



ZONING & LAND USE EXHIBIT PIEDMONT OAK ESTATES

COUNTY OF EL DORADO, STATE OF CALIFORNIA



OWNERS OF RECORD:

307 DRIVERS AND TENDERS
CONTACT: JIM DAVIES
894 DORADO ROAD
DANVILLE, CA 94526
JPD@DAVIESLAND.COM
TEL: 925-949-1222 FAX: 925-922-7917

SECTION, TOWNSHIP & RANGE:
SECTIONS 19 & 20, T10 N, R11 E, PLD, R (2929)
PORTIONS OF PG 25-46, PG 20-4, PG 26-11 & 42 (24-113)

ASSESSOR'S PARCEL NUMBERS:
051-550-01, 02, 03, 04

PRESENT/PROPOSED ZONING:
051-550-01: RI-PDR2-PD, OS-PD
051-550-02: RI-PDR2-PD, OS-PD
051-550-03: RI-PDR2-PD, OS-PD
051-550-04: CC-PD, RI-PDR2-PD, OS-PD

TOTAL AREA:
23.884 ACRES

TOTAL NUMBER OF PARCELS:
20 - CUSTOM RESIDENTIAL LOTS
50 - CLUSTERED RESIDENTIAL LOTS
1 - COMMERCIAL LOT
4 - OPEN SPACE LOTS
12 - PRIVATE ACCESS LOTS
1 - ROAD LOT
1 - LEFT STATION LOT
7 - REMAINDER LOTS
103 - TOTAL

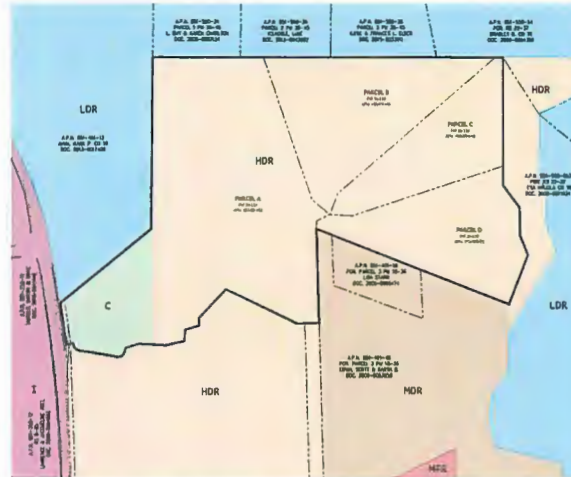
PROPOSED LAND USAGE TOTALS:

CUSTOM RESIDENTIAL LOTS	136,204 SF = 31.07%
CLUSTERED RESIDENTIAL LOTS	137,177 SF = 31.62%
COMMERCIAL LOTS	52,203 SF = 12.3%
OPEN SPACE LOTS	360,225 SF = 82.27%
PRIVATE ACCESS LOTS	21,742 SF = 5.07%
ROAD LOT	215,639 SF = 49.13%
LEFT STATION LOT	2,426 SF = 0.56%
REMAINDER LOTS	194,357 SF = 44.39%
EXCEPTED PARCELS (E)	1,125,250 SF = 25.0%

LAND USE DESIGNATIONS:
RDR - HIGH DENSITY RESIDENTIAL
LDR - LOW DENSITY RESIDENTIAL
RFR - MULTI-FAMILY RESIDENTIAL
C - COMMERCIAL
I - INDUSTRIAL

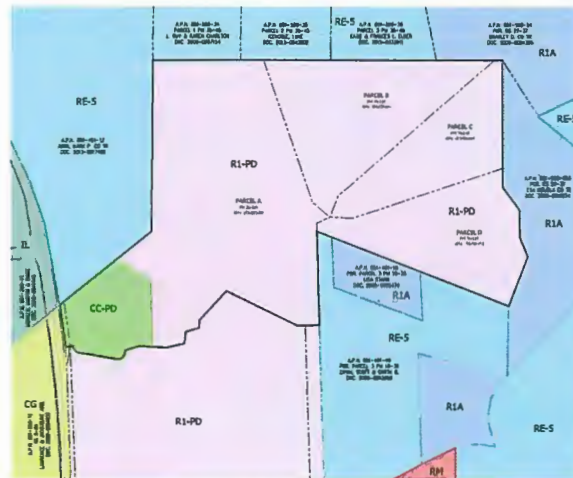
ZONING DESIGNATIONS:

RI - RESIDENTIAL, SINGLE UNIT
RIA - RESIDENTIAL, ONE ACRE
R2-S - RESIDENTIAL, FIVE ACRE
CC - COMMERCIAL, COMMUNITY
CG - COMMERCIAL, GENERAL
I - INDUSTRIAL, LOW
RM - RESIDENTIAL, MEDIUM-DENSITY
PD - PLANNED DEVELOPMENT
OS - OPEN SPACE

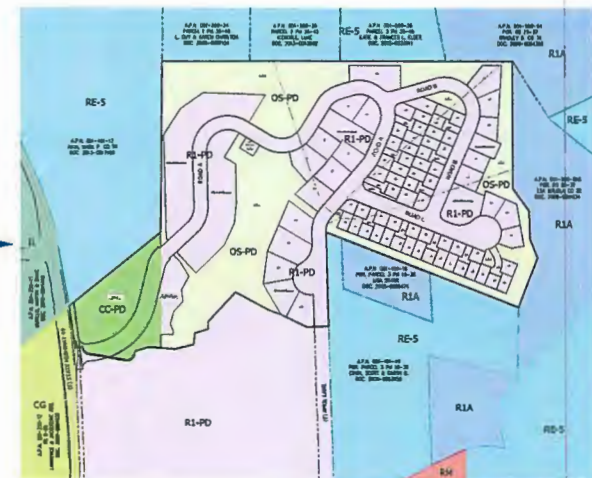


EXISTING GENERAL PLAN LAND USE DESIGNATIONS

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
Board of Supervisors
DATE March 20, 2018
BY Roger Trout/Cmt
EXECUTIVE SECRETARY



EXISTING ZONING DESIGNATIONS



PROPOSED ZONING DESIGNATIONS

ZONING & LAND USE EXHIBIT
APRIL 2017

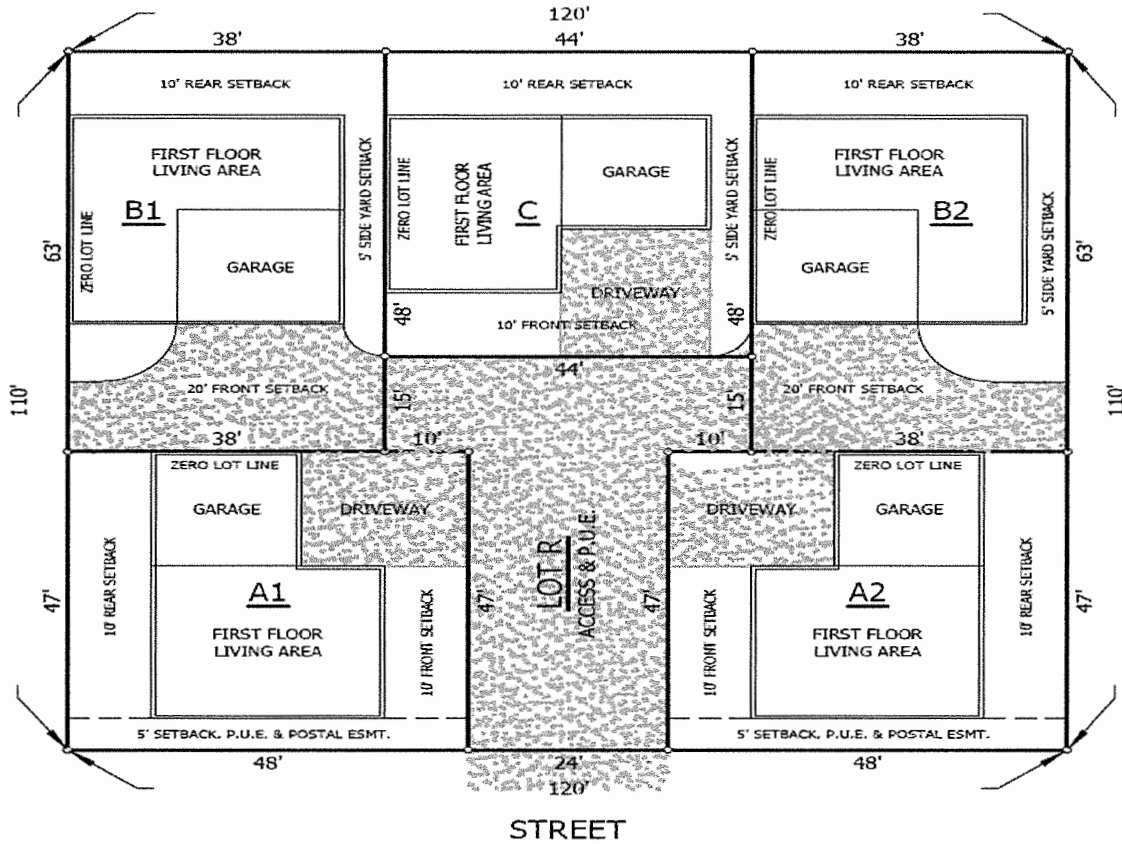
EXHIBIT H

LEBECK • YOUNG
ENGINEERING, INC.
3403 PEBBLE LANE, BLDG. #2
DANVILLE, CA 94526
PH: (925) 977-4000 FAX: (925) 977-4002

DETAIL
TYPICAL CLUSTERED RESIDENCES

SCALE: 1"=20'

THE RESIDENTIAL STRUCTURE SHOWN IS CONCEPTUAL ONLY.



TYPICAL LOT DATA

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

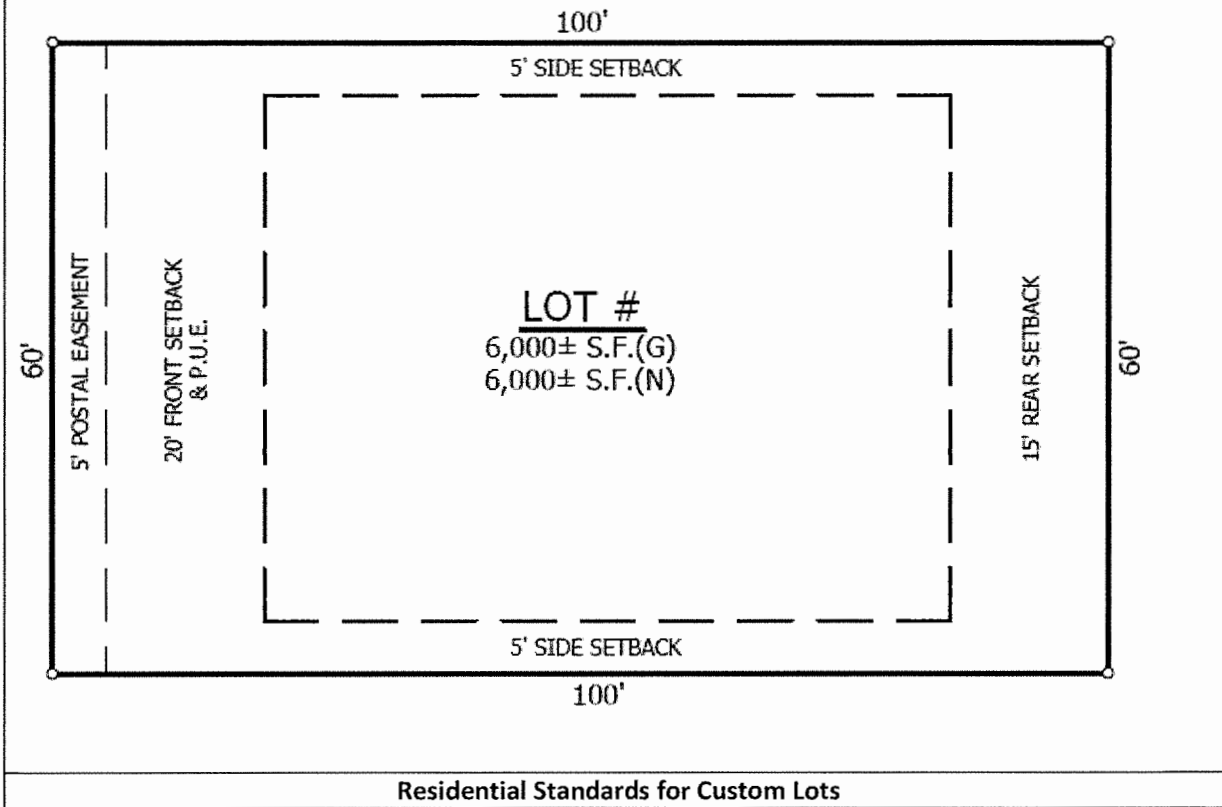
Modified R1 Development Standards (Clustered Residential Lots)

EXHIBIT I.1

APPROVED
 EL DORADO COUNTY
~~PLANNING COMMISSION~~
 Board of Supervisors
 DATE March 20, 2018
 BY Roger Trout/Cmt
 EXECUTIVE SECRETARY

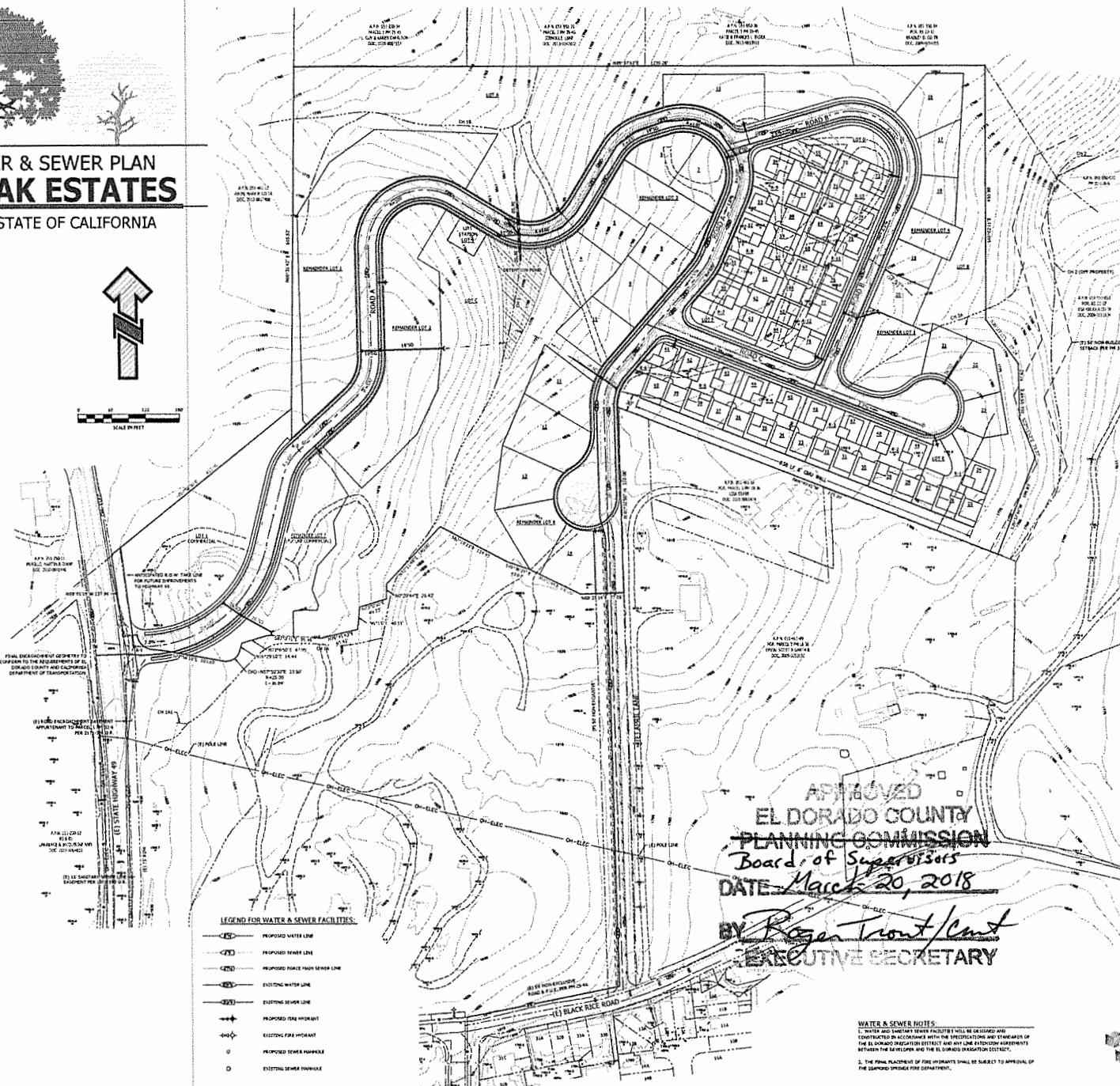
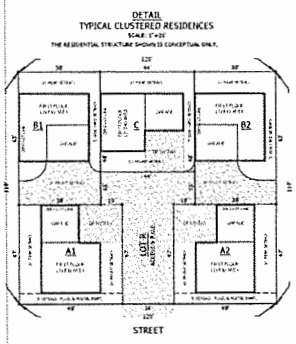
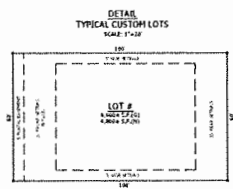
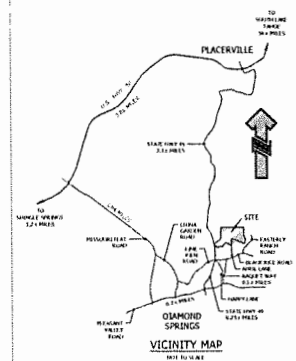
DETAIL
TYPICAL CUSTOM LOTS

SCALE: 1"=20'



PRELIMINARY WATER & SEWER PLAN PIEDMONT OAK ESTATES

COUNTY OF EL DORADO, STATE OF CALIFORNIA



OWNERS OF RECORD:
EL DORADO COUNTY
CONTACT: JIM GARDNER
300 GARDNER WAY
DANVILLE, CA 94526
PHONE: 925-445-1100
FAX: 925-445-1101

NAME OF APPLICANT:
DR GARDNER AND TRISH GARDNER
CONTACT: TRISH GARDNER
401 ELMWOOD ROAD
DANVILLE, CA 94526
PHONE: 925-445-1100
FAX: 925-445-1101

MAP ORIGINALLY PREPARED BY:
CIVIL ENGINEERING
CONTACT: PETER THOMAS
P.O. BOX 100
DUNSMuir SPRINGS, CA 94528
TEL: 925-445-1100 FAX: 925-445-1101
EMAIL: pthomas@ce.com

MAP REVISED BY:
LEBECK + YOUNG ENGINEERING, INC.
CONTACT: BARBARA "BOBBIE" LEBECK
1300 SHERMAN AVE #2
CAMERON PARK, CA 95982
TEL: 925-445-1100
E-MAIL: bobbie@lebeckyoung.com

NOTE: MARCH 2018 REVISION ADDRESS LOTTING ONLY, NOT CHANGES TO LOTS OR TO ROADWAY & SIDEWALKS.
NOTE: MARCH 2018 REVISIONS ONLY ADDRESS LOTTING, ROAD LAYOUT, SEWERING & UTILITIES.

SCALE:
1" = 100 FEET
1" = 100 METERS

CONTOUR INTERVAL:
5 FEET

SOURCE OF TOPOGRAPHY:
AERIAL PHOTO

SECTION, TOWNSHIP & RANGE:
SECTION 18, T. 36 N., R. 12 E., S. 10 N. (PART OF SECTIONS 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100)

ASSESSOR'S PARCEL NUMBERS:
APNs: 018-018-018, 018-018-019

PRESENT / PROPOSED ZONING:
R1-10000 (RESIDENTIAL SINGLE-FAMILY)
R1-15000 (RESIDENTIAL SINGLE-FAMILY)
R1-20000 (RESIDENTIAL SINGLE-FAMILY)
R1-25000 (RESIDENTIAL SINGLE-FAMILY)
R1-30000 (RESIDENTIAL SINGLE-FAMILY)
R1-35000 (RESIDENTIAL SINGLE-FAMILY)
R1-40000 (RESIDENTIAL SINGLE-FAMILY)
R1-45000 (RESIDENTIAL SINGLE-FAMILY)
R1-50000 (RESIDENTIAL SINGLE-FAMILY)
R1-55000 (RESIDENTIAL SINGLE-FAMILY)
R1-60000 (RESIDENTIAL SINGLE-FAMILY)
R1-65000 (RESIDENTIAL SINGLE-FAMILY)
R1-70000 (RESIDENTIAL SINGLE-FAMILY)
R1-75000 (RESIDENTIAL SINGLE-FAMILY)
R1-80000 (RESIDENTIAL SINGLE-FAMILY)
R1-85000 (RESIDENTIAL SINGLE-FAMILY)
R1-90000 (RESIDENTIAL SINGLE-FAMILY)
R1-95000 (RESIDENTIAL SINGLE-FAMILY)
R1-100000 (RESIDENTIAL SINGLE-FAMILY)

TOTAL AREA:
28.84 ACRES

TOTAL NUMBER OF PARCELS:
18 CLUSTERED RESIDENTIAL LOTS
18 OPEN SPACE LOTS
18 PRIVATE ACCESS LOTS
18 ROAD LOTS
18 LIGHT INDUSTRIAL LOTS
18 RECREATION LOTS

PROPOSED LAND USAGE TOTALS:
CLUSTERED RESIDENTIAL LOTS: 18 (100% OF 18.00%)
OPEN SPACE LOTS: 18 (100% OF 18.00%)
PRIVATE ACCESS LOTS: 18 (100% OF 18.00%)
ROAD LOTS: 18 (100% OF 18.00%)
LIGHT INDUSTRIAL LOTS: 18 (100% OF 18.00%)
RECREATION LOTS: 18 (100% OF 18.00%)

MINIMUM PARCEL AREA:
1,000 SQ FT

WATER SUPPLY:
EL DORADO REGISTRATION DISTRICT

SEWAGE DISPOSAL:
EL DORADO REGISTRATION DISTRICT

PROPOSED STRUCTURAL FIRE PROTECTION:
DUNSMuir SPRINGS VOLUNTEER FIRE DEPARTMENT

DATE:
DATE: 04/18/2018
REVISION: 01/18/2018
REVISION: 02/18/2018
REVISION: 03/18/2018
REVISION: 04/18/2018

PLANNING COMMISSION:
APPROVAL DATE: _____

BOARD OF SUPERVISORS:
APPROVAL DATE: _____

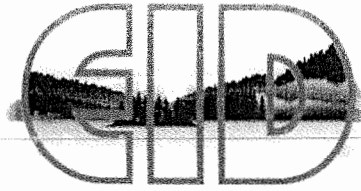
LEGEND:
PUBLIC UTILITIES RESERVATION
DUNSMuir SPRINGS VOLUNTEER FIRE DEPARTMENT
DUNSMuir SPRINGS VOLUNTEER FIRE DEPARTMENT

LEBECK + YOUNG ENGINEERING, INC.
1300 SHERMAN AVE, BLDG. #2
CAMERON PARK, CA 95982
PH: 925-445-1100 FAX: 925-445-1101

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
Board of Supervisors
DATE: March 20, 2018
BY: Roger Trout / Int
EXECUTIVE SECRETARY

WATER & SEWER NOTES:
1. WATER AND SEWERY TOWER FACILITIES WILL BE CONSIDERED AND CONTRIBUTED BY ADJACENT LOTS WITH THE PRELIMINARY AND FINAL ENGINEERING CONTRACTS AND ANY LINE EXTENSION AGREEMENTS BETWEEN THE SUBMITTER AND THE EL DORADO REGISTRATION DISTRICT.
2. THE FINAL PLACEMENT OF FIRE HYDRANTS SHALL BE SUBJECT TO APPROVAL OF THE DUNSMuir SPRINGS FIRE DEPARTMENT.

EXHIBIT K



El Dorado Irrigation District

Letter No.: EEO 2016-0571

May 23, 2016

Jim Davies
854 Diablo Road
Danville, CA 94526

APPROVED
EL DORADO COUNTY
~~PLANNING COMMISSION~~
Board of Supervisors
DATE *March 20, 2018*
BY *Roger Trout*
EXECUTIVE SECRETARY

VIA FIRST-CLASS MAIL

Subject: Facility Improvement Letter (FIL), Piedmont Oak Estates-**Extension**
Assessor's Parcel No. 051-550-40, 47, 48, 51 (Diamond Springs)
EDC Project No: TM-12-1510

Dear Mr. Davies:

This letter is in response to your request dated April 20, 2016 and is valid for a period of one year. If a Facility Plan Report (FPR) for your project is not submitted to El Dorado Irrigation District (EID or District) within one year of the date of this letter, a new Facility Improvement Letter will be required.

Design drawings for your project must be in conformance with the District's *Water, Sewer and Recycled Water Design and Construction Standards*.

This project is a 108-lot subdivision on 25.89 acres. Water service, sewer service, private fire service and fire hydrants are requested. The property is within the District boundary.

This letter is not a commitment to serve, but does address the location and approximate capacity of existing facilities that may be available to serve your project.

Water Supply

As of January 1, 2015, there were 5,094 equivalent dwelling units (EDUs) of water supply available in the Western/Eastern Water Supply Region. Your project as proposed on this date would require 108 EDUs of water supply.

Water Facilities

A 6-inch water line is located in Highway 49 and 8-inch water lines are located in Black Rice Road (see enclosed System Map). The Diamond Springs/El Dorado Fire Protection District (letter dated October 29, 2012) has determined that the minimum fire flow for single family dwellings less than 3600 square feet is 1,000 GPM for a 2-hour duration while maintaining a 20-psi residual pressure, homes larger than 3600 square feet will require 1,500 GPM. The commercial portion of this project will require a minimum fire flow of 1,500 GPM while maintaining a 20-psi residual pressure. EID assumes these values are still valid but recommends you contact the Diamond Springs/El Dorado Fire Protection District to confirm there are no changes that could impact the flow requirements.

EXHIBIT K.1

According to the District's hydraulic model, the existing system can deliver the required fire flow. In order to provide this fire flow and receive service, you must construct a water line extension connecting to the waterlines located in Black Rice Road and Highway 49. The hydraulic grade line for the existing water distribution facilities is 2,018 feet above mean sea level during normal operating conditions and 1,965 feet above mean sea level during fire flow and maximum demands. A static hydraulic grade line of 2,095 feet should be used to determine the pipe class for the proposed facilities.

The flow predicted above was developed using a computer model and is not an actual field flow test.

Sewer Facilities

The Courtside Manor lift station and 8-inch force main are located along the southern boundary of the property to be developed. This lift station does not have adequate capacity to serve your development. The FPR shall evaluate the new lift station(s) required to serve your proposed development. In addition, the Courtside Manor lift station shall be evaluated for the upgrades to serve your project. Many of the required improvements were presented in a previous FPR titled, "Diamond Springs Sewer Improvements" dating back to 1998. Your FPR should provide an update to current conditions and address any additional surrounding development that could possibly be served by any improvements that you construct. Your project as proposed on this date would require 108 EDUs of sewer service.

Facility Plan Report

A Facility Plan Report (FPR) will be required for this project. The FPR shall address the expansion of the water and sewer facilities and the specific fire flow requirements for all phases of the project. A meeting to discuss the content of the report will be required. Please contact this office to arrange the meeting. A preliminary utility plan, prepared by your engineer, must be brought to the meeting.

Two copies of the FPR will be required along with a \$2,000.00 deposit. You will be billed for actual time spent in review and processing of your FPR. Please submit the FPR and fee to our Customer Service Department. Enclosed is the FPR description and transmittal form for your use. The items listed under content in the description and the completed transmittal form must be bound in each copy of the FPR.

Easement Requirements

Proposed water lines, sewer lines and related facilities must be located within an easement accessible by conventional maintenance vehicles. When the water lines or sewer lines are within streets, they shall be located within the paved section of the roadway. No structures will be permitted within the easements of any existing or proposed facilities. The District must have unobstructed access to these easements at all times, and generally does not allow water or sewer facilities along lot lines.

Easements for any new District facilities constructed by this project must be granted to the District prior to District approval of water and/or sewer improvement plans, whether on site or off site. In addition, due to either nonexistent or prescriptive easements for some older facilities,

any existing on-site District facilities that will remain in place after the development of this property must also have an easement granted to the District.

Environmental

The County is the lead agency for environmental review of this project per Section 15051 of the California Environmental Quality Act Guidelines (CEQA). The County's environmental document should include a review of both off-site and on-site water and sewer facilities that may be constructed by this project. You may be requested to submit a copy of the County's environmental document to the District if your project involves significant off-site facilities. If the County's environmental document does not address all water and sewer facilities and they are not exempt from environmental review, a supplemental environmental document will be required. This document would be prepared by a consultant. It could require several months to prepare and you would be responsible for its cost.

Summary

Service to this proposed development is contingent upon the following:

- The availability of uncommitted water supplies at the time service is requested;
- Approval of the County's environmental document by the District (if requested);
- Approval of a Facility Plan Report by the District;
- Executed grant documents for all required easements;
- Approval of an extension of facilities application by the District;
- Approval of facility improvement plans by the District;
- Construction by the developer of all on-site and off-site proposed water and sewer facilities;
- Acceptance of these facilities by the District; and
- Payment of all District connection costs.

Services shall be provided in accordance with El Dorado Irrigation District Board Policies and Administrative Regulations, as amended from time-to-time. As they relate to conditions of and fees for extension of service, District Administrative Regulations will apply as of the date of a fully executed Extension of Facilities Agreement.

If you have any questions, please contact me at (530) 642-4054.

Sincerely,



Michael J. Brink, P.E.
Supervising Civil Engineer

MB/MM:at

Enclosures: System Map
FPR Guidelines and transmittal

Letter No.: EEO 2016-0571
To: Jim Davies

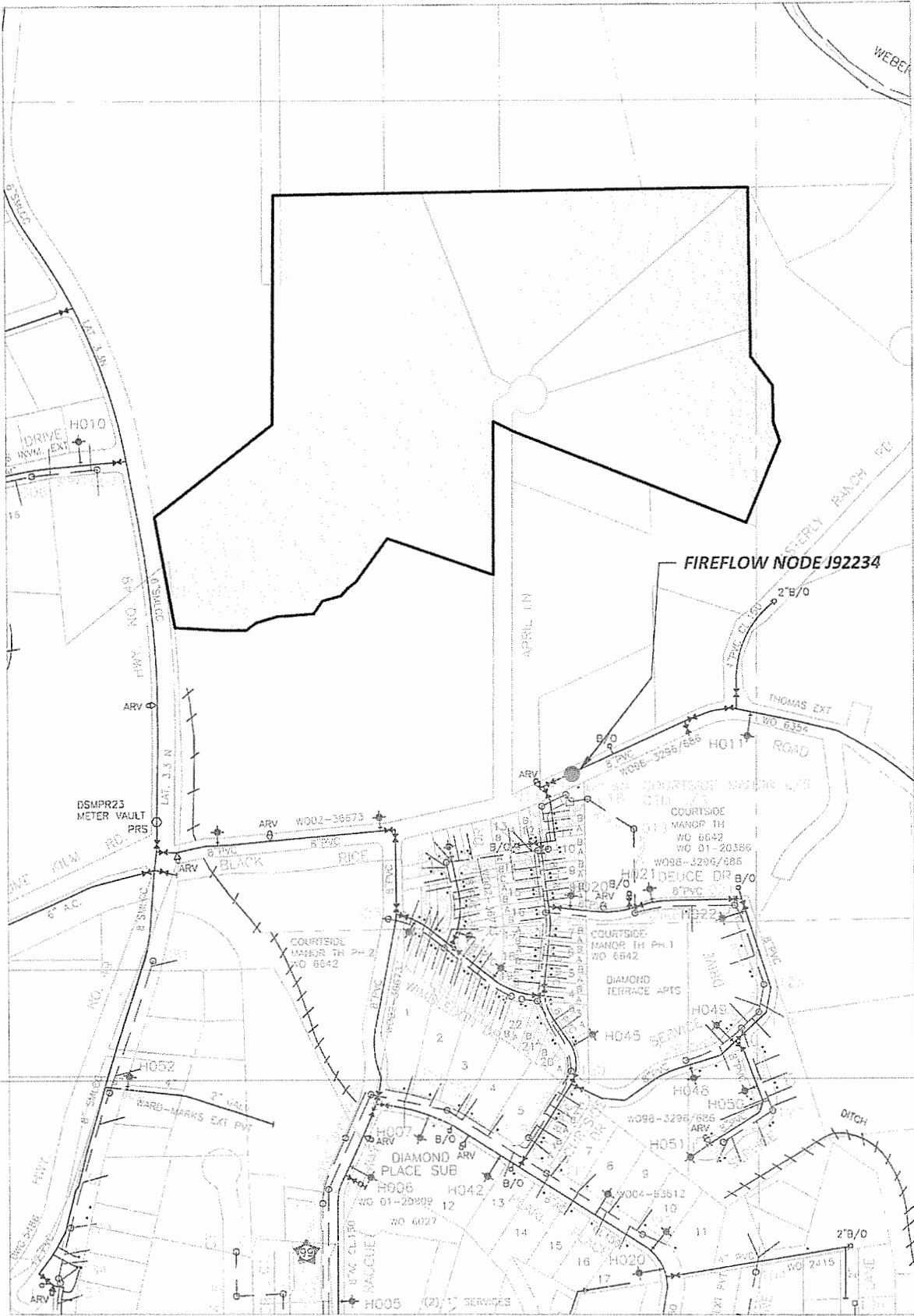


May 23, 2016
Page 4 of 4

cc w/ System Map:

Rob Combs – Fire Chief
Diamond Springs/El Dorado Fire Protection District
Via email - rcombs@diamondfire.org

Roger Trout, Director
El Dorado County Development Services Department
Via email - roger.trout@edcgov.us



El Dorado Irrigation District System Map

DATE: May 23, 2016

WARNING: For schematic purposes only. Exact pipe location must be field verified

Piedmont Oak Estates



Scale: 1" = 250'



APN: 051-550-40,47,48,51