

# TENTATIVE SUBDIVISION MAP

## VINEYARDS AT EL DORADO HILLS

COUNTY OF EL DORADO

SEPTEMBER, 2017

STATE OF CALIFORNIA



VICINITY MAP  
NOT TO SCALE

**OWNER OF RECORD**

OMNI FINANCIAL A CA LLC  
1260 41ST AVE STE 0  
CAPITOLA, CA 95010

**ENGINEER**

OLGA SCIORELLI P.E.  
3721 DOUGLAS BLVD #150  
ROSEVILLE, CA 95661

**MAP SCALE**

1" = 100'

**CONTOUR INTERVAL**

CONTOUR INTERVAL = 1 FEET

**SOURCE OF TOPOGRAPHY**

(AERIAL PHOTOGRAPHY/TOPOGRAPHIC SURVEY)

**SECTION, TOWNSHIP, RANGE**

SECTION 14, T.10N., R.8E., M.D.M.

**ASSESSOR'S PARCELS**

A.P.N. 126-100-24

**EXISTING / PROP. ZONING**

RE-5 / RE-5 PD

**TOTAL AREA**

114.030 ACRES

**TOTAL NO. of LOTS**

42 SINGLE FAMILY LOTS (INCLUDING ROADS)..... 42.23 AC  
1 ROADWAY LOT ..... 6.22 AC  
5 OPEN SPACE LOTS ..... 65.58 AC  
TOTAL AREA ..... 114.03 AC

**MINIMUM LOT AREA**

43,560 SQUARE FEET

**WATER SUPPLY and SEWAGE DISPOSAL**

WATER - EL DORADO IRRIGATION DISTRICT  
SEWER - ON SITE SEPTIC

**PROPOSED STRUCTURAL FIRE PROTECTION**

EL DORADO HILLS COUNTY WATER DISTRICT

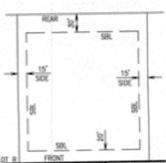
**PHASING PLAN NOTICE**

THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS FOR THIS PROJECT. THE SUBDIVIDER SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS. (PER THE SUBDIVISION MAP ACT, SECTION 66456.1)

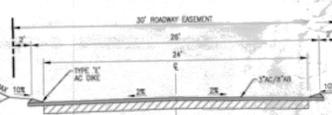
**ENGINEER'S CERTIFICATE**

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

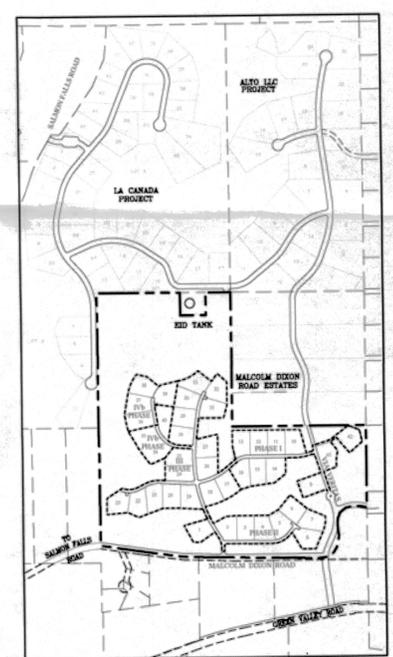
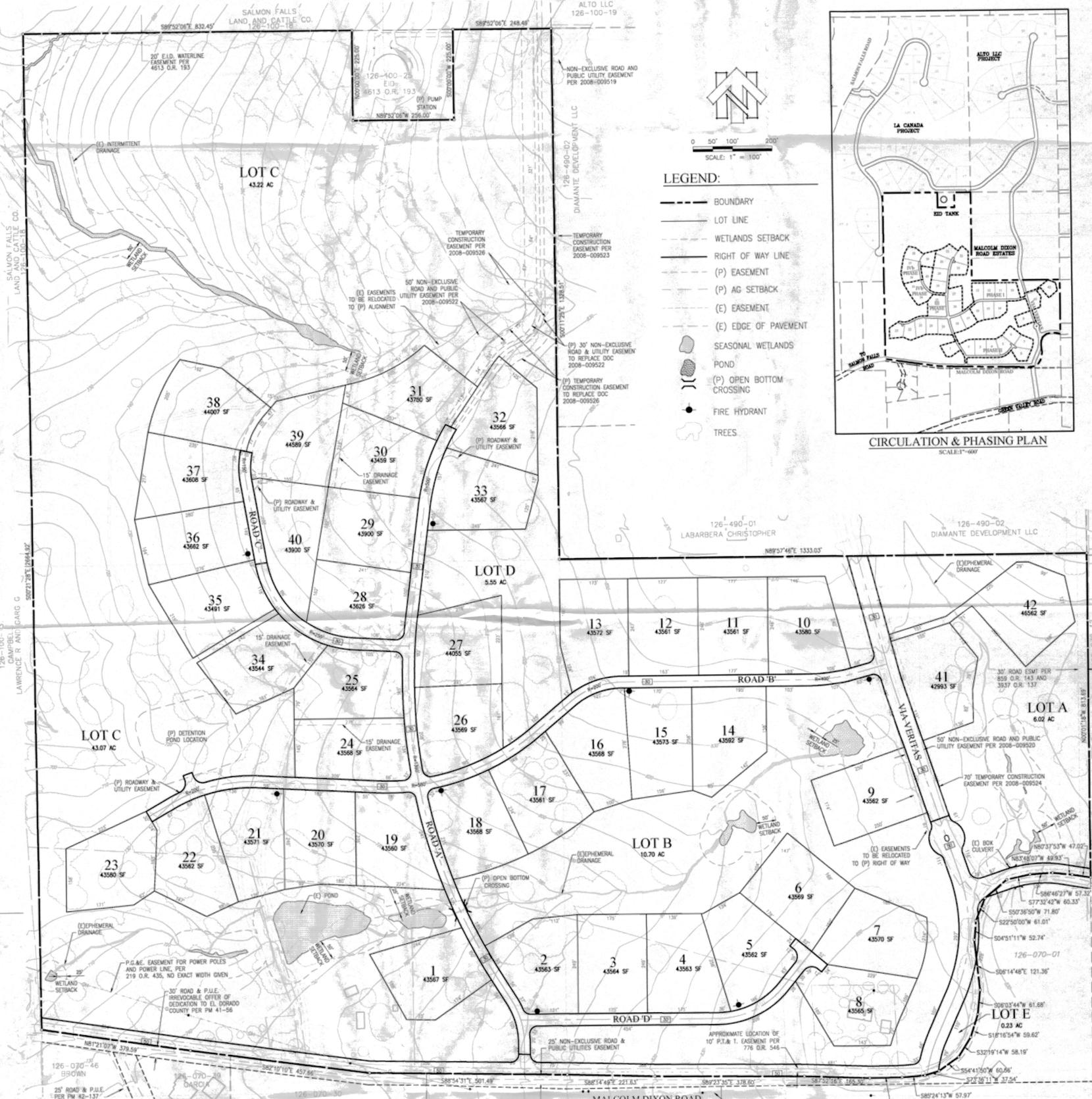
OLGA SCIORELLI P.E. 71204 DATE



TYP. BUILDING SETBACKS  
NOT TO SCALE



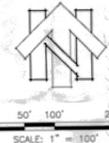
TYPICAL ROAD SECTION (101 C)  
SCALE: 1"=5'



CIRCULATION & PHASING PLAN  
SCALE: 1"=600'

**LEGEND:**

- BOUNDARY
- LOT LINE
- WETLANDS SETBACK
- RIGHT OF WAY LINE
- (P) EASEMENT
- (P) AG SETBACK
- (E) EASEMENT
- (E) EDGE OF PAVEMENT
- SEASONAL WETLANDS
- POND
- (P) OPEN BOTTOM CROSSING
- FIRE HYDRANT
- TREES



0 50' 100' 200'  
SCALE: 1" = 100'

APPROVED  
EL DORADO COUNTY  
PLANNING COMMISSION  
DATE: February 20, 2018  
BY: [Signature]  
EXECUTIVE SECRETARY  
-1116-B-28, 216-C153/P16-001

PLANNING COMMISSION: \_\_\_\_\_  
APPROVAL/DENIAL DATE: \_\_\_\_\_  
BOARD OF SUPERVISORS: \_\_\_\_\_  
APPROVAL/DENIAL DATE: \_\_\_\_\_

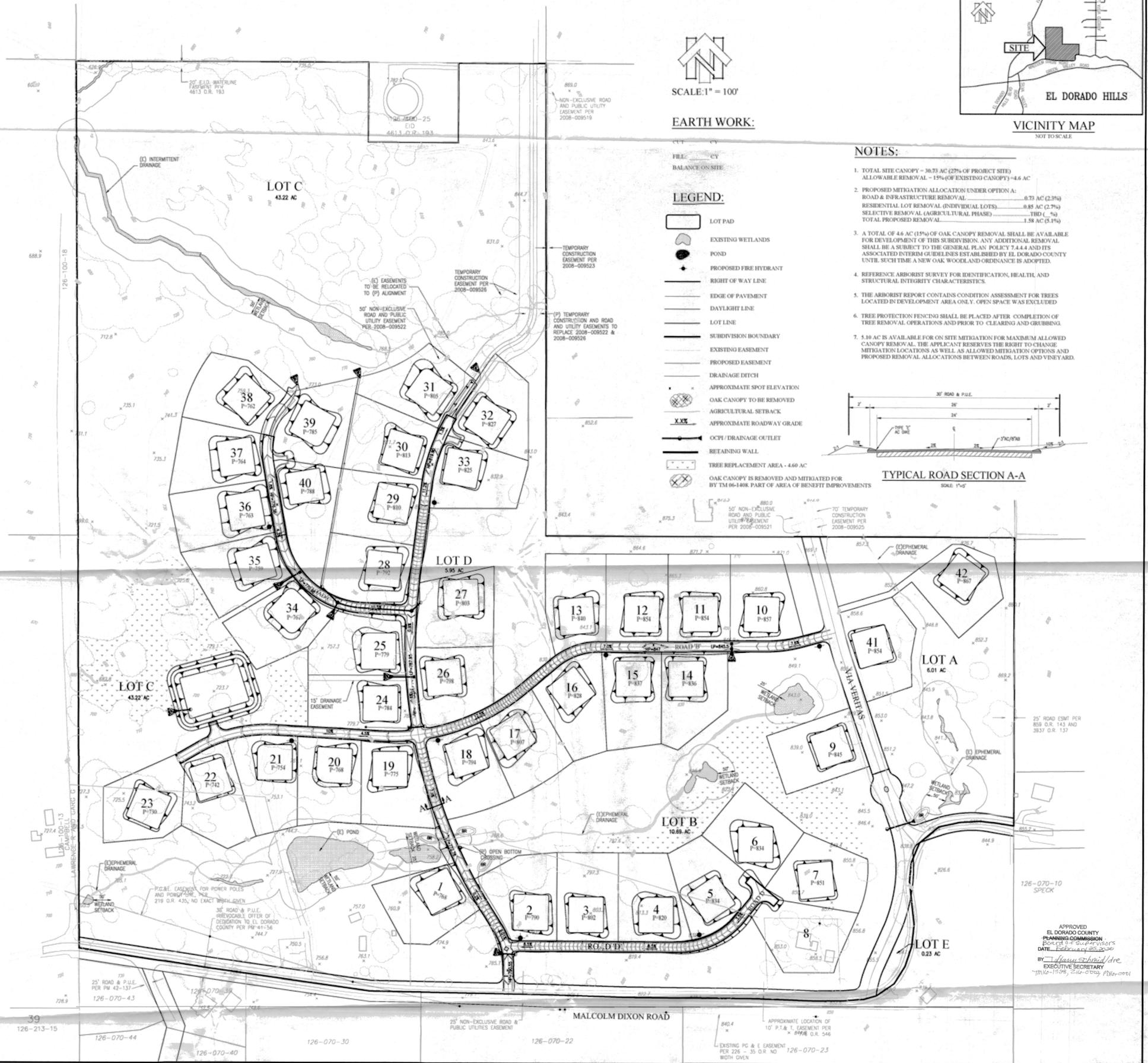
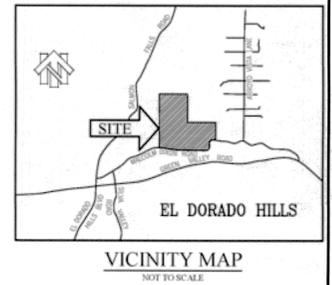
# PRELIMINARY GRADING, DRAINAGE & TREE PRESERVATION PLAN

## VINEYARDS AT EL DORADO HILLS

COUNTY OF EL DORADO

SEPTEMBER, 2017

STATE OF CALIFORNIA



SCALE: 1" = 100'

**EARTH WORK:**

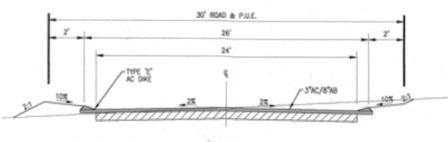
CUT: - CY  
FILL: + CY  
BALANCE ON SITE

**LEGEND:**

- LOT PAD
- EXISTING WETLANDS
- POND
- PROPOSED FIRE HYDRANT
- RIGHT OF WAY LINE
- EDGE OF PAVEMENT
- DAYLIGHT LINE
- LOT LINE
- SUBDIVISION BOUNDARY
- EXISTING EASEMENT
- PROPOSED EASEMENT
- DRAINAGE DITCH
- APPROXIMATE SPOT ELEVATION
- OAK CANOPY TO BE REMOVED
- AGRICULTURAL SETBACK
- APPROXIMATE ROADWAY GRADE
- OCP/ DRAINAGE OUTLET
- RETAINING WALL
- TREE REPLACEMENT AREA - 4.60 AC
- OAK CANOPY IS REMOVED AND MITIGATED FOR BY TM 06-1408. PART OF AREA OF BENEFIT IMPROVEMENTS

**NOTES:**

1. TOTAL SITE CANOPY = 30.71 AC (27% OF PROJECT SITE)  
ALLOWABLE REMOVAL = 15% (OF EXISTING CANOPY) = 4.6 AC
2. PROPOSED MITIGATION ALLOCATION UNDER OPTION A:  
ROAD & INFRASTRUCTURE REMOVAL: 0.73 AC (2.3%)  
RESIDENTIAL LOT REMOVAL (INDIVIDUAL LOTS): 0.85 AC (2.7%)  
SELECTIVE REMOVAL (AGRICULTURAL PHASE): TBD (%)  
TOTAL PROPOSED REMOVAL: 1.58 AC (5.1%)
3. A TOTAL OF 4.6 AC (15%) OF OAK CANOPY REMOVAL SHALL BE AVAILABLE FOR DEVELOPMENT OF THIS SUBDIVISION. ANY ADDITIONAL REMOVAL SHALL BE A SUBJECT TO THE GENERAL PLAN POLICY 7.4.4.4 AND ITS ASSOCIATED INTERIM GUIDELINES ESTABLISHED BY EL DORADO COUNTY UNTIL SUCH TIME A NEW OAK WOODLAND ORDINANCE IS ADOPTED.
4. REFERENCE ARBORIST SURVEY FOR IDENTIFICATION, HEALTH AND STRUCTURAL INTEGRITY CHARACTERISTICS.
5. THE ARBORIST REPORT CONTAINS CONDITION ASSESSMENT FOR TREES LOCATED IN DEVELOPMENT AREA ONLY. OPEN SPACE WAS EXCLUDED.
6. TREE PROTECTION FENCING SHALL BE PLACED AFTER COMPLETION OF TREE REMOVAL OPERATIONS AND PRIOR TO CLEARING AND GRUBBING.
7. 5.10 AC IS AVAILABLE FOR ON SITE MITIGATION FOR MAXIMUM ALLOWED CANOPY REMOVAL. THE APPLICANT RESERVES THE RIGHT TO CHANGE MITIGATION LOCATIONS AS WELL AS ALLOWED MITIGATION OPTIONS AND PROPOSED REMOVAL ALLOCATIONS BETWEEN ROADS, LOTS AND VINEYARD.



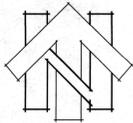
APPROVED  
EL DORADO COUNTY  
PLANNING COMMISSION  
Board of Supervisors  
DATE: February 25, 2017  
BY: *Heather Howard, Director*  
EXECUTIVE SECRETARY  
TM 10-11-08, 12-10-09, 01-09-09, 01-09-09

# VINEYARDS AT EL DORADO HILLS

## SITE PLAN EXHIBIT

EL DORADO HILLS, CALIFORNIA

FEBRUARY 2018



0 100' 200' 400'  
SCALE: 1" = 200'

