

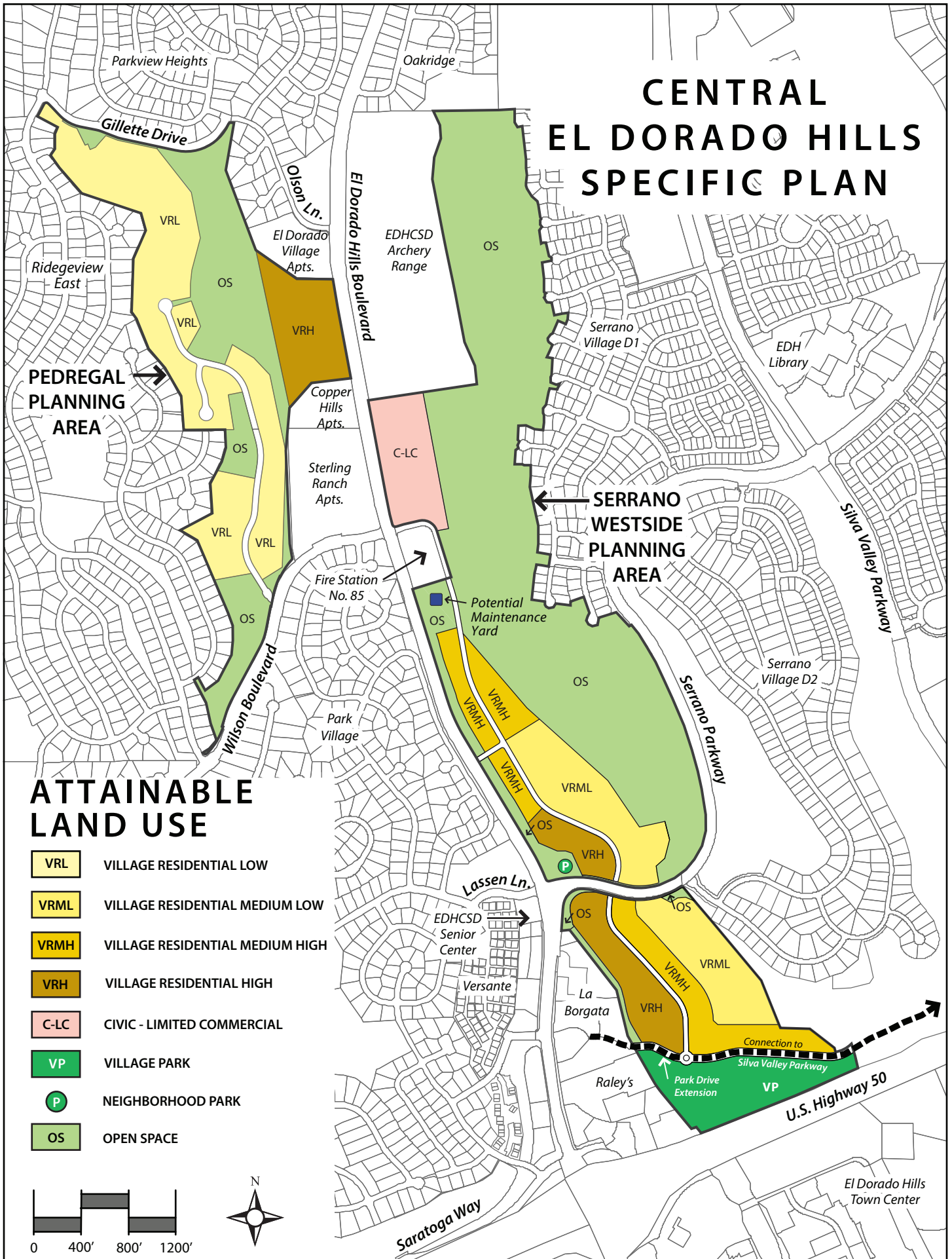


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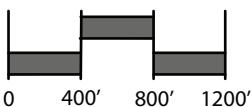
Exhibit A: Location Map

CENTRAL EL DORADO HILLS SPECIFIC PLAN

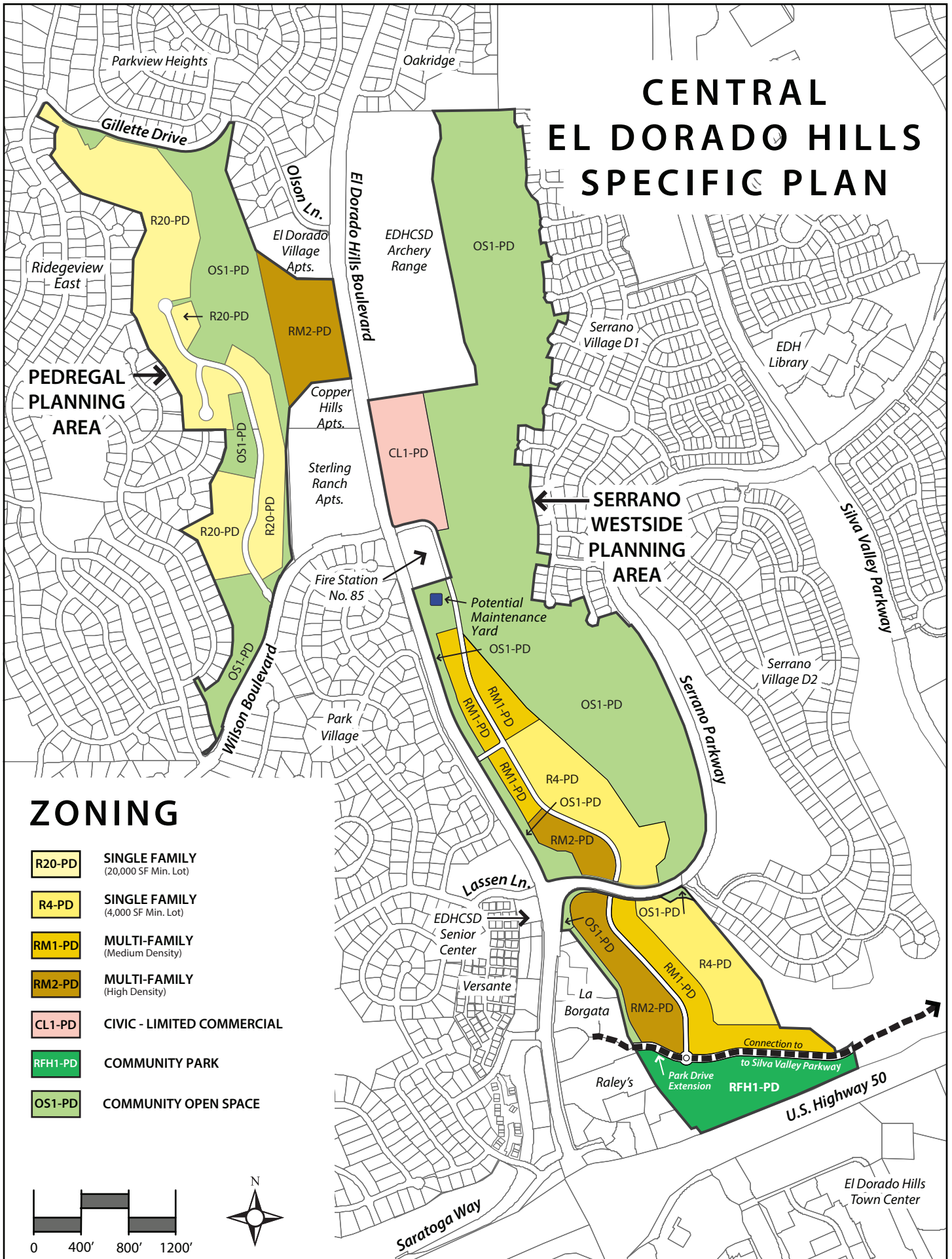


ATTAINABLE LAND USE

- VRL VILLAGE RESIDENTIAL LOW
- VRML VILLAGE RESIDENTIAL MEDIUM LOW
- VRMH VILLAGE RESIDENTIAL MEDIUM HIGH
- VRH VILLAGE RESIDENTIAL HIGH
- C-LC CIVIC - LIMITED COMMERCIAL
- VP VILLAGE PARK
- P NEIGHBORHOOD PARK
- OS OPEN SPACE

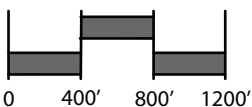


CENTRAL EL DORADO HILLS SPECIFIC PLAN

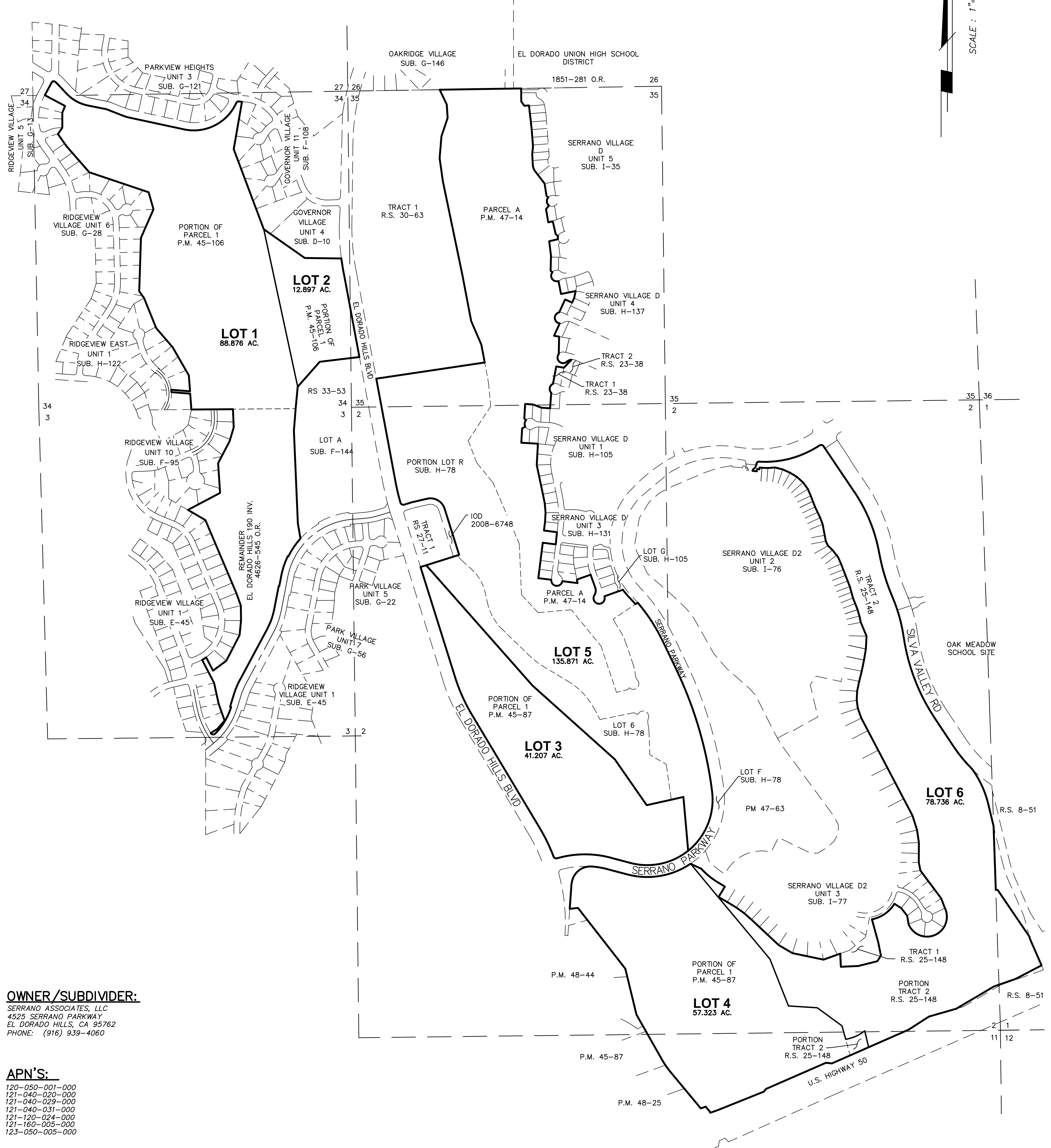


ZONING

- R20-PD** SINGLE FAMILY (20,000 SF Min. Lot)
- R4-PD** SINGLE FAMILY (4,000 SF Min. Lot)
- RM1-PD** MULTI-FAMILY (Medium Density)
- RM2-PD** MULTI-FAMILY (High Density)
- CL1-PD** CIVIC - LIMITED COMMERCIAL
- RFH1-PD** COMMUNITY PARK
- OS1-PD** COMMUNITY OPEN SPACE



SCALE : 1"=400'



OWNER/SUBDIVIDER:
 SERRANO ASSOCIATES, LLC
 4525 SERRANO PARKWAY
 EL DORADO HILLS, CA 95762
 PHONE: (916) 939-4060

APN'S:
 120-050-001-000
 121-040-020-000
 121-040-029-000
 121-040-031-000
 121-120-024-000
 121-160-005-000
 123-050-005-000

LEGEND:
 BOUNDARY ———
 PROPOSED LOT LINE ———
 EXISTING LOT LINE - - - - -

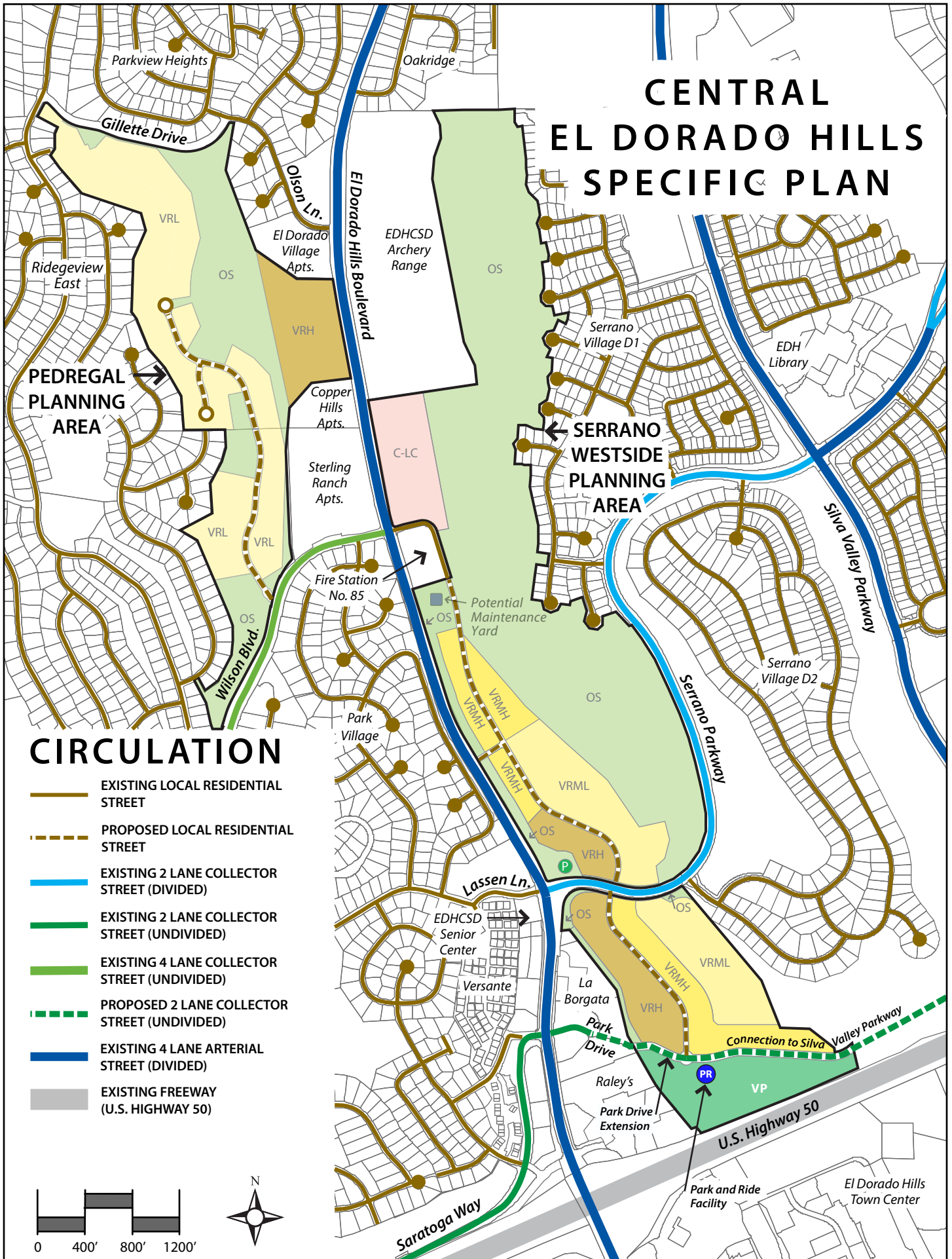
NOTE:
 1. FINAL POSITION OF PROPOSED LOT LINES SHOWN HEREON TO BE BASED ON APPROVED DESIGN.

APPROVED BY DEVELOPMENT SERVICES DIRECTOR: _____
 DATE: _____

EXHIBIT D: LARGE LOT TENTATIVE SUBDIVISION MAP

PROJECT NO. 2677.197 SHEET NO. 1 OF 1	DRAWING CREATION DATE: 04/12/2019 DRAFTER: MK DESIGNER: MK PROJECT ENG:	CENTRAL EDH SPECIFIC PLAN		905 Sutter St., Ste 200, Folsom, CA 95630 (916) 366-3040 Fax (916) 366-3303 R. E. Y. ENGINEERS, Inc. Civil Engineers / Land Surveyors	DRAWING SCALE HOR. SCALE: 1"=400' VERT. SCALE: 1"=400'	NO. REVISION DESCRIPTION CHECKED BY DATE
		EL DORADO COUNTY CALIFORNIA	_____ _____ _____ _____ _____ _____ _____ _____ _____ _____			

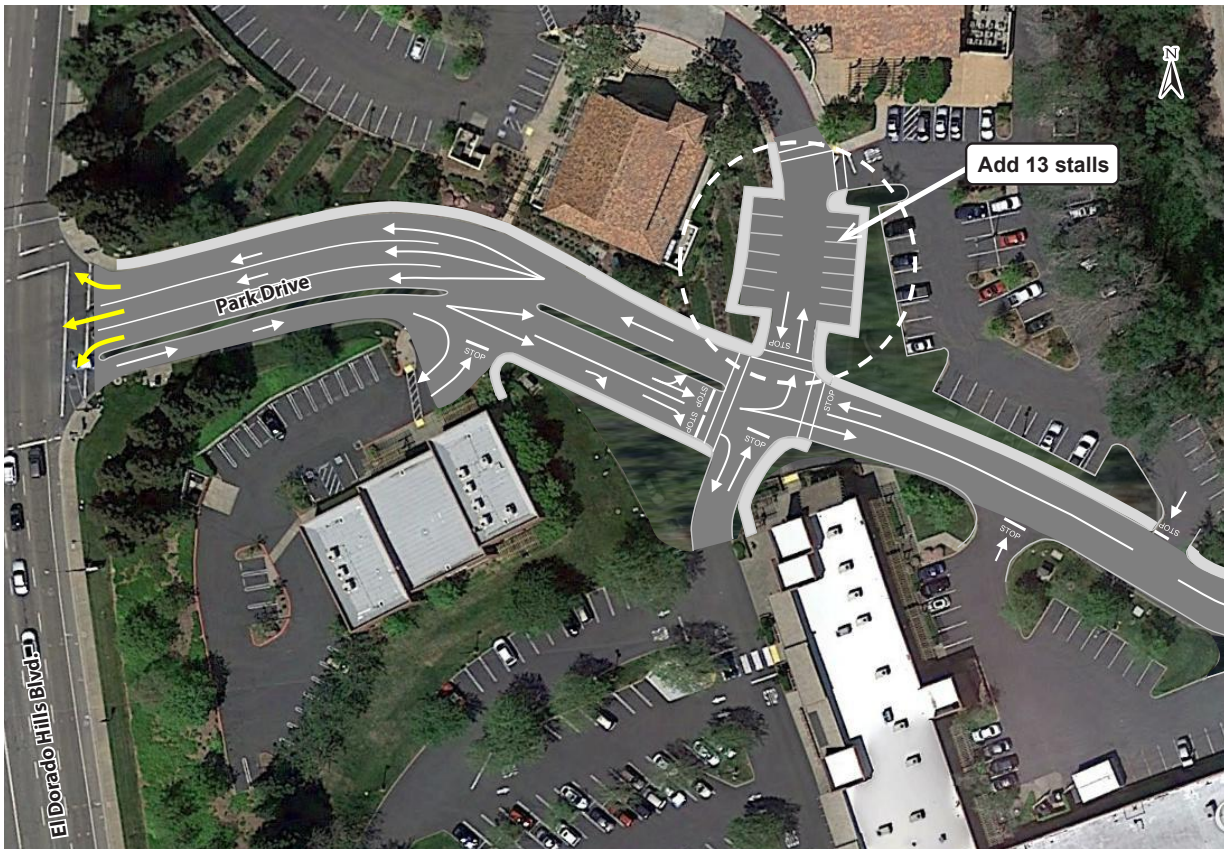
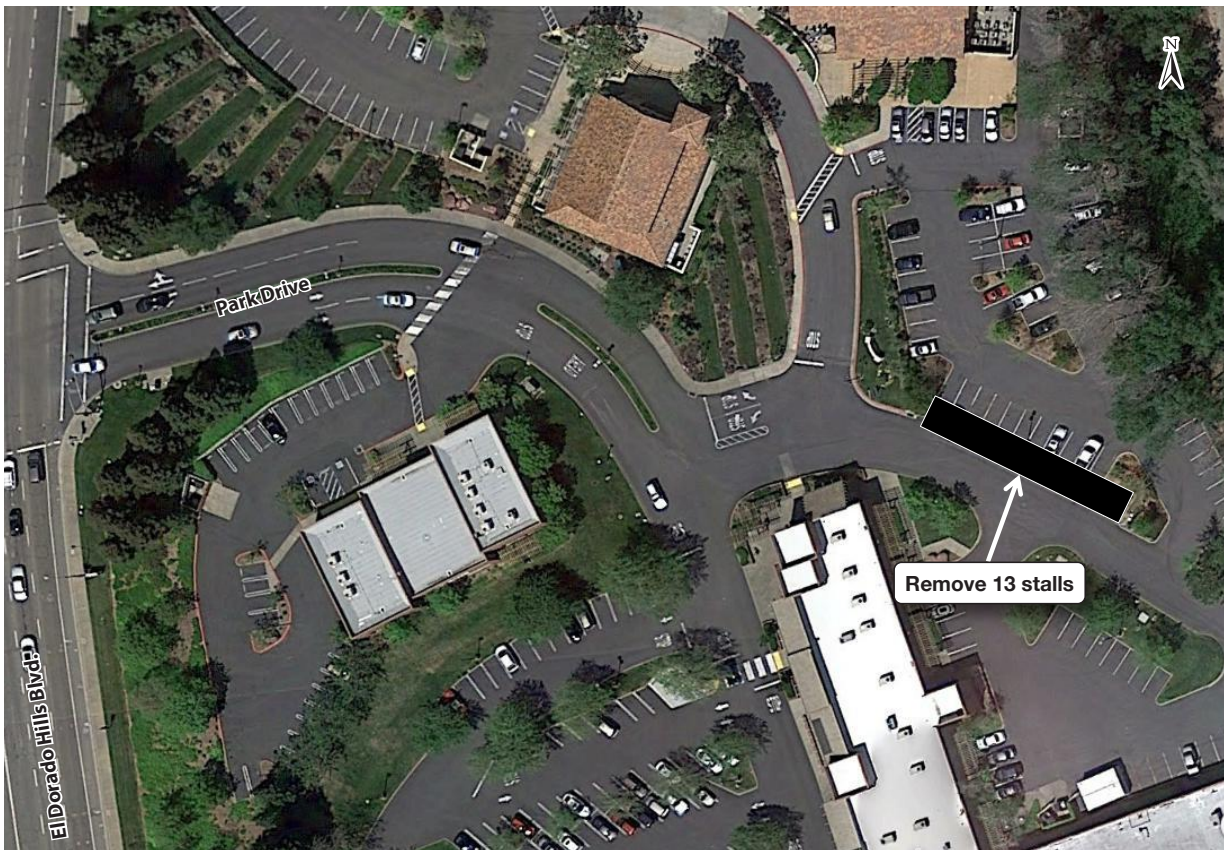
CENTRAL EL DORADO HILLS SPECIFIC PLAN



CIRCULATION

- EXISTING LOCAL RESIDENTIAL STREET
- - - PROPOSED LOCAL RESIDENTIAL STREET
- EXISTING 2 LANE COLLECTOR STREET (DIVIDED)
- EXISTING 2 LANE COLLECTOR STREET (UNDIVIDED)
- EXISTING 4 LANE COLLECTOR STREET (UNDIVIDED)
- - - PROPOSED 2 LANE COLLECTOR STREET (UNDIVIDED)
- EXISTING 4 LANE ARTERIAL STREET (DIVIDED)
- EXISTING FREEWAY (U.S. HIGHWAY 50)

EXHIBIT E: CEDHP Circulation Plan

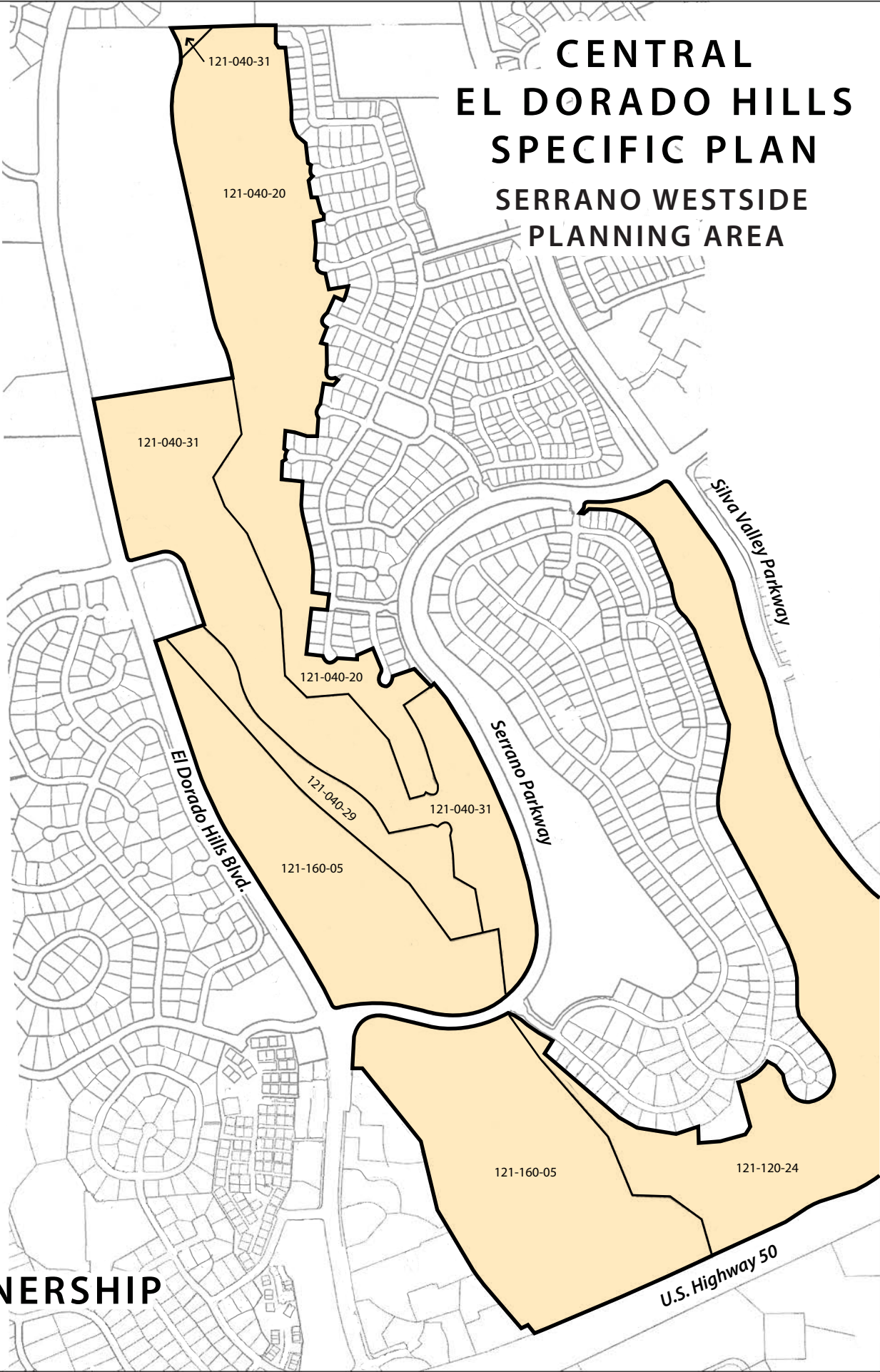


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EXHIBIT F: Park Drive Reconfiguration 10-1670-106 of 13

**CENTRAL
EL DORADO HILLS
SPECIFIC PLAN
SERRANO WESTSIDE
PLANNING AREA**



OWNERSHIP

CENTRAL EL DORADO HILLS SPECIFIC PLAN PEDREGAL PLANNING AREA

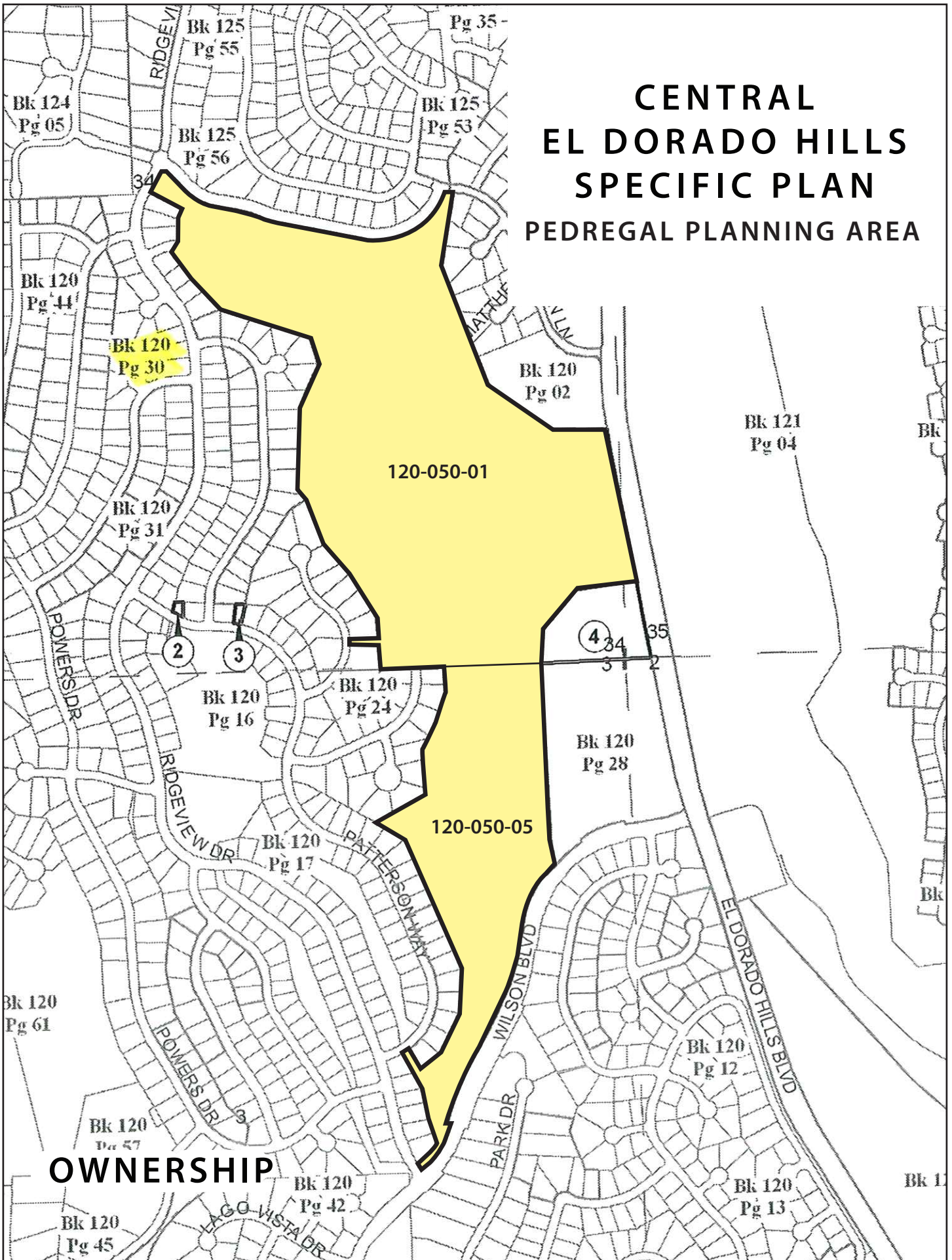


EXHIBIT G: Assessor's Parcels

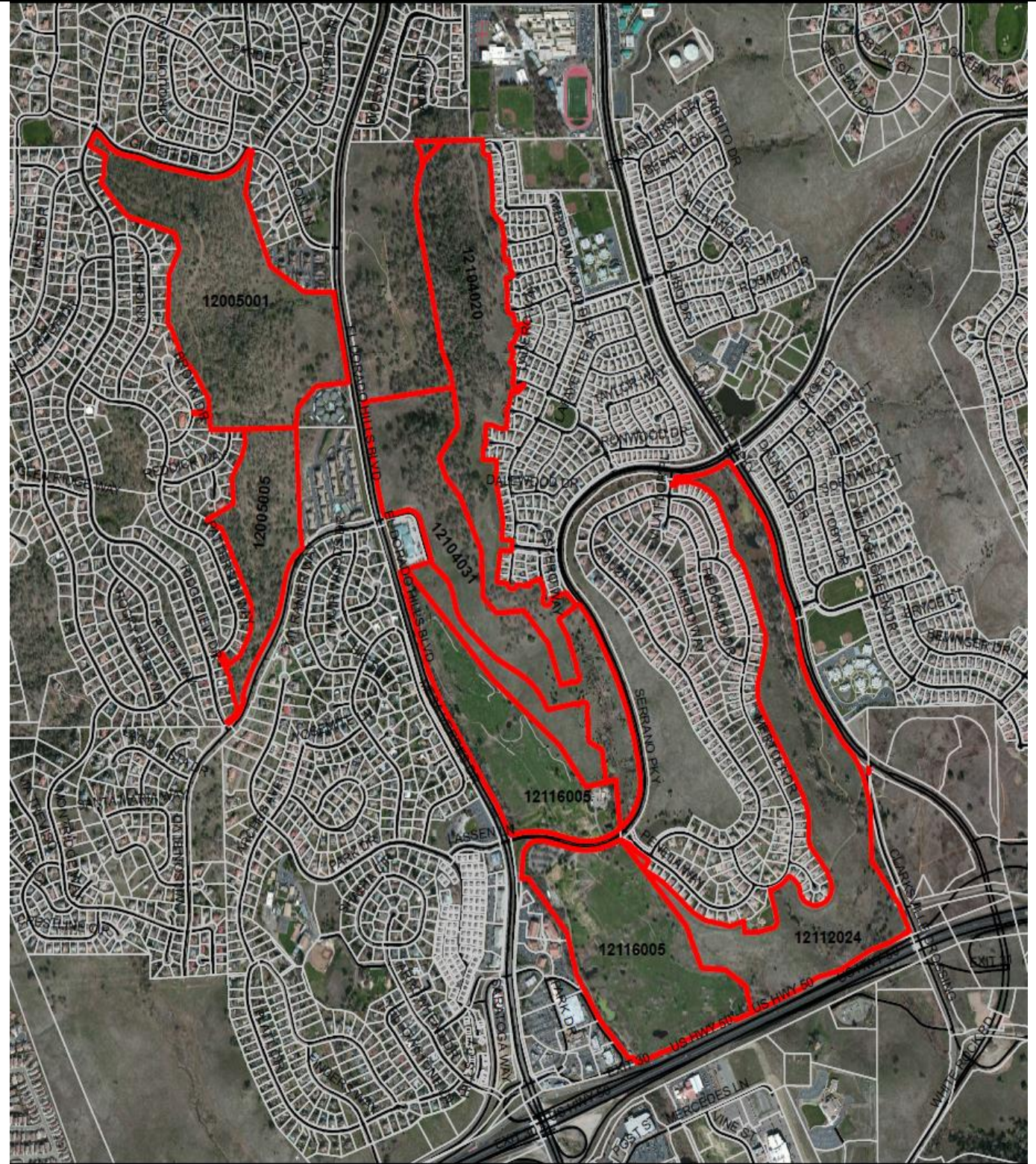
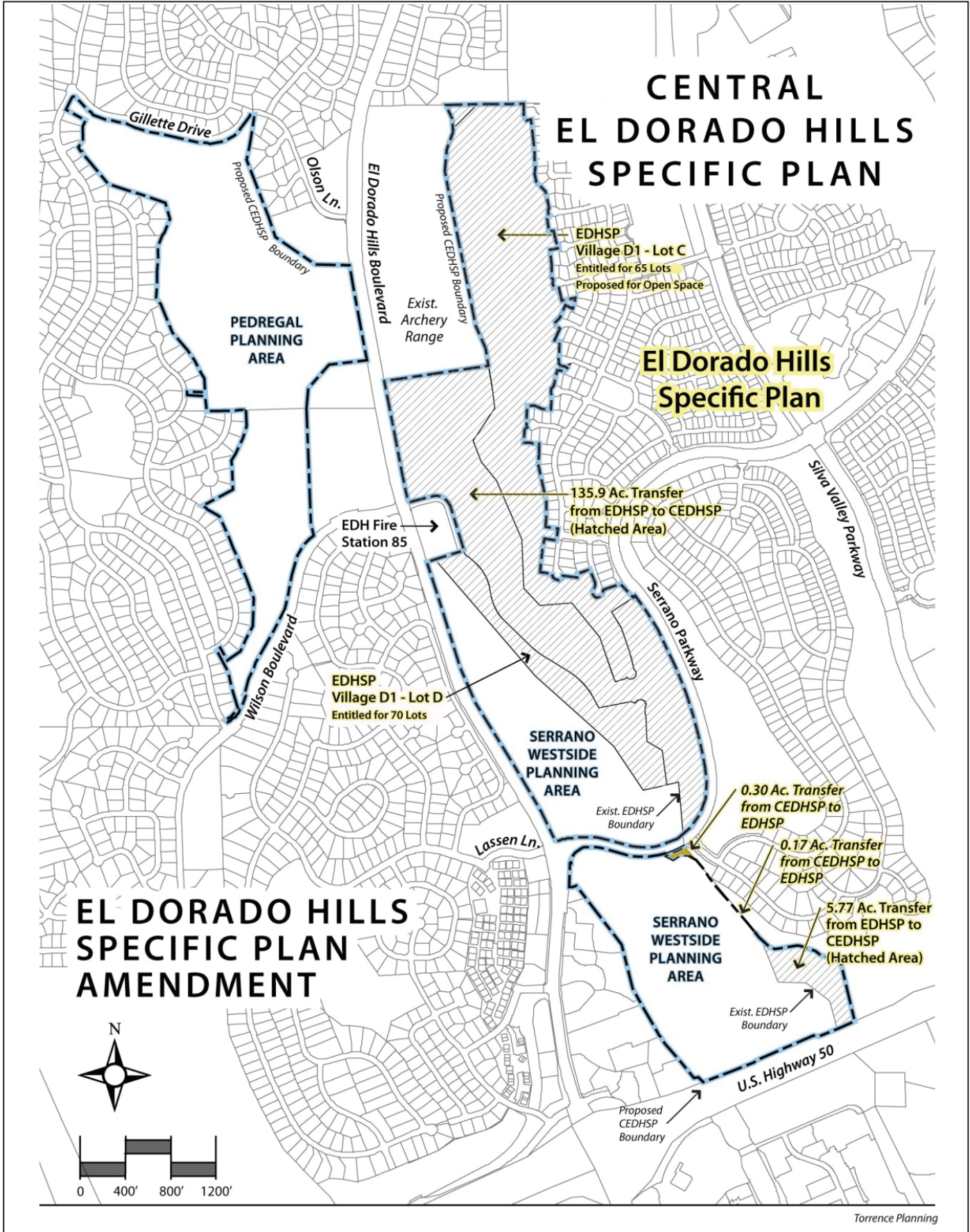


EXHIBIT G: Assessor's Parcels (Aerial Photo)



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EXHIBIT H: El Dorado Hills Specific Plan

Amendments

CENTRAL EL DORADO HILLS SPECIFIC PLAN

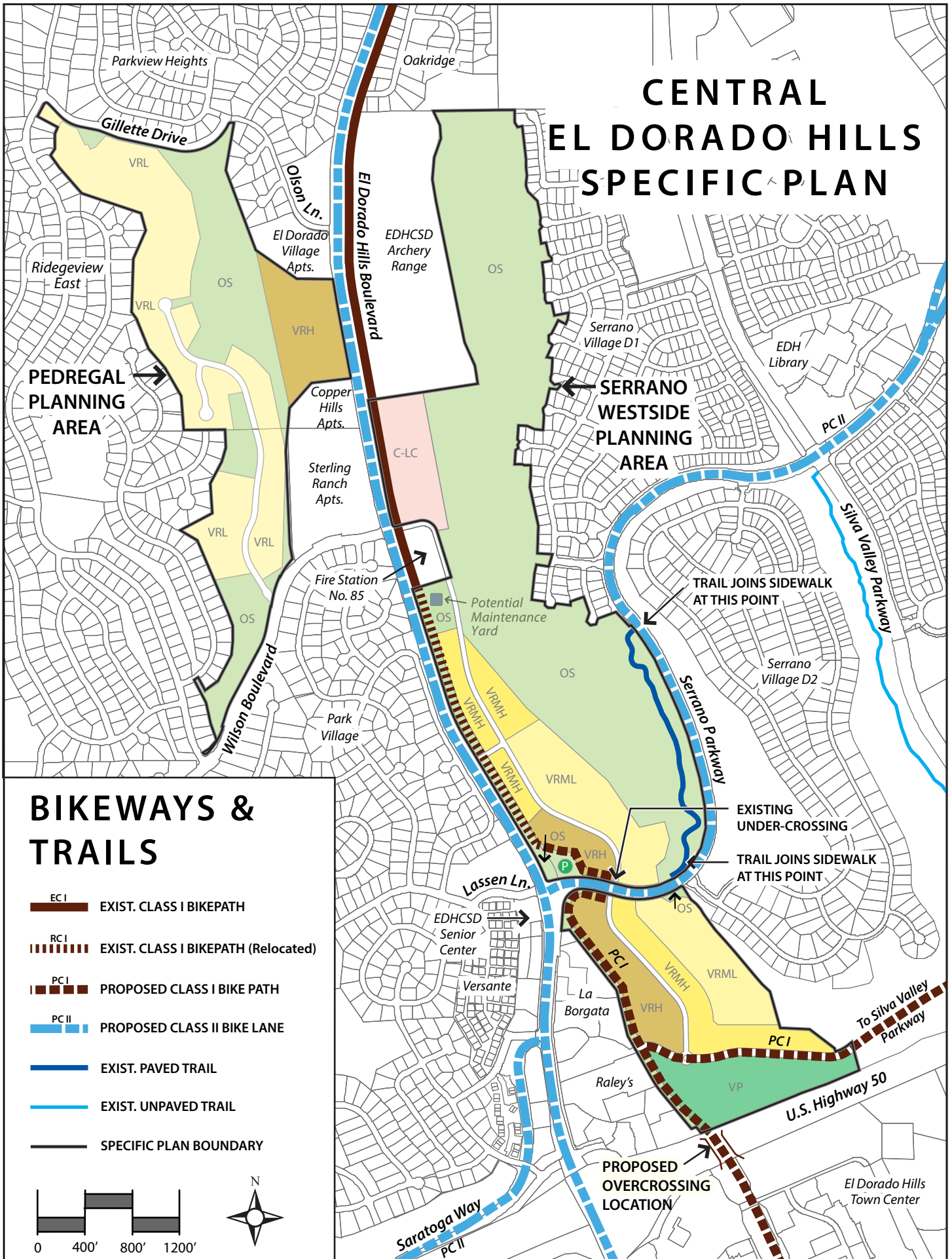


EXHIBIT I: CEDHSP Bicycle and Trails Plan

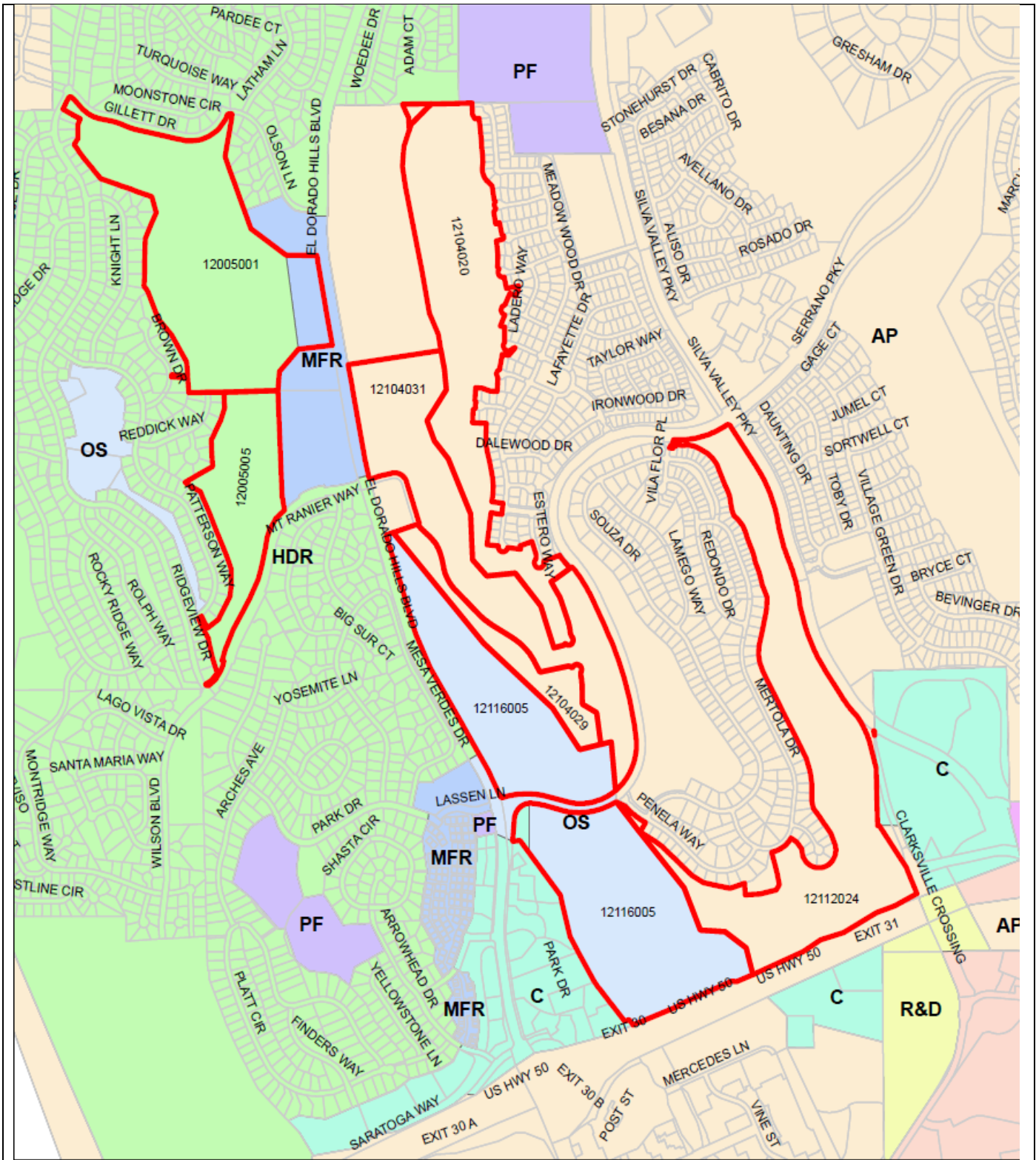


EXHIBIT J: Existing General Plan Land Use Map

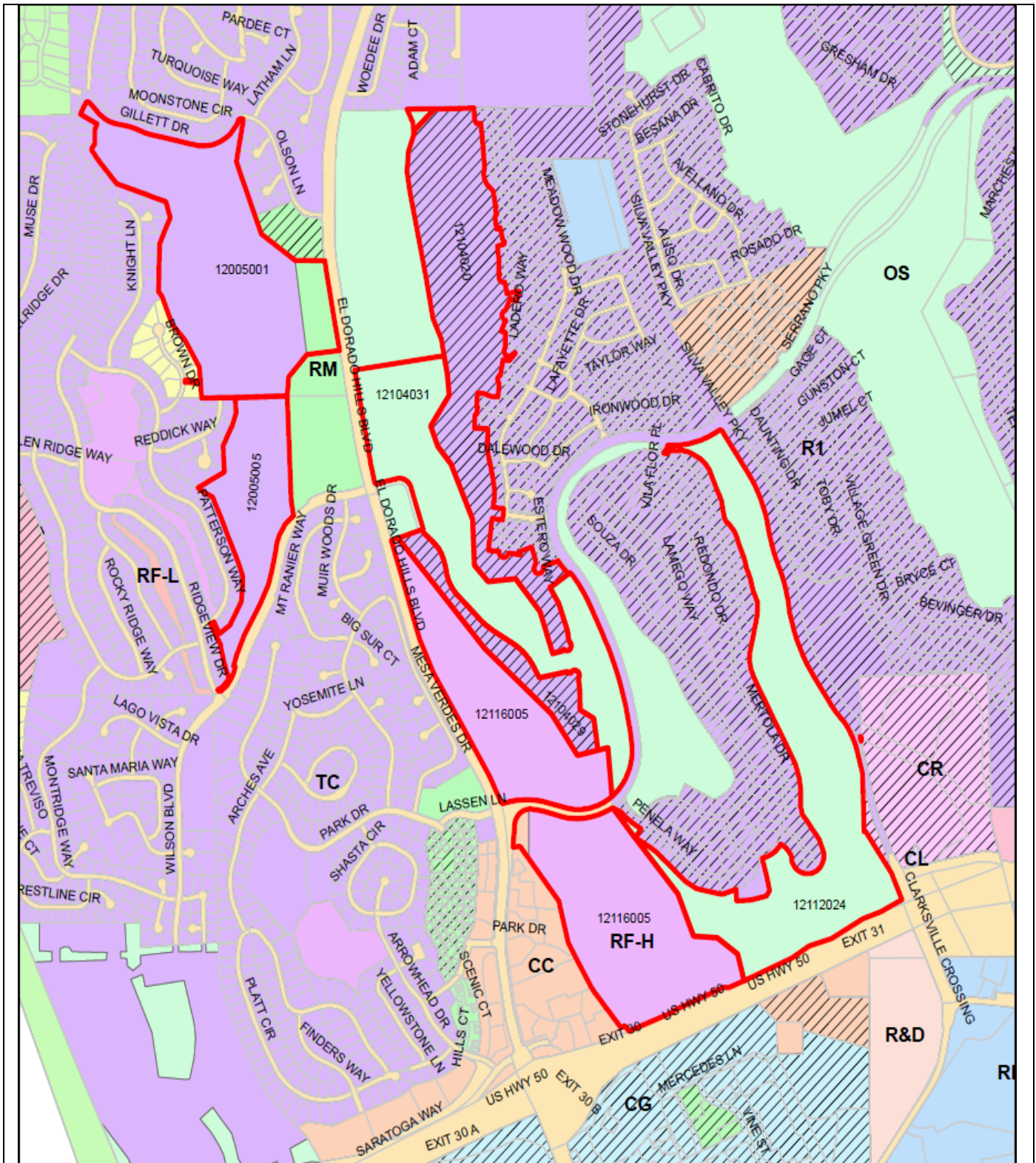


EXHIBIT K: Existing Zoning Map (with –PD overlay in hashmark)