESIDENTIAL	134	555
J	RES./COMM	117	348
K	RESIDENTIAL	236	458
L	RESIDENTIAL	25	56
M	RESIDENTIAL	142	37

	Land Use	Acres	Units
S-1, S-2	JR. HIGH SCHOOL	36	
S-3, S-4, S-5	ELEMENTARY SCHOOL	34	
T	COMMERCIAL	122	
U	COMMERCIAL	130	
V		7	C
GC	GOLF COURSE		
	-NORTH	187	
	-SOUTH	203	
	CIRCULATION	138	
	OPEN SPACE (Includes 9 church sites)	309	
VG	VILLAGE GREEN	27	
P	FIRE STATION		
Ps	FIRE STATION ALT.		
*	BUS STOP		
P	PARK & RIDE		
CC	COUNTRY Cclub		

Additional Lands Within Specific Plan Area	Acres	Units
P	83	80
Q	27	27
R OPEN SPACE/ RECREATION	187	
W OPEN SPACE	13	
TOTALS	3926	6162

GROSS DENSITY 1.58 Units/Acre

TOTAL OPEN SPACE 1263 Acres (Open Space & Golf Courses)

Land Planner
Anthony M. Guzzardo and Associates, Inc.
836 Montgomery Street
San Francisco California

An Anthony Mansour/ RDI Development
3864 Park Drive, Suite 204
El Dorado Hills, California

The dense character of the Plan Area soil and the proximity of bedrock to the surface will allow most existing drainageways to be left in a completely natural, unaltered condition. Riparian vegetation will be allowed to grow in channels to the extent that efficient functioning is not impaired. In limited instances, where additional channelization is required to accommodate peak flows, channel banks will be graded to a slope of 4:1 or flatter. Channel width will vary to approximate a natural appearance. In areas where higher water velocities and turbulence are expected, such as on outside banks of curves and at culvert outfalls, natural or altered channels may require the addition of revetment material. In such instances, use of native stone rip-rap and gabion structures will be explored as a first choice. Poured cement will be used only where native stone cannot be effectively used.

The drainage plan includes a system of retention ponds designed to accept excess storm runoff during heavy storms and reduce downstream flows. Retention ponds will be irregular in shape and shallow in depth with banks graded to a slope of 4:1 or flatter. Riparian vegetation will be allowed to grow where efficient functioning of the ponds is not impaired. Where located in golf course areas, the ponds will be incorporated into the landscape design of the course.

Storm drainage under streets will be conveyed through corrugated steel pipes ranging in size from 42 to 72 inches in diameter, depending upon anticipated water volumes. Drainage from streets and paved parking areas will be conveyed through open, asphalt, or concrete-lined swales and gutters. Catch basins will intercept runoff from paved areas where it can be conveyed to the larger drainageways described above. It is intended that closed culverts be used only to convey drainage under streets.

8.4 Gas

Natural gas is provided to the Plan Area by PG&E. The nearest gas transmission line is located within the El Dorado Hills Boulevard right-of-way. PG&E indicates that sufficient capacity and facilities exist to serve all development proposed in the Plan Area.

PG&E indicates that the construction cost for gas line extensions into the Plan Area will be approximately $12.42/lineal foot. An inspection charge of $7.50-$10.00/lineal foot is also charged. Gas and electrical facilities are generally located in a joint trench.

8.5 Electricity

PG&E provides electricity to the Plan Area. An overhead 115 kilovolt (kV) transmission line is contained within a joint Sacramento Municipal Utility District (SMUD)/PG&E easement located near the northern boundary of the Plan Area. A 12 kV overhead transmission line is located adjacent to Highway 50. Local transmission lines are located within the El Dorado Hills Boulevard right-of-way. PG&E indicates that sufficient capacity and facilities exist to service all residential and commercial development proposed in the Plan Area.

All new electrical transmission lines in the Plan Area will be installed underground. Transformers will be installed at grade and screened from view as required by the Design Guidelines. PG&E indicates that the current construction cost of extending underground electrical lines into the Plan Area is $12.72/lineal foot. An inspection charge of $7.50-$10.00/lineal foot is also charged.

8.6 Streets and Street Lighting

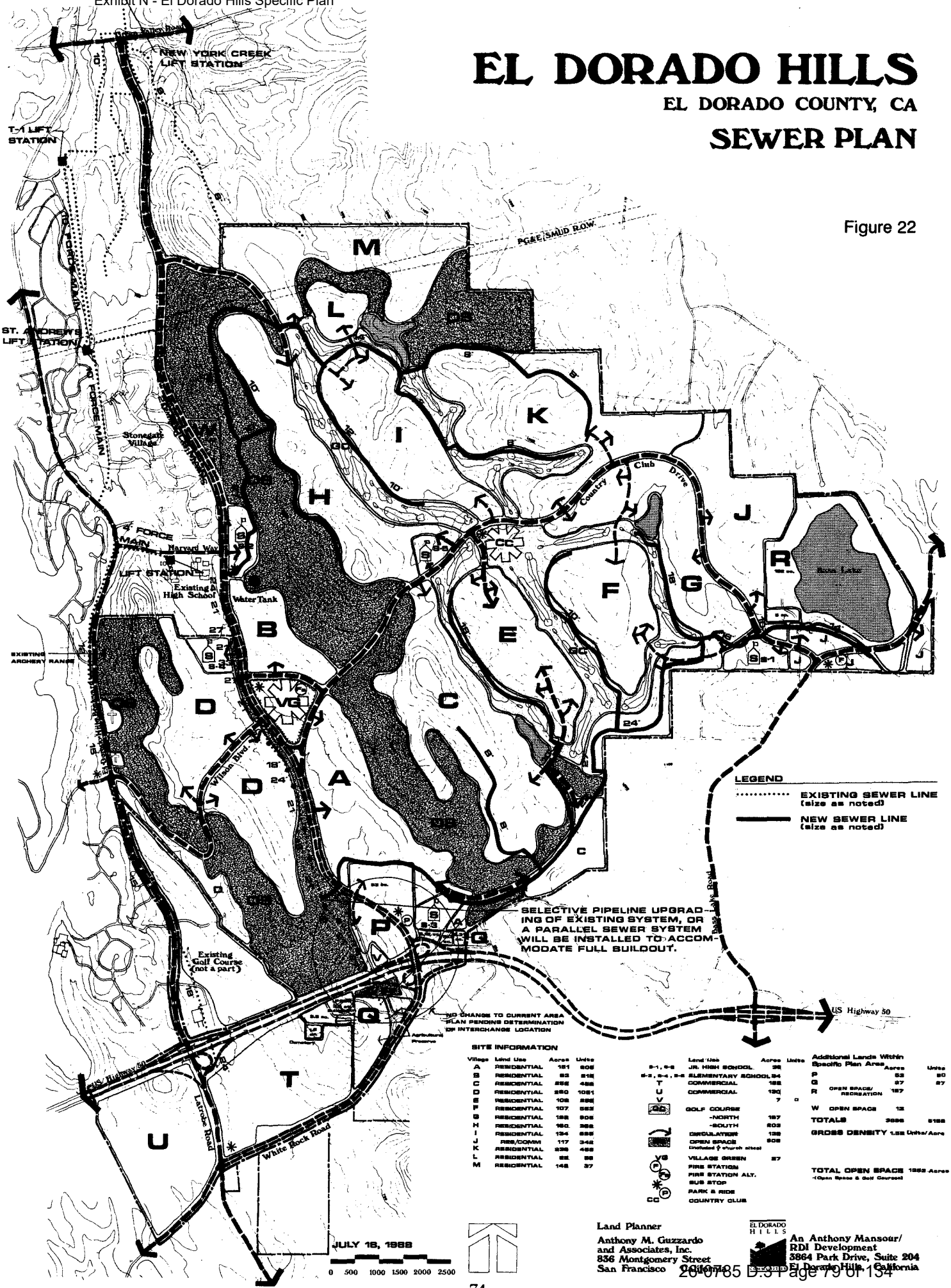
A description of the street system is contained in the Circulation Element. Street lights will be installed along all arterial streets at intersections with collector streets and other arterial streets in accordance with the objectives of the Design Guidelines.

EL DORADO HILLS

EL DORADO COUNTY, CA

SEWER PLAN

Figure 22



Land Planner
Anthony M. Guzzardo and Associates, Inc.
836 Montgomery Street
San Francisco California

An Anthony Mansour/ RDI Development
3864 Park Drive, Suite 204
El Dorado Hills, California

8.2 Sewer

8.2.1 Existing and Planned System

The Plan Area is served by EID and is within AD No. 3. This district funds the construction of major trunklines ranging from 12- to 33-inch-diameter lines, pump stations, and treatment plant expansion. Construction is to be done in three phases over 25 years. These improvements will increase treatment capacity from the existing volume of 0.75 MGD to 4.1 MGD. Phase 1 improvements were funded through AD No. 3. (Subsequent phases are being funded by connection fees and are projected in Supplement No. 1 to the Preliminary Design Report for EID Assessment District No. 3, dated April 1984.)

The existing sewage treatment facility, the El Dorado Hills Sewage Treatment Plant located off Latrobe Road south of Highway 50, was designed for a capacity of 0.8 MGD. Expansion of this plant to a capacity of 1.6 MGD has been completed under AD No. 3 and it is now operating at approximately one-third capacity. Sewage is subjected to secondary treatment with biofiltration. The entire volume of treated discharge is currently piped to the existing El Dorado Hills golf course for irrigation and to the Golden State Building Products facility for use in production. Sewage facilities existing in the Plan Area include an 18- to 33-inch-diameter gravity pipeline and a 20-inch-diameter force main constructed under Phase 1 of AD No. 3. These facilities are situated in the vicinity of the proposed location of Silva Valley Parkway. Beyond the Plan Area in St. Andrews Village, Phase 1 improvements include 12-inch-diameter force mains and a pump station. A 12- to 24-inch-diameter line exists in El Dorado Hills Boulevard south of the high school. A lift station located near the high school conveys sewage to a line in El Dorado Hills Boulevard via a force main.

The AD No. 3 sewage facilities are intended to serve all development proposed within the Plan Area.

8.2.2 Specific Plan Area System

The proposed sanitary sewer required for Plan Area development is shown in Figure 22, Sewer Plan. All new lines within the Plan Area will be gravity-fed, ranging in size from 8 to 30 inches in diameter. Lines will be installed in accordance with topography, either in street rights-of-way or within easements on private property. No additional pump stations are proposed.

Based on average discharge rates, development of the Plan Area will generate a total of 2.4 MGD of effluent.

8.3 Storm Drainage

8.3.1 Existing Conditions

There are presently no storm drainage structures in the Plan Area. All storm drainage is conveyed offsite by sheet flow action and natural drainageways. Most of the drainageway flows are intermittent, carrying water only during rainy periods. Existing drainageways and watersheds are described in Figure 23, Drainage Plan.

8.3.2 Specific Plan Area System

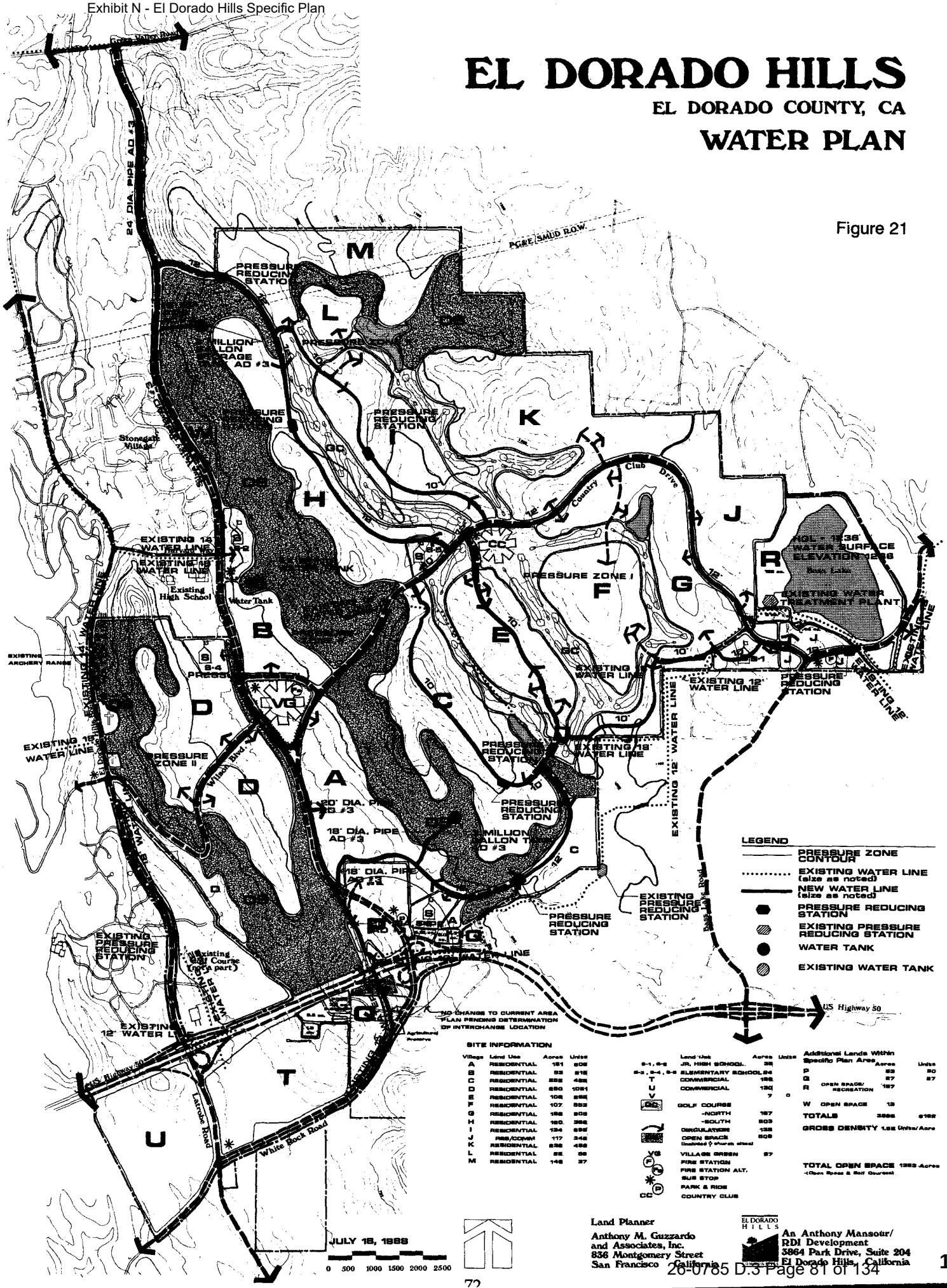
Development of the Plan Area with buildings and other impervious surfaces such as streets and parking lots will result in greater total peak flow volumes and a redistribution of runoff. To safely and efficiently convey all stormwater from the Plan Area, a drainage system including natural channels, retention ponds, and culverts (under streets) has been designed. Except as needed at road crossings, most storm drainage will be disposed of within existing natural, unaltered surface drainageways. It is the intent of the Specific Plan that storm channels be as natural in appearance as possible while serving the intended purpose of efficiently conveying storm drainage through and from the Plan Area.

EL DORADO HILLS

EL DORADO COUNTY, CA

WATER PLAN

Figure 21



SITE INFORMATION

Village	Land Use	Acres	Units
A	RESIDENTIAL	181	606
B	RESIDENTIAL	83	318
C	RESIDENTIAL	228	482
D	RESIDENTIAL	250	1051
E	RESIDENTIAL	108	256
F	RESIDENTIAL	107	532
G	RESIDENTIAL	168	505
H	RESIDENTIAL	160	356
I	RESIDENTIAL	134	698
J	RES/CONVP	117	346
K	RESIDENTIAL	236	488
L	RESIDENTIAL	55	58
M	RESIDENTIAL	146	37

	Land Use	Acres	Units
S-1, S-2	JR. HIGH SCHOOL	38	
S-3, S-4, S-5	ELEMENTARY SCHOOL	54	
T	COMMERCIAL	188	
U	COMMERCIAL	130	
V		7	0
CC	GOLF COURSE -NORTH	187	
	-SOUTH	803	
	CIRCULATION	138	
	OPEN SPACE (Undeveloped & church sites)	508	
VG	VILLAGE GREEN	27	
F	FIRE STATION		
F/P	FIRE STATION ALT.		
BS	BUS STOP		
P	PARK & RIDE		
CC	COUNTRY CLUB		

Additional Lands Within Specific Plan Area

	Acres	Units
P	53	50
Q	27	27
R	187	
OPEN SPACE/ RECREATION		
W	OPEN SPACE 13	
TOTALS	3586	6162

GROSS DENSITY 1.68 Units/Acre

TOTAL OPEN SPACE 1263 Acres (Open Space & Golf Courses)

Land Planner
Anthony M. Guzzardo and Associates, Inc.
836 Montgomery Street
San Francisco California

An Anthony Mansour/ RDI Development
3864 Park Drive, Suite 204
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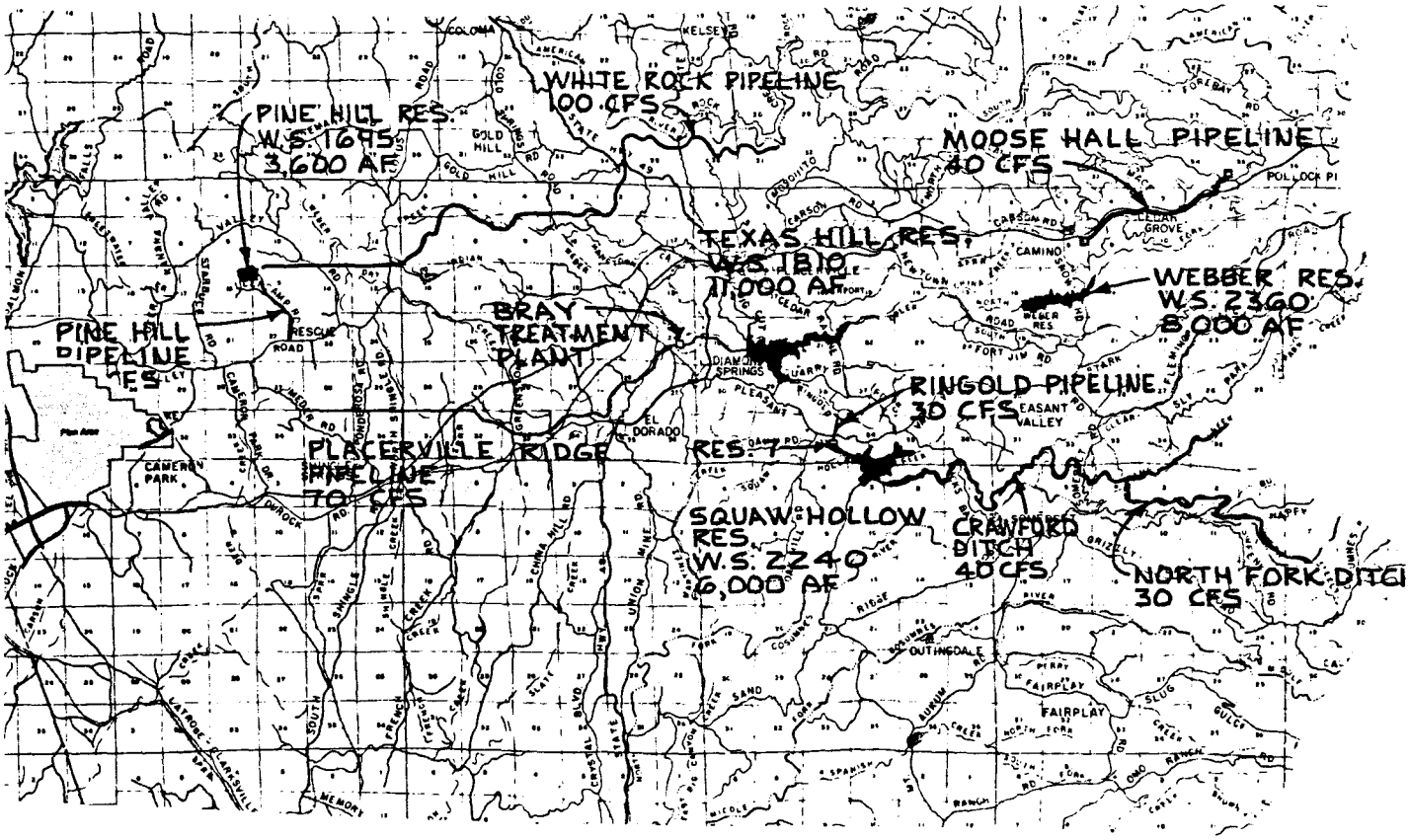
Figure 20
El Dorado Irrigation District Facilities Master Plan



Note: Figure 20 has not been officially adopted by E.I.D.

SECTION 9. IMPLEMENTATION

Implementation of the concepts, goals, and policies set forth in the Specific Plan address several aspects of community development. These include:

- Basic Goals and Policies
- Design Guidelines and Standards
- Long-Term Management of Facilities
- Enforcement of Design Guidelines and Standards
- Public Services and Facilities Financing Plan

These fundamental elements of the implementation program are graphically depicted in Figure 24, Implementation Diagram, which illustrates the specific organization of areas of concern in the implementation program.

9.1 Basic Goals and Policies

The Specific Plan is founded upon the goals and policies established by the broader framework of the El Dorado County Long Range Plan and the El Dorado Hills/Salmon Falls Area Plan. The Specific Plan endeavors to be consistent with these basic policy documents in the approach to land use and the overall theme of the community. It is intended that the Specific Plan area be developed as an integral part of the larger El Dorado Hills Community.

9.2 Design Guidelines and Standards

Development within the El Dorado Hills Specific Plan area is intended to conform to an overall theme and standard of quality. The standards to be applied are expressed by the El Dorado County Zoning Ordinance, as implemented in the Planned Development Overlay Zone, and in various elements of the Specific Plan. These include the Goals, Policies, and Design Guidelines and Standards expressed in the Specific Plan.

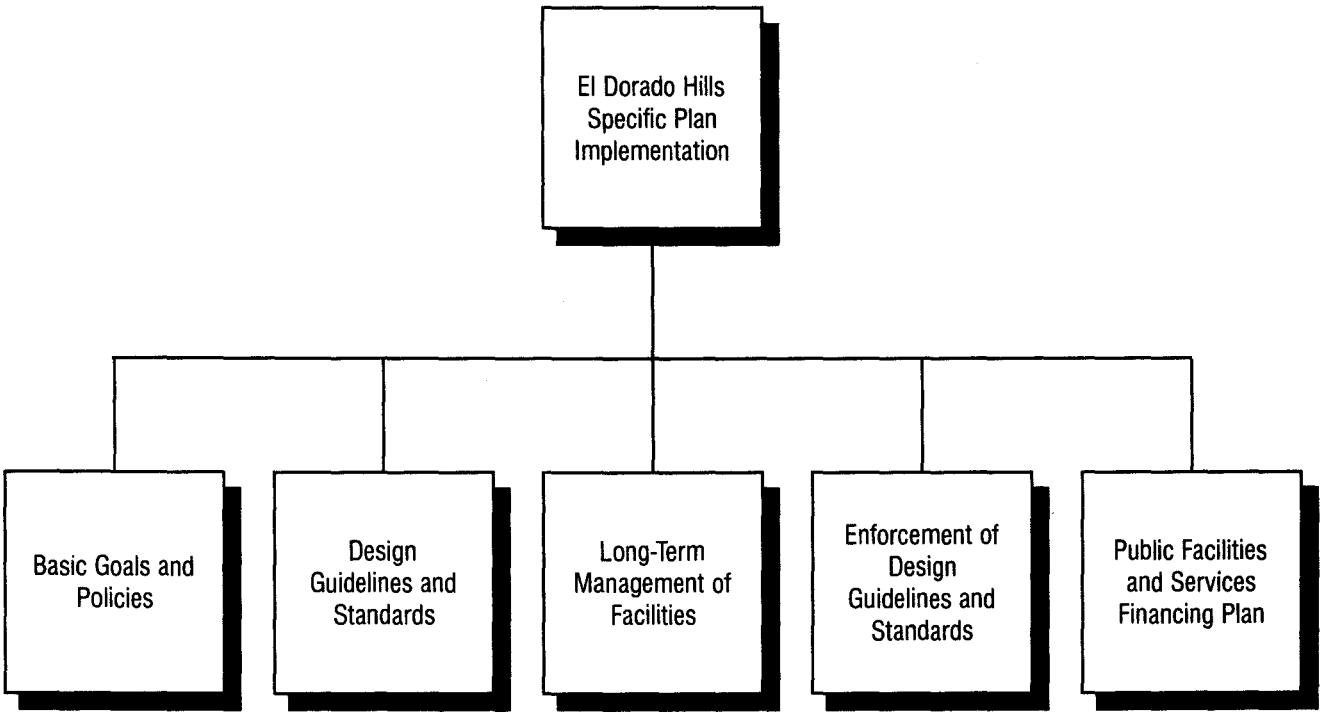
9.3 Long-Term Management of Facilities

In the following paragraphs, the structure of long-term management of public services and facilities within the Specific Plan area is summarized. There are many facilities and resources that can be managed by more than one entity. However, a single entity or agency is identified here with each element. Alternative approaches to management are possible and may emerge over time, but it is intended that the initial organization of public services adhere to the organizational structure summarized in the following paragraphs.

9.3.1 County Service Area

A County Service Area is an alternative means of providing services to the Specific Plan area within a specific zone of benefit. The County Service Area will be considered as a funding mechanism in the Public Services and Facilities Financing Plan.

Figure 24
Implementation Diagram



9.3.2 El Dorado Hills Community Services District (CSD)

The El Dorado Hills CSD currently provides park and recreation, garbage collection, street lighting, and cable television services to the El Dorado Hills Community. It is anticipated that the CSD may expand the scope of its current services to provide management of public open space and drainage maintenance. The open space and drainage management programs can be a natural extension of existing responsibilities and provide opportunities for expanding the CSD's recreation program services. Open space areas provide opportunities for nature studies and informal recreation that will enhance the District's current programs.

9.3.3 Propertyowners Associations

A propertyowners association will be formed in each of the villages to provide for local private facilities maintenance responsibilities. This may include maintenance of open space, streets, recreational facilities, and landscaping.

Funding of such responsibilities will be accomplished through assessment of association dues and fees as provided by the CC&Rs.

9.3.4 El Dorado Hills Fire District

The Fire District will continue its current responsibility for fire suppression and prevention and will expand the level of service in accordance with the District Facilities Master Plan. In addition, the District will be involved in fire prevention maintenance in the open space areas. Prevention will be coordinated with the Open Space Management Plan. Funding for fire prevention within the open space will rely on property tax revenue generated by the increased property tax base and, as required, by the imposition of an annual fire service fee on all developed property.

9.3.5 Rescue Union, Buckeye Union, and El Dorado Union High School Districts

The elementary and high school districts within the Specific Plan area will continue to have responsibility for maintaining their respective facilities. In addition, the districts may enter into joint use agreements with the CSD or other agencies with mutual interests to jointly maintain school and recreational facilities or common areas.

9.3.6 El Dorado Irrigation District

EID will continue to be responsible for the maintenance of sewer and water services to the Specific Plan area.

9.4 Enforcement of Design Guidelines and Standards

The enforcement of design guidelines and standards expressed in the Specific Plan and in other documents applicable to the Plan Area are ascribed to various authorities. These are summarized and described in the following paragraphs.

9.4.1 El Dorado County Planned Development (PD) Overlay Zone

The El Dorado County PD Overlay Zone will provide a level of review by El Dorado County that will assure that all development is consistent with the Specific Plan and other County policies. Specific zoning is to be applied to the land uses in the Plan Area as follows:

9.4.1.1 Commercial

Village J (Bass Lake Area). This area shall be zoned Planned Commercial (CP) and shall be subject to applicable provisions set forth in the El Dorado County Zoning Ordinance.

Villages U and T. All of the land within these villages shall be zoned General Commercial (CG) with a planned development overlay and shall be subject to applicable provisions set forth in the El Dorado County Zoning Ordinance.

9.4.1.2 Community Center

The Community Center will be zoned Planned Commercial (CP) and development shall be in accordance with all provisions of Chapter 17.02 of the El Dorado County Zoning Ordinance as amended from time to time. The nature of uses included within the Village Green/Community Center will necessarily change over time as the composition and needs of the community change and as conditions outside the Plan Area change.

9.4.1.3 Residential

Zoning districts shall be assigned to the Plan Area in accordance with existing County zoning categories. The R-1/PD zoning district allows the smallest lot size proposed in the Plan Area. Areas proposed to be developed with Ranch Estate (RE) units are assigned the Single Family One-Half-Acre Residential district (R-20,000/PD).

The Planned Development (PD) combining district is used in the R-1 zoning district specifically to allow flexibility in siting and lot size, efficient utilization of the land, and to provide for a combination of different residential types and densities within particular villages. The PD designation provides for a more thorough development review process consistent with the development objective of promoting and maintaining the quality and character of the Plan Area.

9.4.1.4 Open Space

Natural open space areas will be zoned Open Space (OS) as described in the El Dorado County Zoning Ordinance. Some uses authorized in the OS zone are prohibited by the Specific Plan. Alternatives for ownership and maintenance of the natural open space areas will be set forth in the Public Services and Facilities Financing Plan.

Uses allowed within the Open Space areas are listed below:

- Pedestrian, bicycle, and equestrian use of designated trails and access roads.
- Authorized motorized vehicles for maintenance, fire protection, and security purposes.
- Bladed dirt trails and roads (not to exceed 8 feet in width) for the purposes described above.
- Informal picnicking.
- Open fencing.
- Attended, leashed dogs.
- Grazing.

Uses prohibited within the Open Space areas are listed below:

- Unauthorized use of motorized vehicles including motorcycles, off-road and all-terrain vehicles.
- Tree and vegetation removal, except for fire protection and maintenance purposes.
- Grading, except the minimum necessary for erosion control and fire prevention.
- Overnight camping.
- Open fires and barbecues.
- Unleashed dogs.

9.4.2 El Dorado Hills Master CC&Rs and Propertyowners Association

Development standards are an important aspect of the Specific Plan that serve to set the tone for the aesthetic quality and livability of future development. The standards for design and development are established in the Goals and Policies and in the Design Guidelines appended to the Specific Plan.

The design and development standards will be enforced through CC&Rs applied to the use of the property. These restrictions, consistent with ordinances and policies of El Dorado County, are intended to ensure that development and operation of residential and commercial areas comply with the intent of this plan. Enforcement of deed restrictions shall be vested initially in the propertyowner and, subsequently, a master propertyowners association. As the individual villages are established, separate propertyowners associations will be established. CC&Rs will be enforced by the master propertyowners association and the village propertyowners associations.

9.4.2.1 Commercial

All commercial land will be subject to deed restrictions relative to design, uses allowed, and standards of operation. Such conditions will be specified in the Master CC&Rs.

9.4.2.2 Residential

CC&Rs shall be created for every residential development within the Plan Area. Overall enforcement authority shall be vested initially in the propertyowner and subsequently in propertyowners associations. Enforcement authority for residential design within individual villages shall be the responsibility of the individual propertyowners association for that village.

9.4.3 Development Agreement

A development agreement is an important tool for implementation of the Specific Plan and enforcement of the standards set forth therein. Development agreements between the property owner and El Dorado County will commit both the County and the propertyowner to a joint public/private program for the enforcement of goals and objectives set forth in the Specific Plan, and the provision for financing of infrastructure services and facilities. Assurance to the developer of the ability to implement the Specific Plan as adopted, unless mutually amended, will enable the developer to commit the resources essential to ensure long-range completion of development as set forth in the Specific Plan. The development agreement will provide the County with the assurance and ability to enforce the commitment of the developer to the provision and funding of public facilities.

9.4.4 Public Agency Management Programs

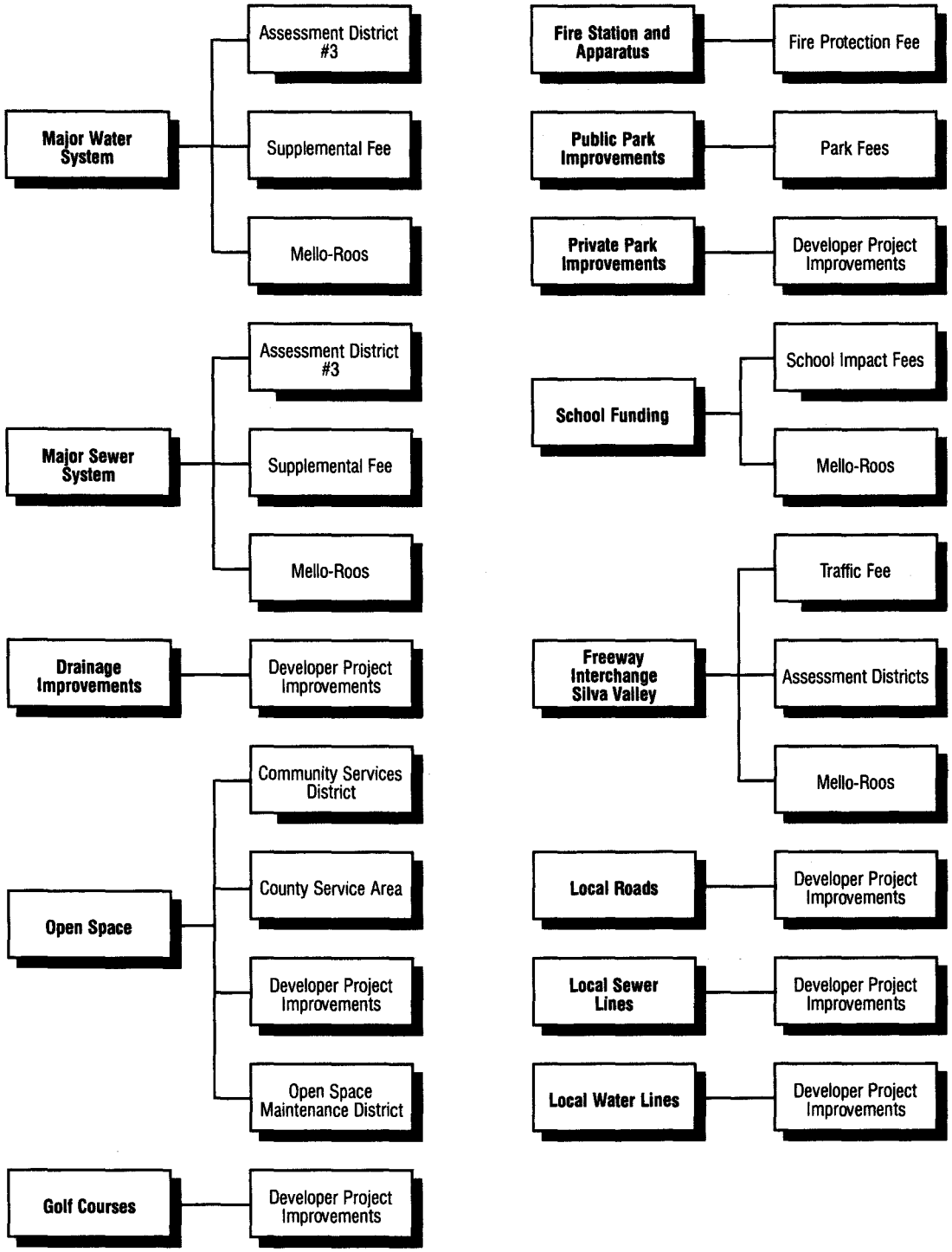
Management programs established by the agencies within the Specific Plan area may directly affect the character of improvements within the public rights-of-way or public open space. Fire hazard prevention, for example, may require specific maintenance programs within the open space areas that have the effect of establishing a standard for the open space character.

9.5 Public Services and Facilities Financing Plan

Development of the public infrastructure and facilities required to support the residents, workers, and visitors within the Specific Plan area will occur in a variety of ways and methods. The general requirements for infrastructure and facilities and the likely method of funding are described in the following paragraphs. The overall approach to funding is summarized in Figure 25, Summary of Capital Funding Methods.

A detailed Public Services and Facilities Financing Plan shall be prepared and be made a part of the Specific Plan, which will identify the costs and alternative funding methods for each of the

Figure 25
Summary of Capital Funding Methods



public services and capital facilities necessary to serve the Specific Plan area. Implementation of the Financing Plan can be assured by inclusion of provisions in development agreements that require adherence to the Plan.

9.5.1 Silva Valley Parkway/Highway 50 Interchange

This interchange will benefit a wide area and will be required to serve a level of development in El Dorado Hills and surrounding areas approaching full development of the residential portion of this Specific Plan. It is anticipated that the funding of this interchange will require the formation of a geographically broad-based assessment district to accommodate the full area of benefit.

9.5.2 Arterial Streets

A total of more than 50,000 lineal feet of primary arterial and major collector streets will be installed throughout the Specific Plan area. The total construction cost including grading, paving, curb and gutter, sidewalks, storm drains and utilities, contingencies, inspection, engineering, and administration is projected to be approximately $18,114,000 in 1987 dollars.

The major roads such as Silva Valley Parkway, Country Club Drive, and the extension of Wilson Boulevard serve the El Dorado Hills community beyond the Specific Plan boundary and thus should be funded through a mechanism that recognizes this broader area of benefit. The specific funding mechanism that will be used in each case will depend on the availability of various funding programs at the time the arterial road is required. It is anticipated that the El Dorado County Traffic Development Fee will be the primary source of funding for the arterial road system.

The phasing of elements of the major road system is triggered by the need to provide access to the villages within the Development Neighborhoods. The first major street construction most likely will be Silva Valley Parkway and Country Club Drive. Subsequently, construction of streets in residential villages will occur in conjunction with subdivision approval.

9.5.3 Local Collector and Residential Streets

Construction of local collector and residential streets within the individual villages will be the responsibility of developers of village areas.

a. Public Streets

   All streets, except those to be specifically identified within gated or private neighborhoods, are to be publicly owned and maintained. Landscape maintenance within the public right-of-way may be funded by the master propertyowners association, a local assessment district, or the CSD.

b. Private Streets

   Private streets will be funded, constructed, and maintained in conjunction with subdivision or commercial development.

9.5.4 Pedestrian Paths and Trails

a. Public

   All pedestrian paths and trails located within public street rights-of-way and public natural open space areas will be publicly owned and maintained. Pedestrian paths along public streets will be constructed in conjunction with the installation of those streets.

b. Private

1) Trails and paths for public use may be located within private natural open space areas, residential open space, and drainage easements. Construction of trails and paths within private open space areas and drainageways will occur in conjunction with the subdivision process.

2) Easements for public trails and paths may be acquired from individual property owners in the subdivision process as provided for in the El Dorado County Major Land Division Ordinance.

9.5.5 Walls/Fences and Corridor Landscaping

The treatment of corridors along major arterials will include landscaping and fences or walls as required for privacy and noise attenuation. A wall or fence of a design consistent with that provided for in the Design Guidelines will be installed as a privacy barrier within the right-of-way between all arterials and residential villages. Landscaping within the corridor also will be consistent with the Design Guidelines. Walls or fences and corridor landscaping will be built at the time arterial roads are constructed or as adjacent lands are subdivided.

9.5.6 Water Delivery System

Except for certain major water and sewer trunk lines installed under Phase 1 of the AD No. 3 improvement program, construction of all infrastructure and public facilities will proceed in conjunction with development in the Specific Plan area. Plan Area development shall occur in accordance with basic Development Neighborhood areas, defined by topography and distance from existing facilities. These Development Neighborhoods were described in Section 2.5, "Development Neighborhoods."

The need for most infrastructure and facilities will be triggered in conjunction with the approval of tentative subdivision maps for residential development within specific Development Neighborhoods. Prior to recordation of final maps, detailed improvement plans and funding mechanisms consistent with the general design described in this Specific Plan shall be prepared for all required infrastructure and approved by the County department of transportation.

Infrastructure essential to development within a Development Neighborhood shall occur prior to or concurrently with such development. Incremental extensions of the infrastructure may allow development of a single village, or portion of a village, without completion of all infrastructure within a Development Neighborhood. Specific public facilities such as schools and parks may be required by a certain level of development or other events independent of the level of development within the Development Neighborhood where they are to be located. The triggering events for these improvements are defined, where feasible, in the subsections below.

The water system described in Figure 21 consists of both in-tract improvements that will be part of local improvements, and major elements of the improvements planned under AD No. 3. The in-tract improvements consist of a series of 10-inch and 12-inch-diameter distribution trunklines and pressure reduction stations. These proposed facilities will connect with major trunk lines, tanks, and reservoirs recently installed, and to be installed, by EID under AD No. 3.

9.5.6.1 General Improvements Under AD No. 3

AD No. 3 is designed to provide the basic water and sewer system for the El Dorado Hills Community. The improvements are funded as a two-part system. All properties within AD No. 3 were assessed to fund improvements to serve 11,500 equivalent dwelling units. Bonds were issued to fund the first phase of improvements. Subsequent improvements in Phases 2 through 7 will be funded by a supplemental fee on new construction.

9.5.6.2 Local Improvements

A total of seven pressure-reducing stations will be required at an estimated cost of $25,000 per station, or a total cost of $175,000. A total of 61,000 feet of new 10-inch and 12-inch water trunkline is required to serve the Plan Area. At an average cost of $50 per lineal foot, the total cost of the water distribution system is projected to be $3,050,000. The total cost of local improvements will be approximately $3,225,000. These local improvements may be funded by an additional assessment district, by a Community Facilities (Mello-Roos) District, or by private funding.

9.5.7 Sewer System

The Plan Area sanitary sewer system involves the installation of 66,250 lineal feet of trunklines which will connect to lines installed by EID under AD No. 3. All collector lines will be gravity-fed with sizes ranging from 8 to 30 inches in diameter. An average of one local lift station will be required for each village. At an average cost of $50,000 per station, the total cost for 14 villages would be $700,000. Sewer line construction, at a cost of $50 per lineal foot, is projected to be $3,312,500.

Total cost of sewer lines and lift stations is expected to be approximately $4,012,500. These local improvements may be funded by an additional assessment district, by a Community Facilities (Mello-Roos) District, or by private funding.

9.5.8 Street Lights

Street lights will be installed along all arterial streets at intersections with other arterials and local collector streets. Street lighting may be funded as part of the road improvements program, or may be funded through a local assessment district and installed with construction of those streets.

9.5.9 Schools

A total of four schools will be constructed within the Plan Area to coincide with residential development. It is assumed that each school will contain a maximum of 600 students. Student generation rates are 0.468 student per household in the Buckeye School District and 0.401 student per household in the Rescue School District.

The three elementary schools (K-6) are projected to cost $3.5 million each, exclusive of land costs. The two junior high schools (7-8) are projected to cost $5.2 million each, exclusive of land costs. Total elementary and junior high school construction costs within the Plan Area are projected to be $20.9 million, exclusive of land costs.

It is assumed that each school is to be constructed and ready for use when growth in the service area for the school has generated not more than one-third of the students that will be housed in that school. This assumption is intended to ensure that the schools will be available for use when they are needed. The presumption is that one-third of the student capacity can be absorbed in existing schools as the new school is funded and constructed. Where existing schools are over capacity, it is assumed that the first schools will be needed immediately.

The El Dorado Union High School District will require a new high school to be built in the El Dorado Hills/Salmon Falls Area Plan Area within the period of buildout of the Specific Plan. The dwelling units in the Specific Plan area will generate a significant percentage of the student enrollment at this new high school. It is estimated that a new high school will cost $20 to $25 million to construct, excluding acquisition of the site.

Each of the school districts serving the Specific Plan area has implemented a school development fee as authorized under AB 2926 (Stirling Fee). The districts will collect $1.50 per square foot of habitable residential floor area, and $0.25 per square foot of nonresidential development for new school construction. The fees collected by the district are intended to provide a matching fund for construction funding by the State Leroy Green Lease-Purchase

Program. When a district qualifies for new school construction under the state program, the development fees should provide 25 to 50 percent of the costs for school site acquisition and construction.

The total funding available from the Stirling Fee can be estimated for the Specific Plan area. It is assumed that the average size of all new dwellings in the Plan Area will be 2,000 square feet. There are 6,121 dwelling units projected for the Plan Area for a total of 12,906,000 square feet that will generate a total of $18,363,000. In addition, the commercial and other nonresidential land use could generate approximately 2.8 million square feet of floor area in the regional shopping and services area proposed south of Highway 50. This would generate an additional $700,000 for school construction.

In summary, a total of approximately $19,000,000 will ultimately be generated by new development in the Specific Plan area to fund new school construction. The estimated cost of new construction, exclusive of land cost, is $20.9 million for elementary schools and $20 to $25 million for a high school, for a total of $41 to $46 million. If the funds are used as a match for the State Leroy Green Lease-Purchase Program, there would be more than the 25 to 50 percent local matching funds required under current legislation.

The timing of the need for new school facilities is dictated by growth of new residences in the community. In the Specific Plan area, a new school is likely to be required as soon as new residents begin to locate there, because the capacity of the existing schools has been exceeded. Consequently, there is a need for an alternative funding approach that can fund a new school earlier than could be accomplished by the accumulation of development fees. The development fees will be augmented by the formation of a Mello-Roos Community Facilities District or other funding mechanism to fund the cost of the first school. Such a district could encompass the entire Specific Plan area to spread the cost of the first school. The first school will accommodate the students from approximately 1,000 to 1,200 dwelling units. The fees collected from development will be allocated to the cost of subsequent schools.

9.5.10 Parks

A total of five neighborhood parks or play fields, totalling 16 acres, are proposed in the Plan Area. The pocket parks and play fields are envisioned as minimal maintenance turfed areas that provide for passive recreation, picnics, children's play areas, and similar activities. The basic improvements will include minimal grading, turf, bollards, play equipment, and lighting in some parks. At an estimated development cost of $40,000 per acre, all parkland development will cost $640,000, exclusive of land acquisition costs.

It is projected that park construction will coincide with the completion of about 25 percent of the residences within any village containing a park. This will ensure that parks are in place and ready for use as the villages develop.

Funding for parks will be provided by a combination of development fees and private funding.

9.5.11 Fire Station

The Fire District's Facilities Plan calls for a third fire station to be located near Bass Lake by the middle of the next decade. This projection assumes a substantial level of development throughout the eastern side of the El Dorado Hills/Salmon Falls Area Plan. The station is intended to be designed to house two pieces of apparatus with quarters for a maximum of four shift personnel. Estimated cost of the station is $225,000 in 1987 dollars.

The El Dorado Hills Fire Department collects a development fee of $285 per dwelling, $0.08 per square foot for nonresidential sprinklered buildings, and $0.16 per square foot for nonresidential nonsprinklered buildings. The 6,121 dwelling units proposed in the Specific Plan would generate $1,744,485 over the period of buildout. If it is assumed that one-half of the nonresidential floor area is without sprinklers, the total nonresidential uses would generate $336,000. This fund should be more than sufficient to construct and equip a fire station in the Bass Lake area.

SECTION 10.
GLOSSARY

Agricultural Preserve

An area of land established by a city or county pursuant to the California Land Conservation Act restricting the uses therein to agricultural and open space uses. Property owners may contract with the city or county to restrict use to agricultural purposes in exchange for certain tax benefits. Such contracts are in effect for 10 years following a notice of nonrenewal by the property owner.

Assessment District No. 3 (AD No. 3)

An assessment district formed by the El Dorado Irrigation District to fund improvements that will provide expanded public water and sewer service within the El Dorado Hills area.

County Service Area

A district formed and administered pursuant to the provisions of Government Code §§25210.1-25211.33. Various facilities and services, including but not limited to police protection, park and recreation services, and water and sewer services, can be provided through this district. The district is empowered to charge fees sufficient to recover the costs of the services provided and may establish "zones of benefit" within the County Service Area to provide specific services or facilities and charge specific fees. The governing body for the County Service Area is the Board of Supervisors.

Community Facilities Act (Mello-Roos)

This act (Government Code §§53311-53365.7) provides a method for financing certain public facilities and services, including but not limited to police, fire, park, recreation, schools, water, sewer, and drainage. Special taxes can be assessed against the land within the district to pay for the costs of services and facilities and of servicing bonded indebtedness incurred by the district for financing services and facilities.

Community Services District (CSD)

A district formed by the County pursuant to state law. A CSD can provide water and sewer service, fire and police protection, parks and recreation, libraries, street lighting and construction, and undergrounding of utilities. A CSD is typically governed by a board of directors. The El Dorado Hills Community Services District provides parks and recreation, garbage collection, street lighting, and cable television services.

Development Agreement

An agreement authorized by state law entered into between a property owner and a city or county which ensures to the property owner that the land may be developed according to the land uses and requirements set forth in adopted plans and ordinances at the time of execution of the Development Agreement.

EDHI

El Dorado Hills Investors Ltd., a California limited partnership, dba an Anthony Mansour/RDI Development.

Equivalent Dwelling Unit (EDU)

The amount of sewer or water service required by an average single family detached residence.

El Dorado County Traffic Development Fee

A fee established for new development projects in the El Dorado Hills area for the purpose of roadway construction and improvements beyond the boundary of any particular development. The fee is based on an estimate of trip generation based on land uses.

Gross Density

The number of dwelling units divided by the number of gross acres within the Specific Plan area.

Master Covenants, Conditions, and Restrictions (Master CC&Rs)

A set of CC&Rs applicable to all or a major portion of the Specific Plan area. The Master CC&Rs shall provide for the formation and operation of a Master Propertyowners Association, provide for the establishment, operation, and maintenance of certain common facilities and services, and may levy fees or assessments to fund the operation and maintenance of such facilities and services.

Master Propertyowners Association

A propertyowners association established pursuant to the Master CC&Rs and consisting of the property owners of all or a major portion of the Specific Plan area.

Net Acres

The number of acres excluding open space, major circulation routes, and school sites.

Net Density

The number of dwelling units divided by the number of net acres upon which those units are located.

Open Space Management Plan

A plan which establishes obligations, responsibilities, and procedures for the management, maintenance, and funding of designated public and private open space areas within the Specific Plan area.

Primary Road Improvements

The primary road improvements shall consist of those road and intersection improvements described in Appendix F. The proposed funding source for the primary road improvements will be a Mello-Roos Community Facilities District.

Public Services and Facilities Financing Plan

A plan which identifies the public services and facilities required for the Specific Plan area and the alternative funding methods for the capital facilities necessary to serve the development.

Secondary Road Improvements

The secondary road improvements shall consist of those road and intersection improvements as described in Appendix G. The proposed funding source for the secondary road improvements is the County Transportation Improvement Fee.

Stirling Fees

Fees for the purpose of constructing schools imposed by a school district pursuant to Government Code §§53080 and 65995. The fees are levied upon residential and commercial structures.

Village Covenants, Conditions, and Restrictions (Village CC&Rs)

CC&Rs will be established for each village within the Specific Plan area. The Village CC&Rs shall be binding upon and enforceable by the propertyowners within each residential village. They may control such matters as the permitted uses of individual lots, the design of structures and landscaping on such lots, and the rights of the propertyowners in common property under the control of the Village Propertyowners Association.

APPENDIX A. PARCELS INCLUDED WITHIN THE SPECIFIC PLAN APPLICATION

Assessor Parcel No.		Owner	Acres
067-490-28		EDHI	
103-010-22			
103-010-23			
103-010-29			
106-020-07			
106-020-08			
106-020-10			
106-020-11			
106-020-12			
106-020-13			
106-020-14			
106-020-15			
106-020-16			
106-020-29			
106-020-30			
106-020-31			
106-020-33			
106-020-35		EID (3.21 ac. within EDHI Property)	
107-010-04			
107-010-05			
107-010-06			
107-010-07			
107-010-08			
107-130-01			
107-130-02			
107-130-03			
086-070-06			
107-010-09			
107-010-11			
107-010-12			
107-120-07			
107-130-04			
107-130-05			
107-130-09			
107-130-11			
106-020-36			
	Subtotal	EDHI	**3,645.62**
086-070-02		Douglas Grantline Assoc. et al.	53.00
086-180-01		E. & A. Dolder	5.12
086-180-02		A. & B. Byram	5.00
086-180-03		L. & S. Patterson	2.31
103-010-14		EID	151.70
103-010-20		EID	0.44
103-010-21		EID	5.00
107-130-06		PG&E	3.44
107-130-07		J. & B. Peerman	9.52
107-130-08		B. Woolverton et al.	1.80
106-140-10	Portion	Reynen, Bardis & Winn	13.00
		Subtotal	**250.33**
		Grand Total	**3,896.00**

APPENDIX B.
DESIGN GUIDELINES

Section 1.0 Introduction

The presentation here of the El Dorado Hills Specific Plan Design Guidelines (the Guidelines) is a part of a public and private framework for the orderly development of the El Dorado Hills Specific Plan area. The Guidelines are intended to unify the diverse land uses and land features into a cohesive community, preserve and strengthen the village concept, and support the Specific Plan.

The Guidelines are not the only controls being implemented to ensure quality growth in El Dorado Hills. They will be supplemented by the El Dorado County General Plan, the El Dorado Hills/Salmon Falls Area Plan, the El Dorado Hills Specific Plan, County review and approval of development plans and subdivision maps, Development Agreements, and Declarations of Covenants, Conditions, and Restrictions (CC&Rs applicable generally to the Specific Plan area, and specifically tailored to each village). All these documents are designed to implement the Specific Plan in a systematic manner to ensure a very high quality development.

In addition, the Guidelines will enable subsequent builders to further understand the Specific Plan's development intent, and will aid the County and its agencies during the approval process. These Guidelines are organized as development controls. The intent is for the flexibility inherent in these Guidelines to allow for innovative growth, creative expression, and an exceptional lifestyle quality throughout the community.

1.1 Approvals

A two-step approval system will apply to all significant construction projects within the Specific Plan area. The first step in the approval process requires nongovernmental design approval by the Architectural Control Committee (ACC) of the El Dorado Hills Master Propertyowners Association (Master Association). Prior to submission of applications to the County for subdivision maps, use permits, building permits, and zoning amendments or other development plans, developers will be required to submit their plans to the ACC for its review and approval. These Guidelines, as well as the standards established by the CC&Rs, will be used by the ACC as the standards for approval of such plans.

Each applicant will be required to include in his proposal a specific schedule which shall propose the phasing of all aspects of the development, including but not limited to utilities, roads, buildings, and landscaping. Each applicant will also provide a maintenance schedule to show how the project and its landscaping, both during and after construction, will be maintained, protected from grassfires or wildfires, and operated to ensure the security of residents and their property.

If approved by the ACC, the plans may be submitted to the County of El Dorado for review to determine compliance of the plans with the Guidelines, Specific Plan, County Zoning Ordinance, CC&Rs, and other relevant County ordinances. A matrix is provided that allocates applications and design considerations to governmental and nongovernmental design review (Exhibit A).

Section 2.0 Residential Design Guidelines

The goals and policies in the Specific Plan establish specific design and development concepts for the El Dorado Hills Specific Plan area. The El Dorado Hills Specific Plan envisions a community of distinct residential villages that will provide a wide range of housing types and densities within a variety of sites and environments. The varied topography and vegetation combine with the residential housing to create distinct residential villages. Each village is intended to be inwardly oriented with an individual identity to set it apart from other residential areas. Each village will be distinguishable from others by having a mixture of gateways, prominent entry features, public and private open space, landscaped roadways, fencing, golf course fairways, and differing topography in order to achieve its own identity and sense of neighborhood.

2.1 Architectural Design

The purpose of the guidelines in this and the following sections is to control the general architectural style and appearance employed in the design and construction of all residences in the Plan Area. The objective is to maintain a development theme that will promote building design and placement in a manner that harmonizes with natural areas, the character of the Plan Area, and, particularly, individual sites.

a. Buildings in general shall be limited to two stories except where topography allows higher structures to be built without causing a significant visual impact.

b. While architectural style is not specified in this guideline, construction materials and colors shall incorporate natural wood and stone in earthtone colors to the maximum extent possible. A rural character is preferred.

c. Buildings shall be designed and sited in accordance with the constraints of topography, vegetation, orientation, views, and other natural features of a particular building site.

d. Buildings within a neighborhood grouping shall include a variety of forms and sizes to achieve visual interest. Architectural style should be consistent throughout the village.

2.2 Site Development and Grading

It is the intent of these guidelines to maintain, to the maximum extent possible, the natural landforms and vegetation of the Plan Area through the control of site grading, vegetation removal, architecture, preservation of viewsheds, and planting. In addition, grading controls are intended to reduce soil erosion and control surface drainage.

a. Grading for roads, driveways, and residential site improvements shall be minimized.

b. Creation of large graded pads outside the building envelope shall be discouraged for single family residences.

c. Grading volumes of cut-and-fill material shall be minimized and balanced onsite wherever possible.

d. Excessively steep slopes shall not be constructed for residential structures or accessory buildings if it is determined that such development will have a negative effect on the site or adjacent property. Streets and driveways in these areas should be carefully designed to ensure slope stability.

e. To avoid damage to root systems, residential construction shall not occur within the dripline of oak trees over 50 inches in circumference unless an arborist determines that the tree will not be injured.

f. To preserve the vegetative character of the Plan Area, the planting of native shrubs and groundcovers shall be encouraged in all new landscaping.

g. Landscaping in areas adjacent to natural open space shall be fire resistant. (See List 5, Selected Fire Buffer Plant List.)

h. All construction and grading sites shall be adequately watered to control nuisance dust.

i. Burning of waste materials and stripped vegetation shall not be permitted.

j. All residential structures shall be designed to comply with state energy conservation standards to reduce the need for fossil fuels and wood burning for heating.

Oak tree protection shall include the following:

a. Protect all oak trees larger than 25 inches in circumference at breast height (cbh) to the maximum extent feasible.

b. Signs, ropes, cables, and other items should not be attached to oak trees.

c. No employee vehicles, construction equipment, mobile offices, supplies, materials, or facilities should be parked, stockpiled, or located within the driplines of oak trees.

d. Soil surface removal deeper than 1 foot should not occur within the driplines of oak trees, and no cuts whatsoever should occur within 5 feet of their trunks.

e. Earthen fill of more than 1 foot in depth should not be placed within the driplines of oak trees, and no fill whatsoever should be placed within 5 feet of their trunks.

f. If extensive cuts or fills are made near oak trees beyond the dripline, adequate drainage and/or supplemental irrigation should be provided to mitigate the adverse effects caused by elevation changes.

g. No trenching should be allowed within the driplines of oak trees. If it is absolutely necessary to install underground utilities within the driplines of oak trees, the trench should be either bored or drilled, but not within 5 feet of tree trunks.

h. Where soil compaction occurs within the dripline of an oak tree, measures should be taken to restore soil condition and integrity.

i. Replant areas that supported oaks prior to development with the same native oak species.

j. Paving within the driplines of oak trees should be stringently minimized. When it is absolutely necessary, porous materials should be used, with consideration given to the need for aeration.

k. No artificial irrigation within the driplines of oak trees should be permitted.

l. Landscaping beneath oak trees may include nonplant materials such as boulders, cobbles, wood chips, etc. The only plant species that should be planted within the driplines of oak trees are those that are tolerant of the natural semiarid summer environment of the trees.

m. Limited drip irrigation approximately twice per summer is recommended for the understory plants as this intensity of irrigation should sustain landscaping without adversely affecting oak trees.

n. Master developer to prepare an instructional pamphlet that explains to homeowners how to protect oak trees on their property. Work with homeowners at the time of

new home purchase and later through propertyowners associations to have oak tree and other vegetation protected. Information on potential fire-resistant vegetation and procedures should also be included.

2.3 Village Signage

Village identification is dependent on gateways and entry signage. To strengthen the village concept, gateway and entry signs shall be designed within standards established by the ACC. Each subdivision applicant will be required to submit concept sketchs of signage programs for review and approval.

a. Gateways and entry signs will be constructed from materials such as stone, brick, cement, wood, or other permanent material. Sheet metal or plastic are unacceptable except for use as letters.

b. All street signs within each village will adhere to a standard established by the ACC.

c. Internally lit, moving, or flashing signs are not permitted.

2.4 Fences and Other Construction

Fences and other ancillary site elements are important features within each village and, as a result, shall be consistent in character from one village to another.

a. Fencing materials shall be of wood, stone (dry laid or mortared), brick, wrought iron, or other approved materials. Fencing at the top or bottom of slopes shall be set back at least 5 feet from this grade change.

b. Mailbox installation shall conform with standards established by the U. S. Postal Service. All mail enclosures or groups of mailboxes placed at curbside must be approved by the ACC.

c. Trash enclosures shall be designed so that their visibility is minimized and shall be approved by the ACC.

d. All electrical, telephone, and other cable services shall be installed underground. Transformers, terminal boxes, meter cabinets, pedestals, concealed ducts, and other facilities necessary and appurtenant to underground facilities, street lighting, and the irrigation system may be placed above ground when necessary. Public utilities may be provided in private streets with recorded easements to ensure access as required for their maintenance.

e. Swimming pools shall be fenced for safety purposes.

2.5 Lighting

The design of the street light standards on public or private streets shall be approved by the ACC in conformance with County standards for safety and security.

a. Common areas and public rights-of-way in single family detached and attached developments shall use the same street light standard within that particular village.

b. Detached and attached cluster-type developments shall have pedestrian path lights that are compatible in design with the street light design of that particular village.

c. All exterior lighting fixtures will be efficient in design and energy use. Low- and high-pressure sodium (LPS, HPS) lamps are prohibited.

d. Lighting fixtures within each village shall be designed to deflect light and glare away from the viewsheds of residences, adjacent properties, and parks or open space within the village. Fixture placement is subject to the approval of the ACC. Cutoff-type fixtures are recommended to minimize light spillage and glare.

Section 3.0 Commercial Design Guidelines

All commercial/retail areas within the El Dorado Hills Specific Plan area shall be developed in accordance with the principles outlined within the Specific Plan, the El Dorado Hills/Salmon Falls Area Plan, and related County documents. These commercial areas, through the use of architecture and landscaping, are intended to reflect the village concept and to be complementary to and in conformity with the community standards and surrounding properties. In order to meet this objective and create an aesthetically pleasing environment, the following guidelines are established.

a. Commercial areas should not be defined by walls and solid fencing. Rather, commercial areas should be buffered from adjacent noncommercial land uses by landscaping, setbacks, drainage easements, open space easements, streets, grade separations, or a combination of these features.

b. Site design shall be accomplished in a manner that will integrate the commercial area with surrounding residential or commercial properties through the extensive use of landscaping, plazas, and buildings oriented exclusively away from streets.

c. Site development and landscaping shall provide for a variety of spaces and unique experiences for the resident and visitor. This can be accomplished through changes of elevation and use of courtyards, breezeways, arbors, fountains, sculpture, and dense landscaping.

d. All loading and storage areas shall be screened from view and located at the rear of buildings. Screening can be achieved by mounding, plantings, fences, walls, or a combination of these elements as approved by the ACC.

e. Loading docks and delivery points shall be located away from major vehicular and pedestrian circulation areas, as well as residences and meeting places utilized by the general public.

3.1 Circulation and Parking

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

a. Each commercial area shall be accessible from at least one major collector or arterial road and have sufficient design capacity to accommodate traffic generated by the site as well as other local traffic.

b. Commercial areas should be directly accessible by public transportation, pedestrian, and bicycle routes.

c. Common access drives should be used where feasible and be adequately sized to accommodate anticipated traffic.

d. The dimensions of all driveways and aisles shall be adequate to serve the number and design requirements of the parking spaces provided, and shall be in conformance with County standards.

e. Directional arrows shall be applied on drive surfaces with white traffic paint as necessary to avoid confusion and provide safe circulation of vehicles.

f. Parking shall conform to the design standards approved by the ACC.

3.2 Bicycle and Pedestrian Circulation

Bicycle access to commercial developments shall be provided from bike lanes adjacent to such developments. Pedestrian circulation shall link commercial development with adjacent parking areas, parks, sidewalks, and residential areas as required.

a. All commercial developments shall provide one bicycle parking space for every 20 auto parking stalls.

b. Bicycles may use the same circulation systems as autos within the development.

c. Bicycle parking shall be conveniently located but shall not conflict with pedestrian or auto circulation.

d. All pedestrian pathways shall be paved, a minimum of 4 feet in width, and be approved by the ACC.

e. Pedestrian paths and walkways should be designed to prevent pedestrian access through planted areas.

f. Pedestrian and auto circulation shall be separated. Separations may take the form of buffer plantings, grade changes, or the provision of additional distance between these circulation systems.

3.3 Open Space

Commercial development within the El Dorado Hills Specific Plan area shall conform to the landscaping and open space goals and policies of the Specific Plan. Quantity and quality of open space in excess of that required by the Specific Plan is encouraged.

3.4 Grading

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

a. Mounding and berming shall be utilized extensively to add topographical variety to the landscape.

b. Grading may be natural or architectural in form and should complement the architecture or land use of a site in a pleasing manner.

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

3.5 Walls and Fences

a. All walls and fences shall be of a design compatible with adjacent architecture. Heights of walls and fences shall be as required for their intended use but shall not exceed 8 feet unless approved by the ACC.

b. Where serving as a visual or noise barrier for enclosure of storage areas, open work areas, or refuse collection areas, wall and fence heights and materials shall be sufficient to ensure that adjacent properties and public streets are protected from visual or noise impacts.

c. The location and design of walls and fences, as with all other design review applications, shall be approved by the ACC prior to construction, installation, or submittal of plans to the County.

3.6 Landscaping

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

a. Trees shall be planted and maintained throughout surfaced parking lots to ensure that, within 15 years after planting, a minimum of 40 percent of the parking lot will be shaded.

b. To the maximum extent possible, landscape design shall incorporate native trees and shrubs and should be drought resistant.

c. All landscaped areas will be maintained with an automatic irrigation system. Where possible, drip irrigation is recommended.

3.7 Signs and Graphics

a. All signs are subject to approval by the ACC and must conform to the El Dorado County Sign Ordinance.

b. It is recommended that identification signs be smaller in size than allowed by the County Sign Ordinance. Sign colors and materials shall be consistent with the architectural theme of the development.

c. No flashing or moving signs will be permitted.

d. Natural materials are recommended for entry gates and monumentation along major streets.

e. Signs shall not obstruct or visually impair vehicular entries.

3.8 Paving Materials

a. All paved pedestrian sidewalks shall have a minimum width of 4 feet. All sidewalks that combine bicycle and pedestrian use shall be a minimum of 6 feet in width.

b. The use of paving materials such as stamped concrete, interlocking pavers, exposed aggregate, and other embellished paving materials is recommended.

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

3.9 Lighting and Utilities

a. Lighting shall include project and building entry lighting, parking lot lighting, pathway lighting, and accent lighting for landscaping and architecture. Security lighting also should be included when necessary.

b. Lighting fixture design shall be compatible with other site elements.

c. All exterior lighting fixtures shall be efficient in terms of design and energy use. Low- and high-pressure sodium (LPS, HPS) lamps are recommended in public areas but prohibited on structures.

d. Lighting fixtures within commercial areas shall be designed to deflect light and glare away from the viewsheds of adjacent residences, parks, and open space areas. Fixture placements are to be approved by the ACC. Cutoff-type fixtures are preferred to minimize light spillage and glare.

e. All electrical, telephone, and other cable services shall be installed underground. Transformers, terminal boxes, meter cabinets, pedestals, concealed ducts, and other facilities necessary and appurtenant to underground facilities, street lighting, and the irrigation system may be placed above ground when necessary. Public utilities may be provided in private streets with recorded easements to ensure access as required for maintenance.

3.10 Trash Enclosures

a. Trash enclosures will be required for all trash containers.

b. Enclosures shall be approved by the ACC and be consistent with the architectural style. All enclosures shall have gates to facilitate pickup and litter control.

c. All enclosures shall be of adequate height to screen the trash container from view.

d. Where trash enclosures can be viewed from a second story level, a roof, trellis, or other similar screening technique shall be used to screen the trash enclosures from view.

e. Trash compactors within tenant spaces are recommended to minimize the size and number of trash containers.

Section 4.0 Village Green/Community Center

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

4.1 Permitted Land Uses

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

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

a. "The Green" will contain a minimum of 2 acres of turfed open area immediately within the site.

b. Area is reserved for public services, facilities, and gatherings.

c. Parking for public facilities will be provided at the rate of one stall for every 350 square feet of floor space.

d. Areas designated for leisure activities, such as a senior center or a youth center, are recommended.

4.2 Commercial/Retail

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

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

a. Parking will be provided on the basis of one space per 250 square feet of commercial/retail floor space.

b. Plazas, fountains, street furniture, and landscaping are recommended for the entire Village Green/Community Center.

4.3 Architectural Design

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

a. Buildings generally shall be limited to two stories in height, except in those instances approved by the ACC where the structure's use or design encourages an architectural statement or effect.

b. While architectural style is not specified in this guideline, construction materials and colors shall incorporate natural wood and stone in earthtone colors to the maximum extent possible. A rural California style is recommended.

c. All loading and storage areas shall be screened from view by mounding, planting, fences, walls, or a combination of these elements as approved by the ACC.

d. Loading docks and delivery areas shall be located away from major vehicular and pedestrian circulation.

4.4 Circulation and Parking

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

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

b. All uses should be directly accessible by public transportation, pedestrian, and bicycle routes.

c. Common access drives should be used where feasible and be adequately sized to accommodate generated traffic.

d. The dimensions of all driveways and aisles shall be adequate to serve the number and design requirements of the parking spaces provided and shall be in conformance with County standards.

e. Directional arrows will be applied on drive surfaces with white traffic paint where necessary to avoid confusion and provide safe circulation.

f. Parking shall conform to the design standards approved by the ACC.

4.5 Bicycle and Pedestrian Circulation

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

a. All commercial/retail and public facilities shall provide one bicycle parking space for every 20 auto parking stalls.

b. Bicycles may use the same circulation systems as autos within the development.

c. Bicycle parking shall be conveniently located but shall not conflict with pedestrian or auto circulation.

d. All pedestrian pathways shall be paved, a minimum of 4 feet in width, and approved by the ACC.

e. Pedestrian paths and walkways should be designed to prevent pedestrian access through planted areas.

f. Pedestrian and auto circulation should be separated, using buffer planting, elevation changes, or by providing additional distance between these circulation systems.

4.6 Grading

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

a. Mounding and berming shall be used extensively to add topographical variety to the landscape.

b. Grading may be natural or architectural in form and should complement the architecture or land use of a site in a pleasing manner.

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

4.7 Walls and Fences

a. All walls and fences shall be of a design compatible with adjacent architecture. Heights of walls and fences shall be as required for their intended use but shall not exceed 8 feet unless approved by the ACC.

b. Where serving as a visual screening barrier for enclosure of storage areas, open work areas, or refuse collection areas, wall and fence heights shall be sufficient to ensure that adjacent properties and public streets are protected from visual or noise impacts.

c. The location and design of walls and fences, as with all other design review applications, shall be approved by the ACC prior to construction, installation, or submittal of plans to the County.

4.8 Landscaping

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

a. Trees shall be planted and maintained throughout surfaced parking lots to ensure that, within 15 years after planting, a minimum of 40 percent of the parking lot will be shaded.

b. To the maximum extent possible, landscape design shall incorporate native trees and shrubs and should be drought resistant. Accent landscaping using non-native types is acceptable.

c. All landscaped areas will be maintained with an automatic irrigation system. Where possible, drip irrigation is preferred.

4.9 Signs and Graphics

a. All signs are subject to approval by the ACC and must conform to the El Dorado County Sign Ordinance.

b. It is recommended that identification signs be smaller than allowed by the County Sign Ordinance. Sign colors and materials shall be consistent with the architectural theme of the development.

c. No flashing or moving signs will be permitted.

d. Natural materials are recommended for entry gates and monument signs along major streets.

e. Signs shall not obstruct or visually impair vehicle entries.

4.10 Paving Materials

a. All sidewalks shall have a minimum width of 4 feet.

b. The use of paving materials such as stamped concrete, interlocking pavers, exposed aggregate, and other embellished paving materials is recommended.

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

4.11 Lighting and Utilities

a. Lighting shall include project and building entry lighting, parking lot lighting, pathway lighting, and accent lighting for landscaping and architecture. Security lighting should be included when necessary.

b. Lighting fixture design shall be compatible with other site elements.

c. All exterior lighting fixtures shall be efficient in terms of design and energy use. Low- and high-pressure sodium (LPS and HPS) lamps are recommended in public areas but prohibited on structures.

d. Lighting fixtures within the Village Green/Community Center shall be designed to deflect light and glare away from the viewsheds of adjacent residences, parks, and open space. Fixture placements are to be approved by the ACC. Cutoff-type fixtures are recommended to minimize light spillage and glare.

e. All electrical, telephone, and other cable services shall be installed underground. Transformers, terminal boxes, meter cabinets, pedestals, concealed ducts, and other facilities necessary and appurtenant to underground facilities, street lighting, and the irrigation system may be placed above ground when necessary. Public utilities may be provided in private streets with recorded easements to ensure access as required for their maintenance.

Section 5.0 Open Space, Parks and Recreation, Trails and Paths

Integral to the concept of the El Dorado Hills Specific Plan is the mixture of open space, residential areas, commercial sites, and circulation. The success of this integration depends primarily on the manner in which the boundaries between these various land uses meet and interconnect. This section establishes guidelines to facilitate these interconnections and especially to protect the natural open space from impacts from adjacent uses.

5.1 Open Space

Five basic types of open space are provided in the Plan Area: natural open space, golf course, residential open space, parkland and school playfields, and drainageways.

5.2 Natural Open Space

a. Natural open space, as designated in the Specific Plan, will be preserved in perpetuity in an essentially unaltered condition.

b. No development will occur within these areas except for maintenance, fire protection, trails, and permitted uses.

c. Use will be restricted to such activities as jogging, hiking, and horseback riding, where the impact on the natural environment will be minimal.

5.3 Golf Course

a. With the exception of the clubhouse, pro shop facilities, and commercial uses, all of the area designated as the golf course will be landscaped and developed exclusively for golf and country club-related facilities.

b. Swales and drainageways will be landscaped, where possible, using native planting to enhance the natural habitat.

5.4 Residential Open Space

a. Open space easement dedications on individual residential parcels may be required in order to reduce fence visibility, reduce open space intrusion, buffer open space from development, and reduce tree loss.

b. Such easements may be required to prevent development of other than accessory structures and landscaping.

c. General public access rights will not be permitted within these easements.

d. Any trails developed within such residential open space will be designed to minimize impacts on adjacent property owners.

5.5 Parkland and School Playfields

a. It is recommended that the entities that own and maintain the public parks and adjacent school sites and playfields enter into joint use agreements so that public use of facilities can be maximized.

b. Playfields and playgrounds should be located in relatively flat areas of public parks.

5.6 Drainageways

a. All major drainageways within the Plan Area should be left in a completely natural, unaltered condition, or designed to appear natural.

b. The areas designated as drainageways shall constitute an element of open space within certain villages and the golf course.

c. Drainageways may be contained within recorded easements to provide for maintenance.

d. Riparian vegetation may be allowed to grow in drainageways to enhance the open space and natural habitat of these areas. Care shall be taken to maintain controls against flooding.

5.7 Public and Private Parks and Recreation

The following guidelines are established for both public and private parks and recreational facilities.

5.7.1 Public Parks and Recreation Facilities

a. All public parks and recreation facilities shall conform to County standards and requirements.

b. Public facilities should be located adjacent to schools and open space areas to maximize their value within the Plan Area. Anticipated uses may include, but are not limited to:

- soccer fields
- baseball fields
- football fields
- other miscellaneous sports fields

c. Smaller recreational uses, such as tot lots, tennis courts, etc., shall be located close to areas of higher population and density, yet away from traffic hazards.

d. Public parks should be extensively landscaped. Native trees and shrubs should be incorporated into the landscape design wherever possible. Drought-tolerant species are recommended. (See Selected Plant List 4.)

e. Play equipment and other features should be constructed of wood and other natural-appearing materials to achieve harmony with the natural setting of the Plan Area.

f. Public parks should be designed to minimize maintenance requirements.

g. Public parks should be designed to allow surveillance by adjoining residents and security services.

h. Public parks shall be linked to bike and pedestrian paths where feasible.

i. Public parks should not be located adjacent to the golf course or on slopes that exceed 20 percent.

5.7.2 Private Parks and Recreation Facilities

a. Within the Specific Plan area, certain villages may provide additional recreation land (private parks) due to the density and housing types within the village.

b. Private parks should provide for those recreation needs that cannot be met by individual homeowners. These may include tennis courts, swimming pools, open lawn areas, picnic facilities, and other amenities.

c. Private parks should be extensively landscaped. Native trees and shrubs should be incorporated into the landscape design wherever possible. Drought-tolerant species are recommended. (See List 4, Selected Native Plants.)

d. Play equipment and other features should be constructed of wood and other natural-appearing materials to achieve harmony with the natural setting of the Plan Area.

e. Private parks should be designed to minimize maintenance requirements.

f. Private parks should be designed to allow surveillance by adjoining residents and security services.

g. Private parks shall be linked to bike and pedestrian paths where feasible.

h. Private parks should not be located adjacent to the golf course or on slopes that exceed 20 percent.

5.8 Pedestrian Trails and Paths, Equestrian Trails

An extensive system of interlinked trails and paths is incorporated into the Plan Area to facilitate travel within and beyond the Plan Area by pedestrians, equestrians, and bicyclists. This trail system is intended to connect to the regional trail system at designated points such as the PG and E/Sacramento Muncipal Utility District (SMUD) easement.

a. Trails and paths should be separated from streets and parking areas to the maximum extent possible.

b. Trails through residential open space should be designed to minimize impacts on adjacent property owners.

c. Where possible, trails should follow natural drainage courses. Drainage easements may be used to facilitate trail construction and maintenance.

d. Street crossings, particularly at major intersections, should be minimized.

e. Trails and paths that are not within public street rights-of-way should be clearly marked to facilitate their use and to discourage trespassing.

f. Barriers shall be installed to prevent access to the trails by unauthorized vehicles.

g. Trails within natural open space shall be designed to accommodate scenic areas and vistas.

h. Trail construction standards shall be developed for trails within natural open space to minimize impacts on the open space and vegetation, to provide firebreaks, and to minimize maintenance requirements.

i. Trails within public street rights-of-way shall meander relative to the alignment of the street pavement. Vertical separation between roadways and pathways should be employed wherever possible.

j. Trails that function as fire breaks shall be constructed according to those standards established by the Fire District.

Section 6.0 Street Standards

The circulation system is intended to facilitate safe and efficient traffic movement within and through the Plan Area with minimum disruption to other land uses. Arterial streets connect with village streets at village entry points, thereby eliminating unnecessary traffic through the village. Residences are oriented away from arterial streets and will not have direct access to them. Streets are designed in accordance with projected residential and commercial traffic demands.

Consistent with the overall design theme of the Specific Plan, streets will be generally curvilinear in design, conform to the natural topography, with a minimum of grading, and existing trees and other important natural features will be preserved.

a. Bus shelters and turnouts will be provided along arterial and collector streets near village entrances.

b. All street furniture (bus shelters, benches, trash receptacles, signage, and lighting) within the Plan Area will have a common design theme.

c. Street trees shall be planted along all streets to provide shade, soften the appearance of the streetscape, and create a tree canopy to enhance pedestrian scale. Trees along arterial streets shall be planted in natural-appearing clusters rather than in a regimented, linear pattern. Planting shall be selected from List 2, Master Street Tree Plant List.

d. All street trees, shrubs, and groundcover planting within the rights-of-way will be preferably native and/or drought-resistant, and shall be consistent with the guidelines established for the residential and commercial areas.

e. Arterial streets contiguous to residential villages shall be separated from residential areas by a 6-foot-high wall or fence. The design, color, and construction materials shall be consistent for all similar placements within the Plan Area. Such fencing may be supplemented by earthen berms and landscaping within the street setback.

f. In all other instances where fencing is utilized along an arterial street, a 4-foot-high split-rail open design fence, wrought iron fence, or dry stone wall shall be employed. Chain link fencing is permitted when visually screened from a street right-of-way.

g. Private streets shall be constructed to the same standards as public streets.

h. Private streets shall include parking bays at a ratio of one guest space for each residence when on-street parking is prohibited.

6.1 Street Descriptions

All street cross-sections and final locations of intersections shall meet the minimum standards of the El Dorado County Department of Transportation.

6.1.1 Residential Street (50-foot-wide right-of-way)

The primary street design is to be used for short loop interior residential streets (less than 1,000 feet) and cul-de-sacs less than 200 feet from the corner to the entry point at the bulb. Paved pedestrian paths and space for street trees will be included in the right-of-way. No provision is

made for on-street parking because it is intended that resident parking will be within garages. Off-street parking for visitors and service personnel will be provided in accordance with the policies of the Specific Plan. Bicycle travel will occur within the street pavement without the use of specified bicycle lanes.

6.1.2 Residential Street (50-foot-wide right-of-way)

This street design will be used for the majority of the interior village streets. Included within the right-of-way are a 5-foot-wide paved pedestrian path, street trees, two 12-foot-wide travel lanes, and an 8-foot-wide parking lane on one side of the street.

6.1.3 Minor Village Street (80-foot-wide right-of-way)

This street section will be used as a minor collector street within and between villages. Included within the right-of-way is a paved pedestrian path separated from the roadway by a 6-foot-wide planting strip. The street provides four 12-foot-wide travel lanes and no on-street parking.

6.1.4 Major Village Street (100-foot-wide right-of-way)

This street design is used for Country Club Drive between Silva Valley Parkway and Bass Lake Road. With a projected peak hour traffic volume of 2,300, Country Club Drive carries a large percentage of Plan Area traffic and is second in volume only to Silva Valley Parkway. This design is also used for the street which connects Country Club Drive with Silva Valley Parkway on the north side of the Village Green/Community Center. The design includes bicycle lanes on each side of the pavement. Paved pedestrian paths are provided on each side of the right-of-way, with landscaping providing a varied separation from the street pavement. No provision is made for on-street parking.

6.1.5 Split Parkway (120-foot-wide right-of-way)

This variation of the Major Village Street design is used to incorporate a drainageway into the right-of-way design for a portion of Country Club Drive. It includes the same facilities and amenities as described for Major Village Streets.

6.1.6 Parkway (120-foot-wide right-of-way)

This design is applicable to Silva Valley Parkway from Highway 50 to Green Valley Road. There are three typical roadway sections applicable to three areas along Silva Valley Parkway as shown on Figure 14 in the Specific Plan. With a projected peak hour traffic volume of 3,500, this street serves as the principal arterial in the Plan Area. This street includes four 12-foot-wide travel lanes, pedestrian paths that meander within the right-of-way, and an extensively landscaped median. No provision is made for on-street parking. Left turn lanes and deceleration right turn lanes will be provided. Roadside landscaping will vary in width from 26 to 76 feet on the western side of the Parkway and from 26 to 50 feet on the eastern side of the Parkway.

Section 7.0 Landscape Development Standards

The Landscape Development Standards are designed to provide guidelines that will act as a framework for the orderly landscape development of the Specific Plan area. These standards provide a means of unifying a large area with diverse natural and man-made features into a cohesive recognizable community. The Landscape Development Standards identify a number of objectives and suggest implementation methods. The objectives include:

a. The creation of a strong visual identity through landscaping.

b. Standardization of plant materials and their use within the Plan Area.

c. Reinforcement of village entries.

d. Water conservation. Due to the limited supply of long-term water resources in the region, design solutions for the Specific Plan area will include provisions for water conservation, most notably the use of native and drought-tolerant plant materials and efficient irrigation systems. Drip irrigation systems are encouraged for trees and shrubs.

e. Preservation and enhancement of the natural open space and associated plant communities. This is accomplished through protection from incompatible uses, grass fires, excessive grading, and tree removal.

f. All developments shall include landscape and irrigation plans approved by the ACC.

7.1 Landscape Concept

Landscaping within the Specific Plan area shall include both native and non-native trees and plantings. Landscaping within the Plan Area shall be designed to enhance the visual quality of the area and provide a framework for the establishment of a cohesive, identifiable community.

7.2 Visual/Aesthetic Control

a. Planting shall be varied in texture, height, form, and color to create interest and avoid monotony. Planting shall soften hard edges and be used in a manner that harmonizes with the architecture and site planning.

b. Planting will be designed to accommodate viewsheds. Special views should be carefully preserved and enhanced by framing these views with landscaping.

c. Undesirable views may be screened through the use of planting, walls, mounding, or a combinations of these techniques.

d. Planting should be used for windbreaks where views do not require protection.

e. Shade trees shall be provided in all parking lots. Deciduous trees shall be utilized to reduce heat loads on the south and west sides of buildings where such tree placement does not conflict with solar access.

7.3 Planting Design

a. Erosion control. All areas subject to erosion shall be planted with plant varieties that provide erosion control root systems. Plant materials and installation techniques require ACC approval. (See List 3, Master Erosion Control Plant List.)

b. Buffers. Plant materials shall be used as physical buffers between incompatible uses. Such buffers shall be both physical and visual. Buffer planting shall also occur between different types of circulation (autos and pedestrians) wherever possible.

c. Drought-tolerant, low-maintenance planting. Plant species shall be selected for moderately drought-tolerant, low-maintenance characteristics. Plants that have brittle branching structures, excessive litter production, or high susceptibility to pests or disease shall not be selected. Plants that produce litter that enhances natural open spaces may be permitted.

d. Fire buffers. Fire buffers shall be provided in all cases where buildings are located within 100 feet of natural open space. All planting within this 100-foot buffer shall comply with standards established by the Fire District. All open space areas and slope banks are subject to the Fuel and Fire Management Program. (Section 9.0 Maintenance, Fire and Fuel Management.)

e. Streetscape. Street trees shall be planted along all streets to provide shade, soften the appearance of the streetscape, and create a tree canopy to enhance pedestrian scale. A dominant street tree shall be selected and planted within parkways at intervals not to exceed 40 feet. Trees along arterial streets shall be planted in natural-appearing clusters rather than in a regimented, linear pattern. Planting shall be selected from List 2, Master Street Tree Plant List. It is recommended that all street trees, shrubs, and groundcover planting or hardscaping (rock, bark, etc.) within the public right-of-way be native and/or drought-resistant plant materials. Placement of these trees shall be adjusted to allow for driveways, street signs, and utilities. All medians wider than 6 feet shall be mounded and planted with turf, groundcover, or hardscaping, and double row groupings of accent trees. All medians less than 6 feet wide shall contain turf, hardscaping, or ground cover, contain no mounding, and shall be graded at a 2 percent minimum slope for drainage. Turf areas shall not exceed 4:1 slope. Slopes in groundcover areas are not to exceed 2:1.

f. Natural open space. Natural open space, as designated in the Specific Plan, shall be preserved in perpetuity in essentially an unaltered condition. All planting required due to grading, road construction, or utility construction shall be done with native plant materials. All disturbed areas shall be returned to a natural condition. Plant materials shall be selected from Table 4, Selected Native Plant List.

g. Parks and recreation areas. Landscaping of public and private parks, pocket parks, and recreation areas within the Plan Area shall be designed in an informal style that complements the natural landscape. Buffer plantings shall be installed where recreation areas abut parking areas, streets, and adjacent uses. Views into recreation areas shall be maintained for security purposes.

Section 8.0 Irrigation System Guidelines

All irrigation systems within the Specific Plan area shall be in conformance with County codes and ordinances and any applicable CC&Rs. The following pertains to all areas that are to be maintained by the Master Association, the individual village associations, or that are maintained by the County.

a. All irrigation systems shall meet County standards.

b. Irrigation systems shall be separated according to the following criteria:

- Top, toe, center of slope.
- Contour along slope, when possible.
- Northeast and southwest exposures shall be separate.
- Separation of groundcover and turf.
- Radical soil differences.
- Separation of high points, low points, and drainage swales in generally landscaped areas.
- Separation of generally landscaped areas and slopes exceeding 3:1.

c. Irrigation systems shall be designed for wind velocities of 5-10 mph.

d. Maximum flow velocity through pipes shall be five feet per second.

e. All slope irrigation shall be designed for a maximum volume of 10-12 gallons per minute per acre.

f. Design pressures shall comply with the manufacturer's recommendations.

g. Low precipitation nozzles and drip irrigation shall be used to prevent runoff where feasible.

h. All piping shall be PVC and buried below grade. Slope systems shall be Brownline-type PVC laid on grade with appropriate fasteners.

i. Separate electrical meters, water meters, and irrigation controllers shall be provided for areas maintained by:

- Village Propertyowners Associations.
- Master Propertyowners Association.
- Other entities.

j. All irrigation systems shall be capable of applying water within the prescribed time schedule without creating excessive runoff.

k. All irrigation controls shall be installed in approved steel enclosures.

Section 9.0 Maintenance, Fire, and Fuel Management

9.1 Maintenance Program

The objective of landscape maintenance within the Specific Plan area is to maintain all forms of vegetation through proper care. Moderately visible areas shall have a neat and groomed appearance. High visibility areas, which include streetscapes, recreation areas, and slope planting adjacent to streets, shall have a manicured appearance. Natural open space shall be maintained for fire prevention. All village entry signs shall have a well-groomed appearance.

a. Scope of work. Maintenance of plant materials shall include, but not be limited to, mowing, trimming, pruning, watering, fertilization, aeration, thatching, weed control, plant replacement, cultivation, pest control, and cleanup. The objective is to utilize plant material maintenance methods that will keep sites in a state of healthy growth and in good repair. Irrigation maintenance shall include operation systems, adjustments, and repairs.

b. Requirements. The maintenance contractor shall furnish all labor, equipment, materials, tools, transportation, hauling, dumping, fertilizers, chemicals, services, and other special skills required to perform the landscape maintenance as required. Maintenance of these areas shall include a routine restoration of plant materials, irrigation systems, and walk areas.

c. Quality standards. All work shall be performed in accordance with proper landscape maintenance practices and in keeping with the high aesthetic level of the facilities and villages being maintained. All personnel on the project shall be well trained, clean, and neat in appearance.

d. Water management. Water will be used only as required to allow penetration into the soil and avoid excess runoff. Plantings have been selected for low water requirements. Plants should be watered only as needed to maintain healthy plant material. The use of moisture sensors is encouraged.

e. Clearance and visibility. Plant material shall be maintained so as to avoid obstructing the view of signs, light fixtures, air flows from vents, pedestrians, and vehicles.

f. Erosion control. All drainageways shall be periodically inspected. Drainageways indicating signs of erosion, slippage, or settlement shall be repaired. In case of grass fires, slopes shall be reseeded and planted as soon as possible to minimize erosion.

9.2 Fire and Fuel Management Program

To prevent property loss due to brush and grass fires, a system of vegetation management is to be established. All fuel and fire management will be under the direction or review of the Fire District.

a. Design. A landscape fire buffer shall be provided between natural open space areas and adjacent streets and villages within the Specific Plan area.

b. Materials. The fire buffer shall be equipped with a permanent irrigation system capable of supplementing ground moisture as necessary to maintain acceptable fuel moisture levels. Natural open space is excluded from this requirement since this may damage the existing native vegetation. Plant materials within these designated buffers will be selected for their high moisture content and moisture retention during hot weather, slow growth nature, and tendency to burn slowly if ignited. Plants also will be selected for their low profile. (See List 5, Selected Fire Buffer Plant List.)

c. Management. The removal or reduction of large shrubby plant masses may be required each 3 to 5 years to reduce the source of fuel for fires.

PLANT LIST TABLES

LIST 1

MASTER LANDSCAPE PLANT LIST

Trees	BOTANICAL NAME	COMMON NAME
	Acer macrophyllum	Bigleaf Maple
	Acer palmatum	Japanese Maple
	Acer platanoides	Norway Maple
	Acer rubrum	Red Maple
	Aesculus californica	California Buckeye
	Aesculus carnea	Red Horsechestnut
	Albizia julibrissen	Silk Tree
	Alnus cordata	Italian Alder
	Alnus rhombifolia	White Alder
	Betula nigra	River Birch
	Betula pendula	White Birch
	Betula verrucosa	White Birch
	Cedrus deodara	Deodar Cedar
	Celtus australis	European Hackberry
	Cercis occidentalis	Western Redbud
	Crataegus phaenopyrum	Washington Hawthorn
	Cupressus macrocarpa	Monterey Cypress
	Fraxinus o. 'Raywood'	Raywood Ash
	Fraxinus velutina 'Modesto'	Modesto Ash
	Ginkgo biloba 'Fairmount'	Maiden Hair
	Gleditsia tria. 'Shademaster'	Honey Locust
	Gleditsia triacanthos 'Moraine'	Moraine Locust
	Lagerstroemia indica	Crape Myrtle
	Ligustrum lucidum	Glossy Privet
	Liquidambar styr. 'Palo Alto'	Sweet Gum
	Liriodendron tulipifera	Tulip Tree
	Magnolia grandiflora	Southern Magnolia
	Magnolia grandiflora 'Samuel Sommer'	Southern Magnolia
	Magnolia soulangeana	Saucer Magnolia
	Malus 'Liset'	Crabapple
	Malus floribunda	Japanese Crabapple
	Morus alba	White Mulberry
	Pinus canariensis	Canary Island Pine
	Pinus coulteri	Coulter Pine
	Pinus elderica	Mondell Pine
	Pinus halapensis	Aleppo Pine
	Pinus pinea	Italian Stone Pine
	Pinus thunbergiana	Japanese Black Pine
	Pistacia chinensis	Chinese Pistache
	Platanus acerifolia 'Bloodgood'	London Plane Tree
	Platanus acerifolia 'Yarwood'	London Plane Tree
	Platanus racemosa	Western Sycamore
	Populus alba 'Bolleana'	Bolleana Poplar
	Populus fremontii 'Nevada'	Male Fremont Poplar
	Populus nigra 'Italica'	Lombardy Poplar
	Populus tremuloides	Quaking Aspen
	Prunus 'Krauter Vesuvius'	Purple Leaf Plum
	Prunus cerasifera 'Thundercloud'	Thundercloud Purple Plum
	Prunus serrulata 'Kwanzan'	Kwanzan Cherry
	Prunus yedoensis 'Akebono'	Flowering Cherry
	Pseudotsuga menziesii	Douglas Fir
	Pyrus calleryana 'Aristocrat'	Aristocrat Pear
	Pyrus calleryana 'Bradford'	Bradford Pear
	Quercus agrifolia	Coast Live Oak
	Quercus borealis	Red Oak
	Quercus coccinea	Scarlet Oak
	Quercus douglasii	Blue Oak
	Quercus ilex	Holly Oak
	Quercus kelloggii	California Black Oak
	Quercus lobata	Valley Oak

Robinia ambuigua 'Idahoensis'	Black Locust
Salix babylonica	Weeping Willow
Sequoia sempervirens 'Aptos Blue'	Coast Redwood
Tilia cordata	Little-leaf Linden
Umbellularia californica	California Bay

Shrubs

Abelia grandiflora 'E. Goucher'	Glossy Abelia
Arbutus unedo	Strawberry Tree
Arctostaphylos 'Howard McMinn'	Manzanita
Arctostaphylos manzanita 'Dr. Hurd'	Manzanita
Azalea varieties	Southern Indica
Buxus varieties	Boxwood
Ceanothus 'Julia Phelps'	California Lilac
Ceanothus g. 'Horizontalis'	Carmel Creeper
Ceanothus g. 'Yankee Point'	Carmel Creeper
Cercis occidentalis	Western Redbud
Chaenomeles varieties	Flowering Quince
Cistus cobariensis	White Rockrose
Cistus ladanifer	Crimson Spot Rockrose
Cornus stolonifera	Western Dogwood
Cotinus coggygria 'Royal Purple'	Purple Smoke Tree
Cotoneaster varieties	Cotoneaster
Cotoneaster lacteus	Parney Cotoneaster
Fremontodendron 'Calif. Glory'	Hybrid Flannel Bush
Garrya elliptica 'James Roof'	Silktassel
Hemerocallis varieties	Day Lily
Heteromeles arbutifolia	Toyon
Juniperus varieties	Juniper
Ligustrum varieties	Privet
Lonicera j. 'Halliana'	Hall's Honeysuckle
Mahonia 'Golden Abundance'	Hybrid Oregon Grape
Mahonia aquifolium 'compacta'	Compact Oregon Grape
Nerium oleander	Oleander
Prunus caroliniana	Carolina Cherry
Prunus l. 'zabeliana'	Zabel Laurel
Prunus laurocerasus	English Laurel
Prunus lusitanica	Portugal Laurel
Pyracantha varieties	Pyracantha
Rhamnus alaternus	Italian Buckthorn
Rhododendron varieties	Rhododendron
Rhus varieties	Sumac
Ribes varieties	Flowering Currant
Romneya coulteri	Matilija Poppy
Spirea bumalda	Spirea
Syringa vulgaris	Common Lilac
Taxus varieties	Yew
Viburnum varieties	Viburnum

Vines

Clematis armandii	Evergreen Clematis
Lonicera Hildebrandiana	Burmese Honeysuckle
Parthenocissus tricuspidata	Boston Ivy
Rosa banksiae 'Alba Plena'	Lady Banks Rose
Wisteria floribunda	Japanese Wisteria
Wisteria sinensis	Purple Chinese Wisteria

Ground Covers

Baccharis pilularis	Coyote Bush
Ceanothus varieties	Ceanothus
Coprosma kirkii	Creeping Coprosma
Cotoneaster 'Lowfast'	Lowfast Cotoneaster
Gazania varieties	Gazania
Hedera canariensis	Algerian Ivy
Hedera helix	English Ivy
Hedera helix Hahn's	Hahn's English Ivy
Hypericum calycinum	St. Johnswort

Lawn	Bluegrass Sod
Polygonum capitatum	Knotweed
Vinca minor	Dwarf Periwinkle

LIST 2

MASTER STREET TREE PLANT LIST

Trees	BOTANICAL NAME	COMMON NAME
	Acer rubrum 'October Glory'	Red Maple
	Acer platanoides	Norway Maple
	Aesculus californica	California Buckeye
	Aesculus carnea 'Briotii'	Red Horsechestnut
	Celtus australis	European Hackberry
	Fraxinus velutina 'Modesto'	Modesto Ash
	Gleditsia tria. 'Shademaster'	Honey Locust
	Gleditsia triacanthos 'Moraine'	Moraine Locust
	Lagerstroemia indica 'Cherokee'	Crape Myrtle
	Liquidambar styr. 'Palo Alto'	Sweet Gum
	Liriodendron tulipifera	Tulip Tree
	Magnolia grandiflora	Southern Magnolia
	Malus floribunda	Japanese Crabapple
	Morus alba	White Mulberry
	Pistacia chinensis	Chinese Pistache
	Platanus acerifolia 'BLoodgood'	London Plane Tree
	Platanus acerifolia 'Yarwood'	London Plane Tree
	Platanus racemosa	Western Sycamore
	Prunus 'Krauter Vesuvius'	Purple Leaf Plum
	Prunus serrulata 'Kwanzan'	Kwanzan Cherry
	Pyrus calleryana 'Bradford'	Bradford Pear
	Quercus agrifolia	Coast Live Oak
	Quercus borealis	Red Oak
	Quercus coccinea	Scarlet Oak
	Quercus ilex	Holly Oak
	Quercus lobata	Valley Oak
	Robinia ambuigua 'Idahoensis'	Black Locust
	Tilia cordata	Little-leaf Linden

LIST 3

MASTER EROSION CONTROL PLANT LIST

BOTANICAL NAME	COMMON NAME
Arctostaphylos varieties	Manzanita
Baccharis pilularis	Coyote Bush
Ceanothus varieties	California Lilac
Cercis occidentalis	Western Redbud
Chaenomeles varieties	Flowering Quince
Cistus varieties	Rockrose
Cotoneaster varieties	Cotoneaster
Fremontodendron 'Calif. Glory'	Hybrid Flannel Bush
Heteromeles arbutifolia	Toyon
Hypericum calycinum	St. Johnswort
Juniperus varieties	Juniper
Polygonum aubertii	Polygonum
Prunus l. 'zabeliana'	Zabel Laurel
Pyracantha varieties	Pyracantha
Rhus varieties	Sumac
Ribes viburnifolium	Catalina Perfume
Romneya coulteri	Matilija Poppy
Rosa rugosa	Rosa
Taxus varieties	Yew

LIST 4

BOTANICAL NAME	COMMON NAME
Coprosma kirkii	Creeping Coprosma
Gazania varieties	Gazania
Osteospermum fruiticosum	Trailing African Daisy
Phylla nodifolia	Lippia
Santolina species	Lavender Cotton
Trifolium frag. O'Connors Legume	O'Connors Legume
Vica minor	Dwarf Periwinkle

LIST 5

ORNAMENTALS WITH MODERATE FIRE RETARDANT ABILITY

BOTANICAL NAME	COMMON NAME
Arbutus unedo	Strawberry Tree
Arctostaphylos varieties	Manzanita
Cercis occidentalis	Western Redbud
Nerium oleander	Oleander
Prunus caroliniana	Carolina Cherry
Prunus l. 'zabeliana'	Zabel Laurel
Prunus laurocerasus	English Laurel
Prunus lusitanica	Portugal Laurel
Pyracantha varieties	Pyracantha
Rhamnus alaternus	Italian Buckthorn
Ribes varieties	Flowering Currant

Exhibit A
Design Review Matrix

	Single-Family Residential		Multi-Family and All Non-Residential	
	County of El Dorado	Architect. Control Committee	County of El Dorado	Architect. Control Committee
Maps and Plans				
Tentative Subdivision Map	X	X		
Development Plans			X	X
Phasing Plans	X	X	X	X
Grading & Drainage Plans	X	X	X	X
Lighting Plans (Public Rights-of-Way)	X	X	X	X
Major Vegetation Removal in Public Open Space	X	X	X	X
Major Vegetation Removal in Private Open Space	X	X	X	X
Architectural Theme/Style		X	X	X
Landscaping in Public Rights-of-Way & Drainage				X
Easements	X	X	X	X
Compliance with Approved Plans	X		X	
Design Features				
Setbacks	X	X	X	X
Site Landscaping		X	X	X
Fencing & Screening		X	X	X
Signage		X	X	X
Site Lighting		X	X	X
Earthwork & Retaining Walls		X	X	X
Trash Enclosures		X	X	X
Circulation, Driveways & Vehicle Access	X	X	X	X
Parking		X	X	X
Siding & Exterior Materials			X	X
Exterior Design		X	X	X
Color		X	X	X
Roofing Materials		X	X	X
Placement of Mechanical Equipment & Screening		X	X	X
Street Furniture		X	X	X
Bus Shelters	X	X	X	X
Building Envelopes	X	X	X	X
Plant List	X	X	X	X

APPENDIX C.
OPEN SPACE PLAN GUIDELINES

The open space plan will provide for fire safety, erosion control seeding, riparian vegetation, and naural drainages. The following will be considered in developing the open space plan.

Fire Safety

Vegetation management for fire safety will be performed in two distinct phases. The first phase will occur during grading and construction activities, and the second phase during postconstruction maintenance.

Fire management is designed to reduce the likelihood of ignition or, in the event of a wildfire, to substantially reduce the intensity and rate of spread of a fire. Natural open space areas cannot be "fireproofed" except by eliminating all natural vegetation, which would require the extensive use of herbicides and cause widespread soil erosion. Open space vegetation can be managed to prevent unintentional ignition and to prevent the endangerment of utilities, structures, or people. Complete fire safety requires that all residents and contractors cooperate with the developer and local agencies.

Open Space Maintenance

Maintenance of open space in public open space areas will be the responsibility of the El Dorado Hills Community Services District. Open space maintenance within the private open space areas will be the responsibility of the Master Propertyowners Association. Both of these responsible agencies will work in cooperation with the El Dorado Hills Fire Department, El Dorado County, and the California Department of Forestry to minimize fire hazard.

1. A system of permanent firebreaks and fire trails will be installed in accordance with the El Dorado Hills Fire Department's specifications.
2. To minimize excessive land disturbance, fire trails will coincide, as much as possible, with maintenance roads and recreational trails.
3. Where possible, dry vegetation growth in open space areas will be reduced through properly managed livestock grazing. Fencing and livestock water sites will be installed to promote even utilization of the herbaceous cover.
4. If the fire department determines there is a fire hazard, ungrazed open space adjacent to dwellings will be mowed to reduce flammable biomass to under 6 inches average stubble height.
5. In conjunction with the El Dorado County Department of Transportation, barriers will be constructed to prevent unauthorized vehicular access to ungrazed, unmowed open space areas. Access via public roads through open space areas (of high fire hazard) will not be permitted. Controlled access gates should be securable.
6. If the fire department determines there is a fire hazard, after conferring with the California Department of Fish and Game, large stands of chamise or white-leaf manzanita will be managed to reduce fire hazard near roads or areas of habitation.
7. New landscaping or revegetation of open space will be dominated by species selected from the native and ornamental plant lists in Tables 1 and 2. Species marked with a code letter "A" in the remarks column will not be planted in large masses or continuous rows. Species indicated in Table 3 will be prohibited from use.

8. All trails heads and open space recreation sites will be posted with signs to advise the public on the proper use of natural areas to prevent wildfire and guard against high fire hazard inherent in natural open space areas.
9. All erosion control plantings will be coordinated with the El Dorado County Resource Conservation District. Seeded species for erosion control should be dominated by those species listed in Table 4 and should not include the prohibited species listed in Table 5. (See contractors with the developer and local agencies.)

Table 1
Recommended Native Plants for Use as Dominants in Landscaped Open Space and Revegetation

Dry, Sunny Sites (Uplands)

Common Name	Botanical Name	Remarks
Trees		
Buckeye	Aesculus californica	dec, **, C
Madrone	Arbutus menziesii	ev, *, C
Coulter pine	Pinus coulteri	ev, *, C
Ponderosa pine	Pinus ponderosa	ev, *, C
Foothill pine	Pinus sabiniana	ev, **, C
Coast live oak	Quercus agrifolia	ev, *
Canyon live oak	Quercus chrysolepis	ev, **
Blue oak	Quercus douglasii	dec, **
Interior live oak	Quercus wislizenii	ev, **
Giant redwood	Sequoiadendron giganteum	ev, *, C
Shrubs		
Manzanita varieties	Arctostaphylos densiflora	ev, *
Common manzanita	Arctostaphylos manzanita	ev, **, C
Pinemat manzanita	Arctostaphylos nevadensis	ev, **
White leaf manzanita	Arctostaphylos viscida	ev, **, C
Prostrate coyote bush	Baccharis pilularis ssp. pilularis	ev, *
Ceanothus cultivars	Ceanothus cultivars	ev, *
Buck brush	Ceanothus cuneatus	ev, **
Hollyleaf ceanothus	Ceanothus purpureus	ev, *
Western redbud	Cercis occidentalis	dec, **
Mountain mahogany	Cercocarpus betuloides	ev, **
Flannel bush	Fremontodendron californicum	ev, *
Silk-tassel	Garrya fremontii	ev, **
Toyon	Heteromeles arbutifolia	ev, **
Holly-leaved cherry	Prunus illicifolia	ev, *
Catalina cherry	Prunus lyonii	ev
Scrub oak	Quercus dumosa	ev, **
Coffeeberry	Rhamnus californicus	ev, **
Golden currant	Ribes aureum	dec, **
Chaparral currant	Ribes malvaceum	dec, *
Sierra gooseberry	Ribes roezlii	dec, **
Fragrant sage	Salvia clevelandii	ev, *
Creeping sage	Salvia sonomensis	ev, *

Moist or Shady Sites (Riparian)

Common Name	Botanical Name	Remarks
Trees		
Vine maple	Acer circinatum	dec *, L
Box elder	Acer negundo ssp. californicum	dec, **, M
White alder	Alnus rhombifolia	dec, **, H
Buttonbush	Cephalanthus occidentalis	ev, **, H
Foothill ash	Fratinus dipetala	dec, **, H
Oregon ash	Fraxinus latifolia	dec, **, H
Sycamore	Platanus racemosa	dec, *, L
Cottonwood	Populus fremontii	dec, **, M
Valley oak	Quercus lobata	dec, **, L
Arroyo willow	Salix lasiolepis	dec, **, M
Dusky willow	Salix melanopsis	dec, **, H
Scouler's willow	Salix scouleriana	dec, **, H
California bay	Umbellularia californica	ev, **, M
Vines		
Pipevine	Aristolochia californica	dec, **, M
Wild rose	Rosa californica	dec, **, M
Thimbleberry	Rubus parviflorus	dec, **, M
Wild grape	Vitis californica	dec, **, H

dec = deciduous
ev = evergreen
* = native to northern California
** = native to local region
C = plant individually or in isolated clumps only
H = high flood tolerance
M = medium flood tolerance
L = low flood tolerance

Table 2
Recommended Nonnative Ornamental Plants for Use in Landscaped Open Space

Common Name	Botanical Name	Remarks
Trees		
Strawberry tree	Arbutus unedo	ev
Russian olive	Elaeagnus angustifolia	ev
Flowering apple	Malus species	dec
Olive	Olea europea	ev
Italian stone pine	Pinus pinea	ev, C
Chinese pistache	Pistacia chinensis	dec
Plane tree	Platanus occidentalis	dec
Poplar varieties	Populus species	dec
Carolina laurel	Prunus caroliniana	ev
Flowering cherry, peach, and plum	Prunus species	dec
Holly oak	Quercus ilex	ev
Cork oak	Quercus suber	ev
Shrubs		
Rockrose	Cistus species	ev
Cotoneaster (low-growing)	Cotoneaster species	ev
Hakea	Hakea species	ev
Hypericum	Hypericum beanii	ev
Penstemon	Penstemon species	per
Pittosporum	Pittosporum eugenioides	ev
Pittosporum	Pittosporum tenuifolium	ev
Santolina	Santolina species	ev
Sage	Salvia species	per

dec = deciduous
ev = evergreen
per = perennial
C = plant individually or in isolated clumps only

Table 3
Prohibited Species: To Avoid in Landscaped Open Space or Revegetation Planting Areas

Common Name	Botanical Name	Problem Code
Acacia	Acacia species	1, 2, 3
Chamise*	Adenostoma fasciculatum*	1, 2, 3
California sagebrush*	Artemisia californica*	1
Cedar*	Cedrus species*	1
Pampas grass	Cortaderia jubata	1, 3
Cypress*	Cupressus species*	1
French broom	Cytisus monospessulanus	1, 2, 3
Easter broom	Cytisus racemosus	1, 2, 3
Scotch broom	Cytisus scoparius	1, 2, 3
Red gum	Eucalyptus camaldulensis	1, 3
Blue gum	Eucalyptus globulus	1, 3
Ribbon gum	Eucalyptus viminalis	1, 3
Juniper*	Juniperus species*	1
Pine	Pinus species	1
Black locust	Robinia pseudoacacia	3
Spanish broom	Spartium junceum	1, 2, 3
Athel tree	Tamarix aphylla	1, 3

Code:
1 = flammable
2 = invades dry sites
3 = invades moist sites
* = California natives included

APPENDIX D.
GUIDELINES FOR EROSION CONTROL PLANTINGS

All erosion control plantings and open space plantings will be coordinated with the El Dorado County Resource Conservation District. Seeded species for erosion control should be dominated by those species listed in Table 4 and should not include the prohibited species listed in Table 5.

1. Grass mixes will be 25 percent annuals and 75 percent perennials by weight.
2. Seeding will be done so that germination will occur prior to erosion. Areas disturbed which cannot meet the above criteria will be covered with uncut straw mulch at 4,000 pounds per acre to protect the soil that winter. Seeding will be required the following year.
3. Legume seed will not be hydraulically applied (hydroseeded).
4. Preference should be given to perennial grasses that remain green and somewhat moist into the dry season.
5. Mowing of perennial grass-seeded areas will be timed to promote perennial over annual grass establishment.
6. Surface mulching will be done according to the choices listed in Table 6.
7. Wind-blown straw and fiber can be held in place with water or a weak asphalt emulsion. June netting can also be used.
8. Uncut, seedless straw is preferable to cut straw or wood fiber mulch as a surface erosion mulch. Very steep or rocky sites may require hydraulic application of wood fiber with a tackifier.

Table 4
Recommended Species for Erosion Control Seeding and Cover Crops

Common Name	Botanical Name	lbs/acre Applied PLS*	Growth Rate
Annual Grasses			
'Blando' brome	Bromus mollis	15-50	fast
'Panoche' red brome	Bromus rubens	10-20	fast
'Zorro' annual fescue	Vulpia myuros [Festuca megalura]	10-20	fast
Perennial Grasses			
'Nordon' crested wheatgrass	Agropyron desertorum	20-40	slow
'Tegmar' intermediate wheatgrass	Agropyron intermedium	20-40	slow
'Luna' pubescent wheatgrass	Agropyron trichophorum	20-40	slow
Creeping red fescue	Festuca rubra	20-40	medium
Perennial ryegrass	Lolium perenne	20-40	medium
Smilo	Oryzopsis miliacea	10-20	slow
Legumes			
Narrowleaf trefoil	Lotus tenuis	20-30	
Sky lupine	Lupinus nanus	5-20	
Foothill lupine	Lupinus vallicola	5-20	
Rose clover	Trifolium hirtum	20-30	
Crimson clover	Trifolium incarnatum	20-30	
Subclover	Trifolium subterraneum	20-30	
Flowers			
White yarrow	Achillea millefolium	5-20	
Sulphur flower	Eriogonum umbellatum	10-20	slow
California poppy	Eschscholtzia californica	5-20	slow

*PLS = Pure Live Seed (% germination × % purity of seed batch)

Table 5
Prohibited Species: To Avoid in Erosion Control Seed Mixes Due to Flammability and/or Invasiveness

Common Name	Botanical Name	Problem Code
Tall wheatgrass	Agropyron elongatum	1
Quail bush	Atriplex lentiformis	1
Coyote bush	Baccharis pilularis var. consanguinia	1, 2
Soft chess	Bromus mollis	1
also 'Blanda' brome	Bromus mollis	1
Bermuda grass	Cynodon dactylon	2, 3
Broom (French, Spanish, etc.)	Cytissus species	1, 2, 3
Common buckwheat	Eriogonum fasciculatum	1
Tall fescue	Festuca arundinacea	1
Barley	Hordeum vulgae	1
Annual ryegrass	Lolium multiflorum	1, 3
Fountain grass	Pennisetum species	1, 2
Perlagrass	Phalaris tuberosa var. hirtiglumis	1, 3
Lana wooly vetch	Vicia dasycarpa	1, 2, 3
Vetch (purple, milk, etc.)	Vicia species	1, 2, 3

Code:
1 = flammable
2 = invades dry sites
3 = invades moist sites

Table 6
Recommended Erosion Control Mulches and Fertilizers

Mulch	Application Method	Rate (lb/ac)
Straw, uncut and seedless	Manually from bales	Steep slopes—4,000
Straw, uncut and seedless	Manually from bales	Gradual slopes—2,000
Wood fiber	Hydraulic spray	Steep slopes—3,000
Wood fiber	Hydraulic spray	Gradual slopes—1,500
Jute plus straw (for severe sites)	Manually with jute stapled over straw	Steep slopes—3,000
Straw crimped into soil	Mechanical crimper	Steep slopes—8,000

Fertilizer	Purpose	Rate (lb/ac)
16-20-0-12 Ammonium phosphate-sulfate	for grasses	500
Nitrogen (in any form)	for grasses	80
Super phosphate (do **not** include nitrogen)	for legumes	200
Sulphur (if deficient in soil or to raise pH)	for grasses and legumes	depends on soil

Table 7
Commonly Used Ornamental Species Not Appropriate to the Site (Use Sparingly or Not at All)

Common Name	Botanical Name
Trees	
Japanese silk tree	Albizia julibrissin
Hackberry	Celtis species
Ginko	Ginko biloba
Honey locust	Gleditsia species
Crape myrtle	Lagerstroemia indica
Privet	Ligustrum species
Tulip tree	Liriodendron tulipifera
Magnolia	Magnolia species
Mulberry	Morus alba
Purple leaf plum	Prunus cerasifera varieties
Weeping willow	Salix babylonica
Coast redwood	Sequoia sempervirens
Littleleaf linden	Tilia cordata
Shrubs	
Abelia	Abelia species
Ivy (evergreen)	Hedera species
Privet	Ligustrum species
Oleander	Nerium oleander
English laurel	Prunus laurocerasus
Pyracantha or firethorn	Pyracantha species
Yew	Taxus species
Viburnum	Viburnum species
Periwinkle	Vinca species

APPENDIX E.
OAK TREE PROTECTION DIAGRAM

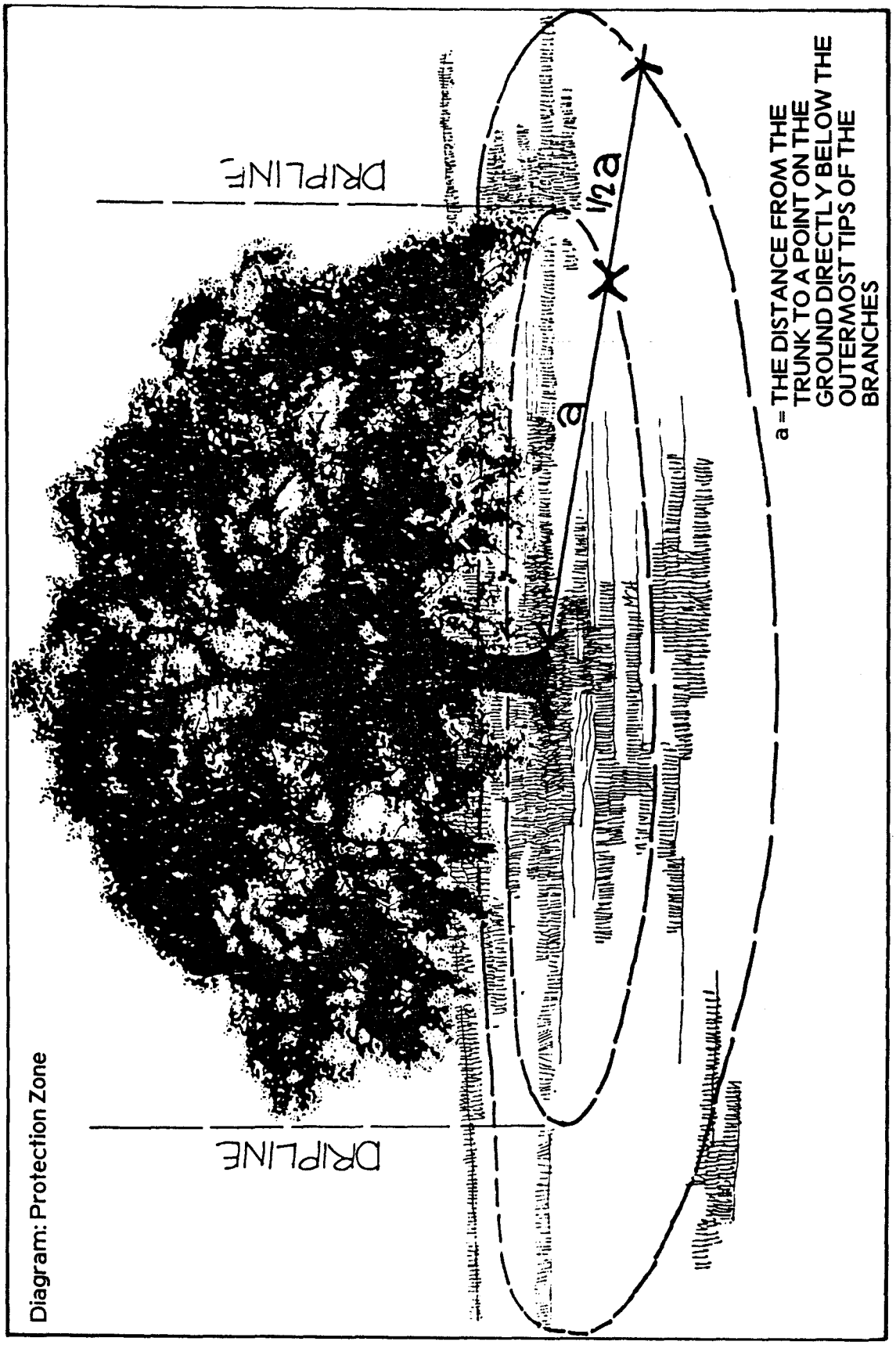
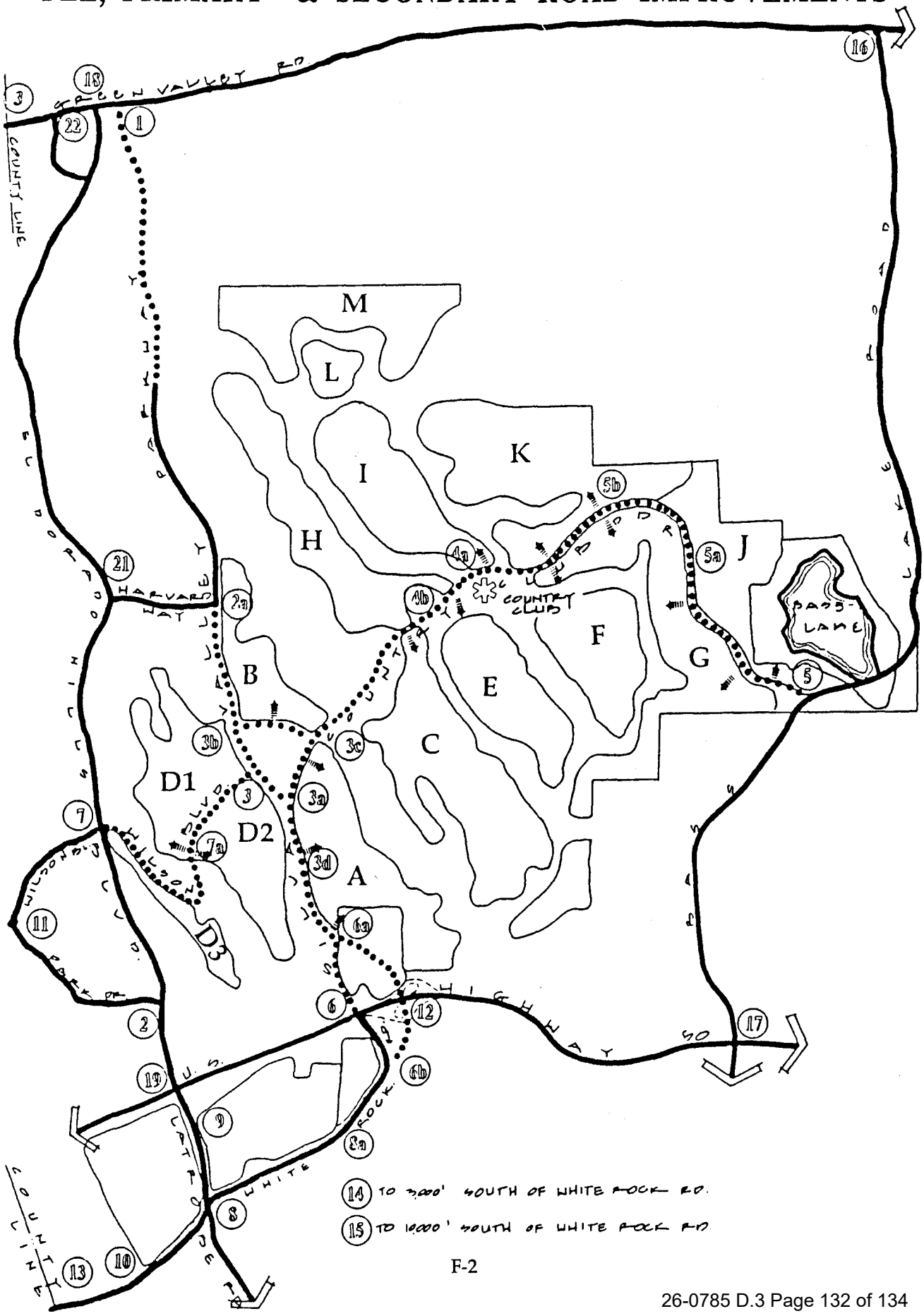


Diagram: Protection Zone

APPENDIX F.
PRIMARY ROAD IMPROVEMENTS

REF	ROADWAY	LOCATION	LENGTH	DESCRIPTION	TRIGGER	TYPE
1	Silva Valley Parkway	2a to 3	3,500	0 to 2 lanes	Start of Villages B & D-1	Primary
1	Silva Valley at Harvard	2a		Signalize	Start of Villages B & D-1	Primary
2	Village Green North	3b to 3c	1,700	0 to 2 lanes	After 75% of Village B	Primary
2	Silva Valley at Village Green North	3b		Signalize	After 75% of Village B	Primary
3	Wilson Boulevard	3 to 7a	2,500	0 to 2 lanes	After 75% of D-1 or start of D-2	Primary
3	Wilson Boulevard at Silva Valley	3		Signalize	After 75% of D-1 or start of D-2	Primary
4	Wilson Boulevard	7a to 7	3,500	0 to 2 lanes	Start of D-2	Primary
5	Silva Valley Parkway	3 to 3d	2,200	0 to 2 lanes	North 300 units of A	Primary
5	Country Club Boulevard	3a to 3c	1,800	0 to 2 lanes	North 300 units of A	Primary
5	Silva Valley at Country Club	3a		Signalize	North 300 units of A	Primary
5	Country Club at Village Green	3c		Signalize	North 300 units of A	Primary
6	Silva Valley Parkway	3d to 6a	2,400	0 to 2 lanes	South 300 units of A or Level C at 7	Primary
6	Country Club Boulevard	3c to 4b	3,825	0 to 2 lanes	Start of Villages H or C	Primary
6	Country Club Boulevard	4b to 4a	1,000	0 to 2 lanes	Start of Villages I or E	Primary
7	Country Club Boulevard	5 to 5a	4,000	0 to 2 lanes	Up to 1,500 DU's in Vil G, J, F, or K	Primary
7	Country Club Boulevard at Bass Lake	5		Signalize	Up to 1,500 DU's in Vil G, J, F, or K	Primary
8	Country Club Boulevard	5a to 5b	2,500	0 to 2 lanes	Develop K & F	Primary
9	Country Club Boulevard	5b to 4a	3,000	0 to 2 lanes	Over 1,500 DU's	Primary
		Total	31,925			

EL DORADO HILLS
EL DORADO COUNTY, CA
SPECIFIC PLAN
FEE, PRIMARY & SECONDARY ROAD IMPROVEMENTS



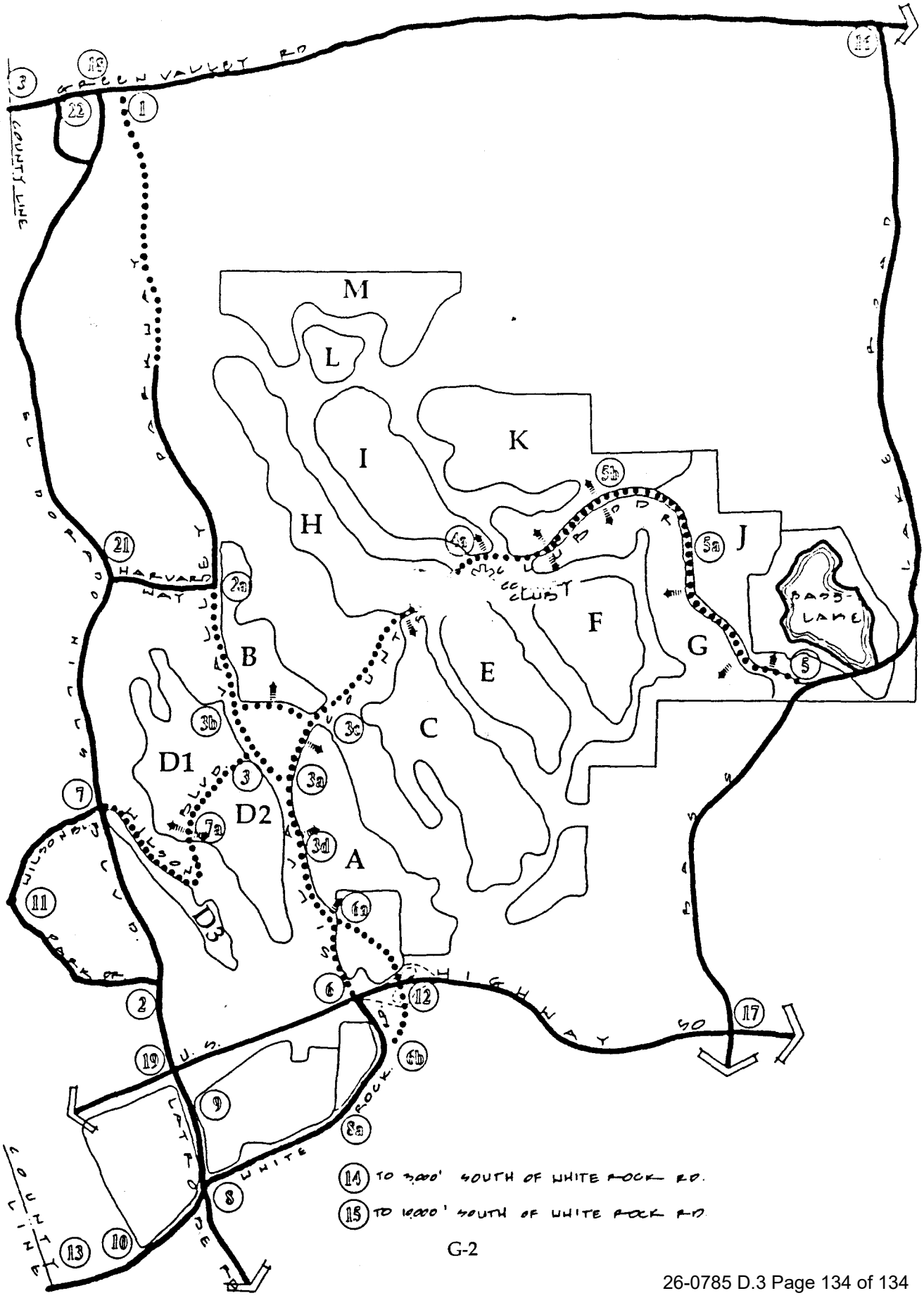
F-2

APPENDIX G.
SECONDARY ROAD IMPROVEMENTS

REF	ROADWAY	LOCATION	LENGTH	DESCRIPTION	TRIGGER	TYPE
1	Latrobe Road at White Rock Road .	8		Signalize	Development in Village T or U	Secondary
2	White Rock Road	8 to 10	2,100	Upgrade 2 lanes	Development in Village U	Secondary
3	Silva Valley Road	2a to 6a	8,100	2 to 4 lanes (D)	Los .75 or Silva Valley interchange	Secondary
4	Country Club Boulevard	3a to 5	16,125	2 to 4 lanes (U)	Los .75	Secondary
5	Latrobe Road	8 to 9	2,000	2 to 4 lanes (D)	Silva Valley interchange	Secondary
5	White Rock Road	8 to 6b	5,000	2 to 4 lanes (D)	Silva Valley interchange	Secondary
6	Silva Valley Parkway	6a to 6	1,000	0 to 2 lanes	South 300 units of A or Los .75 at 7	Secondary
6	Silva Valley Parkway	6 to 6b	1,400	Upgrade 2 lanes	South 300 units of A or Los .75 at 7	Secondary
6	White Rock Road	*6b to 8a		Upgrade 2 lanes	South 300 units of A or Los .75 at 7	Secondary
7	White Rock Road	*8a to 8		Upgrade 2 lanes	Development in Village T or with 6b to 8a	Secondary
		Total	35,725			

*6b to 8a and 8a to B included in 8 to 6b.

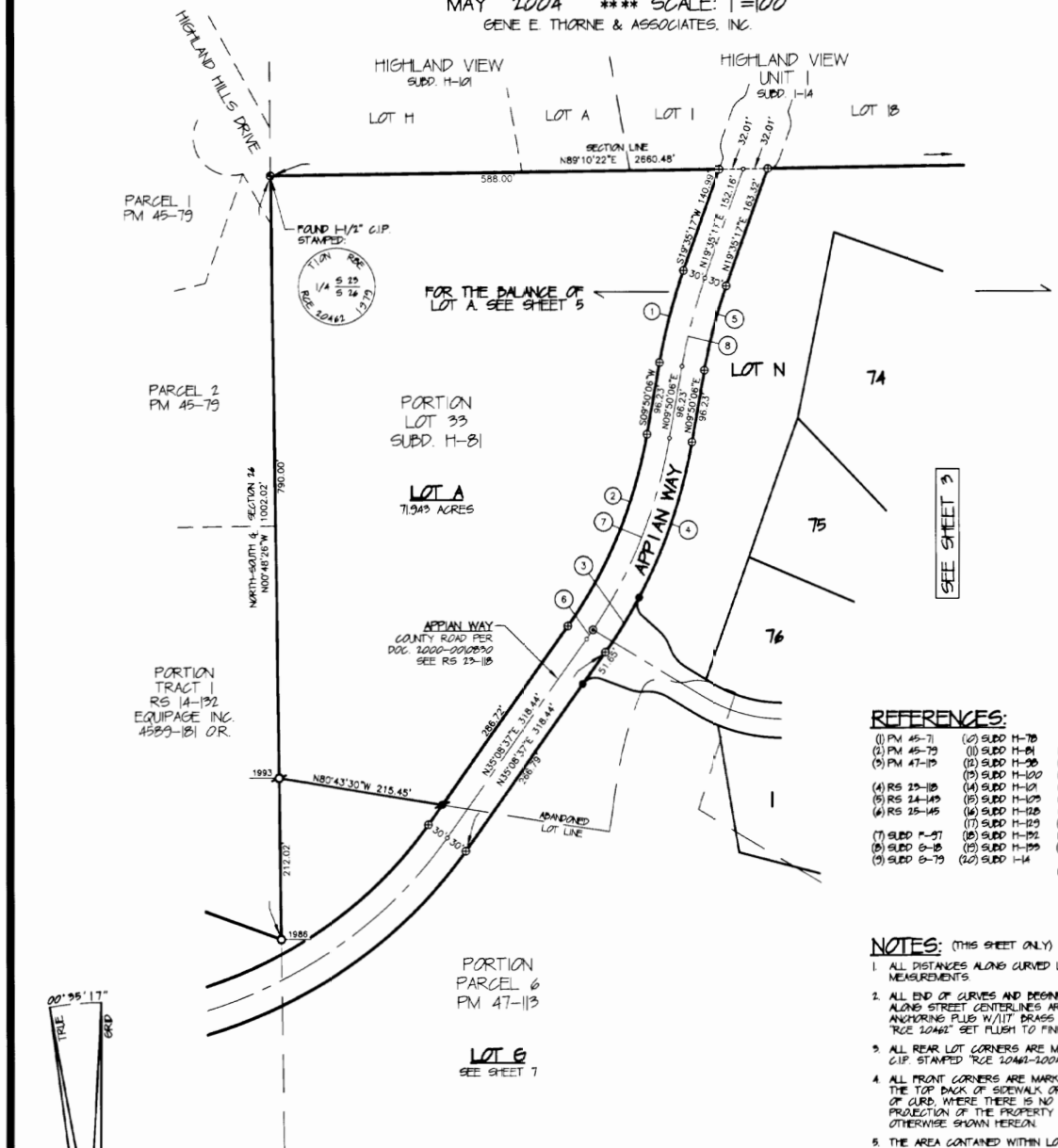
EL DORADO HILLS
EL DORADO COUNTY, CA
SPECIFIC PLAN
FEE, PRIMARY & SECONDARY ROAD IMPROVEMENTS



J-36E

SERRANO VILLAGE M, UNIT NO. 1

PORTIONS OF SECTIONS 25 & 26, THE E 1/2 OF SECTION 35 AND THE W 1/2 OF SECTION 36, T. 10 N., R. 8 E., M.D.M.
BEING PORTIONS OF LOTS 33 & XX OF EL DORADO HILLS SPECIFIC PLAN, UNIT NO. 2, (SUBD. H-81), LOTS 7, 8 & 9 OF SERRANO NORTH UPLANDS, UNIT NO. 1, (SUBD. J-18) AND PARCEL 6 OF PM 47-113
COUNTY OF EL DORADO ****** STATE OF CALIFORNIA
MAY 2004 **** SCALE: 1"=100
GENE E. THORNE & ASSOCIATES, INC.



00°35'17" @ STATE OF CALIFORNIA, DIVISION OF HIGHWAYS, MONUMENT 25-117, GRID COORDINATES:
(N) 558,618.48; (E) 2,266,364.01

REFERENCES:

(1) PM 45-71
(2) PM 45-79
(3) PM 47-113
(4) RS 23-118
(5) RS 24-149
(6) RS 25-145
(7) SUBD F-97
(8) SUBD 6-18
(9) SUBD 6-79
(10) SUBD H-78
(11) SUBD H-81
(12) SUBD H-96
(13) SUBD H-100
(14) SUBD H-101
(15) SUBD H-103
(16) SUBD H-128
(17) SUBD H-129
(18) SUBD H-132
(19) SUBD H-139
(20) SUBD I-14
(21) SUBD I-16
(22) SUBD I-55
(23) SUBD I-61
(24) SUBD I-65
(25) SUBD I-70
(26) SUBD I-78
(27) SUBD I-81
(28) SUBD I-86
(29) SUBD I-94
(30) SUBD I-119
(31) SUBD I-125
(32) SUBD J-18

NOTES: (THIS SHEET ONLY)

1. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
2. ALL END OF CURVES AND BEGINNING OF CURVES ALONG STREET CENTERLINES ARE MARKED BY AN ANCHORING PLUG W/1/2" BRASS MARKER STAMPED "RCE 20462" SET FLUSH TO FINISH PAVEMENT.
3. ALL REAR LOT CORNERS ARE MARKED BY A 3/4" C.I.P. STAMPED "RCE 20462-2004".
4. ALL FRONT CORNERS ARE MARKED BY A SLASH IN THE TOP BACK OF SIDEWALK, OR IN THE TOP BACK OF CURB, WHERE THERE IS NO SIDEWALK, AT THE PROJECTION OF THE PROPERTY LINE, UNLESS OTHERWISE SHOWN HEREON.
5. THE AREA CONTAINED WITHIN LOT R1 IS 2.516 ACRES.
6. FOR ADDITIONAL NOTES, SEE SHEET 2.

LEGEND: (THIS SHEET ONLY)

- ◦ COMPUTATION POINT, NO MONUMENTATION REGARDING FRONT CORNERS, SEE NOTE NO. 4.
- ⊙ FOUND MONUMENT AS SHOWN HEREON
- ○ FOUND 3/4" C.I.P. STAMPED: "RCE 20462" AND "1993", UNLESS YEAR IS OTHERWISE SHOWN.
- ⌀ FOUND 1/2" C.I.P. STAMPED "RCE 20462" AND "1993", UNLESS YEAR IS OTHERWISE SHOWN.
- ⊕ FOUND 3/4" C.I.P. STAMPED "LS 3686", SHOWN AS SET ON RS 23-118
- ◉ ANCHORING PLUG W/1/2" BRASS MARKER STAMPED: "RCE 20462", SET FLUSH TO FINISH GRADE
- ● SET 3/4" C.I.P. STAMPED: "RCE 20462-2004"
- ⌀ SET 1/2" C.I.P. STAMPED: "RCE 20462-2004"
- (#) CURVE NUMBER, SEE DATA TABLE THIS SHEET.
- SDE STORM DRAINAGE EASEMENT
- NON-VEHICULAR ACCESS

CURVE DATA TABLE (THIS SHEET ONLY)

NUMBER	CHORD BEARING & DISTANCE	DELTA	RADIUS
1	S14°42'42"W 124.11'	09°45'11"	730.00'
2	S22°29'21"W 271.64'	25°18'31"	620.00'
3	N31°34'29"E 84.66'	07°08'18"	680.00'
4	N18°55'13"E 214.75'	18°10'15"	680.00'
5	N14°42'42"E 113.91'	09°45'11"	670.00'
6	N34°29'30"E 14.79'	01°18'14"	650.00'
7	N21°50'15"E 270.34'	24°00'12"	650.00'
8	N14°42'42"E 119.01'	09°45'11"	700.00'

BASIS OF BEARINGS:

THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO THAT OF RS 14-147 AND IS GRID NORTH. ROTATE BEARINGS CLOCKWISE 00°35'17" TO OBTAIN TRUE NORTH BEARINGS. ALL DISTANCES ARE GROUND DISTANCES.

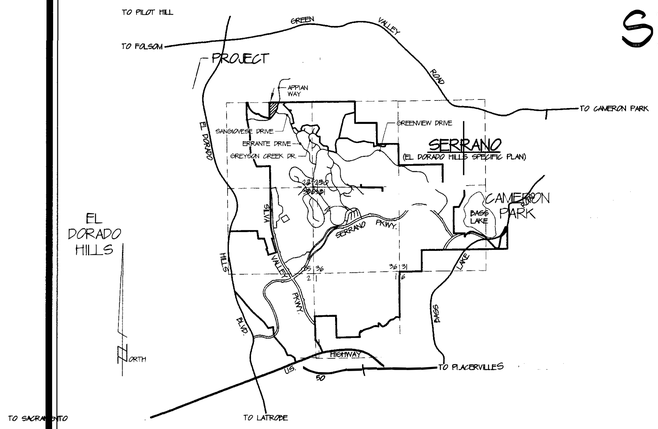
SHEET 6 OF 10

01-0464-06 & 07

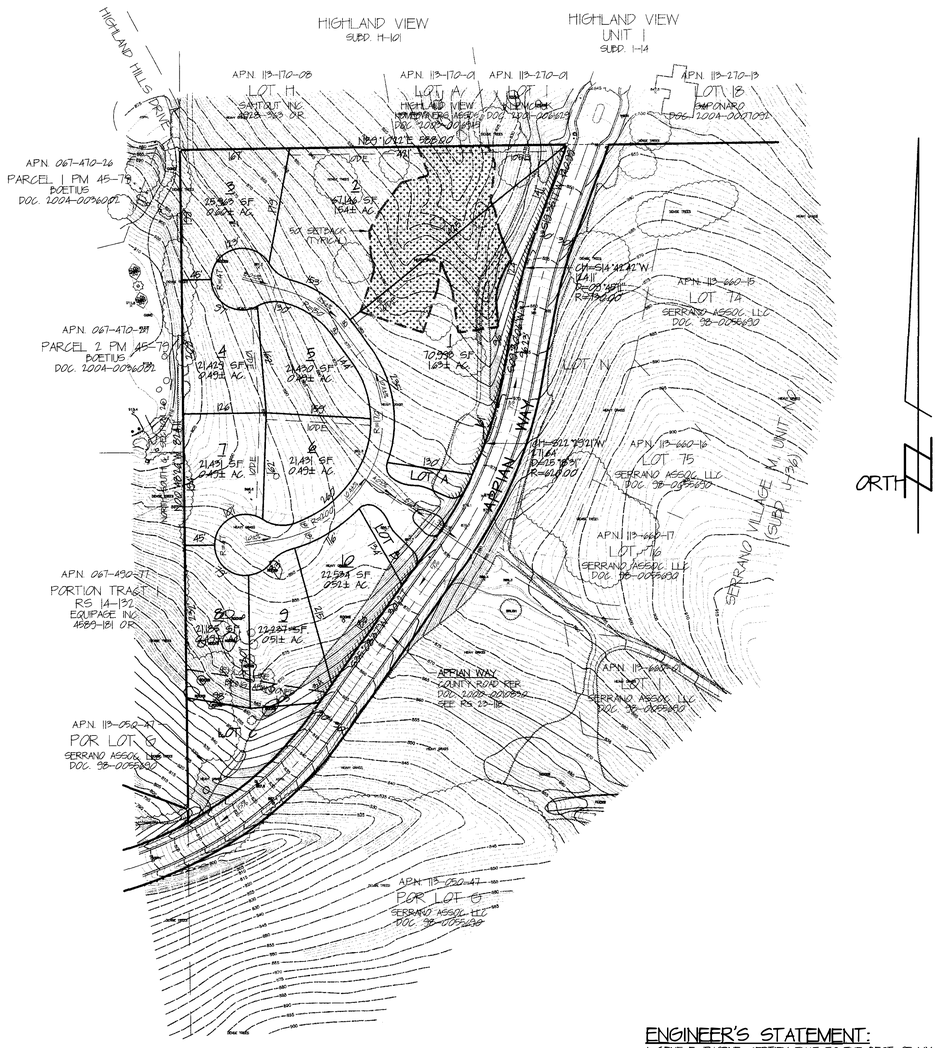
EXISTING ASSESSOR'S PARCEL NO: 113-050-11, 13, 20, 21, 24, 26, 34, 36, 38, 41 & 42; 113-100-12; AND 113-550-01, 02, 03 & 04

TM25-0003/PD25-0005 Serrano Village M5
Exhibit P- 2007 Approved M5 TM- Not Recorded

TENTATIVE MAP
SERRANO VILLAGE M, PHASE 5
COUNTY OF EL DORADO, CALIFORNIA



VICINITY MAP
NOT TO SCALE


HIGHLAND VIEW
SUBD. 11-161
HIGHLAND VIEW
UNIT 1
SUBD. 11-14
HIGHLAND HILLS DRIVE
APPIAN WAY
SERRANO VILLAGE M, UNIT NO. 2 (SUBD. 04-1360)
APPIAN WAY
COUNTY ROAD 459
DOC. 2003-0078852
SEE PS 03-118

J-1298

PLAT OF
SERRANO VILLAGE M
LARGE LOTS

PORTIONS OF SECTIONS 25 & 26, T.10N., R.8E., M.D.M.
BEING A MERGER AND RESUBDIVISION OF
LOTS A, B, C, D, E AND F OF SUB. J-36
COUNTY OF EL DORADO, STATE OF CALIFORNIA
MAY 2014

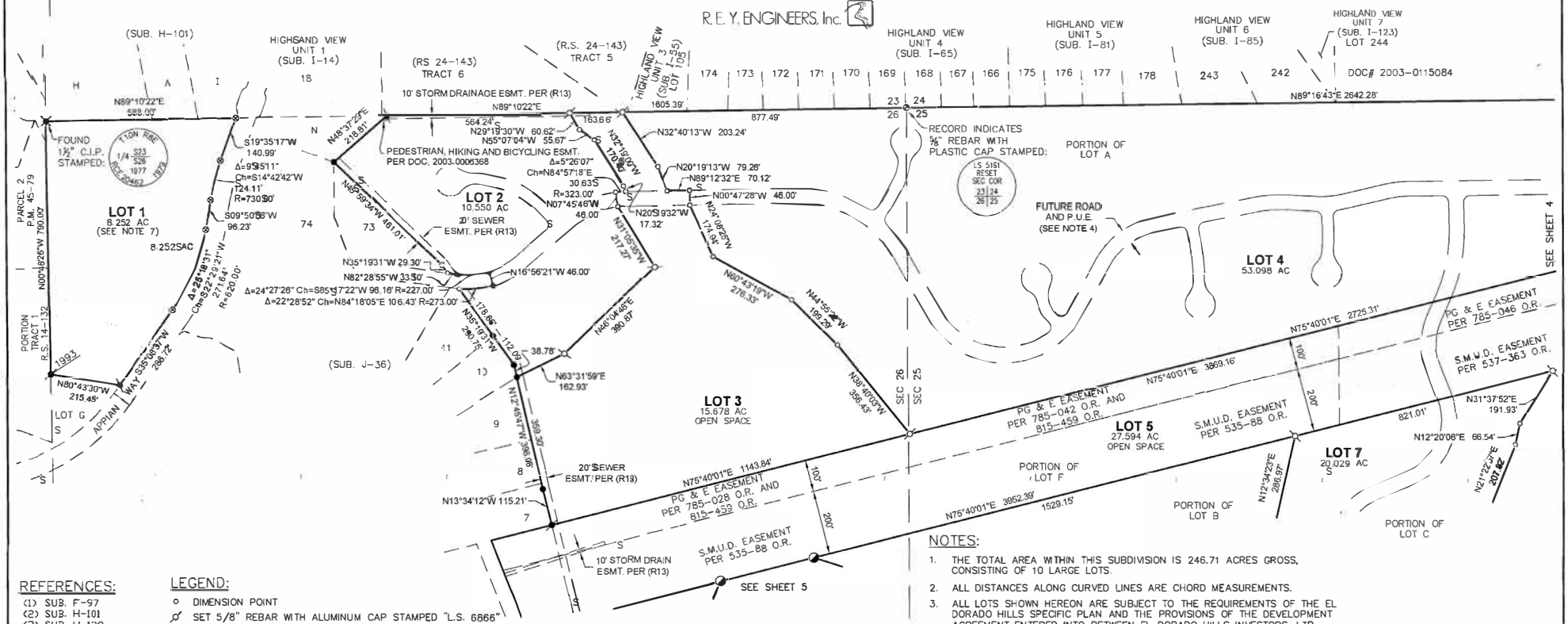
R.E.Y. ENGINEERS, Inc.

J-1298

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON SUB. J-36 AND IS GRID NORTH. ROTATE BEARINGS CLOCKWISE 00°35'17" TO OBTAIN TRUE NORTH BEARINGS. ALL DISTANCES ARE GROUND DISTANCES.

SCALE: 1"=200'



REFERENCES:

(1) SUB. F-97
(2) SUB. H-101
(3) SUB. H-128
(4) SUB. I-14
(5) SUB. I-55
(6) SUB. I-65
(7) SUB. I-81
(8) SUB. I-85
(9) SUB. I-104
(10) SUB. I-119
(11) SUB. I-123
(12) SUB. J-19
(13) SUB. J-36
(14) P.M. 45-79
(15) P.M. 45-109
(16) R.S. 14-132
(17) R.S. 24-143
(18) DOC#2003-0115084

LEGEND:

- ○ DIMENSION POINT
- ⊄ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- ◎ RESET MONUMENT AS NOTED
- ✖ FOUND MONUMENT AS NOTED
- ⊄ FOUND 1-1/2" C.I.P. STAMPED "RCE 20462-2004" UNLESS YEAR OTHERWISE SHOWN
- ● RECORD INDICATES 1-1/2" C.I.P. STAMPED "RCE 20462-2004" UNLESS YEAR OTHERWISE SHOWN
- ⊗ RECORD INDICATES 3/4" C.I.P. STAMPED "RCE 20462-1992"
- ◉ RECORD INDICATES 3/4" IRON PIPE WITH C.I.P. STAMPED "L.S. 5188"
- ◕ RECORD INDICATES 1-1/2" C.I.P. STAMPED "LS 5188"
- ⊘ RECORD INDICATES MONUMENT AS NOTED
- (R) RADIAL LINE

J-1298

NOTES:

1. THE TOTAL AREA WITHIN THIS SUBDIVISION IS 246.71 ACRES GROSS, CONSISTING OF 10 LARGE LOTS.
2. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
3. ALL LOTS SHOWN HEREON ARE SUBJECT TO THE REQUIREMENTS OF THE EL DORADO HILLS SPECIFIC PLAN AND THE PROVISIONS OF THE DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN EL DORADO HILLS INVESTORS, LTD., AND THE COUNTY OF EL DORADO ON JANUARY 3, 1989, RECORDED IN BOOK 3108 AT PAGE 105 O.R.
4. THE FUTURE ROAD AND P.U.E. SHOWN HEREON IS A NON-EXCLUSIVE ROAD AND PUBLIC UTILITY EASEMENT RESERVED FOR FUTURE DEDICATION AND WILL BE CONSTRUCTED WITH EACH PHASE AND FINAL MAP.
5. THE LAND SHOWN HEREON IS HEREBY MERGED AND RESUBDIVIDED. THE FOLLOWING PUBLIC ROADS AND EASEMENTS ARE HEREBY ABANDONED PURSUANT TO SECTION 66499.20.2 OF THE GOVERNMENT CODE: THE NON-EXCLUSIVE ROADS AND P.U.E.S WITHIN LOTS A AND B AS SHOWN ON SUB. J-36.
6. LOTS 3, 5, 6, 8 AND 10 AS SHOWN HEREON ARE NATURAL OPEN SPACE AND SHALL BE OWNED, MAINTAINED, AND ADMINISTERED AS CONTEMPLATED IN THE CC&R's.
7. SLOPE AND DRAINAGE EASEMENTS PER DOC.# 2000-10830 O.R. AFFECT LOT 1.

J-1298

SHEET 3 OF 5 SHEETS

PARCEL MAP

PORTIONS OF SECTIONS 25, 26, THE EAST 1/2
OF SECTION 35 AND THE WEST 1/2
OF SECTION 36 T.10N., R.8E., M.D.M.
BEING LOT 1 OF SERRANO VILLAGE M LARGE LOTS, SUB. J-129 &
LOTS G & R1 OF SERRANO VILLAGE M, UNIT NO. 1, SUB. J-36

EL DORADO COUNTY CALIFORNIA
FEBRUARY 2019

R.E.Y. ENGINEERS, Inc.

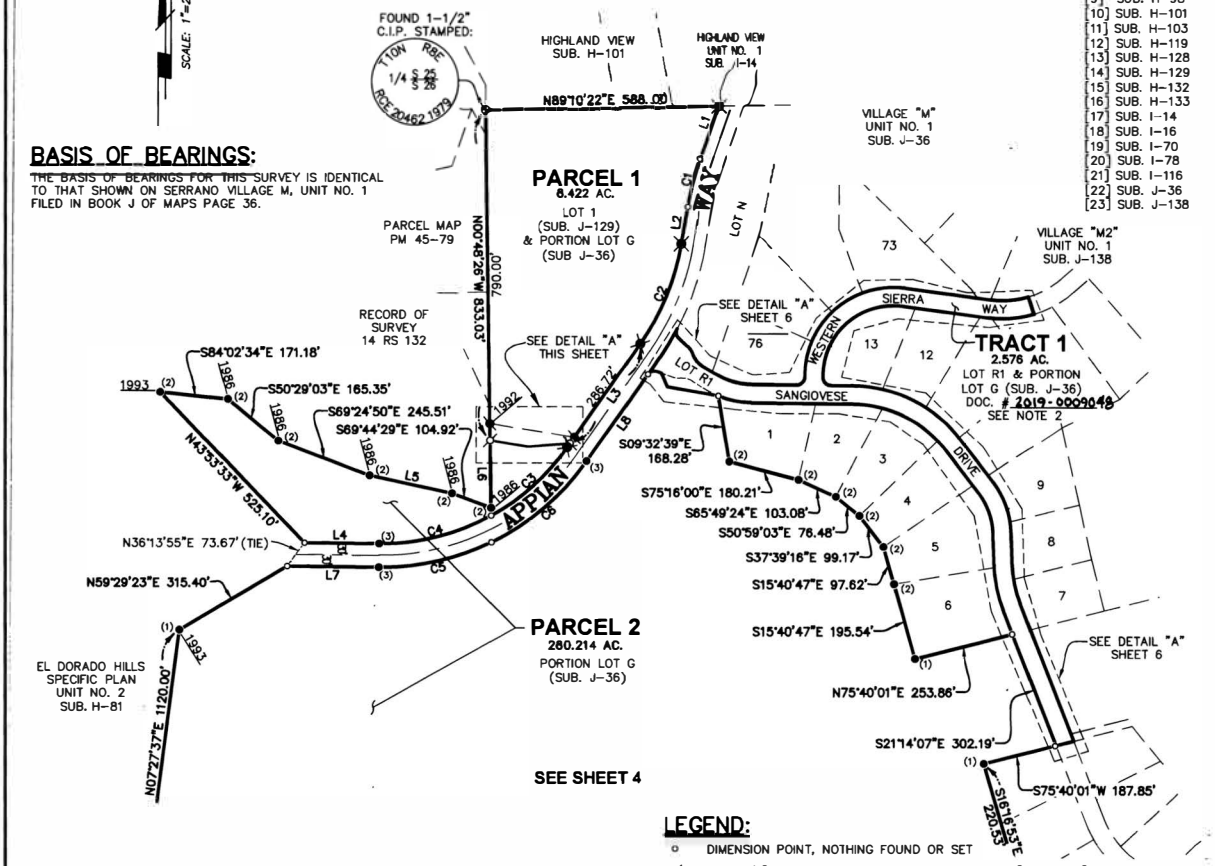
SCALE: 1"=200'

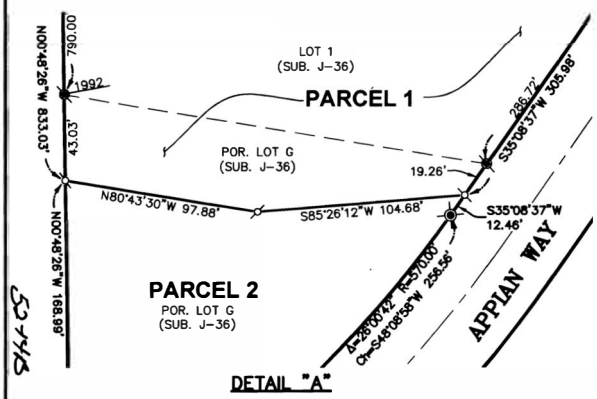
REFERENCES:

[1] RS 14-132
[2] RS 32-77
[3] PM 45-79
[4] PM 47-40
[5] PM 47-113
[6] SUB. G-79
[7] SUB. H-78
[8] SUB. H-81
[9] SUB. H-98
[10] SUB. H-101
[11] SUB. H-103
[12] SUB. H-119
[13] SUB. H-128
[14] SUB. H-129
[15] SUB. H-132
[16] SUB. H-133
[17] SUB. I-14
[18] SUB. I-16
[19] SUB. I-70
[20] SUB. I-78
[21] SUB. I-116
[22] SUB. J-36
[23] SUB. J-138

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON SERRANO VILLAGE M, UNIT NO. 1 FILED IN BOOK J OF MAPS PAGE 36.





LEGEND:

- DIMENSION POINT, NOTHING FOUND OR SET
- SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- FOUND 3/4" C.I.P. STAMPED "RCE 20462-2004"
- FOUND 3/4" C.I.P. STAMPED "L.S. 3686"
- FOUND 1-1/2" C.I.P. STAMPED "RCE 20462-2004" UNLESS YEAR OTHERWISE NOTED
- FOUND ANCHORING PLUG WITH BRASS MARKER STAMPED "RCE 20462"
- FOUND MONUMENT AS NOTED
- RECORD INDICATES MONUMENT AS SHOWN HEREON
- ●(#) RECORD INDICATES MONUMENT OF CHARACTER LISTED BELOW:
  - (1) 1-1/2" C.I.P. STAMPED "RCE 20462-2004" UNLESS YEAR OTHERWISE NOTED
  - (2) 3/4" C.I.P. STAMPED "RCE 20462-2004" UNLESS YEAR OTHERWISE NOTED
  - (3) 3/4" C.I.P. STAMPED "L.S. 3686"
  - (4) 3/4" C.I.P. STAMPED "LS 6046-1995" UNLESS YEAR OTHERWISE NOTED
  - (5) 1-1/2" C.I.P. STAMPED "LS 6046-1995" UNLESS YEAR OTHERWISE NOTED
  - (6) 1-1/2" C.I.P. STAMPED "R.C.E. 16463-1996" UNLESS YEAR OTHERWISE NOTED
  - (7) ANCHORING PLUG WITH BRASS MARKER STAMPED "RCE 20462"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S19°35'17"W	140.99'
L2	N9°50'06"E	96.23'
L3	N35°08'37"E	305.98'
L4	N89°14'06"W	187.94'
L5	S77°51'38"E	212.99'
L6	N0°48'26"W	168.99'
L7	S89°14'06"E	230.69'
L8	N35°08'37"E	266.79'

CURVE TABLE			
CURVE	RADIUS	DELTA	CHORD
C1	730.00'	9°45'11"	S14°42'42"W 124.11'
C2	620.00'	25°18'31"	S22°29'21"W 271.64'
C3	570.00'	26°00'42"	N48°08'58"E 256.56'
C4	570.00'	29°36'35"	N75°57'37"E 291.30'
C5	630.00'	26°44'26"	N77°23'41"E 291.37'
C6	630.00'	28°52'51"	N49°35'02"E 314.21'

NOTES:

1. THE TOTAL AREA WITHIN THIS PARCEL MAP IS 268.636 ACRES GROSS.
2. TRACT 1 AS SHOWN HEREON IS FOR REFERENCE TO THE LOT LINE ADJUSTMENT BETWEEN SERRANO ASSOCIATES, LLC AND SERRANO EL DORADO OWNERS' ASSOCIATION. IT IS FOR INFORMATION PURPOSES AND NOT A PART OF THE PARCEL MAP.
3. THE LAND SHOWN HEREON IS HEREBY MERGED AND RESUBDIVIDED PURSUANT TO SECTION 66499.20.2 OF THE GOVERNMENT CODE.
4. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
5. FOR THE DELINEATION OF EXISTING EASEMENTS THAT AFFECT THE PARCELS AND TRACT SHOWN HEREON, SEE THE MAPS AND OFFICIAL RECORDS LISTED UNDER REFERENCES. THE OMISSION OF ANY EASEMENT DOES NOT CONSTITUTE ITS ABANDOMENT.

SHEET 3 OF 6 SHEETS

THIS MAP IS INTENDED AS A GENERAL DESCRIPTION OF LAND USE AND LOT LOCATIONS. FURTHER SUBDIVISION, RE-SUBDIVISION OR LOT LINE ADJUSTMENTS MAY AFFECT LOT SIZES AND OTHER CONFIGURATIONS SHOWN.

TM25-0003/PD25-0005 Serrano Village M5
Exhibit S - 2026 Project Status Map (Applicant)

Exhibit Map

-SERRANO-

El Dorado County, California

El Dorado Hills Specific Plan
Project Status
JANUARY 2026

SERRANO ASSOCIATES, LLC
Developer

SCALE: 1"=600'

NORTH

LEGEND:

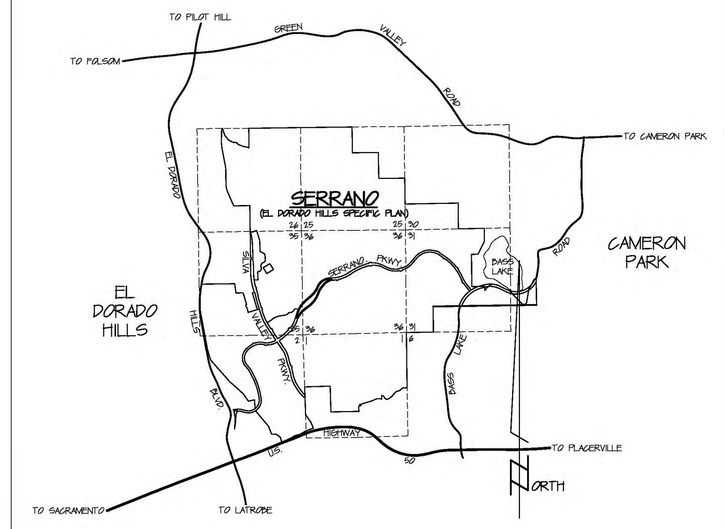
- J3 ... VILLAGE DESIGNATION
- ... EXISTING TRAIL
- ... PROPOSED TRAIL (SUBJECT TO CHANGE)
- ... NATURAL TRAIL
- ... COMPLETED LOTS
- ... EXISTING SCHOOL/FIRE STATION (F.S.)
- ... FUTURE SCHOOL SITES
- ... FUTURE PARKS
- ... COMPLETED PARKS OR LANDSCAPE LOTS
- ... GOLF COURSE/VILLAGE GREEN
- ... OPEN SPACE
- ... WETLANDS/PONDS
- ... COMPLETED PUBLIC ROADS
- ... COMPLETED PRIVATE VILLAGE ROADS
- ... DEVELOPED COMMERCIAL OR OFFICE
- ... COUNTY LOT
- ... APPROVED TENTATIVE MAP
- ... TENTATIVE MAP IN PROCESS

RESIDENTIAL LOT SUMMARY			
VILLAGE	EXISTING	PLANNED	TOTAL
Village A	322	51	373
Village B	196	0	196
Village C	377	49	426
Village D1	369	99	468
Village D2	283	0	283
Village E	696	0	696
Village F	257	0	257
Village G/J4	246	0	246
Village H	267	0	267
Village I	218	0	218
Village J, Lot H	41	0	41
Village J3A/J3B	134	0	134
Village J6	148	0	148
Village J7	65	0	65
Village K1/K2	241	0	241
Village K3/K4	148	0	148
Village K5	208	0	208
Village K6	74	0	74
Village L	110	0	110
Village M1	28	0	28
Village M2	62	0	62
Village M3	28	0	28
Village M4	38	0	38
Village M5	0	10	10
TOTAL:	4,556	209	4,765

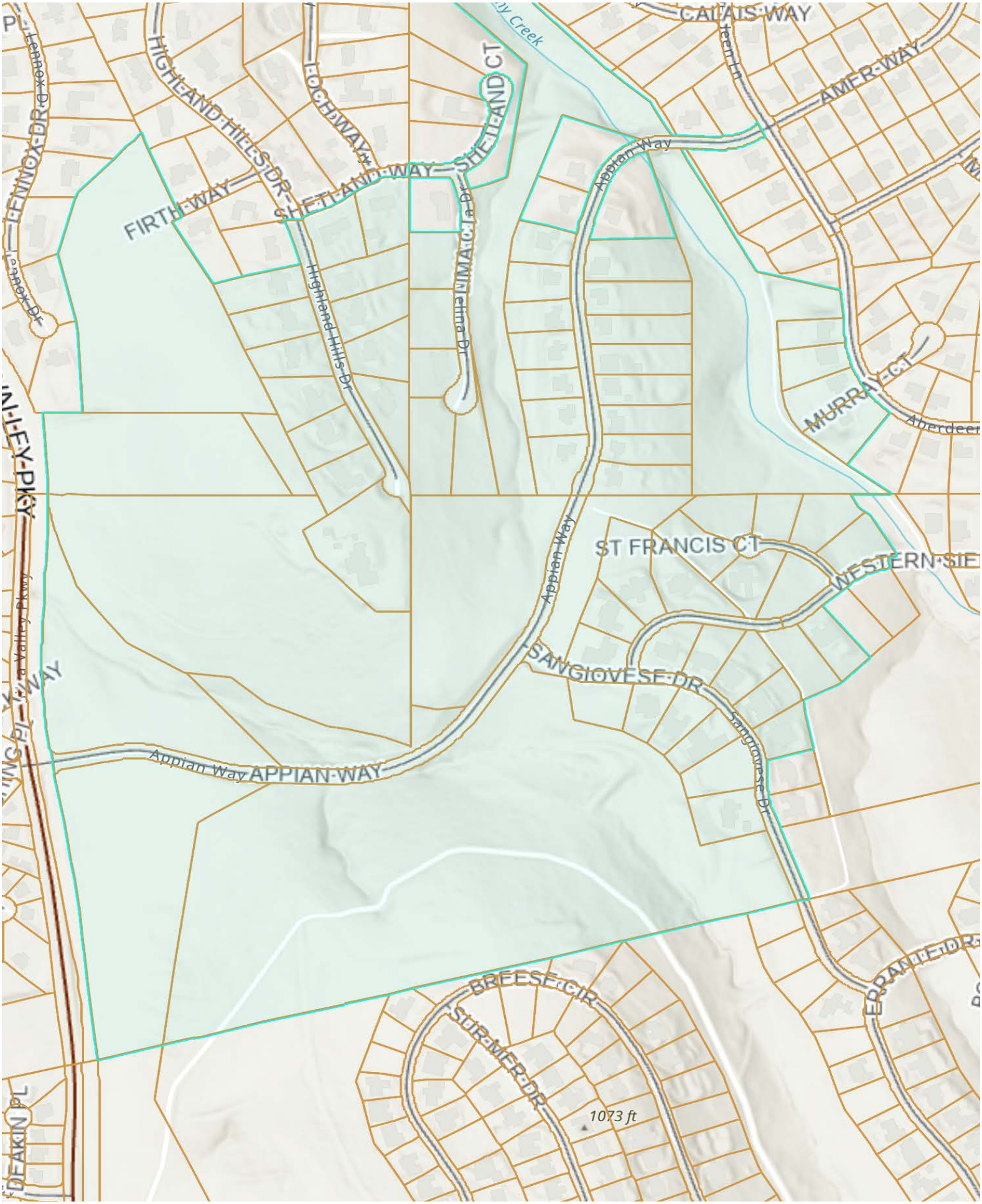
R.E.Y. ENGINEERS, INC.
Civil Engineers | Land Surveyors | LiDAR
905 Sutter Street, Suite 200 Folsom, CA 95630
Phone: (916) 366-3040 Fax: (916) 366-3303
www.reyengineers.com

IN MEMORY OF:

GENE E. THORNE & ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS



VICINITY MAP
NOT TO SCALE


CALAIS WAY
AMER WAY
Appian Way
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WESTERN SIE
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Appian Way APPIAN WAY
BREESE CIR
SUMMER DR
ERRANTE DR
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FIRTH WAY
SHETLAND CT
HIGHLAND HILLS DR
LOCH WAY
Highland Hills Dr
Elma Dr
Lennox Dr
VALLEY PKWY
Valley Pkwy
DEAKIN PL

NOTICE OF PUBLIC HEARING

PROJECT: TM25-0003/PD25-0005/Serrano Village M5 submitted Serrano Associates, LLC

REQUEST: to Tentative Subdivision Map for subdivision of an existing 8.42 -acre lot into 10 residential lots and four (4) landscaping lots with multiple phases presented for Final Subdivision Map filing, Planned Development Permit to ensure consistency with the existing El Dorado Hills Specific Plan, and Design Waivers.

LOCATION: The property, identified by Assessor's Parcel Number 123-020-023, consisting of 8.42 acres, is at the west side of Appian Way, at the intersection with Sangiovese Drive, in the El Dorado Hills area. Supervisorial District 1.

COUNTY PLANNER: Cameron Welch, email: CWelch@edcgov.us

COUNTY OF EL DORADO PLANNING COMMISSION
KAREN L. GARNER, Executive Secretary
APRIL 24, 2026

All persons interested are invited to write their comments to the Planning Commission in advance of the hearing. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to, the public hearing. Any written correspondence should be directed to:

County of El Dorado Planning and Building Department
2850 Fairlane Court,
Placerville, CA 95667
or via e-mail: **planning@edcgov.us**

County of El Dorado
Planning and Building Department (Planning)
2850 Fairlane Court, Building C
Placerville, CA 95667

NOTICE OF PUBLIC HEARING

County of El Dorado
Planning Commission

Building C Hearing Room
2850 Fairlane Court,
Placerville, CA 95667

126470004

MAY 14, 2026 at 8:30 AM

Send Comments to:
PLANNING@EDCGOV.US

Meeting Agenda and Staff Reports Available:
https://eldorado.legistar.com/calendar.aspx

Project Information Available:
https://edc-trk.aspgov.com/etrakit/
Login or create an E-Trakit account

EL DORADO COUNTY
PLANNING DIVISION
https://www.eldoradocounty.ca.gov/Land-Use/Planning-and-Building/Planning-Division

NOTICE OF PUBLIC HEARING

The **County of El Dorado Planning Commission** will hold a public hearing in the Planning Commission Hearing Room, 2850 Fairlane Court, Placerville, CA 95667 on **May 14, 2026,** at **8:30 a.m.**, to consider the following: **TENTATIVE SUBDIVISION MAP/PLANNED DEVELOPMENT PERMIT TM25-0003/PD25-0005/Serrano Village M5** submitted by Serrano Associates, LLC for:

1. Tentative Subdivision Map for subdivision of an existing 8.42-acre lot into 10 residential lots and four (4) landscaping lots with multiple phases presented for Final Subdivision Map filing;
2. Planned Development Permit to ensure consistency with the existing specific plan (El Dorado Hills Specific Plan); and
3. Design Waivers requested for the following County Design and Improvement Standards Manual (DISM):
    a. Modify Standard Plan 101B for roadway right-of-way and improvement widths (including sidewalks, curbs and turnarounds) as shown on the Tentative Subdivision Map;
    b. Modification of the standard road encroachment under Standard Plan 110 to allow for an entry gate and landscaping median.

The property, identified by Assessor's Parcel Number 123-020-023, consisting of 8.42 acres, is located on the west side of Appian Way, at the intersection with Sangiovese Drive, in the El Dorado Hills area, Supervisorial District 1. (County Planner: Cameron Welch, email: CWelch@edcgov.us)

(Statutorily Exempt pursuant to Section 15182, Projects Pursuant to a Specific Plan, of the California Environmental Quality Act (CEQA) Guidelines)**

Agenda and Staff Reports are available two weeks prior at https://eldorado.legistar.com/Calendar.aspx

Project Information is available online at https://edc-trk.aspgov.com/etrakit/. To view attachments, please login or create an E-Trakit account and search the project name or application file number.

All persons interested are invited to write their comments to the Planning Commission in advance of the hearing. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to, the public hearing. Any written correspondence should be directed to the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: **PLANNING@EDCGOV.US**

Please send written comments by 2:00 p.m. the day prior to the meeting. Comments received after the deadline may not be delivered to the Commission before any action.

The County of El Dorado strives to ensure all Commission agenda materials are ADA-compliant. However, in limited circumstances, attachments to agenda items may not be fully accessible to

individuals with disabilities. We remain committed to ensuring the agenda materials are accessible to and usable by individuals with disabilities to the maximum extent possible. Alternative formats for the requested agenda materials can be made available upon request to the Clerk of the Planning Commission at 530-621-5355 or via email, planning@edcgov.us, preferably no less than 24 hours in advance of the meeting.

**This project is exempt from the California Environmental Quality Act (CEQA) pursuant to the above-referenced section, and it is not subject to any further environmental review.

COUNTY OF EL DORADO PLANNING COMMISSION
KAREN L. GARNER, Executive Secretary
April 24, 2026

Mountain Democrat

PROOF OF PUBLICATION
(2015.5. C.C.P.)

STATE OF CALIFORNIA
County of El Dorado

I am a citizen of the United States and a resident of the County aforesaid; I'm over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am principal clerk of the printer at the Mountain Democrat, 2889 Ray Lawyer Drive, a newspaper of general circulation, printed and published Wednesday and Friday, in the City of Placerville, County of El Dorado, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court to the County of El Dorado, State of California, under the date of March 7, 1952, Case Number 7258; that the notice, of which the annexed is a printed copy (set in type no smaller than non-pareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-with:

4/24

ALL IN THE YEAR 2026

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Placerville, California, this 24th day of APRIL, 2026

Allison Rains

Signature

Allison Rains
Legals Clerk

Proof of Publication
NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING

The County of El Dorado Planning Commission will hold a public hearing in the Planning Commission Hearing Room, 2850 Fairlane Court, Placerville, CA 95667 on May 14, 2026, at 8:30 a.m., to consider the following: Tentative Subdivision Map/Planned Development Permit TM25-0003/PD25-0005/Serrano Village M5 submitted by Serrano Associates, LLC for: 1. Tentative Subdivision Map for subdivision of an existing 8.42-acre lot into 10 residential lots and four (4) landscaping lots with multiple phases presented for Final Subdivision Map filing; 2. Planned Development Permit to ensure consistency with the existing specific plan (El Dorado Hills Specific Plan); and 3. Design Waivers requested for the following County Design and Improvement Standards Manual (DISM): a. Modify Standard Plan 101B for roadway right-of-way and improvement widths (including sidewalks, curbs and turnarounds) as shown on the Tentative Subdivision Map; b. Modification of the standard road encroachment under Standard Plan 110 to allow for an entry gate and landscaping median. The property, identified by Assessor's Parcel Number 123-020-023, consisting of 8.42 acres, is located on the west side of Appian Way, at the intersection with Sangiovese Drive, in the El Dorado Hills area, Supervisorial District 1. (County Planner: Cameron Welch, email: CWelch@edcgov.us) (Statutorily Exempt pursuant to Section 15182, Projects Pursuant to a Specific Plan, of the California Environmental Quality Act (CEQA) Guidelines)**

Agenda and Staff Reports are available two weeks prior at https://eldorado.legistar.com/Calendar.aspx

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**This project is exempt from the California Environmental Quality Act (CEQA) pursuant to the above-referenced section, and it is not subject to any further environmental review.

COUNTY OF EL DORADO PLANNING COMMISSION
KAREN L. GARNER, Executive Secretary
April 24, 2026
4/24 **16043**

County of El Dorado

330 Fair Lane, Building A
Placerville, California
530 621-5390
FAX 622-3645
www.edcgov.us/bos/

Master Report

File Number: 26-0624

***File ID #:**	26-0624	**Agenda Type:**	Agenda Item	**Status:**	Agenda Item
Version:	2	**Reference:**		**Gov Body:**	Planning Commission
Department:	Planning and Building			**Created:**	03/30/2026
Agenda Title:	05-14-26 PC ATC-VZN Monopine			**Final Action:**	

Title: Hearing to consider CONDITIONAL USE PERMIT - REVISION CUP-R25-0005/ATC - Wooden Pole to Monopine request to allow the modification and continued operation of a wireless communication facility including the removal of an existing 47-foot-tall wood monopole and replacement with a 63-foot-tall steel monopine to reside within the existing ATC 40-foot by 60-foot lease area.

The property, identified by Assessor's Parcel Number 325-290-006, consisting of 10.3 acres, is located on the east side of Gold Nugget Way, approximately 600 feet south of the intersection with Forni Road in the Placerville Community Region, within the City of Placerville Sphere of Influence, submitted by Epic Wireless Group LLC, Melissa Ofina;

Staff recommends the Planning Commission take the following actions:
1. Find Conditional Use Permit CUP-R25-0005 to be Categorically Exempt pursuant to Section 15302, Replacement or Reconstruction, of the CEQA Guidelines; and
2. Approve Conditional Use Permit CUP-R25-0005 based on the Findings and subject to the Conditions of Approval as presented.

(Supervisorial District 3)

Notes:			
Code Sections:		**Agenda Date:**	05/14/2026
		Agenda Number:	3.
Sponsors:		::	
Attachments:	A - Staff Report, B- Findings, C - Conditions of Approval, D - Staff Report Exhibits, E - Staff Presentation, F - Public Noticing	::	
::		::	
Contact:	Ande Flower	::	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	04/23/2026	Continued				Pass
	Action Text:	Chair Frega opened the hearing. Upon hearing from staff and the public, Chair Frega closed the hearing. A motion was made by Commissioner Hansen, seconded by Commissioner Spaur, to continue the item to a date certain of May 14, 2026.					
	Notes:	*Public Comment: M. Hunter*					
Mover:	Jeff Hansen		Yes: 5 - Commissioner Frega, Commissioner Spaur, Commissioner Williams, Commissioner Hansen and Commissioner Costello				5

Text of Legislative File 26-0624

Hearing to consider CONDITIONAL USE PERMIT - REVISION CUP-R25-0005/ATC - Wooden Pole to Monopine request to allow the modification and continued operation of a wireless communication facility including the removal of an existing 47-foot-tall wood monopole and replacement with a 63-foot-tall steel monopine to reside within the existing ATC 40-foot by 60-foot lease area.

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Staff recommends the Planning Commission take the following actions:
1. Find Conditional Use Permit CUP-R25-0005 to be Categorically Exempt pursuant to Section 15302, Replacement or Reconstruction, of the CEQA Guidelines; and
2. Approve Conditional Use Permit CUP-R25-0005 based on the Findings and subject to the Conditions of Approval as presented.

(Supervisorial District 3)

DISCUSSION / BACKGROUND

Request to consider the following: CONDITIONAL USE PERMIT - REVISION CUP-R25-0005/ATC - Wooden Pole to Monopine submitted by Epic Wireless Group LLC, Melissa Ofina to allow the modification and continued operation of a wireless communication facility including the removal of an existing 47-foot-tall wood monopole and replacement with a 63-foot-tall steel monopine to reside within the existing ATC 40-foot by 60-foot lease area. The property, identified by Assessor's Parcel Number 325-290-006,

consisting of 10.3 acres, is located on the east side of Gold Nugget Way, approximately 600 feet south of the intersection with Forni Road in the Placerville Community Region, within the City of Placerville Sphere of Influence, Supervisorial District 3. (County Planner: Michelle Drehobl, email: MDrehobl@edcgov.us) (Categorical or Statutory Exemption pursuant to Section 15302 (Class Two (2), Replacement or Reconstruction) of the CEQA Guidelines)

A Staff Report is attached.

CONTACT
Michelle Drehobl
Planning and Building Department, Planning Division

COUNTY OF EL DORADO
PLANNING AND BUILDING DEPARTMENT
PLANNING COMMISSION
STAFF REPORT

Agenda of: April 23, 2026

Staff: Michelle Drehobl

CONDITIONAL USE PERMIT - REVISION

FILE NUMBER: CUP-R25-0005/ATC - Wooden Pole to Monopine

APPLICANT: Cellco Partnership d/b/a Verizon Wireless

AGENT: Epic Wireless Group LLC, Melissa Ofina

PROPERTY OWNER: Deborah D. McCallum

STRUCTURE OWNER: American Tower Corporation (ATC)

REQUEST: Conditional Use Permit - Revision to Special Use Permit S98-0023 to allow the modification and continued operation of a wireless communication facility including the removal of an existing 47-foot-tall wood monopole and replacement with a 63-foot-tall steel monopine to reside within the existing ATC 40-foot by 60-foot lease area.

LOCATION: On the east side of Gold Nugget Way, approximately 600 feet south of the intersection with Forni Road in the Placerville Community Region, within the City of Placerville Sphere of Influence (Exhibit A).

SUPERVISOR DISTRICT: 3

APN: 325-290-006 (Exhibit B)

ACREAGE: 10.3 acres

GENERAL PLAN: Medium Density Residential (MDR) (Exhibit C)

ZONING: One-Acre Residential (R1A) (Exhibit D)

ENVIRONMENTAL DOCUMENT: This project has been found to be Categorically Exempt pursuant to Section 15302 (Class Two (2), Replacement or Reconstruction), of the California Environmental Quality Act (CEQA) Guidelines.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

1. Find Conditional Use Permit CUP-R25-0005 to be Categorically Exempt pursuant to Section 15302, Replacement or Reconstruction, of the CEQA Guidelines; and

2. Approve Conditional Use Permit CUP-R25-0005 based on the Findings and subject to the Conditions of Approval as presented.

REGULATORY AUTHORITY

Pursuant to Zoning Ordinance Section 130.40.130(D)(7)(b), new towers or monopoles located adjacent to a State highway or designated scenic corridor or within five hundred (500) feet of any residential zone, require a Conditional Use Permit (CUP) subject to Planning Commission (PC) approval. This project is located within a One-Acre Residential (R1A) zone near the US Highway 50 corridor and therefore requires a CUP subject to PC approval.

PROJECT INFORMATION

Background: On June 10, 1999 the PC approved Special Use Permit S98-0023 to allow the installation of an unmanned telecommunications facility site and lease area consisting of a monopole with twelve (12) panel antennas centered at 45 feet in three groups of three, with each group oriented in a different direction for an overall height of 47 feet, within a 2,400 square foot leased area; construction of a 10' x 20' pre-fabricated tan equipment shelter housing electronic equipment; one (1) small test antenna and two (2) small global positioning antennas; and the installation of a 6-foot tall chain-link fence around the 40' x 60' Nextel Communications project area.

On October 24, 2002, Planning Division staff approved a modification to Special Use Permit S98-0023 for a slight increase in total volume of each panel. The proposed modification did not add to

the number of panels, nor did it increase the 47-foot cell tower height.
On January 22, 2015, Planning Division staff approved a second modification of Special Use Permit S98-0023 to add one (1) new 3' microwave antenna, one (1) new outdoor unit (ODU) radio, and one (1) new Cat5 cable. No increase in height of tower or increase in lease space was proposed.

Site Description: The project site is located on the east side of Gold Nugget Way, approximately 600 feet south of the intersection with Forni Road in the Placerville Community Region (Exhibit A). The existing ATC wireless facility lease area is located on a 10.3-acre residential parcel located directly adjacent to Gold Nugget Way. The site is located at approximately 2,000-feet above mean sea level (msl) and is surrounded by a mixture of oak woodlands and annual grasslands that border parcels within the Placerville municipal boundaries to the west and similarly zoned unincorporated residential parcels on all other sides within the Placerville Community Region. Existing development on-site consists of a single-family residence with a driveway, two (2) storage sheds, and an additional Crown Castle telecommunications facility consisting of a 63-foot-tall monopole within a 400 square-foot T-Mobile lease area.

Project Description: A Conditional Use Permit - Revision to Special Use Permit S98-0023 to allow the modification and continued operation of a wireless communication facility including the removal of an existing 47-foot-tall wood monopole and replacement with a 63-foot-tall steel stealth monopine to reside within the existing ATC 40-foot by 60-foot lease area, enclosed by a 6-foot-high chain link fence with brown or green vinyl slats. The overall height of a 68-foot monopine will include nine (9) new Verizon Wireless antennas, six (6) new RRH units with two (2) new surge suppressors, and a new standby emergency diesel generator on a new 10-foot by 5-foot concrete slab. Verizon Wireless will take over the existing equipment shelter and replace associated ground mounted equipment and replace two (2) existing HVAC units. The existing monopole does not contain the broad leaf concealment typical of a monopine but is in compliance with the S98-0023 entitlement approval. The additional height will result in a slightly more noticeable structure above the tree canopy (Exhibit F), thus as specified in 130.40.130(F)(1) the proposed replacement is a stealth designed steel monopine (Exhibit E).

The applicant contends the proposed facility is needed to provide coverage in a service gap that exists along Gold Nugget Way near the US Highway 50 corridor (Exhibit H). This site was selected for the proposed telecommunication facility improvements because the site contains the current telecommunication facility use. Due to this, no other parcel alternatives were analyzed.

Tolling: This project is subject to a 150-day shot clock review timeframe pursuant to Federal Communications Commission (FCC) Final Rule Section 1.6003(c)(1)(iv). The project was submitted on November 20, 2025. An incomplete letter was sent by the assigned planner on

December 16, 2025. The project proponent responded to the incomplete letter with corrections on December 31, 2025, and received confirmation of application completeness on January 13, 2026. The time taken for the project proponent to respond to incomplete requests is exempted from tolling time calculations. The tolling time used through January 13, 2026, was 39-days. This leaves a total of 111-days. With 99 days between the completion date and the anticipated April 23, 2026 hearing date, the total review time would equal 138-days of tolled time used, leaving 12-days of tolled time remaining.

On February 16, 2026, a tolling agreement was enacted to extend the project review time through June 25, 2026.

STAFF ANALYSIS

The proposed Conditional Use Permit - Revision would remove the existing 47-foot-tall wood monopole and replace it with a 63-foot-tall steel stealth monopine within the existing ATC 40-foot by 60-foot lease area which is beyond the original project approval. If this proposed project had only been a height extension to the existing monopole, then the increase in height would not be considered a substantial change per Federal Communications Commission (FCC) Title 47 section 1.6100(b)(7) and would only require a Ministerial permit for an Eligibility Review without CEQA.

Due to the constraints of the wooden pole, the applicant is proposing replacing the wooden pole with a steel stealth monopine. An alternative site for this proposed monopine was previously approved at a different location on this parcel by the Planning Commission as CUP-R21-0008 on November 18, 2021; however, lease constraints prevented the project from moving forward and the Conditional Use Permit expired on November 18, 2023.

Environmental Review: Staff has reviewed the project and has determined Conditional Use Permit CUP-R25-0005 is Categorically Exempt pursuant to Section 15302 (Replacement or Reconstruction), of the CEQA Guidelines. Class Two categorical exemptions “consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the replaced structure and will have substantially the same purpose and capacity as the structure replaced.” Approval of this Conditional Use Permit would allow for replacement or reconstruction of existing structures and facilities located on the same site as the replaced structure and will have substantially the same purpose and capacity as the structure replaced.

Filing of a Notice of Exemption is required in accordance with CEQA Guidelines Section 15062(d) to initiate a 35-day statute of limitations on legal challenges to the County’s decision that the

project is exempt from CEQA. The applicant shall submit a $50.00 recording fee to Planning Services for the County Recorder to file the Notice of Exemption. If the fee is not received and the notice is not filed, an 180-day statute of limitations will apply.

General Plan Consistency: Staff has determined that the proposed project is consistent with the applicable policies and requirements in the El Dorado County General Plan, as discussed below in Section 2.0, General Plan Findings.

Zoning Ordinance Consistency: Staff has determined that the proposed project is consistent with the applicable regulations and requirements in Title 130 of the El Dorado County Code, as discussed below in Sections 3.0 and 4.0, Zoning, and Conditional Use Permit Findings.

Agency Comments: The project was distributed to all applicable agencies and departments for review and comments. Comments were received from California Department of Transportation (Caltrans), California Department of Forestry and Fire Protection (CalFire), City of Placerville, El Dorado County Department of Transportation (DOT), El Dorado County Fire Protection District, El Dorado County Stormwater Unit, El Dorado County Environmental Management Department, and Pacific Gas and Electric (PG&E). Comments received have been reviewed and, if applicable, incorporated as Conditions of Approval for the project.

Public Notice: The project was duly noticed for a Planning Commission public hearing with a public notification range of 1,500 feet and a legal advertisement was published in applicable local newspapers, according to requirements found in County Zoning Ordinance Section 130.40.130(J). In addition, project notification was sent to the County's Planning Commission email subscription list and posted on the Planning Division's Planning Commission webpage. No physical signposting is required for Conditional Use Permits.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings
Conditions of Approval

Exhibit A.....Vicinity Map
Exhibit B.....Assessor's Parcel Map
Exhibit C.....Land Use Designation Map
Exhibit D.....Zoning Designation Map
Exhibit E .....Project Plans
Exhibit F.....Visual Simulations
Exhibit G.....Radio Frequency Report
Exhibit H.....Site Coverage Maps
Exhibit I .....Alternative Site Analyses
Exhibit J .....S98-0023 COA
Exhibit K.....Acoustic Assessment

\\CDAData\DS-Shared\DISCRETIONARY\CUP\2025\CUP-R25-0005 ATC - VZN Change to Monopole_MD_PC

FINDINGS

Conditional Use Permit Revision CUP-R25-0023/ATC - Wooden Pole to Monopine
Planning Commission/April 23, 2026

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

1.0 California Environmental Quality Act (CEQA) FINDINGS

1.1 CUP-R25-0005 has been found to be Categorically Exempt pursuant to Section 15302 (Class 2, Replacement or Reconstruction), of the California Environmental Quality Act (CEQA) Guidelines. Class 2 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the replaced structure and will have substantially the same purpose and capacity as the structure replaced. As proposed, the project is consistent with this exemption classification under CEQA. Furthermore, the project does not qualify for any of the exceptions to the categorical exemptions to exemptions found in CEQA Guidelines Section 15300.2.

Exception (a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies. The project is a Class 2 exemption; therefore, this exception does not apply.

Exception (b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant. The proposed project does not anticipate further development. Therefore, this exception does not apply.

Exception (c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances at the location of this proposed project; therefore, this exception does not apply.

Exception (d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified Environmental Impact Report (EIR). The proposed project is not within a scenic highway corridor; therefore, this exception does not apply.

Exception (e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code. The proposed project is not located on a hazardous waste site; therefore, this exception does not apply.

Exception (f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource. The location of the proposed project on the subject site does not include historical resources. Therefore, this exception does not apply.

1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Planning and Building Department - Planning Division at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 GENERAL PLAN FINDINGS

2.1 The proposed use is consistent with General Plan Policy 2.2.1.2.

General Plan Policy 2.2.1.2 establishes an appropriate range of land use types and densities within the County. The Medium Density Residential (MDR) land use designation establishes areas for single-family residential development in a rural setting.

Rationale: The project proposes to expand the currently existing telecommunications facility which had been determined as consistent with the General Plan under prior approval of Special Use Permit, S98-0023. The proposed revision of the telecommunications site will not result in a new use, nor result in negative impacts to the general health, safety, and welfare of nearby residents. Therefore, the proposed replacement is consistent with the General Plan MDR land use designation.

2.2 **The project is consistent with General Plan Policy 2.2.5.2.**

General Plan Policy 2.2.5.2 requires that all applications for discretionary projects or permits shall be reviewed to determine consistency with the policies of the General Plan.

Rationale: The proposed Conditional Use Permit Revision (CUP-R) is consistent with applicable General Plan policies as discussed in the Staff Report and is, therefore, consistent with this policy.

2.3 **The project is consistent with General Plan Policy 2.2.5.21.**

General Plan Policy 2.2.5.21 requires that development projects be located and designed in a manner that avoids incompatibility with adjoining land uses.

Rationale: The new 63-foot-tall steel monopine will be located in the exact same location as the currently existing 47-foot-tall wooden monopole. The surrounding parcels are zoned for one-acre minimum residential lot sizes. Additionally, the monopine location is surrounded by tree canopy which is sufficient in concealing the existing monopole. A portion of the increased height of the proposed monopine will extend above the existing tree canopy, and the monopine canopy is anticipated to provide adequate stealth concealment to avoid incompatibility with adjoining land uses. Therefore, the project is consistent with this policy.

2.4.1 **The project is consistent with General Plan Policy 2.2.7.4.**

General Plan Policy 2.2.7.4 requires the County coordinate with the incorporated cities to ensure that compatible development occurs within each city’s sphere of influence and/or the Community Region adjacent to each city.

Rationale: Materials for this proposed project were shared with the City of Placerville Planning Division in February 2026. Staff from the City of Placerville Planning Division confirmed that the City of Placerville has no concerns about the project. Therefore, the project is consistent with this policy.

2.5 **The project is consistent with General Plan Policy 5.1.2.1.**

General Plan Policy 5.1.2.1 requires a determination of the adequacy of the public services and utilities to be impacted by that development.

Rationale: The project was distributed to the El Dorado County Department of Transportation (DOT), Pacific Gas and Electric (PG&E), El Dorado County Fire Protection District, El Dorado County Emergency Medical Services and CAL FIRE for review. No issues or concerns were raised regarding the adequacy of public services and utilities to serve this project. Therefore, this project is consistent with this policy.

2.6 **The project is consistent with General Plan Policy 5.2.1.2.**

General Plan Policy 5.2.1.2 requires that adequate quantity and quality of water for all uses, including fire protection, be provided with proposed development.

Rationale: The proposed project is located within a currently existing telecommunications site. The proposed addition will result in de minimis impacts to water needs for all uses, including fire protection. Therefore, the proposed addition is consistent with this policy.

2.7 **The proposed use is consistent with General Plan Policy 5.6.1.4.**

Special Use Permits shall be required for the installation of community telecommunication facilities in residential areas to ensure that siting, aesthetics, environmental issues, surrounding land uses, and health and safety are considered.

Rationale: This project shall serve as the special use permit to establish the installation and operation of the proposed telecommunications facility. Therefore, the project is consistent with this policy.

2.8 **The project is consistent with General Plan Policy 6.2.3.2.**

General Plan Policy 6.2.3.2, Adequate Access for Emergencies, requires that the applicant demonstrate that adequate access exists, or can be provided to ensure that emergency vehicles can access the site and private vehicles can evacuate the area.

Rationale: The proposed project will not result in any hindrances to site access as it currently exists. Therefore, the project will continue to maintain adequate

site access in the event of emergency access and/or evacuation. Therefore, this project is consistent with this policy.

2.9 **The project is consistent with General Plan Policy 6.5.1.7.**

General Plan Policy 6.5.1.7 requires that noise created by new proposed non-transportation noise sources shall be mitigated so as not to exceed the noise level standards of Table HS-4 for noise-sensitive uses.

Rationale: The proposed project includes an emergency back-up generator to be used in instances of rolling power shut-offs. Emergency generators are exempt from this policy. Additionally, the back-up generator is not expected to exceed the noise level standards of Table HS-4 for noise-sensitive uses (Exhibit K). Therefore, the project is consistent with this policy.

2.10 **The project is consistent with General Plan Policy 7.4.4.4.**

General Plan Policy 7.4.4.4 requires all new development projects or actions that result in impacts to oak woodlands and/or individual native oak trees, including Heritage Trees, the County shall require mitigation as outlined in the El Dorado County Oak Resources Management Plan (ORMP). The ORMP functions as the oak resources component of the County's biological resources mitigation program, identified in Policy 7.4.2.8

Rationale: No oak trees are proposed to be removed as part of the proposed project. Therefore, the project is consistent with this policy.

3.0 ZONING FINDINGS

3.1 **The proposed use is consistent with Title 130.**

The One-acre Residential (R1A) zone is used to create a more dispersed suburban residential character to an area by providing for and regulating medium density residential development at the highest range of one dwelling unit per acre. Accessory structures and uses and low-intensity commercial agricultural pursuits (crop lands, orchards, raising and grazing of domestic farm animals) are considered compatible with this zone.

Rationale: The subject parcel is zoned R1A (Exhibit D). The residential zone matrix of allowed uses (Table 130.24.020) establishes those uses that are permitted and those that require approval by a Conditional Use Permit (CUP) in the R1A zoning designation. The matrix includes communication facilities as a use that is allowed by the issuance of a CUP approved by the PC.
The project has been analyzed in accordance with Zoning Ordinance Section 130.24.030 (Residential Zone Development Standards) for minimum lot size, dimensions, height, and building setbacks. The project, as proposed and conditioned, is consistent with the Zoning Ordinance and complies with all applicable standards. Therefore, the project is consistent with this policy.

3.2 **The project is consistent with Section 130.40.130(D)(7)(a-b).**

The construction or placement of communication facilities on new towers or monopoles, or an increase in height of existing towers or monopoles may be allowed as set forth below:

a. In all commercial, industrial, and research and development zones, except where located adjacent to a State highway or designated scenic corridor or within 500 feet of any residential zone, a new tower or monopole may be allowed subject to Zoning Administrator approval of a Minor Use Permit in compliance with Section 130.52.020 (Minor Use Permits) in Article 5 (Planning Permit Processing) of this Title.

b. In all other zones, or where located adjacent to a State highway or designated scenic corridor or within 500 feet of any residential zone, new towers or monopoles shall be subject to Commission approval of a CUP in compliance with Section 130.52.021 (Conditional Use Permits) in Article 5 (Planning Permit Processing) of this Title.

Rationale: The proposed project is located on a residential zone and is within 500 feet of a residential zone. The application for a CUP fulfills the necessary requirements and is consistent with requirements found in Section 130.40.130(D)(7)(a-b) Telecommunication Facilities. Therefore, the project is consistent with this policy.

3.3 **The project is consistent with Section 130.40.130(E).**

Visual simulations of the wireless telecommunications facility, including all support facilities, shall be submitted as part of the application. A visual simulation consists of a

photo simulation showing the existing and post-project condition. Simulations that include future landscaping, including trees, shall typically show ten-year growth. The applicant shall also submit a map showing the location of the project site and the visual vantage points. Vantage points shall emphasize public views of the project sites.

Rationale: Photo-simulations of the facility are provided, which demonstrate how the facility will blend with the existing tree canopy, excepting a portion which exceeds the height of the surrounding tree canopy (Exhibit F). Therefore, the project is consistent with this policy.

3.4 **The Project is consistent with Section 130.40.130(F)(1-13)**

1. **Screening.** All facilities shall be screened with vegetation or landscaping. Where screening with vegetation is not feasible, the facilities shall be disguised to blend with the surrounding area, or stealth design. The facility shall be painted or constructed with stealth technology to blend with the prevalent architecture, natural features, existing trees (both type and size), or vegetation of the site. Vegetative screening, if used, shall be subject to the provisions described in Subsection 8.09.070(E)(5) of the El Dorado County Ordinance Code (Hazardous Vegetation and Defensible Space - Critical Infrastructure Sites).

   Rationale: The project site is located on a previously developed site. Dense tree canopy exists surrounding the existing monopole. The proposed stealth monopine makes use of this tree canopy to aid in concealment efforts. However, a portion of the increased height will extend above the existing tree canopy. The antenna mounts would be painted green to match the monopine needles to blend with the surrounding tree canopy. The lease area would consist of a 6-foot-tall chain link fence with earth-toned privacy vinyl slats, to screen ground-mounted equipment. The facility has been designed to blend in with the surrounding natural setting. Therefore, as proposed and conditioned, the project is consistent with Section 130.40.130(F)(1).

2. **Setbacks.** Compliance with the applicable zone setbacks is required. Setbacks shall be measured from the part of the facility closest to the applicable lot line or structure. For towers (including monopoles), when the proposed facility is on a site that is adjacent to a site with an existing residential use or a site that is zoned for residential uses, a minimum setback shall be equal to 1.5 times the overall height of the telecommunications tower. Setback waivers may be considered by the discretionary permit authority, as needed, to

allow flexibility in landscaping and siting the facility in a location that best reduces the visual impact on the surrounding area and roads.

Rationale: The facility, which includes a proposed 63-foot-tall monopine, must be at least 95 feet from all residential structures and all property lines shared with a residential use or a residentially-zoned parcel. The proposed facility is approximately one hundred eighty-eight (188) feet from the nearest property line shared with a residentially-zoned parcel that contains an existing residence. An existing storage shed structure currently at a closer distance to the existing tower than the existing single-family home is not subject to this setback requirement. The existing facility is approximately one hundred fifty-one (151) feet from the residential structure associated with this parcel. Therefore, as proposed and conditioned, the project is consistent with Section 130.40.130(F)(2).

3. **Maintenance.** All improvements associated with the communication facility, including equipment shelters, towers, antenna, fencing, and landscaping shall be properly maintained at all times. Design, color, and textural requirements under the approved conditions shall be maintained to ensure a consistent appearance over time.

   Rationale: The project has been conditioned to conduct routine wireless facility maintenance for the ongoing operation and safety of all equipment. Additional immediate visits would occur if the site equipment is not functioning. Conditions shall ensure that the colors and materials of the stealth enclosure and ground equipment enclosure would be maintained at all times and would be consistent with the features as depicted in the project plan elevations and visual simulations (Exhibits E and F). Therefore, as conditioned, the project is consistent with Section 130.40.130(F)(3).

4. **Location Preferences.** Wireless telecommunication facilities are encouraged to co-locate on existing buildings and structures to the extent feasible based coverage requirements. Additionally, to minimize the aesthetic and visual impacts, all new wireless telecommunication facilities shall take into consideration the aesthetic impact of the proposed telecommunication facility as seen from roadways and other public properties should any adverse effects be noted. The following preferences should be considered in locating new facilities.

   a. Industrial and research and development, including corporation yards and mineral resource uses.

b. Commercial.
c. Agricultural, rural, and open space.
d. Residential.

Rationale: The new 63-foot-tall steel monopine will be located in the exact same location as the currently existing 47-foot-tall wooden monopole. The surrounding parcels are zoned for one-acre minimum residential lot sizes. Additionally, the monopine location is surrounded by tree canopy which is sufficient in concealing the existing monopole. However, a portion of the increased height will extend above the existing tree canopy (Exhibit F). Alternative sites on other parcels were analyzed previously and found to be insufficient per the coverage goals of Verizon. An alternative site on this project parcel (Exhibit I) was previously approved by the Planning Commission with CUP-R21-0008 on November 18, 2021; however, lease constraints prevented the project from moving forward and the Conditional Use Permit expired on November 18, 2023. Therefore, as proposed, the project is consistent with Section 130.40.130(F)(4).

5. **Historic Resources.** No facilities shall be allowed on any building or structure, or in any district, that is listed on any Federal, State or local historic register unless it is determined that the facility would have no adverse effect on the building's visual integrity, structure or eligibility for historic designation.

   Rationale: The project is not located on a parcel that is within a Federal, State or local historic register thereby making the project consistent with Section 130.40.130(F)(5).

6. **Accessibility.** Wireless telecommunication facilities shall not be constructed to create a barrier under federal and state Americans with Disabilities Act (ADA).

   Rationale: No aspect of the project creates a barrier as defined in the ADA and the project is consistent with Section 130.40.130(F)(6).

7. **Written Approval of Owner.** A wireless telecommunication facility shall not encroach onto any private or other property outside the public right-of-way unless the owner has provided written consent.

Rationale: Written approval of parcel owner is on file making the project consistent with Section 130.40.130(F)(7).

8. **Underground Equipment.** Underground equipment shall be located entirely underground and flush with existing sidewalk or ground surface.

   Rationale: Only electrical lines would be routed underground and would be entirely underground. The project is consistent with 130.40.130(F)(8)

9. **Site Security Measures.** Wireless telecommunication facilities may incorporate reasonable and appropriate site security measures, such as locks and anti-climbing devices, to prevent unauthorized access, theft, or vandalism.

   Rationale: The proposed project is located on a previously developed site within the existing ATC 40-foot by 60-foot lease area, enclosed by a 6-foot-high chain link fence with privacy vinyl slats and three (3) strains of barbed wire along the top of the enclosure. Access to the lease area is through a double-swing gate with a lock making the project consistent with Section 130.40.130(F)(9).

10. **Signage.** All wireless telecommunication facilities must include signage that accurately identifies the facility owner/operator, the owner/operator's site name or identification number, and a toll-free number to the owner/operator's network operations center. No other signage or advertisements may appear on a wireless telecommunication facility unless approved by the Director, required by law or recommended under FCC, Occupational Safety and Health Administration, or other United States governmental agencies for compliance with Radio Frequency (RF) emissions regulations.

    Rationale: The facility would be conditioned to include all necessary signage (Exhibit E) and would have no other signage or advertisements thus making it consistent with Section 130.40.130(F)(10).

11. **Compliance with Health and Safety Regulations.** All wireless telecommunication facilities shall be designed, constructed, operated, and maintained in compliance with all generally applicable health and safety regulations, which includes, without limitation, all applicable regulations for human exposure to RF emissions, ADA, California Building Standards Code, and County Code.

Rationale: As proposed and conditioned, this wireless telecommunication facility would be designed, operated, and maintained in compliance with all generally applicable health and safety regulations including regulations for human exposure to RF emissions, ADA, California Building Code, and County Code. Therefore, making it consistent with Section 130.40.130(F)(11).

12. **Lighting.** All wireless telecommunication facilities shall not include any lights that would be visible from publicly accessible areas, except as otherwise required in compliance with the Federal Aviation Administration or the Airport Land Use Commission area standards, except when authorized personnel are present at night, and for exempt facilities listed in Subsection B (Exempt Facilities).

    Rationale: No lighting is proposed on the monopine structure and therefore no light would be visible from publicly accessible areas. The walk-up cabinet comes with two spotlights that would only be utilized during site maintenance visits or in case of an emergency. The project is consistent with Section 130.40.130(F)(12).

13. **Aesthetics.** All reviews shall consider aesthetic impacts, including the location, height, and design of the proposed wireless telecommunications facility and an evaluation of the character of the area.

    Rationale: The project site is located on a previously developed site. Dense tree canopy exists surrounding the existing monopole. The proposed monopine makes use of this tree canopy to aid in concealment efforts. However, a portion of the increased height will extend above the existing tree canopy. As detailed in the project narrative in the application packet the monopine steel pole structure would be painted brown. The antenna mounts would be painted green to match the monopine needles to blend with the surrounding tree canopy. The lease area would consist of a six (6) foot tall chain link fence with privacy vinyl slats, to screen ground-mounted equipment. The facility has been designed to blend in with the surrounding natural setting and is consistent with Section 130.40.130(F)(13).

3.5 **The Project is consistent with Section 130.40.130(G)**

Radio Frequency (RF) Requirements: The application for a discretionary permit shall contain a report or summary of the estimates of the non-ionizing radiation generated by the facility. The report shall include estimates of the maximum electric and magnetic field strengths in all directions from the facility to the property lines of the facility site. Facilities must not be planed or operated in a manner that violates FCC's standards for human exposure to RF emissions.

Rationale: The submitted application includes an RF analysis report that confirms compliance with the applicable FCC Regulations under 47 C.F.R Section 1.1307(b)(3) and 1.1310 (Radio Frequency Radiation Exposure Limits) (Exhibit G).

3.6 **The Project is consistent with Section 130.40.130(H)**

Availability: All existing communication facilities shall be available to other carriers as long as structural or technological obstacles do not exist.

Rationale: The project proponents have confirmed adequate space would be available for future collocations with other cellular service providers.

3.7 **The Project is consistent with Section 130.40.130(I)**

Unused Facilities: The facility owner shall notify the Department no less than 60 days prior to the final day of use of any telecommunications facilities. All obsolete or unused telecommunication facilities shall be physically removed by the facility owner within 180 days after the use of that facility has ceased or the facility has been abandoned.

Rationale: The project has been conditioned to comply with this requirement.

3.8 **The Project is consistent with Section 130.40.130(J)**

Permit Application Requirements. In order to protect the visual character of established neighborhoods and to protect school children from safety hazards that may result from a potentially attractive nuisance, in addition to the noticing requirements of Section 130.51.050 (Public Notice Requirements and Procedures), the following notification shall occur for discretionary permit applications:

a. New facilities less than 100 feet in height: 1,500 feet from the proposed facility.

b. New facilities 100 feet or greater in height: 2,000 feet from the proposed facility.

c. School District Notification. If the proposed wireless facility is located within either 1,500 feet or 2,000 feet from a school based on the height of the proposed facility under Subsections J.1 or J.2 above, the appropriate school district shall be notified during the initial consultation.

d. Homeowners Association Notification. For facilities proposed to be located on residentially-zoned land, the applicant shall identify any homeowners association which might govern the property and homeowners associations (HOAs) that are within either 1,500 feet or 2,000 feet from the property based on the height of the proposed facility under Subsections J.1 or J.2 above. Any HOAs that are identified shall be notified during the initial consultation.

Rationale: The proposed project is not located within 1,500 feet of a school or on a property within an HOA, and no adjacent properties are within an HOA. Notices have been sent out to all property owners within 1,500 feet of the proposed facility. The project complies with the notification requirements.

3.9 **The Project is consistent with Section 130.40.130(K)**

Additional Sites and Needs Analysis. The application for a discretionary permit shall contain a site justification letter that includes an alternative sites analysis, a discussion of alternative sites that would accomplish the project goals, an evaluation of the feasibility of using multiple small sites to meet coverage needs rather than a single large site, and a description of the need for the proposed facility based on the adequacy of existing coverage. The letter shall detail meaningful outreach to owners of alternative sites. The analysis shall provide specific comparative analysis of how different sites would impact aesthetic and environmental values, as applicable.

Rationale: An Alternative Site Analysis (Exhibit I) has been provided detailing the various and meaningful efforts of alternative siting. Alternative sites were analyzed previously and found to be insufficient per the coverage goals of Verizon. An alternative site was previously approved on this parcel by the Planning Commission under CUP-R21-0008 on November 18, 2021; however, lease constraints prevented the project from moving forward and

CUP-R21-0008 expired on November 18, 2023. The project is consistent with 130.40.130(K).

3.10 **The Project is consistent with Section 130.40.130(L)**

Fees. For each initial application, or for the renewal of an application, the applicant shall pay an initial deposit and any associated recurring fees, including maintenance and right-of-way permit fees, consistent with the County's current Community Development Agency Consolidated Fee Schedule.

Rationale: The applicant has paid the initial deposit fee consistent with the County's Planning and Building Department Fee Schedule at the time of application. Any other processing fees would be paid prior to building permit issuance.

3.11 **The Project is consistent with Section 130.40.130(M)**

Airport Operations. Wireless telecommunication facilities shall not be sited in locations where they would interfere with airport operations. The siting of wireless towers and related facilities within the airport influence area of any public airport shall be referred to the El Dorado County Airport Land Use Commission for a determination of consistency with Airport Land Use Compatibility Plan.

Rationale: This wireless telecommunication facility is not located near any airport and therefore would not interfere with airport operations.

3.12 **The Project is consistent with Section 130.40.130(N)**

Five Year Review. Every five years following approval of a Conditional Use Permit for a wireless telecommunications facility, the county shall review the facility for compliance with the approved conditions of approval. Review of wireless telecommunications facility Conditional Use Permits shall be staff level. This section shall take precedent over existing conditions of approval.

1. Notification. All five-year reviews shall be noticed to nearby property owners in accordance with Table 130.51.050.

2. If complaints or concerns are received from a noticed party, the review shall be set with the Planning Commission.

Rationale: As conditioned, the project is consistent with Section 130.40.130(N)

3.13 **The Project is consistent with Section 130.40.130(O).**

Revocation. Failure to comply with any condition of approval or standard in this ordinance shall constitute grounds for possible revocation of use pursuant to County Code Section 130.53.090 (Revocation or County Mandated Modification of a Permit).

Rationale: As conditioned, the project is consistent with Section 130.40.130(O).

4.0 CONDITIONAL USE PERMIT FINDINGS

4.1 **The issuance of the permit is consistent with the General Plan.**

Rationale: The proposed use is consistent with all applicable policies and requirements of the General Plan as discussed above in Section 2.0 in the General Plan Findings section of the Staff Report.

4.2 **The proposed use would not be detrimental to the public health, safety, and welfare, or injurious to the neighborhood.**

Rationale: The use would not conflict with the adjacent uses as the ground-support equipment and towers are sited on a parcel which is zoned and developed for residential use and for which a telecommunication facility is a use allowed by CUP. As conditioned, the project is not anticipated to result in significant environmental impacts or impacts to neighboring parcels. The proposed use is not anticipated to create hazards that would be considered detrimental to the public health, safety, and welfare, or injurious to the neighborhood based on the data and conclusions contained in the staff report.

4.3 **The proposed use is specifically permitted by Conditional Use Permit.**

Rationale: The project complies with the requirements of Zoning Ordinance Section 130.40.130. A through O, as proposed and conditioned, the telecommunication facility is a specifically permitted use with a CUP.

CONDITIONS OF APPROVAL

Conditional Use Permit Revision CUP-R25-0023/ATC - Wooden Pole to Monopine
Planning Commission/April 23, 2026

Planning Services

Approval of S98-0023 was subject to nine (9) conditions of approval (Exhibit J). These conditions have been incorporated into the Conditions of Approval for this proposed replacement project. All additional conditions have been indicated as underlined items. Fulfilled or no longer applicable conditions have been indicated as strike-through items.

Conditions

1. The applicant shall submit a site improvement/grading plan to the department for review and approval. The plan shall be in conformance with the County of El *Dorado Design and Improvement Standards Manual, the Grading, Erosion and Sediment Control Ordinance, and the Drainage Manual.*

   This Conditional Use Permit Revision (CUP-R) is based upon and limited to compliance with the project description, the following project exhibit, and Conditions of Approval set forth below:

   Exhibit E .....Project Plans

   A Conditional Use Permit - Revision to Special Use Permit S98-0023 to allow the modification and continued operation of a wireless communication facility including the removal of an existing 47-foot-tall wood monopole and replacement with a 63-foot-tall steel stealth monopine to reside within the existing American Tower Corporation (ATC) 40-foot by 60-foot lease area. The 63-foot-tall monopine will include nine (9) new Verizon Wireless antennas, six (6) new Remote Radio Head (RRH) units with two (2) new surge suppressors, a new standby emergency diesel generator on a new 10-foot by 5-foot concrete slab. Verizon Wireless will take over the existing equipment shelter and replace associated ground mounted equipment and replace two (2) existing HVAC units.

   Any deviations from the project description, exhibits, or Conditions of Approval must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval would constitute a violation of permit approval.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and Conditions of Approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and Conditions of Approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

~~2. The applicant shall be subject to a grading fee commensurate with the scope of the proposed project.~~

2. The applicant shall be subject to any and all of the requirements of the El Dorado· County Fire Protection District prior to obtaining a building permit.

3. Due to the infrequent intended use of this facility, the on-site access driveway shall be a 10-foot minimum width and surfaced with a minimum of two (2) inches of asphalt concrete over four (4) inches of aggregate base. The hard surfacing is required by the State Fire Safe Regulations for roads and driveways steeper than 15 percent. Compaction of the sub-grade shall be 90 percent, and compaction of the aggregate base shall be 95 percent. The road shall be graded at a 2 percent cross slope toward the cut side with a roadside ditch for drainage.

   The road shall be maintained in its current condition. If the road deteriorates, it shall be improved to the existing condition.

4. The applicant shall assume full responsibility for resolving television reception interference caused by the operation of this facility. The applicant shall take corrective action within 30 days of the receipt of any written complaint.

~~5. The applicant shall obtain a building permit from the El Dorado County Building Department.~~

~~6. The applicant shall construct a 6-foot-high chain-link fence with brown and/or green vinyl slats around the entire perimeter of the 2,400-square-foot facility for security and aesthetics. The above shall be completed and approved by the Planning Department prior to finaling the project.~~

5. Existing tree coverage that serves as screening shall be maintained and/or replaced to prevent greater exposure to the tower and accessory facilities.
6. **Oak Resources Conservation Ordinance:** No oaks greater than six (6) inches at breast height shall be removed ~~"without a 1½ to 1 replacement ratio."~~ without obtaining an Administrative Permit for oak tree removal in pursuant to Zoning Ordinance Section 130.39.060 Oak Tree and Oak Woodland Removal Permits.

7. **Permit Expiration:** Pursuant to Zoning Ordinance Section 130.54.060.A, implementation of the project shall occur within 24 months of approval of this permit, otherwise the permit becomes null and void. It is the responsibility of the applicant to monitor the time limit and make diligent progress toward implementation of the project and compliance with Conditions of Approval.

8. **Screening:** All facilities shall be screened with vegetation or landscaping. Where screening with vegetation is not feasible, the facilities shall be disguised to blend with the surrounding area, or stealth design. The facility shall be painted or constructed with stealth technology to blend with the prevalent architecture, natural features, existing trees (both type and size), or vegetation of the site. Vegetative screening, if used, shall be subject to the provisions described in Subsection 8.09.070(E)(5) of the El Dorado County Ordinance Code (Hazardous Vegetation and Defensible Space - Critical Infrastructure Sites).

9. **Maintenance:** All improvements associated with the telecommunication facility, such as equipment shelters, towers, antennas, fencing, and landscaping shall be maintained in good condition at all times, free from trash, debris, graffiti, and any form of vandalism. Design, color, and textural requirements under the approved conditions shall be maintained to ensure a consistent appearance over time.

10. **Accessibility:** Wireless telecommunication facilities shall not be constructed to create a barrier under federal and state Americans with Disabilities Act (ADA).

11. **Underground Equipment:** Underground equipment shall be located entirely underground and flush with existing sidewalk or ground surface.

12. **Site Security Measures:** Wireless telecommunication facilities may incorporate reasonable and appropriate site security measures, such as locks and anti-climbing devices, to prevent unauthorized access, theft, or vandalism.

13. **Signage:** All wireless telecommunication facilities must include signage that accurately identifies the facility owner/operator, the owner/operator's site name or identification number, and a toll-free number to the owner/operator's network operations center. No other signage or advertisements may appear on a wireless telecommunication facility unless approved by the Director, required by law or recommended under FCC (Federal Communications Commission), Occupational Safety and Health Administration, or other United States governmental agencies for compliance with Radio Frequency (RF) emissions regulations.

14. **Compliance with Health and Safety Regulations:** All wireless telecommunication facilities shall be designed, constructed, operated, and maintained in compliance with all generally applicable health and safety regulations, which includes, without limitation, all applicable regulations for human exposure to RF emissions, ADA, California Building Standards Code, and County Code.

15. **Availability:** All existing telecommunication facilities shall be available to other carriers as long as structural or technological obstacles do not exist.

16. **Unused Facilities:** The facility owner shall notify the Department no less than 60 days prior to the final day of use of any telecommunication facilities. All obsolete or unused telecommunication facilities shall be physically removed by the facility owner within 180 days after the use of that facility has ceased or the facility has been abandoned. All site disturbance related to the facility shall be restored to its pre-project condition.

17. **Conditions Compliance:** Prior to issuance of a building permit or commencement or any use authorized by this permit, the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval. The applicant shall also schedule an inspection by Planning Division prior to building permit final for any building permit for verification of compliance with applicable Conditions of Approval.

18. **Five-Year Review:** Every five years following approval of a Conditional Use Permit (CUP) for a wireless telecommunications facility, the County shall review the facility for compliance with the approved conditions of approval. Review of wireless telecommunications facility CUP shall be staff level. This section shall take precedent over existing conditions of approval.

    1. Notification. All five-year reviews shall be noticed to nearby property owners in

accordance with Table 130.51.050.2.

2. If complaints or concerns are received from a noticed party, the review shall be set with the Planning Commission.

19. **Revocation:** Failure to comply with any condition of approval or standard in this ordinance shall constitute grounds for possible revocation of use pursuant to County Code Section 130.53.090 (Revocation or County Mandated Modification of a Permit).

20. **Payment of Processing Fees-Development Services:** The applicant shall make the actual and full payment of Planning and Building Services processing fees for the CUP and building permit prior to issuance of a building permit.

21. **Hold Harmless Agreement:** In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action.

The developer and landowner shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a CUP.

The County shall notify the applicant of any claim, action, or proceeding, and the County shall cooperate fully in the defense.

22. **Archeological Resources:** In the event of the discovery of human remains, all work shall cease, and the County coroner shall be immediately notified pursuant to subdivision(c) of Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. The coroner shall make his or her determination within two (2) working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, he or she shall contact, by telephone within 24-hours, the Native American Heritage Commission. The Native American Heritage Commission would immediately notify the person it believes to be the most likely descendant of the deceased Native American.

Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in Section 5097.98 of the Public Resources Code, with the most likely descendants regarding their recommendations. The descendants shall complete their inspection and make their recommendation within 48-hours of their notification by the Native American Heritage Commission. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials or other proper method(s) for handling the remains in accordance with Section 5097.98(b-h). Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken.

Air Quality Management District (AQMD)

23. **Fugitive Dust:** Mitigation measures for dust control shall comply with the requirements of AQMD Rule 223, Fugitive Dust – General Requirements and Rule 223.1 – Construction, Bulk Material Handling, Blasting, Other Earthmoving Activities and Trackout Prevention.

24. **Paving:** Road construction shall adhere to AQMD Rule 224, Cutback and Emulsified Asphalt Paving Materials.

25. **Painting/Coating:** The application of architectural coatings shall adhere to AQMD Rule 215, Architectural Coatings.

26. **Open Burning:** Burning of wastes that result from "Land Development Clearing" must be permitted through the AQMD. Only dry vegetation originating from the property may be disposed of using an open outdoor fire and burning shall adhere to AQMD Rule 300, Open Burning.

27. **Construction Emissions:** During construction, all self-propelled diesel-fueled engines greater than 25 horsepower shall be in compliance with the California Air Resources Board (CARB) Regulation for In-Use Off-Road Diesel Fueled Fleets (§2249 et al, title 13, article 4.8, chapter 9, California Code of Regulations (CCR)). The full text of the regulation can be found at CARB's website here: https://ww2.arb.ca.gov/our-work/topics/construction-earthmoving-equipment. Questions on applicability should be directed to CARB at 1.866.634.3735. CARB is responsible for enforcement of this regulation.

28. **Portable Equipment:** All portable combustion engine equipment with a rating of 50 horsepower or greater shall be registered with CARB. A copy of the current portable equipment registration shall be with said equipment. The applicant shall provide a complete list of heavy-duty diesel-fueled equipment to be used on this project, which includes the make, model, year of equipment, daily hours of operations of each piece of equipment.

29. **New Point or Stationary Source:** Prior to construction/installation of any new point/stationary source emissions units (e.g., emergency standby engine greater than 50 horsepower), Authority to Construct applications shall be submitted to the AQMD. Submittal of applications shall include facility diagram(s), equipment specifications and emissions estimates, and shall adhere to AQMD Rules 501, General Permit Requirements and 523, New Source Review.

Stormwater Unit

30. **Erosion and Sediment Control:** An Erosion and Sediment Control Plan would need to be included in the plan submittal. If the project would disturb an acre or more of land, the Legally Responsible Person (LRP) is required to obtain Construction General Permit (CGP) coverage through the State Water Resources Control Board (SWRCB). The CGP requires the development and implementation of a Stormwater Pollution Prevention Plan (SWPPP). CGP requirements can be found at the following link: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html

31. **Post-Construction Water Quality Requirements:** The County is subject to the State of California's Phase II MS4 Permit and thus the County's post construction water quality requirements follow those outlined in that Permit in Section E.12, or superseding Permit at the time of application submittal. Projects typically qualify as "Small" or "Regulated/Hydromodification" projects under the current MS4 Permit / West Slope Development and Redevelopment Standards and Post Construction Stormwater Plan Requirements if improvements (i.e., parking lots, rooftops, driveways, etc.) create or replace 2,500 square feet or more of impervious surface (including offsite improvements). Qualifying projects are required to provide treatment of stormwater prior to the water leaving the site or entering a waterbody. Submittal requirements for all projects are provided here: https://www.eldoradocounty.ca.gov/Land-Use/Planning-and-Building/Tahoe-Planning-and-Building-Division-Stormwater-Unit/West-Slope-Development-and-Redevelopment-Standards.

Environmental Management

32. When filling out "Section 6: Construction and Demolition Debris Recycling Acknowledgment" of the El Dorado County Building Permit Application (Part 1), select Option 4, and write in "Tower" to the right of the sections. Towers are exempted from the construction and demolition (C&D) debris recycling requirements since little to no C&D debris will be generated. This form is available online on the County of El Dorado Building Services Forms webpage.

El Dorado County Fire Protection District:

33. **Code Compliance:** The project shall comply with all applicable requirements of the currently adopted California Fire Code, California Building Code, California Residential Code (as applicable), and all locally adopted Fire Protection District standards. Compliance shall be verified by the Fire Department prior to issuance of building permits and prior to commencement of operations.

34. **Fire Apparatus Access:** Approved fire apparatus access shall remain unobstructed at all times. All approved gates shall be equipped with Fire Department–approved emergency access (Knox padlock, or other Fire Department required devices if automated).

35. **Emergency Contact Signage:** Permanent emergency contact signage shall be installed at the primary site entrance and at any additional locations as required by the Fire Department. At a minimum, the signage shall include the site name, physical address, and a 24-hour emergency contact name and phone number. Signage shall be approved by the Fire Department and installed prior to commencement of operations.

36. **Vegetation Management/Defensible Space:** Defensible space and vegetation management shall be established and continuously maintained in compliance with applicable state and local fire regulations. Failure to maintain defensible space shall constitute a violation of the Conditional Use Permit.

37. **Fire Protection Systems:** Fire sprinkler systems, fire alarm systems, and other required fire protection features shall be provided as determined during building permit review based on final building size, use, and construction type. All required systems shall be installed, tested, and approved prior to occupancy.

38. **Diesel Generator and Fuel Storage:** Any diesel-powered generator associated with the project shall comply with applicable Fire Code requirements for combustible liquids. Fuel tanks, piping, day tanks, and overflow or secondary spill containment systems shall be

reviewed and approved by the Fire Department and shall be subject to final inspection and approval by the Fire Department prior to operation.

39. **Hazardous Materials:** The storage, use, or handling of combustible or hazardous materials shall comply with Fire Code requirements. Additional permits or operational restrictions may be required by the Fire Department.

40. **Fire Lanes and Parking Restrictions:** Fire apparatus access roads and fire lanes shall be maintained clear and unobstructed at all times. Fire lane marking and signage shall be installed where required by the Fire Department prior to occupancy.

41. **Enforcement:** Failure to comply with Fire Department conditions shall constitute a violation of the Conditional Use Permit and may result in enforcement action, suspension, or revocation of the permit.

CUP-R25-0005/ATC - Wooden Pole to Monopine
Exhibit A - Vicinity Map

Legend

Parcel Lines

0 250 500 1,(

RECEIVED
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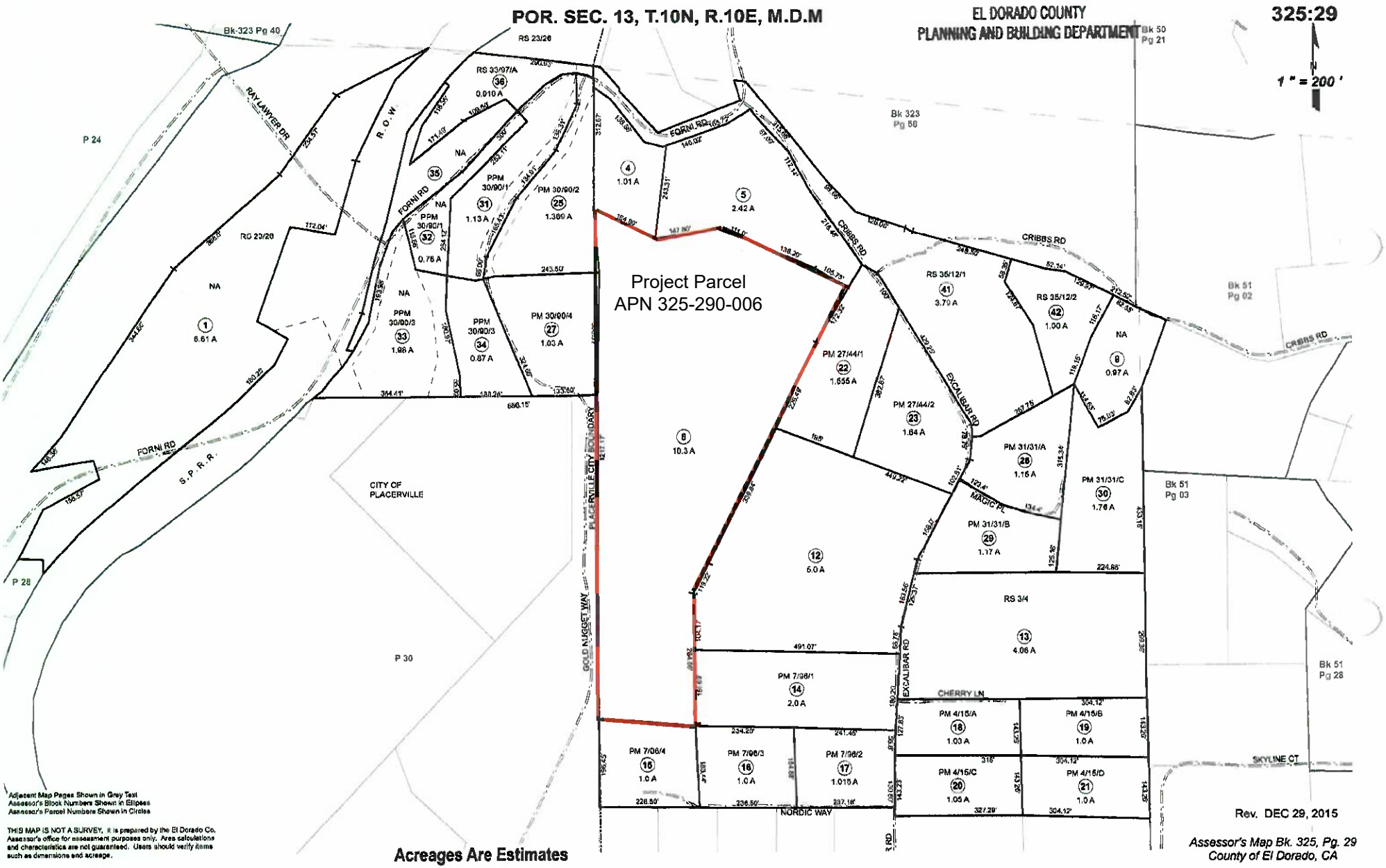
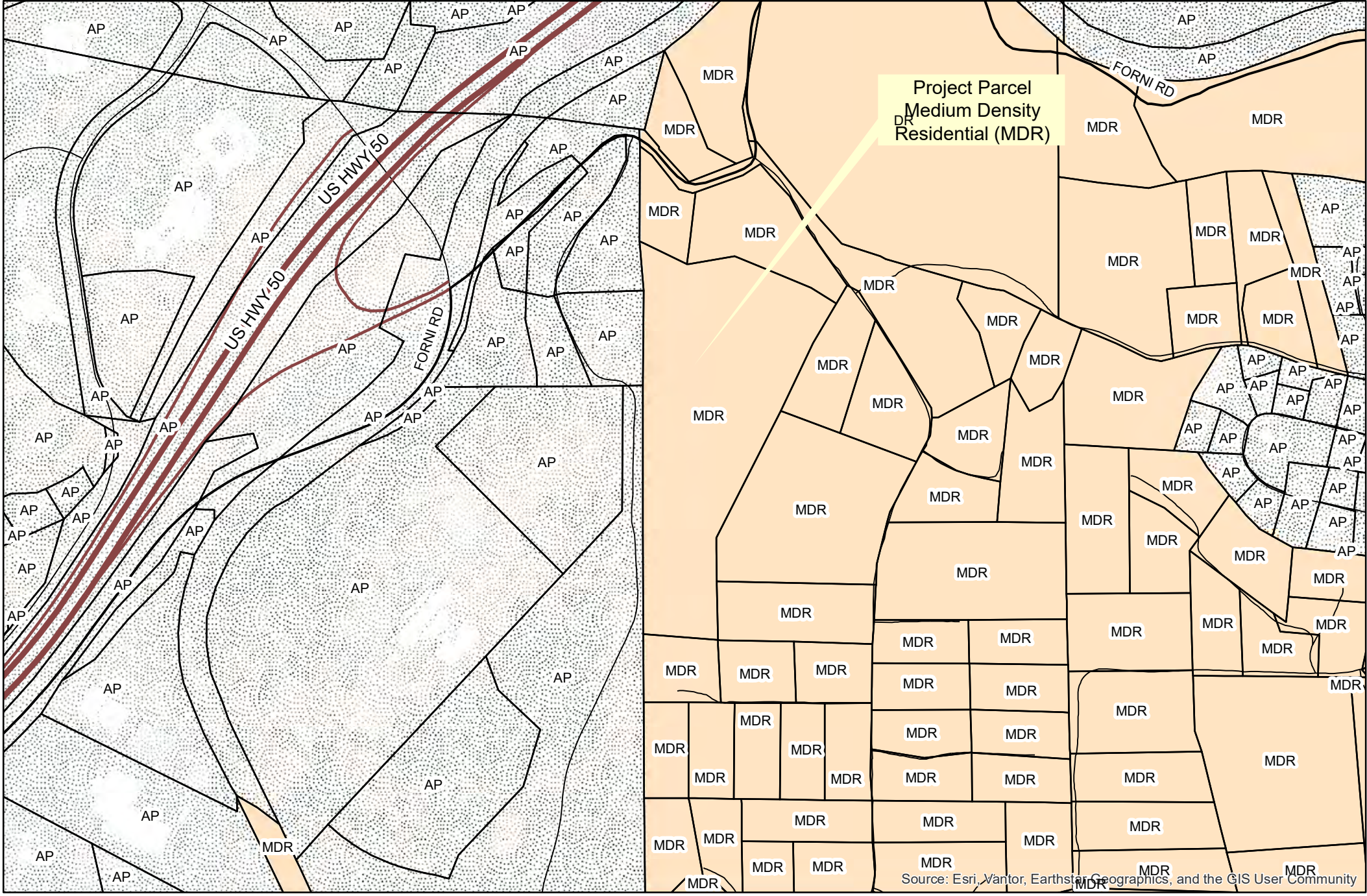
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT



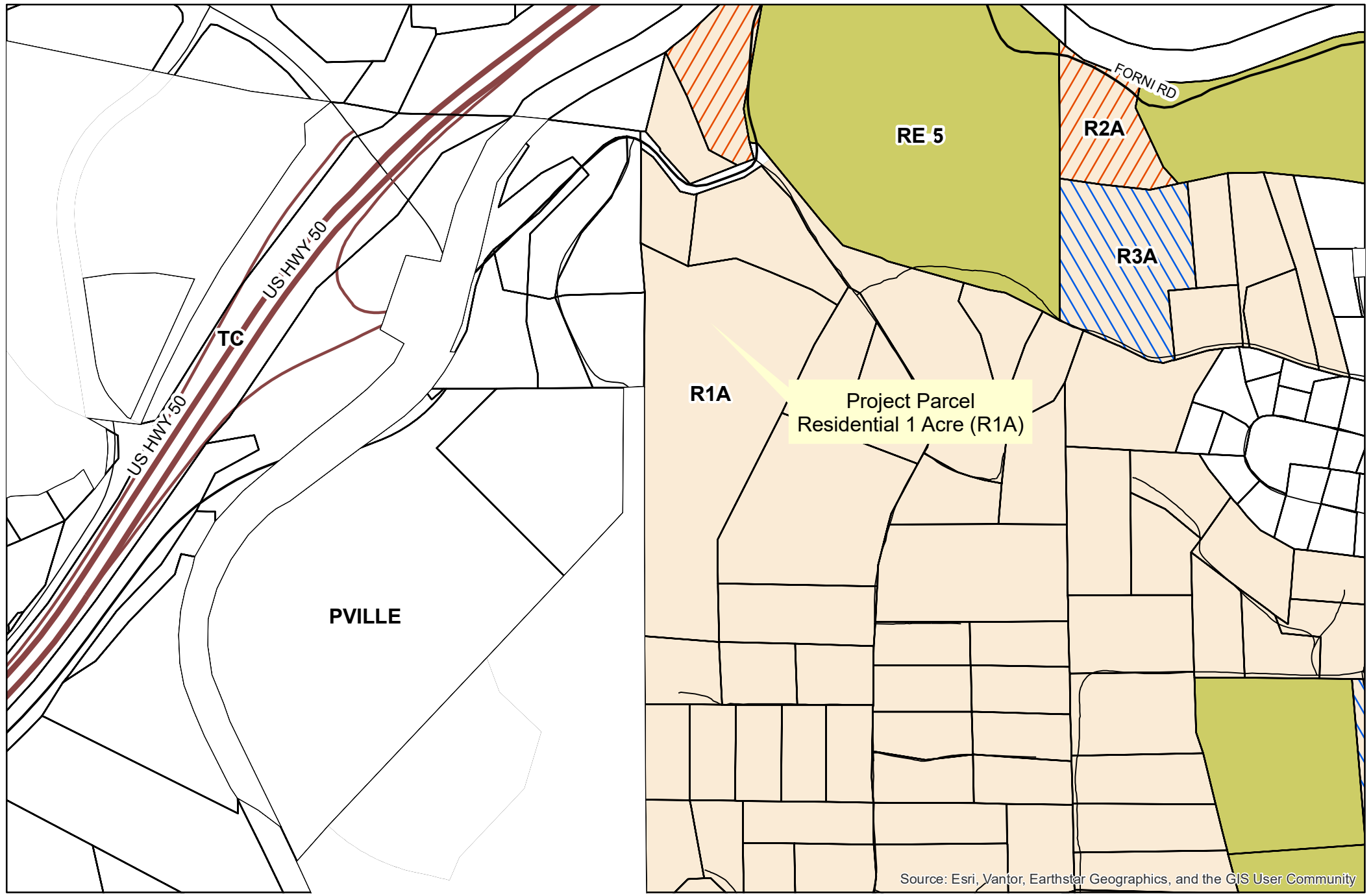


Legend

- Parcel Lines
- **Roads**
  - HIGHWAY
  - MAJOR
  - MINOR
  - RAMP
- Adopted Plan
  - Medium Density Residential

CUP-R25-0005/ATC - Wooden Pole to Monopine
Exhibit C - Land Use Designation Map

0 250 500 1,(265



Legend

- Parcel Lines

Roads

- HIGHWAY
- MAJOR
- MINOR
- RAMP

- R1A = Residential 1 Acre
- R2A = Residential 2 Acres
- R3A = Residential 3 Acres
- RE-5 = Residential Estate 5 Acres

CUP-R25-0005/ATC - Wooden Pole to Monopine
Exhibit D - Zoning Designation Map

0 250 500 1,(

PLACERVILLE SHERIFF

3170 GOLD NUGGET WY, PLACERVILLE, CA 95667
MDG LOCATION ID: 5000940687
PROJECT ID: 17120113

PROJECT DESCRIPTION

A (N) VERIZON WIRELESS UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF INSTALLING:

- REMOVING & REPLACING (E) WOOD MONOPOLE W/ (N) 68' TALL MONOPINE
- (E) EQUIPMENT SHELTER TO BE TAKEN OVER BY VERIZON WIRELESS
- REMOVING & REPLACING (E) SHELTER EQUIPMENT W/ (N) VERIZON WIRELESS SHELTER EQUIPMENT
- REMOVING & REPLACING (E) HVAC UNITS W/ (N) HVAC UNITS
- (N) 50KW DIESEL GENERATOR ON (N) 210 GALLON UL 142 RATED FUEL TANK
- (9) (N) ANTENNAS
- (6) (N) RRH UNITS @ ANTENNAS
- (2) (N) SURGE SUPPRESSORS @ ANTENNAS

PROJECT INFORMATION

SITE NAME:	PLACERVILLE SHERIFF	PROPERTY OWNER:	AMERICAN TOWER CORPORATION 400 REGENCY FOREST DR CARY, NC 27518
MDG LOCATION ID:	5000940687		
COUNTY:	EL DORADO	APPLICANT:	VERIZON WIRELESS 2770 SHADELANDS DR, BLDG 11 WALNUT CREEK, CA 94598
JURISDICTION:	EL DORADO COUNTY		
APN:	325-290-006-000	SITE ACQUISITION COMPANY:	EPIC WIRELESS GROUP 605 COOLIDGE DRIVE, SUITE 100 FOLSOM, CA 95630
SITE ADDRESS:	3170 GOLD NUGGET WY PLACERVILLE, CA 95667	LEASING CONTACT:	ATTN: JASMINE LEARY JASMINE.LEARY@EPICWIRELESS.NET
CURRENT ZONING:	–	ZONING CONTACT:	ATTN: JASMINE LEARY JASMINE.LEARY@EPICWIRELESS.NET
CONSTRUCTION TYPE:	V-B	CONSTRUCTION CONTACT:	ATTN: PETE MANAS PETE.MANAS@EPICWIRELESS.NET
OCCUPANCY TYPE:	U, (UNMANNED COMMUNICATIONS FACILITY)		
POWER:	PG&E		
LATITUDE:	N 38° 43' 35.40" NAD 83 N 38.726500° NAD 83		
LONGITUDE:	W 120° 49' 14.08" NAD 83 W 120.820577° NAD 83		

DESIGN CRITERIA

RISK CATEGORY: II WIND EXPOSURE: C SEISMIC SITE CLASS: D S_{DS}: 0.428	ROOF LIVE LOAD: N/A DESIGN WIND SPEED: 95 MPH SEISMIC DESIGN CATEGORY: D S_{D1}: N/A	FLOOR LIVE LOAD: N/A GROUND ELEVATION: 2,038 FT SEISMIC COMPONENT I_P: 1.0 S_S: 0.444	ALLOW SOIL BEARING: N/A TOPOGRAPHIC CATEGORY: I α_p: 1.0 R_P: 2.5 S_1: 0.208

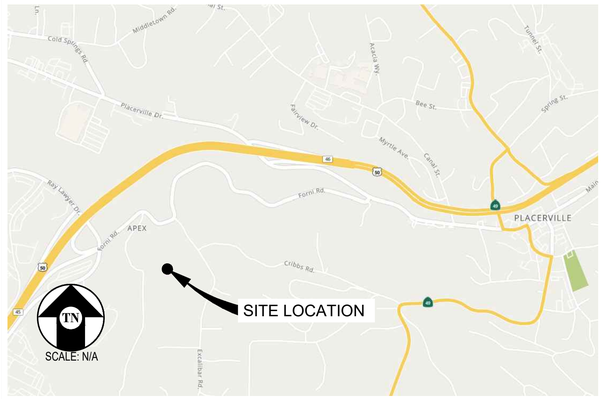
TESTS AND SPECIAL INSPECTIONS

STREAMLINE ENGINEERING & DESIGN, INC. DOES NOT REQUIRE ANY STRUCTURAL OBSERVATION OR SPECIAL INSPECTION OF ANY STRUCTURAL COMPONENT ABOVE & BEYOND WHAT IS LISTED BELOW UNLESS OTHERWISE REQUIRED BY JURISDICTION.

PROVIDE COMPLETE TESTING AND INSPECTIONS IN ACCORDANCE WITH THE CBC, CHAPTER 17 AS NOTED BELOW:

1. POST INSTALLED ANCHORS IN ACCORDANCE WITH CURRENT ICC REPORTS FOR THE SPECIFIED ANCHORAGES.

VICINITY MAP



DRIVING DIRECTIONS

FROM: 2770 SHADELANDS DR, BLDG 11, WALNUT CREEK, CA 94598
TO: 3170 GOLD NUGGET WY, PLACERVILLE, CA 95667

1.	HEAD SOUTHEAST TOWARD SHADELANDS DR	361 FT
2.	TURN RIGHT ONTO SHADELANDS DR	0.3 MI
3.	TURN LEFT ONTO N WIGET LN	0.2 MI
4.	TURN RIGHT ONTO YGNACIO VALLEY RD	0.6 MI
5.	TURN RIGHT ONTO BANCROFT RD	0.7 MI
6.	USE THE LEFT 2 LANES TO TURN LEFT ONTO TREAT BLVD	1.0 MI
7.	TURN RIGHT ONTO BUSKIRK AVE	0.2 MI
8.	USE THE LEFT LANE TO TAKE THE RAMP ONTO I-680 N	420 FT
9.	MERGE ONTO I-680 N	1.9 MI
10.	KEEP LEFT AT THE FORK TO STAY ON I-680 N	5.9 MI
11.	KEEP LEFT AT THE FORK TO CONTINUE ON I-680	0.1 MI
12.	KEEP RIGHT AT THE FORK TO STAY ON I-680	14.2 MI
13.	USE ANY LANE TO TAKE EXIT 71A TO MERGE ONTO CA-12 E/I-80 E TOWARD I-80 E/SACRAMENTO	41.4 MI
14.	KEEP LEFT TO CONTINUE ON I-80BL E/US-50 E, FOLLOW SIGNS FOR SACRAMENTO/SOUTH LAKE TAHOE/CAPITAL CITY FREEWAY	5.3 MI
15.	KEEP LEFT TO CONTINUE ON US-50 E	39.5 MI
16.	TAKE EXIT 45 FOR RAY LAWYER DR	0.3 MI
17.	CONTINUE ONTO FORNI RD	0.1 MI
18.	TURN RIGHT ONTO GOLD NUGGET WAY	0.2 MI

END AT: 3170 GOLD NUGGET WY, PLACERVILLE, CA 95667

ESTIMATED TIME: 1 HOUR 47 MINUTES ESTIMATED DISTANCE: 112 MILES

CODE COMPLIANCE

ALL WORK & MATERIALS SHALL BE PERFORMED & INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

2022 CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
2022 CALIFORNIA BUILDING CODE (CBC), PART 2, VOLUME 1&2, TITLE 24 C.C.R.
(2021 INTERNATIONAL BUILDING CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
(2020 NATIONAL ELECTRICAL CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24 C.C.R.
(2021 UNIFORM MECHANICAL CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
(2021 UNIFORM PLUMBING CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.
2022 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R.
(2021 INTERNATIONAL FIRE CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24 C.C.R.
2022 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.
ANSI/EIA-TIA-222-H

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

DISABLED ACCESS REQUIREMENTS

THIS FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION. DISABLED ACCESS & REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA STATE BUILDING CODE, TITLE 24 PART 2, SECTION 11B-203.5

SHEET INDEX

SHEET	DESCRIPTION	REV
T-1.1	TITLE SHEET	–
T-1.2	GENERAL NOTES	–
T-1.3	SIGNAGE DETAILS	–
C-1	TOPOGRAPHIC SURVEY	–
C-2	TOPOGRAPHIC SURVEY	–
A-1.1	OVERALL SITE PLAN	–
A-1.2	ENLARGED SITE PLAN	–
A-1.3	EQUIPMENT PLAN	–
A-1.4	EQUIPMENT PLAN	–
A-2.1	ANTENNA PLAN	–
A-3.1	ELEVATIONS	–
A-4.1	DETAILS	–
A-4.2	DETAILS	–
A-5.1	BATTERY SPECIFICATIONS	–
A-5.2	GENERATOR SPECIFICATIONS	–
A-5.3	GENERATOR SPECIFICATIONS	–
A-5.4	GENERATOR SPECIFICATIONS	–
A-5.5	GENERATOR SPECIFICATIONS	–
A-5.6	GENERATOR SPECIFICATIONS	–
S-1.1	STRUCTURAL DETAILS	–
S-1.2	STRUCTURAL DETAILS	–
E-1.1	ELECTRICAL PLAN	–
E-1.2	GROUNDING PLANS & DETAILS	–
BMP1	BMP PLAN & DETAIL	–
BMP2	BMP DETAILS & NOTES	–

Issued For:

PLACERVILLE SHERIFF

3170 GOLD NUGGET WY, PLACERVILLE, CA 95667

PREPARED FOR

verizon

2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

Vendor:

EPIC WIRELESS GROUP LLC
Connecting a Wireless World

MDG LOCATION ID:	5000940687
PROJECT ID:	17120113
DRAWN BY:	C. COLSTON
CHECKED BY:	S. SAVIG
APPROVED BY:	J. SPORE

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
5	02/25/26	PLANNING COMMS	T.T.
4	12/18/25	PLANNING COMMS	S.V.
4	09/30/25	CLIENT REV	S.V.
3	09/25/25	CLIENT REV	T.T.
2	02/12/24	CD 100%	S.D.
1	02/06/24	CLIENT REV	S.D.
0	01/11/24	CD 90%	C.T.C

Licensee:

REGISTERED PROFESSIONAL ENGINEER JAMES R. SPORE S6336 STRUCTURAL STATE OF CALIFORNIA

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

ENGINEER:

Streamline Engineering and Design, Inc.
3843 Taylor Road, Suite A, Loomis, CA 95650
Office: 916-660-1930 Phone: 916-660-1940
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1.1

PROJECT GENERAL NOTES

1. THIS FACILITY IS AN UNOCCUPIED WIRELESS TELECOMMUNICATION FACILITY.
2. PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE.
3. THE SCOPE OF WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
4. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS, AND CONFIRM THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PAY FOR PERMIT FEES, AND TO OBTAIN SAID PERMITS AND TO COORDINATE INSPECTIONS.
6. THE CONTRACTOR SHALL RECEIVE, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
7. CALL BEFORE YOU DIG. CONTRACTOR IS REQUIRED TO CALL 811 (NATIONWIDE "CALL BEFORE YOU DIG" HOTLINE) AT LEAST 72 HOURS BEFORE DIGGING.
8. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK.
9. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE BEST SKILLS AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. CONTRACTOR SHALL ALSO COORDINATE ALL PORTIONS OF THE WORK UNDER THE CONTRACT; INCLUDING CONTACT AND COORDINATION WITH THE CONSTRUCTION MANAGER AND WITH THE LANDLORD'S AUTHORIZED REPRESENTATIVE.
10. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBS, GALVANIZED SURFACES, ETC., AND UPON COMPLETION OF WORK, REPAIR ANY DAMAGE THAT OCCURRED DURING CONSTRUCTION TO THE SATISFACTION OF THE PROJECT MANAGER.
11. KEEP GENERAL AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS AND RUBBISH. REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
12. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED, OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, AS DIRECTED BY THE RESPONSIBLE ENGINEER, AND SUBJECT TO THE APPROVAL OF THE OWNER AND/OR LOCAL UTILITIES.
13. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND ALL OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK SHALL BE PROTECTED AT ALL TIMES.
14. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
15. THE CONTRACTOR SHALL PROVIDE A TOILET FACILITY DURING ALL PHASES OF CONSTRUCTION.
16. SUFFICIENT MONUMENTATION WAS NOT RECOVERED TO ESTABLISH THE POSITION OF THE BOUNDARY LINES SHOWN HEREON. THE BOUNDARY REPRESENTED ON THIS MAP IS BASED ON COMPILED RECORD DATA AND BEST FIT ONTO EXISTING IMPROVEMENTS. IT IS POSSIBLE FOR THE LOCATION OF THE SUBJECT PROPERTY TO SHIFT FROM THE PLACEMENT SHOWN HEREON WITH ADDITIONAL FIELD WORK AND RESEARCH. THEREFORE ANY SPATIAL REFERENCE MADE OR SHOWN BETWEEN THE RELATIONSHIP OF THE BOUNDARY LINES SHOWN HEREON AND EXISTING GROUND FEATURES, EASEMENTS OR LEASE AREA IS INTENDED TO BE APPROXIMATE AND IS SUBJECT TO VERIFICATION BY RESOLVING THE POSITION OF THE BOUNDARY LINES.
17. THE CONTRACTOR TO VERIFY THE LATEST/CURRENT RF DESIGN.
18. WHERE APPLICABLE, CONTRACTOR SHALL PROVIDE SEPARATE PLANS, SPECIFICATIONS, FEES AND PERMITS FOR ANY REVISION TO ANY FIRE SPRINKLER AND/OR ALARM SYSTEM ON THE PREMISES AS MAY BE NEEDED TO COMPLETE THE WORK DEPICTED HEREIN, USING A LICENSED SUBCONTRACTOR FOR ALL SUCH WORK.

TRENCHING NOTES

1. CALL BEFORE YOU DIG. CONTRACTOR IS REQUIRED TO CALL 811 (NATIONWIDE "CALL BEFORE YOU DIG" HOTLINE) AT LEAST 72 HOURS BEFORE DIGGING.
2. VERIFY ALL TRENCHING REQUIREMENTS WITH SERVING UTILITIES.
3. RESTORE GRADE TO ORIGINAL CONDITION OR BETTER.
4. RETURN FILL TO 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM STANDARDS.
5. RESTORE CUT CONCRETE OR ASPHALT TO ORIGINAL CONDITION OR BETTER.

At all services & grounding trenches, provide " WARNING" tape at 12" below grade.

CALL
"CALL BEFORE YOU DIG"
811
NATIONWIDE UNDERGROUND SERVICE ALERT

CONSTRUCTION NOTES

1. EXISTING BUILDING CONSTRUCTION CONDITIONS INDICATED ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO PROCEEDING WITH CONSTRUCTION OR ORDERING OF MATERIALS. IF EXISTING CONDITIONS DO NOT ALLOW FOR DETAILS OF CONSTRUCTION AS SHOWN ON THESE DRAWINGS, NOTIFY ENGINEER OF RECORD FOR RESOLUTION PRIOR TO PROCEEDING. CONTRACTOR SHALL EXPOSE AND REVIEW EXISTING CONDITIONS IN A TIMELY MANNER SUCH THAT ALTERNATE DESIGNS OR DETAILS, IF REQUIRED, MAY BE GENERATED WITHOUT DELAY TO THE PROJECT.
2. DURING CONSTRUCTION, THE CONTRACTOR SHALL NOT ALTER, DAMAGE OR REMOVE ANY PART OF THE EXISTING STRUCTURE UNLESS SPECIFICALLY DETAILED ON THESE DRAWINGS.
3. THE INTENT OF THESE DRAWINGS IS THAT THE WORK OF THE ADDITION, ALTERATION, REHABILITATION, OR RECONSTRUCTION IS TO BE IN ACCORDANCE WITH THE 2022 CBC. SHOULD ANY EXISTING CONDITIONS SUCH AS DETERIORATION OR NONCOMPLYING CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH THE 2022 CBC, A CHANGE ORDER, OR A SEPARATE SET OF PLANS AND SPECIFICATIONS, DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE PREPARED AND SUBMITTED TO AND APPROVED BY THE BUILDING DEPARTMENT PRIOR TO PROCEEDING WITH THE WORK.
4. ALL WORK AND MATERIALS SHOWN ARE NEW UNLESS INDICATED AS EXISTING (E).
5. IT MAY BE NECESSARY TO REMOVE ARCHITECTURAL FINISHES, PLUMBING PIPES AND FIXTURES, ELECTRICAL CONDUIT, FIXTURES, PANELS, BOXES, TELEPHONE OR FIRE ALARM WIRING AND FIXTURES OR OTHER NON-STRUCTURAL ITEMS TO INSTALL STRUCTURAL WORK AND MATERIALS SHOWN ON THESE DRAWINGS. SUCH ITEMS SHALL BE REMOVED, REPAIRED AND/OR REPLACED TO MATCH PRE-CONSTRUCTION CONDITIONS AT THE CONTRACTORS EXPENSE.
6. ALL WEATHER PROOFING, INCLUDING BUT NOT LIMITED TO TORCH DOWN, CAULKING, Z-FLASHING OR ANY OTHER MATERIAL THAT MAY BE ALTERED DURING INSTALLATION SHALL BE REPAIRED REPLACED AND/OR MODIFIED TO ENSURE THE BUILDING AT THE INSTALLATION SITE IS WEATHER PROOF.
7. ANY PROPOSED SUBSTITUTIONS FOR STRUCTURAL MEMBERS, HARDWARE, ANCHOR TYPES, OR DETAILING INDICATED IN THESE DRAWINGS SHALL BE SUBMITTED TO AND REVIEWED BY THE ENGINEER OF RECORD PRIOR TO ORDERING MATERIALS. SUCH REVIEW SHALL BE BILLED ON A TIME AND MATERIALS BASIS TO THE CONTRACTOR WITH NO GUARANTEE THAT THE SUBSTITUTION WILL BE ALLOWED.
8. CONTRACTOR SHALL ENSURE ALL ROOF AREAS HAVE POSITIVE SLOPE TO ALL EXISTING ROOF DRAINS. PROVIDE ADDITIONAL CRICKETS OR BUILD UP ROOFING AS REQUIRED TO PROVIDE POSITIVE DRAINAGE AROUND ALL NEW CONSTRUCTION INCLUDING ANY CURBS, SLEEPERS, SUPPORT BASES, ETC.

STRUCTURAL STEEL NOTES

1. ALL STEEL CONSTRUCTION INCLUDING FABRICATION, ERECTION AND MATERIALS SHALL COMPLY WITH ALL REQUIREMENTS OF THE 2016 AISC SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS AND THE 2022 CBC.
2. ALL STRUCTURAL STEEL SHALL BE ASTM A36 UNLESS OTHERWISE NOTED. ALL WF (WIDE FLANGE) & WT (TEE) SHAPES TO BE ASTM A992 (F_Y=50,000 PSI) UNLESS NOTED OTHERWISE. ALL STRUCTURAL TUBING (TS OR HSS) SHALL BE ASTM A500 GRADE B (F_Y=46,000 PSI). ALL STEEL PIPE SHALL BE ASTM A53 (TYPE E OR S, GRADE B (F_Y=35,000 PSI)) SCHEDULE 40 WITH OUTSIDE DIAMETERS GIVEN UNLESS OTHERWISE NOTED.
3. ALL WELDING SHALL BE PERFORMED USING E70XX ELECTRODES UNLESS OTHERWISE NOTED AND SHALL CONFORM TO AISC & AWS D1.4. WHERE FILLET WELD SIZES ARE NOT SHOWN PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC SPECIFICATION. PAINTED SURFACES SHALL BE TOUCHED UP.
4. ALL WELDING SHALL BE PERFORMED BY QUALIFIED, CERTIFIED WELDERS.
5. HIGH STRENGTH BOLTS SHALL BE GALVANIZED ASTM F3125/F3125M GRADE A325 MINIMUM. BOLTED CONNECTIONS SHALL BE BEARING TYPE. SEE PLANS FOR LOCATION, NUMBER, & SIZE OF BOLTS.
6. HIGH STRENGTH BOLT NUTS SHALL BE ASTM A563/A563M AND WASHERS SHALL BE ASTM F436/ F436M.
7. THREADED RODS SHALL BE SAE J429, GRADE 2 U.O.N.
8. ALL HOLES FOR BOLTED CONNECTIONS SHALL BE 1/16" LARGER THAN THE NOMINAL BOLT DIAMETER. USE STANDARD AISC GAGE AND PITCH FOR BOLTS EXCEPT AS NOTED OTHERWISE. HOLES FOR ANCHOR BOLTS IN BASE PLATES MAY BE AISC "OVERSIZE" HOLES WHERE ACCOMPANIED BY OVERSIZED HARDENED HOT DIPPED GALVANIZED WASHERS.
9. ALL SHOP FABRICATED STEEL STRUCTURAL MEMBERS FOR EXTERIOR USE SHALL BE HOT DIP GALVANIZED PER ASTM A123 AFTER FABRICATION & PAINTED PER CUSTOMER SPECIFICATIONS AS REQUIRED. STEEL FOR INTERIOR USE SHALL BE SHOP COAT OR GALVANIZED & PAINTED.
10. ALL FIELD FABRICATED GALVANIZED STEEL THAT IS CUT, GROUND, DRILLED, WELDED OR DAMAGED SHALL BE TREATED WITH "ZINC RICH" COLD GALVANIZING SPRAY OR COATING. NO RAW STEEL SHALL BE EXPOSED.
11. AT ALL WEB STIFFENER PLATES LEAVE ¾"ø (OR K, WHICHEVER IS LARGER) HOLE @ WEB/FLANGE INTERSECTION UNLESS NOTED OTHERWISE.
12. U-BOLTS AT ANTENNA & RRU MOUNT TO BE GALVANIZED SAE J429, GRADE 2 WITH J995 NUTS U.O.N.
13. ALL STRUT MEMBERS USED IN EXTERIOR APPLICATIONS SHALL BE HOT DIPPED GALVANIZED PER ASTM A123 OR ASTM A153.
14. ALL STAINLESS STEEL BOLTED CONNECTIONS SHALL BE ASTM F593-17 ALLOY GROUP 1 OR 2 AND STAINLESS STEEL NUTS SHALL BE ASTM F594-09 (2015).

CONCRETE NOTES

1. ALL CONCRETE CONSTRUCTION SHALL CONFORM TO ACI 318-19. CONCRETE MIX DESIGN SHALL BE REVIEWED BY AN INDEPENDENT TESTING LABORATORY AND SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW.
2. CONTRACTOR SHALL VERIFY SITE CONDITIONS & ALL DIMENSIONS PRIOR TO STARTING WORK. NOTIFY ENGINEER OF RECORD OF ANY DISCREPANCIES FOR RESOLUTION PRIOR TO PROCEEDING.
3. ALL CONCRETE SHALL BE A MINIMUM 5 SACK MIX WITH A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS.
4. CEMENT SHALL CONFORM TO ASTM C150, TYPE II.
5. CONCRETE AGGREGATES SHALL CONFORM TO ASTM C33.
6. ALL REINFORCING STEEL SHALL BE GRADE 60 AND CONFORM TO ASTM A615 UNLESS OTHERWISE NOTED. SEE PLAN FOR SIZE AND PLACEMENT.
7. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A1064.
8. REINFORCING STEEL SHALL BE FABRICATED ACCORDING TO "MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION".
9. MINIMUM LAP SPLICE SHALL BE 56 BAR DIAMETERS UNLESS OTHERWISE NOTED.
10. MINIMUM BEND DIAMETER SHALL BE 6 BAR DIAMETERS UNLESS OTHERWISE NOTED.
11. MINIMUM REINFORCING COVERAGE IS 3" UNLESS OTHERWISE NOTED.
12. CONCRETE SHALL BE PLACED AGAINST FIRM UNDISTURBED NON EXPANSIVE SOIL AT DEPTH SHOWN. WHERE OTHER CONDITIONS ARE ENCOUNTERED DURING EXCAVATION THE ENGINEER SHALL BE NOTIFIED AND REMEDIAL MEASURES PRESCRIBED PRIOR TO PROCEEDING WITH WORK.
13. BOTTOM OF ALL FOOTING TRENCHES SHALL BE CLEAN AND LEVEL. REMOVE ALL DEBRIS BEFORE PLACING ANY CONCRETE.
14. ALL ANCHOR BOLTS & THREADED ROD SHALL BE ASTM F1554, GR.36 MINIMUM UNLESS OTHERWISE NOTED, NEW, & WITHOUT SIGNIFICANT RUST.
15. A ¾" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE UNLESS OTHERWISE NOTED.
16. REINFORCING, DOWELS, BOLTS, ANCHORS, SLEEVES, ETC. TO BE EMBEDDED IN CONCRETE SHALL BE SECURELY POSITIONED BEFORE PLACING CONCRETE.
17. ALL CONCRETE SHALL BE THOROUGHLY CONSOLIDATED BY MOTORIZED VIBRATORY MEANS AND THOROUGHLY WORKED AROUND REINFORCEMENT, EMBEDDED ITEMS AND INTO CORNERS OF FORMS.

EXPANSION & EPOXY ANCHORS

1. EXPANSION AND EPOXY ANCHORS SHALL BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE 2022 CALIFORNIA BUILDING CODE (CBC).
2. ALL ANCHORS PROVIDED SHALL BE INCLUDED IN EVALUATION REPORTS OF THE INTERNATIONAL CODE COUNCIL (ICC), AND SHALL BE EVALUATED FOR 2021 IBC MINIMUM REQUIREMENTS IN THE ICC REPORT
3. CONCRETE EXPANSION ANCHORS SHALL BE KWIK BOLT TZ2 BY HILTI, INC., TULSA, OKLAHOMA AS PER ICC REPORT NO. ESR-4266 OR APPROVED EQUIVALENT.
4. CMU EXPANSION ANCHORS SHALL BE KWIK BOLT TZ2 BY HILTI, INC., TULSA, OKLAHOMA AS PER ICC REPORT NO. ESR-4561 OR APPROVED EQUIVALENT. ANCHORS SHALL BE INSTALLED A MINIMUM OF 1⅜" FROM ANY VERTICAL MORTAR JOINT TYPICAL. ANCHORS TO BE SPACED 8 INCHES ON CENTER MINIMUM AND LIMITED TO ONE ANCHOR PER CELL.
5. CONCRETE ADHESIVE EPOXY ANCHORS SHALL BE HIT RE-500 V3 BY HILTI, INC., TULSA, OKLAHOMA AS PER ICC REPORT NO. ESR-3814 OR APPROVED EQUIVALENT.
6. GROUT FILLED CMU ADHESIVE EPOXY ANCHORS SHALL BE HIT-HY 200 BY HILTI, INC., TULSA, OKLAHOMA AS PER ICC REPORT NO. ESR-3963 OR APPROVED EQUIVALENT.
7. INSTALL EXPANSION AND EPOXY ANCHORS WITH SPECIAL INSPECTION IN ACCORDANCE WITH THE 2022 CBC, TABLE 1705.3, AND ALL REQUIREMENTS OF THE MANUFACTURER, THE MANUFACTURER'S ICC APPROVAL AND THESE DRAWINGS.
8. EXPANSION ANCHORS SHALL BE 304/316 STAINLESS STEEL U.O.N. EPOXY ANCHOR THREADED ROD SHALL BE ASTM F593 CW1 (316) (¼" TO ⅝") OR F593 CW2 (316) (¾" TO 1½") STAINLESS STEEL U.O.N.
9. LOCATE AND AVOID REINFORCEMENT AND OTHER EMBEDDED ITEMS WHEN INSTALLING ANCHORS, TYPICAL. SEE CONCRETE CORE DRILLING NOTES FOR ADDITIONAL INFORMATION.
10. THE SPECIAL INSPECTOR MUST MAKE PERIODIC INSPECTIONS DURING ANCHOR INSTALLATION TO VERIFY ANCHOR TYPE AND DIMENSIONS, CONCRETE MEMBER THICKNESS, ANCHOR SPACING, EDGE DISTANCES, TIGHTENING TORQUE, HOLE DIAMETER, DEPTH AND CLEANLINESS, ANCHOR EMBEDMENT AND ADHERENCE TO MANUFACTURER'S INSTALLATION INSTRUCTIONS. SEE NOTE 11 BELOW FOR FREQUENCY OF INSPECTIONS.
11. 50% OF ALL ANCHORS, INCLUDING ALTERNATE BOLTS IN A GROUP OF ANCHORS, SHALL BE INSPECTED PER NOTE 10 ABOVE AND TORQUE TESTED PER THE ICC REPORT TEST VALUES NOTED BELOW:

KB TZ2:

CONCRETE TORQUE TEST VALUES:
⅜"=30 FT LB ½"=40 FT LB ⅝"=60 FT LB ¾"=125 FT LB

CMU TORQUE TEST VALUES:
⅜"=15 FT LB ½"=25 FT LB ⅝"=35 FT LB ¾"=50 FT LB

EPOXY ANCHOR:

CONCRETE TORQUE TEST VALUES:
½"=30 FT LB
(CONCRETE TENSION TEST VALUES TO BE DETERMINED AS NEEDED. A RFI WILL BE ISSUED IF NEEDED DURING CONSTRUCTION TO ESTABLISH THE REQUIRED TENSION TEST VALUES)

CONCRETE CORE/DRILLING NOTES

1. WHEN INSTALLING DRILLED-IN ANCHORS AND/OR POWDER DRIVEN PINS IN EXISTING NON-PRESTRESSED OR POST-TENSIONED REINFORCED CONCRETE (MILD REINFORCED), USE CARE & CAUTION TO AVOID CUTTING OR DAMAGING THE (E) REINFORCING BARS. WHEN INSTALLING ANCHORS INTO (E) PRE-STRESSED OR POST-TENSIONED CONCRETE LOCATE THE PRE-STRESSED OR POST-TENSIONED TENDONS BY USING A NON-DESTRUCTIVE METHOD, SUCH AS X-RAY, AT POINT OF PENETRATION, PRIOR TO INSTALLATION. EXERCISE EXTREME CARE & CAUTION TO AVOID CUTTING OR DAMAGING THE TENDONS DURING INSTALLATION. MAINTAIN A MINIMUM CLEARANCE OF TWO INCHES BETWEEN REINFORCEMENT AND THE DRILLED-IN ANCHOR AND/OR PIN.
2. WHEN CORING EXISTING REINFORCED CONCRETE OF ANY CONSTRUCTION TYPE (PRE-STRESSED, POST-TENSIONED OR MILD REINFORCED), LOCATE THE EXISTING REINFORCING BY USING A NON-DESTRUCTIVE METHOD, SUCH AS X-RAY, PRIOR TO CORING. EXERCISE EXTREME CARE & CAUTION TO AVOID CUTTING OR DAMAGING ANY REINFORCING DURING CORING. MAINTAIN A MINIMUM CLEARANCE OF TWO INCHES BETWEEN REINFORCEMENT AND THE CORE. THE MAXIMUM SIZE OF ANY CORE IS TO BE 6" DIAMETER AND THE MINIMUM SPACING BETWEEN CORES IS TO BE TWICE THE CORE DIAMETER (I.E. 12" SPACING FOR A 6" DIAMETER CORE).
3. INSPECTOR IS TO BE PRESENT DURING ALL CORE DRILLING OPERATIONS TO VERIFY THAT NO REINFORCING CABLES, TENDONS, OR REBAR HAVE BEEN CUT. (SEE NOTE 5 BELOW)
4. THE INSPECTOR SHALL SUBMIT A WRITTEN REPORT TO THE OWNER.
5. THE INSPECTIONS INDICATED IN NOTES 3 AND 4 ABOVE ARE NOT REQUIRED FOR A CONCRETE FILL OVER METAL DECK APPLICATION WHERE INDICATED ON THE CONSTRUCTION DRAWINGS.

FRAMING NOTES

1. ALL JOINTS AND PENETRATIONS SHALL BE CAULKED AND SEALED.
2. ALL 2X OR 4X FRAMING LUMBER SHALL BE DOUGLAS FIR #2 OR BTR, 6X DOUGLAS FIR # 1 OR BTR UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR USE LUMBER SHALL BE PRESSURE TREATED W/ FASTENERS HDG & METAL CONNECTORS G135 OR BETTER AS REQUIRED FOR CORROSION RESISTANCE TO THE PRESERVATIVE TYPE USED.
4. ALL STRUCTURAL CONNECTORS SHALL BE AS SPECIFIED OR AN EQUIVALENT.
5. NAILING SHALL CONFORM WITH THE REQUIREMENTS OF THE 2022 CBC UNLESS OTHERWISE NOTED. DRAWING SPECIFIC CALLOUTS SUPERCEDE CODE NAILING REQUIREMENTS
6. HOLES FOR BOLTS IN WOOD SHALL BE BORED WITH A BIT OF THE SAME NOMINAL DIAMETER AS THE BOLT PLUS 1/16".
7. HOLES FOR LAG SCREWS ø⅜" OR GREATER SHALL BE BORED AS FOLLOWS:
   A. THE CLEARANCE HOLE FOR THE SHANK SHALL HAVE THE SAME DIAMETER AS THE SHANK, AND THE SAME DEPTH OF PENETRATION AS THE LENGTH OF UNTHREADED SHANK.
   B. THE LEAD HOLE FOR THE THREADED PORTION SHALL HAVE A DIAMETER EQUAL TO 75% OF THE SHANK DIAMETER AND A LENGTH EQUAL TO AT LEAST THE LENGTH OF THE THREADED PORTION.
   C. LAG SCREWS AND WOOD SCREWS SHALL BE SCREWED AND NOT DRIVEN INTO PLACE. PROVIDE LIQUID SOAP AS REQUIRED TO LUBRICATE LAG SCREWS DURING INSTALLATION.
8. LAG SCREWS SHALL BE GALVANIZED ASTM A307 MINIMUM. BOLTED CONNECTIONS SHALL BE BEARING TYPE. SEE PLANS FOR LOCATION, NUMBER, & SIZE OF BOLTS.

HVAC GENERAL NOTES

1. THE CONTRACTOR SHALL PERFORM THE WORK IN ACCORDANCE WITH THE LATEST ASHRAE AND INDUSTRIAL STANDARDS.
2. ALL HVAC WORK SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES AND FEDERAL CODES HAVING JURISDICTION OVER THE CONSTRUCTION.
3. CONTRACTOR SHALL EXAMINE THE PROJECT SITE AND DISCUSS GENERAL REQUIREMENTS OF BUILDING AND WORK PERFORMANCE WITH THE PROJECT MANAGER. CONTRACTOR SHALL COORDINATE HIS WORK WITH THE WORK OF OTHERS ON THE PROJECT. CONTRACTOR SHALL CONFIRM EXISTING CONDITIONS AND PROVIDE ALL LABOR AND MATERIALS TO MAKE A WORKABLE AND USEABLE SYSTEM.
4. CONTRACTOR IS TO REPORT TO PROJECT MANAGER ANY OBSERVATIONS OR CONDITIONS WHICH ARE DISCOVERED IN THE BUILDING WHICH WOULD PREVENT THE FULLEST USE OF THE HVAC SYSTEM.
5. IT IS NECESSARY TO USE SEAMLESS COPPER PIPES AND IT IS DESIRABLE THAT THE AMOUNT OF RESIDUAL OIL IS LESS THAN 40 MG/10M. DO NOT USE COPPER PIPES HAVING A COLLAPSED, DEFORMED OR DISCOLORED PORTION (ESPECIALLY ON THE INTERIOR SURFACE). OTHERWISE, THE EXPANSION VALUE OR CAPILLARY TUBE MAY BECOME BLOCKED WITH CONTAMINANTS.
6. CONTRACTOR SHALL ARRANGE AND PAY FOR ALL FEES, PERMITS, AND INSPECTIONS CONCERNING THE WORK.
7. ISOLATE ALL HVAC UNITS/FANS AND EQUIPMENT FROM STRUCTURE WITH APPROVED ISOLATION MOUNTS.
8. ALL WEATHER EXPOSED EQUIPMENT, DUCTS, ETC., SHALL BE COMPLETELY WEATHERPROOFED. PROVIDE LEAD FLASHINGS FOR PIPE PENETRATIONS THROUGH ROOF. PATCH ROOFING AT CURBS AND PENETRATIONS.
9. SEER RATING AND HEATING COMBUSTION EFFICIENCY RATING OF EACH HVAC UNIT SHALL COMPLY WITH STATE REQUIREMENTS.
10. INSTALL CONDENSATE DRAIN LINES AWAY FROM ALL ELECTRICAL, RADIO, AND TELEPHONE EQUIPMENT.
12. WHEN CHARGING THE REFRIGERANT, TAKE INTO ACCOUNT THE SLIGHT CHANGE IN THE COMPOSITION OF THE GAS AND LIQUID PHASES, AND ALWAYS CHARGE FROM THE LIQUID PHASE SIDE WHOSE COMPOSITION IS STABLE.
13. ALL HVAC EQUIPMENT SHALL BE SEISMICALLY BRACED PER LOCAL REQUIREMENTS.

Issued For:

PLACERVILLE SHERIFF

3170 GOLD NUGGET WY,
PLACERVILLE, CA 95667

PREPARED FOR

verizon

2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

Vendor:

EPIC WIRELESS GROUP LLC
Connecting a Wireless World

MDG LOCATION ID:	5000940687
PROJECT ID:	17120113
DRAWN BY:	C. COLSTON
CHECKED BY:	S. SAVIG
APPROVED BY:	J. SPORE

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
5	02/25/26	PLANNING COMMS	T.T.
4	12/18/25	PLANNING COMMS	S.V.
4	09/30/25	CLIENT REV	S.V.
3	09/25/25	CLIENT REV	T.T.
2	02/12/24	CD 100%	S.D.
1	02/06/24	CLIENT REV	S.D.
0	01/11/24	CD 90%	C.T.C

Licensee:

REGISTERED PROFESSIONAL ENGINEER JAMES R. SPORE S6336 STRUCTURAL STATE OF CALIFORNIA

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ENGINEER:

Streamline Engineering and Design, Inc.
3643 Taylor Road, Suite A, Loomis, CA 95650
Office: 916-660-1940 Fax: 916-660-1941
Contact: Kevin Savig Cell: 530-863-6330
E-Mail: kevin@streamlineeng.com

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SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

T-1.2

SIGNAGE AND STRIPING INFORMATION

1. THE FOLLOWING INFORMATION IS A GUIDELINE WITH RESPECT TO PREVAILING STANDARDS LIMITING HUMAN EXPOSURE TO RADIO FREQUENCY ENERGY AND SHOULD BE USED AS SUCH. IF THE SITE'S EMF REPORT OR ANY LOCAL, STATE OR FEDERAL GUIDELINES OR REGULATION SHOULD BE IN CONFLICT WITH ANY PART OF THESE NOTES OR PLANS, THE MORE RESTRICTIVE GUIDELINE OR REGULATION SHALL BE FOLLOWED AND OVERRIDE THE LESSER.

2. THE PUBLIC LIMIT OF RF EXPOSURE ALLOWED BY VERIZON WIRELESS IS 1mWcm^2 AND THE OCCUPATIONAL LIMIT OF RF EXPOSURE ALLOWED BY VERIZON WIRELESS IS 5mWcm^2

3. IF THE BOTTOM OF THE ANTENNA IS MOUNTED (8) EIGHT FEET ABOVE THE GROUND OR ROOF LINE OF THE PERSONAL COMMUNICATION SYSTEM (PCS) AND DOES NOT EXCEED THE PUBLIC LIMIT OF RF EXPOSURE LIMIT THEN NO STRIPING OR BARRICADES SHOULD BE NEEDED.

4. IF THE PUBLIC LIMIT OF RF EXPOSURE ON THE SITE IS EXCEEDED AND THE AREA IS PUBLICLY ACCESSIBLE (e.g. ROOF ACCESS DOOR CANNOT BE LOCKED OR THERE IS AN EXISTING FIRE EGRESS), THEN BOTH BARRICADES AND STRIPING WILL BE NEEDED AROUND THE ANTENNAS. THE EXACT EXTENT OF THE BARRICADES AND STRIPING WILL BE DETERMINED BY THE EMF REPORT FOR THE SITE DONE BEFORE OR SHORTLY AFTER THE CONSTRUCTION OF THE SITE. USE THE PLANS AS A GUIDELINE FOR PLACEMENT OF SUCH BARRICADES AND STRIPING.

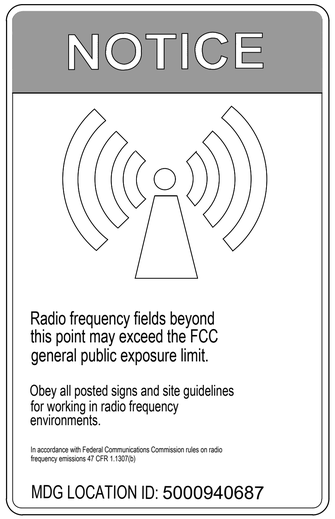
5. IF THE PUBLIC LIMIT OF RF EXPOSURE ON THE SITE IS NOT EXCEEDED AND THE AREA IS NOT PUBLICLY ACCESSIBLE (e.g. ROOF ACCESS DOOR IS LOCKED), THEN JUST STRIPING OUT TO THE PUBLIC LIMIT WILL BE NEEDED AROUND THE ANTENNAS. THE EXACT EXTENT OF THE STRIPING WILL BE DETERMINED BY THE EMF REPORT FOR THE SITE DONE BEFORE OR SHORTLY AFTER THE CONSTRUCTION OF THE SITE. USE THE PLANS AS A GUIDELINE FOR PLACEMENT OF SUCH STRIPING.

6. ALL TRANSMIT ANTENNAS REQUIRE A (3) THREE LANGUAGE WARNING SIGN WRITTEN IN ENGLISH, SPANISH, AND CHINESE. THIS SIGN WILL BE PROVIDED TO THE CONTRACTOR BY THE VERIZON WIRELESS CONSTRUCTION MANAGER AT THE TIME OF CONSTRUCTION. THE LARGER SIGN SHALL BE PLACED AT ALL ROOF ACCESS LOCATIONS AND ON ALL BARRICADES IN PLAIN SIGHT AND THE SMALLER SIGN SHALL BE PLACED ON THE ANTENNAS THEMSELVES OR ON THE OUTSIDE OF THE ANTENNA ENCLOSURES IN A MANNER THAT IS EASILY SEEN BY ANY PERSON ON THE ROOF. WARNING SIGNS SHALL COMPLY WITH ANSI C95.2 COLOR, SYMBOL, AND CONTENT CONVENTIONS. ALL SIGNS WILL HAVE VERIZON WIRELESS'S NAME AND THE COMPANY CONTACT INFORMATION (e.g. TELEPHONE NUMBER) TO ARRANGE FOR ACCESS TO THE RESTRICTED AREAS. THIS TELEPHONE NUMBER WILL BE PROVIDED TO THE CONTRACTOR BY THE VERIZON WIRELESS CONSTRUCTION PROJECT MANAGER AT THE TIME OF CONSTRUCTION.

7. PHOTOS OF ALL STRIPING, BARRICADES, AND SIGNAGE WILL BE PART OF THE CONTRACTORS CLOSE OUT PACKAGE AND WILL BE TURNED INTO THE VERIZON WIRELESS CONSTRUCTION PROJECT MANAGER AT THE END OF CONSTRUCTION. STRIPING SHALL BE DONE WITH FADE RESISTANT YELLOW SAFETY PAINT IN A CROSS HATCH PATTERN. ALL BARRICADES SHALL BE MADE OF AN RF FRIENDLY MATERIAL SO THAT THEY DO NOT BLOCK OR INTERFERE WITH THE OPERATION OF THE SITE AND SHALL BE PAINTED WITH FADE RESISTANT YELLOW SAFETY PAINT. THE CONTRACTOR SHALL PROVIDE ALL RF FRIENDLY BARRICADES NEEDED AND SHALL PROVIDE THE VERIZON WIRELESS CONSTRUCTION PROJECT MANAGER WITH A DETAILED SHOP DRAWING OF EACH BARRICADE.

8. ALL REQUIRED SIGNAGE WILL BE INSTALLED AS NEEDED AND FIELD VERIFIED.

1 TYPICAL ADDRESS SIGN DETAIL (@ LEASE AREA ACCESS DOOR)



2 TYPICAL CAUTION SIGN

NOTE: SIGN TO BE PERMANENTLY MOUNTED AT ANTENNA LOCATIONS.

3 TYPICAL HAZARD SIGN

4 TYPICAL HAZARD SIGN

Issued For:

PLACERVILLE SHERIFF

3170 GOLD NUGGET WY, PLACERVILLE, CA 95667

PREPARED FOR

verizon

2770 SHADELANDS DR, BLDG 11
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1	02/06/24	CLIENT REV	S.D.
0	01/11/24	CD 90%	C.T.C

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ENGINEER:

Streamline Engineering and Design, Inc.
3843 Taylor Road, Suite A, Loomis, CA 95650
Contact: Kevin Sawaya Phone: 916-660-1940
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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SHEET TITLE:

SIGNAGE DETAILS

SHEET NUMBER:

T-1.3

Geil Engineering
Engineering * Surveying * Planning
1226 High Street
Auburn, California 95603–5015
Phone: (530) 885–0426 * Fax: (530) 823–1309

Verizon Wireless

Project Name: Placerville Sheriff

Project Site Location: 3170 Gold Nugget Way
Placerville, CA 95667
El Dorado County

Date of Observation: 11–01–23

Equipment/Procedure Used to Obtain Coordinates: Trimble Pathfinder Pro XL post processed with Pathfinder Office software.

Type of Antenna Mount: Proposed Monopine

Coordinates (Tower)(NAD83)
Latitude: N 38° 43' xxx" N 38.xxxxxxx°
Longitude: W 120° 49' xxx" W 121.xxxxxx°

ELEVATION of Ground at Structure (NAVD88) xxxxx' AMSL

CERTIFICATION: I, the undersigned, do hereby certify elevation listed above is based on a field survey done under my supervision and that the accuracy of those elevations meet or exceed 1–A Standards as defined in the FAA ASAC Information Sheet 91:003, and that they are true and accurate to the best of my knowledge and belief.

Kenneth D. Geil California RCE 14803

Lease Area Description

All that certain lease area being a portion of that certain parcel of land as described in that certain document filed in Book 1810 of Deeds, Page 164 Official Records of El Dorado County, California, also being a portion of the East half of the Northeast quarter Section 13, Township 10 North, Range 10 East M.D.B.M., being more particularly described as follows:

Commencing at a 1–1/4" C.I.P. set for the most Northerly corner of Parcel 1 as is shown on that certain Parcel Map filed for record at Book 27 of Parcel Maps at Page 44, Official Records of El Dorado County, from which a 3/4" C.I.P. set at the most Westerly corner of the above referenced Parcel 1 bears South 27°43'59" West 457.18 feet; thence from said Point of Commencement South xx feet to the True Point of Beginning; thence from said point of beginning North XXXX feet to the true point of beginning.

Together with an easement for utility purposes six feet in width the centerline of which is described as follows: Beginning at a point which bears North XXX feet from the Northwest corner of the above described lease area; thence from said point of beginning North XXX feet more of less to an existing utility service connection location.

Also together with an easement for utility purposes from the above described lease area to the cellular tower located in close proximity thereto and as necessary for the placement of cellular antennas and appurtenance thereon.

Also together with an easement for ingress and egress fifteen feet in width from the above described lease area, over and across an existing traveled way, to the public right of way.

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF GEIL ENGINEERING AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE AND CARRIER FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM GEIL ENGINEERING TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH GEIL ENGINEERING WITHOUT PREJUDICE AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED EXCEPT AS SHOWN ON THIS PLAN. NO PROPERTY MONUMENTS WERE SET.

DATE OF SURVEY: 11–01–23

SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GEIL, R.C.E. 14803

LOCATED IN THE COUNTY OF EL DORADO, STATE OF CALIFORNIA

BEARINGS SHOWN ARE BASED UPON MONUMENTS FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.

ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON U.S.G.S. N.A.V.D. 88 DATUM. ABOVE MEAN SEA LEVEL.

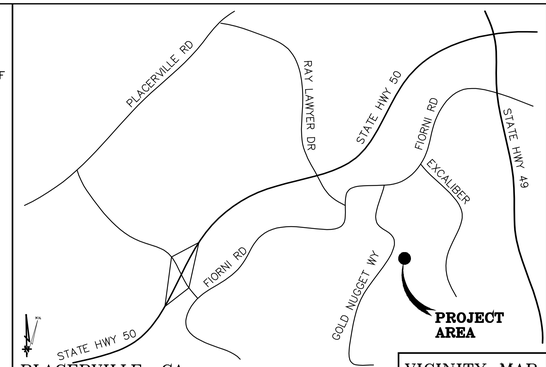
N.G.V.D. 1929 CORRECTION: SUBTRACT XXX' FROM ELEVATIONS SHOWN.

CONTOUR INTERVAL: N/A

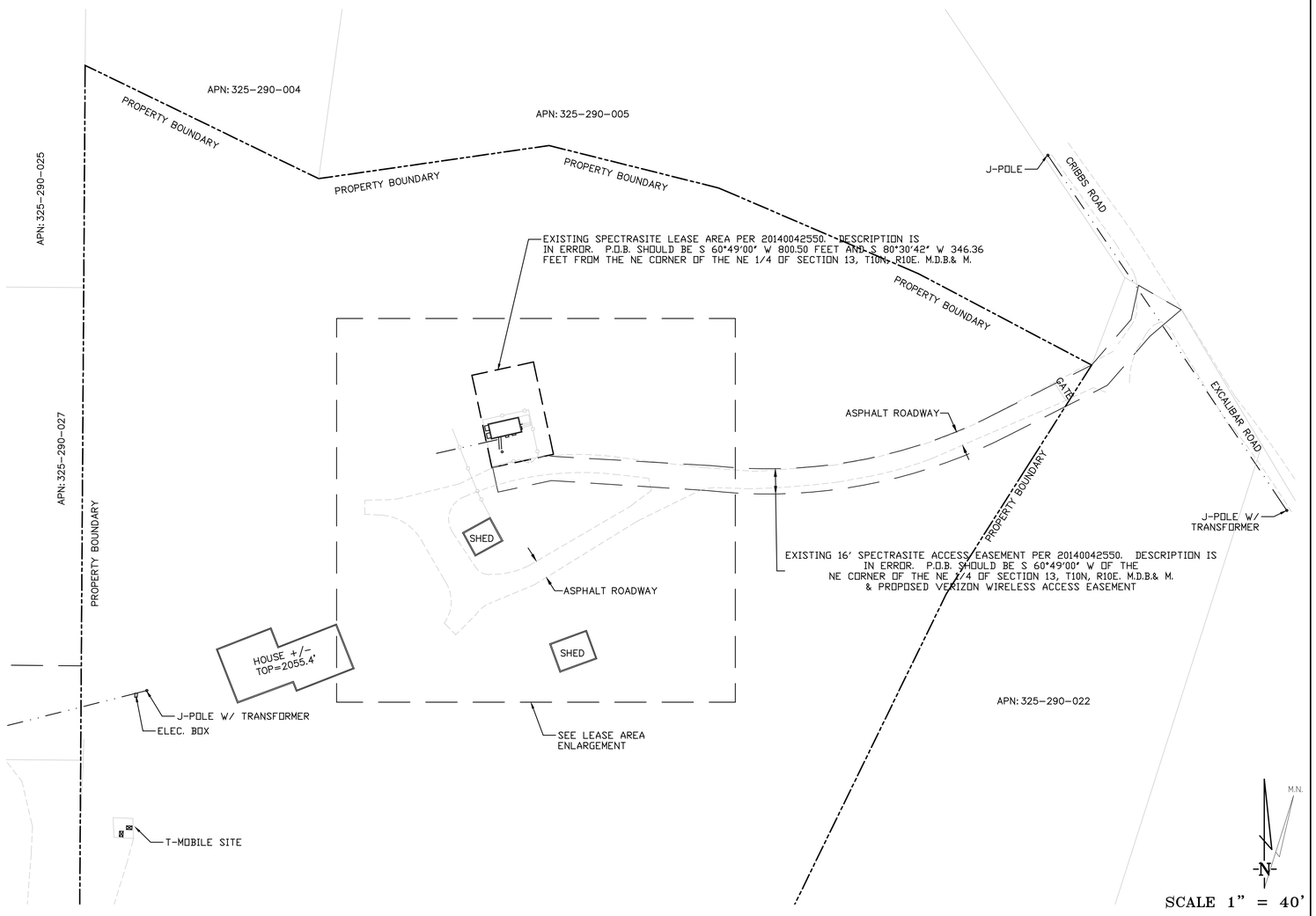
CONTRACTOR IS RESPONSIBLE TO VERIFY LEASE AREA PRIOR TO CONSTRUCTION.

ASSESSOR'S PARCEL NUMBER: 325–290–006–000

OWNER(S): EILEEN E. MC CALLUM
3170 GOLD NUGGET WAY
PLACERVILLE, CA 95667

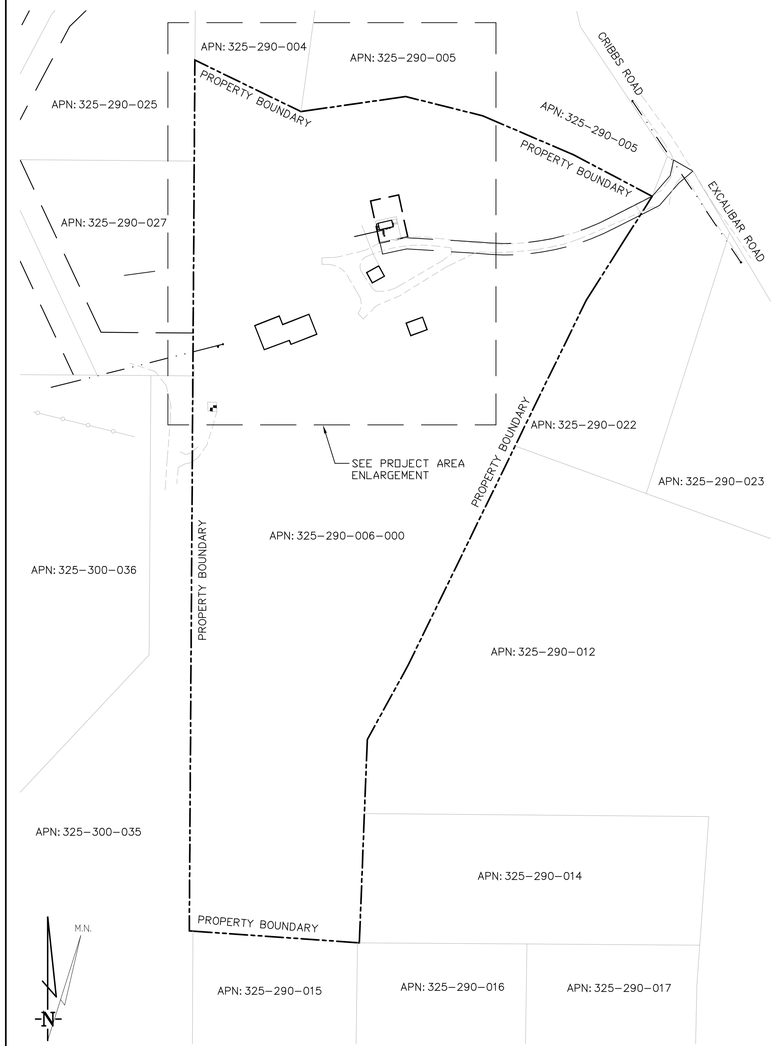


PLACERVILLE, CA — VICINITY MAP



SCALE 1" = 40'

PROJECT AREA ENLARGEMENT



SCALE 1" = 100'

OVERALL PROJECT AREA

DEPT	APPROVED	DATE
A&C		
RE		
RF		
INT		
EE/VN		
OPS		
EE/OUT		

Surveyor
GEIL ENGINEERING
ENGINEERING * SURVEYING * PLANNING
1226 HIGH STREET
AUBURN, CALIFORNIA 95603
phone: (530) 885–0426
fax: (530) 823–1309

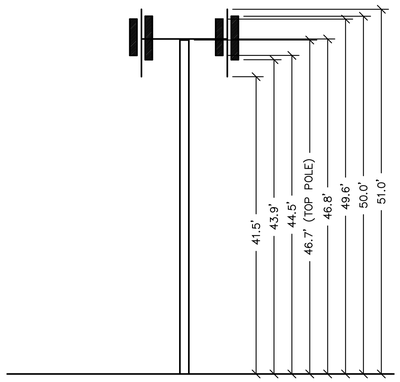
verizon

PLACERVILLE SHERIFF RELO
3170 GOLD NUGGET WAY
PLACERVILLE, CA 95667

PLOT PLAN AND
SITE TOPOGRAPHY

REVISIONS		
REV	11–02–23	DRAWING SUBMITTAL
REV	NR	
REV		
REV		
REV		
REV		

Sheet
C–1



POLE DIAGRAM

EXISTING SPECTRASITE LEASE AREA PER 20140042550. DESCRIPTION IS IN ERROR. P.O.B. SHOULD BE S 60°49'00" W 800.50 FEET AND S 80°30'42" W 346.36 FEET FROM THE NE CORNER OF THE NE 1/4 OF SECTION 13, T10N, R10E. M.D.B.& M.

40.00'

60.00'

FENCELINE

ABANDONED NEXTEL SHELTER
PROPOSED VERIZON WIRELESS LEASE AREA

CONCRETE APRON

APPLETON

ELEC. METER

EL.2035.82'

EL.2036.82'

AC

AC

CONDUIT TO COW SITE

TCF

EL.2038.26'

EL.2037.68'

WOOD MONOPOLE
SEE TOWER DIAGRAM

GATE

EL.2038.81'

ASPHALT ROADWAY

EXISTING 16' SPECTRASITE ACCESS EASEMENT PER 20140042550. DESCRIPTION IS IN ERROR. P.O.B. SHOULD BE S 60°49'00" W OF THE NE CORNER OF THE NE 1/4 OF SECTION 13, T10N, R10E. M.D.B.& M. & PROPOSED VERIZON WIRELESS ACCESS EASEMENT

GATE

SHED
TOP=2047.4'

ASPHALT ROADWAY

HOUSE
TOP=2055.4'

SHED
TOP=2042.7'

M.N.

N

SCALE 1" = 10'

0 5 10 20 30 50

LEASE AREA ENLARGEMENT

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DEPT	APPROVED	DATE
A&C		
RE		
RF		
INT		
EE\IN		
OPS		
EE\OUT		

Surveyor
GEIL ENGINEERING
ENGINEERING • SURVEYING • PLANNING
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phone: (530) 885-0428
fax: (530) 823-1309

verizon

PLACERVILLE SHERIFF RELOCATION
3170 GOLD NUGGET WAY
PLACERVILLE, CA 95667

PLOT PLAN AND
SITE TOPOGRAPHY

Sheet
C-2

EL DORADO COUNTY FIRE COMMENTS:

1. FIRE APPARATUS ACCESS – APPROVED FIRE APPARATUS ACCESS SHALL REMAIN UNOBSTRUCTED AT ALL TIMES. ALL APPROVED GATES SHALL BE EQUIPPED WITH FIRE DEPARTMENT –APPROVED EMERGENCY ACCESS (KNOX PADLOCK, OR OTHER FIRE DEPARTMENT REQUIRED DEVICES IF AUTOMATED).

2. PREMISES IDENTIFICATION – APPROVED ADDRESS IDENTIFICATION AND ON–SITE DIRECTIONAL SIGNAGE SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH FIRE DEPARTMENT STANDARDS PRIOR TO OCCUPANCY.

3. EMERGENCY CONTACT SIGNAGE – PERMANENT EMERGENCY CONTACT SIGNAGE SHALL BE INSTALLED AT THE PRIMARY SITE ENTRANCE AND AT ANY ADDITIONAL LOCATIONS AS REQUIRED BY THE FIRE DEPARTMENT. AT A MINIMUM, THE SIGNAGE SHALL INCLUDE THE SITE NAME, PHYSICAL ADDRESS, AND A 24–HOUR EMERGENCY CONTACT NAME AND PHONE NUMBER. SIGNAGE SHALL BE APPROVED BY THE FIRE DEPARTMENT AND INSTALLED PRIOR TO COMMENCEMENT OF OPERATIONS.

4. VEGETATION MANAGEMENT / DEFENSIBLE SPACE – DEFENSIBLE SPACE AND VEGETATION MANAGEMENT SHALL BE ESTABLISHED AND CONTINUOUSLY MAINTAINED IN COMPLIANCE WITH APPLICABLE STATE AND LOCAL FIRE REGULATIONS. FAILURE TO MAINTAIN DEFENSIBLE SPACE SHALL CONSTITUTE A VIOLATION OF THE CONDITIONAL USE PERMIT

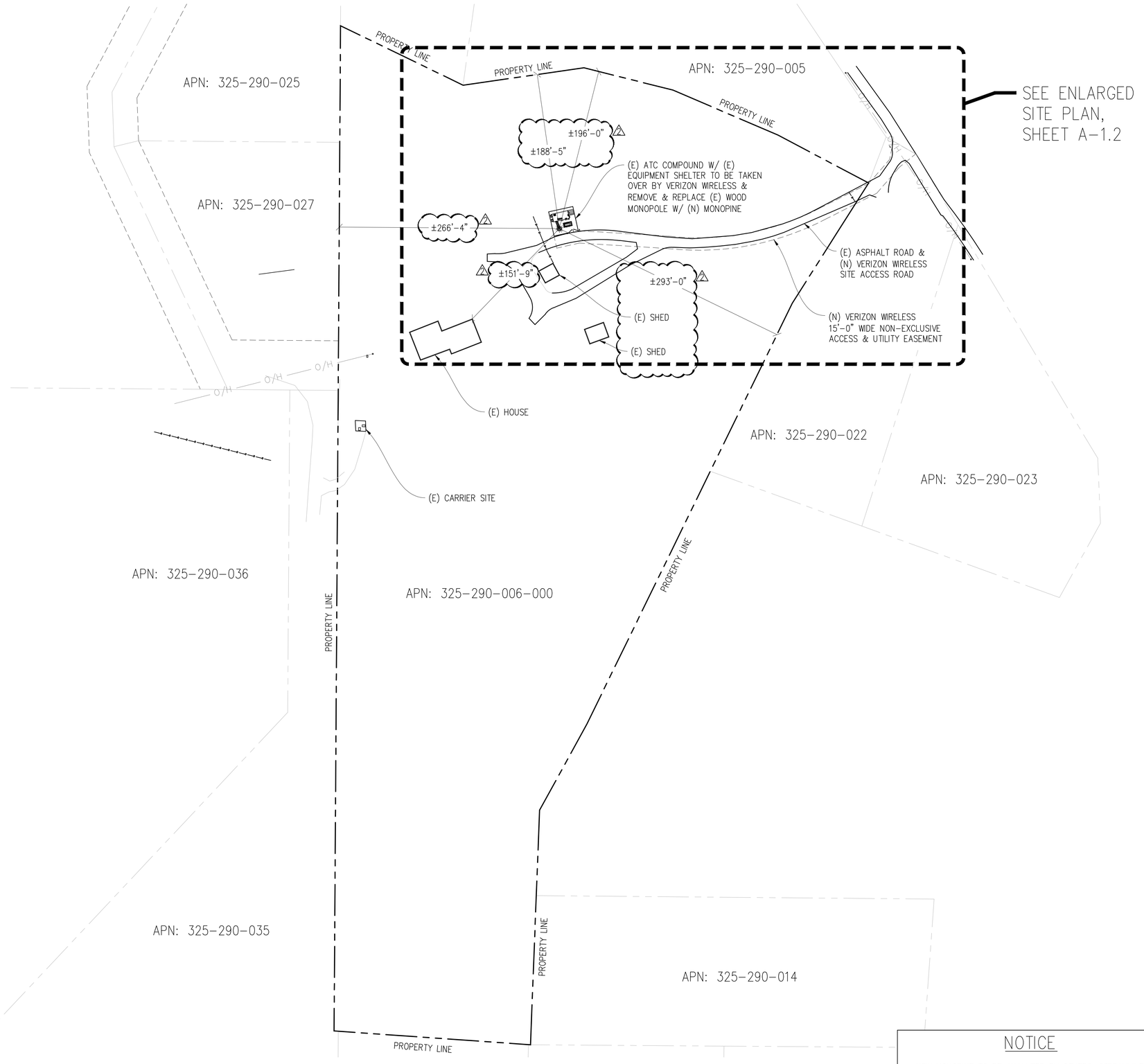
5. FIRE PROTECTION SYSTEMS – FIRE SPRINKLER SYSTEMS, FIRE ALARM SYSTEMS, AND OTHER REQUIRED FIRE PROTECTION FEATURES SHALL BE PROVIDED AS DETERMINED DURING BUILDING PERMIT REVIEW BASED ON FINAL BUILDING SIZE, USE, AND CONSTRUCTION TYPE. ALL REQUIRED SYSTEMS SHALL BE INSTALLED, TESTED, AND APPROVED PRIOR TO OCCUPANCY.

6. DIESEL GENERATOR AND FUEL STORAGE – ANY DIESEL–POWERED GENERATOR ASSOCIATED WITH THE PROJECT SHALL COMPLY WITH APPLICABLE FIRE CODE REQUIREMENTS FOR COMBUSTIBLE LIQUIDS. FUEL TANKS, PIPING, DAY TANKS, AND OVERFLOW OR SECONDARY SPILL CONTAINMENT SYSTEMS SHALL BE REVIEWED AND APPROVED BY THE FIRE DEPARTMENT AND SHALL BE SUBJECT TO FINAL INSPECTION AND APPROVAL BY THE FIRE DEPARTMENT PRIOR TO OPERATION.

7. HAZARDOUS MATERIALS – THE STORAGE, USE, OR HANDLING OF COMBUSTIBLE OR HAZARDOUS MATERIALS SHALL COMPLY WITH FIRE CODE REQUIREMENTS. ADDITIONAL PERMITS OR OPERATIONAL RESTRICTIONS MAY BE REQUIRED BY THE FIRE DEPARTMENT.

8. FIRE LANES AND PARKING RESTRICTIONS – FIRE APPARATUS ACCESS ROADS AND FIRE LANES SHALL BE MAINTAINED CLEAR AND UNOBSTRUCTED AT ALL TIMES. FIRE LANE MARKING AND SIGNAGE SHALL BE INSTALLED WHERE REQUIRED BY THE FIRE DEPARTMENT PRIOR TO OCCUPANCY.

9. ENFORCEMENT – FAILURE TO COMPLY WITH FIRE DEPARTMENT CONDITIONS SHALL CONSTITUTE A VIOLATION OF THE CONDITIONAL USE PERMIT AND MAY RESULT IN ENFORCEMENT ACTION, SUSPENSION, OR REVOCATION OF THE PERMIT.



TN

OVERALL SITE PLAN

1"=60'–0"

0 15' 30' 60' 120' 180' 360'

NOTICE

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Issued For:

PLACERVILLE SHERIFF

3170 GOLD NUGGET WY,
PLACERVILLE, CA 95667

PREPARED FOR

verizon

2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

Vendor:

EPIC WIRELESS GROUP LLC
Connecting a Wireless World

MDG LOCATION ID:	5000940687
PROJECT ID:	17120113
DRAWN BY:	C. COLSTON
CHECKED BY:	S. SAVIG
APPROVED BY:	J. SPORE

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
2	02/25/26	PLANNING COMMS	T.T.
1	12/18/25	PLANNING COMMS	S.V.
4	09/30/25	CLIENT REV	S.V.
3	09/25/25	CLIENT REV	T.T.
2	02/12/24	CD 100%	S.D.
1	02/06/24	CLIENT REV	S.D.
0	01/11/24	CD 90%	C.T.C

Licensee:

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ENGINEER:

Streamline Engineering and Design, Inc.
3643 Taylor Road, Suite A, Loomis, CA 95650
Contact: Kevin Sowers Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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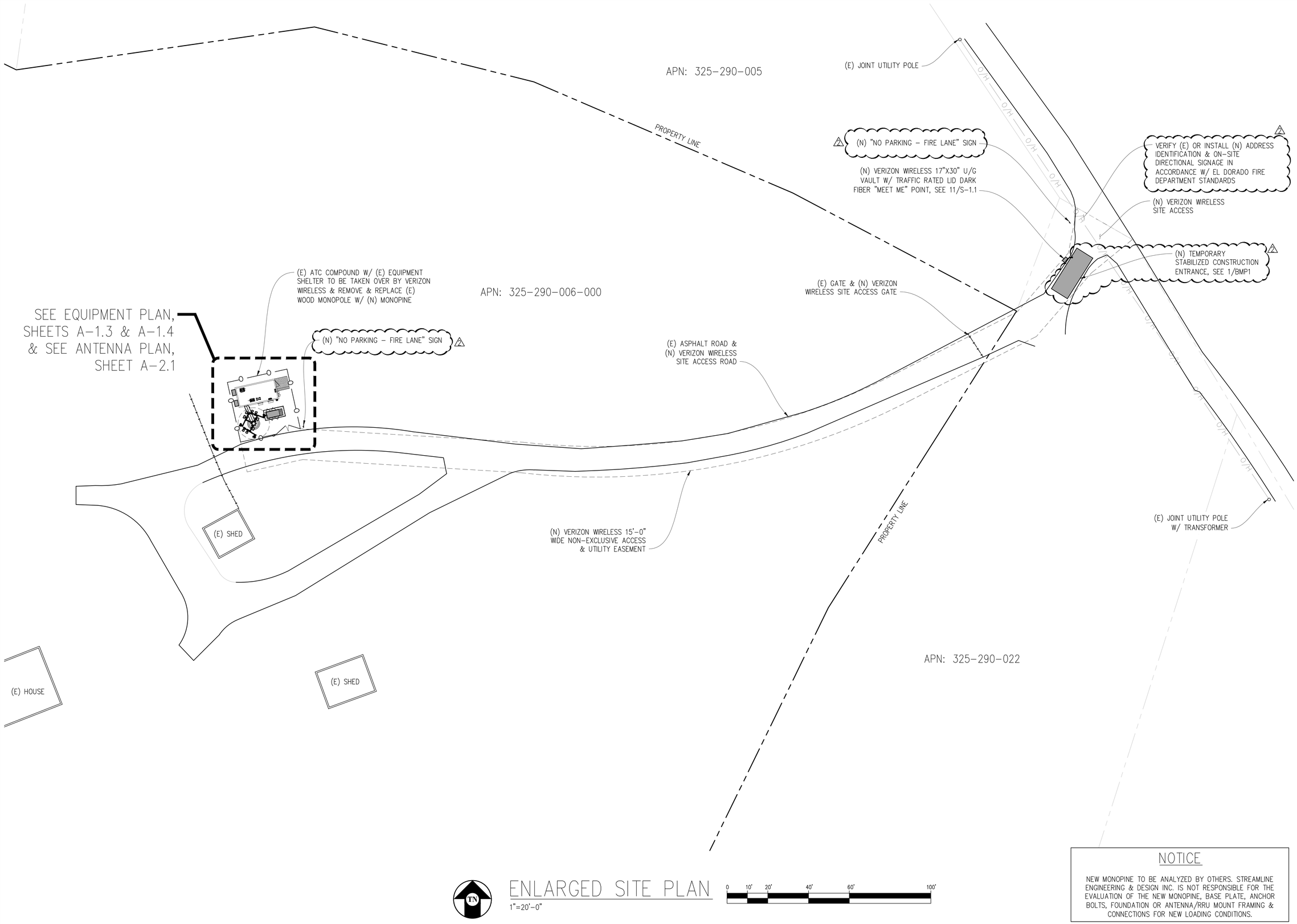
SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

A–1.1



ENLARGED SITE PLAN

1"=20'-0"

0 10' 20' 40' 60' 100'

NOTICE

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Issued For:

PLACERVILLE SHERIFF

3170 GOLD NUGGET WY,
PLACERVILLE, CA 95667

PREPARED FOR

verizon

2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

Vendor:

EPIC WIRELESS GROUP LLC
Connecting a Wireless World

MDG LOCATION ID:	5000940687
PROJECT ID:	17120113
DRAWN BY:	C. COLSTON
CHECKED BY:	S. SAVIG
APPROVED BY:	J. SPORE

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2	02/25/26	PLANNING COMMS.	T.T.
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4	09/30/25	CLIENT REV	S.V.
3	09/25/25	CLIENT REV	T.T.
2	02/12/24	CD 100%	S.D.
1	02/06/24	CLIENT REV	S.D.
0	01/11/24	CD 90%	C.T.C

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ENGINEER:

Streamline Engineering and Design, Inc.
3843 Taylor Road, Suite A, Loomis, CA 95650
Contact: Kevin Spoore, P.E. Phone: 916-660-1940
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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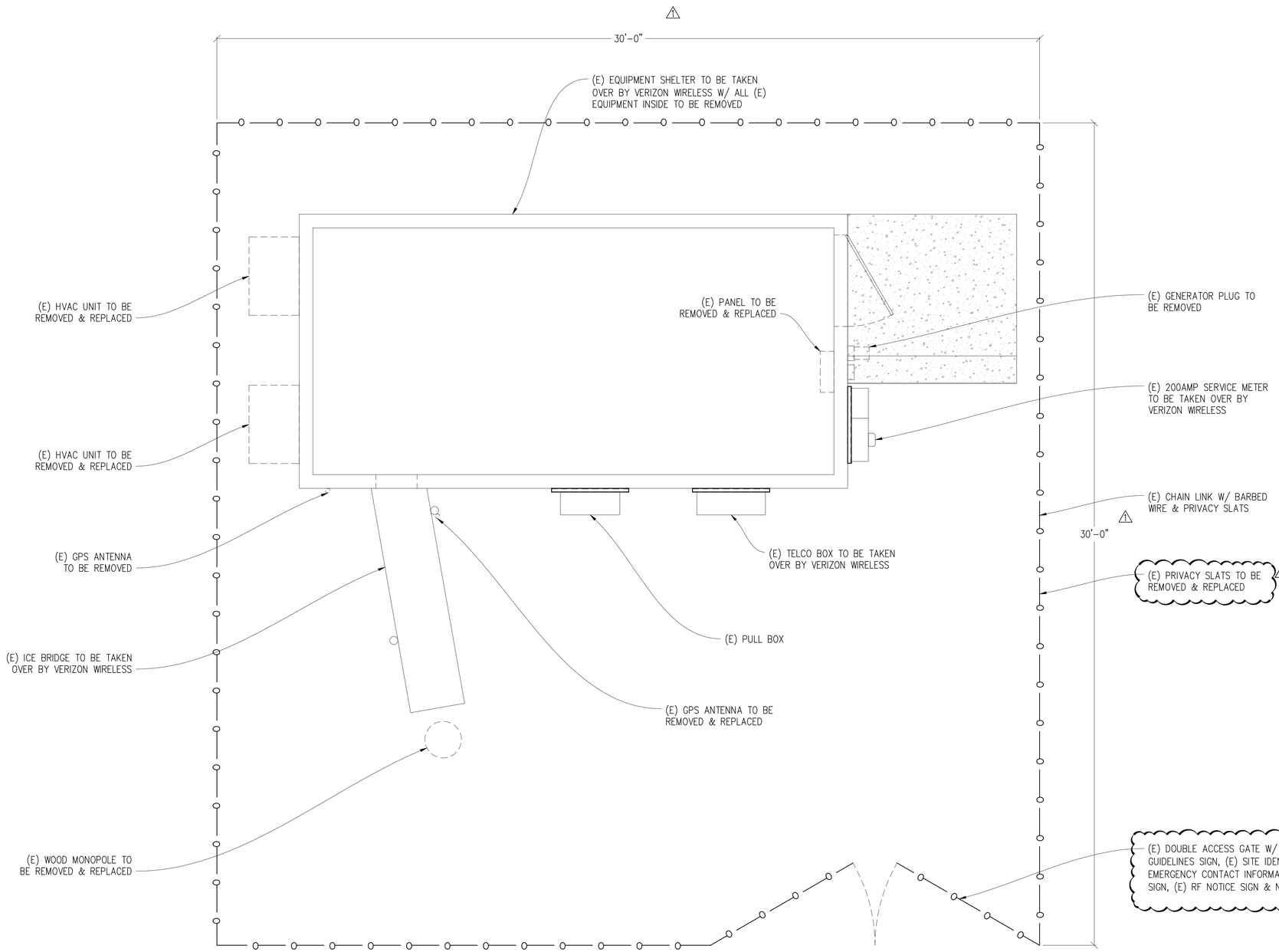
SHEET TITLE:

ENLARGED SITE PLAN

SHEET NUMBER:

A-1.2



(E) EQUIPMENT PLAN

½"=1'-0"

0 6" 1' 2' 3' 5' 7' 10'

Issued For:

PLACERVILLE SHERIFF

3170 GOLD NUGGET WY,
PLACERVILLE, CA 95667

PREPARED FOR

verizon

2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

Vendor:

EPIC WIRELESS GROUP LLC
Connecting a Wireless World

MDG LOCATION ID:	5000940687
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2	02/25/26	PLANNING COMMS	T.T.
1	12/18/25	PLANNING COMMS	S.V.
4	09/30/25	CLIENT REV	S.V.
3	09/25/25	CLIENT REV	T.T.
2	02/12/24	CD 100%	S.D.
1	02/06/24	CLIENT REV	S.D.
0	01/11/24	CD 90%	C.T.C

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3843 Taylor Road, Suite A, Loomis, CA 95650
Contact: Kevin Savage Phone: (530) 863-6600
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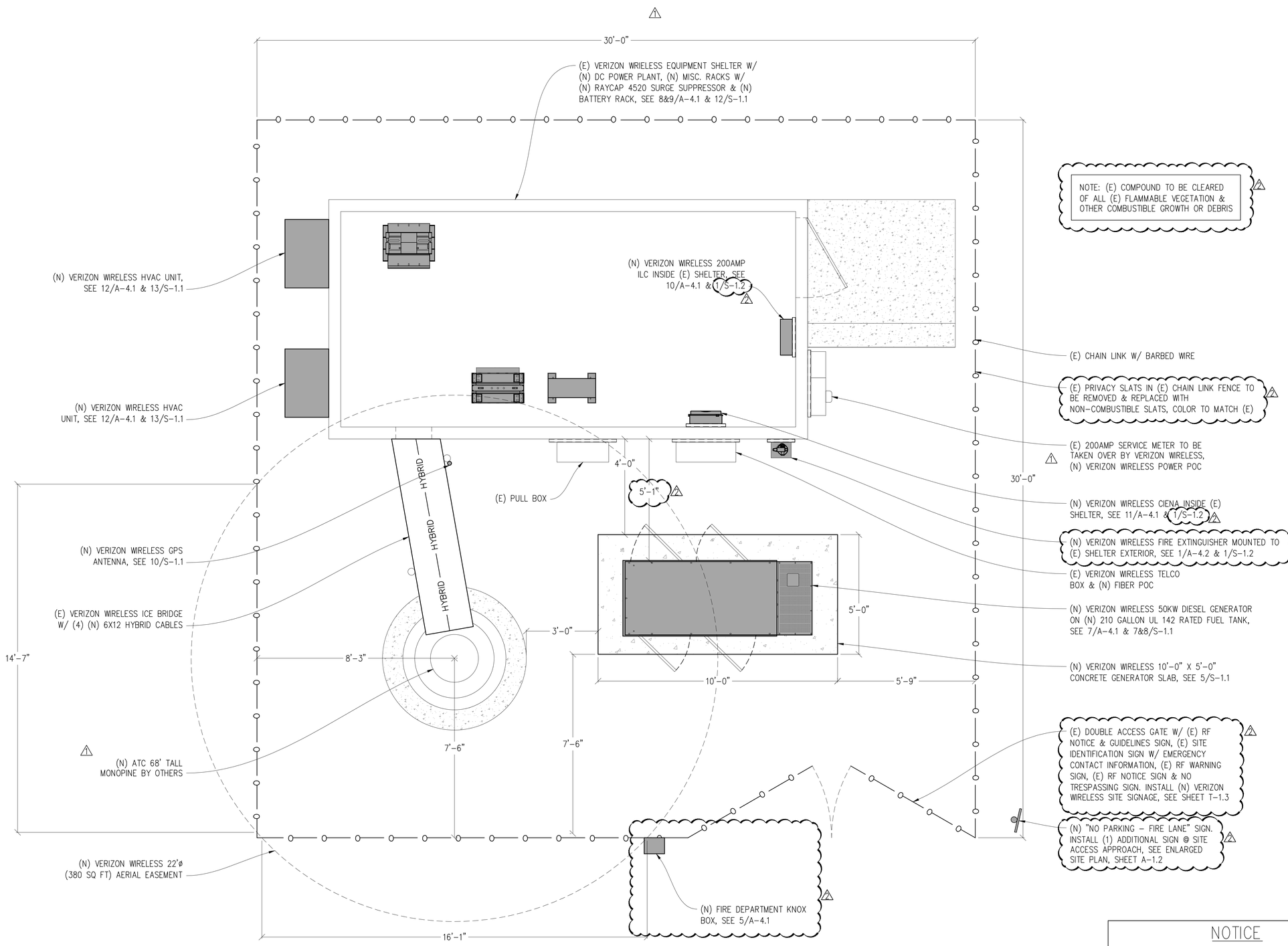
SHEET TITLE:

EQUIPMENT PLAN

SHEET NUMBER:

A-1.3



(N) EQUIPMENT PLAN

½"=1'-0"

0 6" 1' 2' 3' 5' 7' 10'

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Issued For:

PLACERVILLE SHERIFF

3170 GOLD NUGGET WY, PLACERVILLE, CA 95667

PREPARED FOR

verizon

2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

Vendor:

EPIC WIRELESS GROUP LLC
Connecting a Wireless World

MDG LOCATION ID:	5000940687
PROJECT ID:	17120113
DRAWN BY:	C. COLSTON
CHECKED BY:	S. SAVIG
APPROVED BY:	J. SPORE

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
5	02/25/26	PLANNING COMMS	T.T.
4	12/18/25	PLANNING COMMS	S.V.
4	09/30/25	CLIENT REV	S.V.
3	09/25/25	CLIENT REV	T.T.
2	02/12/24	CD 100%	S.D.
1	02/06/24	CLIENT REV	S.D.
0	01/11/24	CD 90%	C.T.C

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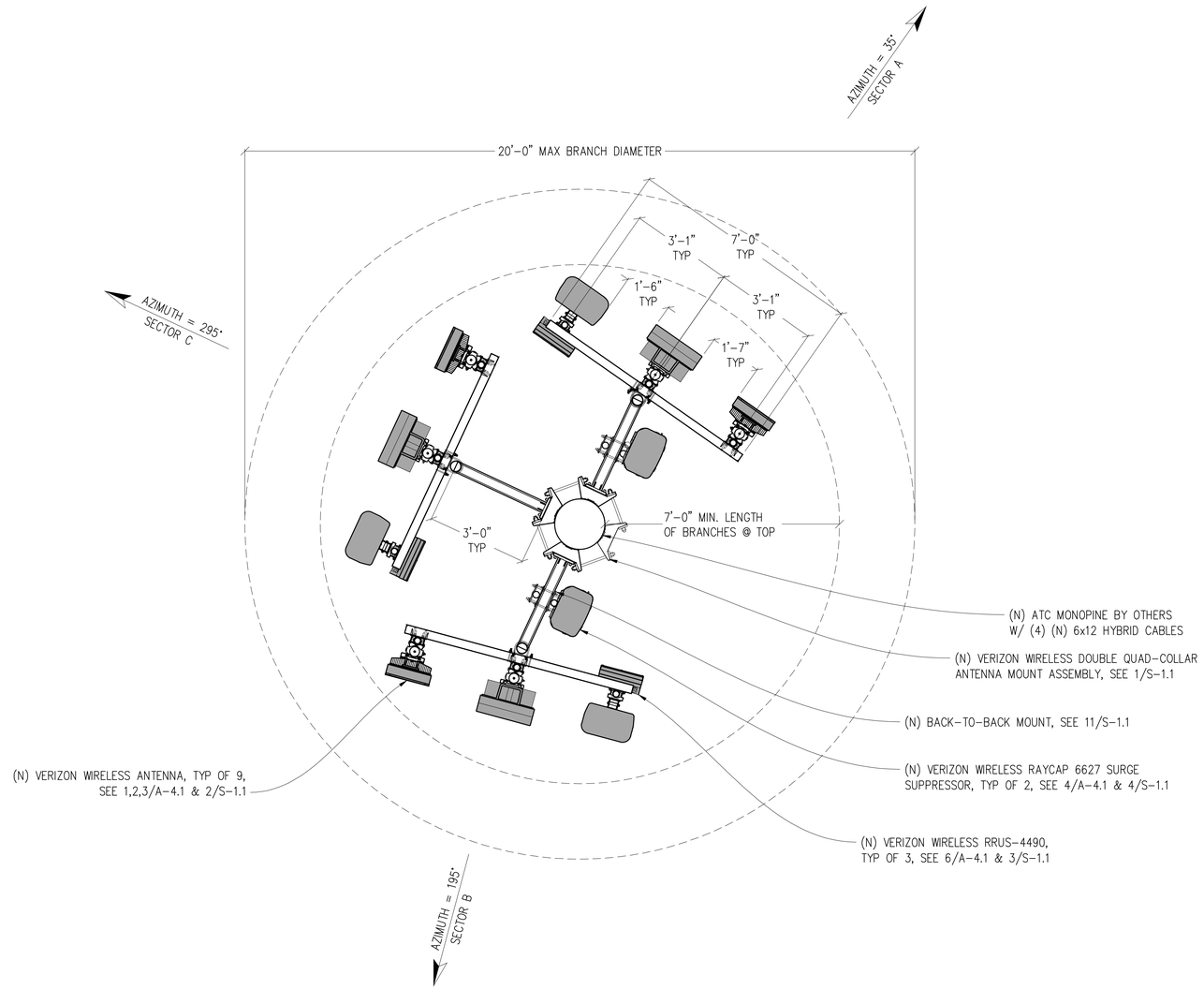
SHEET TITLE:

EQUIPMENT PLAN

SHEET NUMBER:

A-1.4



TN

ANTENNA PLAN

½"=1'-0"

0 6" 1' 2' 3' 5' 7' 10'

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Issued For:

PLACERVILLE SHERIFF

3170 GOLD NUGGET WY,
PLACERVILLE, CA 95667

PREPARED FOR

verizon

2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

Vendor:

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4	09/30/25	CLIENT REV	S.V.
3	09/25/25	CLIENT REV	T.T.
2	02/12/24	CD 100%	S.D.
1	02/06/24	CLIENT REV	S.D.
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SHEET TITLE:

ANTENNA PLAN

SHEET NUMBER:

A-2.1

TOP OF (E) WOOD MONOPOLE
±45'-0" A.G.L.

CL OF (E) CARRIER ANTENNAS
±44'-0" A.G.L.

(E) CARRIER ANTENNAS
TO BE REMOVED

(E) ATC WOOD MONOPOLE TO
BE REMOVED & REPLACED

(E) EQUIPMENT SHELTER
TO BE TAKEN OVER BY
VERIZON WIRELESS

(E) HVAC UNIT TO BE REMOVED
& REPLACED, TYP OF 2

(N) CHAIN LINK W/ BARBED WIRE
& PRIVACY SLATS

(E) PRIVACY SLATS TO BE
REMOVED & REPLACED

(E) DOUBLE ACCESS GATE W/ (E) RF
NOTICE & GUIDELINES SIGN, (E) SITE
IDENTIFICATION SIGN W/ EMERGENCY
CONTACT INFORMATION, (E) RF WARNING
SIGN, (E) RF NOTICE SIGN & NO
TRESPASSING SIGN

(E) SOUTH ELEVATION

1/4"=1'-0"

0 1' 2' 4' 6' 10' 14' 20'

NOTICE

NEW MONOPINE TO BE ANALYZED BY OTHERS. STREAMLINE ENGINEERING & DESIGN INC. IS NOT RESPONSIBLE FOR THE EVALUATION OF THE NEW MONOPINE, BASE PLATE, ANCHOR BOLTS, FOUNDATION OR ANTENNA/RRU MOUNT FRAMING & CONNECTIONS FOR NEW LOADING CONDITIONS.

TOP OF (N) ATC MONOPINE BRANCHES
±68'-0" A.G.L.

TOP OF (N) MONOPINE STEEL
±63'-0" A.G.L.

CL OF (N) VERIZON WIRELESS ANTENNAS
±61'-10" A.G.L.

CL OF (N) VERIZON WIRELESS ANTENNAS
±61'-0" A.G.L.

CL OF (N) VERIZON WIRELESS ANTENNAS
±60'-0" A.G.L.

(N) VERIZON WIRELESS ANTENNAS
& ANTENNA EQUIPMENT

HYBRID CABLE

(N) ATC MONOPINE W/ (4)
(N) VERIZON WIRELESS 6X12
HYBRID CABLES INSIDE

BOTTOM OF (N) MONOPINE BRANCHES
±20'-0" A.G.L.

20'-0" MAX BRANCH DIAMETER

(N) VERIZON WIRELESS
DIESEL GENERATOR

(E) VERIZON WIRELESS
EQUIPMENT SHELTER W/ (N)
EQUIPMENT INSIDE

(N) VERIZON WIRELESS
HVAC UNIT, TYP OF 2

(E) CHAIN LINK FENCE W/ BARBED
WIRE & (N) NON-COMBUSTIBLE
SLATS, COLOR TO MATCH (E)

(E) DOUBLE ACCESS GATE W/ (E) RF
NOTICE & GUIDELINES SIGN, (E) SITE
IDENTIFICATION SIGN W/ EMERGENCY
CONTACT INFORMATION, (E) RF WARNING
SIGN, (E) RF NOTICE SIGN & NO
TRESPASSING SIGN. INSTALL (N) VERIZON
WIRELESS SITE SIGNAGE

GROUND LEVEL
0'-0"

(N) FIRE DEPARTMENT
KNOX BOX

(N) SOUTH ELEVATION

1/4"=1'-0"

0 1' 2' 4' 6' 10' 14' 20'

Issued For:

PLACERVILLE
SHERIFF

3170 GOLD NUGGET WY,
PLACERVILLE, CA 95667

PREPARED FOR

verizon

2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

Vendor:

EPIC WIRELESS GROUP LLC
Connecting a Wireless World

MDG LOCATION ID:	5000940687
PROJECT ID:	17120113
DRAWN BY:	C. COLSTON
CHECKED BY:	S. SAVIG
APPROVED BY:	J. SPORE

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
2	02/25/26	PLANNING COMMS	T.T.
1	12/18/25	PLANNING COMMS	S.V.
4	09/30/25	CLIENT REV	S.V.
3	09/25/25	CLIENT REV	T.T.
2	02/12/24	CD 100%	S.D.
1	02/06/24	CLIENT REV	S.D.
0	01/11/24	CD 90%	C.T.C

Licensee:

REGISTERED PROFESSIONAL ENGINEER
JAMES R. SPORE
S6336
STRUCTURAL
STATE OF CALIFORNIA

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ENGINEER:

Streamline Engineering and Design, Inc.
3643 Taylor Road, Suite A, Loomis, CA 95650
Contact: Kevin Dawson Phone: 916-660-1940
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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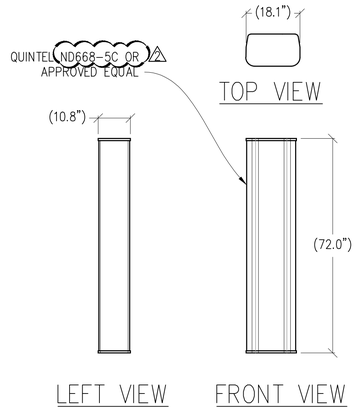
SHEET TITLE:

ELEVATIONS

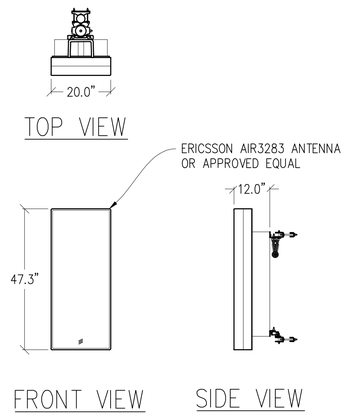
SHEET NUMBER:

A-3.1



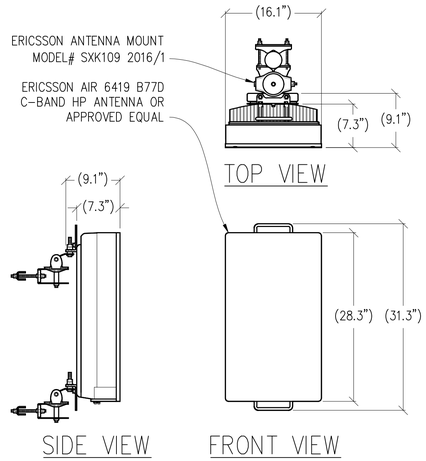
1 ANTENNA DETAIL

½"=1'-0" WEIGHT: 61 LBS



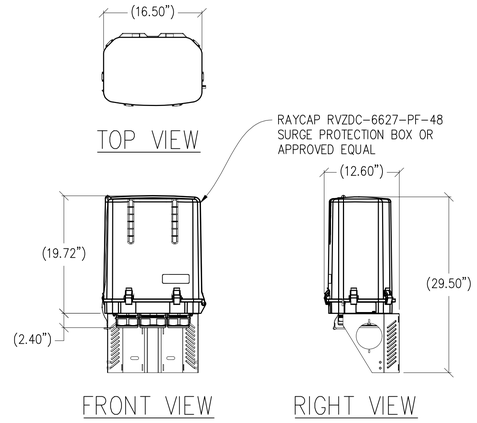
2 ANTENNA DETAIL

½"=1'-0" MAX WEIGHT: 110 LBS



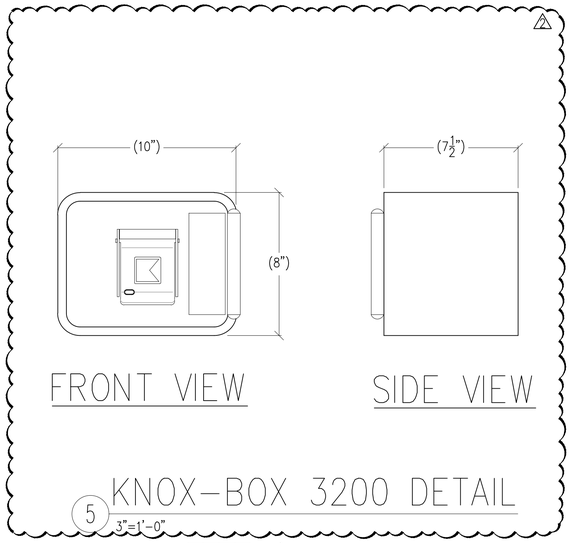
3 ANTENNA DETAIL

1"=1'-0" MAX WEIGHT: 64 LBS



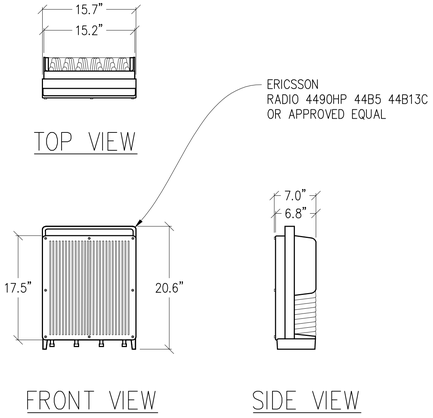
4 SURGE PROTECTION BOX

1"=1'-0" MAX WEIGHT: 32.0 LBS



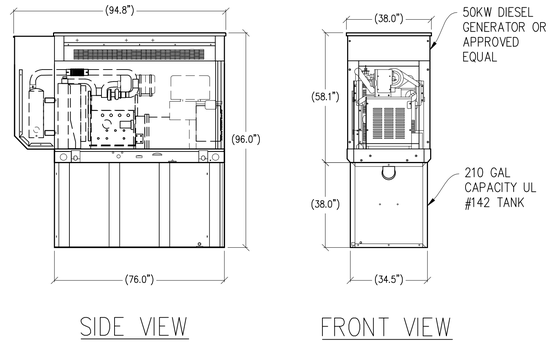
5 KNOX-BOX 3200 DETAIL

3"=1'-0"



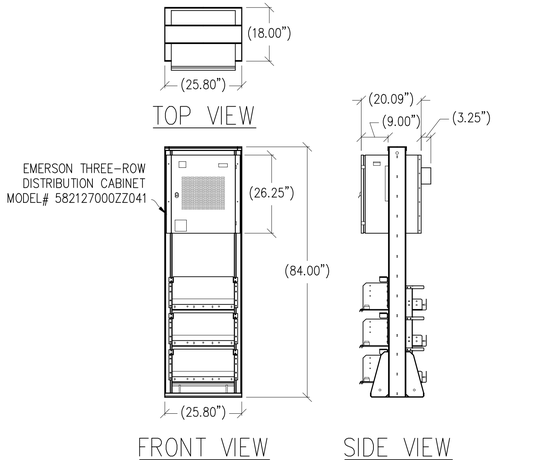
6 RADIO 4490HP DETAIL

1"=1'-0" MAX WEIGHT: 68.4 LBS



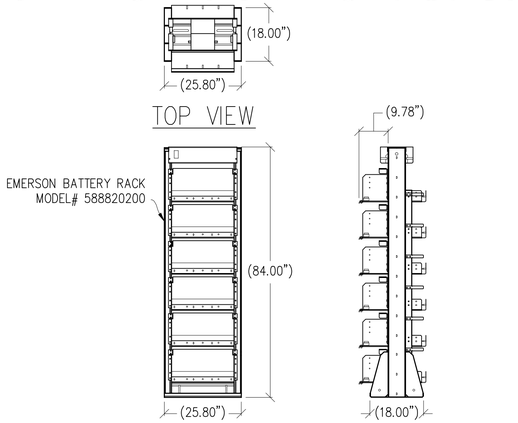
7 50KW GENERATOR DETAIL

⅜"=1'-0" MAX FULL WEIGHT: 4,697 LBS



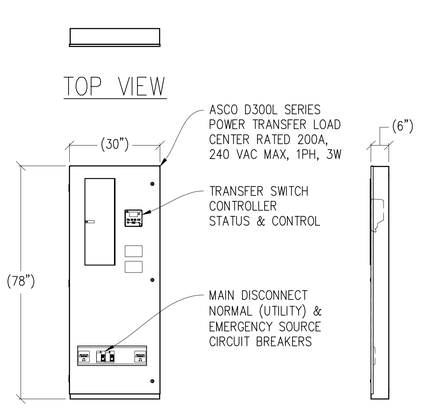
8 POWER RACK DETAIL

½"=1'-0" MAX WEIGHT: 1,155 LBS



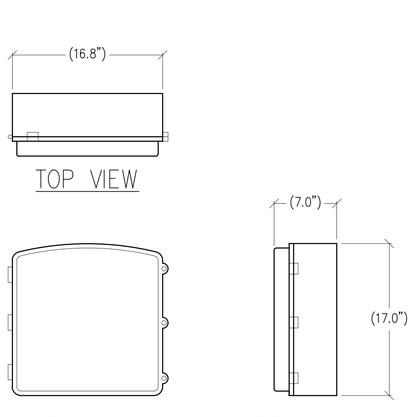
9 BATTERY RACK DETAIL

½"=1'-0" MAX WEIGHT: 2,028 LBS



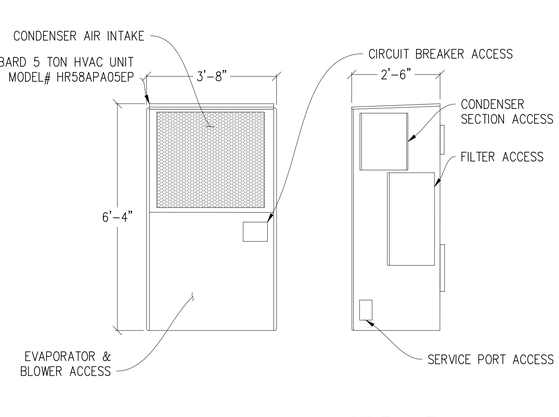
10 ILC DETAIL

½"=1'-0"



11 CN 3931 DETAIL

1½"=1'-0" MAX WEIGHT: 28.6 LBS



12 COMBO HVAC UNIT DETAIL

½"=1'-0" MAX WEIGHT: 547 LBS

Issued For:

PLACERVILLE SHERIFF

3170 GOLD NUGGET WY, PLACERVILLE, CA 95667

PREPARED FOR

verizon

2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

Vendor:

EPIC WIRELESS GROUP LLC
Connecting a Wireless World

MDG LOCATION ID:	5000940687
PROJECT ID:	17120113
DRAWN BY:	C. COLSTON
CHECKED BY:	S. SAVIG
APPROVED BY:	J. SPORE

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0	01/11/24	CD 90%	C.T.C

Licensee:

REGISTERED PROFESSIONAL ENGINEER JAMES R. SPORE S6336 STRUCTURAL STATE OF CALIFORNIA

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ENGINEER:

Streamline Engineering and Design, Inc.
3843 Taylor Road, Suite A, Loomis, CA 95650
Contact: Kevin Savage, P.E. (916) 660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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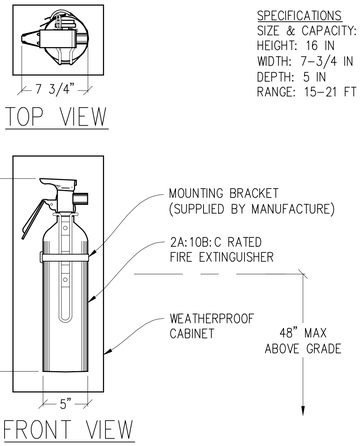
SHEET TITLE:

DETAILS

SHEET NUMBER:

A-4.1



SPECIFICATIONS
SIZE & CAPACITY: 6 LBS
HEIGHT: 16 IN
WIDTH: 7-3/4 IN
DEPTH: 5 IN
RANGE: 15-21 FT

1 FIRE EXTINGUISHER DETAIL

N.T.S.

Issued For:

PLACERVILLE SHERIFF

3170 GOLD NUGGET WY,
PLACERVILLE, CA 95667

PREPARED FOR

verizon

2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

Vendor:

EPIC WIRELESS GROUP LLC
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PROJECT ID:	17120113
DRAWN BY:	C. COLSTON
CHECKED BY:	S. SAVIG
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3643 Taylor Road, Suite A, Loomis, CA 95650
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E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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SHEET TITLE:

DETAILS

SHEET NUMBER:

A-4.2

connect@alpinepowersystems.com
877-993-8855

ALPINE POWER SYSTEMS
A Division of TFI, Inc. est. 1963

Click to view product web page

PowerSafe® SBS Front Terminal

Telecommunications *NEBS™ Certified*

Battery Range Summary

The PowerSafe® SBS® Front Terminal battery further extends the technical leadership of PowerSafe SBS battery product line: not only do PowerSafe SBS Front Terminal monoblocs retain the benefits typically associated with Thin Plate Pure Lead (TPPL) Technology such as long life, high energy density, superior shelf life, etc., they also deliver exceptional cyclic performance in both float and fast charge applications, even in the hottest and harshest operating environments.

Where conventional Valve Regulated Lead Acid (VRLA)/Absorbed Glass Mat (AGM) batteries struggle to cope with harsh conditions and frequent power outages, cutting edge (TPPL) technology makes PowerSafe 12V batteries the perfect solution for the challenging operating conditions of today's telecommunication networks.

PowerSafe SBS batteries are designed to high quality standards and a unique manufacturing methods means superior energy and power, high performance and proven reliability, there is no substitute to PowerSafe SBS Front Terminal batteries.

Features and Benefits

- Capacity range 31-190Ah
- 12V monobloc configurations
- Multiple string configurations available
- Two year shelf life
- SR4228 compliant
- Proven long service life
- High energy density and cycling capability

EnerSys. Power/Full Solutions | RESERVE POWER

Publication No: US-SBSF-RS-004 - January 2014

Construction

- Robust positive plates are designed to prolong service life and enhance corrosion resistance
- Separators are low resistance microporous (AGM). The electrolyte is absorbed within the AGM, preventing acid spills in case of accidental damage
- Container and cover in flame retardant UL94-V0 material, highly resistant to shock and vibration
- Terminals are stainless steel front access with top access copper alloy insert. Top and front access terminations provide maximum conductivity
- Self-regulating one way pressure relief valves prevents ingress of atmospheric oxygen

Installation and Operation

- Space efficient footprint
- VRLA design, reduces maintenance requirements
- Lifting handles for easy handling
- Greater than 10 year life expectancy in float service at 77°F (25°C)
- Increased active material surface area yields great cycling capability
- Operating temperature: -40°F (-40°C) to 122°F (50°C) Recommended temperature: 68°F (20°C) to 86°F (30°C)

Standards

- Meets criteria for "non-spillable" batteries
- Complies with Telcordia* SR-4228, Network Equipment Building System (NEBS™) Criteria Levels
- The management systems governing the manufacture of this product are: ISO 9001:2008 and ISO 14001:2004 certified

General Specifications

Cell Type	Nominal Capacity (Ah) 10 hr rate to 1.80V pc @20°C	Nominal Capacity (Ah) 8 hr rate to 1.75Vpc @77°F	Nominal Dimensions: Length in	Length mm	Width in	Width mm	Height in	Height mm	Weights - Volumes Unpacked lbs	Unpacked kg
SBS 86F	31	31	11.9	303	3.8	97	6.3	159	22.7	10.3
SBS 810F	38	38	11.9	303	3.8	97	7.2	184	28.2	12.8
SBS 814F	62	62	11.9	303	3.8	97	10.4	264	42.0	19.1
SBS C11F	92	91	16.4	417	4.1	105	10.1	256	61.6	28.0
SBS 100F	100	100	15.6	395	4.3	108	11.3	287	71.9	32.6
SBS 112F	112	112	22.1	561	4.9	125	9.0	228	90.4	41.1
SBS 145F	145	145	17.9	455	6.8	173	9.4	238	105.0	47.7
SBS 165F	165	165	17.9	455	6.8	173	10.8	273	117.4	53.3
SBS 170F	170	170	22.1	561	4.9	125	11.1	283	115.7	52.5
SBS 190F	190	190	22.1	561	4.9	125	12.4	316	132.3	60.0

ALPINE POWER SYSTEMS
A Division of TFI, Inc. est. 1963

connect@alpinepowersystems.com
877-993-8855

Battery Services for Backup Power

- Battery Installation
- Capacity and Acceptance
- Preventative Maintenance

backup power | telecom | motive power
www.alpinepowersystems.com

NEW BATTERIES

BATTERY TYPE:		ENERSYS POWERSAFE SBS 190F	
NUMBER OF UNITS W/BATTERIES		2	
NUMBER OF BATTERIES :		16	
MATERIAL:	ELECTROLYTE	VOLUME: 2.34 GALLONS	BATTERY TOTAL: 37.44 GALLONS
MATERIAL:	ACID	WEIGHT: 10.1 LBS	BATTERY TOTAL: 161.6 LBS
MATERIAL:	LEAD	WEIGHT: 95.8 LBS	BATTERY TOTAL: 1532.8 LBS
TOTAL KWH:	190AH X 12V X 16 / 1000 = 36.48 KWH		

Issued For:

PLACERVILLE SHERIFF

3170 GOLD NUGGET WY,
PLACERVILLE, CA 95667

PREPARED FOR

verizon

2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

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SHEET TITLE:

BATTERY SPECIFICATIONS

SHEET NUMBER:

A-5.1

SD050 | 3.3L | 50 kW
INDUSTRIAL DIESEL GENERATOR SET
EPA Certified Stationary Emergency

GENERAC | INDUSTRIAL POWER

Standby Power Rating
50 kW, 63 kVA, 60 Hz

Prime Power Rating
45 kW, 56 kVA, 60 Hz

Image used for illustration purposes only

*EPA Certified Prime ratings are not available in the US or its Territories

Codes and Standards

Not all codes and standards apply to all configurations. Contact factory for details.

- UL2200, UL6200, UL1236, UL489, UL142
- CSA C22.2, ULC S601
- BS5514 and DIN 6271
- SAE J1349
- NFPA 37, 70, 99, 110
- NEC700, 701, 702, 708
- ISO 3046, 7637, 8528, 9001
- NEMA ICS10, MG1, 250, ICS6, AB1
- ANSI C62.41
- IBC 2009, CBC 2010, IBC 2012, ASCE 7-05, ASCE 7-10, ICC-ES AC-156 (2012)

Powering Ahead

For over 60 years, Generac has provided innovative design and superior manufacturing.

Generac ensures superior quality by designing and manufacturing most of its generator components, including alternators, enclosures and base tanks, control systems and communications software.

Generac gensets utilize a wide variety of options, configurations and arrangements, allowing us to meet the standby power needs of practically every application.

Generac searched globally to ensure the most reliable engines power our generators. We choose only engines that have already been proven in heavy-duty industrial applications under adverse conditions.

Generac is committed to ensuring our customers' service support continues after their generator purchase.

SPEC SHEET
1 of 6

SD050 | 3.3L | 50 kW
INDUSTRIAL DIESEL GENERATOR SET
EPA Certified Stationary Emergency

GENERAC | INDUSTRIAL POWER

STANDARD FEATURES

ENGINE SYSTEM
- Oil Drain Extension
- Air Cleaner
- Level 1 Fan and Belt Guards (Open Set Only)
- Stainless Steel Flexible Exhaust Connection
- Factory Filled Oil and Coolant
- Radiator Duct Adapter (Open Set Only)
- Critical Exhaust Silencer (Enclosed Units Only)

FUEL SYSTEM
- Fuel Lockoff Solenoid
- Primary Fuel Filter

COOLING SYSTEM
- Closed Coolant Recovery System
- UV/Ozone Resistant Hoses
- Factory-Installed Radiator
- Radiator Drain Extension
- 50/50 Ethylene Glycol Antifreeze
- 120 VAC Coolant Heater

ELECTRICAL SYSTEM
- Battery Charging Alternator
- Battery Cables
- Battery Tray
- Rubber-Booted Engine Electrical Connections
- Solenoid Activated Starter Motor

ALTERNATOR SYSTEM
- UL2200 GENprotect™
- 12 Leads (3-Phase, Non 600V)
- Class H Insulation Material
- Vented Rotor
- 2/3 Pitch
- Skewed Stator
- Auxiliary Voltage Regulator Power Winding
- Brushless Excitation
- Sealed Bearing
- Automated Manufacturing (Winding, Insertion, Lacing, Varnishing)
- Rotor Dynamically Spin Balanced
- Amortisseur Winding
- Full Load Capacity Alternator
- Protective Thermal Switch

GENERATOR SET
- Internal Genset Vibration Isolation
- Separation of Circuits - High/Low Voltage
- Separation of Circuits - Multiple Breakers
- Wrapped Exhaust Piping
- Standard Factory Testing
- 2 Year Limited Warranty (Standby Rated Units)
- 1 Year Limited Warranty (Prime Rated Units)
- Silencer Mounted in the Discharge Hood (Enclosed Units Only)
- Silencer of Heat Shield

ENCLOSURE (If Selected)
- Rust-Proof Fasteners with Nylon Washers to Protect Finish
- High Performance Sound-Absorbing Material (Sound Attenuated Enclosures)
- Gasketed Doors
- Upward Facing Discharge Hoods (Radiator and Exhaust)
- Stainless Steel Lift Off Door Hinges
- Stainless Steel Lockable Handles
- RhinoCoat™ - Textured Polyester Powder Coat Paint

FUEL TANKS (If Selected)
- UL 142/ULC S601
- Double Wall Construction
- Vents
- Sloped Top
- Sloped Bottom
- Factory Pressure Tested (2 psi)
- Rupture Basin Alarm
- Electronic and Visual Fuel Level Indication
- Check Valve In Supply and Return Lines
- RhinoCoat™ - Textured Polyester Powder Coat Paint
- Stainless Steel Hardware

CONTROL SYSTEM

Digital H Control Panel- Dual 4x20 Display

Program Functions
- Programmable Crank Limiter
- 7-Day Programmable Exerciser
- Special Applications Programmable Logic Controller
- RS-232/485 Communications
- All Phase Sensing Digital Voltage Regulator
- 2-Wire Start Capability
- Date/Time Fault History (Event Log)
- Isochronous Governor Control
- Waterproof/Sealed Connectors
- Audible Alarms and Shutdowns
- Not in Auto (Flashing Light)
- Auto/Off/Manual Switch
- E-Stop (Red Mushroom-Type)
- NFPA110 Level I and II (Programmable)
- Customizable Alarms, Warnings, and Events
- Modbus® Protocol
- Predictive Maintenance Algorithm
- Sealed Boards
- Password Parameter Adjustment Protection
- Single Point Ground
- 16 Channel Remote Trending
- 0.2 msec High Speed Remote Trending
- Alarm Information Automatically Annunciated on the Display

Full System Status Display
- Power Output (kW)
- Power Factor
- kW Hours, Total, and Last Run
- Real/Reactive/Apparent Power
- All Phase AC Voltage
- All Phase Currents
- Oil Pressure
- Coolant Temperature
- Coolant Level
- Engine Speed
- Battery Voltage
- Frequency

Alarms and Warnings
- Oil Pressure
- Coolant Temperature
- Coolant Level
- Engine Overspeed
- Battery Voltage
- Alarms and Warnings Time and Date Stamped
- Snap Shots of Key Operation Parameters During Alarms and Warnings
- Alarms and Warnings Spelled Out (No Alarm Codes)

SPEC SHEET
2 of 6

SD050 | 3.3L | 50 kW
INDUSTRIAL DIESEL GENERATOR SET
EPA Certified Stationary Emergency

GENERAC | INDUSTRIAL POWER

CONFIGURABLE OPTIONS

ENGINE SYSTEM
- Oil Make-Up System
- Oil Heater
- Industrial Exhaust Silencer (Open Set)
- Two-Stage Air Cleaner

FUEL SYSTEM
- Flexible Fuel Lines
- Primary Fuel Filter

ELECTRICAL SYSTEM
- 10A UL Listed Battery Charger
- Battery Warmer

ALTERNATOR SYSTEM
- Alternator Upsizing
- Anti-Condensation Heater
- Tropical Coating
- Permanent Magnet Excitation

GENERATOR SET
- Extended Factory Testing (3-Phase Only)
- 8 Position Load Center

CIRCUIT BREAKER OPTIONS
- Main Line Circuit Breaker
- 2nd Main Line Circuit Breaker
- Shunt Trip and Auxiliary Contact
- Electronic Trip Breakers

ENCLOSURE
- Weather Protected Enclosure
- Level 1 Sound Attenuated
- Level 2 Sound Attenuated
- Level 2 Sound Attenuated with Motorized Dampers
- Steel Enclosure
- Aluminum Enclosure
- Up to 200 MPH Wind Load Rating (Contact Factory for Availability)
- AC/DC Enclosure Lighting Kit
- Door Open Alarm Switch
- Enclosure Heater (with Motorized Dampers Only)

WARRANTY (Standby Gensets Only)
- 2 Year Extended Limited Warranty
- 5 Year Limited Warranty
- 5 Year Extended Limited Warranty
- 7 Year Extended Limited Warranty
- 10 Year Extended Limited Warranty

CONTROL SYSTEM
- NFPA 110 Compliant 21-Light Remote Annunciator
- Remote Relay Assembly (8 or 16)
- Oil Temperature Sender with Alarm
- Remote E-Stop (Break Glass-Type, Surface Mount)
- Remote E-Stop (Red Mushroom-Type, Surface Mount)
- Remote E-Stop (Red Mushroom-Type, Flush Mount)
- Remote Communication - Modem
- 10A Engine Run Relay
- Ground Fault Annunciator

FUEL TANKS (Size On Last Page)
- Electric Fuel Level
- Mechanical Fuel Level
- 8 in (203.2 mm) Fill Extension
- 13 in (330.2 mm) Fill Extension
- 19 in (482.6 mm) Fill Extension

ENGINEERED OPTIONS

ENGINE SYSTEM
- Coolant Heater Ball Valves
- Fluid Containment Pan
- Block Heaters

CONTROL SYSTEM
- Spare Inputs (x4) / Outputs (x4)
- Battery Disconnect Switch

ALTERNATOR SYSTEM
- 3rd Breaker System

GENERATOR SET
- Special Testing
- IBC Seismic Certification

FUEL TANKS
- Overfill Protection Valve
- UL2085 Tank
- Stainless Steel Tanks
- Special Fuel Tanks (MIDEQ and FL DEP/DERM, etc.)
- Vent Extensions

SPEC SHEET
3 of 6

SD050 | 3.3L | 50 kW
INDUSTRIAL DIESEL GENERATOR SET
EPA Certified Stationary Emergency

GENERAC | INDUSTRIAL POWER

APPLICATION AND ENGINEERING DATA

ENGINE SPECIFICATIONS

General

Make	Mitsubishi
Cylinder #	4
Type	In-Line
Displacement - in³ (L)	203.3 (3.331)
Bore - in (mm)	3.7 (94)
Stroke - in (mm)	4.72 (120)
Compression Ratio	19:1
Intake Air Method	Turbocharged/Aftercooled
Cylinder Head	Cast Iron
Ignition	CI
Piston Type	Aluminum

Engine Governing

Governor	Electronic Isochronous
Frequency Regulation (Steady State)	±0.25%

Lubrication System

Oil Pump Type	Gear
Oil Filter Type	Full Flow Cartridge
Crankcase Capacity - qt (L)	11.2 (10.6)

Cooling System

Cooling System Type	Closed Recovery
Fan Type	Pusher
Fan Speed - RPM	2,340
Fan Diameter - in (mm)	20 (508)

Fuel System

Fuel Type	Ultra Low Sulfur Diesel Fuel #2
Fuel Filtering (Microns)	10 Primary and 2 Secondary
Fuel Pump Type	In-Line
Injector Type	Mechanical
Fuel Supply Line - in (mm)	0.31 (7.94) NPT
Fuel Return Line - in (mm)	0.31 (7.94) NPT

Engine Electrical System

System Voltage	12 VDC
Battery Charger Alternator	50 A
Battery Size	See Battery Index 0161970SBY
Battery Voltage	12 VDC
Ground Polarity	Negative

ALTERNATOR SPECIFICATIONS

Standard Model	K0050124Y21
Poles	4
Field Type	Revolving
Insulation Class - Rotor	H
Insulation Class - Stator	H
Total Harmonic Distortion	<5% (3-Phase Only)
Telephone Interference Factor (TIF)	<50
Standard Excitation	Synchronous Brushless
Bearings	Sealed Ball
Coupling	Direct via Flexible Disc
Load Capacity - Standby	100%
Prototype Short Circuit Test	Yes
Voltage Regulator Type	Digital
Number of Sensed Phases	All
Regulation Accuracy (Steady State)	±0.25%

SPEC SHEET
4 of 6

SD050 | 3.3L | 50 kW
INDUSTRIAL DIESEL GENERATOR SET
EPA Certified Stationary Emergency

GENERAC | INDUSTRIAL POWER

OPERATING DATA

POWER RATINGS

	Standby
Single-Phase 120/240 VAC @1.0pf	50 kW/50 kVA
Three-Phase 120/208 VAC @0.8pf	50 kW/63 kVA
Three-Phase 120/240 VAC @0.8pf	50 kW/63 kVA
Three-Phase 277/480 VAC @0.8pf	50 kW/63 kVA
Three-Phase 346/600 VAC @0.8pf	50 kW/63 kVA
	Amps: 208
	Amps: 174
	Amps: 151
	Amps: 75
	Amps: 60

MOTOR STARTING CAPABILITIES (±kVA)

skVA vs. Voltage Dip

120/240 VAC 1Ø	30%	277/480 VAC 3Ø	30%	208/240 VAC 3Ø	30%
A0050044N21	31	K0050124Y21	98	K0050124Y21	75
A0060044N21	40	K0060124Y21	124	K0060124Y21	95

FUEL CONSUMPTION RATES*

Fuel Pump Lift - ft (m)
4.5 (1.4)

Total Fuel Pump Flow (Combustion + Return) - gph (Lph)
3.57 (13.51)

Diesel - gph (Lph)

Percent Load	Standby
25%	1.2 (4.5)
50%	2.3 (8.7)
75%	3.4 (12.9)
100%	4.5 (17.0)

* Fuel supply installation must accommodate fuel consumption rates at 100% load.

COOLING

		Standby
Air Flow (Fan Air Flow Across Radiator) - Open Set	cfm (m³/hr)	2,500 (70.8)
Coolant Flow	gpm (Lpm)	34.0 (128.7)
Coolant System Capacity	gal (L)	3.0 (11.4)
Maximum Operating Ambient Temperature	°F (°C)	122 (50)
Maximum Operating Ambient Temperature (Before Derate)		See Bulletin No. 0199270SSD
Maximum Additional Radiator Backpressure	in H_2O (kPa)	0.5 (0.1)

COMBUSTION AIR REQUIREMENTS

	Standby
Flow at Rated Power - cfm (m³/min)	90 (2.5)

ENGINE

		Standby
Rated Engine Speed	RPM	1,800
Horsepower at Rated kW**	hp	85
Piston Speed	ft/min (m/min)	1,416 (431.6)
BMEP	psi (kPa)	118 (814)

EXHAUST

		Standby
Exhaust Flow (Rated Output)	cfm (m³/min)	230 (6.5)
Maximum Allowable Backpressure (Post Silencer)	inHg (kPa)	1.5 (5.1)
Exhaust Temperature (Rated Output)	°F (°C)	900 (482)

** Refer to "Emissions Data Sheet" for maximum bHP for EPA and SCAQMD permitting purposes.

Deration – Operational characteristics consider maximum ambient conditions. Derate factors may apply under atypical site conditions.
Please contact a Generac Power Systems Industrial Dealer for additional details. All performance ratings in accordance with ISO3046, BS5514, ISO8528, and DIN6271 standards.
Standby - See Bulletin 0187500SSB

SPEC SHEET
5 of 6

SD050 | 3.3L | 50 kW
INDUSTRIAL DIESEL GENERATOR SET
EPA Certified Stationary Emergency

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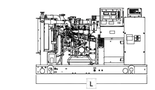
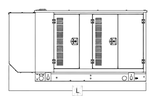
DIMENSIONS AND WEIGHTS*



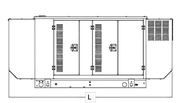
OPEN SET

Run Time - Hours	Usable Capacity - Gal (L)	L x W x H - In (mm)	Weight - lbs (kg)
No Tank	-	78.0 (1,930) x 37.4 (950) x 45.2 (1,148)	1,765 - 1,838 (801 - 834)
12	54 (204)	78.0 (1,930) x 37.4 (950) x 58.2 (1,478)	2,254 - 2,327 (1,019 - 1,052)
29	132 (500)	78.0 (1,930) x 37.4 (950) x 70.2 (1,783)	2,475 - 2,548 (1,123 - 1,156)
42	190 (719)	106.0 (2,692) x 37.4 (950) x 71.2 (1,808)	2,689 - 2,762 (1,221 - 1,254)
46	211 (799)	78.0 (1,930) x 37.4 (950) x 82.2 (2,088)	2,684 - 2,757 (1,218 - 1,251)
66	300 (1,136)	92.9 (2,360) x 37.4 (950) x 85.7 (2,177)	2,747 - 2,820 (1,246 - 1,279)



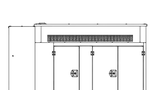
WEATHER PROTECTED ENCLOSURE

Run Time - Hours	Usable Capacity - Gal (L)	L x W x H - In (mm)	Weight - lbs (kg) Enclosure Only: Steel	Aluminum
No Tank	-	94.8 (2,406) x 38.0 (965) x 49.5 (1,257)		
12	54 (204)	94.8 (2,406) x 38.0 (965) x 62.5 (1,588)		
29	132 (500)	94.8 (2,406) x 38.0 (965) x 74.5 (1,892)		
42	190 (719)	106.0 (2,692) x 38.0 (965) x 75.5 (1,917)	448 (203)	225 (102)
46	211 (799)	94.8 (2,406) x 38.0 (965) x 86.5 (2,197)		
66	300 (1,136)	94.8 (2,406) x 38.0 (965) x 90.0 (2,286)		



LEVEL 1 SOUND ATTENUATED ENCLOSURE

Run Time - Hours	Usable Capacity - Gal (L)	L x W x H - In (mm)	Weight - lbs (kg) Enclosure Only: Steel	Aluminum
No Tank	-	112.5 (2,858) x 38.0 (965) x 49.5 (1,257)		
12	54 (204)	112.5 (2,858) x 38.0 (965) x 62.5 (1,588)		
29	132 (500)	112.5 (2,858) x 38.0 (965) x 74.5 (1,892)		
42	190 (719)	112.5 (2,858) x 38.0 (965) x 75.5 (1,917)	527 (239)	259 (117)
46	211 (799)	112.5 (2,858) x 38.0 (965) x 86.5 (2,197)		
66	300 (1,136)	112.5 (2,858) x 38.0 (965) x 90.0 (2,286)		



LEVEL 2 SOUND ATTENUATED ENCLOSURE

Run Time - Hours	Usable Capacity - Gal (L)	L x W x H - In (mm)	Weight - lbs (kg) Enclosure Only: Steel	Aluminum
No Tank	-	94.8 (2,408) x 38.0 (965) x 61.9 (1,572)		
12	54 (204)	94.8 (2,408) x 38.0 (965) x 74.9 (1,903)		
29	132 (500)	94.8 (2,408) x 38.0 (965) x 86.9 (2,207)		
42	190 (719)	106.0 (2,692) x 38.0 (965) x 87.9 (2,232)		
46	211 (799)	94.8 (2,408) x 38.0 (965) x 98.9 (2,512)	617 (280)	325 (147)
66	300 (1,136)	94.8 (2,408) x 38.0 (965) x 102.4 (2,601)		

* All measurements are approximate and for estimation purposes only. Specification characteristics may change without notice. Please contact a Generac Power Systems Industrial Dealer for detailed installation drawings.

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Part No. A0001193904
Rev. A 01/18/2021

SPEC SHEET
6 of 6

Issued For:

PLACERVILLE SHERIFF

3170 GOLD NUGGET WY,
PLACERVILLE, CA 95667

PREPARED FOR

verizon

2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

Vendor:

EPIC WIRELESS GROUP LLC
Connecting a Wireless World

MDG LOCATION ID:	5000940687
PROJECT ID:	17120113
DRAWN BY:	C. COLSTON
CHECKED BY:	S. SAVIG
APPROVED BY:	J. SPORE

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
5	02/25/26	PLANNING COMMS.	T.T.
4	12/18/25	PLANNING COMMS	S.V.
4	09/30/25	CLIENT REV	S.V.
3	09/25/25	CLIENT REV	T.T.
2	02/12/24	CD 100%	S.D.
1	02/06/24	CLIENT REV	S.D.
0	01/11/24	CD 90%	C.T.C

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ENGINEER:

Streamline Engineering and Design, Inc.
3848 Taylor Road, Suite A, Loomis, CA 95650
Contact: Kevin Savig, PE, SECB (916) 660-1940
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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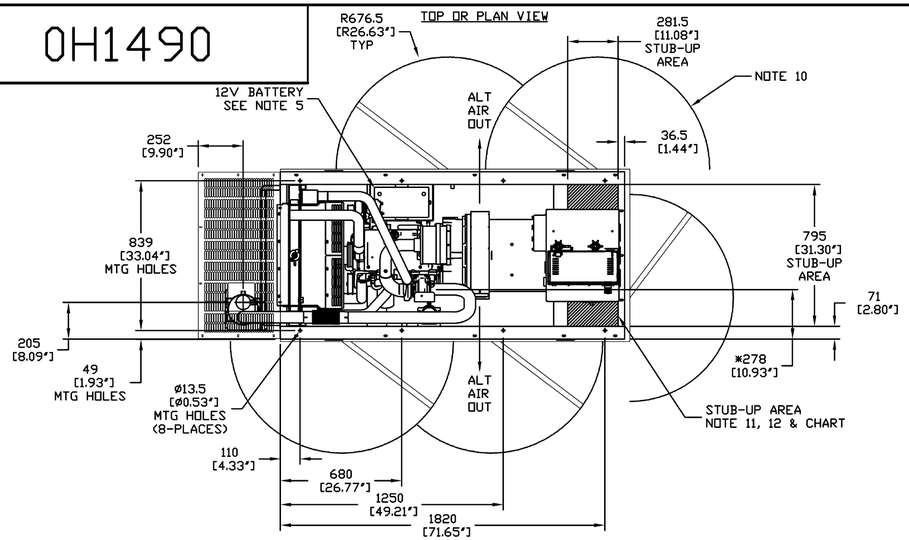
SHEET TITLE:

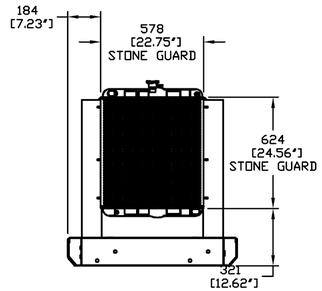
GENERATOR SPECIFICATIONS

SHEET NUMBER:

A-5.2

0H1490





RADIATOR END VIEW WITH STONE GUARD OPTION

RECOMMENDED FUEL/ELECTRICAL STUB-UPS (SEE TOP VIEW)	
DESCRIPTION	INSIDE BASE
AC LOAD LEAD CONDUIT (RIGHT)	A
(LEFT)	A¹
ADDITIONAL STUB UP AREA FOR 120VAC GFCI OUTLET, (STANDARD BLOCK HEATER, BATTERY CHARGER, AND OTHER 120 VAC OPTIONS).	B

NOTE:
FUEL SYSTEM SET UP WITH OUTSIDE STUB UPS (SEE RIGHT SIDE VIEW). UNITS SOLD WITH OPTIONAL BASE TANK HAVE FUEL SYSTEM PLUMBED TO TANK.

WEIGHT DATA
UNIT: TBD
STEEL COMPARTMENT: TBD

UNITS: mm [INCHES]

ENGINE SERVICE CONNECTIONS

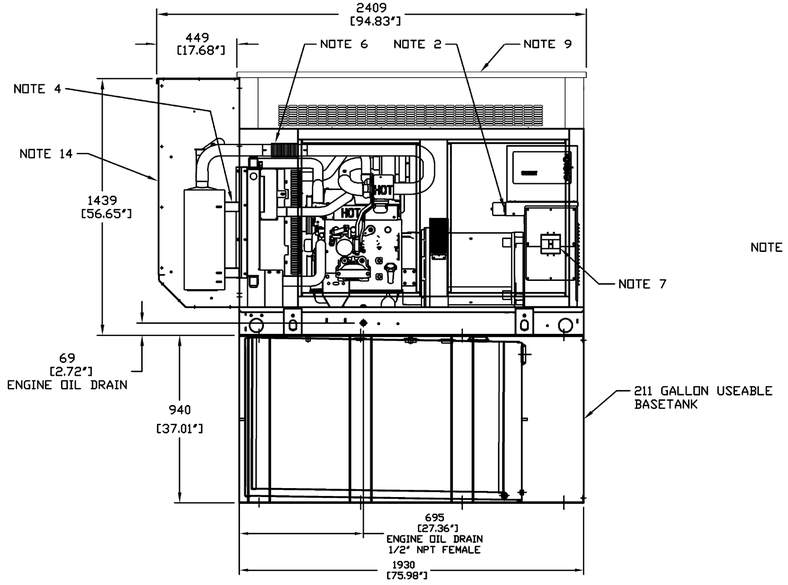
FUEL INLET = 1/4" NPT COUPLING
FUEL RETURN = 1/4" NPT COUPLING
OIL DRAIN = 1/2" NPT COUPLING
EXHAUST OUTLET - EXHAUST MANIFOLDS AS SHOWN ON OPEN SET, 3" OD MUFFLER OUTLET WITH ENCLOSURE

NOTES:

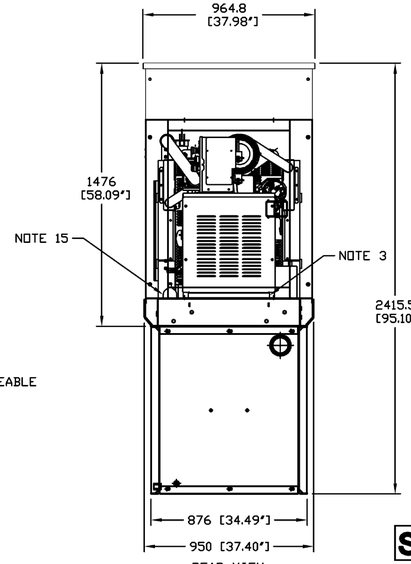
1. CONTROL PANEL MAY BE ROTATED 180° IN EITHER DIRECTION.
2. STANDARD 20A GFCI DUPLEX OUTLET - 120VAC REQUIRED.
3. CONNECTION POINTS FOR CONTROL WIRES PROVIDED IN AC CONNECTION PANEL.
4. EXHAUST MUFFLER SUPPORT BRACKETS SUPPLIED WITH OPTIONAL COMPARTMENT.
5. 12 VOLT NEGATIVE GROUND SYSTEM.
6. 2.5" I.D. FLEX EXHAUST, STANDARD WITH COMPARTMENT UNITS, OPTIONAL WITHOUT.
7. MAIN LINE CIRCUIT BREAKER (MLCB) AND AC LOAD LEAD CONNECTION.
8. REMOVABLE BLANK PANEL FOR OPTIONAL 2nd MAIN LINE CIRCUIT BREAKER.
9. OPTIONAL COMPARTMENT
10. DOORS MUST BE ABLE TO OPEN 90 DEG. TO BE REMOVED.
11. STUB-UPS:
    STANDARD BASE TANK REQUIRES ALL STUB-UPS TO BE OUTSIDE OR IN THE REAR TANK STUB-UP AREA.
12. A OR A¹ IS THE STUB UP AREA UNDER THE MLCB, DEPENDING ON CIRCUIT BREAKER LOCATION. AREA B IS STUB UP AVAILABLE FOR UNITS WITH A BASE TANK.
13. STONE GUARD AND AIR DUCT ADAPTER STANDARD WITH OPEN SET ONLY.
14. SEE DRAWING OC3850 FOR DUCT REMOVAL. REMOVAL OF FRONT DUCT WILL PROVIDE ACCESS TO MUFFLER FOR SERVICING.

*NOTE: DIMENSIONS TO THE CENTER OF EXHAUST FLANGE SHOULD BE USED AS A REFERENCE WHEN EXHAUST SYSTEM IS NOT ORDERED. APPLIES TO OPEN SET ONLY.

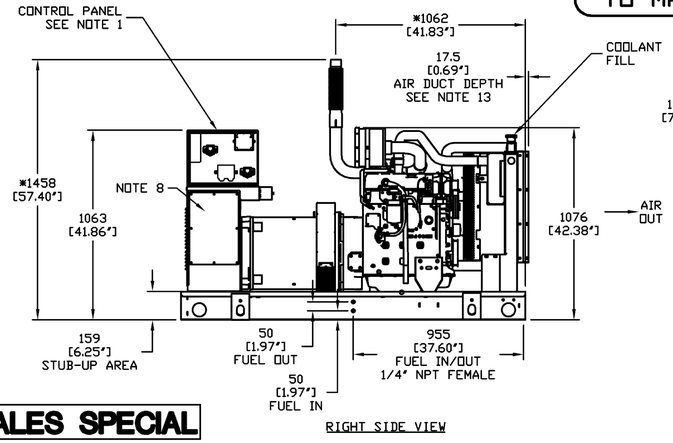
PRELIMINARY DRAWING NOT FOR CONSTRUCTION SUBJECT TO CHANGE PRIOR TO MANUFACTURING UNIT



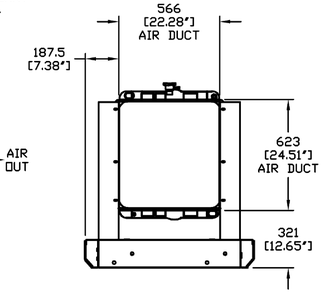
LEFT SIDE VIEW



REAR VIEW



RIGHT SIDE VIEW



RADIATOR END VIEW WITH AIR DUCT ADAPTER OPTION

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INSTALLATION DRAWING

SD50 G4 2.4L

48 HR RUN TIME W/ TANK SHOWN

LEVEL 2A ENCLOSURE

ISSUE DATE:

GENERAC POWER SYSTEMS
Waukesha
P.O. BOX 8
WAUKESHA, WIS. 53187

FILE NAME	0H1490-A.DWG	SIZE B
SCALE	NTS	FIRST USE 2.4L G4
DWG NO.	0H1490	REV A

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0	01/11/24	CD 90%	C.T.C

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ENGINEER:

Streamline Engineering and Design, Inc.
3943 Taylor Road, Suite A, Loomis, CA 95650
Contact: Kevin Sowers Phone: 916-660-1940
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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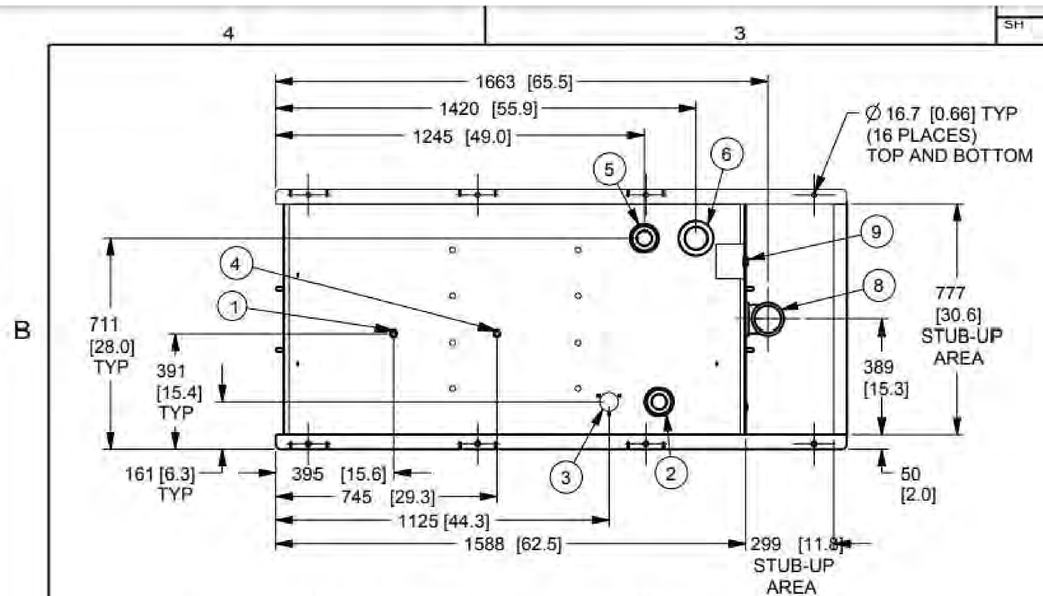
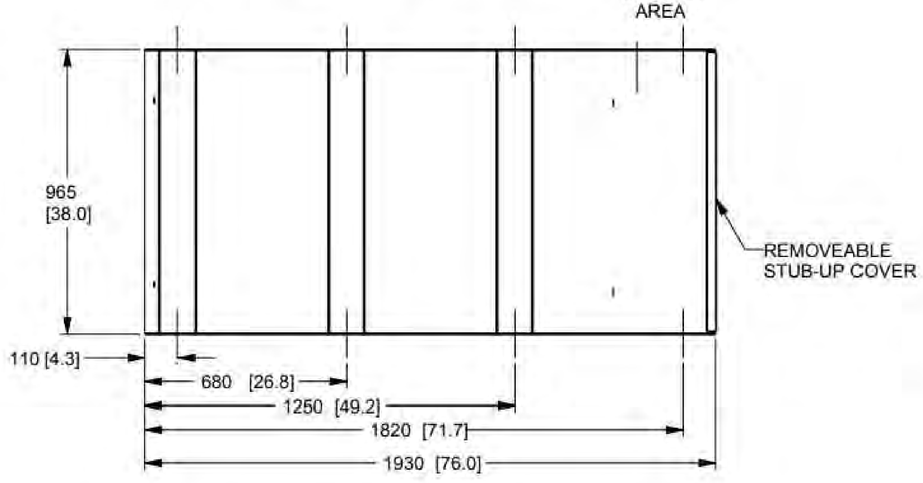
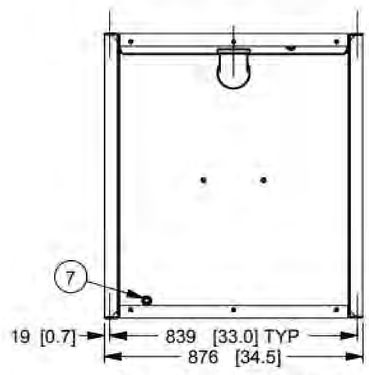
SHEET TITLE:
GENERATOR SPECIFICATIONS

SHEET NUMBER:
A-5.3

SH 1/1 REV A







STUB-UP COVER REMOVED
IN THIS VIEW FOR CLARITY

I/N	DESCRIPTION	FUNCTION
1	3/8" NPT COUPLING	FUEL SUPPLY
2	2" NPT WELD FLANGE	FUEL FILL
3	FUEL LEVEL GAUGE	ELECTRONIC SENDER/VISUAL GAUGE
4	3/8" NPT COUPLING	FUEL RETURN
5	2" NPT WELD FLANGE	NORMAL VENT
6	3" NPT WELD FLANGE	INNER TANK EMERGENCY VENT
7	1/2" NPT HALF COUPLING	OUTER TANK LEAK DETECTOR
8	3" NPT STREET ELBOW	OUTER TANK EMERGENCY VENT
9	1/2" NPT HALF COUPLING	FLUID BASIN ALARM

TANK P/N	0J81730ST03
TOTAL CAPACITY	825 [218]
USABLE CAPACITY	795 [210]
DRY WEIGHT	448 [988]

CAPACITY: LITER (GALLONS)
WEIGHT: KILOGRAMS (POUNDS)
DIMENSIONS: MM (INCH)

UL #142 LISTED

DRAWING CREATED FROM PRO/ENGINEER 3D FILE. ECO MODIFICATION TO BE APPLIED TO SOLID MODEL ONLY.

INSTALLATION DRAWING

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ELECTRONICALLY APPROVED
INSIDE WINDCHILL.

LIFECYCLE STATE: Production Released

GENERAC

TITLE
INSTALL BASETANK A-GRP
210 GAL WITH FLUID CONTAINMENT

ISSUE DATE:

SIZE	CAGE NO	DWG NO	REV
B	N/A	0J8971	A

SCALE 0.063 WT-KG 0.00 SHEET 1 of 1

Issued For:

PLACERVILLE SHERIFF

3170 GOLD NUGGET WY,
PLACERVILLE, CA 95667

PREPARED FOR

verizon

2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

Vendor:

EPIC WIRELESS GROUP LLC
Connecting a Wireless World

MDG LOCATION ID:	5000940687
PROJECT ID:	17120113
DRAWN BY:	C. COLSTON
CHECKED BY:	S. SAVIG
APPROVED BY:	J. SPORE

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
2	02/25/26	PLANNING COMMS.	T.T.
1	12/18/25	PLANNING COMMS.	S.V.
4	09/30/25	CLIENT REV	S.V.
3	09/25/25	CLIENT REV	T.T.
2	02/12/24	CD 100%	S.D.
1	02/06/24	CLIENT REV	S.D.
0	01/11/24	CD 90%	C.T.C

Licensee:

REGISTERED PROFESSIONAL ENGINEER JAMES R. SPORE S6336 STRUCTURAL STATE OF CALIFORNIA

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ENGINEER:

Streamline Engineering and Design, Inc.
3843 Taylor Road, Suite A, Loomis, CA 95650
Contact: Kevin Simonsen, Phone: (916) 660-1940
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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SHEET TITLE:
GENERATOR SPECIFICATIONS

SHEET NUMBER:
A-5.4

Clay & Bailey Mfg. Co.

A CENTURY'S WORTH OF INNOVATION

366 Female Thread High Flow Emergency Vent for Aboveground Storage Tanks

366 HF

Features:

All Aluminum Construction is lightweight for easy handling and installation. Also, no rust issues from scratches or weathering. Buna-N O Ring provides a vapor resistant seal. Spring Actuated Vent assures accurate opening pressure. Pressure relief set at <0.5 PSI. Clay & Bailey vents can be used in a variety of Aboveground Storage Tank Equipment installations where reliable fuel handling petroleum equipment is required.

Part #	Size	Weight /lbs.	Airflow Size	W/Screen	W/O Screen
0366-03-30HF	3"	3	3"	66,400 SCFH	71,750 SCFH
0366-03-40HF	4"	4	4"	114,800 SCFH	118,750 SCFH
0366-03-50HF	5"	5	5"	184,500 SCFH	200,250 SCFH
0366-03-60HF	6"	6	6"	237,000 SCFH	251,700 SCFH
0366-03-80HF	8"	7	8"	500,552 SCFH	531,289 SCFH

c UL US LISTED

Clay & Bailey emergency vents comply with various codes – Petroleum Equipment Institute PEI RP200; Underwriters Laboratories Inc. UL-142, UL-2085, UL-2244, UL-2583; Underwriters Laboratories of Canada ULC-S601; National Fire Protection Agency NFPA 30, NFPA 30A; American Petroleum Institute API 2000.

Patent # 8171955

10/2018

6401 E. 40th St., Kansas City, Mo. 64129 • 1-800-821-6583 • F: 816-924-3903 • www.claybailey.com

Clay & Bailey Mfg. Co.

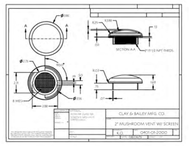
A CENTURY'S WORTH OF INNOVATION

401
Mushroom Vent

401

Features:

Mushroom style free flow vent is made of cast iron with a 8 mesh galvanized screen. Domed vent top prevents tank contamination from entering vent lines. NPT thread is standard. Also available in galvanized. (Shown)



Cast iron Black

Part No.	Size	lbs	SCFH@ 2.5psi	A	B
0401-01-0750	3/4"	0.3	4,894	3/4"	1"
0401-01-1000	1"	0 5	8,711	1"	1 1/8"
0401-01-1250	1 1/4"	0.6	13,616	1 1/4"	1 1/2"
0401-01-1500	1 1/2"	0.7	19,532	1 1/2"	1 9/16"
0401-01-2000	2"	1.1	38,846	2"	1 11/16"
0401-01-4000	4"	2.5	54,873	4"	3"

Galvanized

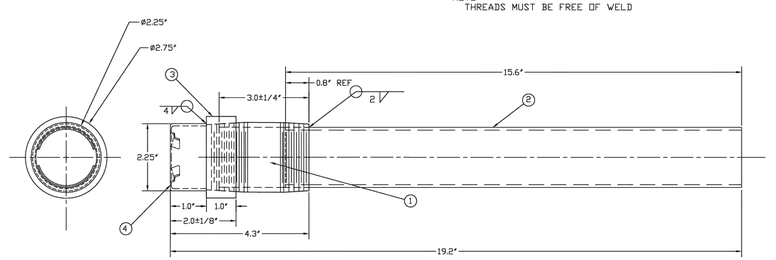
Part No.	Size	lbs	2.5psi	A	B
0401-10-0750	3/4"	0.3	4,894	3/4"	1"
0401-10-1000	1"	0 5	8,711	1"	1 1/8"
0401-10-1250	1 1/4"	0.6	13,616	1 1/4"	1 1/2"
0401-10-1500	1 1/2"	0.7	19,532	1 1/2"	1 9/16"
0401-10-2000	2"	1.1	38,846	2"	1 11/16"
0401-10-4000	4"	2.5	54.873	4"	3"

6401 E. 40th St., Kansas City, Mo. 64129 • 1-800-821-6583 • F: 816-924-3903 • www.claybailey.com

NOTE:
FILL PIPE SHALL TERMINATE WITHIN 6" OF TANK BOTTOM

ITEM	PART #	QTY	DESCRIPTION
1	ES1011	1	STD 2" STEEL NIPPLE 3" LONG
2	ES1022	1	TUBE, 16 GA 2" OD ELEC WELD STD
3	ES1023	1	FILLER NECK FEMALE COUPLING 2" STD
4	ES1024	1	STD FILLER CAP 2-1/4" OD ELECT WELD STD

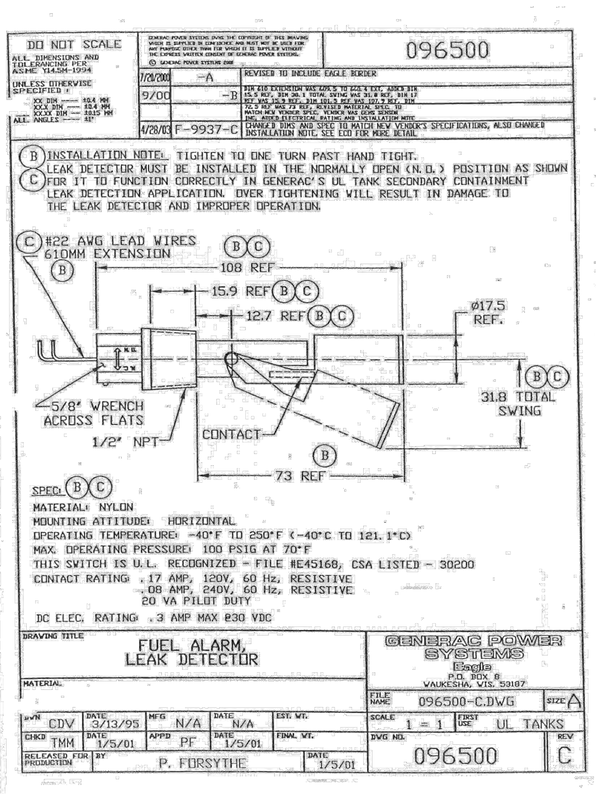
NOTE:
THREADS MUST BE FREE OF WELD

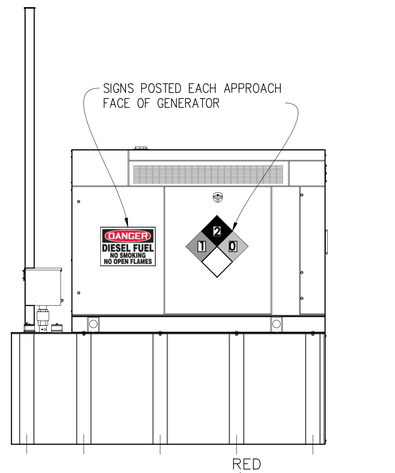


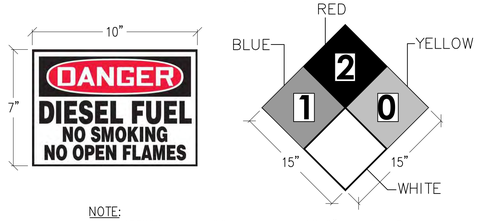
FUEL FILL NECK
376 MM [14.8"] IN TANK

ENERGY SYSTEMS
PH: 209-870-1900
FAX: 209-870-1950
ENERGY SYSTEMS
7100 S. LONGE STREET, SUITE 300
STOCKTON, CA. 95206

Drawn By: POK | Date: 09-22-07 | Sheet Size: 12 x 24mm Area | Rev #: | Rev Ltr: | Rev #: Rev. Info: | Rev Ltr #:
Checked By: GL | Sheet No. Area:

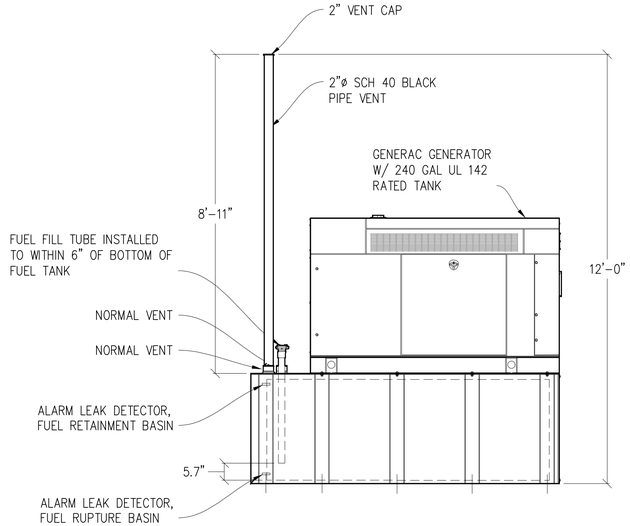






NOTE:
1. LETTERS SHALL BE A MINIMUM OF 3" IN HEIGHT
2. SIGN TO BE PLACED ON ALL SIDES OF GENERATOR
3. 10"x14" ALUMINUM NO SMOKING SIGN

1 GENERATOR SAFTEY SIGNAGE
NOT TO SCALE



2 GENERATOR VENT & FILL DETAIL
½"=1'-0"

Issued For:

PLACERVILLE SHERIFF

3170 GOLD NUGGET WY, PLACERVILLE, CA 95667

PREPARED FOR

verizon

2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

Vendor:

EPIC WIRELESS GROUP LLC
Connecting a Wireless World

MDG LOCATION ID:	5000940687
PROJECT ID:	17120113
DRAWN BY:	C. COLSTON
CHECKED BY:	S. SAVIG
APPROVED BY:	J. SPORE

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
5	02/25/26	PLANNING COMMS.	T.T.
4	12/18/25	PLANNING COMMS.	S.V.
4	09/30/25	CLIENT REV	S.V.
3	09/25/25	CLIENT REV	T.T.
2	02/12/24	CD 100%	S.D.
1	02/06/24	CLIENT REV	S.D.
0	01/11/24	CD 90%	C.T.C

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ENGINEER:

Streamline Engineering and Design, Inc.
3843 Taylor Road, Suite A, Loomis, CA 95650
Contact: Kevin Spoon Phone: 916-660-1940
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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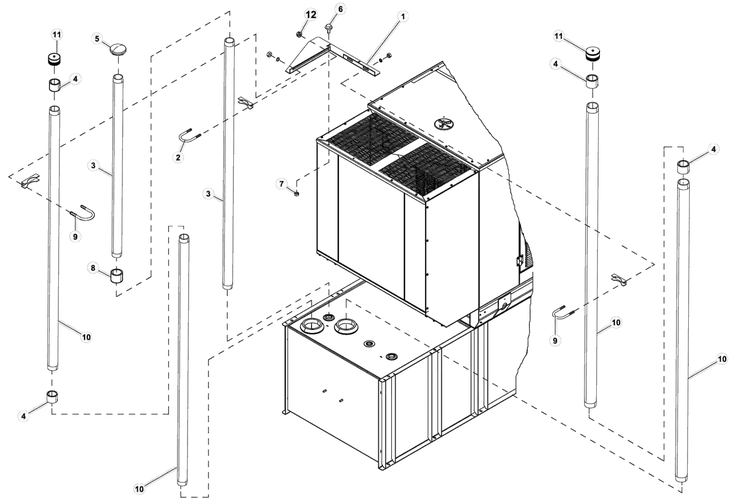
SHEET TITLE:

GENERATOR SPECIFICATIONS

SHEET NUMBER:

A-5.5

GROUP H



Revision : CN-0019649-W
Date : 9/4/18

Page 1 of 2

Exploded View : EV VENT EXT AGRP 2"3 ATT
Drawing No. : 0K9817A

EXPLODED VIEW: EV VENT EXT AGRP 2"3 ATT
DRAWING #:0K9817A

GROUP H

ITEM	PART#	QTY.	DESCRIPTION
(1)1	0G3036YST0R	1	BRACKET VENT EXT AGRP 2"3 ATT
2	0C7947	1	KIT, SADDLE AND BOLT 2 1/2"
3	0G3045	2	PIPE 2"VENT EXTENSION 72"LG
4	10000016676	4	COUPLING PIPE 3 ZINC
5	G021178	1	VENT OEM 2"
6	0C2454B	2	SCREW HWHT M6-1 X 30 W/MKS
7	G049813	2	NUT HEX M6-1.0 G8 CLEAR ZINC
8	068640B	1	COUPLING FULL 2-11.5 BLACK
9	0E4264	2	BOLT U 3/8-16 X 3.50" W/SADDLE
10	0H1454	4	PIPE NIPPLE 3"X72" SCH40 PNTBK
11	072989J	2	VENT CAP EMERG 3"NPT
12	G064101	2	NUT HEX FL WHIZ 3/8-16

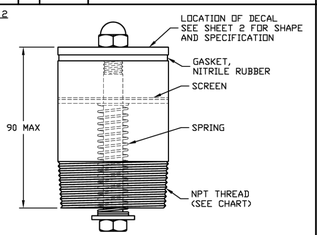
NOTES (UNLESS OTHERWISE SPECIFIED)
(1) SHEET METAL PARTS LISTED IN THE BOM TABLE ARE REPRESENTING CENERIC PARTS (NO COLOR).
* MANUFACTURING: FOR CORRECT MATERIAL AND COLOR REFER TO AS400 BOM.
* CUSTOMER: WHEN ORDERING REPLACEMENT PARTS, ENTER BASE NUMBER (FIRST 6 DIGITS ONLY) IN THE SYSTEM FOR CORRECT MATERIAL AND COLOR. (FOR REFERENCE SEE GUIDELINE 0H7169).

REVISION: CN-0019649-W
DATE: 9/5/18

Page 2 of 2

DO NOT SCALE — ALL DIMENSIONS ARE NOMINAL UNLESS OTHERWISE SPECIFIED — S-327

SHEET 1 OF 2



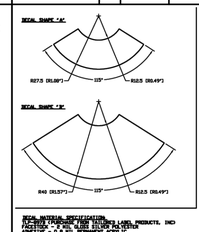
PART #	THREAD (NPT)	OPENING PRESSURE (PSIG)	FULL OPEN PRESSURE (PSIG)	MAX FLOW (SCFH)
072989H	2"	.5	2.5	31600
072989J	3"	.5	2.5	63200
0A1380	4"	.5	2.5	105000
072989L	5"	.5	2.5	190000
072989M	6"	.5	2.5	265000

FINISH: EMERGENCY VENT CAPS TO BE POWDER COATED SEMI-GLOSS BLACK
VENDOR: CR INDUSTRIES OR ENG. APPROVED EQUIVALENT

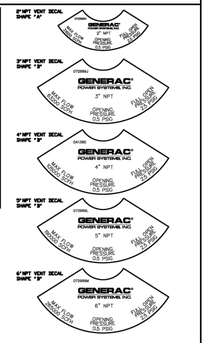
DRAWING TITLE: VENT CAPS, EMERGENCY
GENERAC POWER SYSTEMS — Waukesha P.O. BOX 8 WAUKESHA, WIS. 53187
MATERIAL: STEEL
FILE NAME: S-327.DWG — SIZE: A
DWN: JRS 1/2/03 — MFG: NA — SAP: NA — EST. VT.
CHK'D: TMM 3/3/03 — APP'D: AG 3/7/03 — FINAL VT.
RELEASED FOR PRODUCTION: A GILLETTE 3/7/03
SCALE: N.T.S. — FIRST USE:
DWG NO: S-327 — REV:

DO NOT SCALE — ALL DIMENSIONS ARE NOMINAL UNLESS OTHERWISE SPECIFIED — S-327

SHEET 2 OF 2



DECAL MATERIAL SPECIFICATION:
PLASTIC: THICKNESS 7 MIL, SUPER LABEL PRODUCTS, INC/ ARCHIVE - 4 MIL WITH SILVER OVERLAMINATE
LETTER: 3 MIL BLACK VINYL OR ACRYLIC
LINER: 4.5 MIL SBA PAPER
OR ENG. APPROVED EQUIVALENT



DRAWING TITLE: VENT CAPS, EMERGENCY
GENERAC POWER SYSTEMS — Waukesha P.O. BOX 8 WAUKESHA, WIS. 53187
MATERIAL: STEEL
FILE NAME: S-327.DWG — SIZE: A
DWN: JRS 1/2/03 — MFG: NA — SAP: NA — EST. VT.
CHK'D: TMM 3/3/03 — APP'D: AG 3/7/03 — FINAL VT.
RELEASED FOR PRODUCTION: A GILLETTE 3/7/03
SCALE: N.T.S. — FIRST USE:
DWG NO: S-327 — REV:

Issued For:

PLACERVILLE SHERIFF

3170 GOLD NUGGET WY,
PLACERVILLE, CA 95667

PREPARED FOR

verizon

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0	01/11/24	CD 90%	C.T.C

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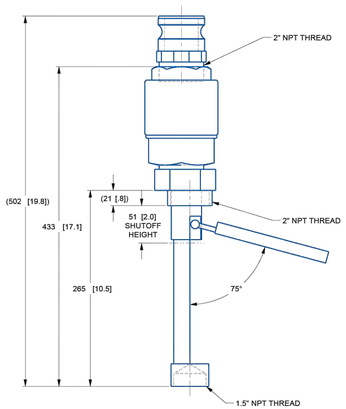
SHEET TITLE:
GENERATOR SPECIFICATIONS

SHEET NUMBER:
A-5.6



DRAWING CREATED FROM PRO/ENGINEER 3D FILE. ECO MODIFICATION TO BE APPLIED TO SOLID MODEL ONLY.

NOTE:
1. MORRISON BROTHERS PART NUMBER 9095DS-0200 AV.
2. DIMENSIONS ARE IN MILLIMETERS [INCHES].

- A -	RELEASED FOR PRODUCTION	

GENERAL TOLERANCES UNLESS NOTED: ALL XX ± 0.4 MM; ALL XX ± 0.25 MM; ALL ANG ± 0.5° — THIRD ANGLE PROJECTION

APPROVALS	DATE
DRAWN BY: KMD	7/29/97
ALL APPROVALS ELECTRONICALLY STORED IN/BDE WINDCHILL	
LIFECYCLE STATE: Production Released (V7)	
FIRST USE: 22-66.1	

GENERAC

TITLE: VALVE OVERFILL PREV. 9095DS

MATERIAL	GENERAC MATL SPECIFICATION	PAINT SURFACE FINISH
SEE_ABOVE	AS ABOVE	

SIZE	CAGE NO	DWG NO	REV
B	N/A	10000027100	A

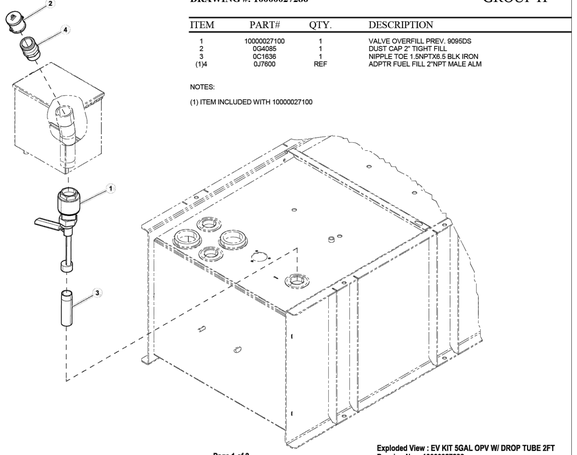
SCALE 0.375 — WT.KG 0.00 — SHEET 1 of 1

EXPLODED VIEW: EV KIT 5GAL OPV W/DROP TUBE 2FT
DRAWING #: 10000027286

GROUP H

ITEM	PART#	QTY.	DESCRIPTION
1	10000027100	1	VALVE OVERFILL PREV. 9095DS
2	0G4085	1	DUST CAP 2" TIGHT FILL
3	0C1636	1	NIPPLE TOE 1.5NPTX6.5 BLK IRON
(1)4	0J7600	REF	ADPTR FUEL FILL 2"NPT MALE ALM

NOTES:
(1) ITEM INCLUDED WITH 10000027100



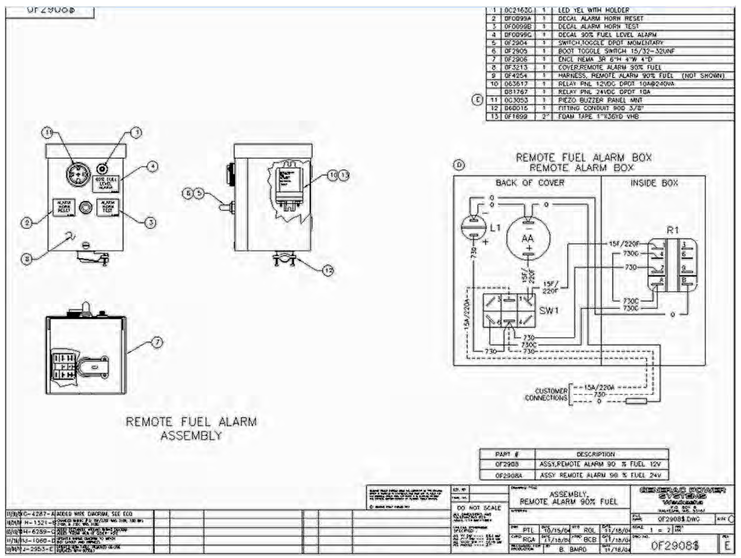
Revision : - A -
Date : 12/04/17

Page 1 of 2

Exploded View : EV KIT 5GAL OPV W/ DROP TUBE 2FT
Drawing No. : 10000027286

OF2908$

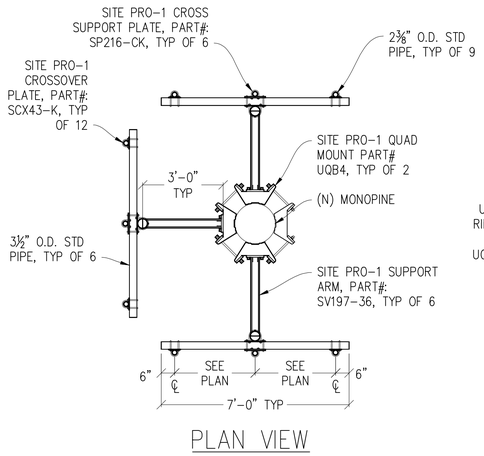
1	0C2463G	1	LED YEL WITH HOLDER
2	0F0095H	1	DECAL ALARM HORN RESET
3	0F0095E	1	DECAL ALARM HORN TEST
4	0F0095C	1	DECAL 90% FUEL LEVEL ALARM
5	0F2904	1	SWITCH,TOGGLE DPDT MOMENTARY
6	0F2905	1	BOOT TOGGLE SWITCH 15/32-32UNF
7	0F2906	1	ENCL RELAY 3P 6"H 4"W 4"D
8	0F3215	1	COVER,REMOTE ALARM 90% FUEL
9	0F4254	1	HARNESS, REMOTE ALARM 90% FUEL (NOT SHOWN)
10	0G3617	1	RELAY PNL 12VDC DPDT 10A@240VA
	0G1767	1	RELAY PNL 24VDC DPDT 10A
E 11	0G3053	1	PIEZO BUZZER PANEL MNT
12	0A0015	1	FITTING CONDUIT BOG 3/8"
13	0F1899	2"	FOAM TAPE 1"X30'D 9#E



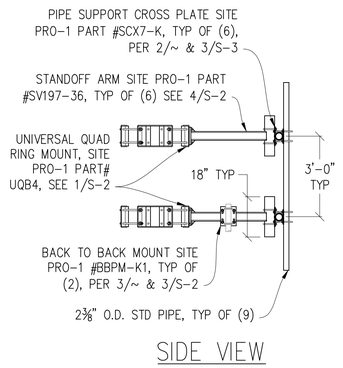
PART #	DESCRIPTION
OF2903	ASSY,REMOTE ALARM 90 % FUEL 12V
OF2908A	ASSY REMOTE ALARM 90 % FUEL 24V

DO NOT SCALE

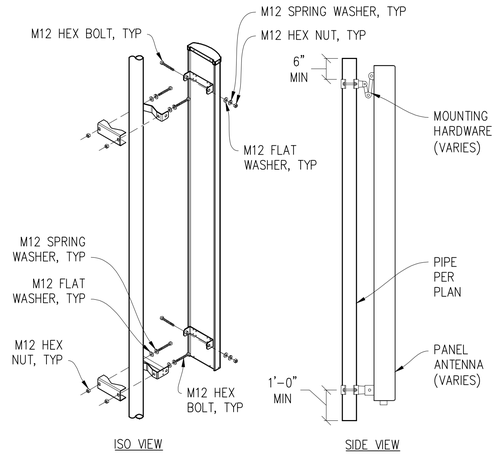
DRAWING TITLE: ASSEMBLY, REMOTE ALARM 90% FUEL
GENERAC POWER SYSTEMS — Waukesha P.O. BOX 8 WAUKESHA, WIS. 53187
FILE NAME: OF2908$.DWG — SIZE: C
DWN: PTL 03/15/04 — MFG: ROS 05/18/04 — SAP: — EST. VT.
CHK'D: RCA 03/18/04 — APP'D: BCB 05/18/04 — FINAL VT.
RELEASED FOR PRODUCTION: B. BAMD 05/18/04
SCALE: 1 = 2 — FIRST USE:
DWG NO: OF2908$ — REV: E



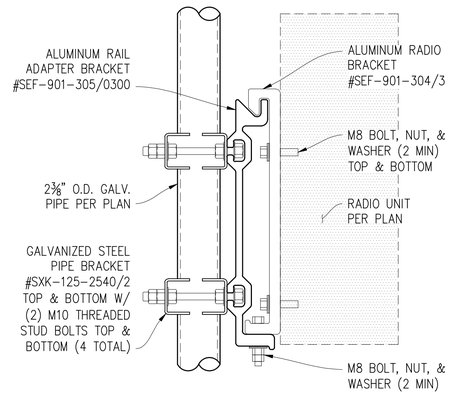
PLAN VIEW

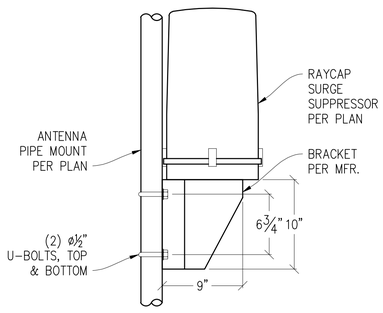


SIDE VIEW



ISO VIEW SIDE VIEW

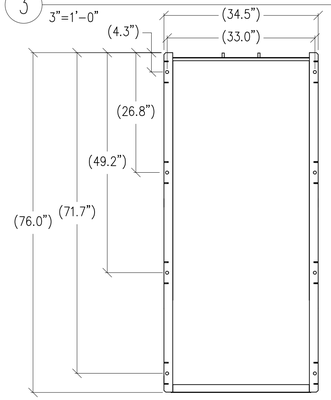




1 T-ARM ANTENNA MOUNT
⅜"=1'-0"

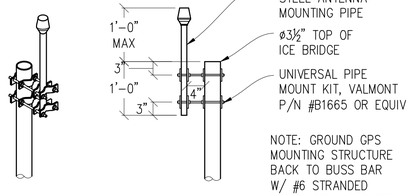
2 ANTENNA MOUNT
1"=1'-0"

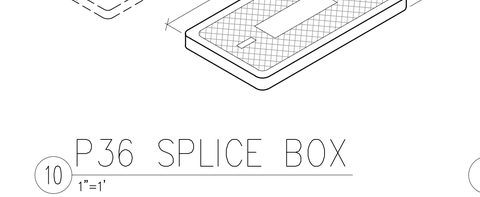
3 RADIO UNIT MOUNTING
3"=1'-0"



ISO VIEW SIDE VIEW

4 SURGE PIPE MOUNT
1½"=1'-0"



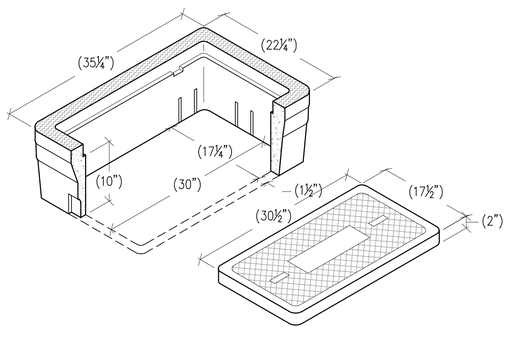


5 CONC. SLAB DETAIL
½"=1'-0" @ GENERATOR

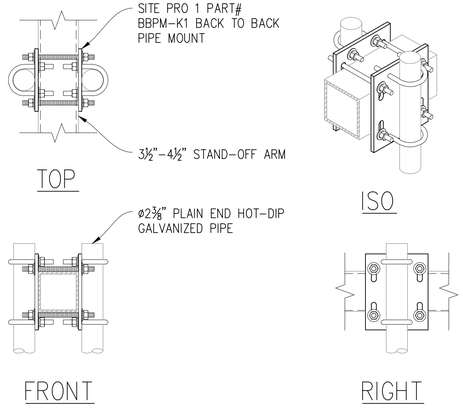
6 THICKENED EDGE SLAB
1"=1'-0"

7 GENERATOR ANCHORAGE
½"=1'-0"

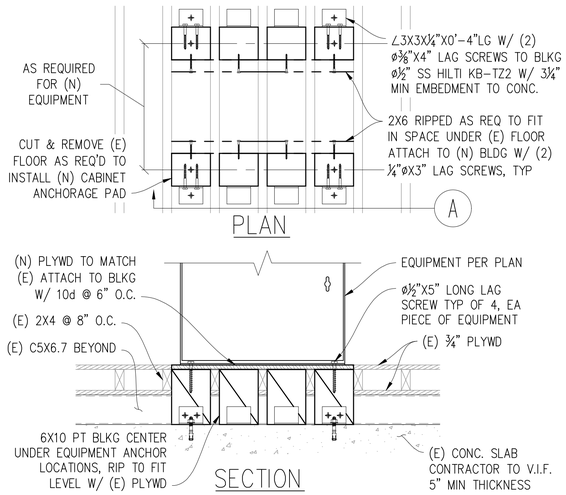
8 GENERATOR ANCHOR LOCATIONS
¾"=1'-0"



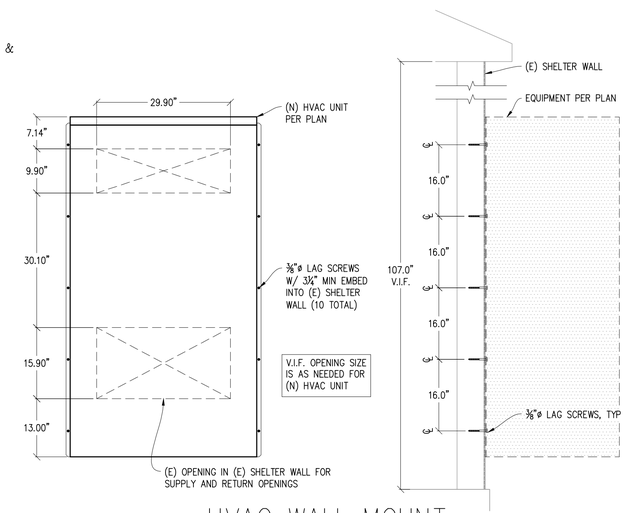
10 P36 SPLICE BOX
1"=1'



11 BACK TO BACK PIPE MOUNT
1½"=1'-0"



12 CABINET FLOOR BLKG DETAIL
1"=1'-0"



13 HVAC WALL MOUNT
1"=1'-0"

Issued For:

PLACERVILLE SHERIFF

3170 GOLD NUGGET WY, PLACERVILLE, CA 95667

PREPARED FOR

verizon

2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

Vendor:

EPIC WIRELESS GROUP LLC
Connecting a Wireless World

MDG LOCATION ID:	5000940687
PROJECT ID:	17120113
DRAWN BY:	C. COLSTON
CHECKED BY:	S. SAVIG
APPROVED BY:	J. SPORE

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
2	02/25/26	PLANNING COMMS.	T.T.
1	12/18/25	PLANNING COMMS.	S.V.
4	09/30/25	CLIENT REV	S.V.
3	09/25/25	CLIENT REV	T.T.
2	02/12/24	CD 100%	S.D.
1	02/06/24	CLIENT REV	S.D.
0	01/11/24	CD 90%	C.T.C

Licensee:

REGISTERED PROFESSIONAL ENGINEER JAMES R. SPORE S6336 STRUCTURAL STATE OF CALIFORNIA

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ENGINEER:

Streamline Engineering and Design Inc.
3843 Taylor Road, Suite A, Loomis, CA 95650
Office: 916-660-1930 Fax: 916-660-1941
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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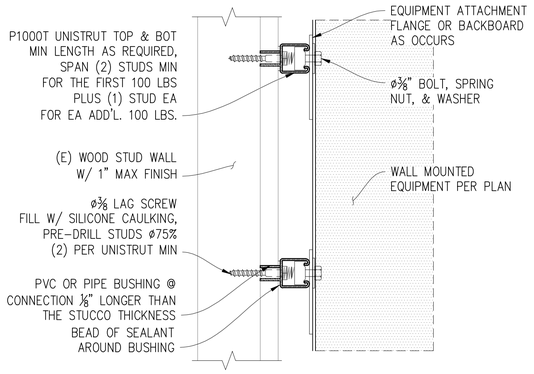
SHEET TITLE:

STRUCTURAL DETAILS

SHEET NUMBER:

S-1.1



1 EQUIPMENT MOUNTING DETAIL
3"=1'-0"

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PREPARED FOR

verizon

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ENGINEER:

Streamline Engineering and Design, Inc.
3643 Taylor Road, Suite A, Loomis, CA 95650
Contact: Kevin Savage Phone: 916-660-1940
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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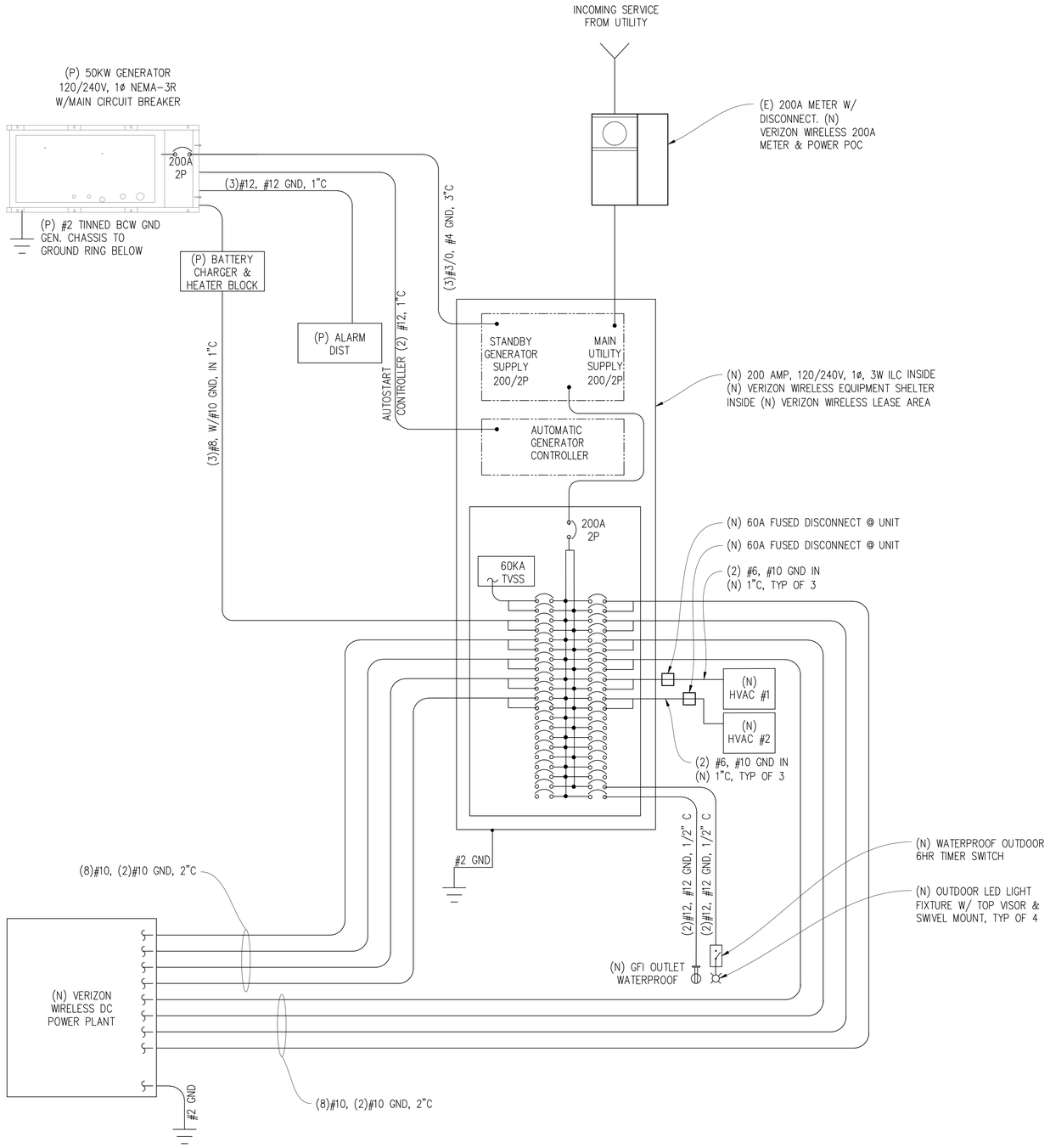
SHEET TITLE:
STRUCTURAL ⚠ DETAILS

SHEET NUMBER:
S-1.2



SINGLE LINE DIAGRAM

ELECTRIC LEGEND

- METER
- CIRCUIT BREAKER
- SERVICE GROUND
- WIRED CONNECTION
- TIMER SWITCH, WATERPROOF
- OUTDOOR LIGHT
- GFI OUTLET, WATERPROOF

ELECTRICAL NOTES

1. ALL ELECTRICAL WORK SHALL CONFORM TO THE 2022 CEC AS WELL AS ALL ADOPTED STANDARDS, APPLICABLE STATE AND LOCAL CODES.
2. CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUIT, CONDUCTORS, PULL BOXES, TRANSFORMER PADS, POLE RISERS, AND PERFORM ALL TRENCHING AND BACKFILLING REQUIRED IN THE PLANS.
3. ALL ELECTRICAL ITEMS SHALL BE U.L. APPROVED OR LISTED AND PROCURED PER PLAN SPECIFICATIONS.
4. ALL CIRCUIT BREAKERS, FUSES, AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTION RATING NOT LESS THAN THE MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED WITH A MINIMUM OF 10,000 A.I.C. OR AS REQUIRED.
5. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY ALL APPLICABLE CODES.
6. ELECTRICAL WIRING SHALL BE COPPER #12 AWG MIN WITH TYPE THHN, THWN-2 OR THW-2, INSULATION RATED FOR 90°C DRY OR 70°C WET.
7. ALL OUTDOOR EQUIPMENT SHALL HAVE NEMA 3R ENCLOSURE.
8. ALL BURIED WIRE SHALL RUN THROUGH SCHEDULE 40 PVC CONDUIT UNLESS OTHERWISE NOTED.
9. A GROUND WIRE IS TO BE PULLED IN ALL CONDUITS.
10. WHERE ELECTRICAL WIRING OCCURS OUTSIDE A STRUCTURE AND HAS THE POTENTIAL FOR EXPOSURE TO WEATHER, WIRING SHALL BE IN WATERTIGHT GALVANIZED RIGID STEEL OR FLEXIBLE CONDUIT.
11. WHERE PLANS CALL FOR A NEW ELECTRICAL SERVICE, PRIOR TO SUBMITTING BID, CONTRACTOR SHALL VERIFY PLAN DETAILS WITH THE UTILITY'S SERVICE PLAN & REQ'MTS INCLUDING SERVICE VOLTAGE, METER LOCATION, MAIN DISCONNECTING MEANS, AND AIC REQ'MT, AND SHALL OBTAIN CLARIFICATION FROM THE PROJECT ENGINEER ON ANY DEVIATIONS FOUND IN THESE PLANS.
12. WHERE THESE PLANS SHOW A DC POWER PLANT, THE INSTALLATION OPERATING AT LESS THAN 50 VDC UNGROUNDED, 2-WIRE, SHALL COMPLY WITH ARTICLE 720, AS FOLLOWS:
    A. POWER PLANT SHALL BE SUPPLIED BY THE WIRELESS CARRIER AS A PULL-TAG ITEM AND INSTALLED BY THE CONTRACTOR.
    B. CONDUCTORS SHALL NOT BE SMALLER THAN #12 AWG COPPER MIN, CONDUCTORS FOR BRANCH CIRCUITS SUPPLYING MORE THAN ONE APPLIANCE SHALL BE 10 AWG CU MIN; CONTRACTOR SHALL SIZE CONDUCTORS BASED ON MFGR'S DATA FOR THE APPLIANCES SERVED.
    C. THERE ARE NO DC RECEPTACLES OR LUMINARIES ALLOWED ON THIS PROJECT. ALL CIRCUITS SHALL ORIGINATE AT AN INTEGRATED DOUBLE LUG TAP OR SOCKET TERMINATION ON AN INTEGRATED DC CIRCUIT BREAKER AT AN INDIVIDUAL RECTIFIER MODULE AND TERMINATE AT THE SPECIALIZED LUG ON THE RESPECTIVE APPLIANCE AS A SINGLE RUN OF WIRE WITHOUT SPLICES. ALL DC WIRING SHALL BE LABELED AT THE DC PLANT WITH THE APPLIANCE SERVED AND THE DC VOLTAGE.
    D. ALL CABLING SHALL BE INSTALLED IN A NEAT AND WORKMAN LIKE MANNER AND SUPPORTED BY BUILDING STRUCTURE, EG. (N) CABLE TRAY OVERHEAD, IN SUCH A MANNER THAT THE CABLE WILL NOT BE DAMAGED BY NORMAL USE.

(N) PANEL SCHEDULE

NAMEPLATE : PANEL A			SC LEVEL : 65,000				VOLTS: 120V/240V, 1ø		
LOCATION : INSIDE							BUS AMPS: 200A		
MOUNTING : WALL							MAIN CB: 200A		
øA	øB		BKR AMP/ POLE	CIRCUIT NO		BKR AMP/ POLE		øA	øB
LOAD VA	LOAD VA	LOAD DESCRIPTION					LOAD DESCRIPTION	LOAD VA	LOAD VA
30		SURGE ARRESTOR	60/2	1	2	30/2	(N) DC POWER PLANT	1320	
	30	" "	" "	3	4	" "	" "		1320
3840		(N) BATTERY CHARGER & HTR	40/2	5	6	30/2	" "	1320	
	3840	" "	" "	7	8	" "	" "		1320
1320		(N) DC POWER PLANT	30/2	9	10	30/2	" "	1320	
	1320	" "	" "	11	12	" "	" "		1320
1320		" "	30/2	13	14	30/2	" "	1320	
	1320	" "	" "	15	16	" "	" "		1320
1320		" "	30/2	17	18	60/2	(N) AC UNIT #1	3684	
	1320	" "	" "	19	20	" "	" "		3684
1320		" "	30/2	21	22	60/2	(N) AC UNIT #2	3684	
	1320	" "	" "	23	24	" "	" "		3684
		BLANK	–	25	26	–	BLANK		
		" "	–	27	28	–	" "		
		" "	–	29	30	–	" "		
		" "	–	31	32	–	" "		
		" "	–	33	34	–	" "		
		" "	–	35	36	–	" "		
		" "	–	37	38	–	" "		
		" "	–	39	40	20/1	LIGHT		300
		" "	–	41	42	20/1	GFI RECEPTACLE	180	
9150	9150	PHASE TOTALS					PHASE TOTALS	12648	12648
TOTAL VA =	43596	TOTAL AMPS =	182						

Issued For:

PLACERVILLE SHERIFF

3170 GOLD NUGGET WY,
PLACERVILLE, CA 95667

PREPARED FOR

verizon

2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

Vendor:

EPIC WIRELESS GROUP LLC
Connecting a Wireless World

MDG LOCATION ID:	5000940687
PROJECT ID:	17120113
DRAWN BY:	C. COLSTON
CHECKED BY:	S. SAVIG
APPROVED BY:	J. SPORE

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2	02/12/24	CD 100%	S.D.
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3843 Taylor Road, Suite A, Loomis, CA 95650
Office: 916-660-1940 Cell: 916-834-8580
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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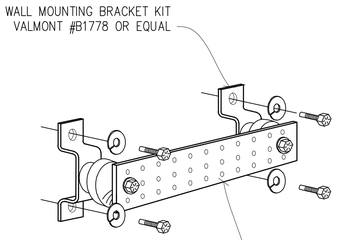
SHEET TITLE:

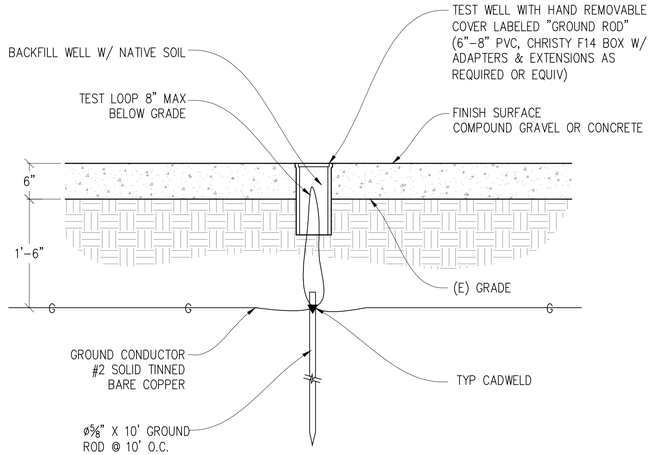
UTILITY SITE PLAN

SHEET NUMBER:

E-1.1



1 GROUND BUSS DETAIL
NOT TO SCALE



2 TEST WELL DETAIL
1"=1'

NOTE: THE GROUND ELECTRODE SYSTEM SHALL CONSIST OF DRIVEN GROUND RODS. THE GROUND RODS SHALL BE ⅝" X 10' COPPER CLAD STEEL SPACED AT 10' INTERVALS MAX. RODS SHALL BE INTERCONNECTED WITH #2 SOLID TINNED BARE COPPER GROUND WIRE BURIED A MINIMUM 18" BELOW GRADE. AN ONSITE INSPECTION BY THE OWNER SHALL BE REQUIRED PRIOR TO ANY BACKFILL.

GROUNDING LEGEND

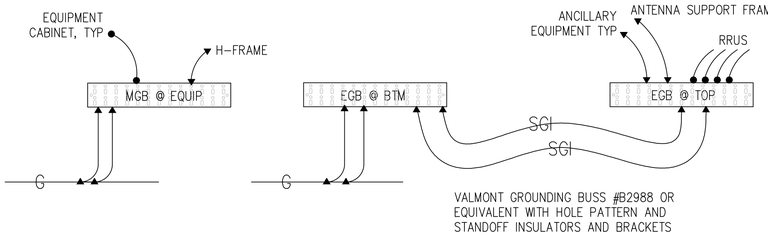
- MECHANICAL CONNECTION
- EXOTHERMIC CADWELD
- TYP. CADWELD INSPECTION WELL
- TYP ⅝" DIA. X 10'–0" LONG COPPER CLAD GROUND ROD @ 10' O.C. MAX & 18" MIN BELOW FINISH GRADE
- GATE GROUNDING STRAP
- G — TYP #2 TINNED BCW UNDERGROUND GND RING @ 18" MIN BELOW FINISH GRADE
- SGI — GROUND WIRE #2 STRANDED GREEN INSULATED WIRE

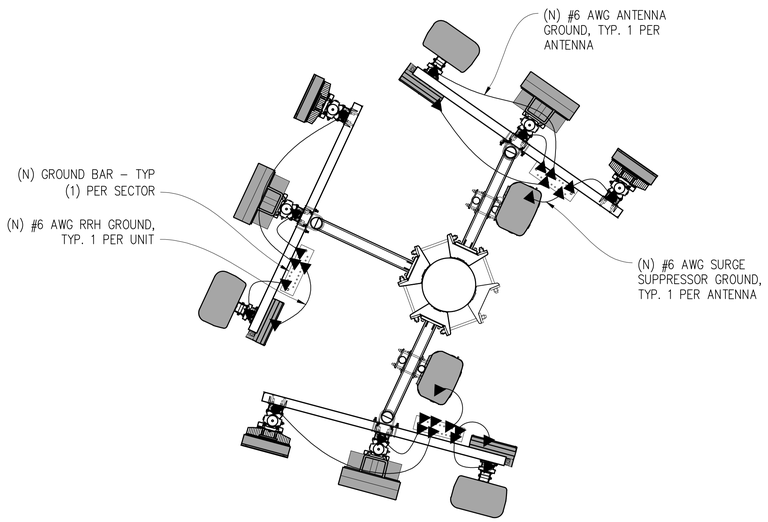
GROUNDING NOTES

1. GROUNDING SHALL COMPLY WITH CEC ARTICLE 250.
2. USE #2 COPPER STRANDED WIRE WITH GREEN COLOR INSULATION FOR ABOVE GRADE GROUNDING (UNLESS OTHERWISE SPECIFIED) AND #2 SOLID TINNED BARE COPPER WIRE FOR BELOW GRADE GROUNDING AS INDICATED ON THE DRAWING.
3. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
4. EXPOSED GROUNDING CONNECTIONS SHALL BE MADE WITH BURNDY HYGROUND COMPRESSION TYPE CONNECTORS OR EXOTHERMIC WELDS AS SPECIFIED IN THE PLANS.
5. CONNECTIONS TO EQUIPMENT SHALL BE MADE USING STAINLESS STEEL HARDWARE.
6. APPLY BUTYL & ELECTRICAL TAPE OVER COLD SHRINK AT ALL LOCATIONS FOR WEATHER PROOFING OVER COAX GROUND KITS.
7. CONNECTIONS TO GROUND BARS SHALL BE MADE WITH TWO HOLE COMPRESSION TYPE COPPER LUGS WITH STAR WASHERS AND NO–OX OR EQUIVALENT PLACED BETWEEN CONNECTOR AND GROUND BAR.
8. ROUTE GROUNDING CONDUCTORS ALONG THE SHORTEST AND STRAIGHTEST PATH POSSIBLE, EXCEPT AS OTHERWISE INDICATED. GROUNDING LEADS SHOULD NEVER BE BENT AT RIGHT ANGLES. ALWAYS MAKE A 12" RADIUS BEND, HOWEVER, #6 WIRE CAN BE BENT AT A 6" RADIUS WHEN NECESSARY.
9. THE SYSTEM GROUND RESISTANCE MUST BE 10 OHMS OR LESS. TO ACHIEVE THIS LEVEL OF RESISTANCE THE CONTRACTOR SHALL PURSUE ONE OF THE FOLLOWING FOUR OPTIONS:

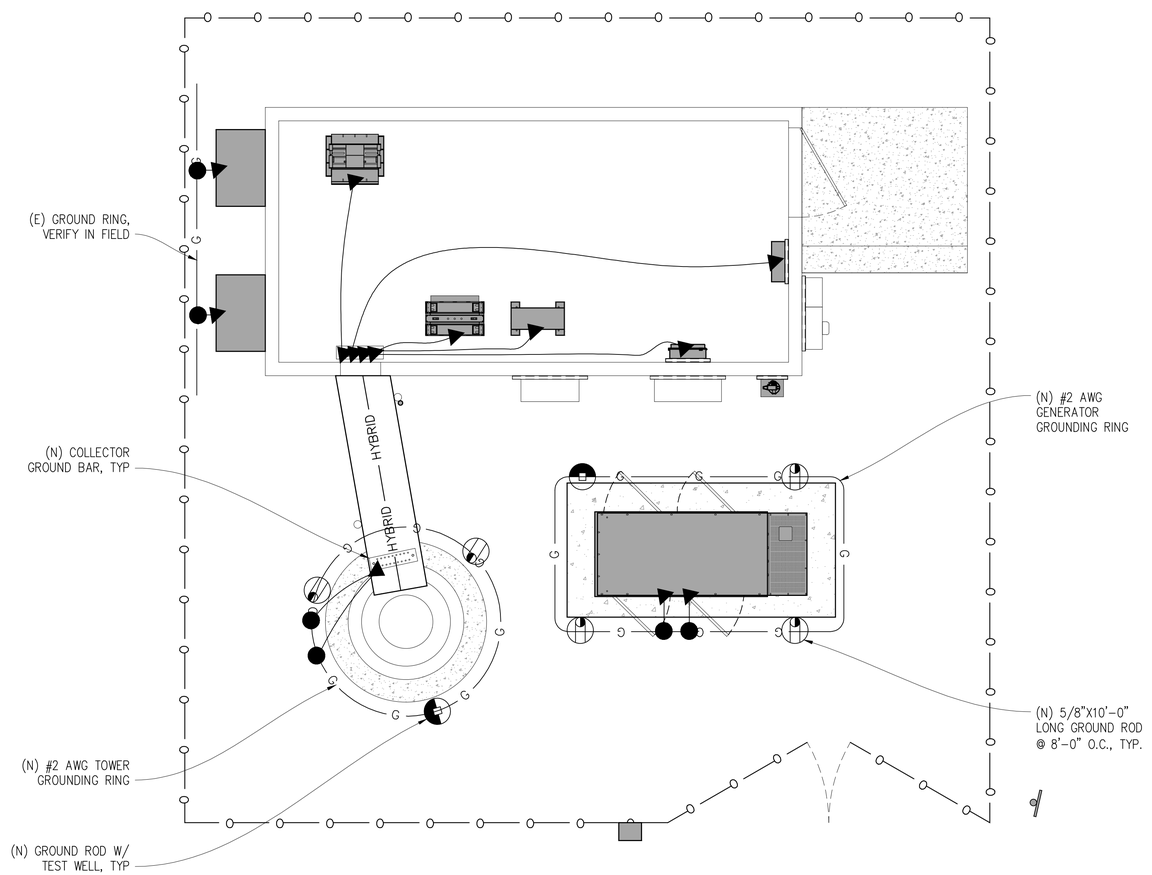
   A. CONNECT TO EXISTING GROUNDING SYSTEMS
   B. CONNECT TO BUILDING STEEL COLUMNS
   C. INSTALL A NEW GROUNDING SYSTEM

   UPON COMPLETION OF THE GROUNDING INSTALLATION THE CONTRACTOR SHALL EMPLOY AN OWNER APPROVED 3RD PARTY TO CONDUCT A "FALL OF POTENTIAL" TEST AND SUBMIT A REPORT OF SUCH TEST FOR APPROVAL TO EITHER THE OWNER OR CONSTRUCTION MANAGER.





ANTENNA GROUNDING PLAN



EQUIPMENT GROUNDING PLAN

Issued For:

PLACERVILLE SHERIFF

3170 GOLD NUGGET WY,
PLACERVILLE, CA 95667

PREPARED FOR

verizon

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2	02/12/24	CD 100%	S.D.
1	02/06/24	CLIENT REV	S.D.
0	01/11/24	CD 90%	C.T.C

Licensee:

REGISTERED PROFESSIONAL ENGINEER
JAMES R. SPORE
S6336
STRUCTURAL
STATE OF CALIFORNIA

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ENGINEER:

Streamline Engineering and Design, Inc.
3843 Taylor Road, Suite A, Loomis, CA 95650
Contact: Kevin Siqueira, P.E. Phone: 916-660-1940
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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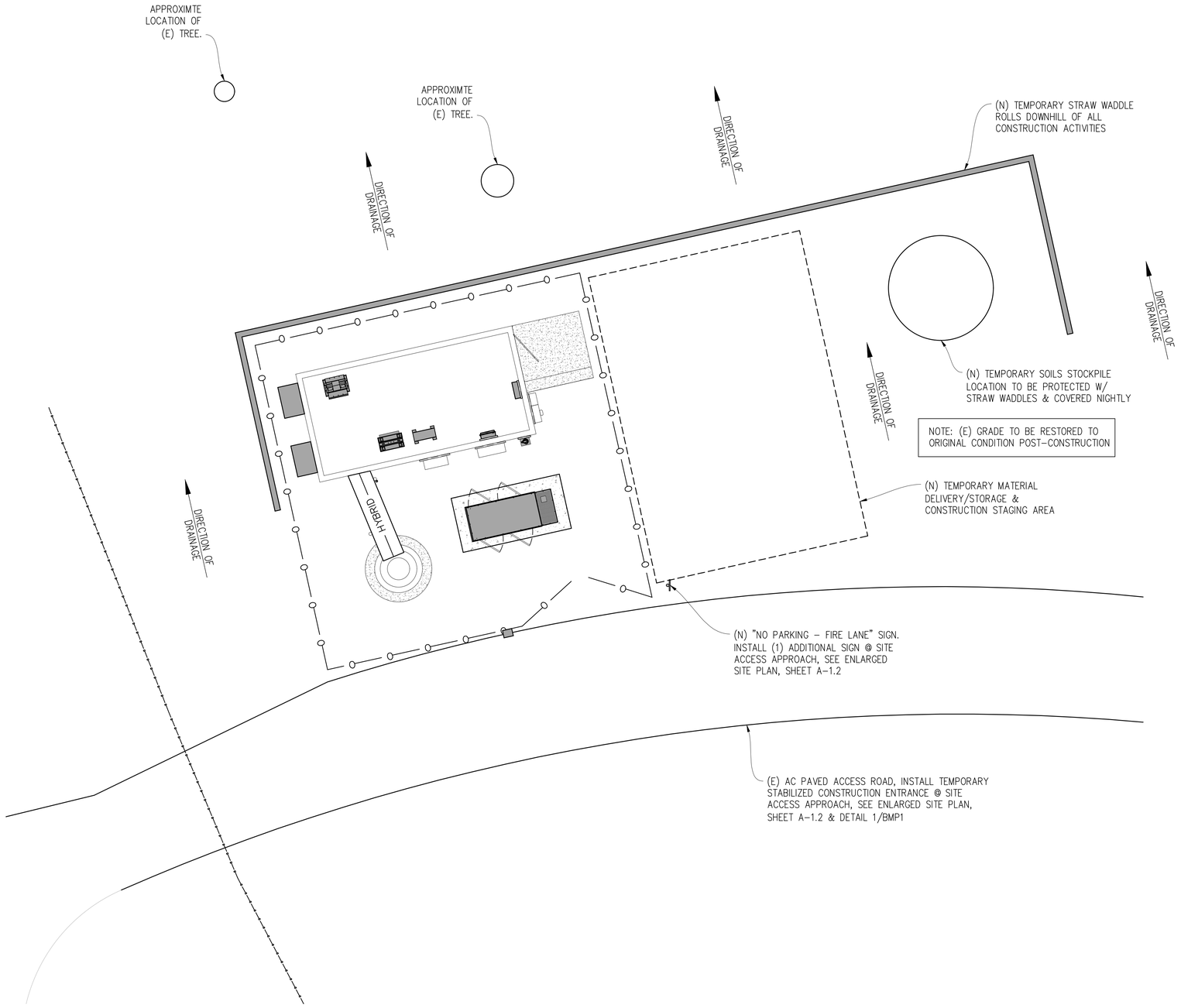
SHEET TITLE:

GROUNDING PLAN & DETAILS

SHEET NUMBER:

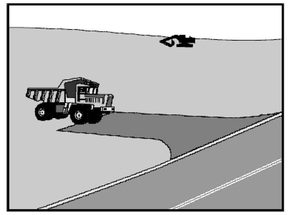
E-1.2



BMP PLAN
½"=1'-0"

0 6" 1' 2' 3' 5' 7' 10'

STABILIZED CONSTRUCTION ENTRANCE



NOTES:

1. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC ROADS. SEDIMENT DEPOSITED ON THE ROADWAY MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM. SEE TYPE 1 AND TYPE 2 DETAILS.

2. STABILIZED CONSTRUCTION ENTRANCE SHALL BE:
   A. LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT OF WAY, STREET, ALLEY, AND SIDEWALK OR PARKING AREA.

   B. A SERIES OF STEEL PLATES WITH "RUMBLE STRIPS", AND/OR MIN >3" TO <6" CRUSHED AGGREGATE WITH LENGTH, WIDTH & THICKNESS AS NEEDED TO ADEQUATELY PREVENT ANY TRACKING ONTO PAVED SURFACES.

3. ADDING A WASH RACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER CAN GREATLY IMPROVE EFFICIENCY.

4. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES.

   A. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
   B. SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
   C. PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM.

1 STABILIZED ENTRANCE/EXIT
NO SCALE

Issued For:

PLACERVILLE SHERIFF

3170 GOLD NUGGET WY,
PLACERVILLE, CA 95667

PREPARED FOR

verizon

2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

Vendor:

EPIC WIRELESS GROUP LLC
Connecting a Wireless World

MDG LOCATION ID:	5000940687
PROJECT ID:	17120113
DRAWN BY:	C. COLSTON
CHECKED BY:	S. SAVIG
APPROVED BY:	J. SPORE

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
2	02/25/26	PLANNING COMMS.	T.T.
1	12/18/25	PLANNING COMMS.	S.V.
4	09/30/25	CLIENT REV	S.V.
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SHEET TITLE:
BMP PLAN & DETAIL

SHEET NUMBER:
BMP1

BEST MANAGEMENT PRACTICES TABLE

BEST MANAGEMENT PRACTICES	LOCATION	SCHEDULE IMPLEMENTATION	MAINTENANCE SCHEDULE
PRESERVING EXISTING VEGETATION	AROUND PERIMETER OF PROJECT SITE	CONTINUOUS UNTIL CONSTRUCTION IS COMPLETED	EDUCATE EMPLOYEES AND SUBCONTRACTORS REGARDING IMPORTANCE OF MAINTAINING EXISTING VEGETATION TO PREVENT EROSION AND FILTER OUT SEDIMENT IN RUNOFF FROM DISTURBED AREAS ON THE CONSTRUCTION SITE. INSPECT SITE PERIMETER MONTHLY TO VERIFY THE OUTSIDE VEGETATION IS NOT DISTURBED.
PROTECT GRADED AREAS AND SLOPES FROM WASHOUT AND EROSION	THROUGHOUT PROJECT SITE	CONTINUOUS	INSPECT GRADED AREAS AND SLOPES ON AT LEAST A MONTHLY BASIS TO CHECK FOR EROSION. GRADE TRIBUTARY AREAS OR INSTALL SAND DIKES AS NECESSARY TO PREVENT EROSION.
GRAVEL FILTER	ALONG FLOW LINES OF UNPAVED ROADWAYS WITHIN SITE	IN PLACE CONTINUOUSLY UNTIL ROADWAYS ARE PAVED	INSPECT AFTER EACH STORM. REMOVE ONSITE SEDIMENT DEPOSITED BEHIND BERM OR BARRIER TO MAINTAIN EFFECTIVENESS.
BAG INLET FILTER	INLETS TO THE STORM DRAINAGE SYSTEM	CONTINUOUS UNTIL LANDSCAPING IS IN PLACE	INSPECT WEEKLY AND AFTER EACH STORM. REMOVE SEDIMENT AND DEBRIS BEFORE ACCUMULATION HAVE REACHED ONE THIRD THE DEPTH OF THE BAG. REPAIR OR REPLACE INLET FILTER BAG AS SOON AS DAMAGE OCCURS.
PINE NEEDLE ROLLS	SEE NOTE 3 OF EROSION & CONTROL NOTES	CONTINUOUS	INSPECT AFTER EACH STORM. REMOVE SEDIMENT DEPOSITED BEHIND FIBER ROLLS WHENEVER NECESSARY TO MAINTAIN EFFECTIVENESS.
HYDROSEEDING	3:1 SLOPES	IN PLACE DURING BY SEPT. 15	INSPECT SLOPES ON AT LEAST A MONTHLY BASIS TO CHECK FOR EROSION. IF EROSION IS NOTED, SPREAD STRAW MULCH OVER AFFECTED AREAS.
STABILIZED CONSTRUCTION ENTRANCE	ENTRANCES TO SITE FROM PUBLIC ROADWAYS	CONTINUOUS, UNTIL ENTRANCES AND ONSITE ROADWAYS ARE PAVED	INSPECT ON A MONTHLY BASIS AND AFTER EACH RAINFALL. ADD AGGREGATE BASE MATERIAL WHENEVER NECESSARY TO PREVENT SEDIMENT FROM BEING TRACKED INTO PUBLIC STREET.
WIND EROSION CONTROL PRACTICES	WHEREVER NECESSARY THROUGHOUT PROJECT SITE	CONTINUOUS UNTIL GRADING IS COMPLETED AND SOILS HAVE STABILIZED	INSPECT SITE DURING WINDY CONDITIONS TO IDENTIFY AREAS WHERE WIND AND EROSION IS OCCURRING AND ABATE EROSION AS NECESSARY.
GOOD HOUSEKEEPING MEASURES	THROUGHOUT PROJECT SITE	CONTINUOUS UNTIL CONSTRUCTION IS COMPLETED	INSPECT SITE ON AT LEAST A MONTHLY BASIS TO VERIFY GOOD HOUSEKEEPING PRACTICES ARE BEING IMPLEMENTED.
PROPER CONSTRUCTION MATERIAL STORAGE	DESIGNATED AREA	CONTINUOUS UNTIL CONSTRUCTION IS COMPLETED	INSPECT SITE ON AT LEAST A WEEKLY BASIS TO VERIFY THAT CONSTRUCTION MATERIALS ARE STORED IN A MANNER WHICH COULD NOT CAUSE STORM WATER POLLUTION.
PROPER CONSTRUCTION WASTE STORAGE AND DISPOSAL INCLUDING	DESIGNATED COLLECTION AREA AND CONTAINERS	CONTINUOUS UNTIL CONSTRUCTION IS COMPLETED	INSPECT SITE ON AT LEAST A WEEKLY BASIS TO ASSURE WASTE IS STORED PROPERLY AND DISPOSED OF AT LEGAL DISPOSAL SITE, DAILY.
CONCRETE SPILL CLEANUP PAINT & PAINTING SUPPLIES	MATERIAL HANDLING AREAS	IMMEDIATELY AT TIME OF SPILL	INSPECT MATERIAL HANDLING AREAS ON AT LEAST A MONTHLY BASIS TO VERIFY PROPER SPILL CLEANUP.
VEHICLE FUELING, MAINTENANCE & CLEANING	DESIGNATED AREA WITH SECONDARY CONTAINMENT	CONTINUOUS	KEEP AMPLE SUPPLIES OF SPILL CLEANUP MATERIALS ON SITE & INSPECT ON REGULAR SCHEDULE.
STREET AND STORM DRAINAGE FACILITY MAINTENANCE DEFINITIONS	STREETS AND STORM DRAINAGE FACILITIES	CONTINUOUS UNTIL CONSTRUCTION IS COMPLETED	MAINTAIN STORM DRAINAGE FACILITIES AND PAVED STREETS CLEAR OF SEDIMENT AND DEBRIS.

1. WET SEASON: ENTIRE PERIOD BETWEEN OCTOBER 1 THROUGH APRIL 30. CONTRACTOR SHALL ALSO IMPLEMENT WET SEASON MEASURES IF WET WEATHER IS EXPECTED DURING THE DRY SEASON

2. PHASES OF GRADING

INITIAL: WHEN CLEARING AND GRUBBING ACTIVITIES OCCUR.

ROUGH: WHEN CUT AND FILL ACTIVITIES OCCUR AND THE SITE IMPROVEMENTS ARE CONSTRUCTED, INCLUDING UNDERGROUND PIPING, STREETS, SIDEWALKS, AND OTHER IMPROVEMENTS.

FINAL: WHEN FINAL ELEVATION IS SET, AND SITE IMPROVEMENTS ARE COMPLETED AND READY FOR CITY ACCEPTANCE.

EROSION AND SEDIMENT CONTROL NOTES

1. THE CONTRACTOR SHALL FOLLOW TYPICAL GUIDELINES FOR GRADING, EROSION AND SEDIMENT CONTROL FOR THE MEASURES SHOWN OR STATED ON THESE PLANS.
2. CONTRACTOR MUST ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM. CONTRACTOR SHALL HAVE ALL EROSION AND SEDIMENT CONTROL MEASURES IN PLACE FOR THE WINTER MONTHS PRIOR TO OCTOBER 1.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF A REPRESENTATIVE OF THE DEPARTMENT OF UTILITIES.
4. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD SUBJECT TO THE APPROVAL OF OR AT THE DIRECTION OF A REPRESENTATIVE OF THE DEPARTMENT OF UTILITIES.
5. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BEFORE AND AFTER ALL STORMS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
6. CONTRACTOR SHALL MAINTAIN A LOG AT THE SITE OF ALL INSPECTIONS OR MAINTENANCE OF BMPS, AS WELL AS, ANY CORRECTIVE CHANGES TO THE BMPS OR EROSION AND SEDIMENT CONTROL PLAN.
7. IN AREAS WHERE SOIL IS EXPOSED, PROMPT REPLANTING WITH NATIVE COMPATIBLE, DROUGHT-RESISTANT VEGETATION SHALL BE PERFORMED. NO AREAS WILL BE LEFT EXPOSED OVER THE WINTER SEASON.
8. THE CONTRACTOR SHALL INSTALL THE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF GRADING. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE. THE STABILIZED CONSTRUCTION ENTRANCE SHALL REMAIN IN PLACE UNTIL THE ROAD BASE ROCK COURSE IS COMPLETED.
9. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE SWEPT AT THE END OF EACH WORKING DAY OR AS NECESSARY.
10. CONTRACTOR SHALL PLACE GRAVEL BAGS AROUND ALL NEW DRAINAGE STRUCTURE OPENINGS IMMEDIATELY AFTER THE STRUCTURE OPENING IS CONSTRUCTED. THESE GRAVEL BAGS SHALL BE MAINTAINED AND REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED.
11. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
12. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
13. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
14. CONTRACTOR SHALL IMPLEMENT HOUSEKEEPING PRACTICES AS FOLLOWS:

A. SOLID WASTE MANAGEMENT:
CONTRACTOR SHALL PLACE ALL SOLID WASTE MATERIALS IN CONTRACTOR'S TRUCKS AND HAUL OFF SITE TO APPROVED SOLID WASTE RECEPTACLES AT CLOSE OF EACH BUSINESS DAY AND NO STORAGE OF SOLID WASTE ONSITE IS ALLOWED.

B. MATERIAL DELIVERY AND STORAGE:
PROVIDE A DESIGNATED MATERIAL STORAGE AREA WITH SECONDARY CONTAINMENT SUCH AS BERMING. STORE MATERIAL ON PALLETS AND PROVIDE COVERING FOR SOLUBLE MATERIALS. RELOCATE STORAGE AREA INTO BUILDING SHELL WHEN POSSIBLE. INSPECT AREA WEEKLY

C. CONCRETE WASTE:
PROVIDE A DESIGNATED AREA FOR A TEMPORARY PIT TO BE USED FOR CONCRETE TRUCK WASH-OUT. DISPOSE OF HARDENED CONCRETE OFFSITE. AT NO TIME SHALL A CONCRETE TRUCK DUMP ITS WASTE AND CLEAN ITS TRUCK INTO THE LOCAL STORM DRAINS VIA CURB AND GUTTER. INSPECT DAILY TO CONTROL RUNOFF, AND WEEKLY FOR REMOVAL OF HARDENED CONCRETE.

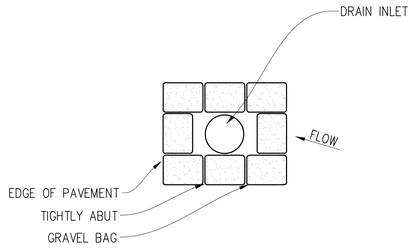
D. PAINT AND PAINTING SUPPLIES:
PROVIDE INSTRUCTION TO EMPLOYEES AND SUBCONTRACTORS REGARDING REDUCTION OF POLLUTANTS INCLUDING MATERIAL STORAGE, USE, AND CLEAN UP. INSPECT SITE WEEKLY FOR EVIDENCE OF IMPROPER DISPOSAL.

E. VEHICLE FUELING, MAINTENANCE AND CLEANING:
PROVIDE A DESIGNATED FUELING AREA WITH SECONDARY CONTAINMENT SUCH AS BERMING. DO NOT ALLOW MOBILE FUELING OF EQUIPMENT. PROVIDE EQUIPMENT WITH DRIP PANS. RESTRICT ONSITE MAINTENANCE AND CLEANING OF EQUIPMENT TO A MINIMUM. INSPECT AREA WEEKLY.

F. HAZARDOUS WASTE MANAGEMENT:
PREVENT THE DISCHARGE OF POLLUTANTS FROM HAZARDOUS WASTES TO THE DRAINAGE SYSTEM THROUGH PROPER MATERIAL USE, WASTE DISPOSAL AND TRAINING OF EMPLOYEES. HAZARDOUS WASTE PRODUCTS COMMONLY FOUND ON-SITE INCLUDE BUT ARE NOT LIMITED TO PAINTS & SOLVENTS, PETROLEUM PRODUCTS, FERTILIZERS, HERBICIDES & PESTICIDES, SOIL STABILIZATION PRODUCTS, ASPHALT PRODUCTS AND CONCRETE CURING PRODUCTS.

PINE NEEDLE ROLL NOTES

1. REPAIR OR REPLACE SPLIT, TORN UNRAVELING OR SLUMPING PINE NEEDLE ROLLS.
2. INSPECT PINE NEEDLE ROLLS WHEN RAIN IS FORECAST, FOLLOWING RAIN EVENTS, AT LEAST DAILY DURING PROLONGED RAINFALL, AND AT TWO-WEEK INTERVALS DURING THE NON-RAINY SEASON.
3. SEDIMENT SHOULD BE REMOVED WHEN SEDIMENT ACCUMULATION REACHES ONE-HALF THE DESIGNATED SEDIMENT STORAGE DEPTH, USUALLY ONE-HALF THE DISTANCE BETWEEN THE TOP OF THE PINE NEEDLE ROLL AND THE ADJACENT GROUND SURFACE. SEDIMENT REMOVED DURING MAINTENANCE MAY BE INCORPORATED INTO THE EARTHWORK ON THE SITE OR DISPOSED AT AN APPROPRIATE LOCATION.
4. FILTER BARRIER SHALL BE CONSTRUCTED LONG ENOUGH TO EXTEND ACROSS THE EXPECTED FLOW PATH AND AS APPROVED BY THE LANDSCAPE INSPECTOR.
5. PINE NEEDLE ROLL (8"-12" DIAMETER) SHALL BE PLACED INTO THE KEY TRENCH AND STAKES ON BOTH SIDES OF THE ROLL WITHIN 6 FEET OF EACH END AND THEN EVERY 3' TO 4' WITH 1X2 23" STAKES. STAKES ARE TYPICALLY DRIVEN IN ON ALTERNATING SIDES OF THE ROLL. ADJACENT ROLLS SHALL OVERLAP 2'.
6. CLEAR SUBGRADE SO THAT REMOVAL OF ALL LOCAL DEVIATIONS AND TO REMOVE LARGE STONES OR DEBRIS THAT WILL INHIBIT CLOSE CONTACT OF THE PINE NEEDLE ROLL WITH THE SUBGRADE.
7. PRIOR TO ROLL INSTALLATION, CONTOUR A CONCAVE TRENCH (2 - 4) INCHES DEEP ALONG THE PROPOSED INSTALLATION ROUTE. THE PINE NEEDLE ROLL SHALL BE INSTALLED ALONG THE SIDE OF WALKS AND AROUND THE CATCH BASINS. THE BOTTOM EDGE OF THE PINE NEEDLE ROLL SHALL EXTEND TO AND ACROSS THE BOTTOM OF THE TRENCH. THE TRENCH SHALL BE BACKFILLED TO 4 INCHES ABOVE GROUND AND COMPACTED TO BURY AND SECURE THE BOTTOM OF THE PINE NEEDLE ROLL.
8. CONTRACTOR SHALL MAKE INSPECTIONS WEEKLY DURING THE WET SEASON, MONTHLY DURING THE DRY SEASON AND IMMEDIATELY AFTER EACH RAINFALL TO DETERMINE IF REPAIRS AND SEDIMENT REMOVAL IS REQUIRED. SEDIMENT SHALL BE REMOVED BEFORE IT HAS REACHED ONE THIRD THE HEIGHT OF THE PINE NEEDLE ROLL.



1 DRAIN INLET DETAIL
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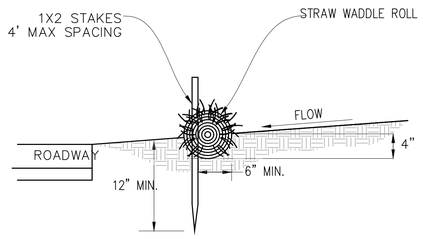

2 STRAW WADDLE ROLL DETAIL
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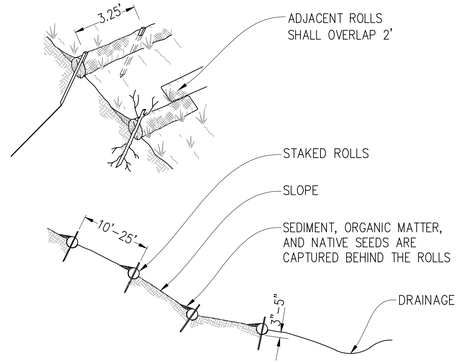

3 STRAW WADDLE DETAIL
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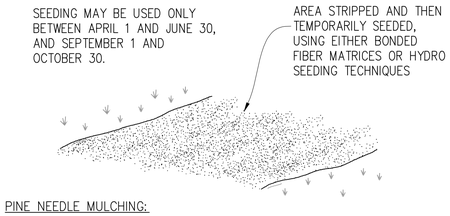


PINE NEEDLE MULCHING:

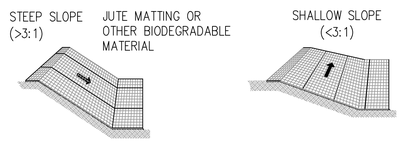
1. PINE NEEDLE MULCH SHALL BE USED.

SEEDING MIXTURES

SPECIES COMMON NAME	SPECIES BOTANICAL NAME	PLS AMOUNT PER ACRE
BLUE WILDRYE (STANISLAUS 5000 OR HIGH ELEVATION COLLECTION)	ELYMUS GLAUCUS (STAN 5000)	30
MOKELUMNE OR ELDORADO BROME (OR OTHER HIGH ELEVATION COLLECTION)	BROMUS CARINATUS (MOKELUMNE)	30
SQUIRREL TAIL HIGH ELEVATION COLLECTION	ELYMUS ELYMOIDES SSP. ELYMOIDES 9SIERRA)	40
ANTELOPE BITTERBRUSH (+5500 FT. SIERRA COLLECTION)	PURSHIA TRIDENTATA	5
MOUNTAIN SAGEBRUSH (+5500 FT. SIERRA COLLECTION)	ARTEMESIA TRIDENTATA	1
	TOTAL PLS PER ACRE RATE	106

TO PROVIDE TEMPORARY SOIL STABILIZATION BY PLANTING GRASSES AND LEGUMES TO AREAS THAT WOULD REMAIN BARE FOR MORE THAN 7 DAYS WHERE PERMANENT COVER IS NOT NECESSARY OR APPROPRIATE.

4 TEMP SEEDING & MULCHING
NO SCALE



TO PROVIDE IMMEDIATE PROTECTION TO EXPOSED SOILS DURING THE PERIOD OF SHORT CONSTRUCTION DELAYS

5 MATTING/ROLLED EROSION CONTROL PRODUCTS
NO SCALE

Issued For:

PLACERVILLE SHERIFF

3170 GOLD NUGGET WY, PLACERVILLE, CA 95667

PREPARED FOR

verizon

2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

Vendor:

EPIC WIRELESS GROUP LLC
Connecting a Wireless World

MDG LOCATION ID:	5000940687
PROJECT ID:	17120113
DRAWN BY:	C. COLSTON
CHECKED BY:	S. SAVIG
APPROVED BY:	J. SPORE

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3643 Taylor Road, Suite A, Loomis, CA 95650
Contact: Kevin Thomas Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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SHEET TITLE:
BMP DETAILS & NOTES

SHEET NUMBER:
BMP2

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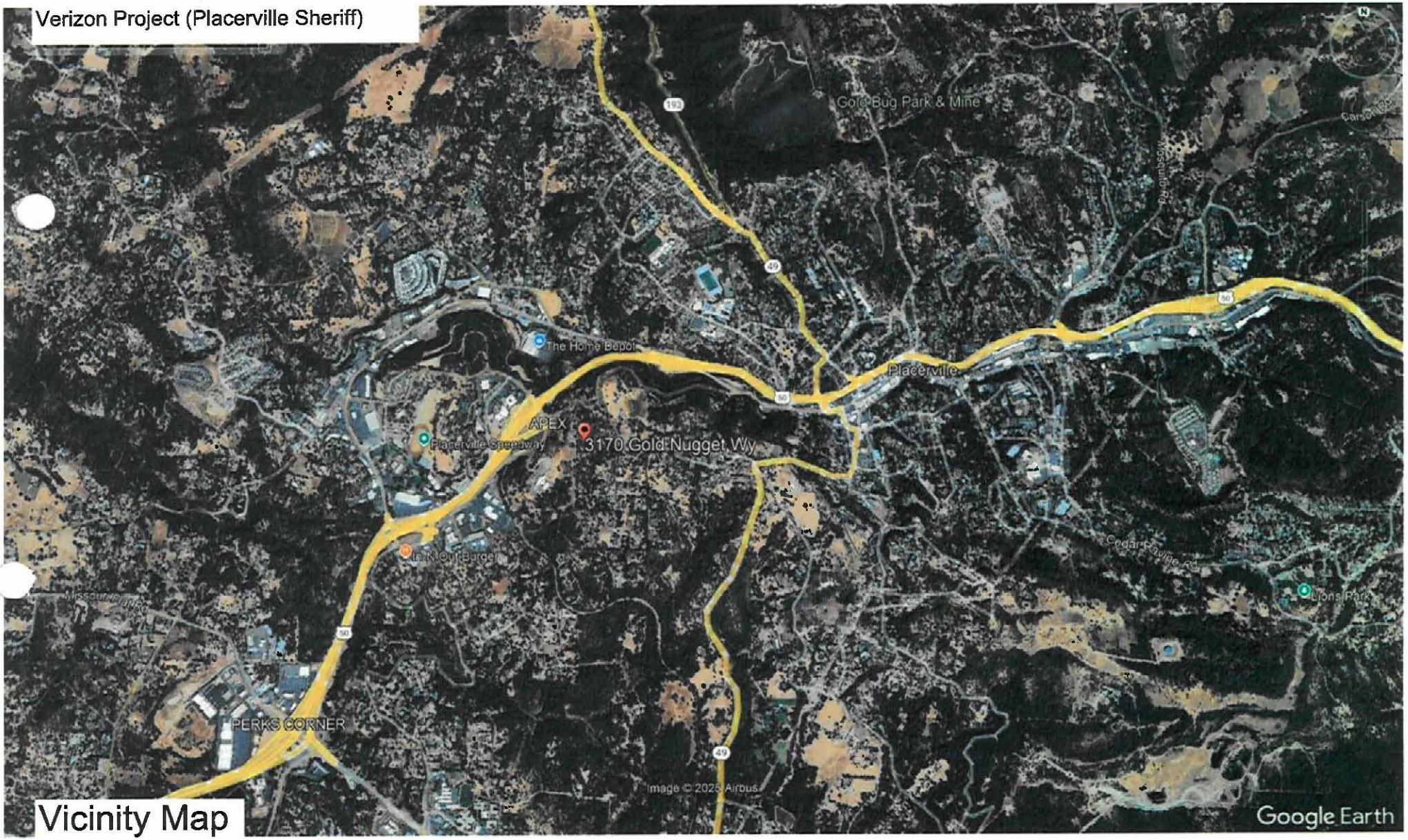
NOV 20 2025
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

3170 Gold Nugget Way
Placerville, CA 95667

Verizon Project (Placerville Sheriff)



Vicinity Map

Version Date: October 1, 2025

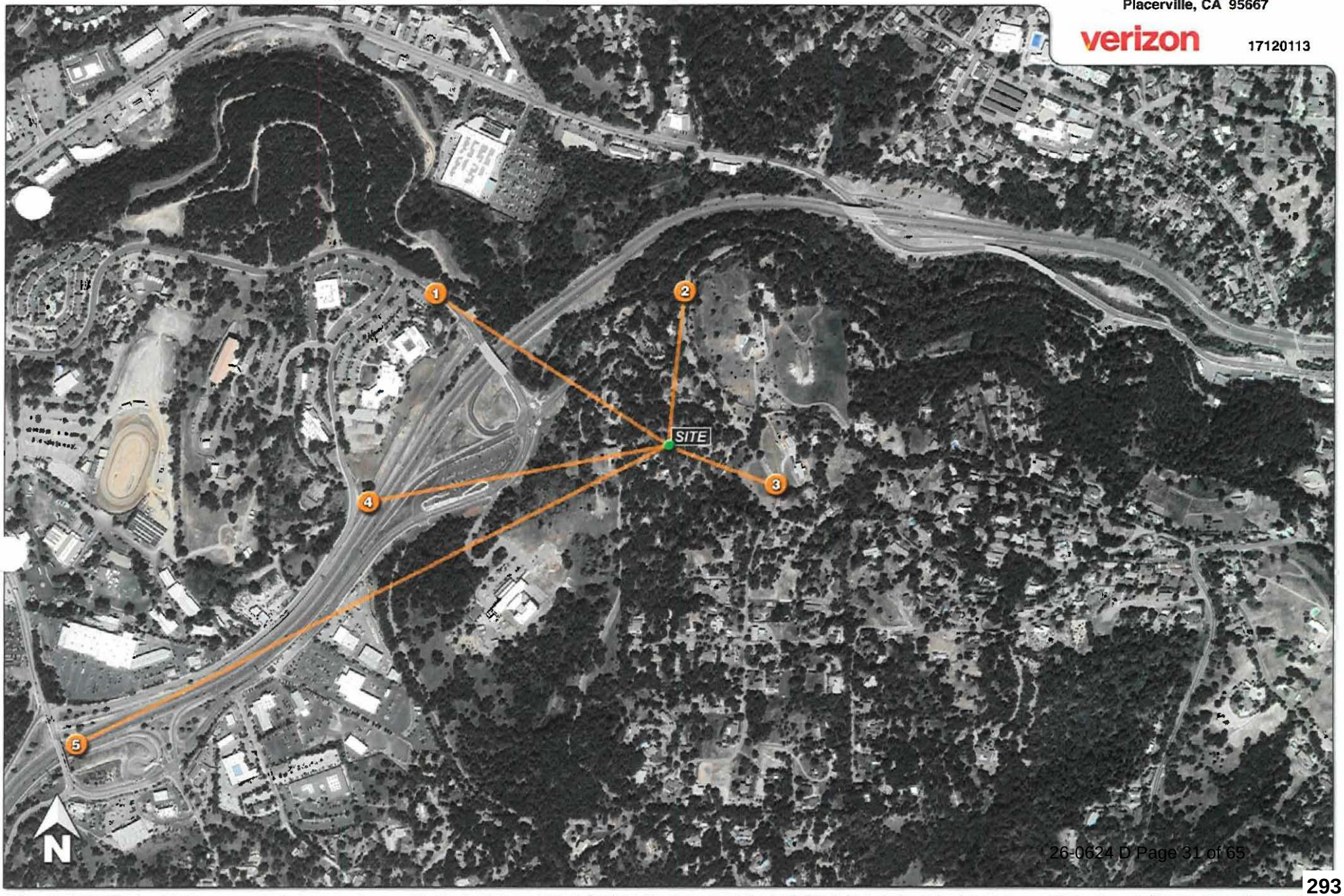
Aerial photograph showing the viewpoints for the photosimulations.

CUP-R25-0005

Placerville Sheriff
3170 Gold Nugget Way
Placerville, CA 95667

verizon

17120113



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Version Date: October 1, 2025

Placerville Sheriff
3170 Gold Nugget Way
Placerville, CA 95667

verizon 17120113

Photosimulation of the view looking southeast along Ray Lawyer Drive at Fair Lane.

CUP-R25-0005

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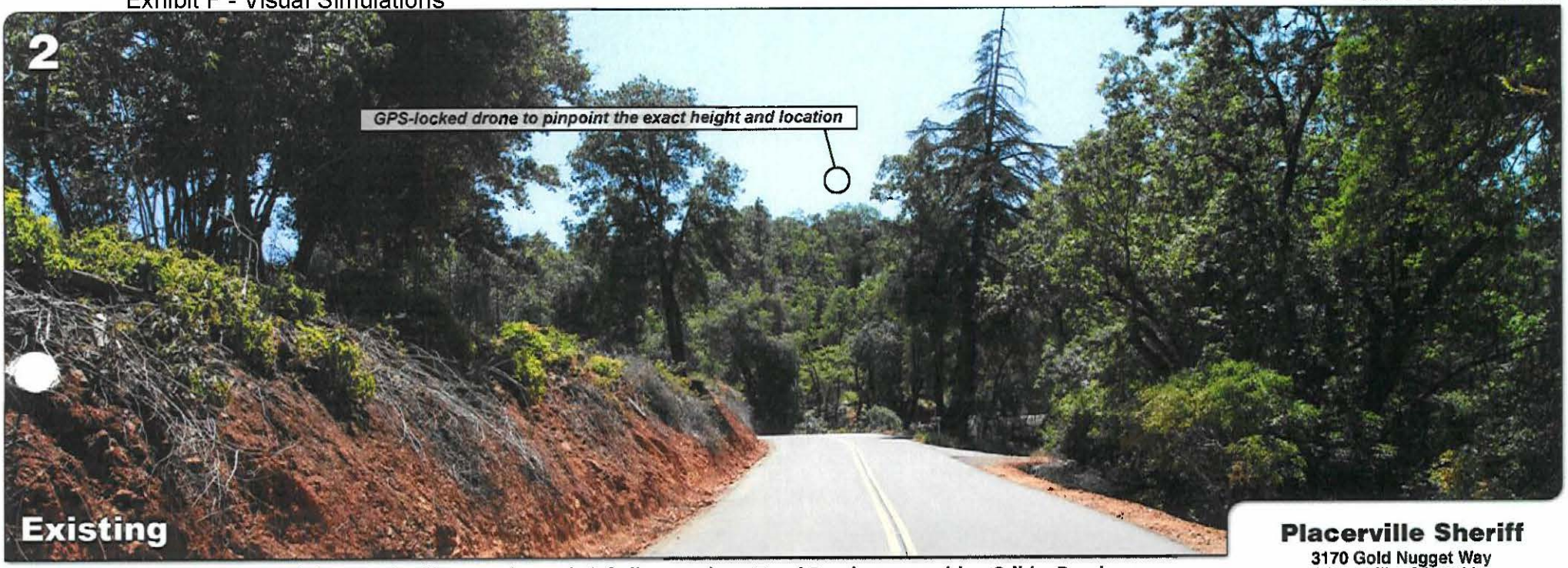
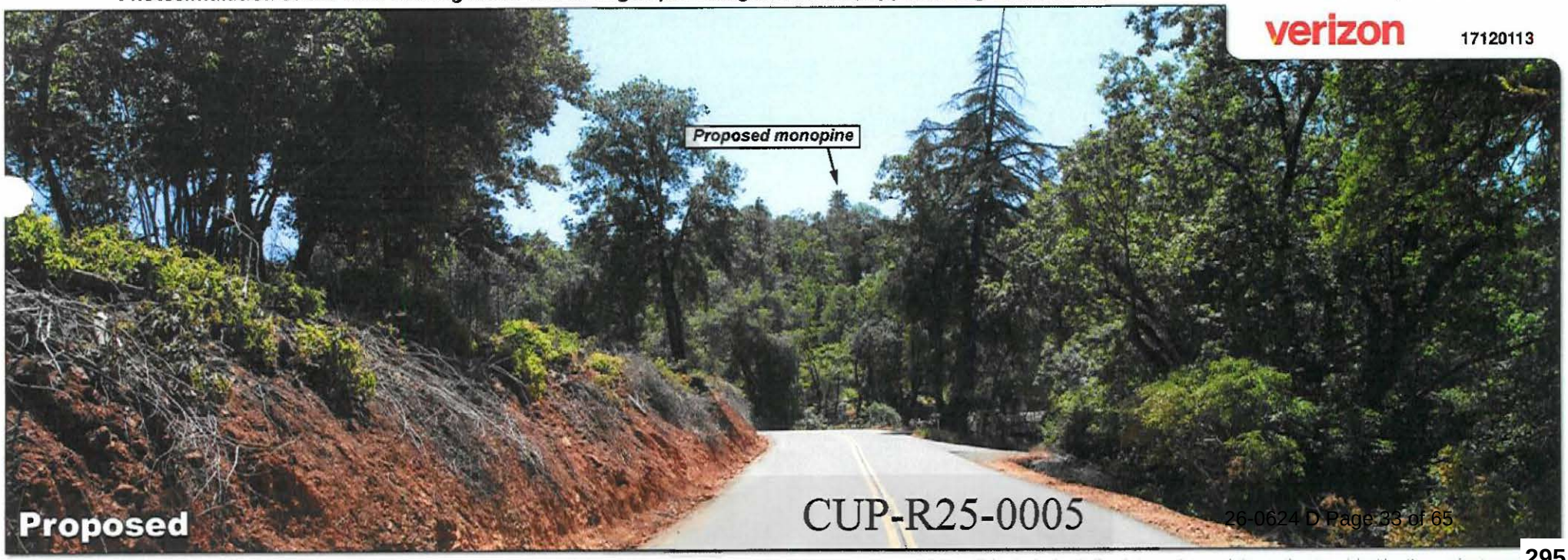
Version Date: October 1, 2025



Photosimulation of the view looking south at a brief glimpse along Forni Road, approaching Cribbs Road.

Placerville Sheriff
3170 Gold Nugget Way
Placerville, CA 95667

verizon 17120113



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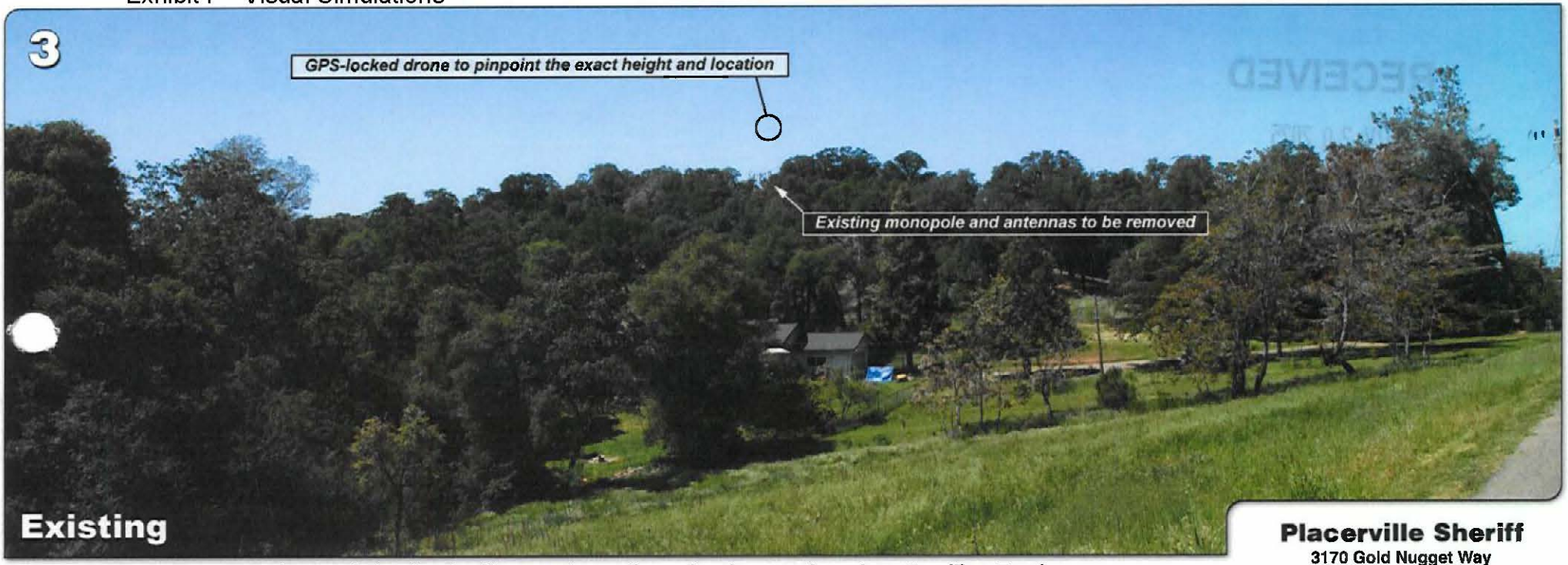
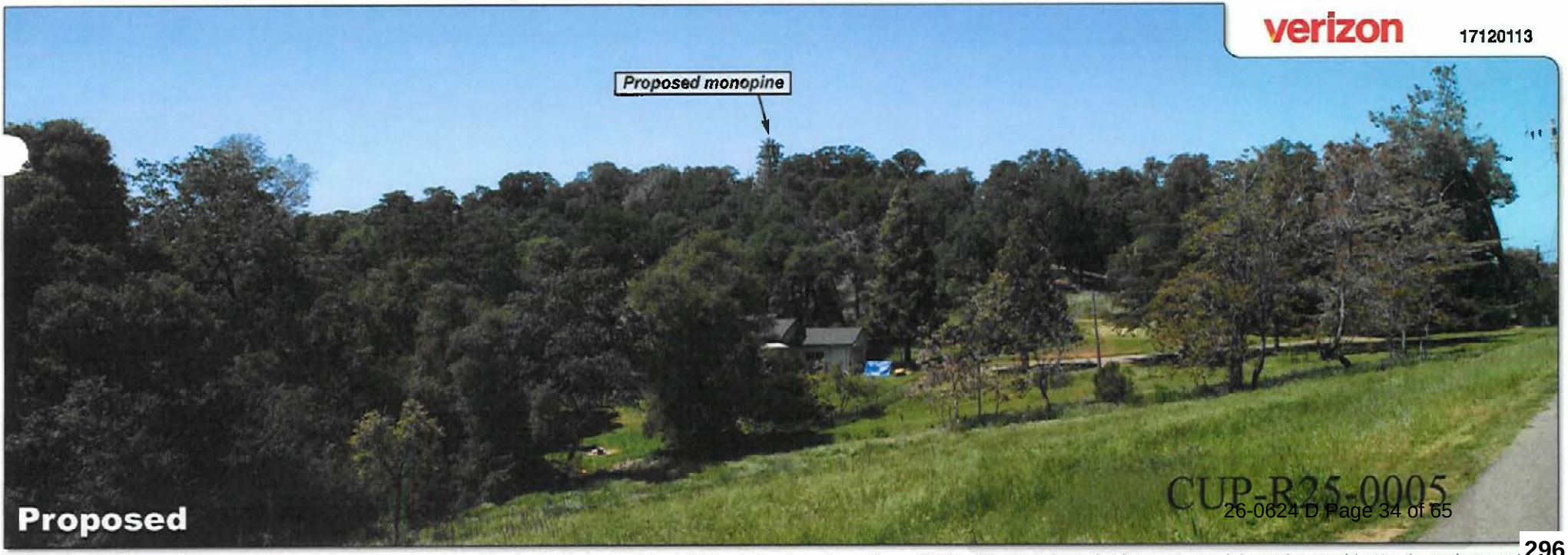


Placerville Sheriff
3170 Gold Nugget Way
Placerville, CA 95667

verizon 17120113

Photosimulation of the view looking northwest from the clearest view along Excalibar Road.



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Photosimulation of the view looking east from Hwy 50, along the onramp from Ray Lawyer Drive.

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Photosimulation of the view looking northeast from eastbound Hwy 50, crossing under the Forni Road overpass.

CUP-R25-0005
26-0624 D Page 36 of 65

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PLANNING AND BUILDING DEPARTMENT

WATERFORD

Radio Frequency Emissions Compliance Report for Verizon Wireless

Site Name:	**PLACERVILLE SHERIFF (ATC)**	**Site Structure Type:**	**Monopine**
Address:	**3170 Gold Nugget Way**	**Latitude:**	**38.726500**
	Placerville, CA 95667-5425	**Longitude:**	**-120.820577**
Report Date:	**11/03/2025**	**Project:**	**NSB**

Compliance Statement

Based on information provided by Verizon and predictive modeling, the **PLACERVILLE SHERIFF (ATC)** installation proposed by Verizon will be compliant with Radiofrequency Radiation Exposure Limits of 47 C.F.R. §§ 1.1307(b)(3) and 1.1310. RF alerting signage and restricting access to the antenna to authorized personnel that have completed RF safety training is required for Occupational environment compliance. The proposed operation will not expose members of the General Public to hazardous levels of RF energy at ground level or in adjacent buildings.

Certification

I, Tim Alexander, am the reviewer and approver of this report and am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation, specifically in accordance with FCC's OET Bulletin 65. I have reviewed this Radio Frequency Exposure Assessment report and believe it to be both true and accurate to the best of my knowledge.

SIGNED, 10 NOV 2025

General Summary

The compliance framework is derived from the Federal Communications Commission (FCC) Rules and Regulations for preventing human exposure in excess of the applicable Maximum Permissible Exposure ("MPE") limits. At any location at this site, the power density resulting from each transmitter may be expressed as a percentage of the frequency-specific limits and added to determine if 100% of the exposure limit has been exceeded. The FCC Rules define two tiers of permissible exposure differentiated by the situation in which the exposure takes place and/or the status of the individuals who are subject to exposure. General Population / Uncontrolled exposure limits apply to those situations in which persons may not be aware of the presence of electromagnetic energy, where exposure is not employment-related, or where persons cannot exercise control over their exposure. Occupational / Controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment, have been made fully aware of the potential for exposure, and can exercise control over their exposure. Based on the criteria for these classifications, the FCC General Population limit is considered to be a level that is safe for continuous exposure time. The FCC General Population limit is 5 times more restrictive than the Occupational limits.

Table 1: FCC Limits

Frequency (MHz)	*Limits for General Population/ Uncontrolled Exposure*		*Limits for Occupational/ Controlled Exposure*	
	Power Density (mW/cm^2)	Averaging Time (minutes)	Power Density (mW/cm^2)	Averaging Time (minutes)
30-300	0.2	30	1	6
300-1500	f/1500	30	f/300	6
1500-100,000	1.0	30	5.0	6

f=Frequency (MHz)

7430 New Technology Way, Suite 150 Frederick, Maryland 21703 (703) 596-1022 Phone www.waterfordconsultants.com

In situations where the predicted MPE exceeds the General Population threshold in an accessible area as a result of emissions from multiple transmitters, FCC licensees that contribute greater than 5% of the aggregate MPE share responsibility for mitigation.

Based on the computational guidelines set forth in FCC OET Bulletin 65, Waterford Consultants, LLC has developed software to predict the overall Maximum Permissible Exposure possible at any location given the spatial orientation and operating parameters of multiple RF sources. The power density in the Far Field of an RF source is specified by OET-65 Equation 5 as follows:

$$S = \frac{EIRP}{4 \cdot \pi \cdot R^2} \ (\mathrm{mW/cm^2})$$

Where EIRP is the Effective Radiated Power relative to an isotropic antenna and R is the distance between the antenna and point of study. Additionally, consideration is given to the manufacturers' horizontal and vertical antenna patterns as well as radiation reflection. At any location, the predicted power density in the Far Field is the spatial average of points within a 0 to 6-foot vertical profile that a person would occupy. Near field power density is based on OET-65 Equation 20 stated as

$$S = \left(\frac{180}{\theta_{BW}}\right) \cdot \frac{100 \cdot P_{in}}{\pi \cdot R \cdot h} \ (\mathrm{mW/cm^2})$$

Where P_{in} is the power input to the antenna, θ_{BW} is the horizontal pattern beamwidth and h is the aperture length.

Some antennas employ beamforming technology where RF energy allocated to each customer device is dynamically directed toward their location. In the analysis presented herein, predicted exposure levels are based on all beams at full utilization (i.e. full power) simultaneously focused in any direction. As this condition is unlikely to occur, the actual power density levels at ground and at adjacent structures are expected to be less that the levels reported below. These theoretical results represent maximum-case predictions as all RF emitters are assumed to be operating at maximum duty cycle.

For any area in excess of 100% General Population MPE, access controls with appropriate RF alerting signage must be put in place and maintained to restrict access to authorized personnel. Signage must be posted to be visible upon approach from any direction to provide notification of potential conditions within these areas. Subject to other site security requirements, occupational personnel should be trained in RF safety and equipped with personal protective equipment (e.g. RF personal monitor) designed for safe work in the vicinity of RF emitters. Controls such as physical barriers to entry imposed by locked doors, hatches and ladders or other access control mechanisms may be supplemented by alarms that alert the individual and notify site management of a breach in access control. Waterford Consultants, LLC recommends that any work activity in these designated areas or in front of any transmitting antennas be coordinated with all wireless tenants.

Analysis

SCOPE:

Verizon Wireless proposes the following installation at this location:

- REMOVING & REPLACING (E) WOOD MONOPOLE W / (N) 68' TALL MONOPINE.
- REMOVING & REPLACING (E) SHELTER EQUIPMENT W / (N) VERIZON WIRELESS EQUIPMENT
- (9) (N) ANTENNAS
- (6) (N) RRH UNITS @ ANTENNAS

The antennas will be mounted inside a Monopine with centerlines at (60', 61', & 61.8') above ground level. Proposed antenna operating parameters are listed in Appendix A. Other appurtenances such as GPS antennas, RRUs and hybrid cable below the antennas are not sources of RF emissions. No other antennas are known to be operating in the vicinity of this site.

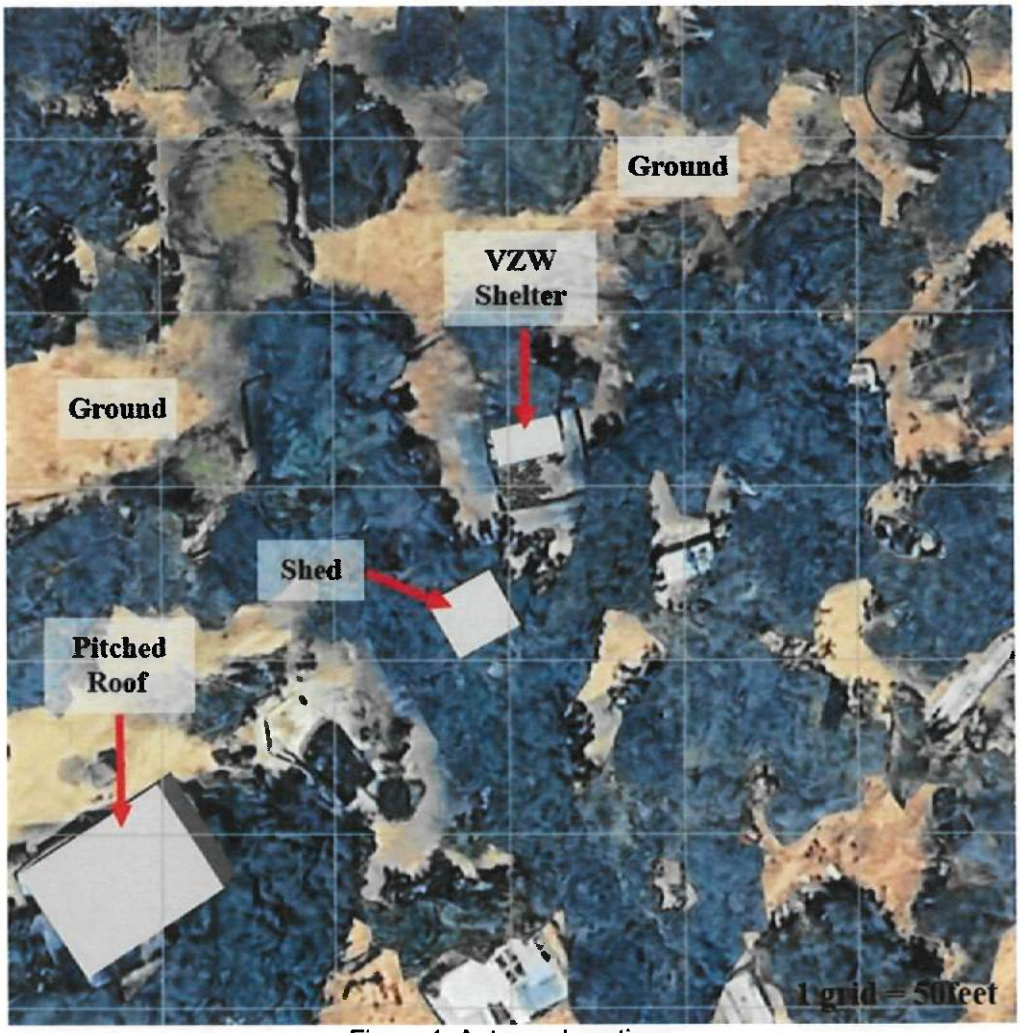
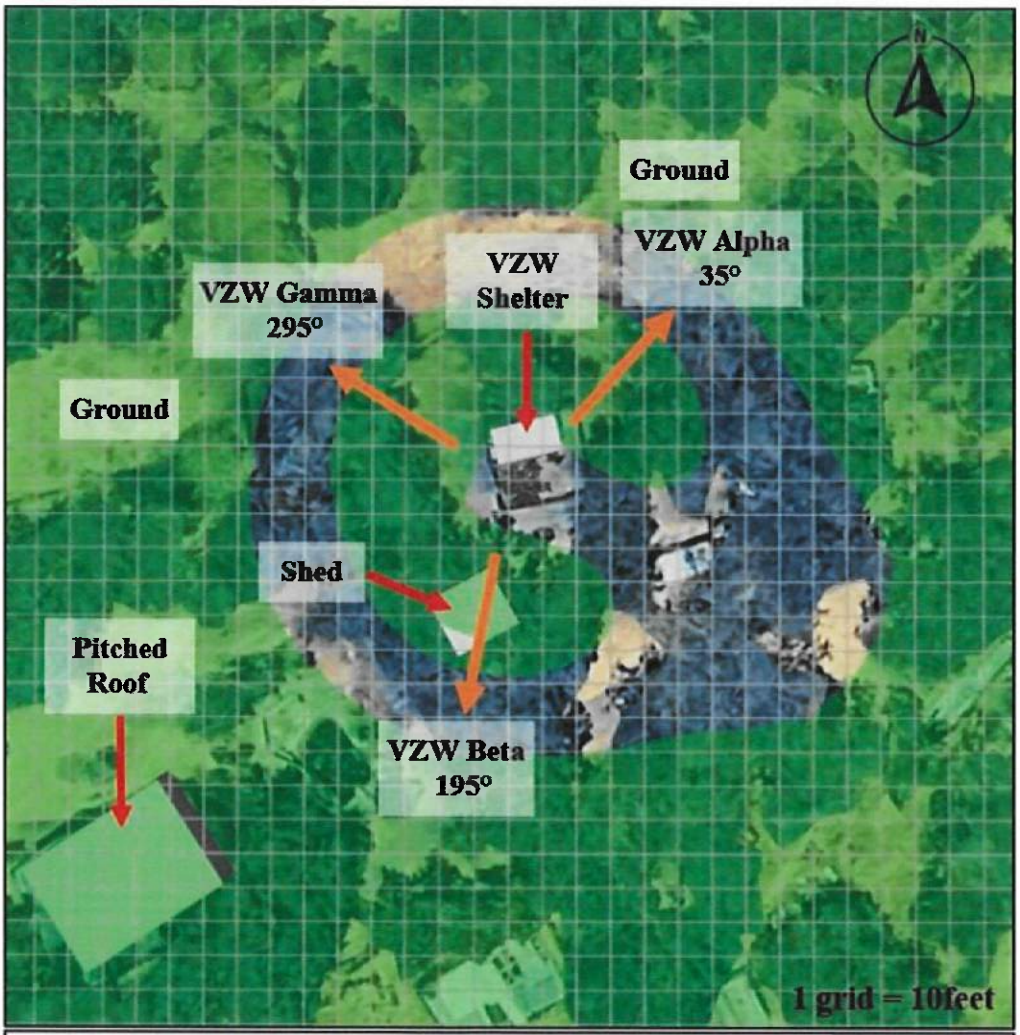


Figure 1: Antenna Locations

Power density decreases significantly with distance from any antenna. The Panel-type antenna to be employed at this site are highly directional by design and the orientation in azimuth and mounting elevation, as documented, serves to reduce the potential to exceed MPE limits at any location other than directly in front of the antennas. For accessible areas at Pitched Roof level, the maximum predicted power density level resulting from all Verizon Wireless operations is 83.83% of the FCC General Population limits (Figure 2.2). Notice that the power density levels will exceed the FCC's MPE limit for General Population in front of the antennas which it is not generally accessible areas. The proposed operation will not expose members of the General Public to hazardous levels of RF energy at ground level or in adjacent Structures.

On the Antennas Level in front of the antennas, predicted MPE levels will exceed the FCC General Population limits within 84 feet in front of the antennas and within 11 feet below the antennas Centerline. The maximum predicted power density level resulting from all Verizon operations directly in front of the antennas is 16144.74% of the FCC General Population limits (3228.95% of the FCC Occupational limits). Waterford Consultants, any work activity in front of transmitting antennas should be coordinated with Verizon Wireless
The following plots show the cumulative spatial average predicted power density levels in the reference plane indicated as a percentage of the General Public Limits. Please note that 100% of the General Public Limits corresponds to 20% of the Occupational Limits.



Legend

Study Zone	Elev. (ft)	Type	Exposure Profile	Max MPE	Att	Carriers
Ground	0.1	Floor	2D FFw/RC GP 0.5 res	45.19%	0.00	VZW
Pitched Roof	20.1	Floor	2D FFw/RC GP 0.5 res	83.83%	0.00	VZW
Shed	15.1	Floor	2D FFw/RC GP 0.5 res	32.08%	0.00	VZW
VZW Shelter	12.1	Floor	2D Sula9 GP 0.5 res	2.20%	0.00	VZW

5%-100% | 100%-500% | 500%-5000% | 5000%+

Exposure Profile Name	Model	Exposure Area	Standard	Resolution	RCF
2D Sula9 GP 0.5 res	Sula 9	Spatial Avg. (6 ft)	FCC General Public	0.5	1.0
2D FFw/RC GP 0.5 res	OET-65 Far Field	Spatial Avg. (6 ft)	FCC General Public	0.5	1.6

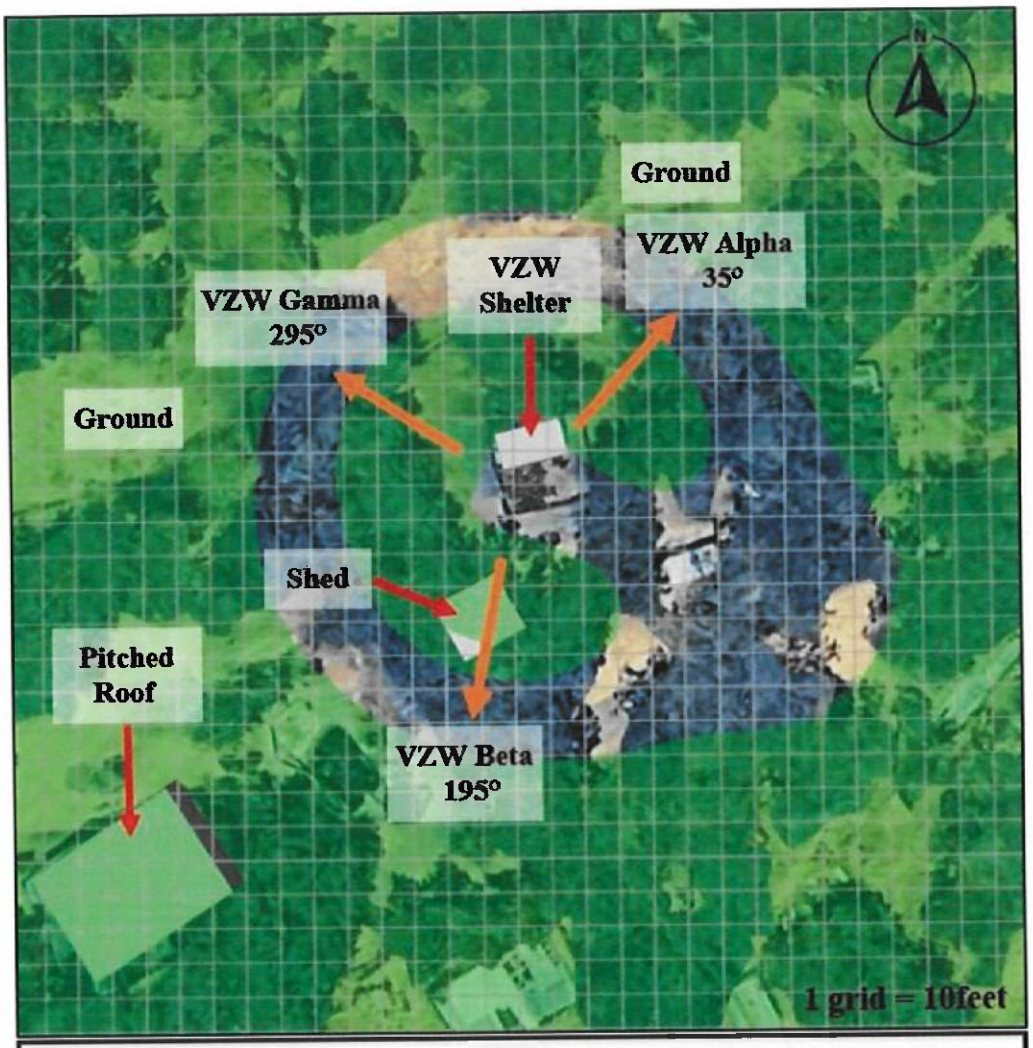
VZW

Max MPE

Grid Size: 10.00 feet

Floor = Elevation +6' | Mid-Level = Elevation +/- 3'

Figure 2.1: Predicted MPE as Percentage of FCC General Population Limits (All transmitters)



Legend

Study Zone	Elev. (ft)	Type	Exposure Profile	Max MPE	Att	Carriers
Ground	0.1	Floor	2D FFw/RC GP 0.5 res	45.19%	0.00	VZW
Pitched Roof	20.1	Floor	2D FFw/RC GP 0.5 res	83.83%	0.00	VZW
Shed	15.1	Floor	2D FFw/RC GP 0.5 res	32.08%	0.00	VZW
VZW Shelter	12.1	Floor	2D Sula9 GP 0.5 res	2.20%	0.00	VZW

5%-100% | 100%-500% | 500%-5000% | 5000%+

Exposure Profile Name	Model	Exposure Area	Standard	Resolution	RCF
2D Sula9 GP 0.5 res	Sula 9	Spatial Avg. (6 ft)	FCC General Public	0.5	1.0
2D FFw/RC GP 0.5 res	OET-65 Far Field	Spatial Avg. (6 ft)	FCC General Public	0.5	1.6

VZW

Max MPE

Grid Size: 10.00 feet

Floor = Elevation +6' | Mid-Level = Elevation +/- 3'

Figure 2.2: Predicted MPE as Percentage of FCC General Population Limits (Verizon Only)

Figure 3 shows predicted MPE levels near the antennas. Waterford Consultants, LLC recommends a posting RF Any work activity in front of transmitting antennas should be coordinated with Verizon. Any work activity in front of transmitting antennas should be coordinated with Verizon.

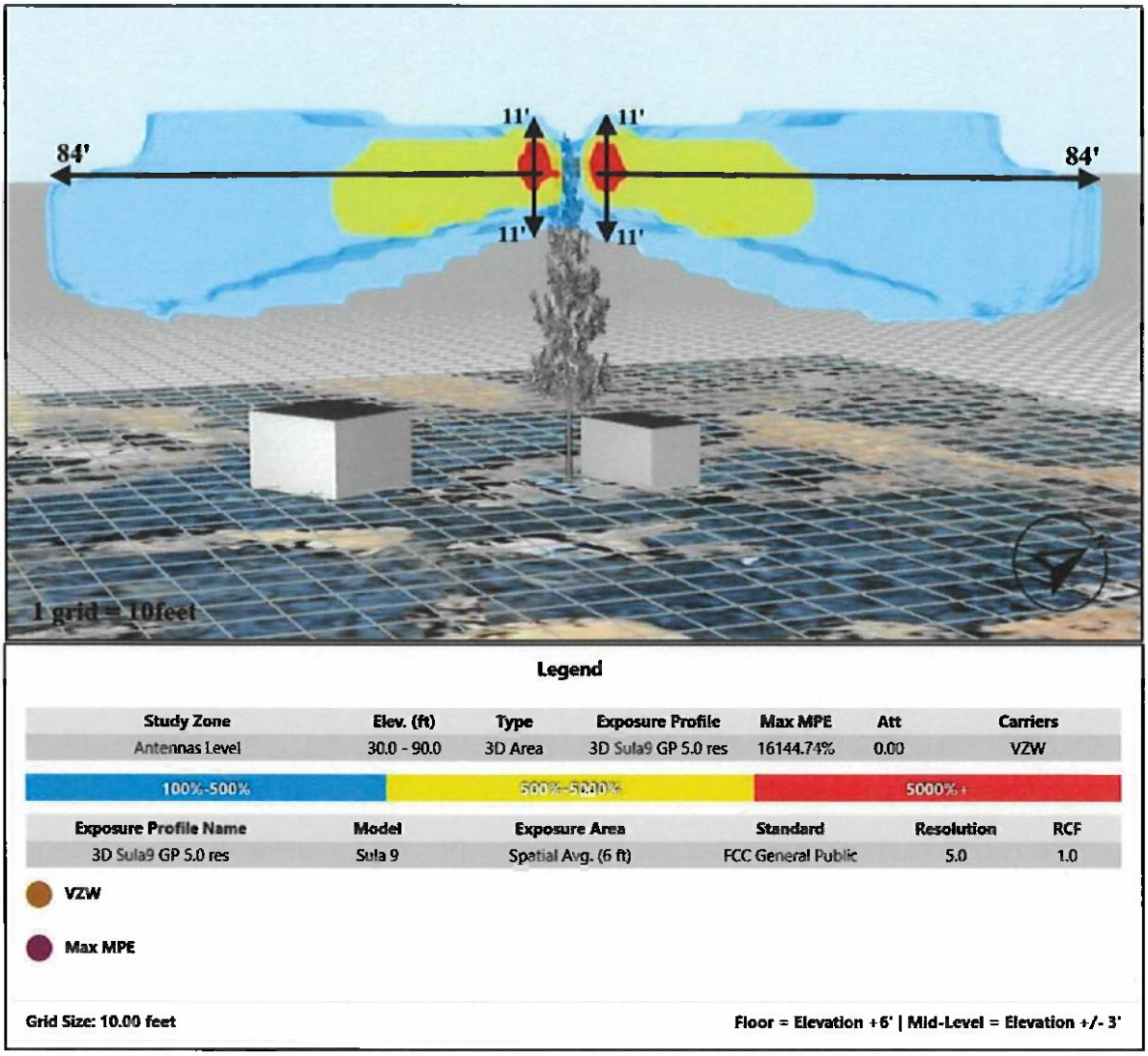


Figure 3: Predicted MPE at Antenna Elevation as Percentage of FCC General Population Limits

Compliance Requirement Diagram

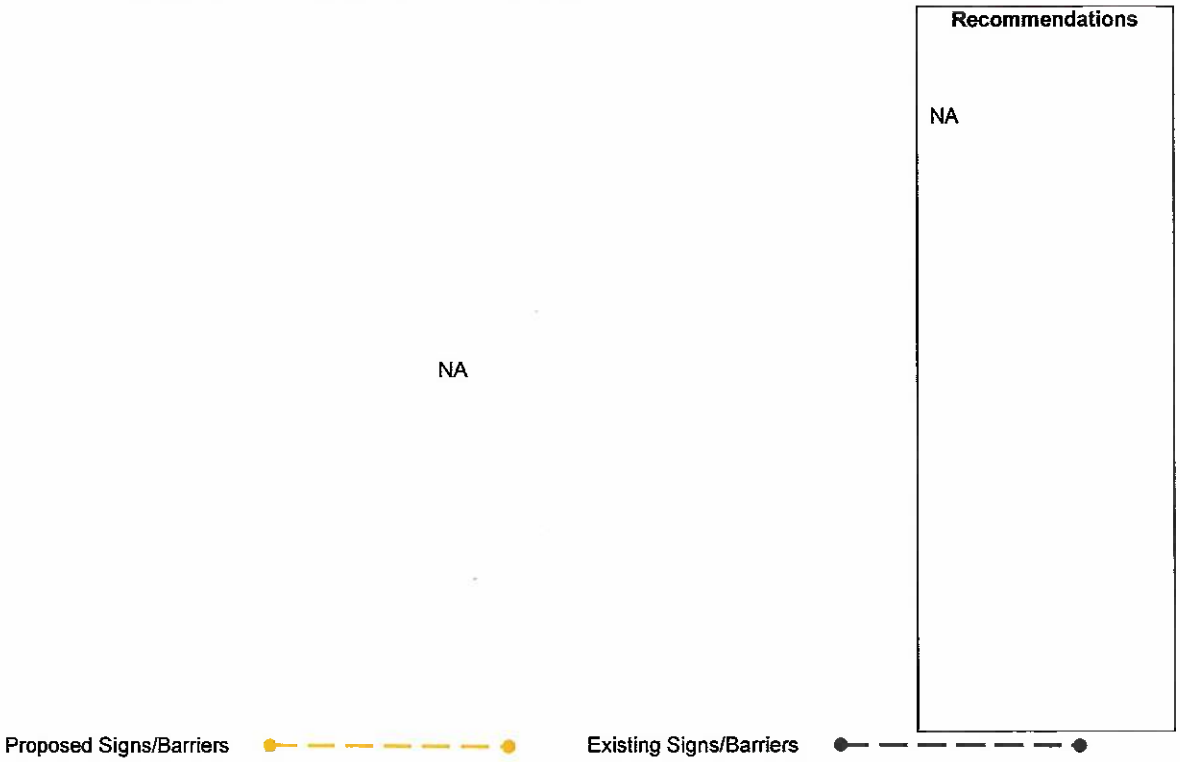


Figure 4: Mitigation Recommendations

PLACERVILLE SHERIFF (ATC) – NSB-11/07/2025

Appendix A: Operating Parameters Considered in this Analysis

ID Sub ID	Carrier NAME	Antenna Model	MDT (°)	Az (°)	Freq Band	EDT (°)	HBW (°)	VBW (°)	Paths	Transmit Power (W)	Total Power (W)	Gain (dBd)	ERP (W)	Ant Level z Height	Pitched Roof z Height	Shed z Height	Ground z Height
A1	VZW	SON_ND668-5C	0	35	700	SON	72	12	4	60	213.90	12.48	3786.26	0	40	45	60
A1	VZW	SON_ND668-5C	0	35	850	SON	70	11	4	60	213.90	12.61	3901.31	0	40	45	60
A2	VZW	SON_AIR3283	0	35	1900	SON	69	17	32	5	160.00	14.48	4488.69	0	41	46	61
A2	VZW	SON_AIR3283	0	35	2100	SON	67	15	32	2.5	80.00	15.01	2535.65	0	41	46	61
A2	VZW	SON_AIR3283	0	35	2100_3	SON	67	15	32	2.5	80.00	15.01	2535.65	0	41	46	61
A3	VZW	SON_AIR6419	0	35	3700	SON	11	25	64	5	320.00	23.45	70818.96	0	41.8	46.8	61.8
B1	VZW	SON_ND668-5C	0	195	700	SON	72	12	4	60	213.90	12.48	3786.26	0	40	45	60
B1	VZW	SON_ND668-5C	0	195	850	SON	70	11	4	60	213.90	12.61	3901.31	0	40	45	60
B2	VZW	SON_AIR3283	0	195	1900	SON	69	17	32	5	160.00	14.48	4488.69	0	41	46	61
B2	VZW	SON_AIR3283	0	195	2100	SON	67	15	32	2.5	80.00	15.01	2535.65	0	41	46	61
B2	VZW	SON_AIR3283	0	195	2100_3	SON	67	15	32	2.5	80.00	15.01	2535.65	0	41	46	61
B3	VZW	SON_AIR6419	0	195	3700	SON	11	25	64	5	320.00	23.45	70818.96	0	41.8	46.8	61.8
C1	VZW	SON_ND668-5C	0	295	700	SON	72	12	4	60	213.90	12.48	3786.26	0	40	45	60
C1	VZW	SON_ND668-5C	0	295	850	SON	70	11	4	60	213.90	12.61	3901.31	0	40	45	60
C2	VZW	SON_AIR3283	0	295	1900	SON	69	17	32	5	160.00	14.48	4488.69	0	41	46	61
C2	VZW	SON_AIR3283	0	295	2100	SON	67	15	32	2.5	80.00	15.01	2535.65	0	41	46	61
C2	VZW	SON_AIR3283	0	295	2100_3	SON	67	15	32	2.5	80.00	15.01	2535.65	0	41	46	61
C3	VZW	SON_AIR6419	0	295	3700	SON	11	25	64	5	320.00	23.45	70818.96	0	41.8	46.8	61.8

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700 COVERAGE MAPS

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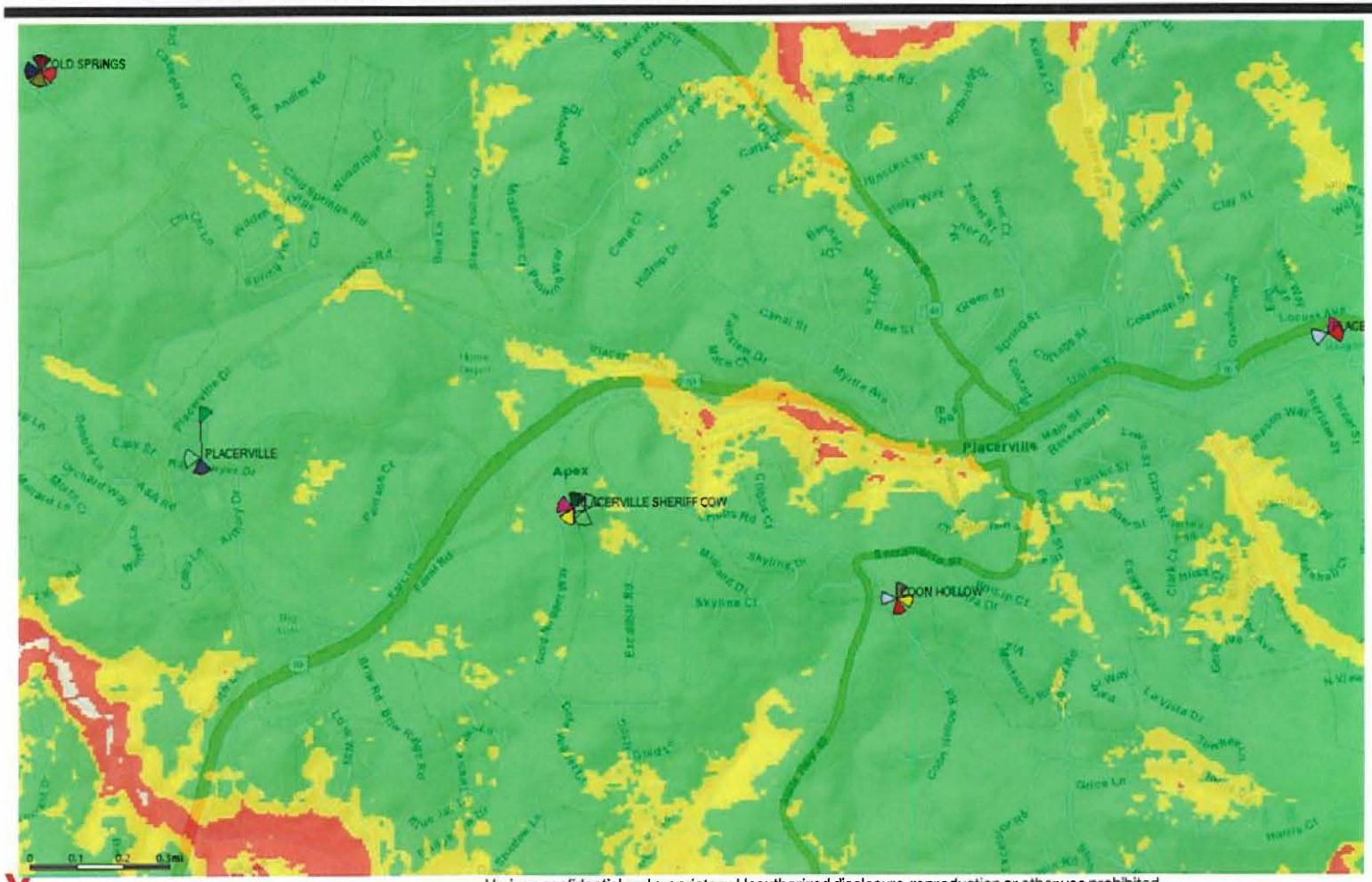

RSRP (DL) (dBm) >=-85 (INDOOR)
RSRP (DL) (dBm) >=-95 (IN-VEHICLE)
RSRP (DL) (dBm) >=-105 (OUTDOOR)

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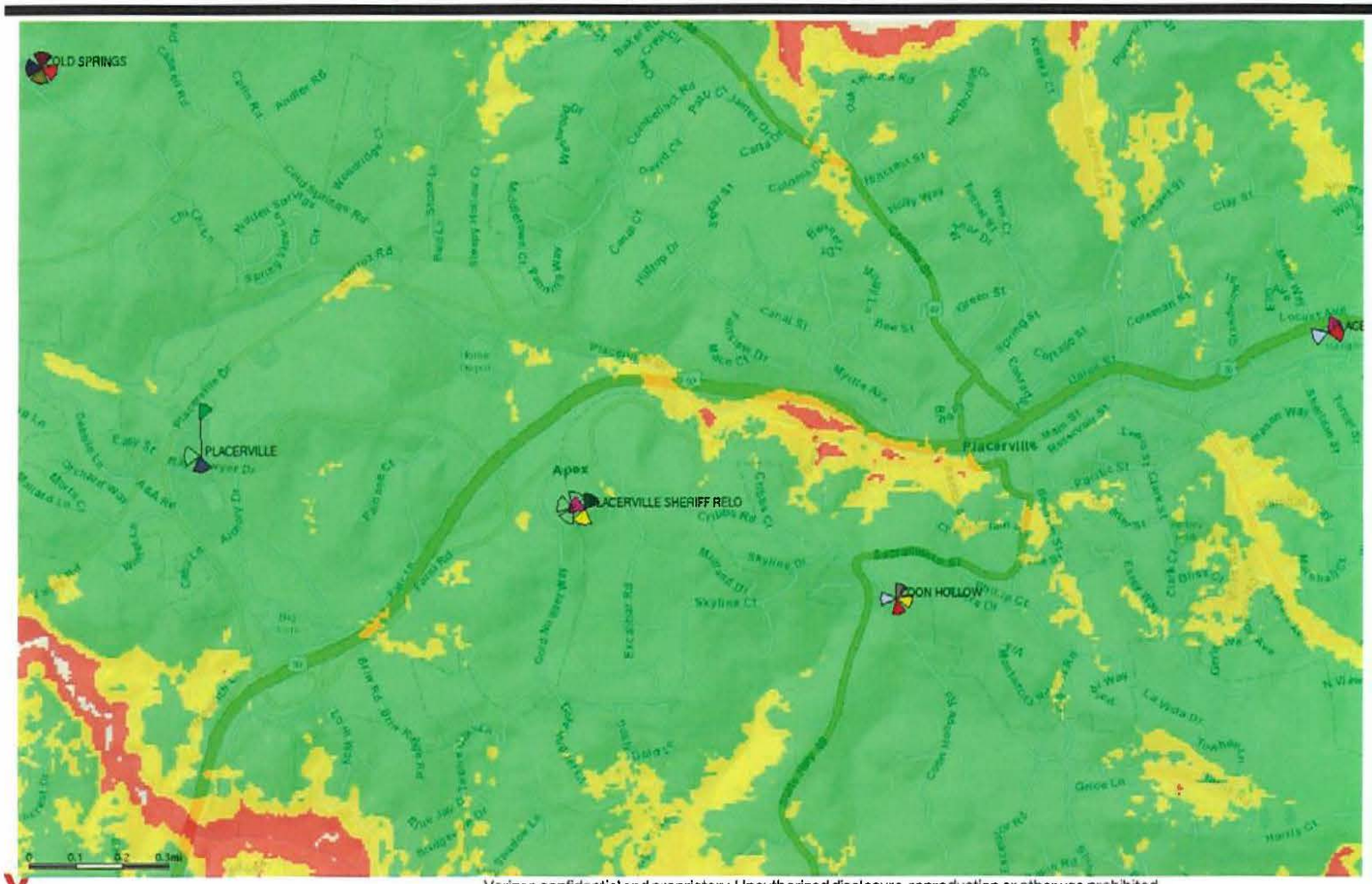

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RSRP (DL) (dBm) >=-95 (IN-VEHICLE)
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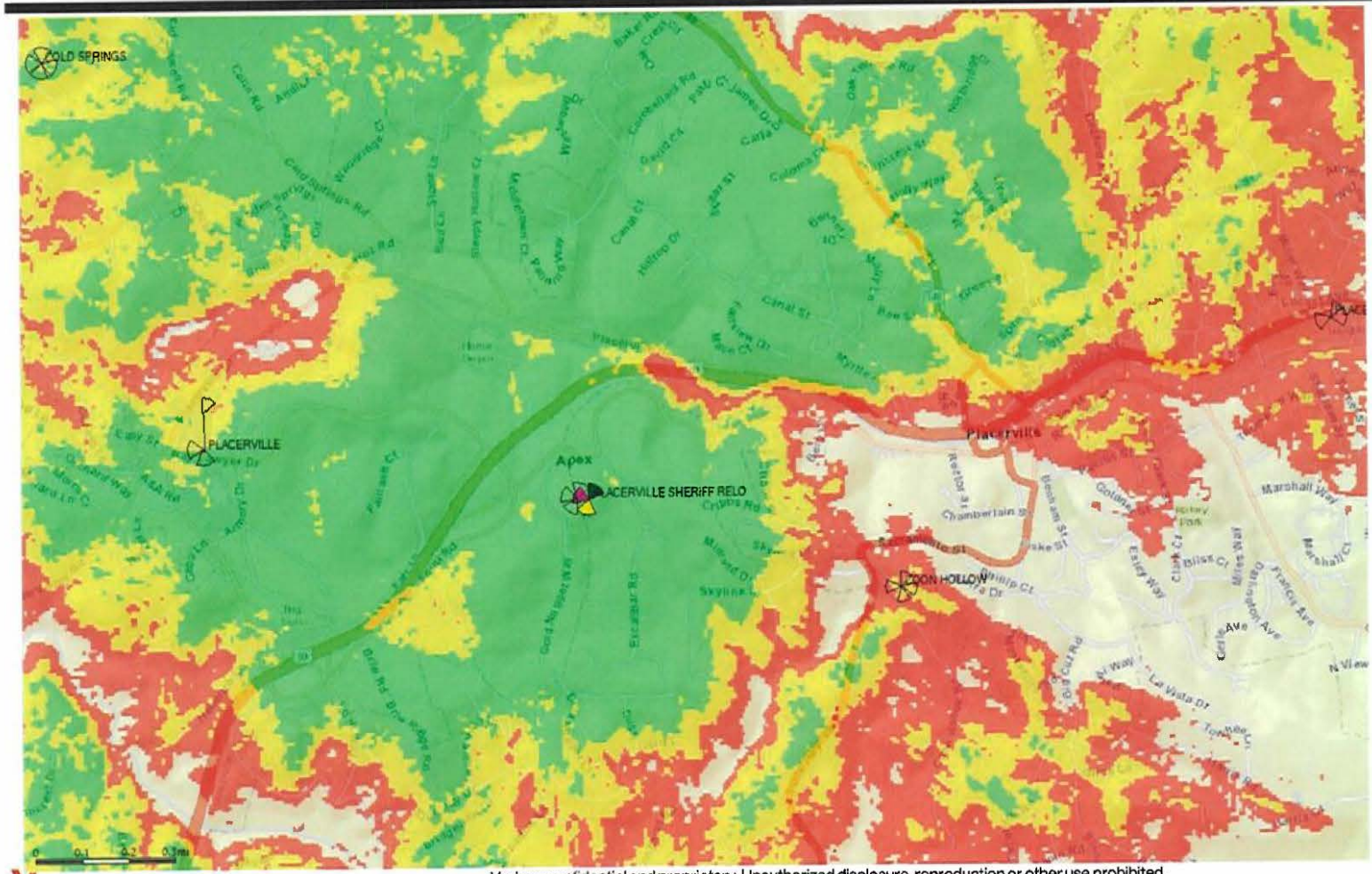

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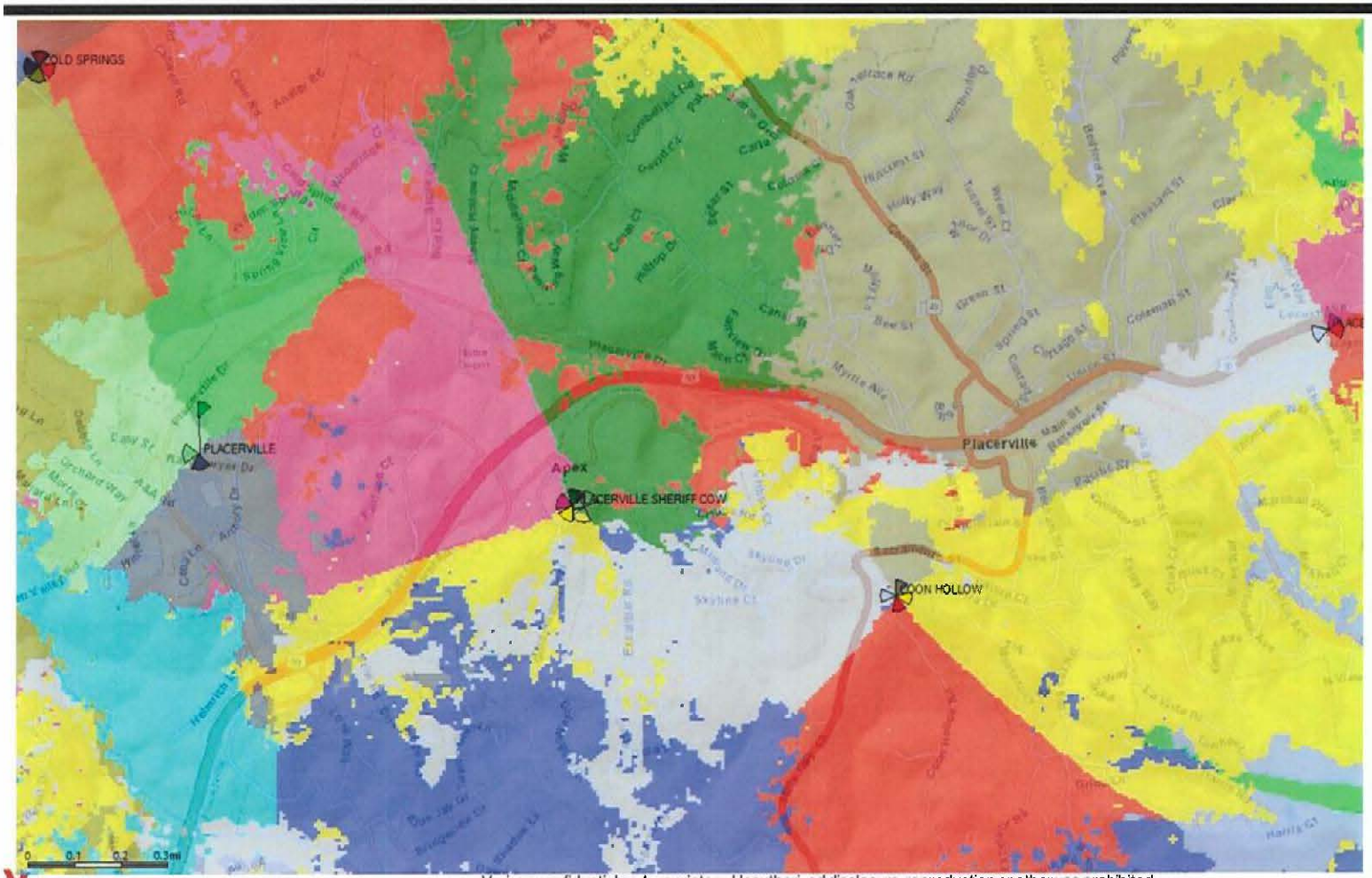

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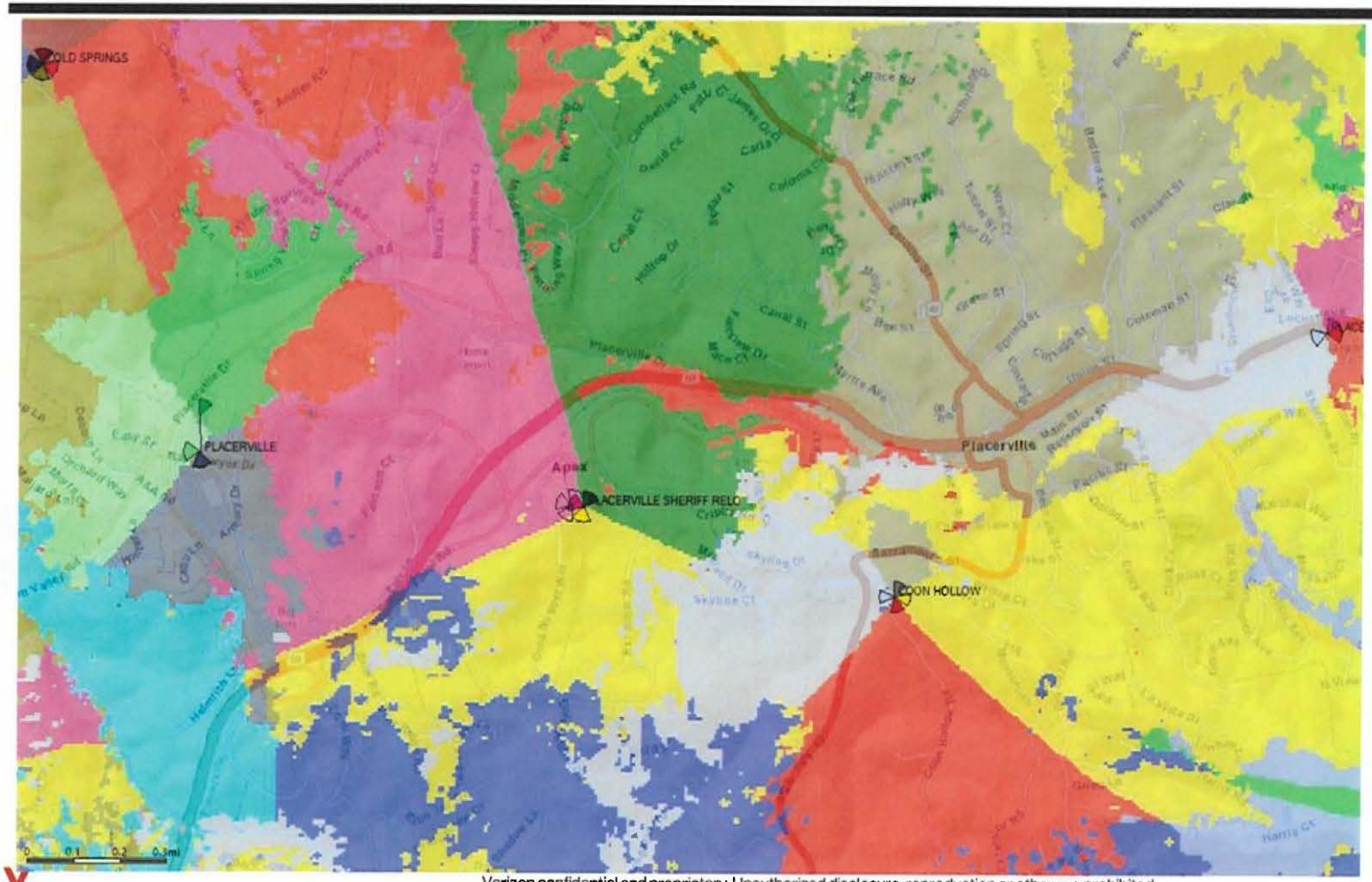

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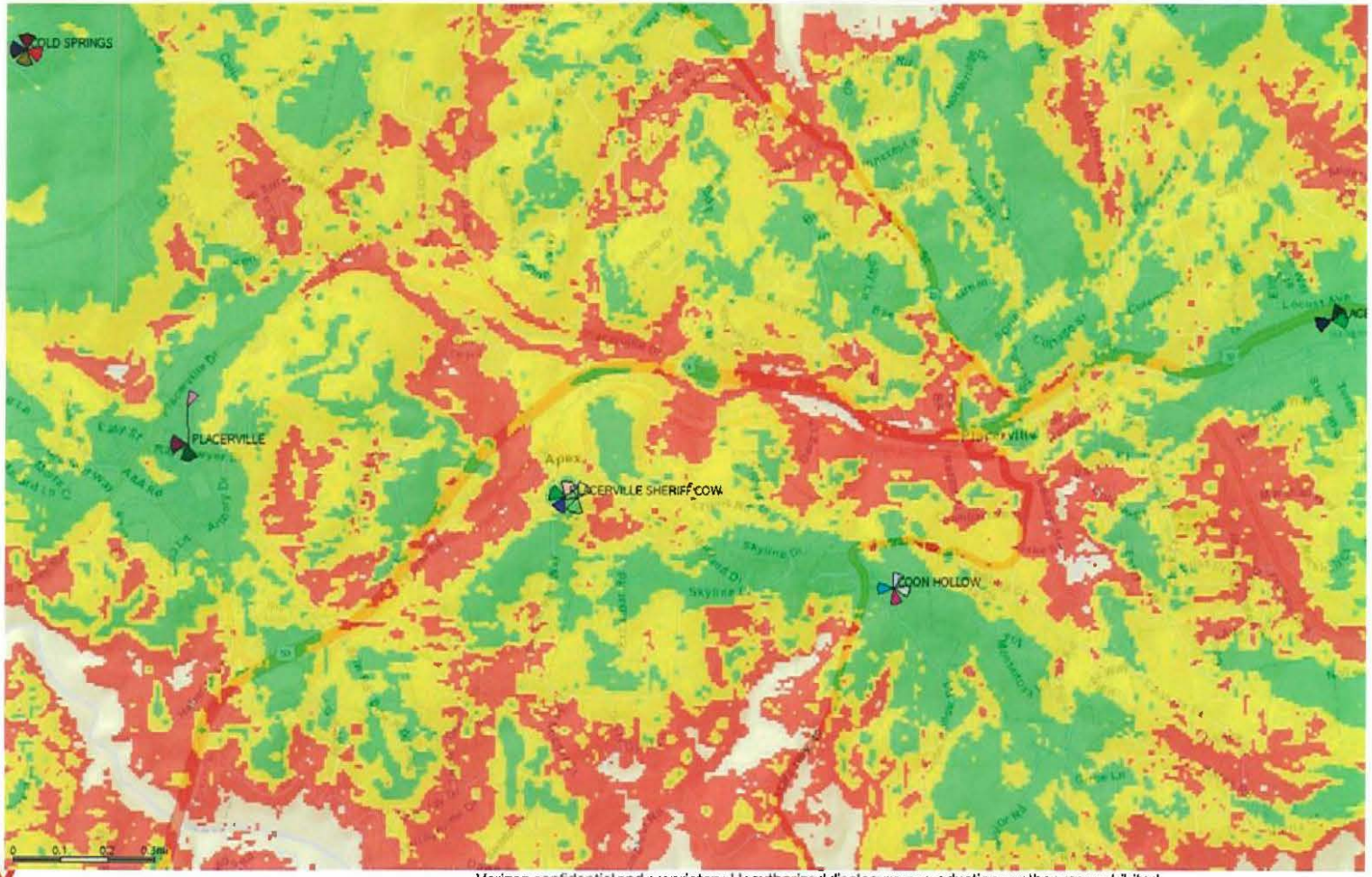

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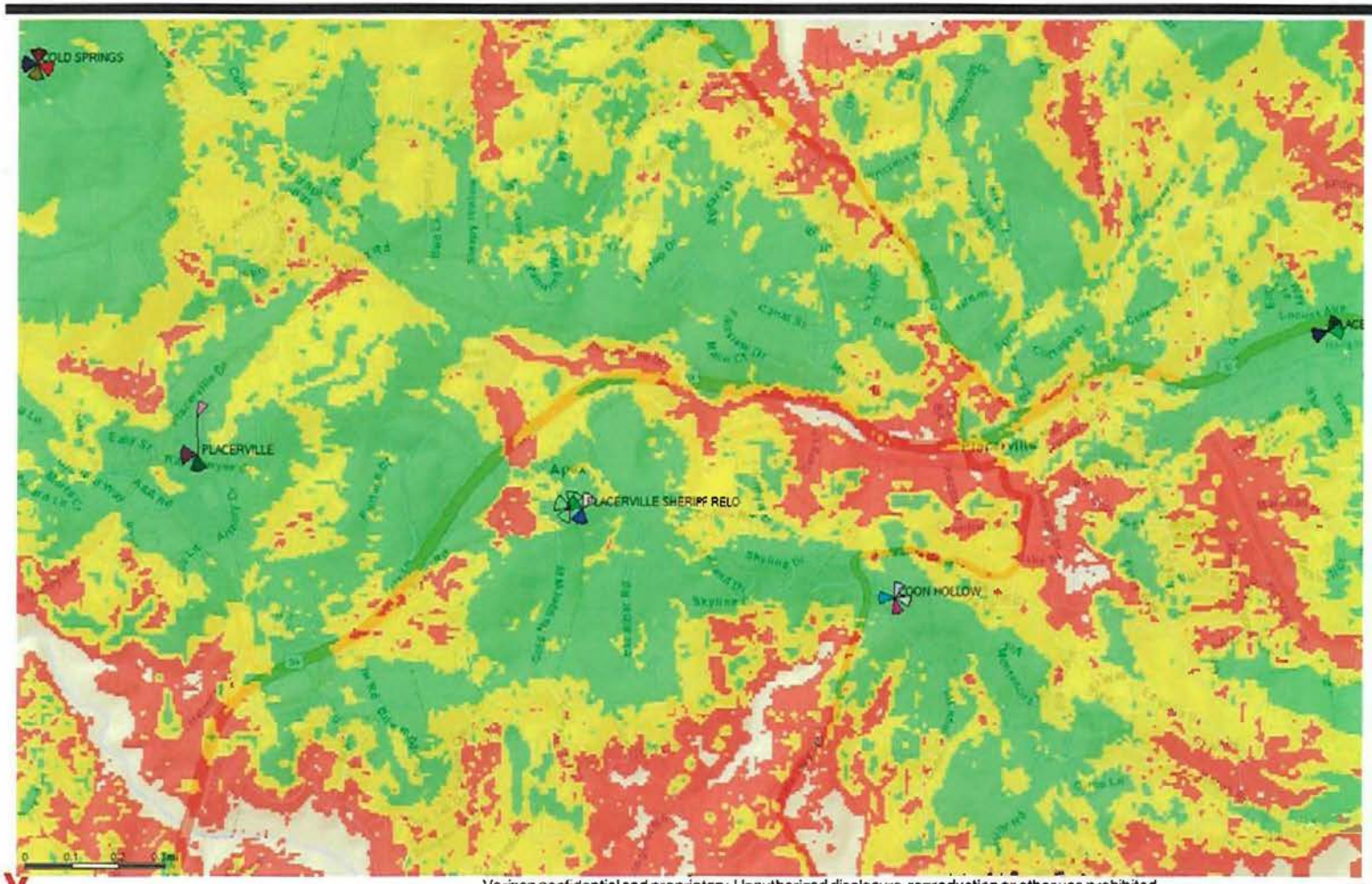

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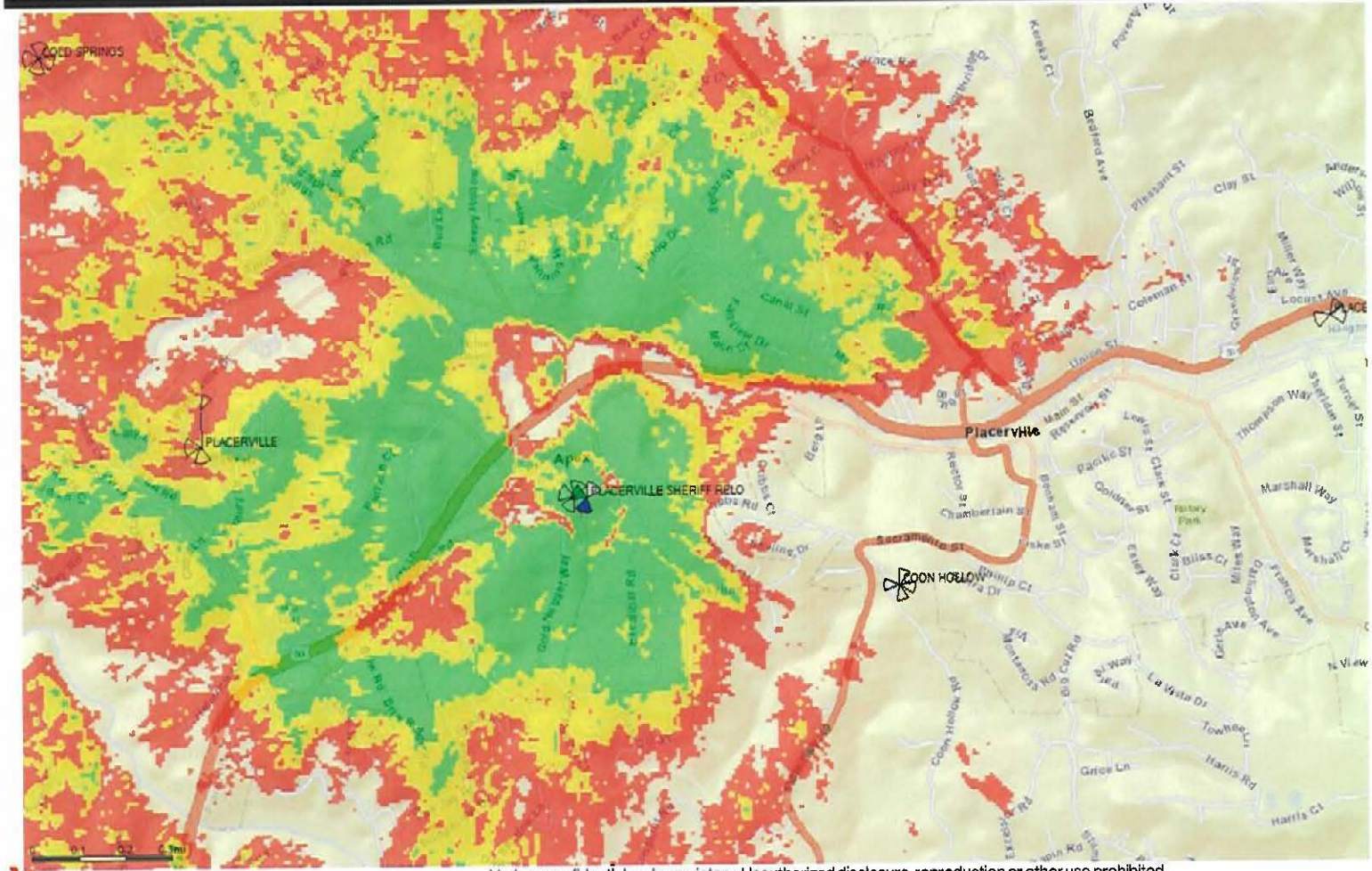

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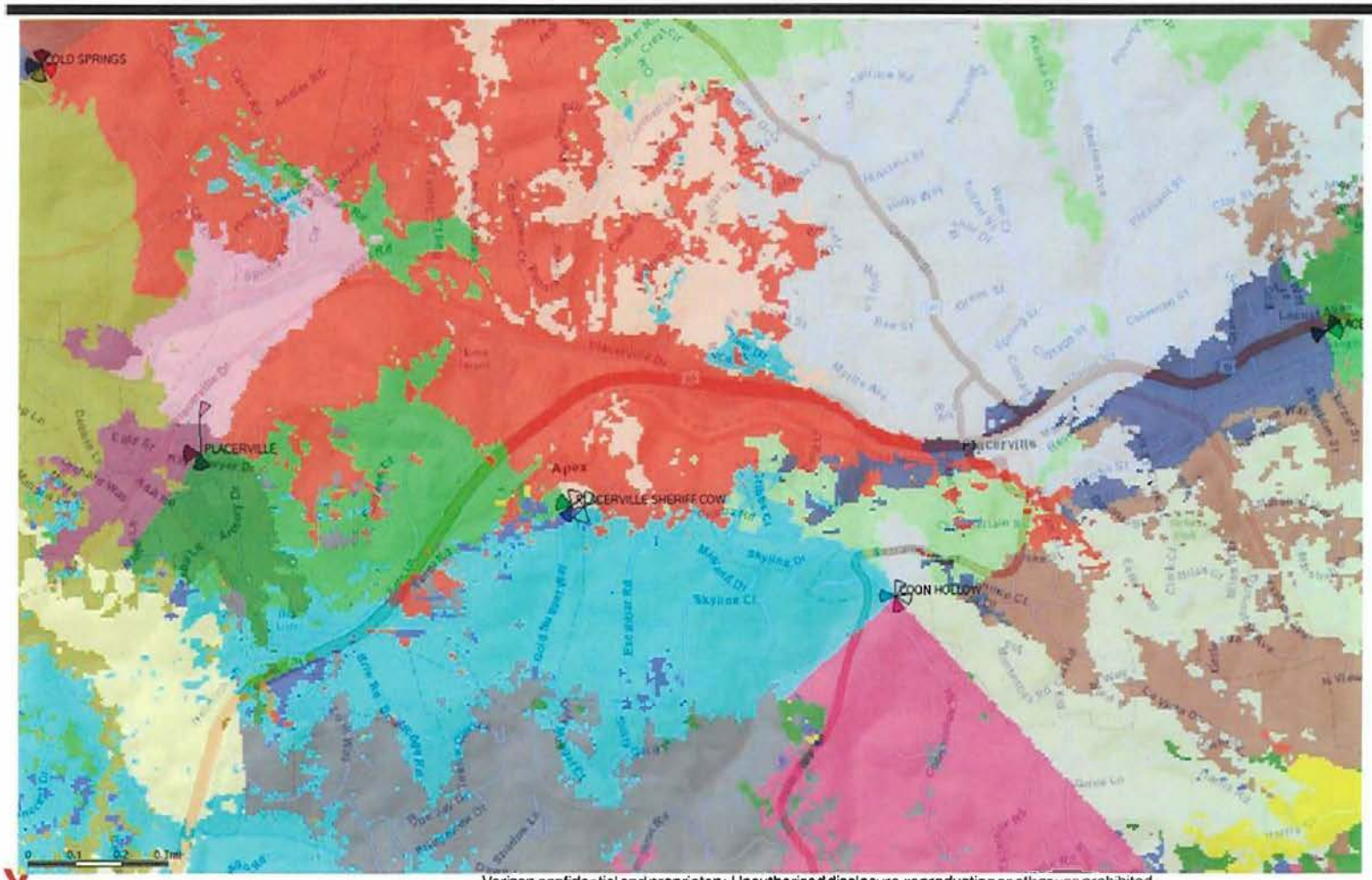

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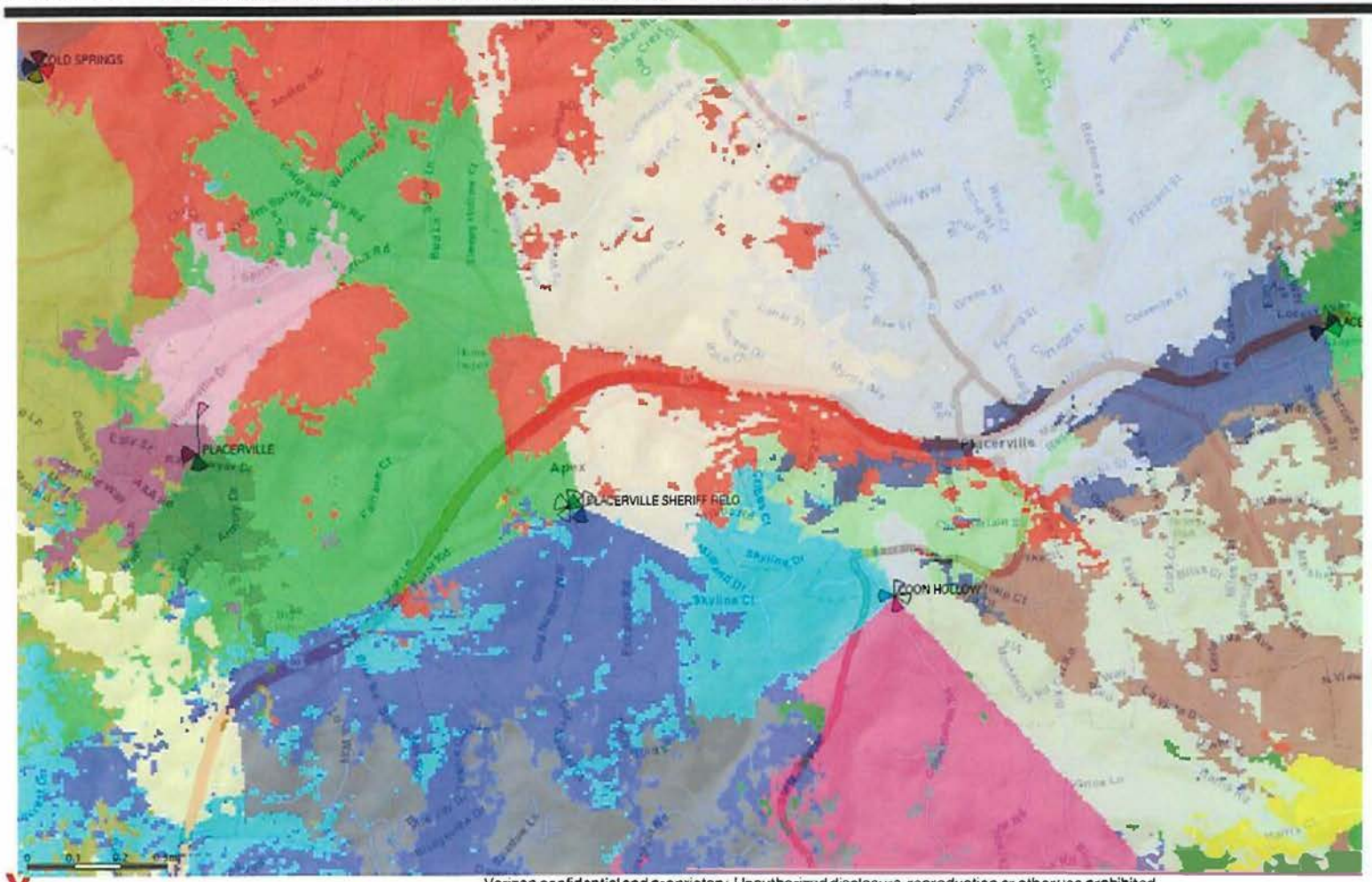

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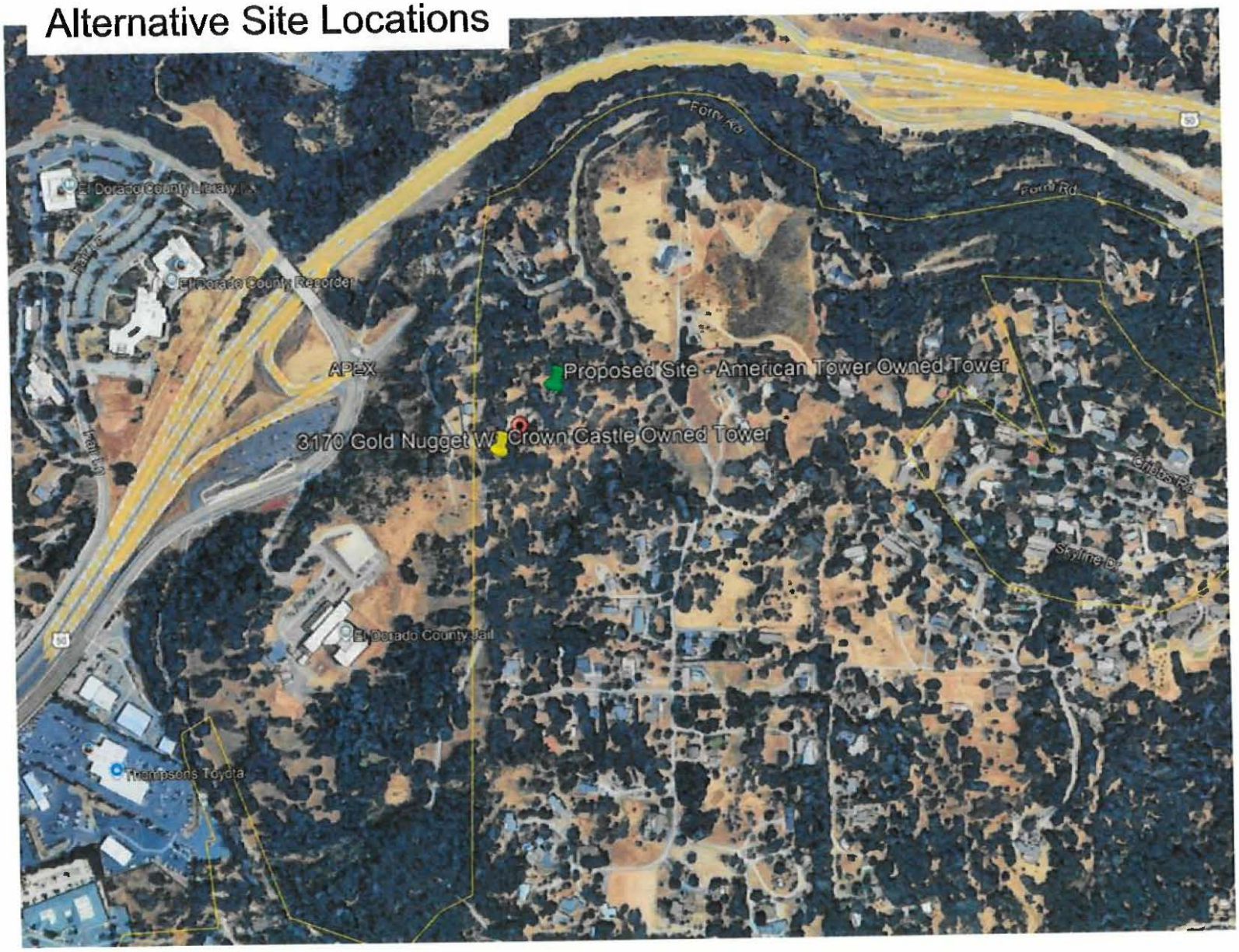
Alternative Site Locations



Green pin - Currently proposed site location (American Tower owned structure)
Yellow pin - The previously evaluated candidate—a Crown Castle–owned structure—had received Planning approval under CUP-R21-0008; however, lease constraints prevented the project from moving forward.

September 8, 2021

Applicant:
Crown Castle
Placerville Sheriff
BU 827149

Alternative Site Analysis – CUP-R21-0008

Background:

A planning application was submitted on behalf of Crown Castle to replace an existing 60' tall wireless communications tower at an existing wireless communications facility with a new 90' tall, multi-carrier tower. Installing towers that support multiple wireless carriers decreases the need for additional towers in the same area.

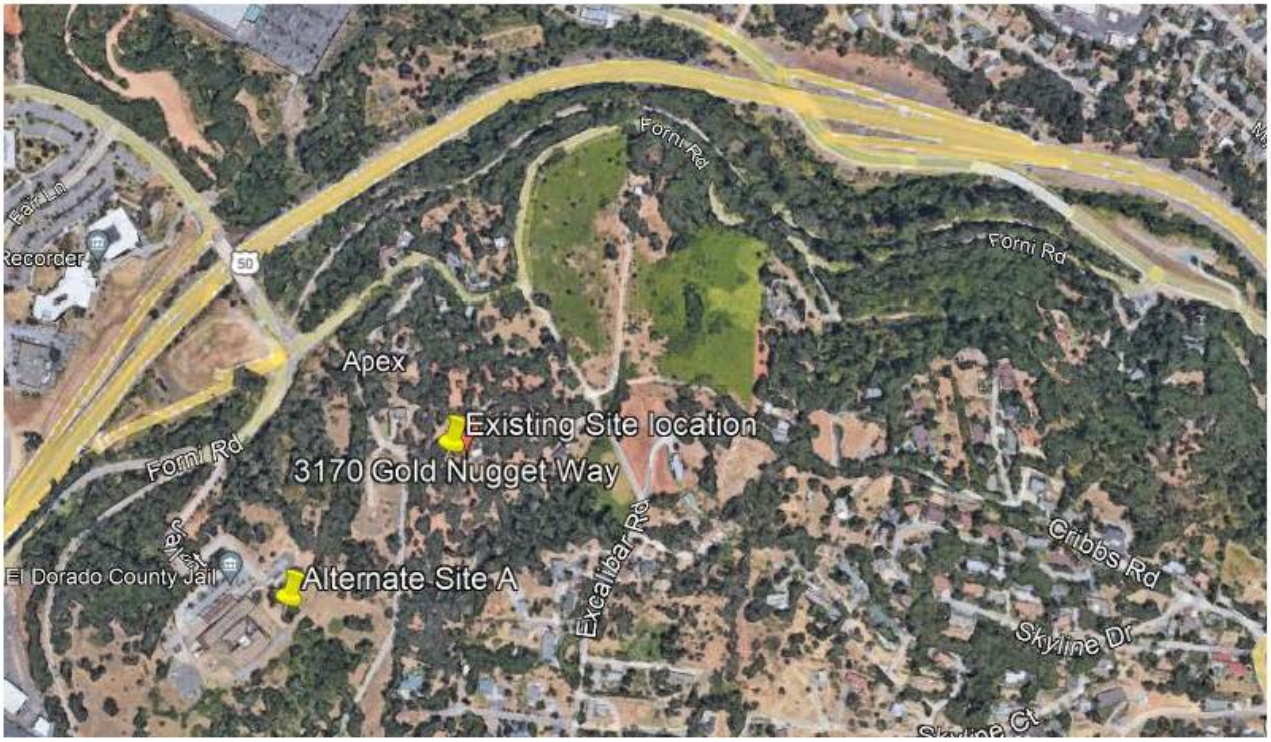
Terrain in this area of Placerville consists of rolling hills and valleys
The location of this facility is optimal based on its relative elevation and provides voice, data and 911 emergency communications to the area. Coverage includes both east and west US50 and residents to the south of US 50 as well as residents to the north of US 50. This facility also provides coverage to the El Dorado Co. Jail and EL Dorado Co. Government Center north of US50.

Alternate Site Analysis:

Two alternate sites were analyzed that had potential to maintain the coverage objectives of the existing facility. Coverage analyzed below. All other parcels were either high-density residential or could not meet the existing coverage objective.

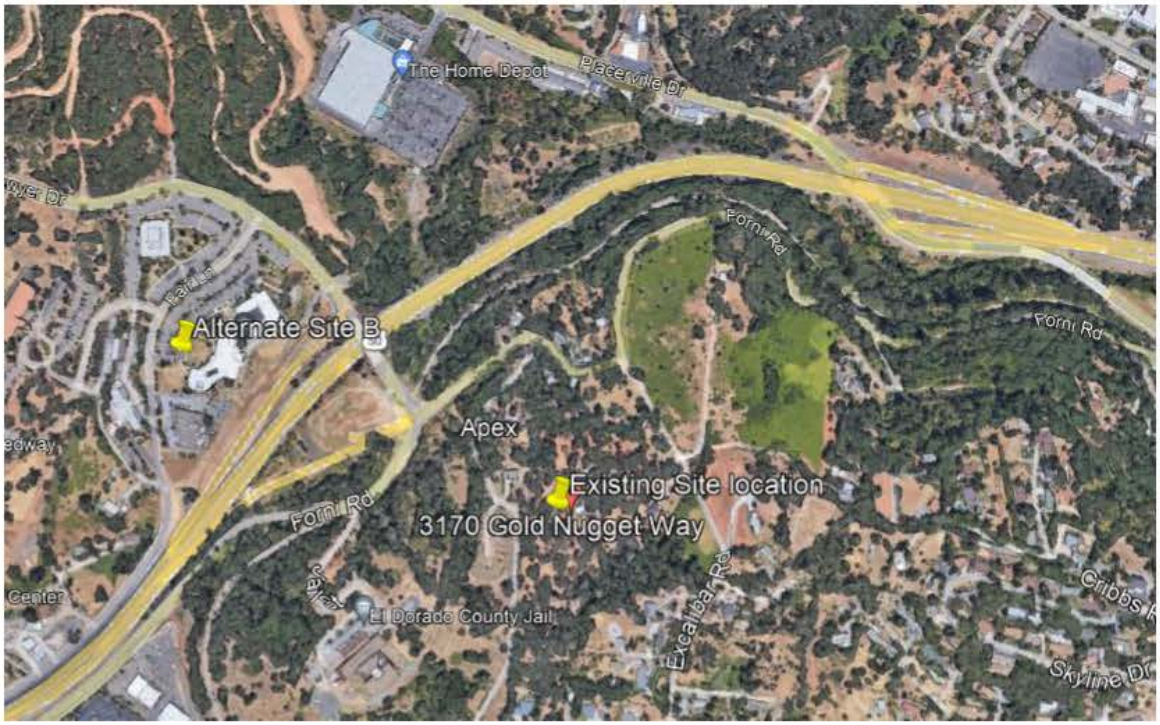
Alternate Site A
El Dorado County Jail
300 Forni Rd,
Placerville Ca

Coverage:
Based on the relative elevation and installing a 90' tower, coverage would be degraded in this location. Ground elevation is approximately 100' lower than the existing site and carriers would lose coverage to residents to the east and southeast, as well as loss of coverage to eastbound US50. In order to maintain existing coverage objectives in this location, a 190' tower would have to be installed.



Alternate Site B
El Dorado County Government Center
Fair Ln.
Placerville CA

Coverage:
Based on the relative elevation and installing a 90' tower, carriers would lose coverage in this location. Coverage to residents south of US50 would be severely degraded as well as eastbound US50. To Maintain similar coverage in this location would require a tower that is approximately 250' tall due the ground elevation being approximately 140' lower than the existing location.



Conditions

1. The applicant shall submit a site improvement/grading plan to the department for review and approval. The plan shall be in conformance with the County of El Dorado *Design and Improvement Standards Manual,* the *Grading, Erosion and Sediment Control Ordinance,* and the *Drainage Manual.*

2. The applicant shall be subject to a grading fee commensurate with the scope of the proposed project.

3. The applicant shall be subject to any and all of the requirements of the El Dorado County Fire Protection District prior to obtaining a building permit.

4. Due to the infrequent intended use of this facility, the on-site access driveway shall be a 10-foot minimum width and surfaced with a minimum of 2 inches of asphalt concrete over 4 inches of aggregate base. The hard surfacing is required by the State Fire Safe Regulations for roads and driveways steeper than 15 percent. Compaction of the sub-grade shall be 90 percent, and compaction of the aggregate base shall be 95 percent. The road shall be graded at a 2 percent cross slope toward the cut side with a roadside ditch for drainage.

   The road shall be maintained in its current condition. If the road deteriorates, it shall be improved to the existing condition.

5. The applicant shall assume full responsibility for resolving television reception interference caused by the operation of this facility. The applicant shall take corrective action within 30 days of the receipt of any written compliant.

6. The applicant shall obtain a building permit from the El Dorado County Building Department.

7. The applicant shall construct a 6-foot-high chain-link fence with brown and or green vinyl slats around the entire perimeter of the 2,400-square-foot facility for security and aesthetics. The above shall be completed and approved by the Planning Department prior to finaling the project.

8. Existing tree coverage that serves as screening shall be maintained and/or replaced to prevent greater exposure to the tower and accessory facilities.

9. No oaks greater than 6 inches at breast height shall be removed without a 1½ to 1 replacement ratio.

Chairman Tolhurst informed the audience of the ten-day appeal period to the Board of Supervisors.

WATERFORD

7430 New Technology Way, Suite 150
Frederick, MD 21703
(703) 596-1022 Office
(540) 242-3195 Fax
www.waterfordconsultants.com

RECEIVED
NOV 20 2025
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

August 31, 2025

Lauren Jongsma
Epic Wireless
8700 Auburn Folsom Road, Suite 400
Granite Bay, CA 95746

Ref: Noise Assessment Letter
3170 Gold Nugget Way
Placerville, CA 95667

The acoustical consultant, Waterford Consultants, has reviewed site plans and equipment noise data related to the proposed installation of the proposed "Placerville Sheriff" unmanned telecommunication facility in El Dorado County, CA for compliance with local & county noise emission restrictions. The following presents their findings.

1.0 ACOUSTIC CRITERIA

El Dorado County establishes the following noise limits for noise emissions by non-transportation sources impacting sensitive land uses:

El Dorado County Ordinance Code - Table 130.37.060.1

Noise Level Descriptor	Daytime 7 a.m. – 7 p.m.		Evening 7 p.m. – 10 p.m.		Night 10 p.m. – 7 a.m.	
	Community / Rural Centers	Rural Regions	Community / Rural Centers	Rural Regions	Community / Rural Centers	Rural Regions
Hourly Leq, dBA	55	50	50	45	45	40
Maximum Level, dBA	70	60	60	55	55	50

The code indicates that these limits shall be applied in Community Regions at the property line of the receiving property, or in rural centers/regions at a point 100 feet away from a sensitive receptor. It further stipulates that the noise limit shall be lowered by 5 dBA for simple tone noises, noises consisting primarily of unamplified speech or music, or for recurring impulsive noises. The use of emergency equipment is exempted from these limits per section 130.37.20(B).

2.0 PROJECT SUMMARY

The Placerville Sheriff project reuses an existing abandoned cellular site and replaces key functional components. The scope includes a new 75 foot tall monopine tower with 17 Verizon wireless antennae and associated electronics. Identified noise generating equipment include two air

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Frederick, MD 21703
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(540) 242-3195 Fax
www.waterfordconsultants.com

conditioning HVAC units to be installed into the existing equipment shelter and a standby backup generator rated for 50kW.

The project site is located in a rural residential area of Placerville, CA upon a leased portion of the El Dorado County property lot 325-290-006. The nearest adjacent lots to the property are lots 325-290-005 to the North, and 325-290-027 to the West.

3.0 NOISE ANALYSIS

3.1 HVAC units

We have reviewed submittal data for Bard type HR58APA05EP "Fusion-Tec" air conditioning HVAC units. These units are rated by the manufacturer for a maximum sound level of 70.7 dBA as measured 10 feet from the outdoor portion of the equipment. This noise level is attributable primarily to the operation of the two-stage scroll compressor and variable speed condenser fan. The unit is designed to utilize "free cooling" opportunities due to cool outdoor temperatures to operate at lower speeds which will reduce both power consumption and noise emissions.

3.2 Generator

We have reviewed submittal data for the Generac type SD50 generator set. The generator is shown equipped with a Level-2 sound attenuated enclosure and integral exhaust silencer. This generator set and enclosure are rated by the manufacturer for a sound pressure level of 71 dBA as measured from a distance of 7 meters (23 feet) under 100% load.

Based on our review of the site plan, the following tables show our projected sound impacts to the adjacent residential zoned properties.

Table 1: Maximum Noise Projections to residential lot 325-290-027 (West)

Device	Maximum Sound Level	Distance to property line	Projected Sound Level
HVAC Units (qty-2)	70.7 dBA @ 10ft (ea)	255 ft	45 dBA
Generator	71 dBA @ 23 ft	275 ft	51 dBA
Total with Generator			**52 dBA**

Table 2: Maximum Noise Projections to residential lot 325-290-005 (North)

Device	Maximum Sound Level	Distance to property line	Projected Sound Level
HVAC Units (qty-2)	70.7 dBA @ 10ft (ea)	175 ft	48 dBA
Generator	71 dBA @ 23 ft	185 ft	54 dBA
Total with Generator			**55 dBA**

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Frederick, MD 21703
(703) 596-1022 Office
(540) 242-3195 Fax
www.waterfordconsultants.com

As shown, we expect that normal operation of the proposed air conditioning equipment will not exceed a sound level of 48 dBA to any nearby residential property at any time, even when operating at maximum conditions, which complies with all county maximum level requirements for community & rural center adjacencies. During nighttime hours (10pm-7am) when cooling demand is lower due to outdoor temperatures, we expect the average hourly noise levels to drop below the strictest 45 dBA requirement for hourly average noise impacts to the adjacent properties.

We project that operation of the standby generator under full load, in combination with the proposed air conditioning equipment, will not exceed a sound level of 55 dBA at any nearby residential property. While the operation of emergency equipment is specifically exempt from the county noise ordinance, we do note that this level may exceed the established evening and nighttime noise limits. We recommend that all generator maintenance testing intervals be scheduled to occur during daytime hours (7am-7pm) when the noise ordinance is most permissive

Based on the above discussion and operational recommendations, we find that the proposed equipment will comply with the El Dorado County noise ordinance.

This concludes our comments at this time. Should you have any questions or comments, please do not hesitate to contact us.

Very truly Yours,

Thomas E. Kaytt

Planning Commission Hearing

CUP-R25-0005

ATC – Wooden Pole to Monopine

APRIL 23, 2026

PLANNING AND BUILDING DEPARTMENT - PLANNING DIVISION

Project Description

Conditional Use Permit - Revision to Special Use Permit S98-0023 to allow the modification and continued operation of a wireless communication facility including the removal of an existing 47-foot-tall wood monopole and replacement with a 63-foot-tall steel monopine to reside within the existing ATC 40-foot by 60-foot lease area.

Project Vicinity Map

CUP-R25-0005/ATC - Wooden Pole to Monopine
Exhibit A - Vicinity Map

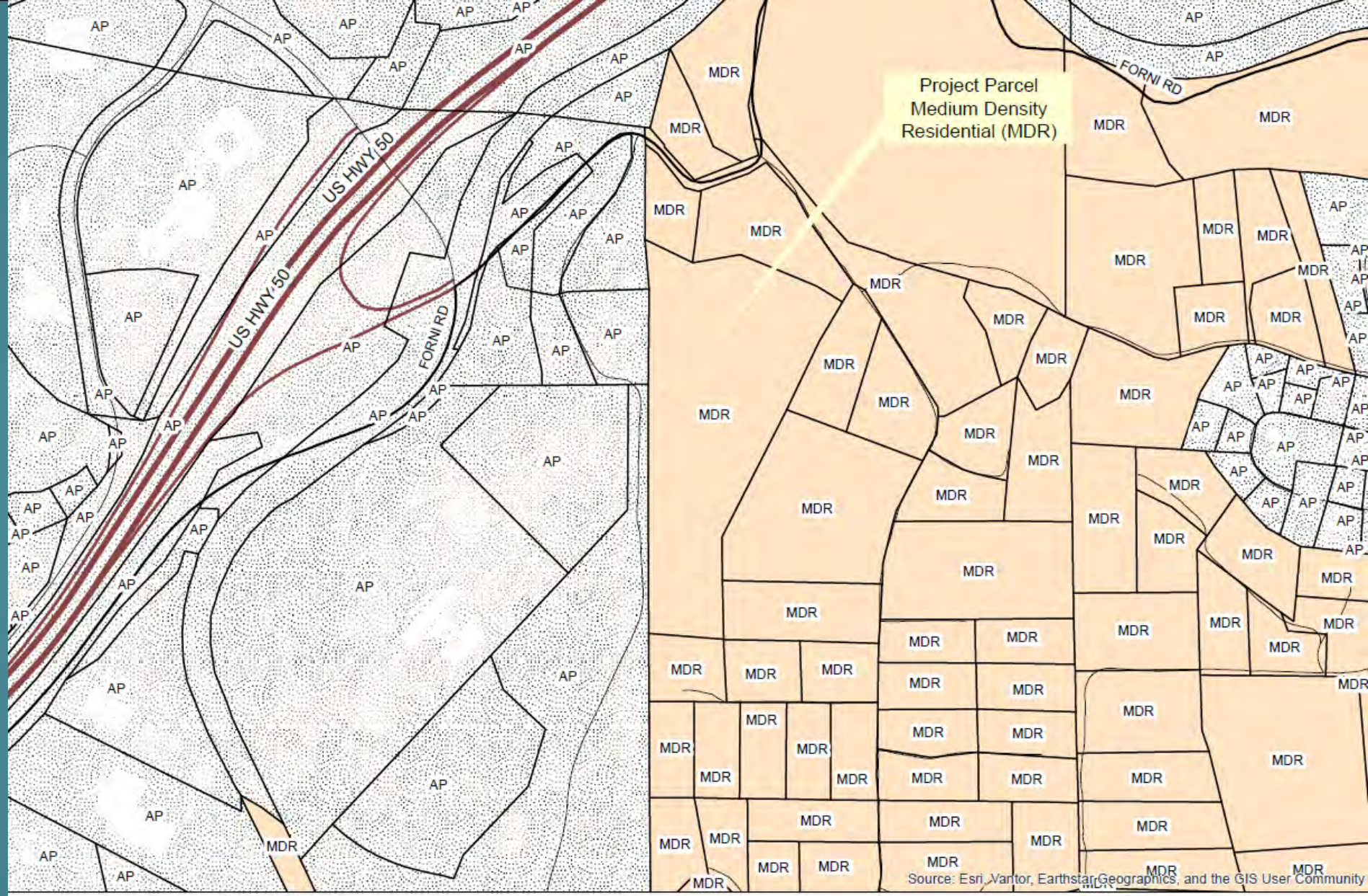
N
W
E
S

Legend

Parcel Lines

0 250 500 1,000 Feet

General Plan Land Use Map

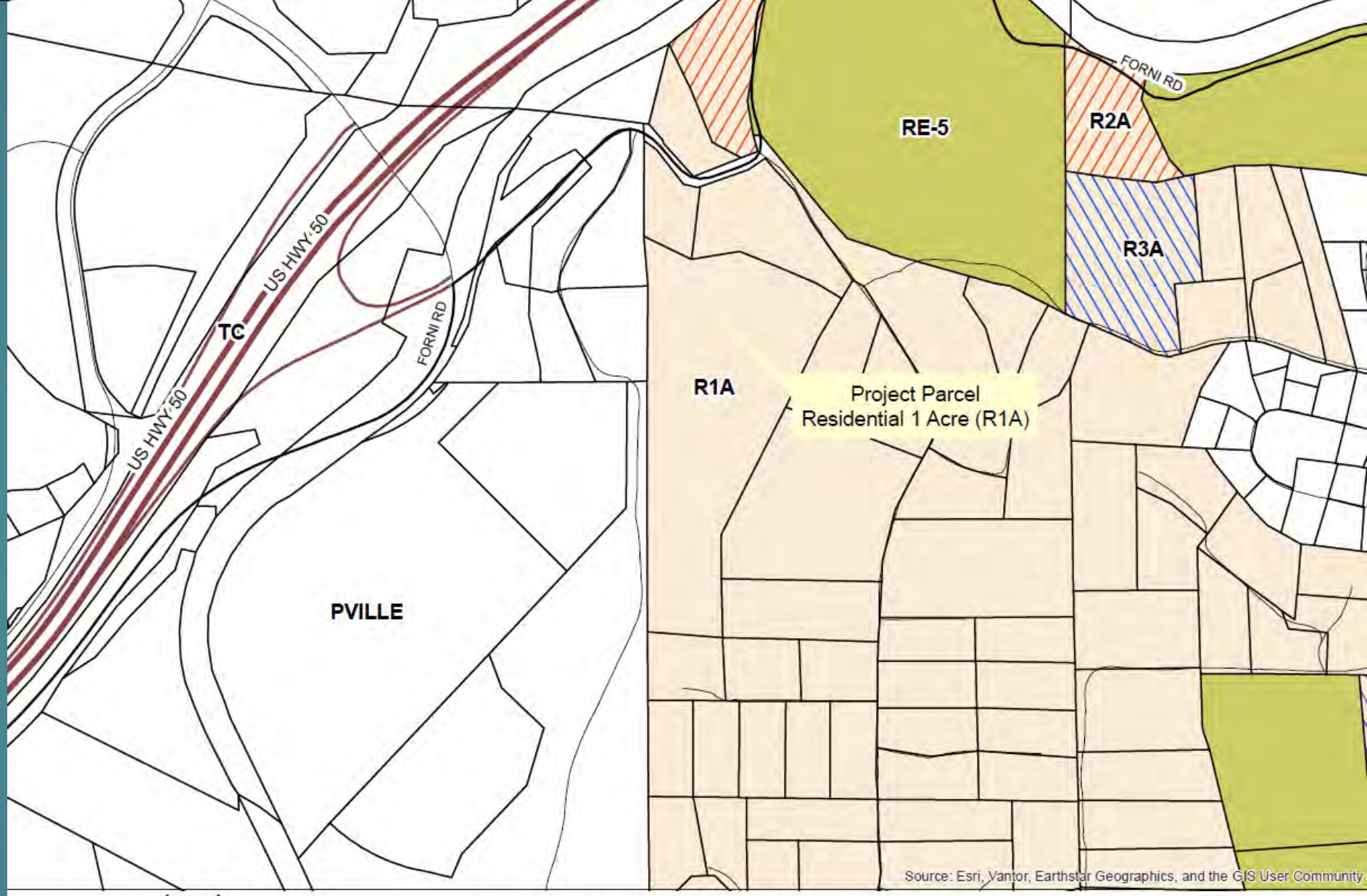


Legend
Parcel Lines
Roads
HIGHWAY
MAJOR
MINOR
RAMP
Adopted Plan
Medium Density Residential

CUP-R25-0005/ATC - Wooden Pole to Monopine
Exhibit C - Land Use Designation Map

0 250 500 1,000 Feet

Zoning Map

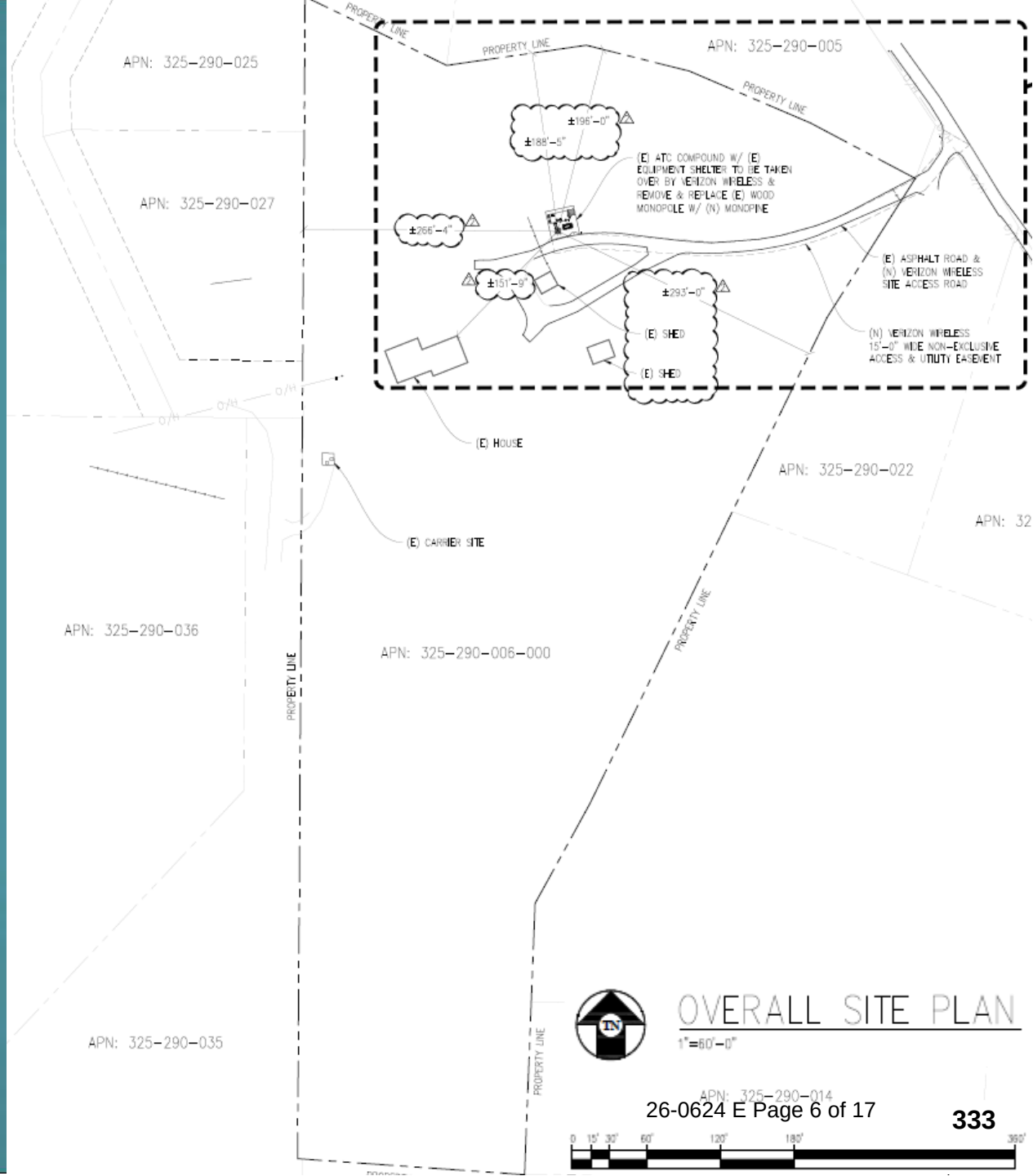

RE-5
R2A
R3A
R1A
Project Parcel
Residential 1 Acre (R1A)
TC
US HWY 50
US HWY 50
FORNI RD
FORNI RD
PVILLE
Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community
Legend
Parcel Lines
Roads
HIGHWAY
MAJOR
MINOR
RAMP
R1A = Residential 1 Acre
R2A = Residential 2 Acres
R3A = Residential 3 Acres
RE-5 = Residential Estate 5 Acres
N
W
E
S
CUP-R25-0005/ATC - Wooden Pole to Monopine
Exhibit D - Zoning Designation Map
0
250
500
Feet

Project Plans

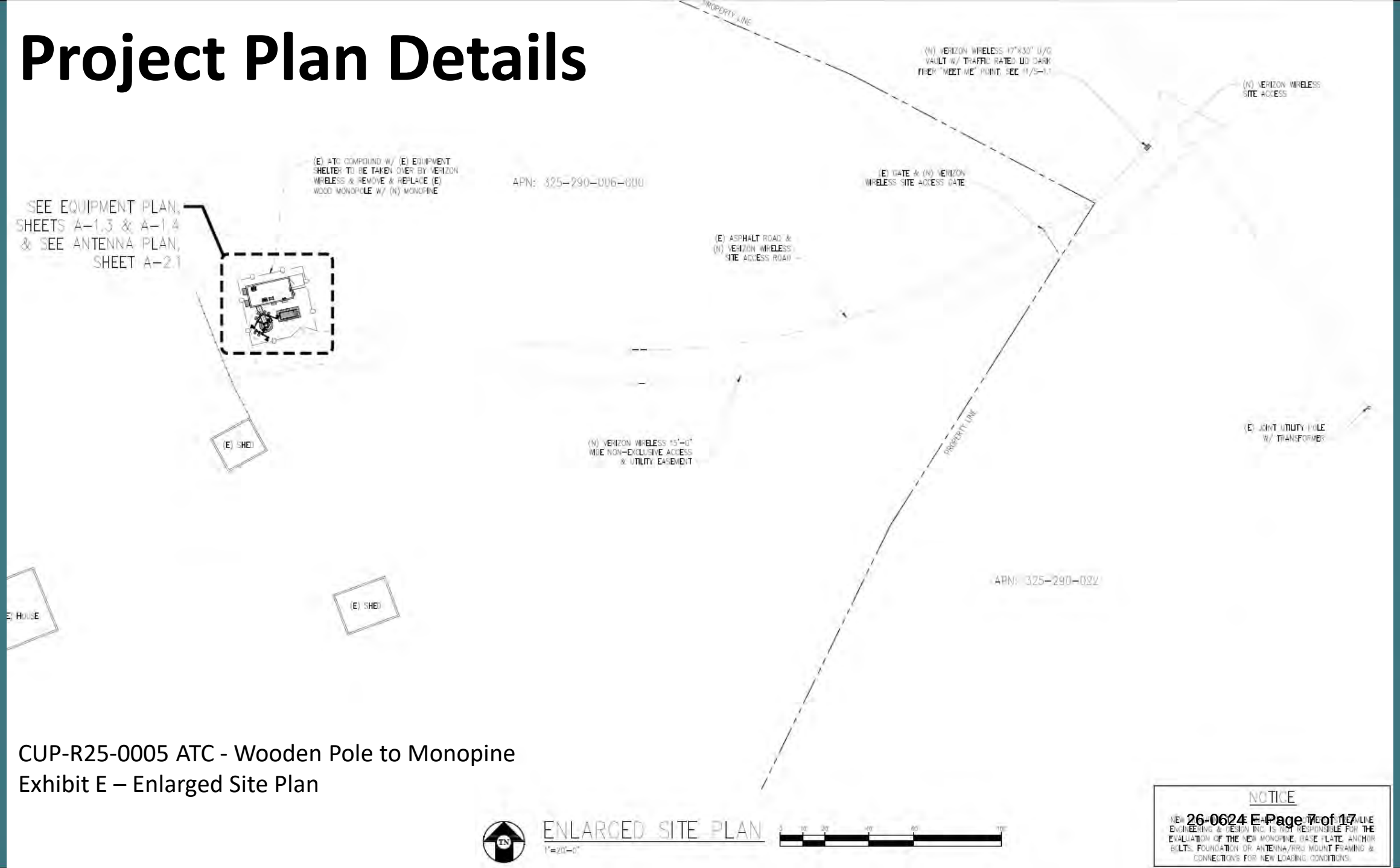
CUP-R25-0005

ATC - Wooden Pole to Monopine

Exhibit E – Site Plan



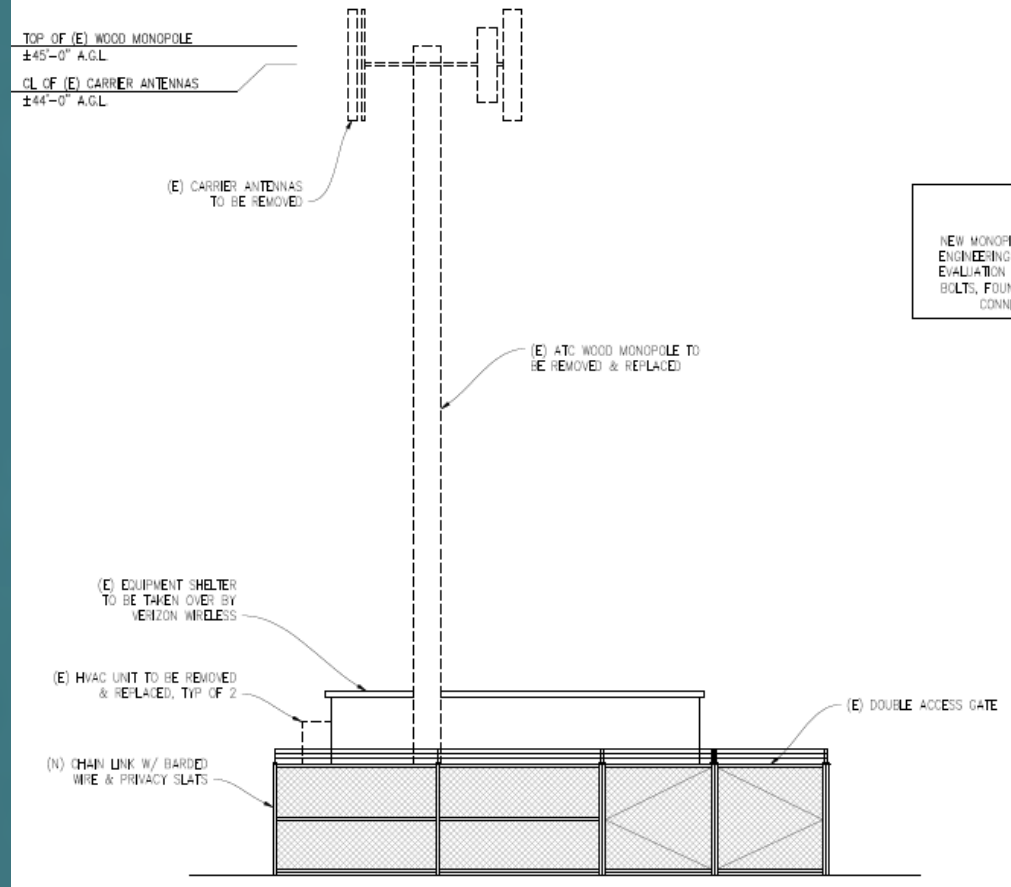
Project Plan Details



CUP-R25-0005 ATC - Wooden Pole to Monopine
Exhibit E – Enlarged Site Plan

Elevations

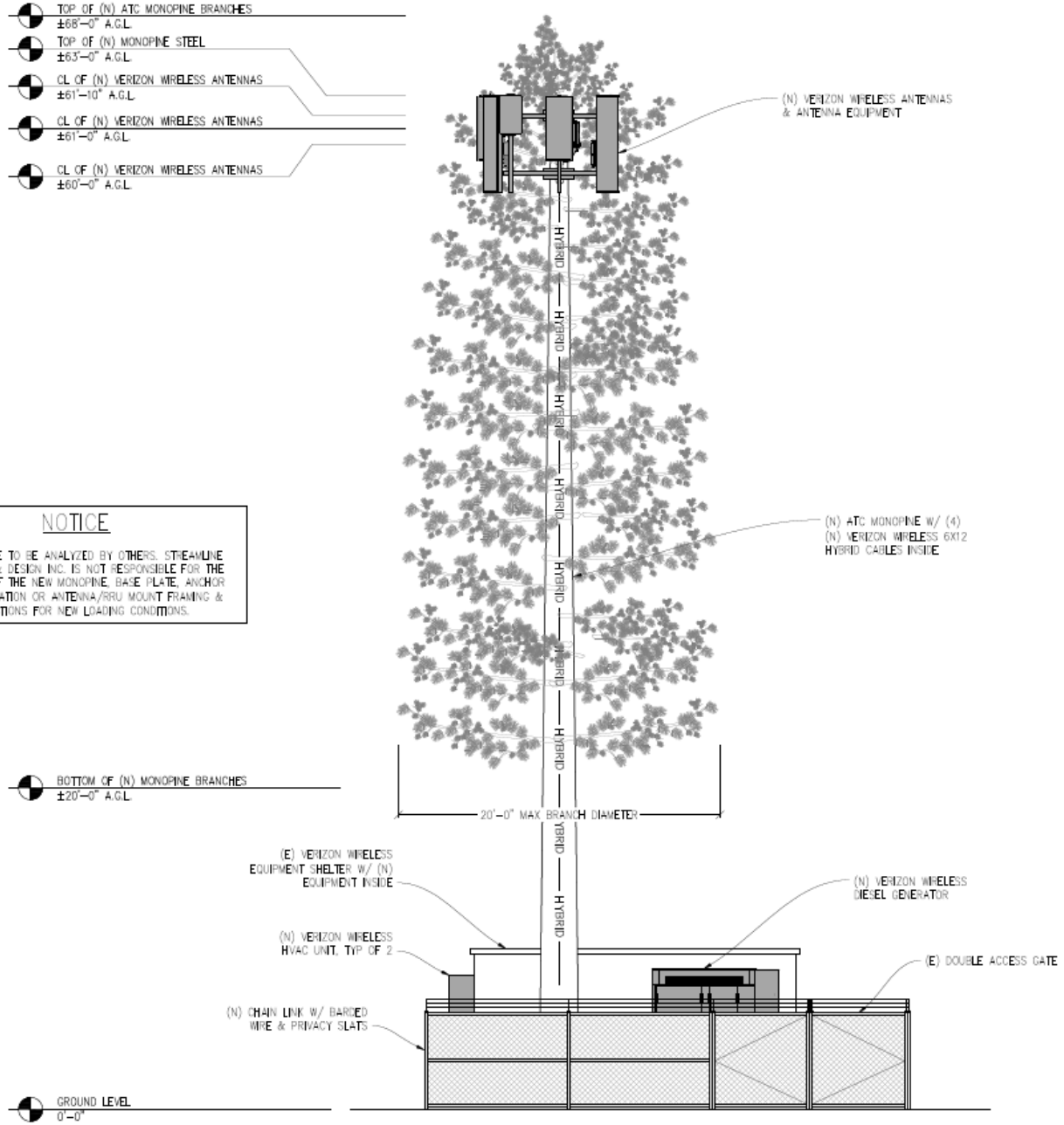
CUP-R25-0005 ATC - Wooden Pole to Monopine
Exhibit E – Plan Elevations



(E) SOUTH ELEVATION
1/4"=1'-0"

NOTICE

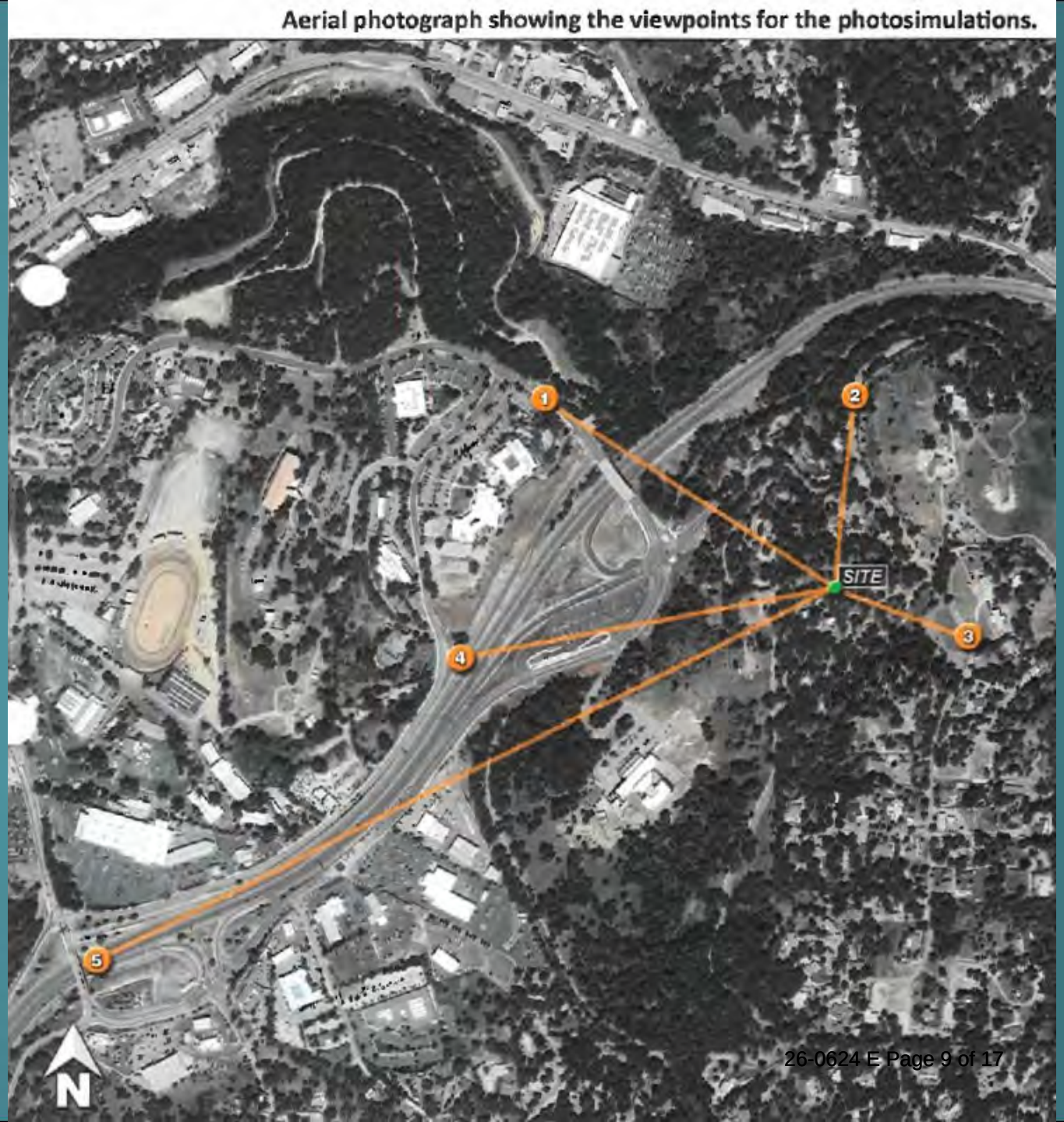
NEW MONOPINE TO BE ANALYZED BY OTHERS. STREAMLINE ENGINEERING & DESIGN INC. IS NOT RESPONSIBLE FOR THE EVALUATION OF THE NEW MONOPINE, BASE PLATE, ANCHOR BOLTS, FOUNDATION OR ANTENNA/RRU MOUNT FRAMING & CONNECTIONS FOR NEW LOADING CONDITIONS.



(N) SOUTH ELEVATION
1/4"=1'-0"

Visual Simulations

Viewpoints (1-5)



Visual Simulations

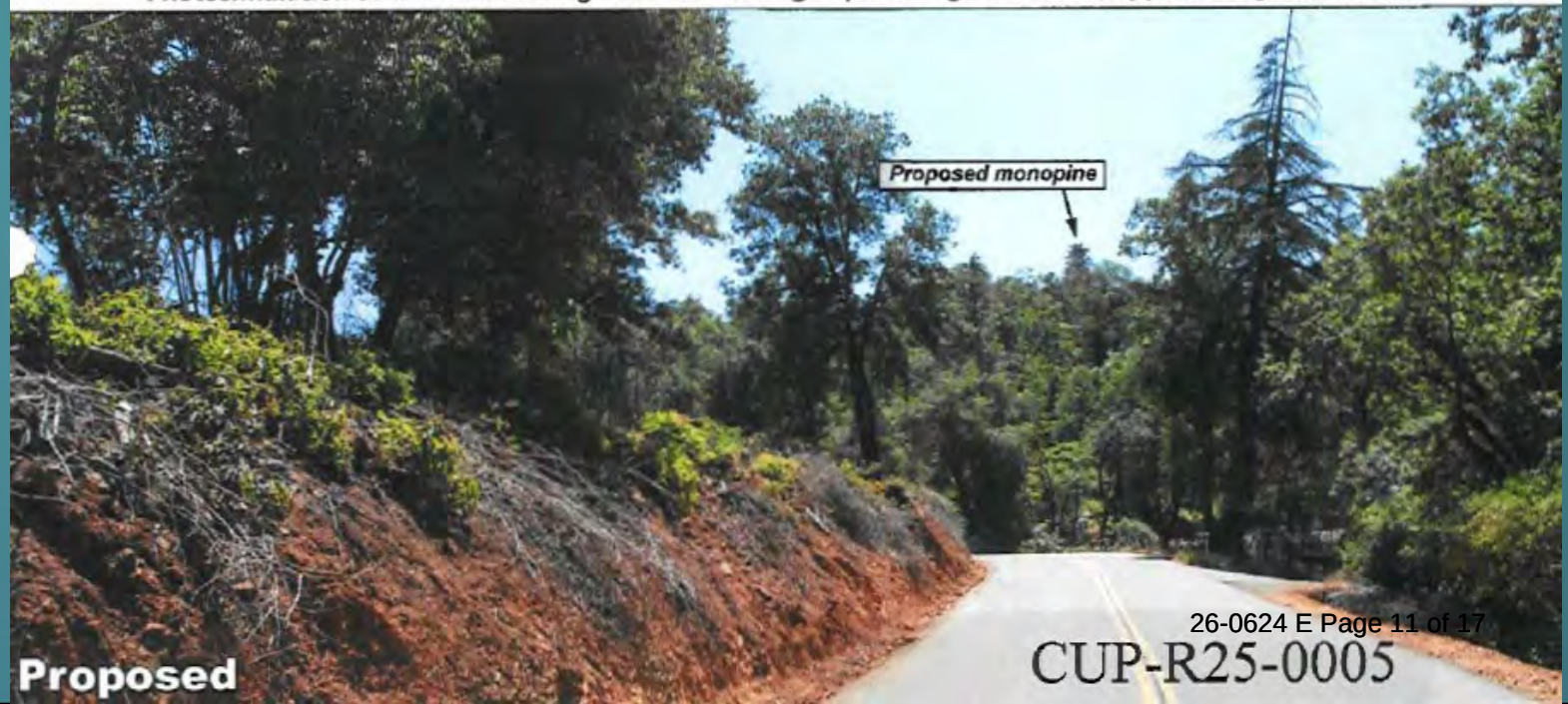
Viewpoint 1

Photosimulation of the view looking southeast along Ray Lawyer Drive at Fair Lane.

Visual Simulations

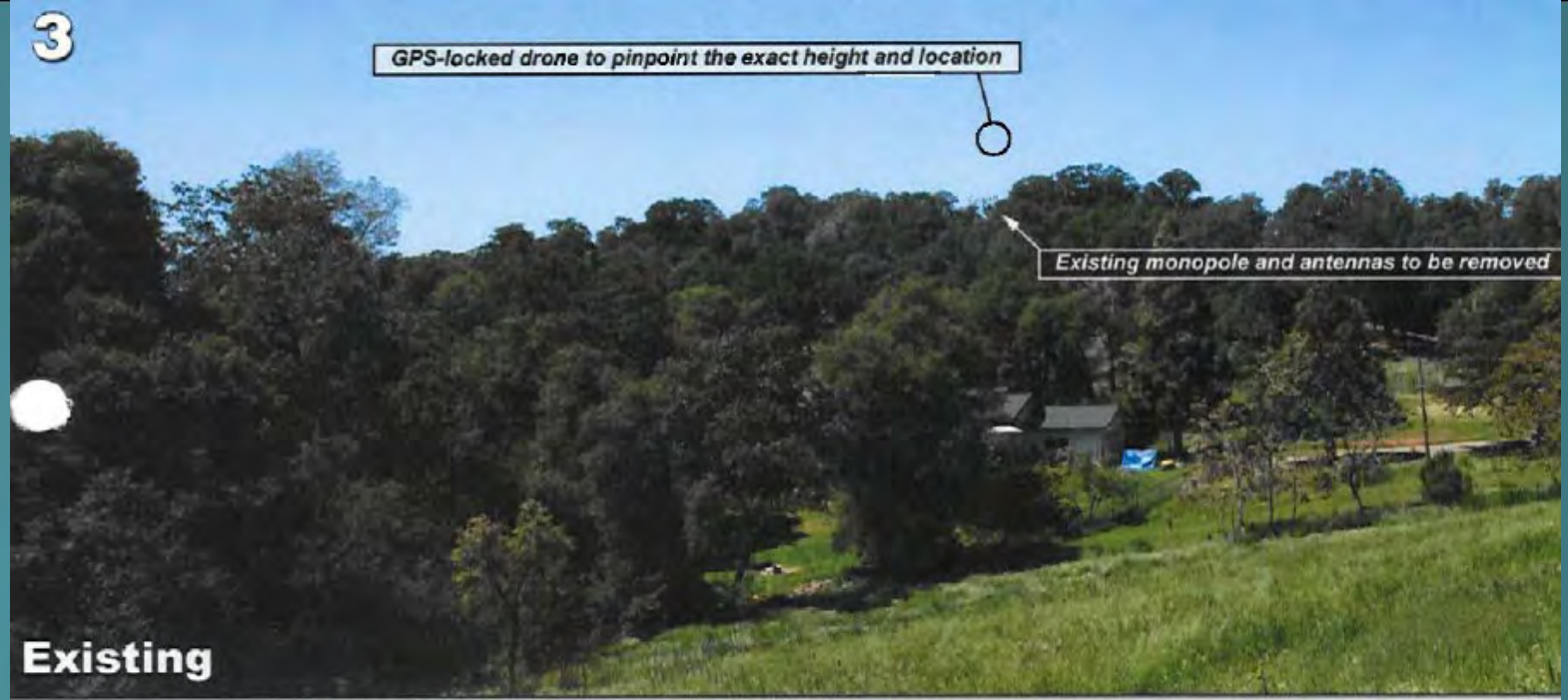
Viewpoint 2

Photosimulation of the view looking south at a brief glimpse along Forni Road, approaching Cribbs Road.

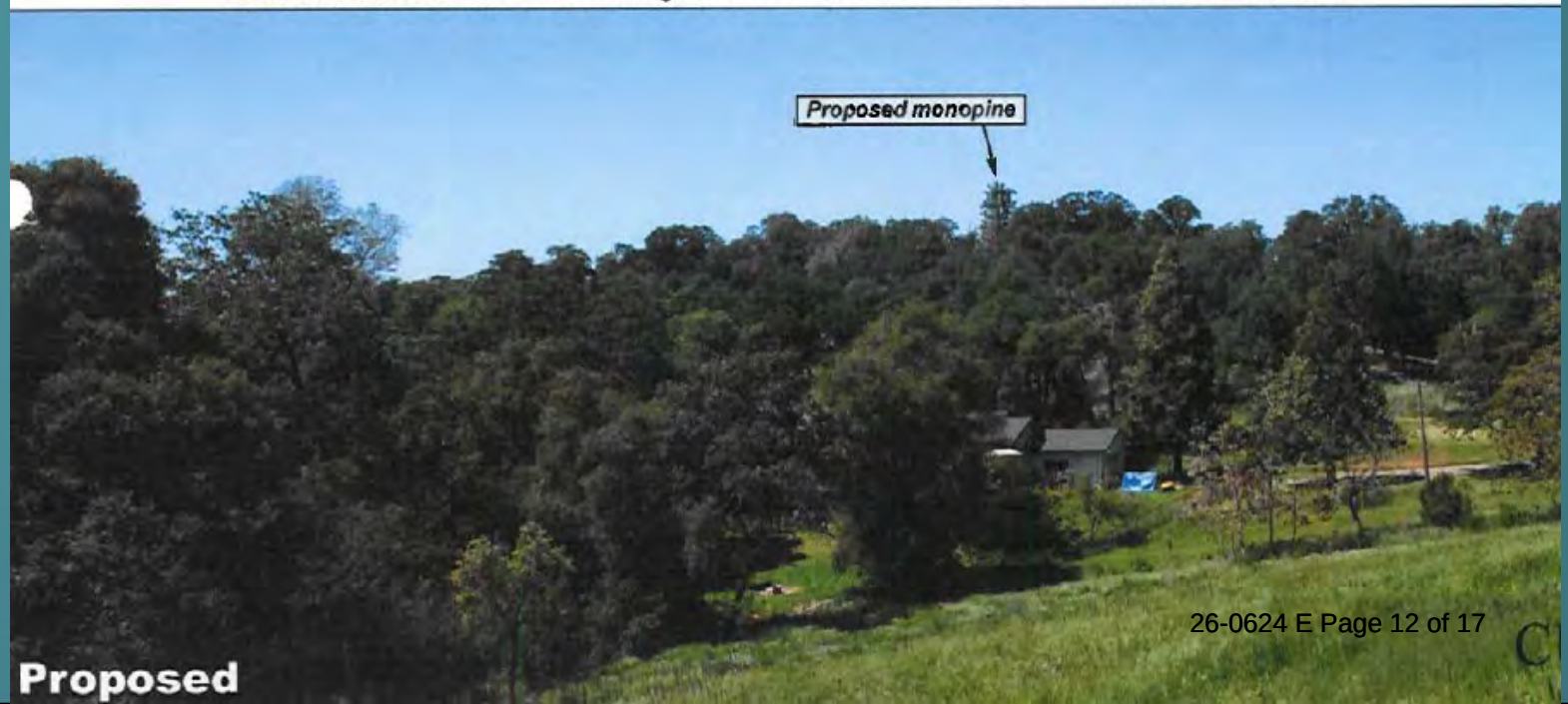


Visual Simulations

Viewpoint 3



Photosimulation of the view looking northwest from the clearest view along Excalibar Road.



Visual Simulations

Viewpoint 4

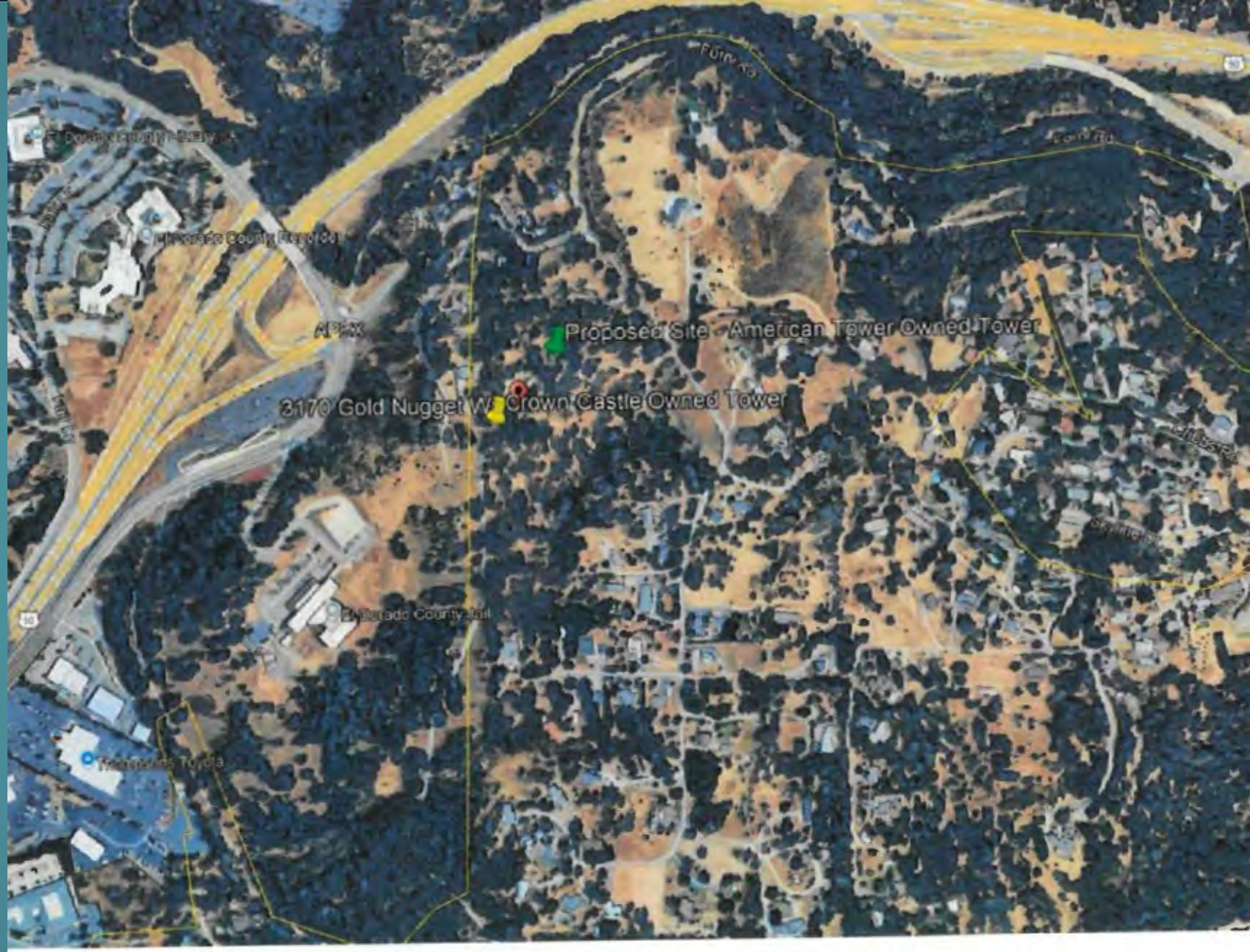
Visual Simulations

Viewpoint 5

Photosimulation of the view looking northeast from eastbound Hwy 50, crossing under the Forni Road overpass.

Exhibit I

Alternative Site Location
Previously approved on
CUP-R21-0008



Green pin - Currently proposed site location (American Tower owned structure)
Yellow pin - The previously evaluated candidate—a Crown Castle–owned structure—had received Planning approval under CUP-R21-0008; however, lease constraints prevented the project from moving forward.

Environmental Review

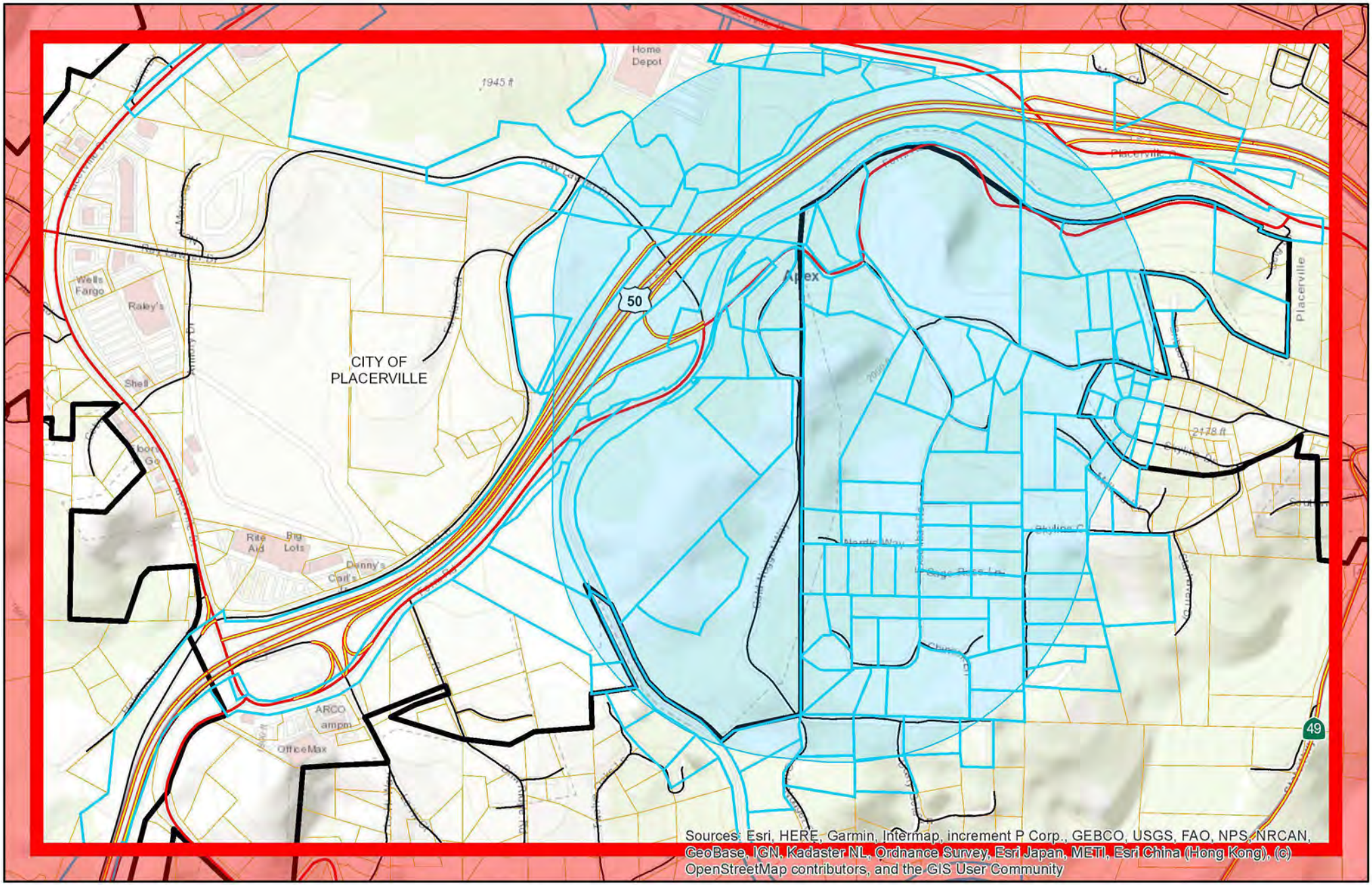
Staff has reviewed the project and has determined Conditional Use Permit CUP-R25-0005 is Categorically Exempt pursuant to Section 15302 (Replacement or Reconstruction), of the CEQA Guidelines. Class Two categorical exemptions “consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the replaced structure and will have substantially the same purpose and capacity as the structure replaced.” Approval of this Conditional Use Permit would allow for replacement or reconstruction of existing structures and facilities located on the same site as the replaced structure and will have substantially the same purpose and capacity as the structure replaced.

Staff Recommendation

Staff recommends the Planning Commission take the following actions:

1. Find Conditional Use Permit CUP-R25-0005 to be Categorically Exempt pursuant to Section 15302, Replacement or Reconstruction, of the CEQA Guidelines; and

2. Approve Conditional Use Permit CUP-R25-0005 based on the Findings and subject to the Conditions of Approval as presented.



March 30, 2026

ATC-VZN Monopine Notification Map PC 04-23-26 (1,500 Feet)

Search Results: Parcels
Override 1
County Outline
Highway Labels

Highways

Major Roads
Major Roads
Minor Roads

N
W
E
S

Disclaimer: Parcel boundaries in this map are illustrative only and not considered the legal boundary.

0 280 560 840 1,120 Feet

County of El Dorado
Planning and Building Department (Planning)
2850 Fairlane Court, Building C
Placerville, CA 95667

NOTICE OF PUBLIC HEARING

County of El Dorado
Planning Commission

Building C Hearing Room
2850 Fairlane Court,
Placerville, CA 95667

323400016

April 23, 2026 at 8:30 AM

Send Comments to:
PLANNING@EDCGOV.US

Meeting Agenda and Staff Reports Available:
https://eldorado.legistar.com/calendar.aspx

Project Information Available:
https://edc-trk.aspgov.com/etrakit/
Login or create an E-Trakit account

NOTICE OF PUBLIC HEARING

PROJECT: CONDITIONAL USE PERMIT - REVISION CUP-R25-0005/ATC - Wooden Pole to Monopine submitted by Epic Wireless Group LLC, Melissa Ofina

REQUEST: to allow the modification and continued operation of a wireless communication facility including the removal of an existing 47-foot-tall wood monopole and replacement with a 63-foot-tall steel monopine to reside within the existing ATC 40-foot by 60-foot lease area.

LOCATION: The property, identified by Assessor's Parcel Number 325-290-006, consisting of 10.3 acres, is located on the east side of Gold Nugget Way, approximately 600 feet south of the intersection with Forni Road in the Placerville Community Region, within the City of Placerville Sphere of Influence.
Supervisorial District 3.

COUNTY PLANNER: Michelle Drehobl, email: MDrehobl@edcgov.us

COUNTY OF EL DORADO PLANNING COMMISSION
KAREN L. GARNER, Executive Secretary
APRIL 10, 2026

All persons interested are invited to write their comments to the Planning Commission in advance of the hearing. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to, the public hearing. Any written correspondence should be directed to:

County of El Dorado Planning and Building Department
2850 Fairlane Court,
Placerville, CA 95667
or via e-mail: **planning@edcgov.us**

EL DORADO COUNTY
PLANNING DIVISION
https://www.eldoradocounty.ca.gov/Land-Use/Planning-and-Building/Planning-Division

NOTICE OF PUBLIC HEARING

The **County of El Dorado Planning Commission** will hold a public hearing in the Planning Commission Hearing Room, 2850 Fairlane Court, Placerville, CA 95667 on **April 23, 2026,** at **8:30 a.m.**, to consider the following: **CONDITIONAL USE PERMIT - REVISION CUP-R25-0005/ATC - Wooden Pole to Monopine** submitted by Epic Wireless Group LLC, Melissa Ofina to allow the modification and continued operation of a wireless communication facility including the removal of an existing 47-foot-tall wood monopole and replacement with a 63-foot-tall steel monopine to reside within the existing ATC 40-foot by 60-foot lease area. The property, identified by Assessor's Parcel Number 325-290-006, consisting of 10.3 acres, is located on the east side of Gold Nugget Way, approximately 600 feet south of the intersection with Forni Road in the Placerville Community Region, within the City of Placerville Sphere of Influence, Supervisorial District 3. (County Planner: Michelle Drehobl, email: MDrehobl@edcgov.us) (Categorical or Statutory Exemption pursuant to Section 15302 (Class Two (2), Replacement or Reconstruction) of the CEQA Guidelines)**

Agenda and Staff Reports are available two weeks prior at https://eldorado.legistar.com/Calendar.aspx

Project Information is available online at https://edc-trk.aspgov.com/etrakit/. To view attachments, please login or create an E-Trakit account and search the project name or application file number.

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Please send written comments by 2:00 p.m. the day prior to the meeting. Comments received after the deadline may not be delivered to the Commission before any action.

The County of El Dorado strives to ensure all Commission agenda materials are ADA-compliant. However, in limited circumstances, attachments to agenda items may not be fully accessible to individuals with disabilities. We remain committed to ensuring the agenda materials are accessible to and usable by individuals with disabilities to the maximum extent possible. Alternative formats for the requested agenda materials can be made available upon request to the Clerk of the Planning Commission at 530-621-5355 or via email, planning@edcgov.us, preferably no less than 24 hours in advance of the meeting.

**This project is exempt from the California Environmental Quality Act (CEQA) pursuant to the above-referenced section, and it is not subject to any further environmental review.

COUNTY OF EL DORADO PLANNING COMMISSION
KAREN L. GARNER, Executive Secretary
April 10, 2026

Mountain Democrat

PROOF OF PUBLICATION
(2015.5. C.C.P.)

STATE OF CALIFORNIA
County of El Dorado

I am a citizen of the United States and a resident of the County aforesaid; I'm over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am principal clerk of the printer at the Mountain Democrat, 2889 Ray Lawyer Drive, a newspaper of general circulation, printed and published Wednesday and Friday, in the City of Placerville, County of El Dorado, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court to the County of El Dorado, State of California, under the date of March 7, 1952, Case Number 7258; that the notice, of which the annexed is a printed copy (set in type no smaller than non-pareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-with:

4/10

ALL IN THE YEAR 2026

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Placerville, California, this 10th day of APRIL, 2026

Allison Rains

Signature

Allison Rains
Legals Clerk

Proof of Publication
NOTICE OF PUBLIC HEARING

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COUNTY OF EL DORADO
PLANNING COMMISSION
KAREN L. GARNER, Executive Secretary
April 10, 2026
4/10 **15989**