EXHIBIT A
El Dorado Hills Apartment Project Compared to Approved Land Uses[1]

Item of Comparison	Hotel/Commercial/Retail	Project
Number of Units	100	250
Square feet of Commercial	33,000	0
Number of Occupied Floors	4	4
Maximum Height (feet)	50	60[2]
AM Trips	99	128
PM Trips	192	127
Water Use in Acre-Feet[3]	11	75/106[4]
Sewer Flow in Gallons/Day/Acre[3]	2,280	10,032
Total Tax Revenue Over First 10 Years[5]	$1.63 million	$1.71 million
Total Tax Revenue Over 15 Years[5]	$3.66 million	$2.78 million
Total Tax Revenue Over 20 Years[5]	$5.69 million	$3.84 million
Total Tax Revenue Over First 10 Years Alternative Scenario[6]	$0.81 million	$1.71 million
Total Tax Revenue Over 15 Years Alternative Scenario[6]	$2.85 million	$2.78 million
Total Tax Revenue Over 20 Years Alternative Scenario[6]	$4.88 million	$3.84 million

[1] The approved land uses are based on the "Declaration of Use Restrictions and Agreement to Grant Easements for El Dorado Hills Town Center East, Parcels 1 – 4", which identifies a 100-room hotel and 33,000 square feet of commercial/retail uses. These approved land uses could submit for site review and building permits and would not require any discretionary approval by the county.

[2] Based on proposed development standard under proposed Section 6.2A.2 and 6.2A.3. The current proposed project design has a range of 44 to 54 feet in height.

[3] Based on EID water, sewer and recycled water design and construction standards report – July 1999

[4] Estimate of106 acre-feet is based on EID information for conversion from 191.50 EDUs as identified on MND page 44.

[5] Based on hotel being constructed in 2019 – EPS Report

[6] Based on hotel being constructed in 2021 – EPS Report

EXHIBIT B
Comparison of Key Environmental Effects - El Dorado Hills Apartment Project to Approved Land Uses

Environmental Issue Area	Hotel/Commercial/Retail	Project
Aesthetics	• Maximum building height of 50 feet. • Building square footage/massing (hotel assumed at 55,000 square feet[1] and commercial uses at 33,000 square feet) – 85,000 square feet total. • Hotel/commercial/retail uses would complement massing and heights in Town Center.	• Maximum building height of 60 feet.[2] • Building square footage/massing (apartments at 72,824 square feet and the garage building at 30,750 square feet) – 103,574 square feet total. • Project would complement massing and heights in Town Center.
Air Quality	• Highest air pollutant emissions of ozone precursors during year: o 24.39 pounds per day of ROG. o 15.13 pounds per day of NOx.[3]	• Highest air pollutant emissions of ozone precursors during year: o 16.07 pounds per day of ROG. o 13.07 pounds per day of NOx.
Greenhouse Gas Emissions	• GHG emissions of 2,019 metric tons per year.[3]	• GHG emissions of 1,924 metric tons per year.
Land Use/Planning	• No land use or planning conflict that would trigger a physical effect on the environment.	• No land use or planning conflict that would trigger a physical effect on the environment.
Noise	• Within County noise exposure standards.	• Within County noise exposure standards.
Public Services/Utilities	• No changes in public service provision that would result in a physical effect on the environment. • Water supply demand of 11 acre-feet annually.[4] • Wastewater generation of 2,280 gallons per day per acre.[4]	• No changes in public service provision that would result in a physical effect on the environment. • Water supply demand of 75 - 106 acre-feet annually.[4,5] • Wastewater generation of 10,032 gallons per day.[4]
Transportation	• a.m. peak hour trip generation: 99 • p.m. peak hour trip generation: 192	• a.m. peak hour trip generation: 128 • p.m. peak hour trip generation: 127

Note: Impacts associated with biological resources, cultural resources, geology/soils, hazards, and hydrology/water quality would be the same as it involves the same site.

1 Based on review of similar sized hotel projects.

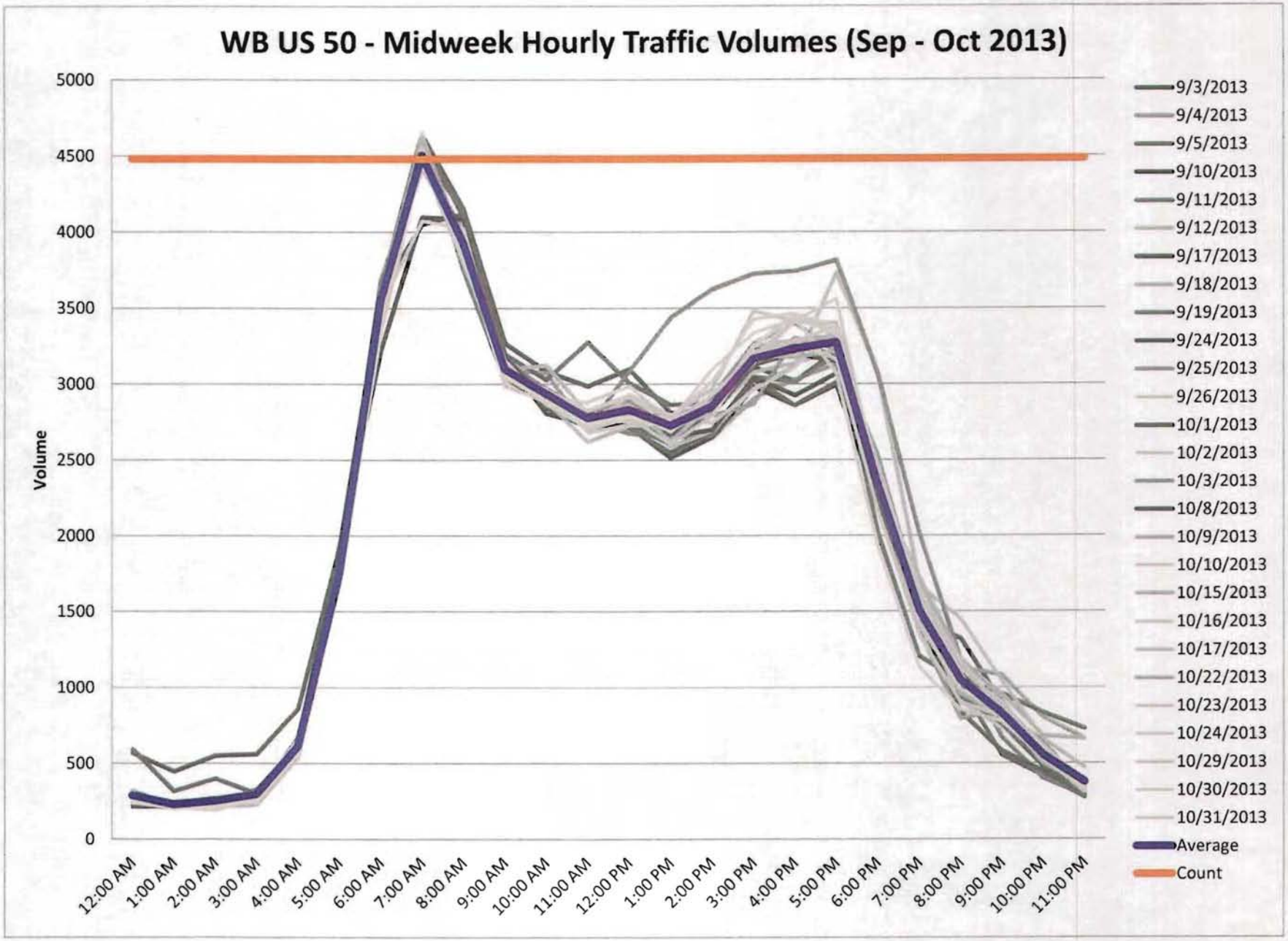
2 Based on proposed development standard under proposed Section 6.2A.2 and 6.2A.3. The current proposed project design has a range of 44 to 54 feet in height.

3 Data from CalEEMOD model run August 2014.

4 Based on EID water, sewer and recycled water design and construction standards report – July 1999.

5 Estimate of106 acre-feet is based on EID information for conversion from 191.50 EDUs as identified on MND page 44.

EXHIBIT C


WB US 50 - Midweek Hourly Traffic Volumes (Sep - Oct 2013)
Volume
5000
4500
4000
3500
3000
2500
2000
1500
1000
500
0
12:00 AM
1:00 AM
2:00 AM
3:00 AM
4:00 AM
5:00 AM
6:00 AM
7:00 AM
8:00 AM
9:00 AM
10:00 AM
11:00 AM
12:00 PM
1:00 PM
2:00 PM
3:00 PM
4:00 PM
5:00 PM
6:00 PM
7:00 PM
8:00 PM
9:00 PM
10:00 PM
11:00 PM
9/3/2013
9/4/2013
9/5/2013
9/10/2013
9/11/2013
9/12/2013
9/17/2013
9/18/2013
9/19/2013
9/24/2013
9/25/2013
9/26/2013
10/1/2013
10/2/2013
10/3/2013
10/8/2013
10/9/2013
10/10/2013
10/15/2013
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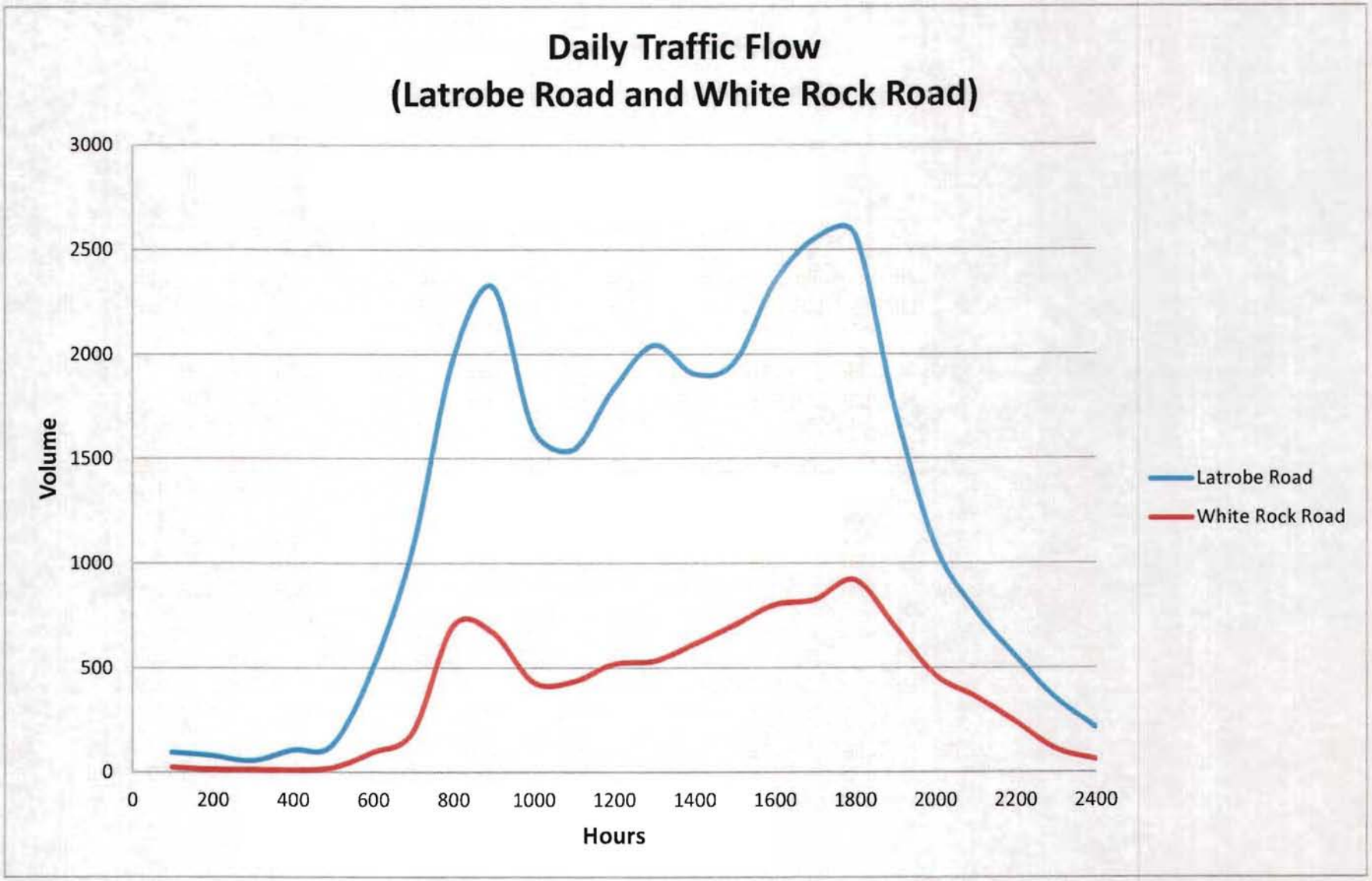
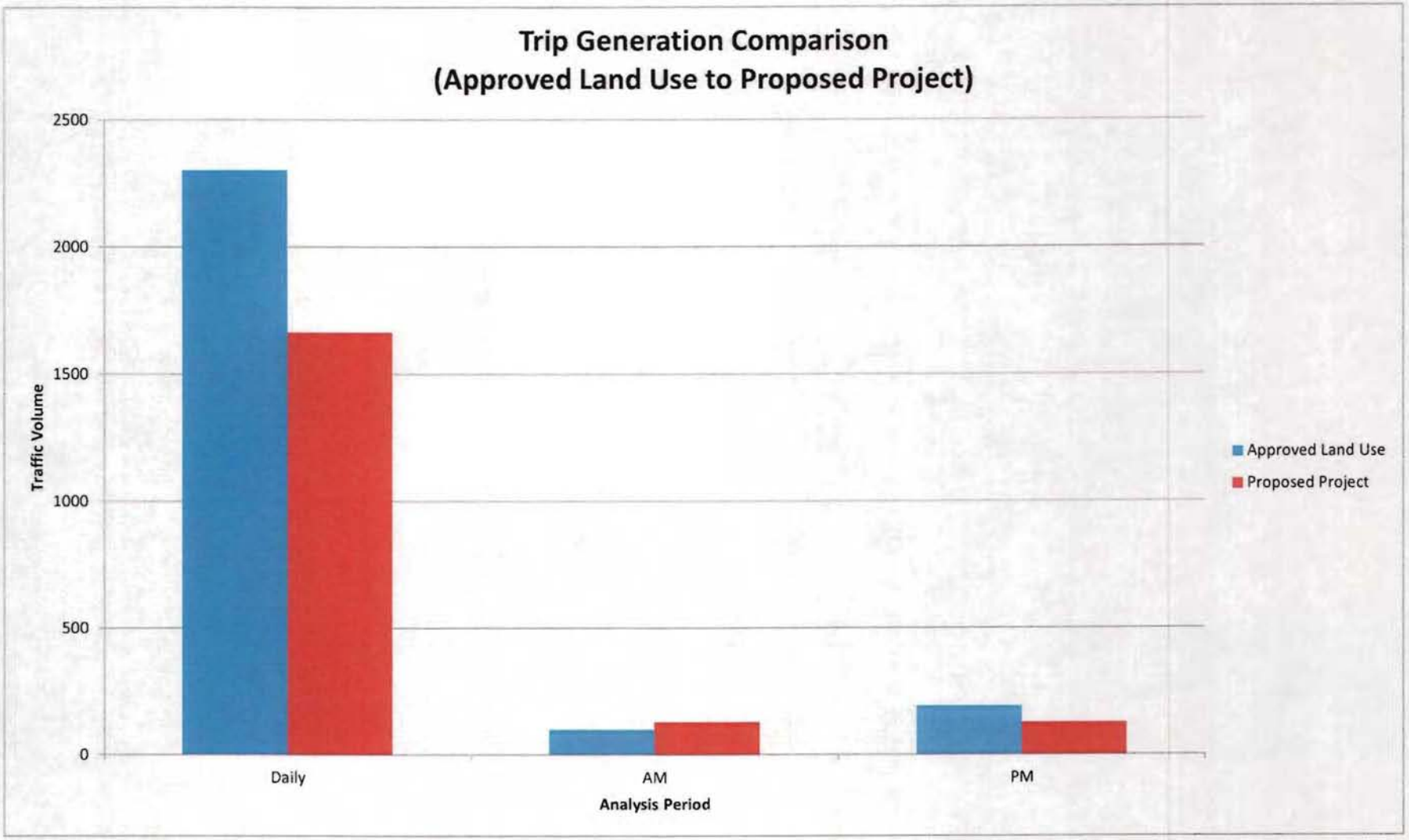
10/29/2013
10/30/2013
10/31/2013
Average
Count


Daily Traffic Flow
(Latrobe Road and White Rock Road)
Volume
3000
2500
2000
1500
1000
500
0
0
200
400
600
800
1000
1200
1400
1600
1800
2000
2200
2400
Hours
Latrobe Road
White Rock Road


Trip Generation Comparison
(Approved Land Use to Proposed Project)
2500
2000
1500
1000
500
0
Traffic Volume
Daily
AM
PM
Analysis Period
Approved Land Use
Proposed Project