

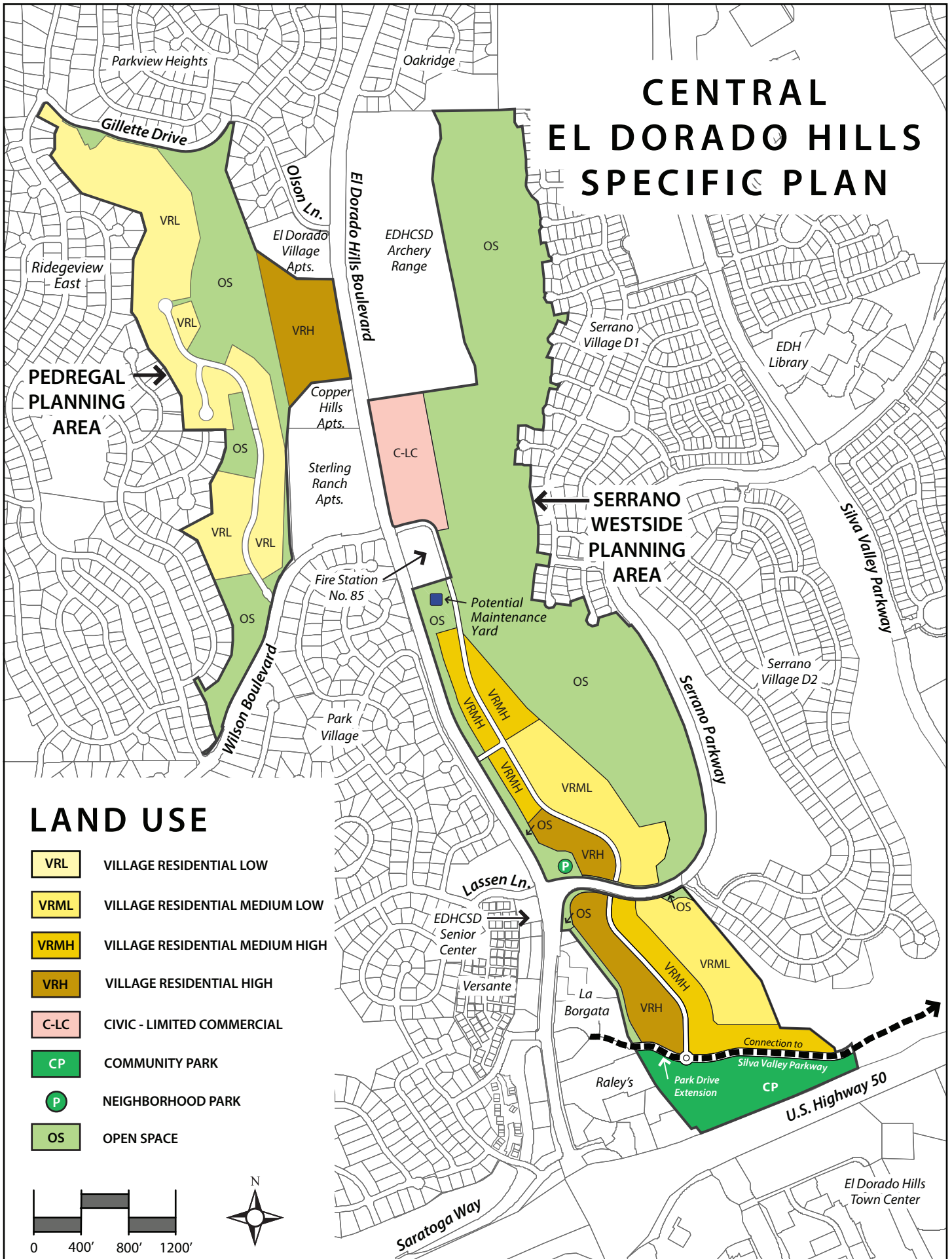


Graphics: ... 0066812 El Dorado Co. - Central El Dorado Hills/ER (01-14-2012) SS



**Figure 2-2
Project Location**

CENTRAL EL DORADO HILLS SPECIFIC PLAN



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
- CP COMMUNITY PARK
- P NEIGHBORHOOD PARK
- OS OPEN SPACE

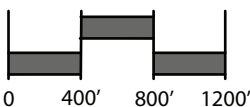
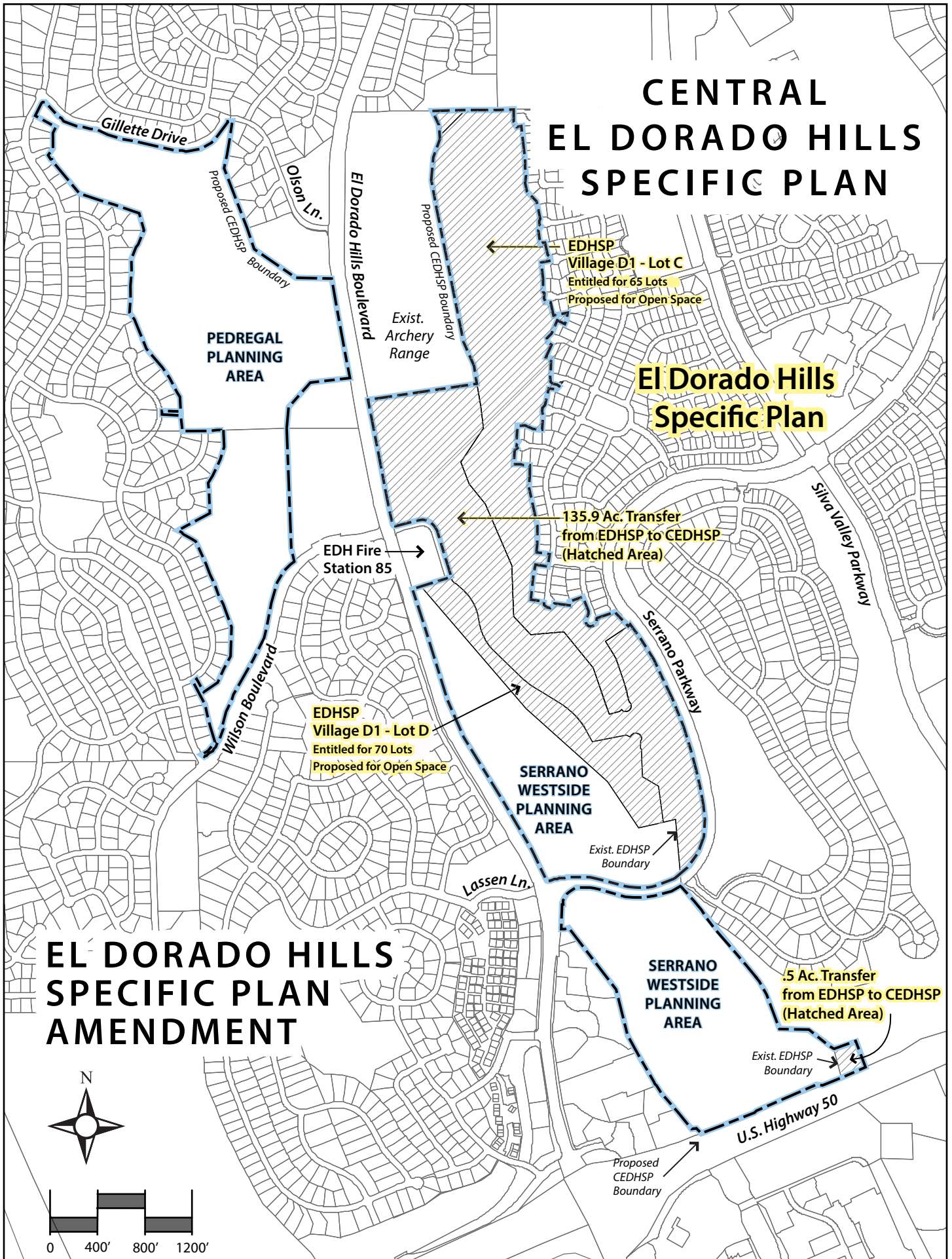
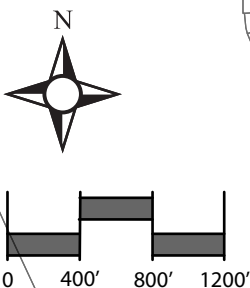


Exhibit B: Proposed CEDHSP Land Use Diagram

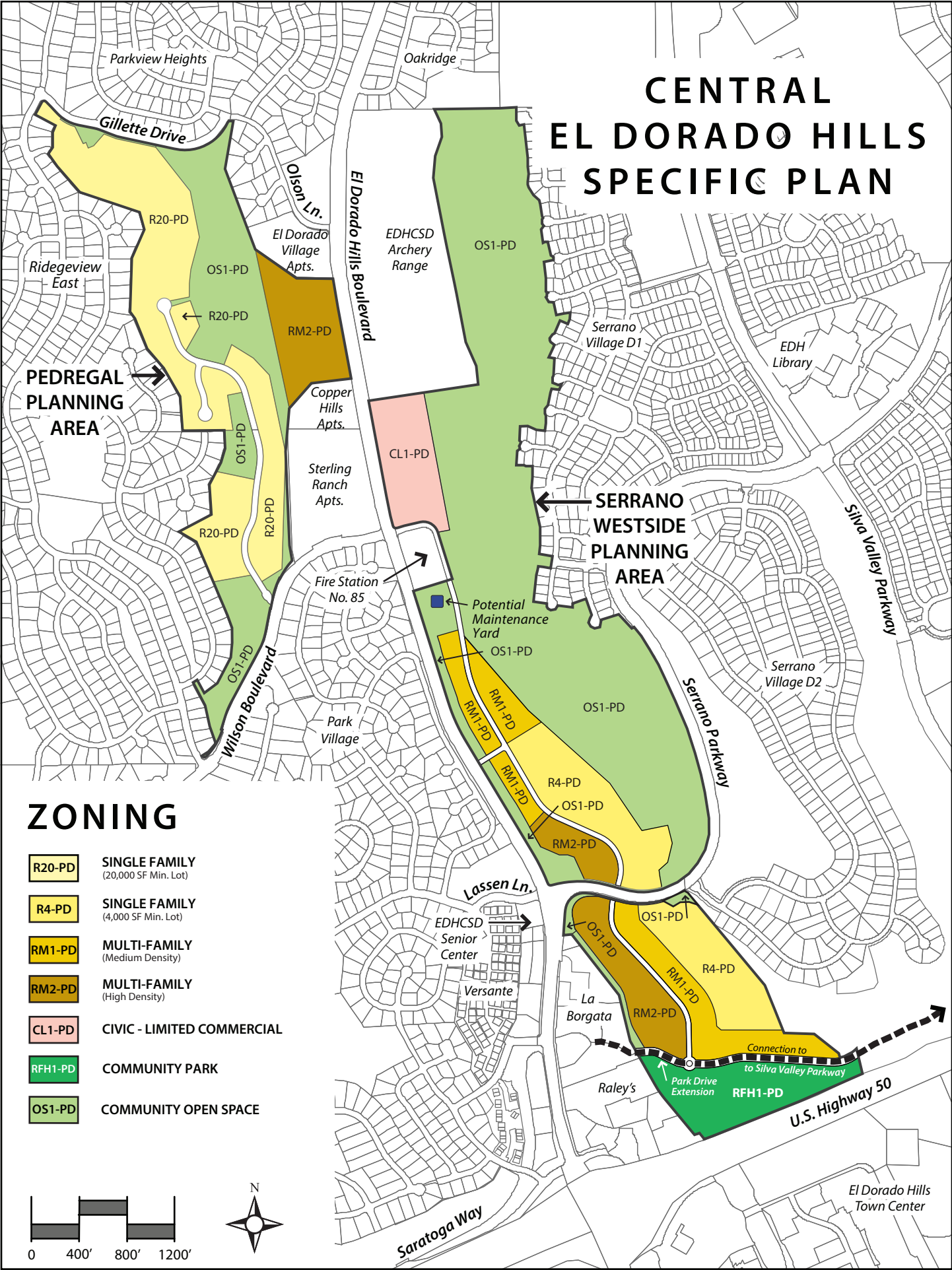
CENTRAL EL DORADO HILLS SPECIFIC PLAN



EL DORADO HILLS SPECIFIC PLAN AMENDMENT



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

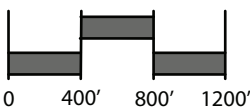
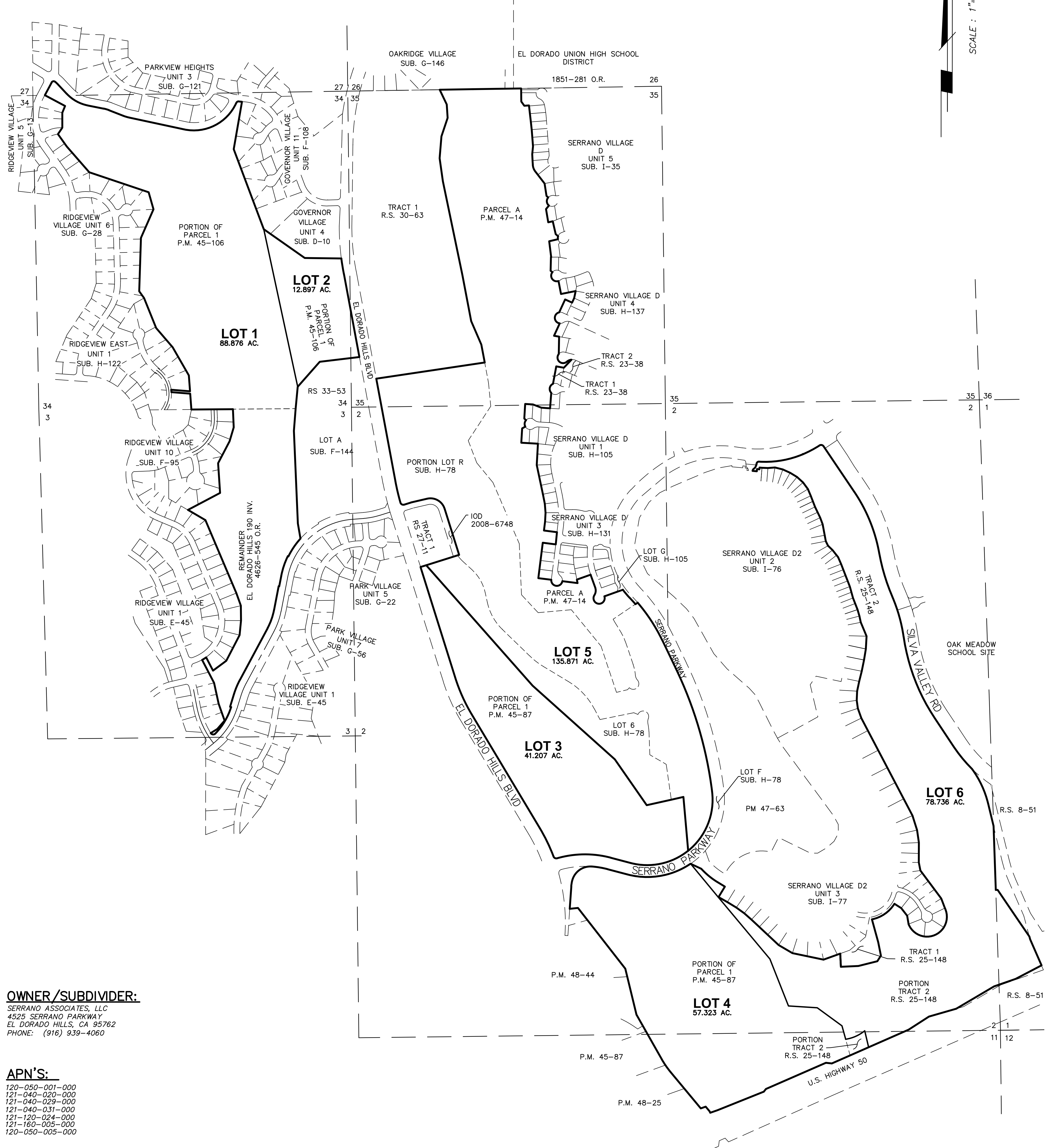


Exhibit D: Proposed CEDHSP Zoning

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
- 120-050-005-000

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: _____

PROJECT NO.
2677.197
 SHEET NO. 1 OF 1

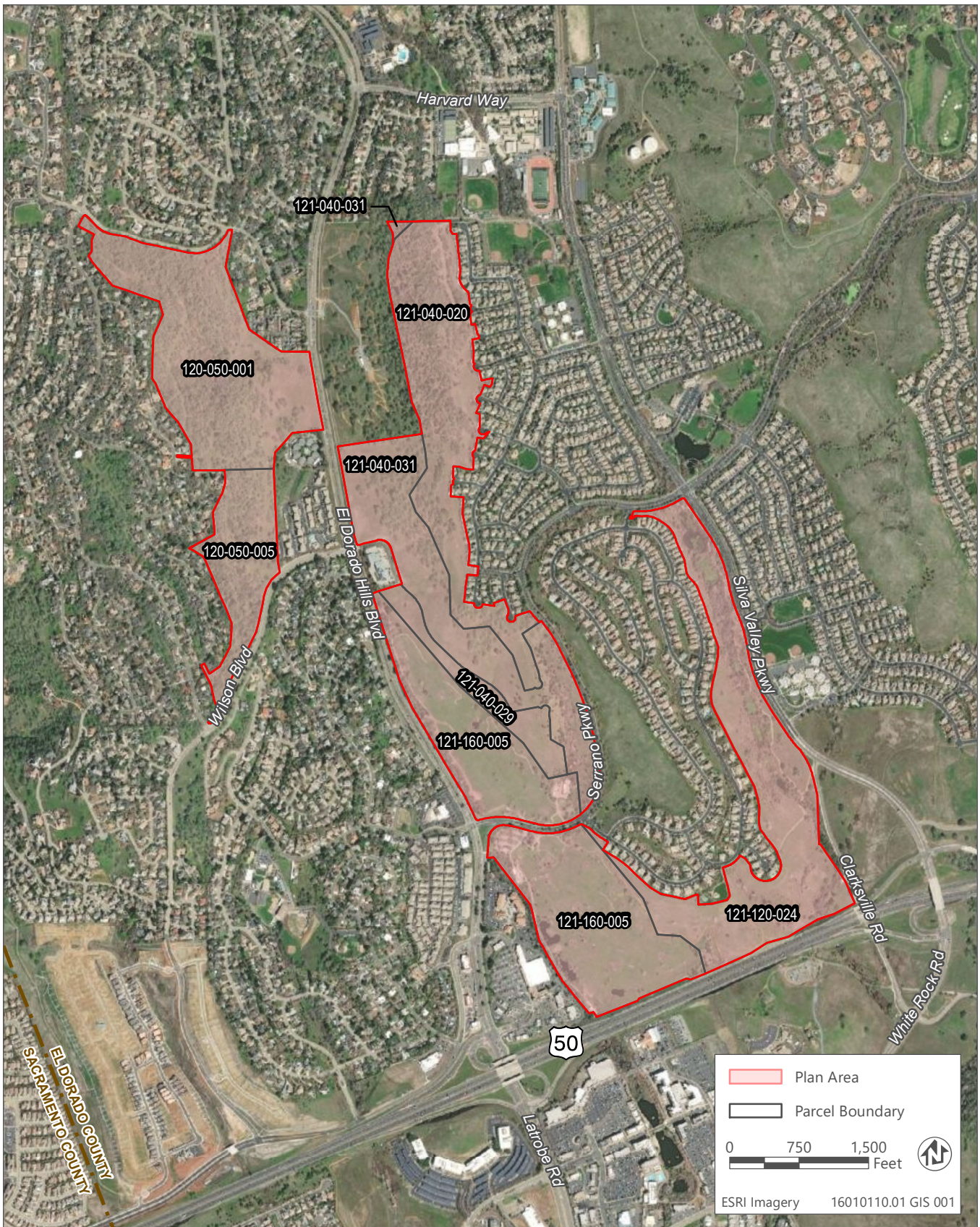
CENTRAL EDH SPECIFIC PLAN

EL DORADO COUNTY CALIFORNIA

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



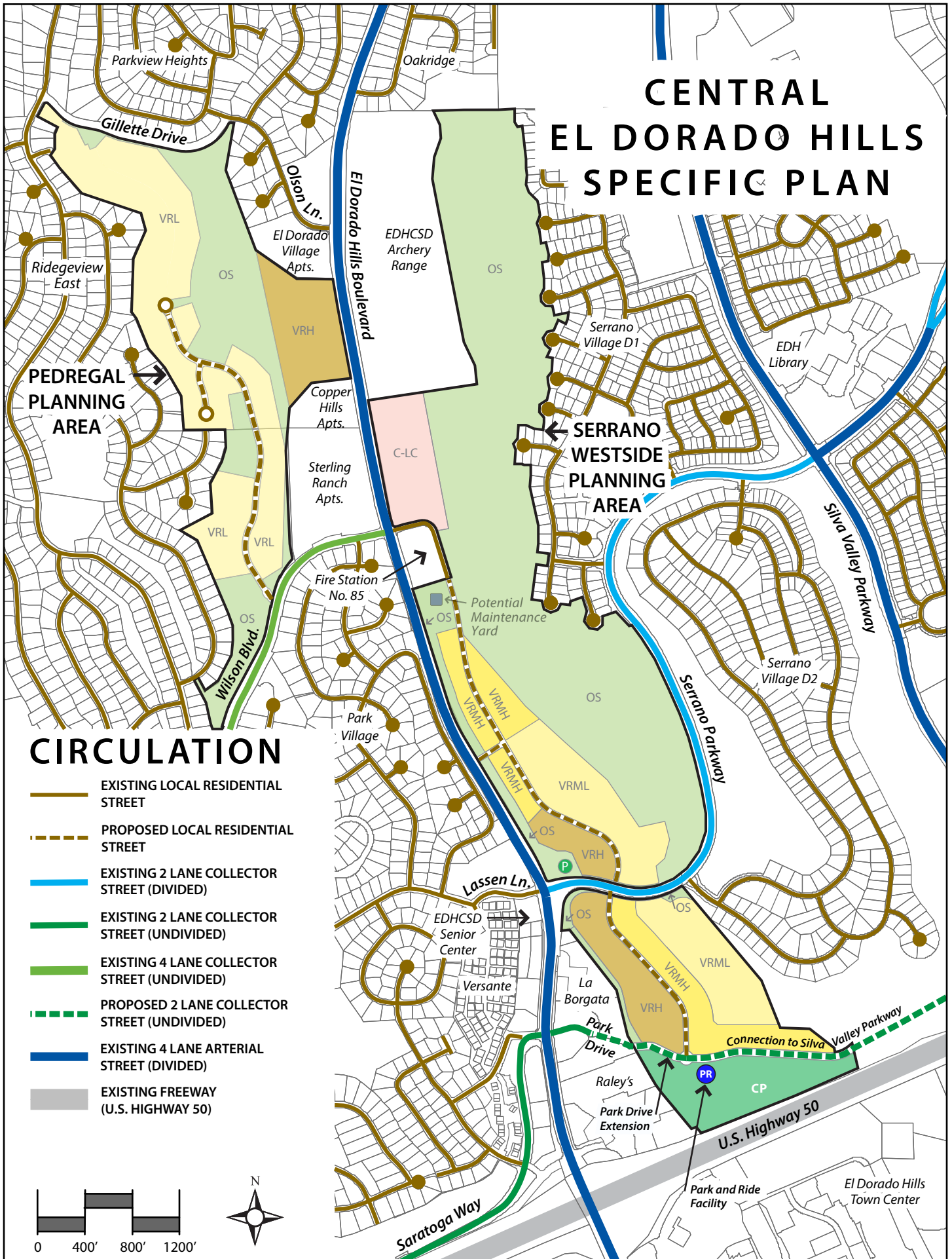
Source: Adapted by Ascent in 2022

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Plan Area

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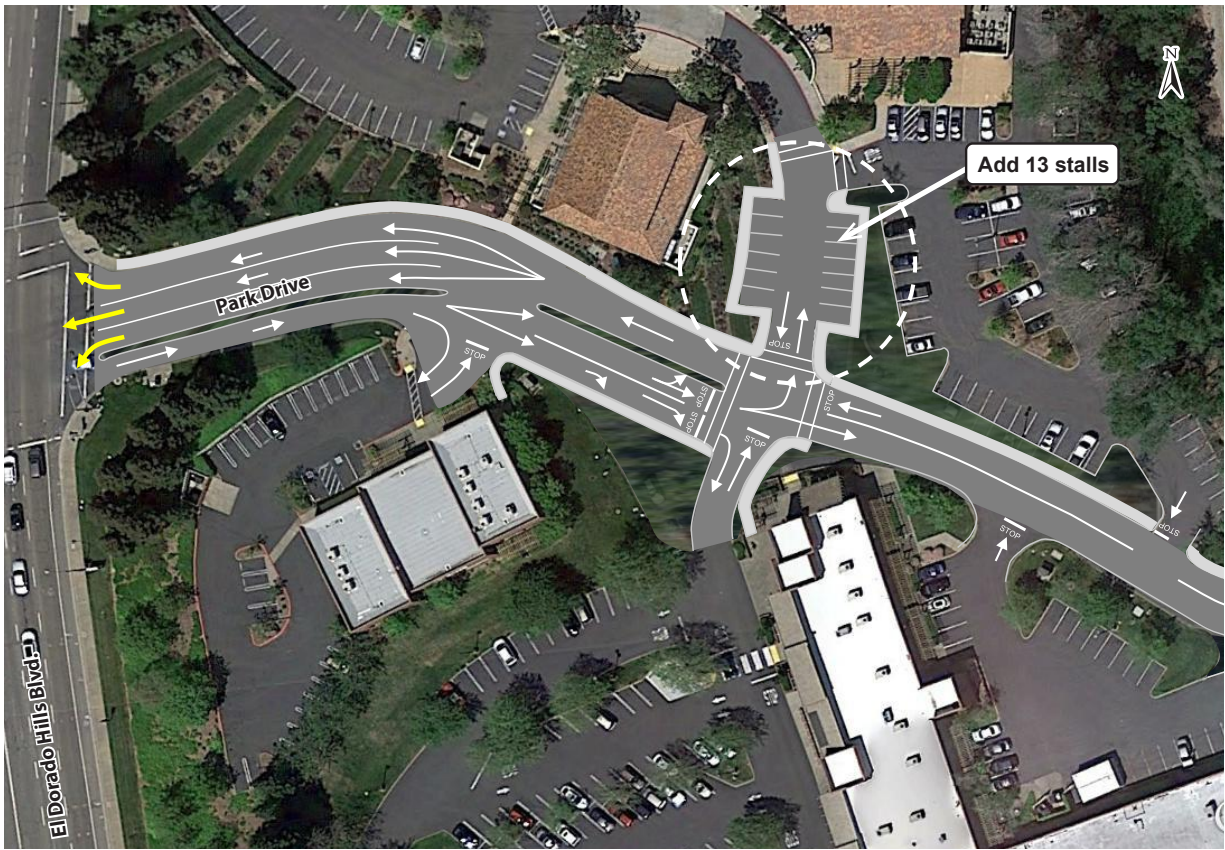
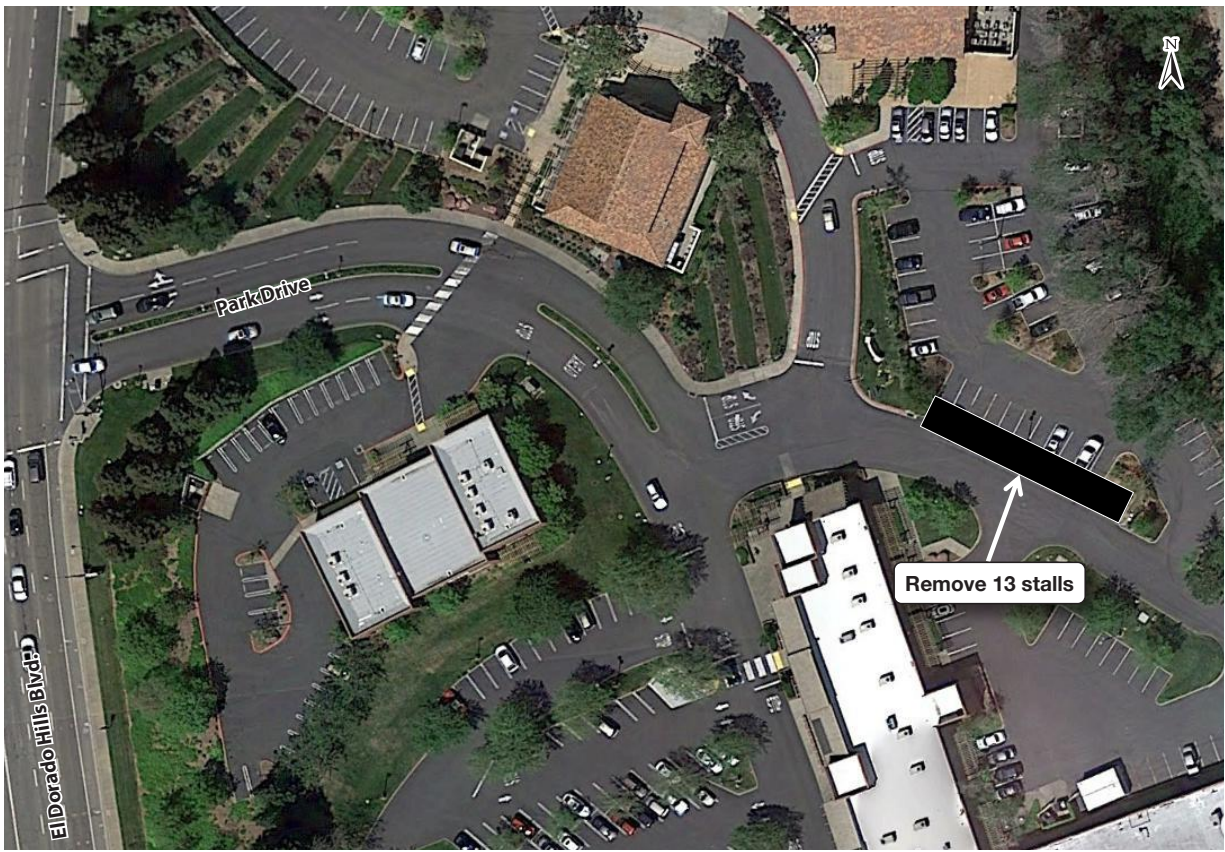
CENTRAL EL DORADO HILLS SPECIFIC PLAN



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 G: Circulation Map



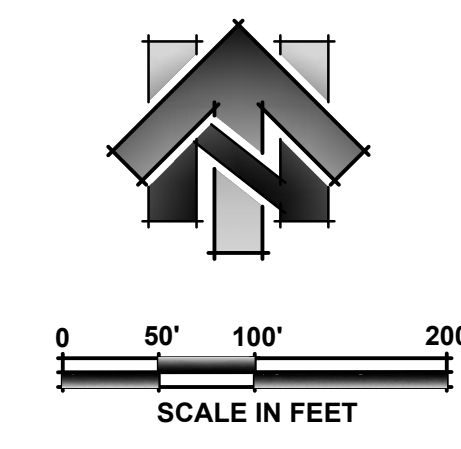
Graphics\00668.12 El Dorado Co - Central El Dorado Hills EIR (07-17-2015).SS



Figure 2-10
Park Drive Reconfiguration

COUNTRY CLUB DRIVE EXTENSION

ALTERNATIVE ALIGNMENT PLAN VIEW
 CITY OF EL DORADO HILLS, COUNTY OF EL DORADO, CALIFORNIA
 JANUARY 5, 2022



* NOTE: EMERGENCY VEHICLE ACCESS (EVA) ALIGNMENT MATCHES INITIAL PROPOSED COUNTRY CLUB DRIVE ALIGNMENT.

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CENTRAL EL DORADO HILLS SPECIFIC PLAN

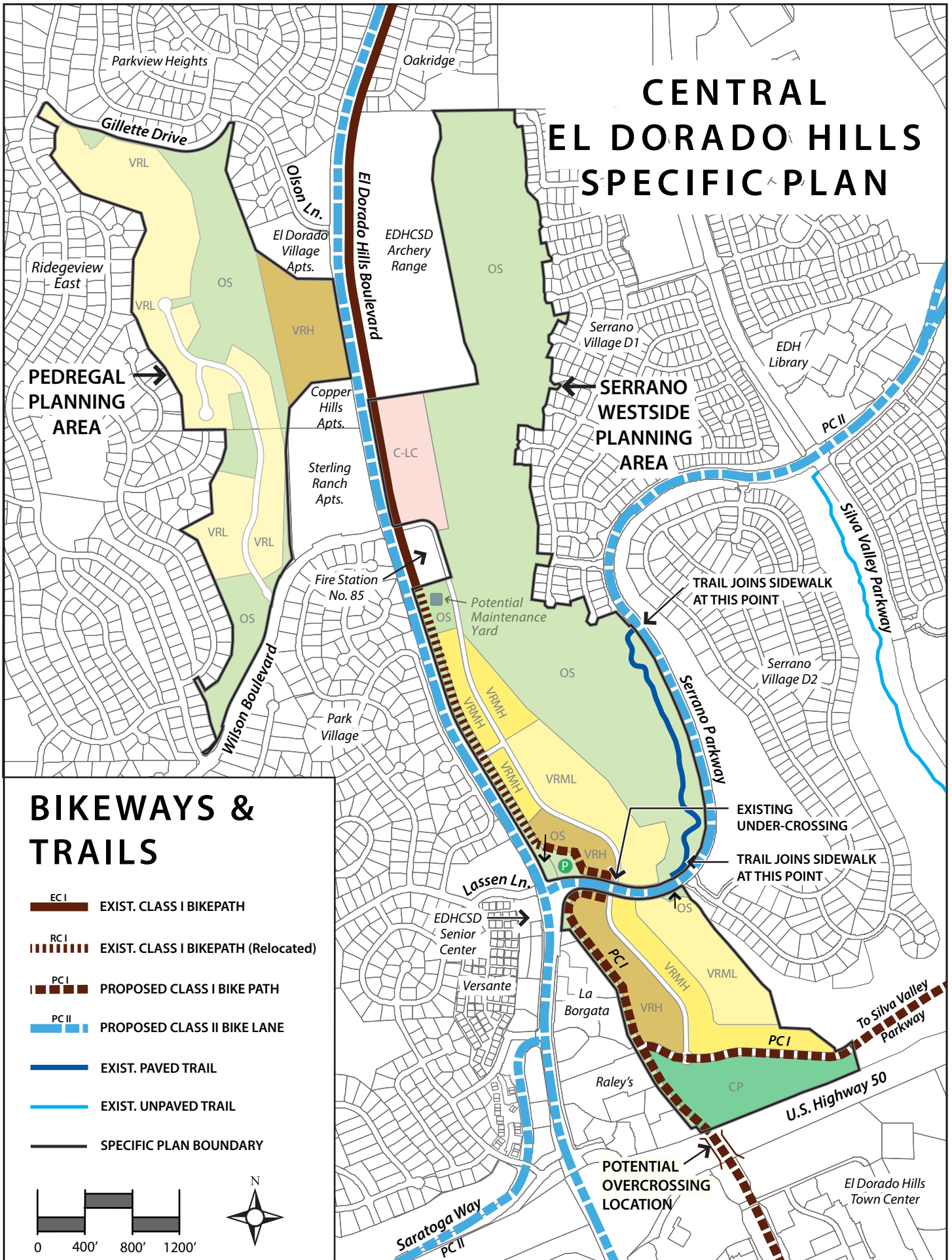
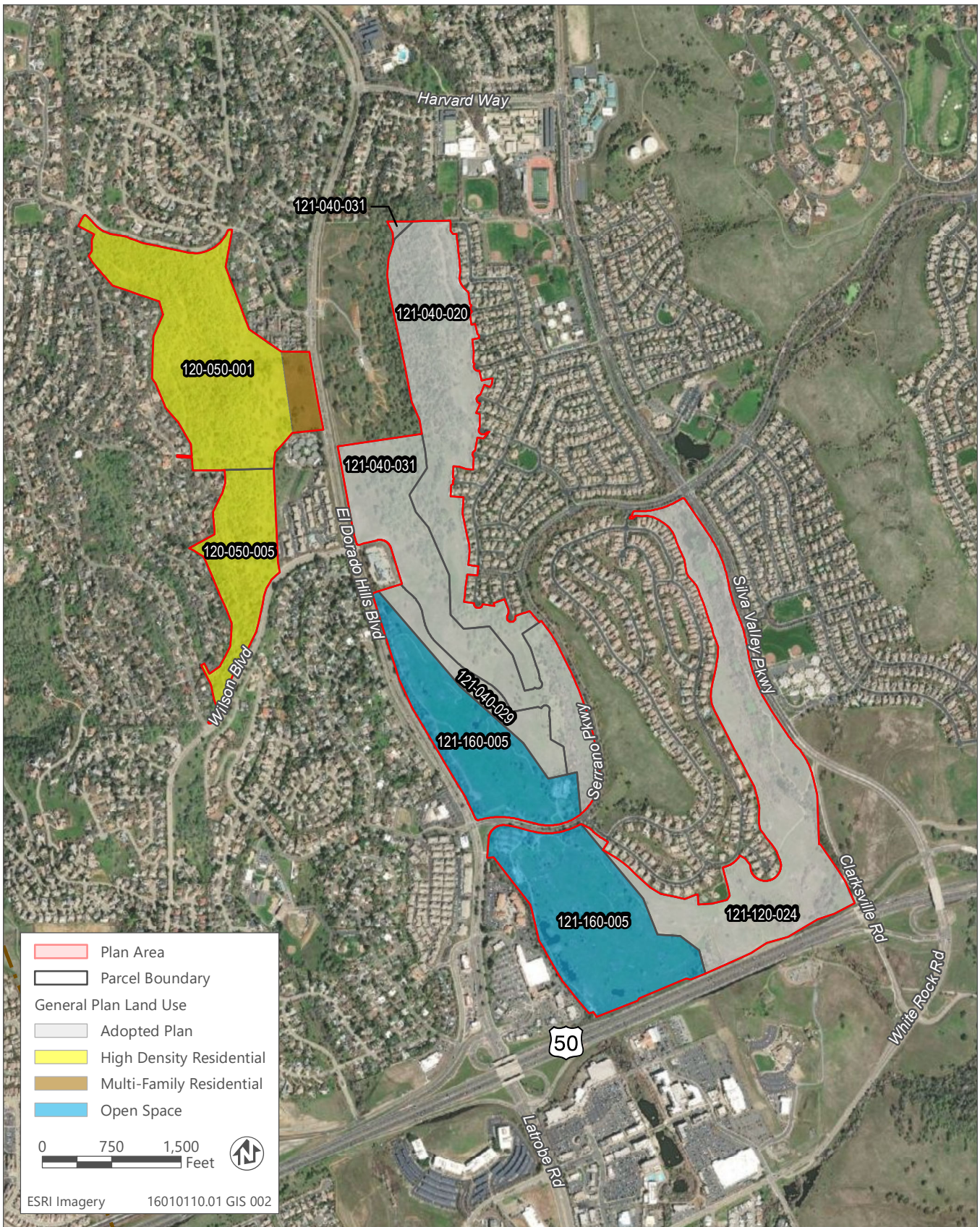


Exhibit I: Bicycle and Trails Plan

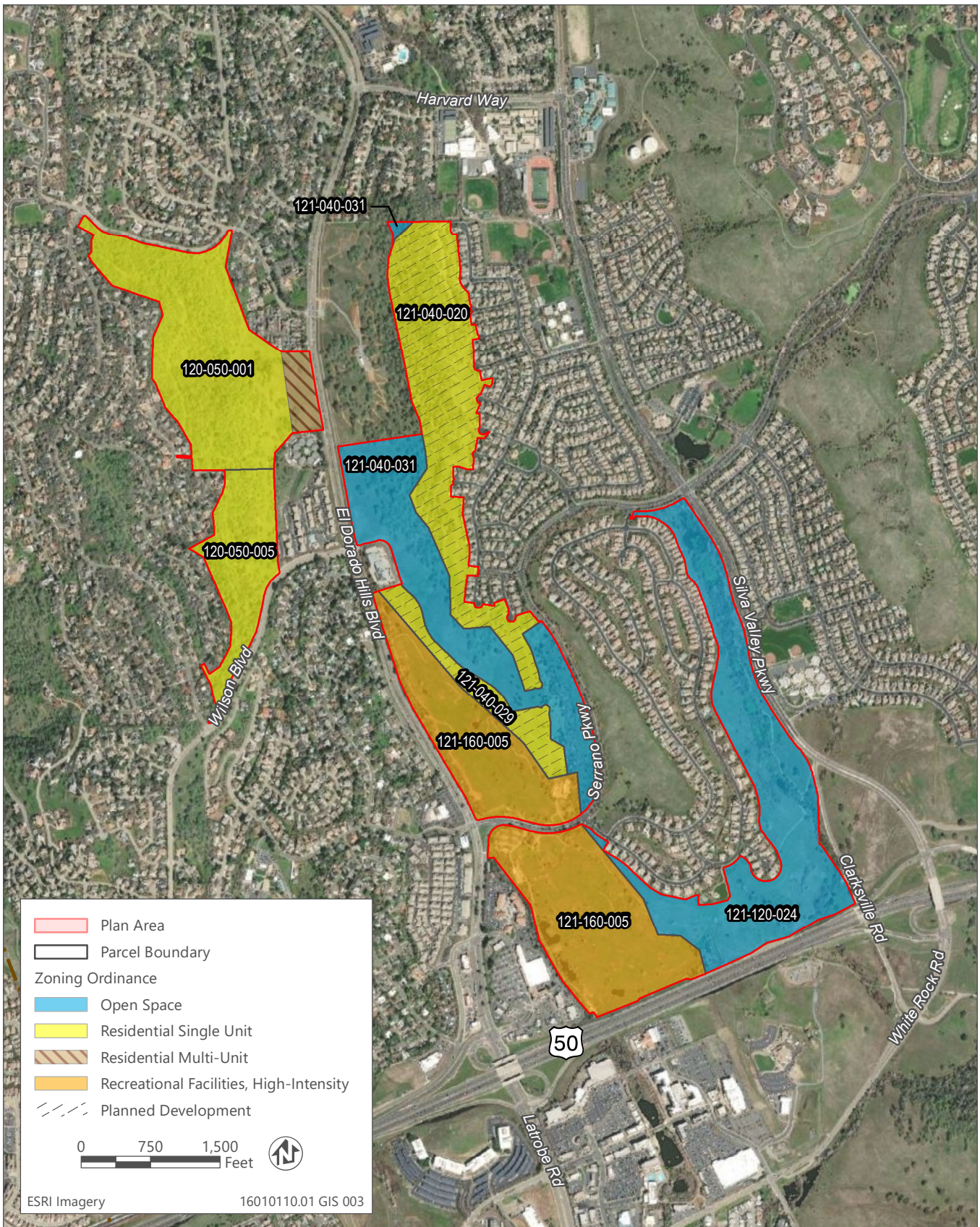


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3/11/2022

General Plan Land Use

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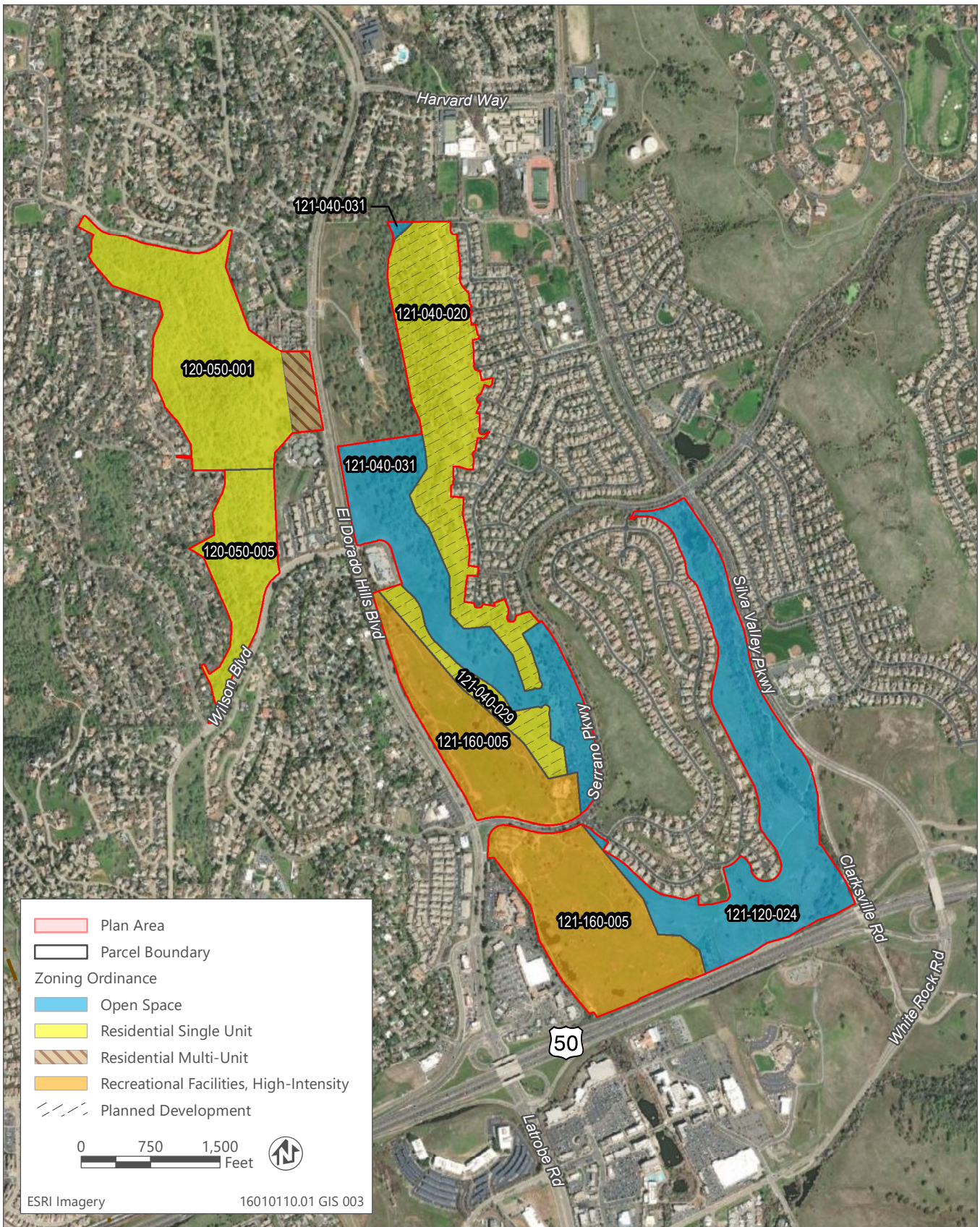


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3/11/2022

Zoning

DRAFT



Source: Downloaded from El Dorado County in 2022; adapted by Ascent in 2022

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Zoning

DRAFT