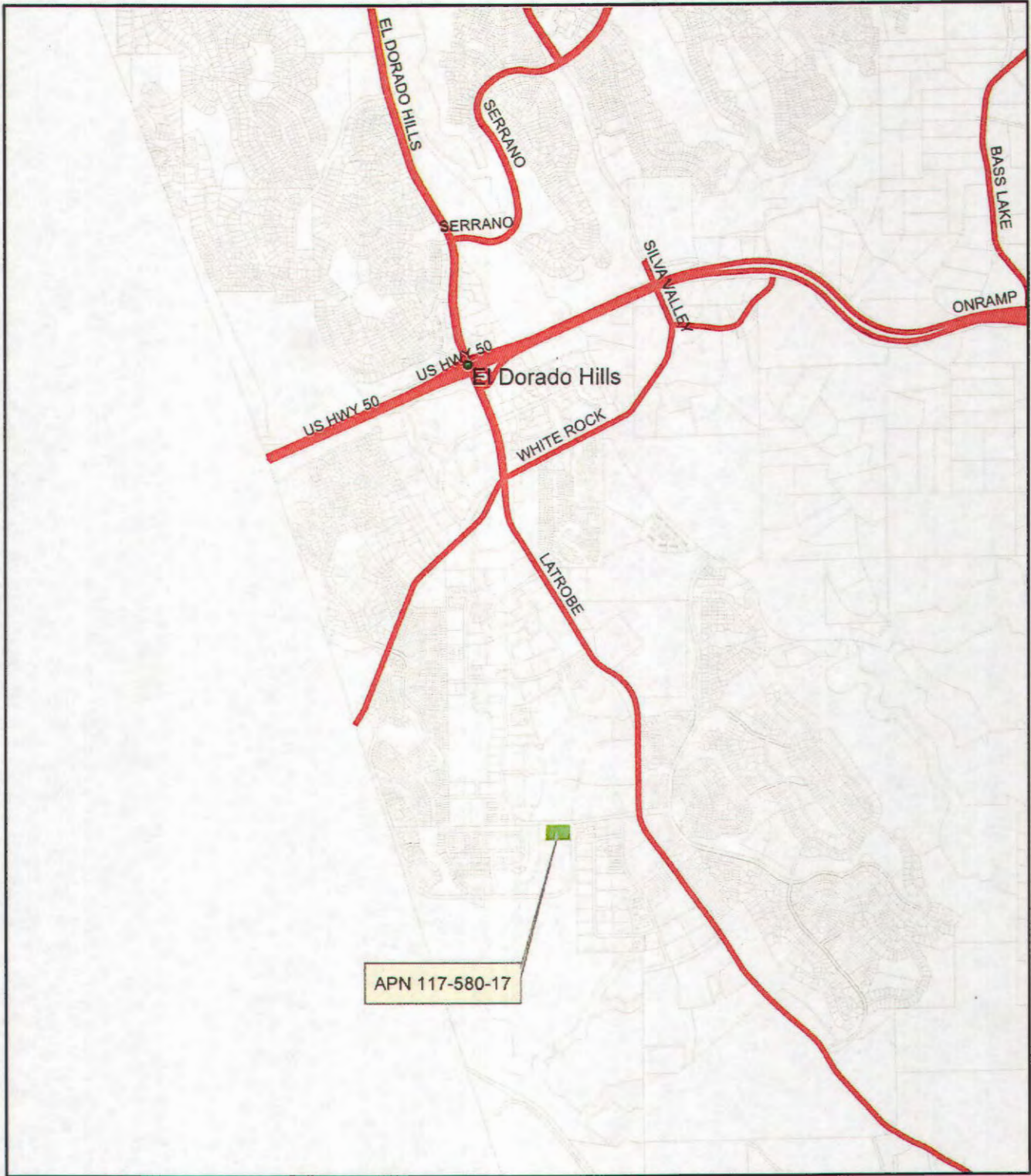


Exhibit A: Location Map



● PLACENAMES
— major_roads
prclbase



Westmont Residential Care Facility/S14-0010
Prepared By Aaron Mount

A scale bar showing distances in miles, with markings at 0, 0.25, 0.5, and 1 mile.

N 1/2 SEC. 23, T.9N., R.8E., M.D.M.
CARSON CREEK UNIT 1-PHASE A
J-135

117:58

1" = 300'

SACRAMENTO COUNTY

GOLDEN FOOTH

- *Parcel Notes**
- 18 - LOT G, 0.108 A
 - 26 - LOT Y, 0.036 A

EXHIBIT B

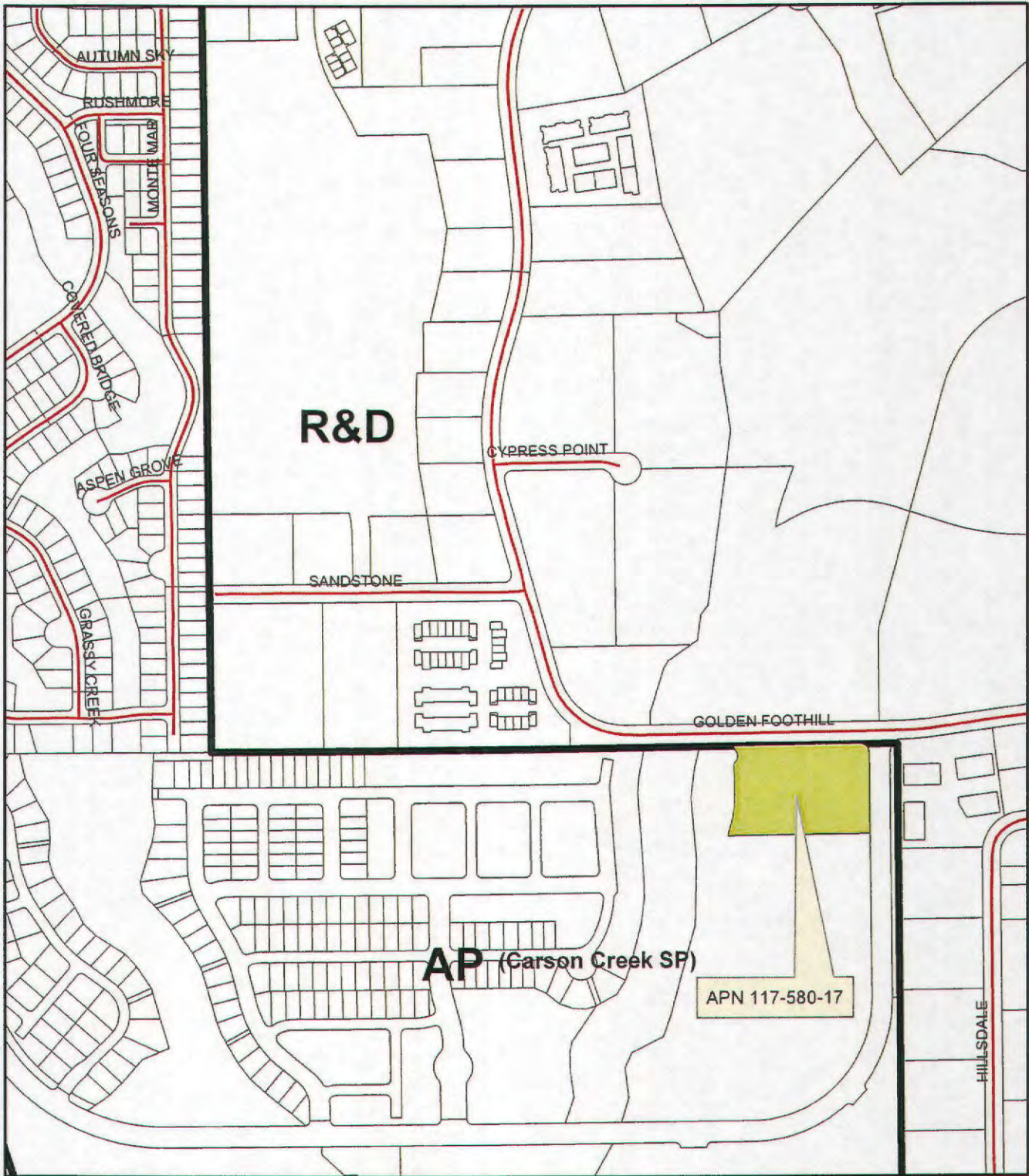
Acreages Are Estimates

Adjacent Map Pages Shown in Grey Text
 Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles

Rev. SEP 18, 2015

Assessor's Map Bk. 117 - Pg. 58
 County of El Dorado, CA

Exhibit C: General Plan Map



Legend:

- ludesign
- gprroads
- prclbase

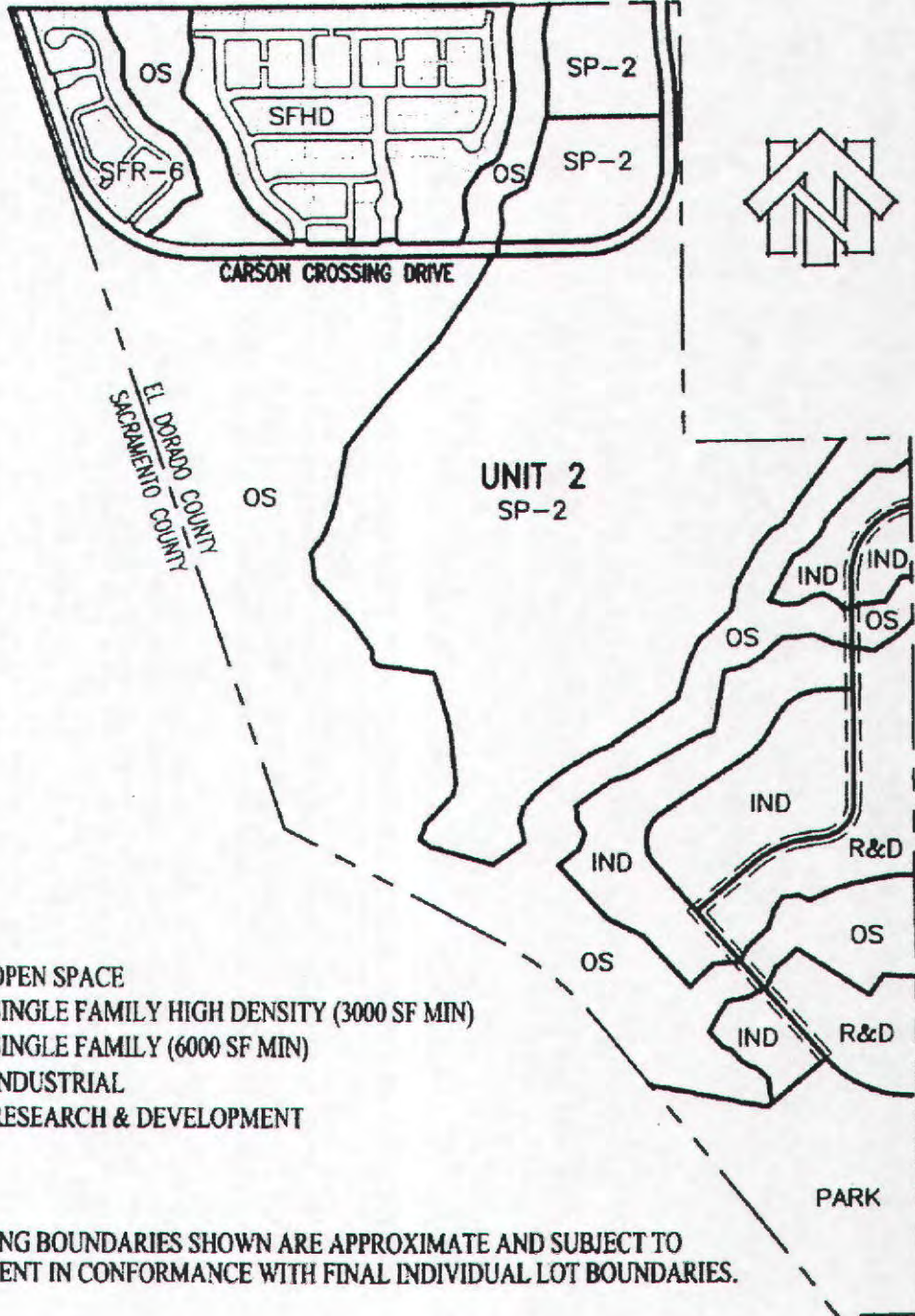


Westmont Residential Care Facility/S14-0010
Prepared By Aaron Mount

0 0.03 0.06 0.12 Miles

PROPOSED ZONING MAP

SCALE: 1"=1000'



LEGEND

- OS OPEN SPACE
- SFHD SINGLE FAMILY HIGH DENSITY (3000 SF MIN)
- SFR-6 SINGLE FAMILY (6000 SF MIN)
- IND INDUSTRIAL
- R&D RESEARCH & DEVELOPMENT

NOTE:

THE ZONING BOUNDARIES SHOWN ARE APPROXIMATE AND SUBJECT TO ADJUSTMENT IN CONFORMANCE WITH FINAL INDIVIDUAL LOT BOUNDARIES.

CARSON CREEK

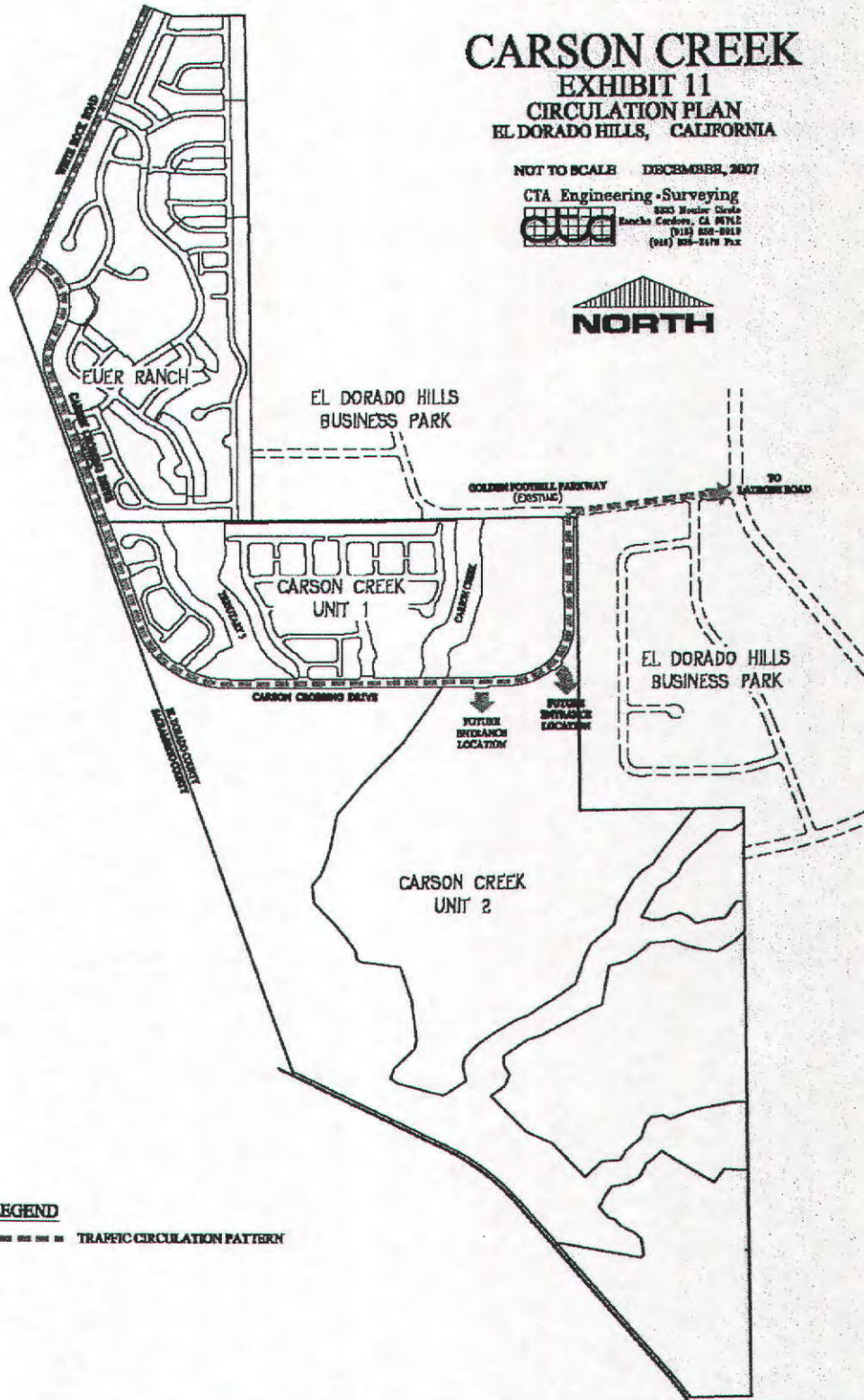
EXHIBIT 11

CIRCULATION PLAN

EL DORADO HILLS, CALIFORNIA

NOT TO SCALE DECEMBER, 2007

CTA Engineering • Surveying
3203 Mosier Circle
Rancho Cordova, CA 95742
(916) 835-2618
(916) 835-2678 Fax



LEGEND
--- TRAFFIC CIRCULATION PATTERN



WESTMONT LIVING®
inspired retirement living

9.09.2014

Rommel Pabalinas, Senior Planner
El Dorado County Community Development Agency
Development Services Department, Planning Division
2850 Fairlane Court
Placerville, CA. 95667

**RE: SPECIAL USE PERMIT APPLICATION
PROPOSED ASSISTED LIVING COMMUNITY
Parcel #117-07-100. 177,396 sf parcel located at Golden Foothill Parkway.
As part of the Carson Creek Phase II Development in El Dorado Hills.**

Dear Mr. Pabalinas:

Westmont Living, LP, is pleased to submit an application for a proposed assisted living and memory care project to be developed in two phases. The proposed breakdown is as follows:

PHASE I	STUDIO	1-BEDROOM	2-BEDROOM	TOTAL UNITS	TOTAL SF
1ST FLOOR	41*	6	4	16	46,741 SF
2 ND FLOOR	11	33	5	49	44,705 SF
	52	39	9	100	91,446 SF
• Includes 35 Memory Care Studio Units					

PHASE II	STUDIO	1-BEDROOM	2-BEDROOM	TOTAL UNITS	TOTAL SF
1ST FLOOR	4	10	3	17	14,477 SF
2 ND FLOOR	4	10	3	17	14,290 SF
	8	20	6	34	28,767 SF

	STUDIO	1-BEDROOM	2-BEDROOM	TOTAL UNITS	TOTAL SF
PHASE I / II	60*	59	15	134	120,213 SF
• Includes 35 Memory Care Studio Units					

The entire community will consist of 134 units and 149 beds. Fully constructed, the project, located on a lot area of 177,396 will have a FAR of .68.

7660 Fay Avenue, Suite N ■ La Jolla, CA 92037
Phone: (858) 456-1233 ■ Fax: (858) 368-8572

PHASING

Phase I will be constructed immediately upon receipt of entitlements, completion and plan-check of construction documents and agency reviews. Phase II will be constructed as resident demand for Phase I outstrips apartment availability on site. Third party reports included with this submittal analyze consistency and potential impacts assuming maximum build-out of the site.

LICENSING AND OPERATIONS

The entirety of Westmont's El Dorado Hills project will be licensed by the State of California Community Care Licensing Division-Department of Social Services (DSS) as a residential care facility for the elderly (RCFE). The retirement community is a 24-hour per day operation. Westmont Living's typical resident is 84-years old, single, with either a desire for a socialized environment and the convenience of dining, activities and amenities immediately available, or experiencing a growing need for personal assistance with daily activities. Approximately 10% of residents will be couples. Services onsite will include three meals per day plus snacks available to all residents as required by licensing (and included in the monthly fee). Additionally there will be entertainment, and onsite activities/exercise programming, a movie theatre, an onsite beauty/barber shop, a gift shop that will sell various sundries, as well as transportation to various activities within the greater community of El Dorado Hills.

Each of the 99 assisted living apartments contains its own stackable washer/dryer and private full baths with handicap accessible shower enclosures. The 59 one bedroom and 15 two-bedroom apartments contain kitchens with a sink, dishwasher, cabinets, microwaves, and ovens with range tops. Westmont's experience in their other retirement communities has taught them that apartments are more marketable to the adult children of resident seniors and to the seniors themselves if they contain kitchens and stackable laundry equipment. By giving residents the choice of doing their own laundry or preparing a meal, independence is reinforced, although most take advantage of the convenient and personalized services offered onsite. By providing the services and conveniences of home within the community, the program also helps to smooth the transition process for residents into higher levels of care when those services become necessary.

Westmont Living's memory care neighborhood is located on the first floor (east wing), and contains 35 apartments and a large communal dining, activities and living area. The apartments each have their own full baths but do not contain kitchenettes or stackable washer/dryers. The memory care neighborhood will also be fully licensed by the State of California Community Care Licensing-Department of Social Services (DSS) and will have a secured perimeter, offering superior individualized care for residents suffering from Alzheimer's Disease or other age-related dementias.

Westmont Living will staff the community 24-hours per day, using three employee shifts (7 AM - 3 PM, 3 PM - 11 PM and 11 PM - 7 AM). The daytime shift will have the maximum total staffing and will include 29 employees (assisted living and memory care combined). Licensing regulations do not specify staffing requirements for assisted living facilities. Title 22 regulations do require that the project has a State certified Executive Director, one awake staff member during nighttime hours, one activities person for the assisted living building and for the memory care residents and that the project provides overall staffing to meet the needs of community residents. Westmont Living anticipates having 29 employees on the day shift (7AM to 3 PM), 20 employees on the (3 PM to 11 PM shift), and 2 employees on the night shift (11 PM to 7 AM) for a combined total for the three shifts of 51 employees.

7660 Fay Avenue, Suite N ■ La Jolla, CA 92037
Phone: (858) 456-1233 ■ Fax: (858) 368-8572

The maximum number of private contractors who regularly work or visit the premises is estimated to be 4 non-employees on the premises. This anticipates a worst case scenario, in which food delivery, hospice care and landscaping were to occur at the same time. Food delivery will typically on a weekly schedule and at non-peak traffic times, such as very early mornings, mid-mornings or early afternoon.

An operational estimate of the peak hour visitors is 5. Most visitors arrive throughout the day at varying times with most visits occurring from 9 AM to 7 PM. On a typical day, the project would not anticipate having more than 5 total visitors.

Please see the attached environmental questionnaire, architectural, civil and landscape plans for detailed information relating to site grading and drainage, landscape and irrigation consistent with EID regulatory requirements, architectural scale and style.

PARKING & TRAFFIC

The project as designed provides a total of 69 parking spaces for 149 beds. Parking on site exceeds §17.18.050 of the El Dorado County Zoning Ordinance requiring 1 space for every 3 beds (nursing/convalescent homes), or a minimum requirement of 50 spaces. Although assisted living is considered a less acute care model than convalescent or skilled nursing homes (thus requiring less staffing, and therefore less parking), per El Dorado County Ordinance direction, *"Where parking requirements for a use are not specifically listed in the matrix, parking requirements for that use shall be determined on the basis of the parking requirements for the most similar use or activity for which parking requirements are established in the matrix"*.

Westmont has been developing and operating assisted living facilities since 1996. These initial facilities were built with one parking space for every three apartments. Their more recent assisted living facilities have been built with between one parking space for every three units and one parking space for every two apartments. Thus, this project has been designed with a parking ratio of just over 1 space for every two units, or a total of 69 spaces, anticipating greatest demand on site at any one time. All of Westmont's existing communities have proven to have adequate parking to accommodate the needs of their staff and visitors. Note that Westmont Living will using an accessible facility van to provide scheduled transportation for residents to medical appointments, and for other scheduled outings. Additionally the project itself will also include amenities on site, such as a dining program, fitness and wellness program, a gift shop, beauty/barber shop, activities, and a movie theatre. Westmont will also have an employee lounge for employees and a meal program offered in the community dining room. On-site amenities and resources for both residents and employees therefore significantly reduce overall vehicle trip impacts (when compared to traditional multi-family).

Lennar, the original owner of the project site, is preparing a revised traffic study addendum to the original report developed for The Carson Creek Specific Plan, Unit 2 (included with this application). That addendum will be provided to staff as soon as it is complete and will validate the aforementioned assumptions about reduced traffic impacts associated with the proposed project. The addendum is projected to be available 2 weeks from date of this narrative.

7660 Fay Avenue, Suite N ■ La Jolla, CA 92037
Phone: (858) 456-1233 ■ Fax: (858) 368-8572

PROJECT CONTACTS

Land Seller

Lennar Homes
916.746.8500
Don Barnett, Community Planning Manager
1420 Rocky Ridge Drive, Suite 320
Roseville, CA. 95661

Developer / Applicant

Westmont Development, LP
Michael O'Rourke / Andy Plant
415.317.9969
7660 Fay Avenue, Suite M
La Jolla, CA 92037

Architect / Project Manager

Hochhauser Blatter Architecture and Planning
Jay Blatter, AIA ext. 101 / Julie McGeever ext. 105
805.962.2746
122 East Arrellaga Street
Santa Barbara, CA. 93101

Civil Engineer

CTA Engineering and Surveying
Ron Conway
916.638.0919
3233 Monier Circle,
Rancho Cordova, CA 95742

Landscape Architect

Callander Associates
Daniel C. Miller
916.631.1312
11180 Sun Center Drive, Suite 104
Rancho Cordova, CA 95670

HOMEOWNER' ASSOCIATION OR ROAD MAINTENANCE

The project is not part of a homeowner's association, however all of the right of way frontage will be maintained by Lennar Communities as part of their Carson Creek Phase I, Unit 2 conditions of approval.

DOCUMENTS INCLUDED WITH THIS SUBMITTAL INCLUDE THE FOLLOWING:

7660 Fay Avenue, Suite N ■ La Jolla, CA 92037
Phone: (858) 456-1233 ■ Fax: (858) 368-8572

1. Application Form and Agreement for Payment of Processing Fees
2. Letter of Authorization for Agent
3. Proof of Ownership / Title Report
4. Assessor's Parcel Map / Vicinity Map
5. Environmental Questionnaire Form
6. Public Sewer and Water Map for Carson Creek Phase, Unit 1 & 2
7. Environmental Noise Assessment – Carson Creek Unit 2. January 21, 2009
8. Traffic Impact Analysis Carson Creek Unit 2, October 1, 2010
9. Geotechnical Report. Carson Creek Unit 1 & 2, October 2013
10. Phase I Environmental Assessment, Carson Creek. Wallace Kuhl, August 2013
11. Architectural Plan Set. Hochhauser Blatter 9.09.2014
12. Preliminary Grading and Drainage Plan. CTA Engineering 9.09.2014
13. Preliminary Landscape and Irrigation Plan. Callander Associates 9.09.2014
14. Preliminary Site Lighting Plan and Fixture Cut-sheets. JMPE Engineering 9.09.2014

Please do not hesitate to contact us with any additional questions you might have during the course of application review.

Sincerely,

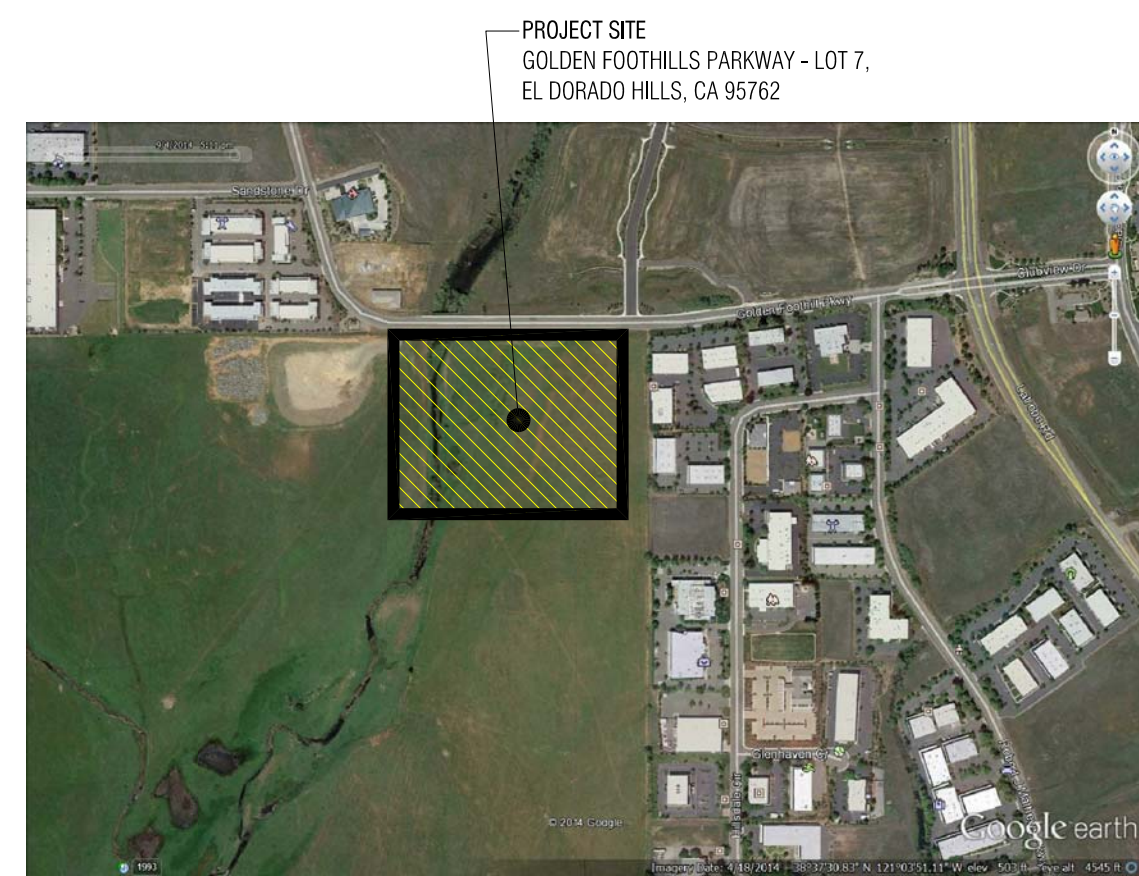


Michael O'Rourke, General Partner
Westmont Living, LP

enclosures

7660 Fay Avenue, Suite N ■ La Jolla, CA 92037
Phone: (858) 456-1233 ■ Fax: (858) 368-8572

VICINITY MAP



WESTMONT LIVING AT EL DORADO HILLS ASSISTED LIVING

GOLDEN FOOTHILL PARKWAY - LOT 7, EL DORADO HILLS, CALIFORNIA 95762

APN: 117-07-100



Hochhauser
Blatter

ARCHITECTURE
AND PLANNING

122 E. ARRELLAGA
SANTA BARBARA
CALIFORNIA 93101
805 962 2746

WESTMONT LIVING AT EL DORADO HILLS ASSISTED LIVING
GOLDEN FOOTHILL PARKWAY
EL DORADO HILLS, CALIFORNIA

DATE	ISSUANCE OR REVISION
09.08.2014	PLANNING SUBMITTAL

PROJECT DIRECTORY

DEVELOPER/ APPLICANT:
WESTMONT DEVELOPMENT, LP
7660 FAY AVENUE, SUITE M
LA JOLLA, CA 92037
T 415.317.9969
CONTACT: MICHAEL O'ROURKE
ANDY PLANT

CIVIL ENGINEER:
CTA ENGINEERING AND SURVEYING
3233 MONIER CIRCLE,
RANCHO CORDOVA, CA 95742
T 916.638.0919
CONTACT: RON CONWAY

ARCHITECT / PROJECT MANAGER:
HOCHHAUSER BLATTER
ARCHITECTURE & PLANNING
122 E. ARRELLAGA ST.
SANTA BARBARA, CA 93101
T 805.962.2746
F 805.962.4948
CONTACT: JAY BLATTER, AIA, LEED AP
JULIE MCGEEVER

LANDSCAPE ARCHITECT:
CALLANDER ASSOCIATES
11180 SUN CENTER DRIVE, SUITE 104
RANCHO CORDOVA, CA 95670
T 916.6131312
CONTACT: DANIEL C. MILLER

PROJECT DESCRIPTION

THE WESTMONT LIVING AT EL DORADO HILLS ASSISTED LIVING PROJECT IS PROPOSED TO CONSIST 134 UNITS, AND BE CONSTRUCTED IN TWO PHASES, CONSISTING OF ASSISTED LIVING AND MEMORY CARE FACILITIES, ON A 177,396 SF LOT.

THE PHASE 1 IS PROPOSED CONSIST A TWO STOREY ASSISTED LIVING FACILITY INCLUDING 17 STUDIO UNITS, 39 1-BEDROOM UNITS AND 9 2-BEDROOM UNITS WITH FULL SERVICES DINING ROOM, COMMERCIAL KITCHEN, BEAUTY SHOP A FITNESS AND PHYSICAL-THERAPY CENTER, LAUNDRY ROOM, STAFF OFFICES AND CONFERENCE ROOM, OUTDOOR RECREATIONAL SPACES WILL INCLUDE OUTDOOR PATIO, PAVED SEATING AREAS, WALKWAYS, GARDEN AND LANDSCAPED AREAS AND POOL.
PHASE 1 WILL ALSO CONSIST OF A ONE STOREY MEMORY CARE FACILITY INCLUDING 35 STUDIO UNITS, THE BUILDING IS SEPARATED INTO TWO NEIGHBORHOODS WITH THERAPEUTIC KITCHENS, BATHING ROOM, OUTDOOR RECREATIONAL SPACES INCLUDE PAVED WALKWAYS, MEMORY GARDEN AND LANDSCAPED AREAS.

THE PHASE 2 WILL INVOLVE ADDITION TO TWO STOREY ASSISTED LIVING FACILITY, INCLUDING 8 STUDIO UNITS, 20 1-BEDROOM UNITS AND 6 2-BEDROOM UNITS.

PROJECT STATISTICS

PHASE 1

	STUDIO	1 BEDROOM	2 BEDROOM	TOTAL
FIRST FLOOR	6	6	4	16
SECOND FLOOR	11	33	5	49
	17	39	9	65

MEMORY CARE UNIT: 35 STUDIOS

PHASE 2

	STUDIO	1 BEDROOM	2 BEDROOM	TOTAL
FIRST FLOOR	4	10	3	17
SECOND FLOOR	4	10	3	17
	8	20	6	34

FLOOR AREAS

FIRST FLOOR (NET SF)
PHASE 1: 46,741 SF
PHASE 2: 14,477 SF

SECOND FLOOR (NET SF)
PHASE 1: 44,705 SF
PHASE 2: 14,290 SF

PROJECT STATISTICS

PROJECT: WESTMONT LIVING AT EL DORADO HILLS ASSISTED LIVING

APN: 117-07-100

LOCATION: GOLDEN FOOTHILL PARKWAY - LOT 7,
EL DORADO HILLS, CA 95762

PROPERTY OWNER: WESTMONT DEVELOPMENT, LP
7660 FAY AVENUE, SUITE M, LA JOLLA, CA 92037

ZONING: CARSON CREEK SPECIFIC PLAN PHASE II (CCMF)

TOTAL LAND AREA: 117,396 SQ. FT. (2.69 ACRES)

BUILDING FOOTPRINT AREA: 77,870 SQ. FT.

LANDSCAPING AREA: 42,833 SQ. FT.

HARDSCAPE AREA: 56,836 SQ. FT.
(WALKWAYS & DRIVEWAY)

BUILDING HEIGHT: 34.5 FEET 2 STORIES

MAX. ALLOWABLE BUILDING HEIGHT: 45 FEET OR 3 STORIES

PHASE 1

NO. OF ASSISTED LIVING UNITS:		
STUDIO	-	17 UNITS (450 SF)
1 BEDROOM	-	39 UNITS (600 SF)
2 BEDROOM	-	9 UNITS (900 SF)
TOTAL ALF UNITS	-	65 UNITS

NO. OF MEMORY CARE UNITS:		
STUDIOS	-	35 UNITS (300 SF)

PHASE 2

NO. OF ASSISTED LIVING UNITS:		
STUDIO	-	8 UNITS (450 SF)
1 BEDROOM	-	20 UNITS (600 SF)
2 BEDROOM	-	6 UNITS (900 SF)
TOTAL ALF UNITS	-	34 UNITS

PARKING INCLUDES: 3 HANDICAP ACCESSIBLE SPACES
66 STANDARD SPACES

TOTAL PARKING 69 SPACES

SHEET INDEX

DRAWING NO.	DRAWING TITLE
AD.1	COVER SHEET
	CIVIL
SHEET 1	GRADING PLAN
SHEET 2	SITE PLAN
	ARCHITECTURAL
A1.0	SITE PLAN
A2.1	FIRST FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A2.3	ROOF PLAN
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS (COLOR)
A4.1	BUILDING SECTIONS
	LANDSCAPE
L1.0	PRELIMINARY LANDSCAPE PLAN
L2.0	PRELIMINARY IRRIGATION PLAN
L3.0	LEGENDS, PLANT LIST AND ENLARGEMENT PLANS

APPLICABLE CODES:
2013 CALIFORNIA BUILDING CODE (2009 INTERNATIONAL BUILDING CODE)
2013 CALIFORNIA GREEN BUILDING CODE
2013 CALIFORNIA MECHANICAL CODE (2009 UNIFORM MECHANICAL CODE)
2013 CALIFORNIA PLUMBING CODE (2009 UNIFORM PLUMBING CODE)
2013 CALIFORNIA ELECTRICAL CODE (NATIONAL ELECTRICAL CODE)
2013 CALIFORNIA ENERGY CODE (TITLE-24)

THIS DRAWING IS COPYRIGHTED MATERIAL UNDER THE SOLE OWNERSHIP OF HOCHHAUSER BLATTER ARCHITECTURE & PLANNING. ANY USE, WITHOUT THE WRITTEN CONSENT OF HOCHHAUSER BLATTER IS PROHIBITED.

SHEET CONTENTS
COVER SHEET, SHEET INDEX
PROJECT STATISTICS &
PROJECT DESCRIPTION

PROJECT NO: 9749

SHEET

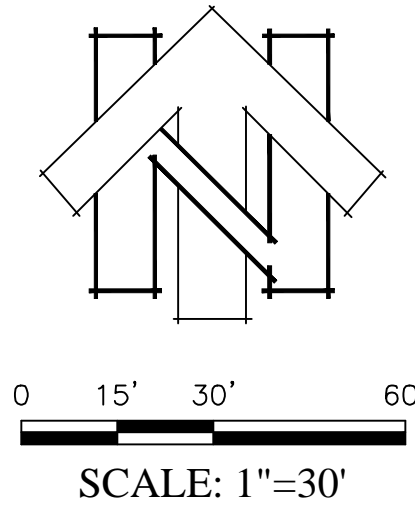
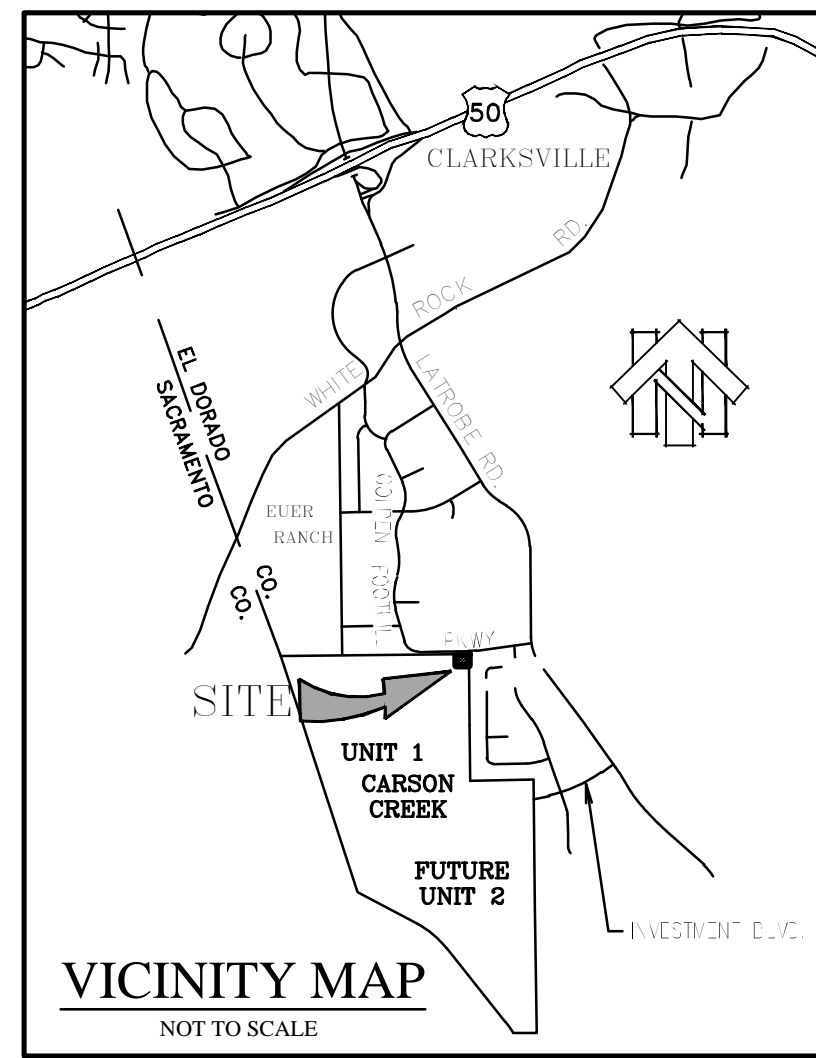
A0.1

OF ALL SHEETS
LATEST REVISION

SPECIAL USE PERMIT - SITE PLAN

WESTMONT ASSISTED LIVING FACILITY

COUNTY OF EL DORADO SHEET 1 OF 1 STATE OF CALIFORNIA



OWNER/APPLICANT

LENNAR HOMES OF CALIFORNIA, LLC
1420 ROCKY RIDGE DRIVE, SUITE 320
ROSEVILLE, CA 95661

ENGINEER

cta Engineering & Surveying
Civil Engineering • Land Surveying • Land Planning
3233 Monier Circle, Rancho Cordova, CA 95742
T (916) 638-0919 • F (916) 638-2479 • www.cta.net

MAP SCALE

1" = 30'

SECTION, TOWNSHIP and RANGE

A PORTION OF SECTIONS 15, 23 & 26, T. 9 N., R. 8 E. M.D.M.

ASSESSOR'S PARCEL NUMBERS

A.P.N. 117-010-08 (LARGE LOT 7)

PRESENT ZONING

CC-SP

TOTAL LOT AREA

4.07 ACRES

GROSS BLDG AREA

79,952 sq.ft.

WATER SUPPLY and SEWAGE DISPOSAL

EL DORADO IRRIGATION DISTRICT

PARKING

70 SPACES (2 ADA)

PROPOSED STRUCTURAL FIRE PROTECTION

EL DORADO HILLS COUNTY WATER DISTRICT (FIRE DEPARTMENT)

DATE OF PREPARATION

SEPTEMBER, 2014

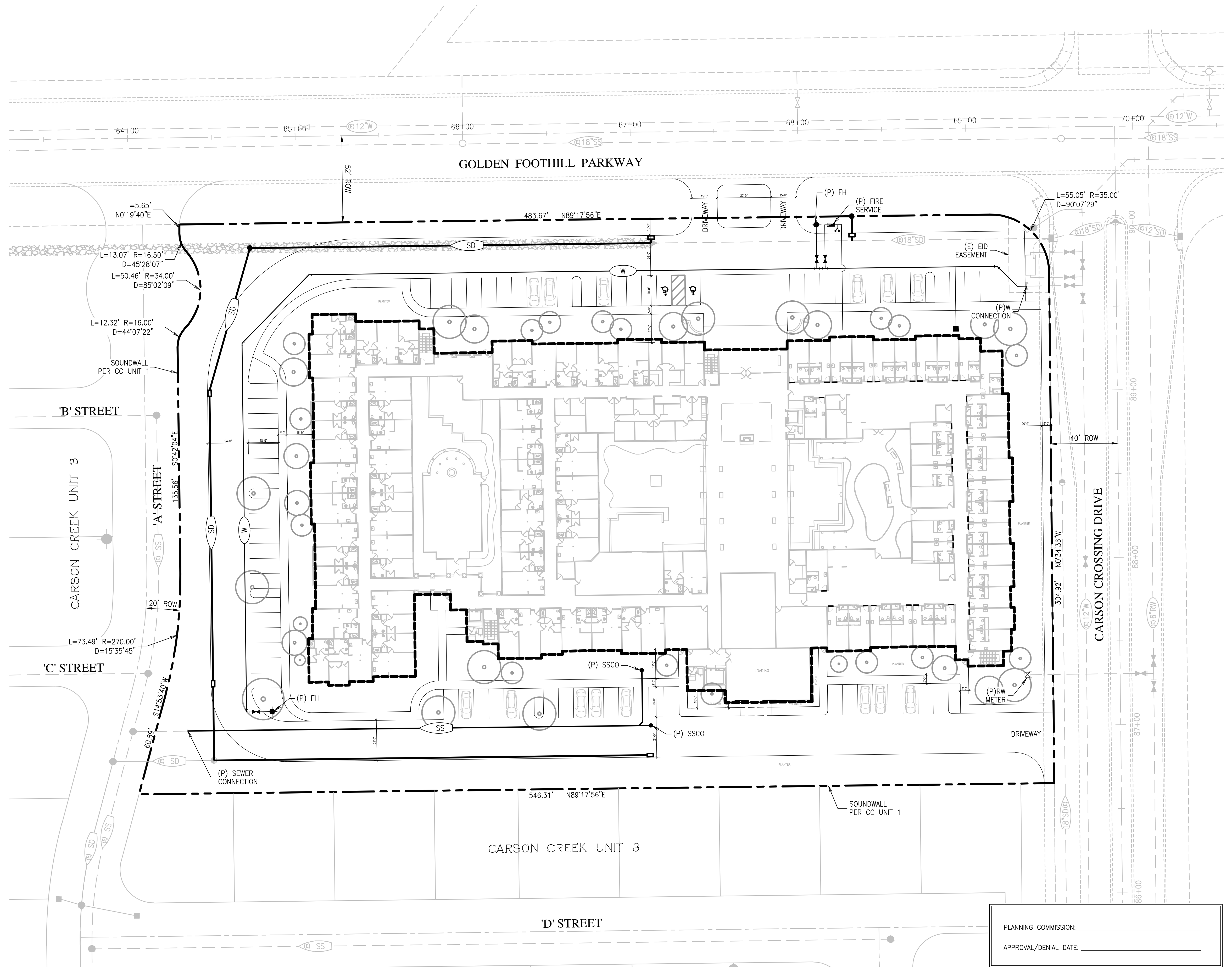
ENGINEER'S CERTIFICATE

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

LEGEND

- SUBDIVISION BOUNDARY
- EXISTING RIGHT-OF-WAY
- EXISTING PROPERTY LINE
- (P) MANHOLE
- (P) FIRE HYDRANT
- (P) FIRE SERVICE CONNECTION

DAVID R. CROSARIOL, R.C.E. 34520 DATE _____



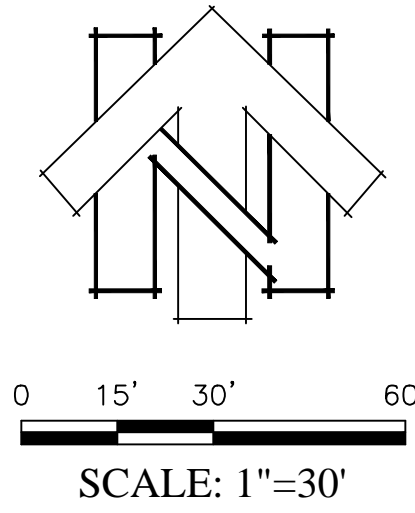
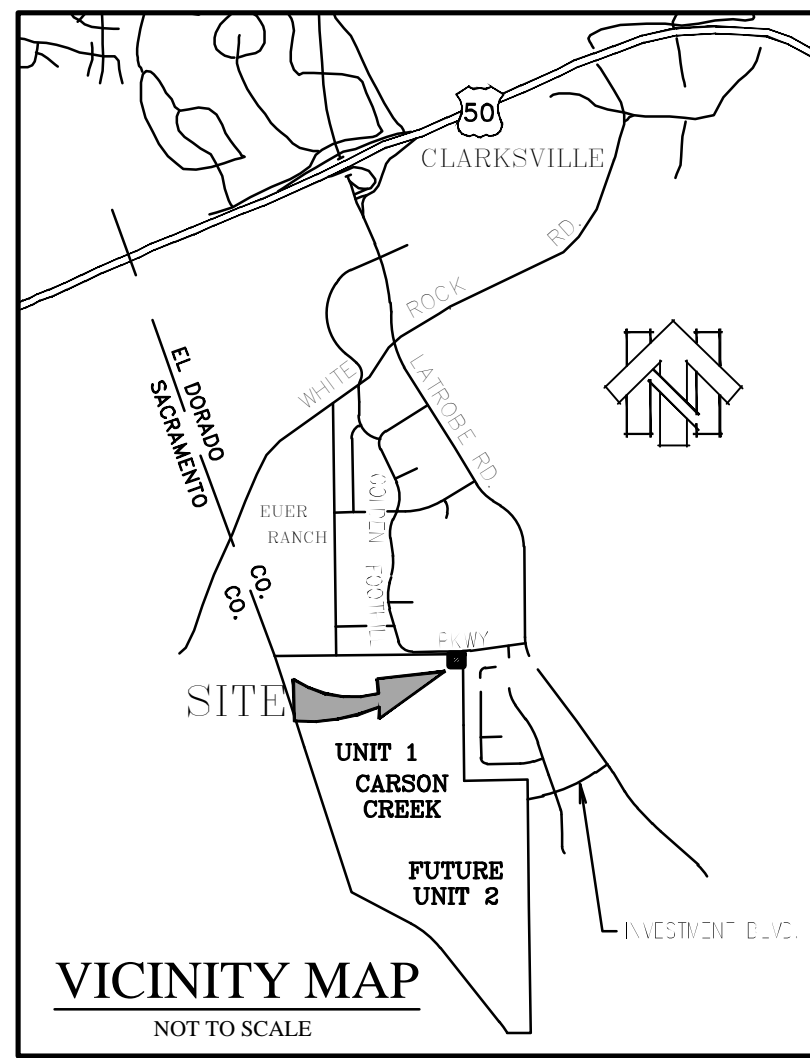
PLANNING COMMISSION: _____
APPROVAL/DENIAL DATE: _____

SPECIAL USE PERMIT - PROPOSED GRADING

WESTMONT ASSISTED LIVING FACILITY

COUNTY OF EL DORADO SHEET 1 OF 1 STATE OF CALIFORNIA

EARTHWORK
 EXCAVATION = 820 CY
 EMBANKMENT = 33.465 CY



OWNER/APPLICANT
 LENNAR HOMES OF CALIFORNIA, LLC
 1420 ROCKY RIDGE DRIVE, SUITE 320
 ROSEVILLE, CA 95661

ENGINEER
 cta Engineering & Surveying
 Civil Engineering • Land Surveying • Land Planning
 3233 Monier Circle, Rancho Cordova, CA 95742
 T (916) 638-0919 • F (916) 638-2479 • www.cta.net

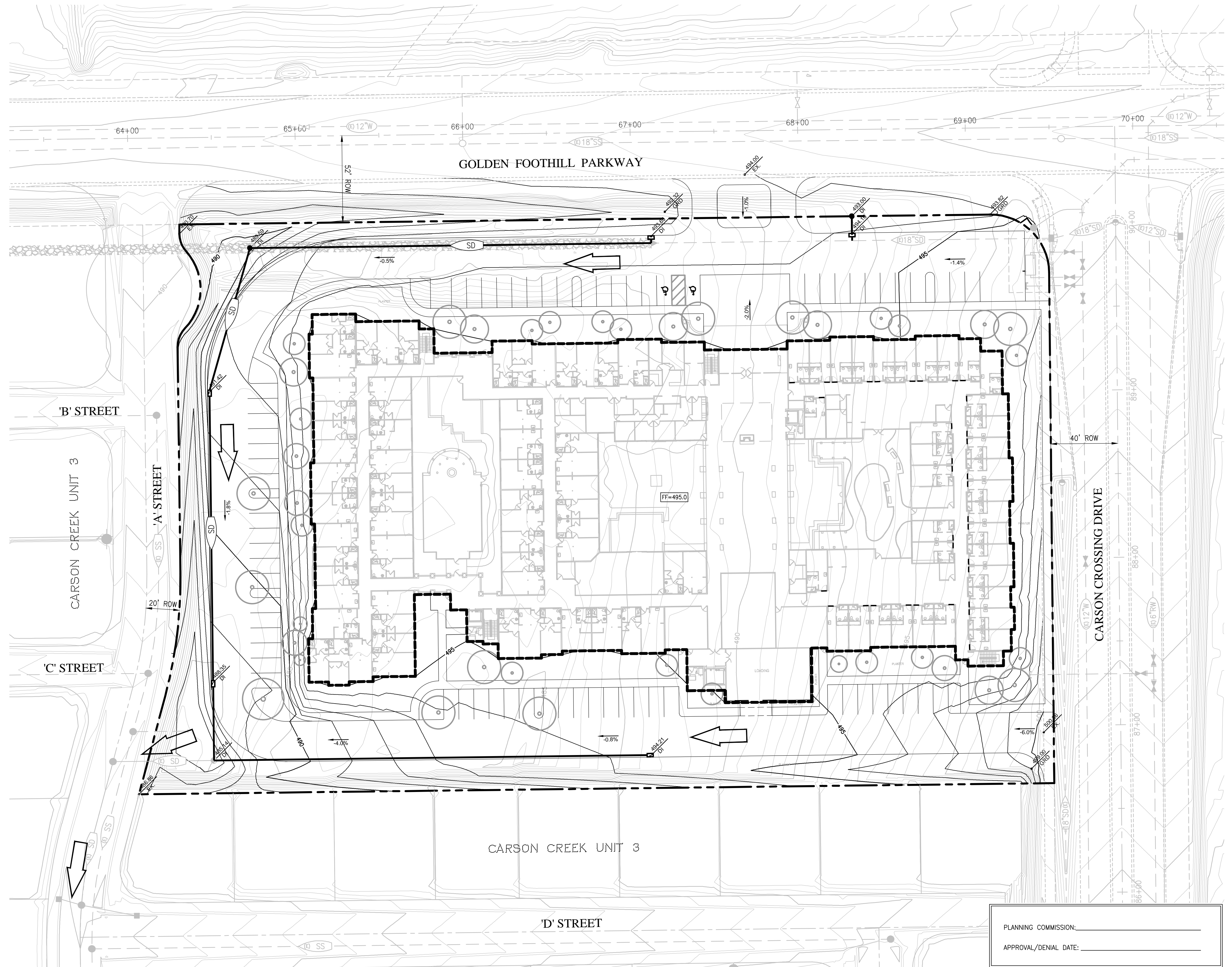
MAP SCALE
 1" = 30'

CONTOUR INTERVAL
 EXISTING GROUND = .5 FEET
 PROPOSED GRADE = 1 FEET

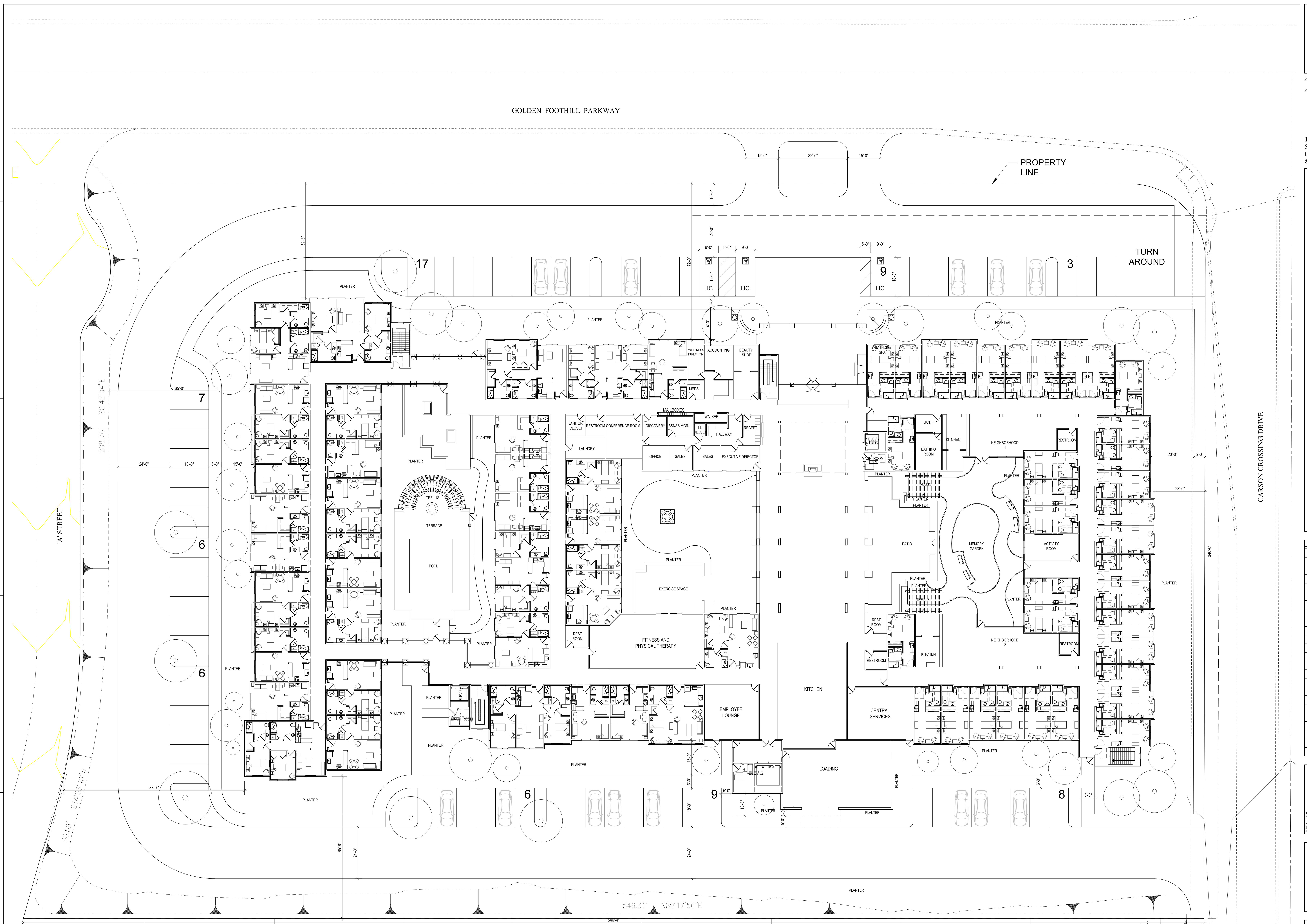
SOURCE OF TOPOGRAPHY
 AERIAL SURVEY

LEGEND

- EX. CONTOUR
- PROP. CONTOUR
- GRADE BREAK
- SPOT GRADE
- PROP. SLOPE
- EX. SEWER
- EX. WATER
- EX. STORM DRAIN
- PROP. STORM DRAIN
- PROP. DRAINAGE INLET
- PROP. SD MANHOLE
- RSP
- FINISHED FLOOR ELEVATION
- OVERLAND RELEASE



PLANNING COMMISSION: _____
 APPROVAL/DENIAL DATE: _____



DATE	ISSUANCE OR REVISION
09.08.2014	PLANNING SUBMITTAL

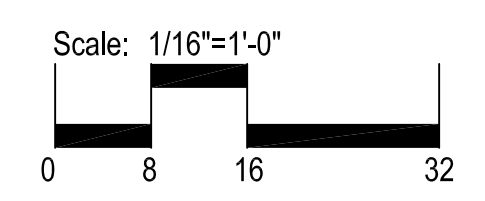
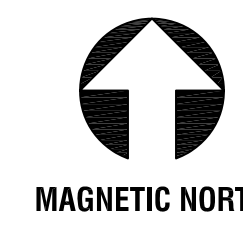
SHEET CONTENTS
SITE PLAN

PROJECT NO: 9749

SHEET

A1.0

OF ALL SHEETS
LATEST REVISION



SITE PLAN 1/16"=1'-0" 1

DATE	ISSUANCE OR REVISION
09.08.2014	PLANNING SUBMITTAL

THIS DRAWING IS COPYRIGHTED MATERIAL UNDER THE SOLE OWNERSHIP OF HOCHHAUSER BLATTER ARCHITECTURE & PLANNING. ANY USE, WITHOUT THE WRITTEN CONSENT OF HOCHHAUSER BLATTER IS PROHIBITED.

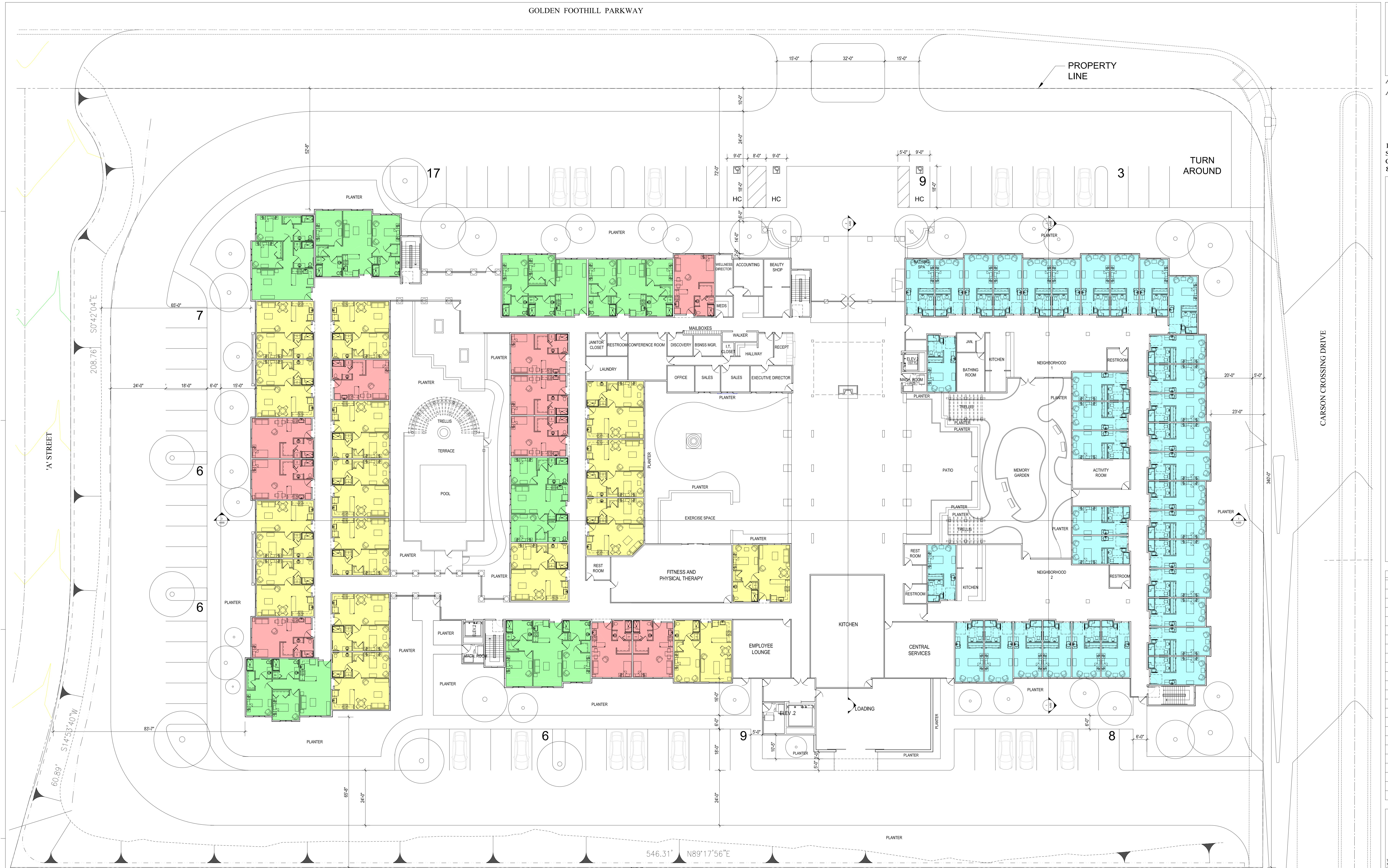
SHEET CONTENTS
FIRST FLOOR PLAN

PROJECT NO.: 9749

SHEET

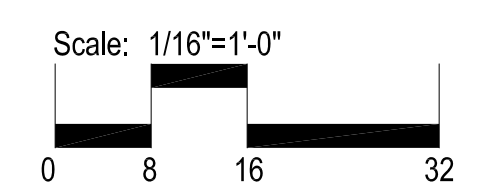
A2.1

OF ALL SHEETS
LATEST REVISION



LEGEND

- TWO BEDROOM APARTMENT
- ONE BEDROOM APARTMENT
- STUDIO
- MEMORY CARE UNIT



FIRST FLOOR PLAN 1/16"=1'-0" 1

WESTMONT LIVING AT EL DORADO HILLS ASSISTED LIVING
GOLDEN FOOTHILL PARKWAY
EL DORADO HILLS, CALIFORNIA

DATE	ISSUANCE OR REVISION

THIS DRAWING IS COPYRIGHTED MATERIAL UNDER THE SOLE OWNERSHIP OF HOCHHAUSER BLATTER ARCHITECTURE & PLANNING. ANY USE, WITHOUT EXPRESS WRITTEN CONSENT OF HOCHHAUSER BLATTER IS PROHIBITED.

SHEET CONTENTS
SECOND FLOOR PLAN

PROJECT NO: 9749

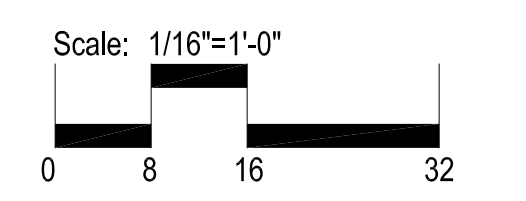
SHEET

A2.2
OF ALL SHEETS
LATEST REVISION

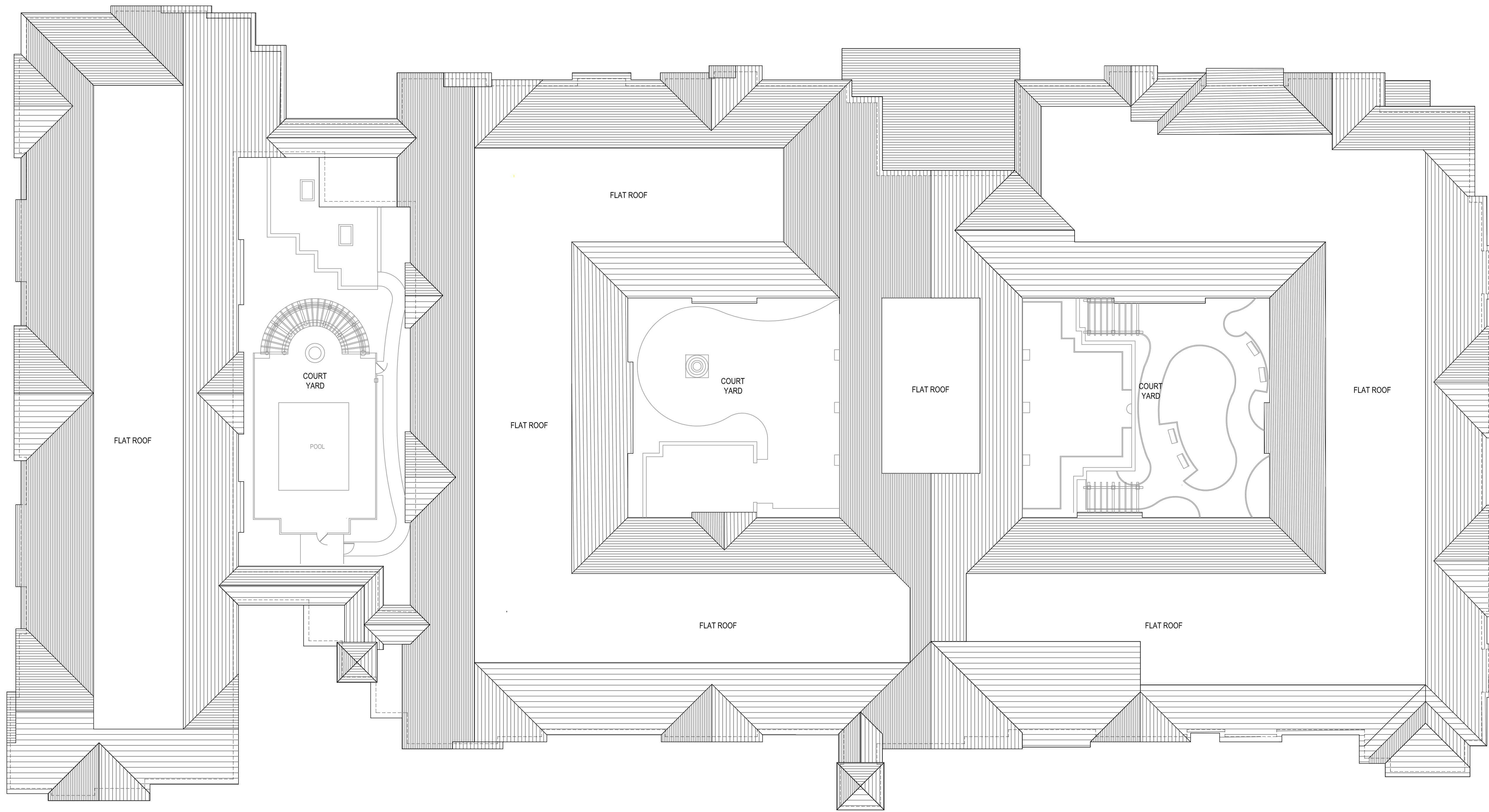


LEGEND

- TWO BEDROOM APARTMENT
- ONE BEDROOM APARTMENT
- STUDIO



SECOND FLOOR PLAN 1/16"=1'-0" 1



DATE	ISSUANCE OR REVISION
09.08.2014	PLANNING SUBMITTAL

THIS DRAWING IS COPYRIGHTED MATERIAL UNDER THE SOLE OWNERSHIP OF HOCHHAUSER BLATTER ARCHITECTURE & PLANNING. ANY USE, WITH OR WITHOUT WRITTEN CONSENT OF HOCHHAUSER BLATTER IS PROHIBITED.

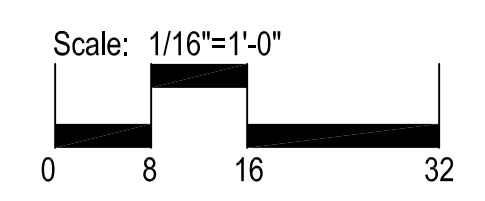
SHEET CONTENTS
ROOF PLAN

PROJECT No: 9749

SHEET

A2.3

OF ALL SHEETS
LATEST REVISION

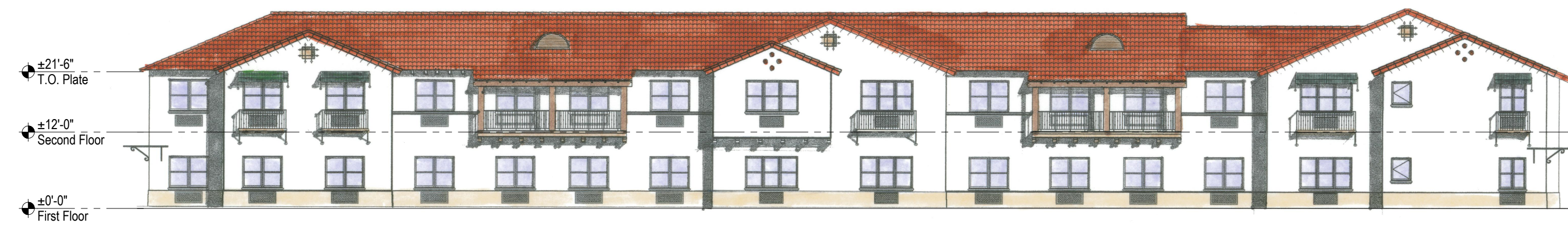


ROOF PLAN 1/16"=1'-0"

1



SOUTH ELEVATION 1/16"=1'-0" 4



WEST ELEVATION 1/16"=1'-0" 3



EAST ELEVATION 1/16"=1'-0" 2



NORTH ELEVATION 1/16"=1'-0" 1

DATE	ISSUANCE OR REVISION
09.08.2014	PLANNING SUBMITTAL

THIS DRAWING IS COPYRIGHTED MATERIAL UNDER THE SOLE OWNERSHIP OF HOCHHAUSER BLATTER ARCHITECTURE & PLANNING. ANY USE WITHOUT EXPRESSED WRITTEN CONSENT OF HOCHHAUSER BLATTER IS PROHIBITED.

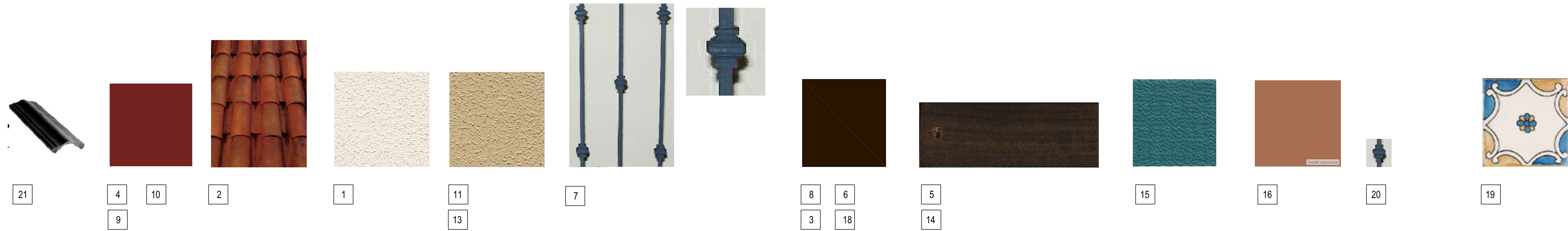
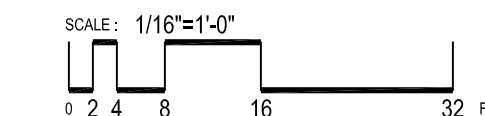
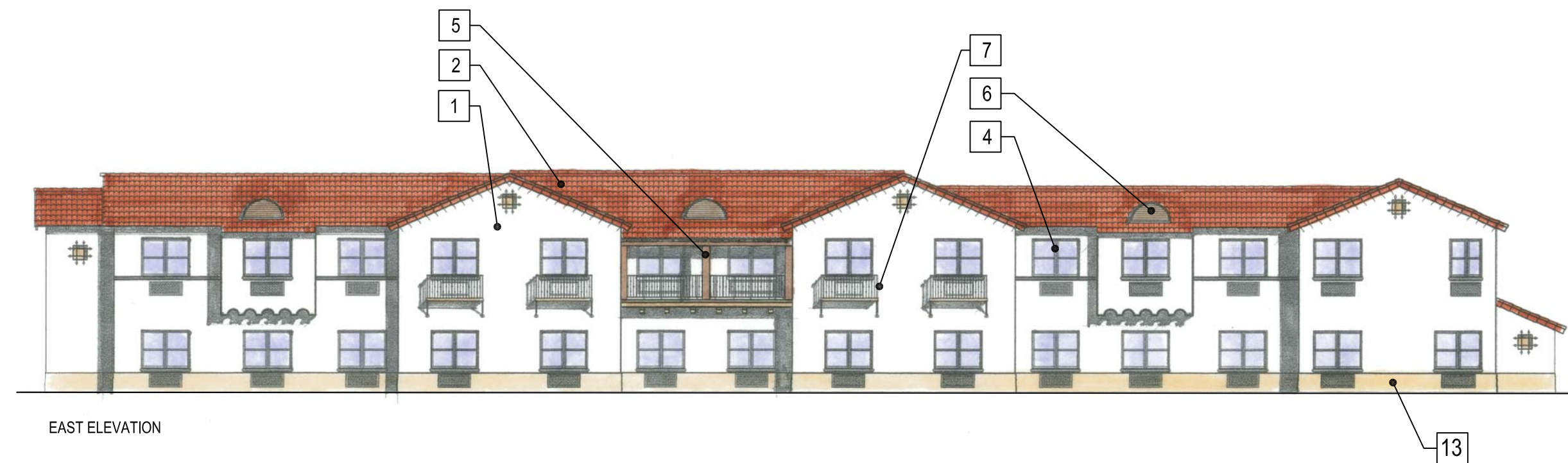
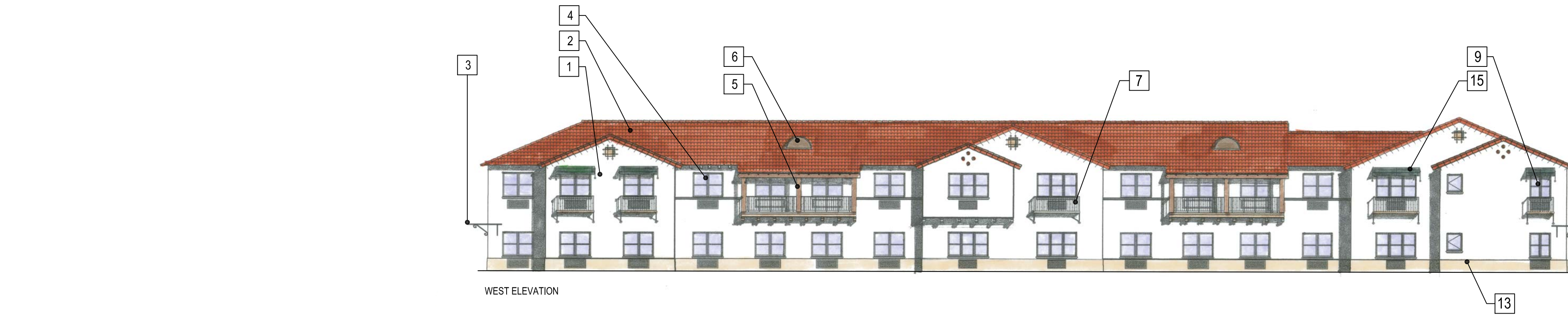
SHEET CONTENTS
EXTERIOR ELEVATIONS

PROJECT NO: 9749

SHEET

A3.1

OF ALL SHEETS
LATEST REVISION



- 1** EXTERIOR WALLS, PLASTER FINISH W/ INTEGRAL COLOR
MERLEX COLOR: BISQUE P141
- 2** SPANISH CLAY TILE ROOFING W/ BLENDED COLOR
MCA STANDARD BLEND B330 -R OLD SANTA BARBARA PEBBLED BLEND
- 3** ORNAMENTAL METAL TRELLIS
BENJAMIN MOORE COLOR: DARK BRONZE
- 4** RECESSED ALUMINUM CLAD WOOD DOUBLE HUNG WINDOW W/ FINISH
JELD-WEN, MESA RED
- 5** HEAVY TIMBER BRACING, STAINED
CABOT STAIN COLOR: BARK

- 6** METAL ROOF VENT
BENJAMIN MOORE COLOR: DARK BRONZE
- 7** WROUGHT IRON RAILING - SEE ELEVATIONS FOR DETAILS
3/4" SQUARE WROUGHT IRON BARS WITH KING METALS
DECORATIVE COLLAR #45-685-12
BENJAMIN MOORE COLOR: DARK BRONZE
- 8** ENTRY WINDOW W/ ORNAMENTAL IRON WORK
BENJAMIN MOORE COLOR: DARK BRONZE
- 9** RECESSED ALUMINUM CLAD WOOD DOUBLE HUNG WINDOW W/ FINISH
JELD-WEN COLOR: MESA RED
- 10** SLIDING DOORS, ALUMINUM CLAD WOOD W/ FINISH
JELD-WEN COLOR: MESA RED

- 11** DECKING, MOLDED PLASTER FINISH W/ INTEGRAL COLOR
MERLEX COLOR: CAFE MOCHA P450
- 12** TRIM, ORNAMENTAL PLASTER FINISH
MERLEX COLOR: CAFE MOCHA P450
- 13** MAIN ENTRY DOORS, STAINED
CABOT STAIN COLOR: BARK
- 14** AWNING W/ WROUGHT IRON SUPPORTS
SUNBRELLA AWNING FABRIC COLOR: SAPHIRE BLUE

- 15** CLAY TILE GRILLWORK
- 16** STAINLESS STEEL GUTTERS,
BENJAMIN MOORE COLOR: DARK BRONZE
- 17** STAIR RISER TILE
MC DESIGNS- SUPREMA SG-16- NY WHITE
- 18** STAIR TREAD TILE
ARTO BRICK COLOR: TUSCAN MUSTARD
- 19** WROUGHT IRON HANDRAIL Moulding
KING METALS #45-905-8
BENJAMIN MOORE COLOR: DARK BRONZE

DATE	ISSUANCE OR REVISION
09.08.2014	PLANNING SUBMITTAL

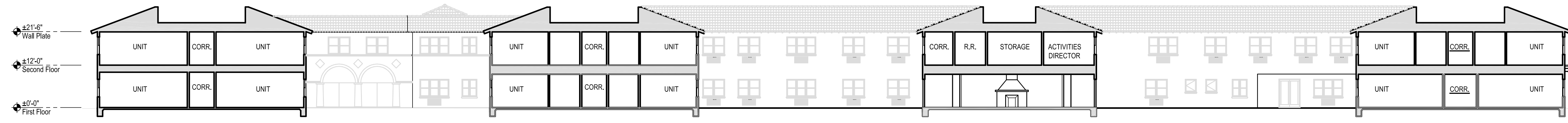
SHEET CONTENTS
MATERIAL BOARD

PROJECT NO: 9749

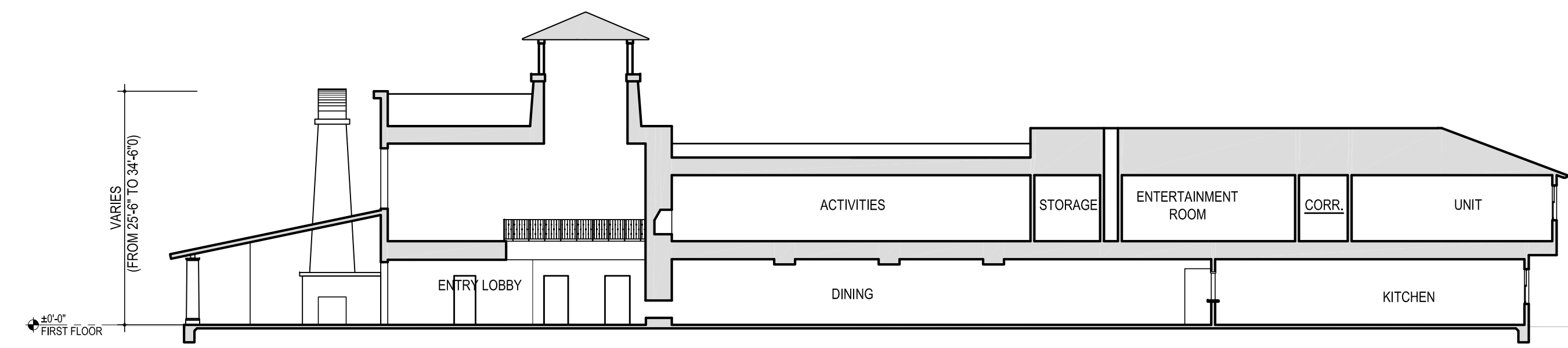
SHEET
A3.2
OF ALL SHEETS
LATEST REVISION



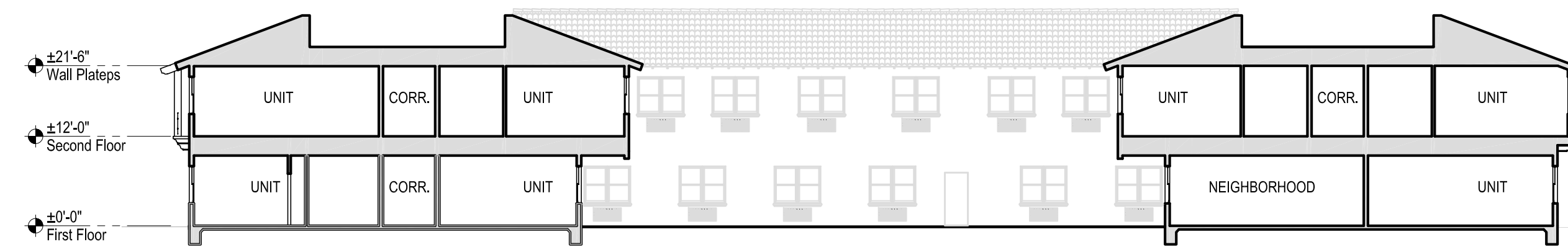
WESTMONT LIVING AT EL DORADO HILLS ASSISTED LIVING
 GOLDEN FOOTHILL PARKWAY
 EL DORADO HILLS, CALIFORNIA



SECTION 1/16"=1'-0" 3



SECTION 1/16"=1'-0" 2



SECTION 1/16"=1'-0" 1

DATE	ISSUANCE OR REVISION

THIS DRAWING IS COPYRIGHTED MATERIAL UNDER THE SOLE OWNERSHIP OF HOCHHAUSER BLATTER ARCHITECTURE & PLANNING, INC. ANY USE, WITH OR WITHOUT WRITTEN CONSENT OF HOCHHAUSER BLATTER IS PROHIBITED.

SHEET CONTENTS
SITE PLAN

PROJECT No: 9749

SHEET

A4.1

OF ALL SHEETS
LATEST REVISION

G:\1749 Westmont Hill... Construction Documents\15-1469 3D 20 of 27.dwg, 10/27/2014 11:58:08 AM

DATE	ISSUANCE OR REVISION
09/14	PLANNING SUBMITTAL

THIS DRAWING IS COPYRIGHTED MATERIAL UNDER THE SOLE OWNERSHIP OF HOCHHAUSER BLATTER ARCHITECTURE & PLANNING. ANY USE, WITHOUT THE WRITTEN PERMISSION OF HOCHHAUSER BLATTER IS PROHIBITED.

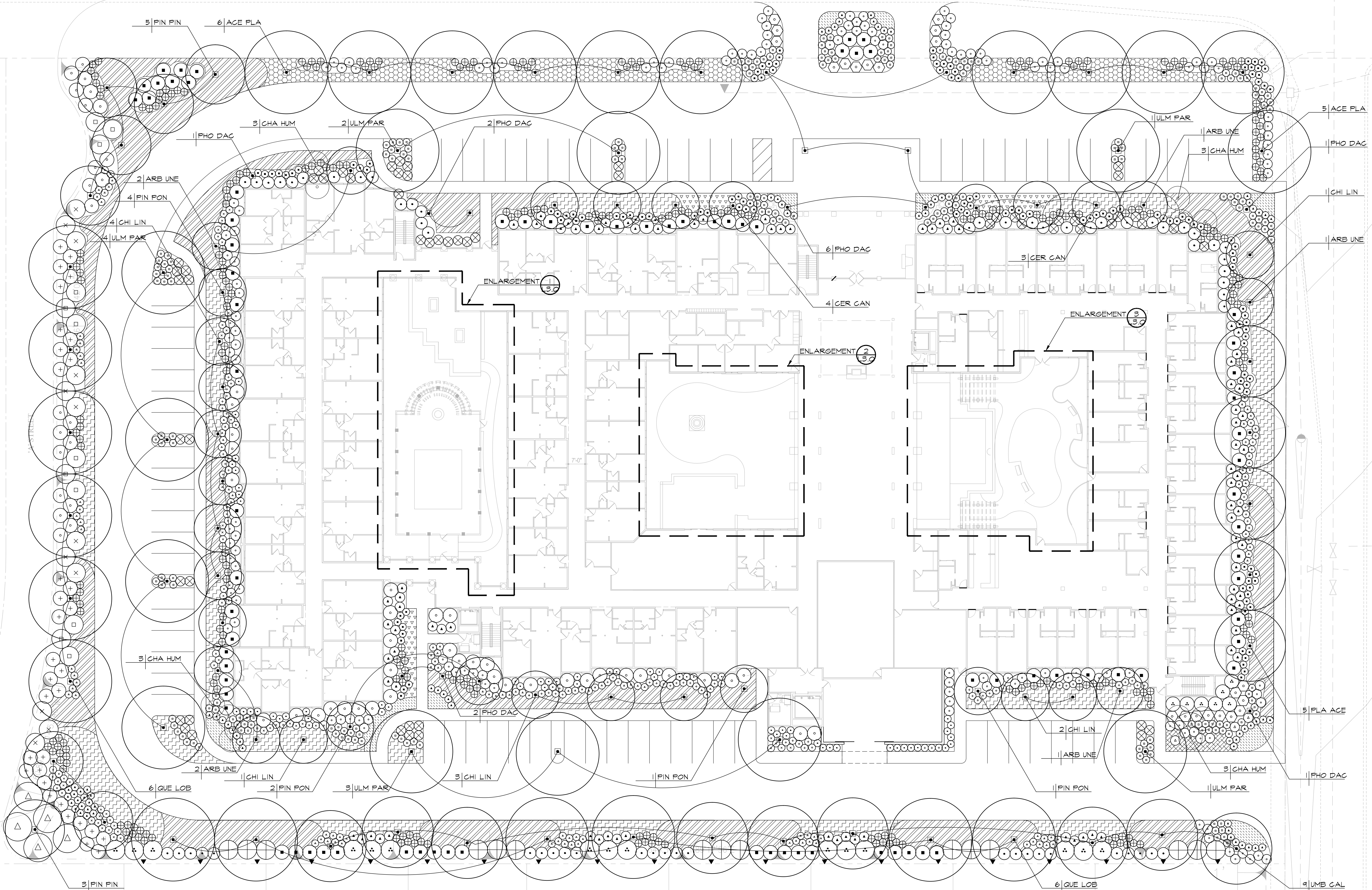
SHEET CONTENTS
PRELIMINARY
LANDSCAPE PLAN

PROJECT NO: 9749

SHEET

L1.0

OF ALL SHEETS
LATEST REVISION

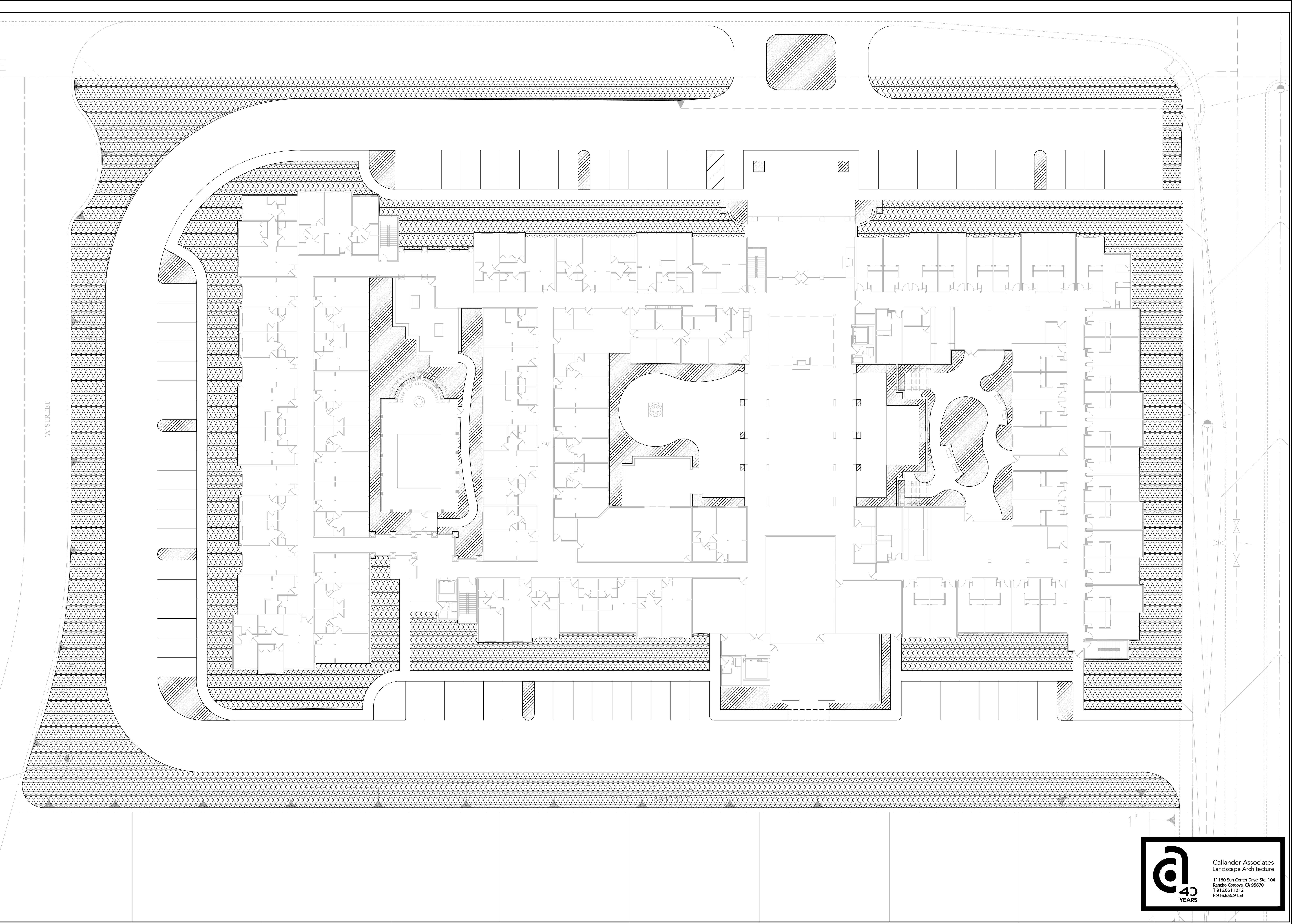


SEE SHEET L3.0 FOR PLANTING LEGEND AND PLANT LIST

Callander Associates
Landscape Architecture
11180 Sun Center Drive, Ste. 104
Rancho Cordova, CA 95670
T 916.631.1312
F 916.635.9153

PROJECT NORTH
Scale: 1/16"=1'-0"
0 8 16 32

PRELIMINARY LANDSCAPE PLAN 1/16"=1'-0" #



Hochhauser
Blatter

ARCHITECTURE
AND PLANNING

122 E. ARRELAGA
SANTA BARBARA
CALIFORNIA 93101
805 962 2746

EL DORADO HILLS
GOLDEN FOOTHILL PARKWAY
EL DORADO HILLS, CALIFORNIA

DATE	ISSUANCE OR REVISION
09/14	PLANNING SUBMITTAL

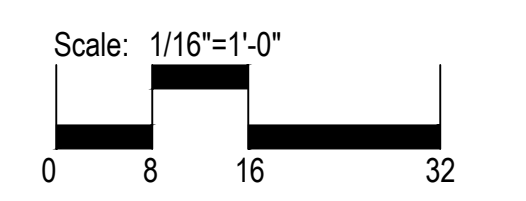
THIS DRAWING IS COPYRIGHTED
MATERIAL UNDER THE SOLE OWNERSHIP
OF HOCHHAUSER BLATTER ARCHITECTURE
& PLANNING. ANY USE WITHOUT
WRITTEN CONSENT OF
HOCHHAUSER BLATTER IS PROHIBITED.

SHEET CONTENTS
PRELIMINARY
IRRIGATION PLAN

PROJECT NO: 9749

SHEET
L2.0
OF ALL SHEETS
LATEST REVISION

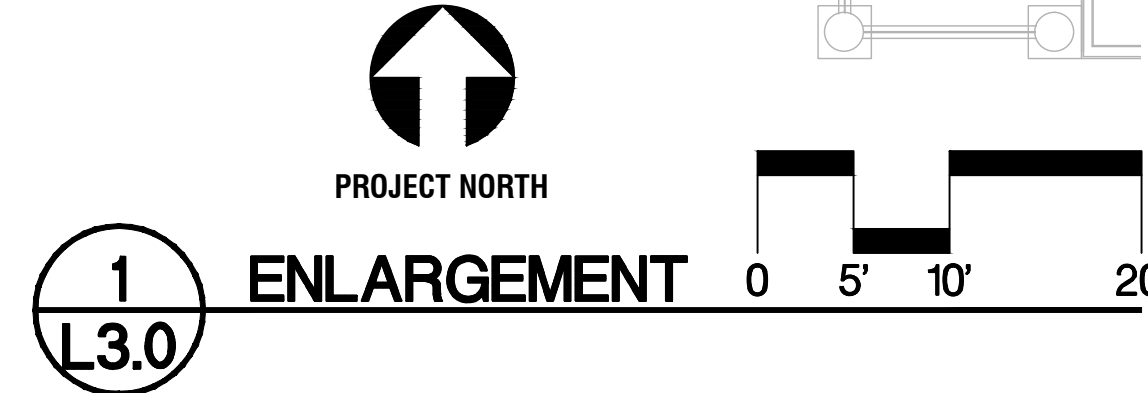
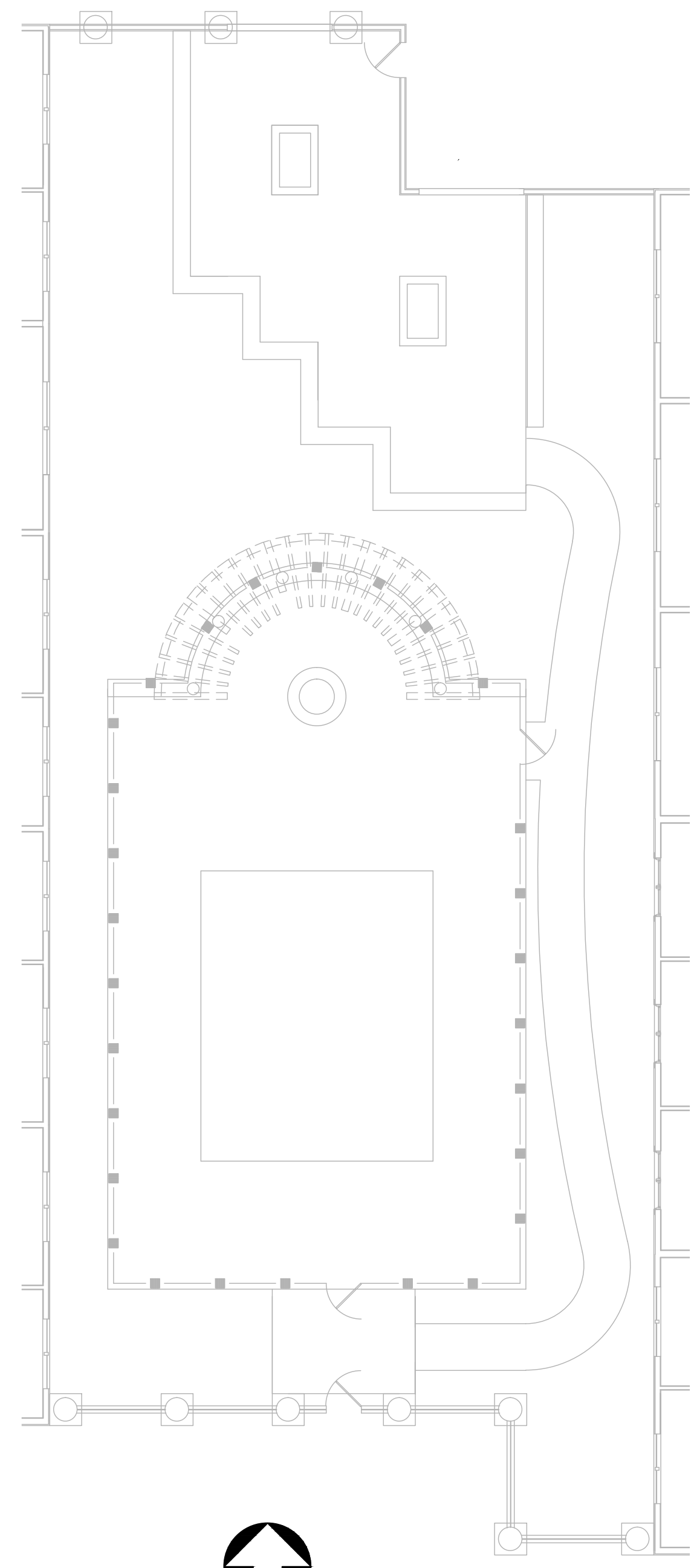
Callander Associates
Landscape Architecture
11180 Sun Center Drive, Ste. 104
Rancho Conejo, CA 92070
T 916.651.1312
F 916.655.9153



SEE SHEET L3.0 FOR IRRIGATION LEGEND AND AND NOTES

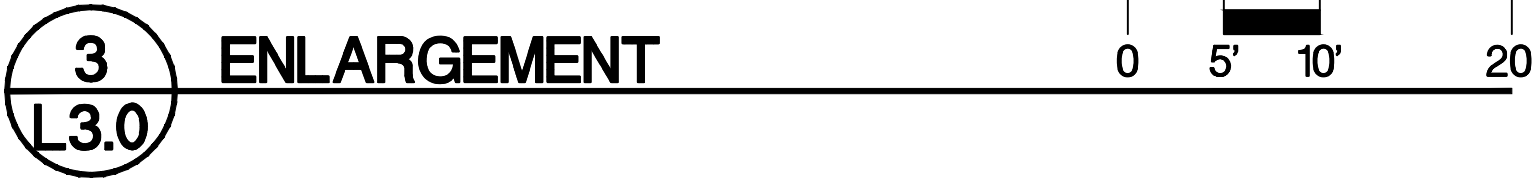
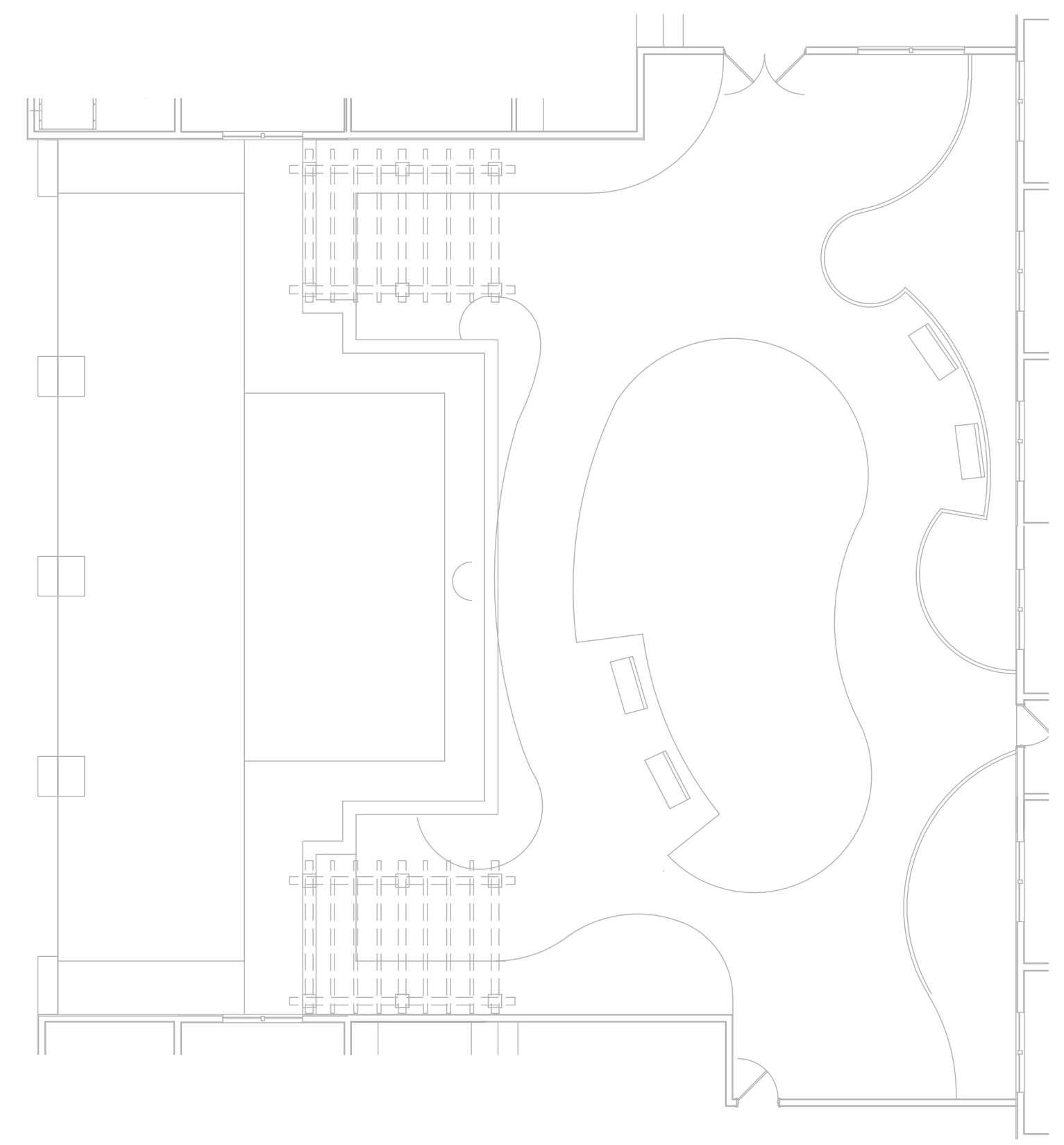
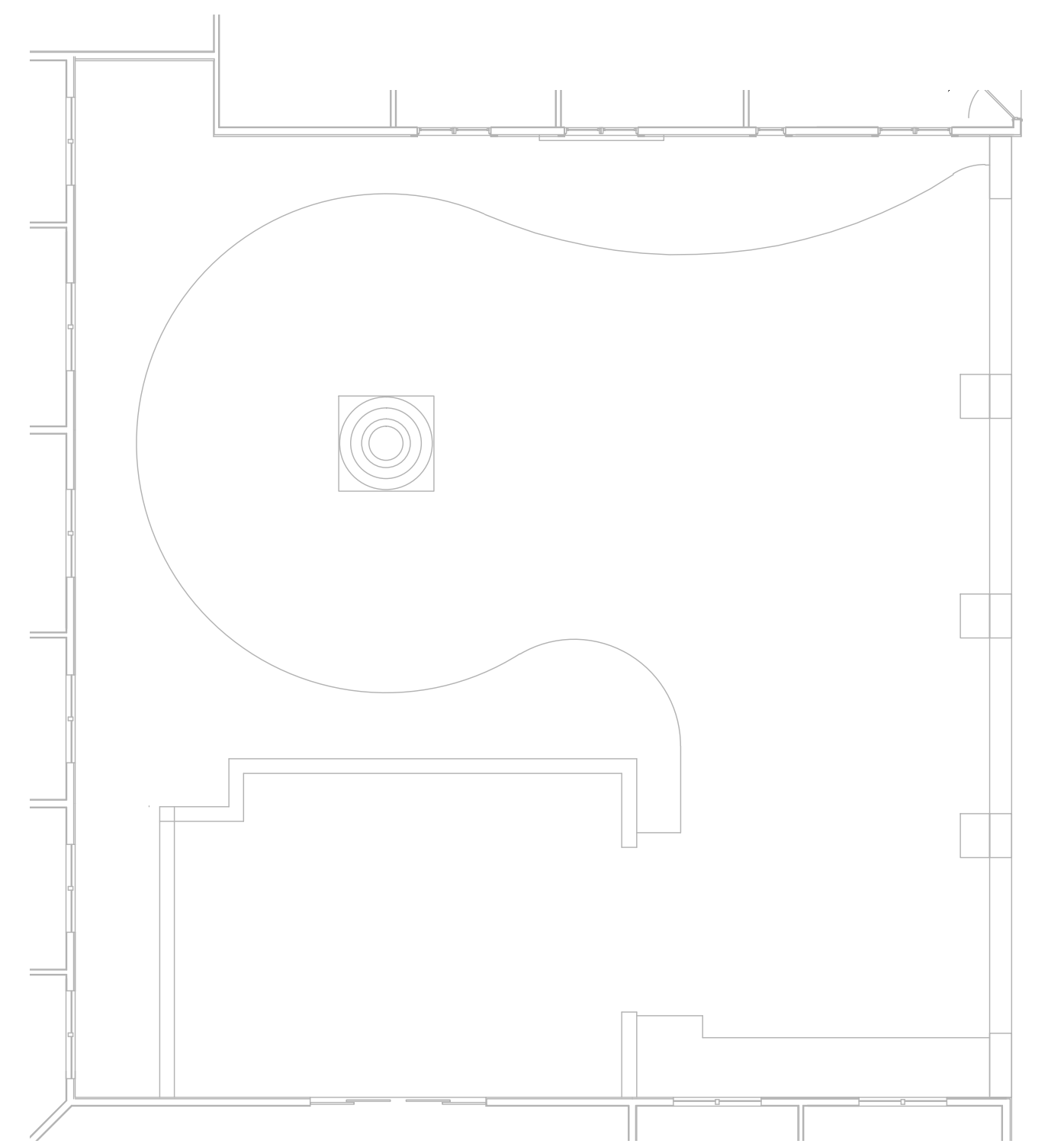
PRELIMINARY IRRIGATION PLAN

#



IRRIGATION LEGEND

- ROTARY SPRAY: HUNTER MP ROTATORS OR EQUAL
- SUBSURFACE DRIP: NETAFIM CV OR EQUAL
- POINT OF CONNECTION
- CONTROLLER, IRRITROL, #MC18-PLUS, WALL MOUNT
- MAINLINE, EXISTING, CLASS 315 PVC, (insert size here)
- SLEEVE, SCH 40 PVC, SIZE AS REQUIRED
- VALVE #
APPROXIMATE GPM THROUGH VALVE
VALVE SIZE



PRELIMINARY LANDSCAPE NOTES

1. **SCHEMATIC:** SYSTEM FEATURES ARE SHOWN SCHEMATICALLY FOR GRAPHIC CLARITY. INSTALL ALL PIPING AND VALVES IN COMMON TRENCHES WHERE FEASIBLE AND INSIDE PLANTING AREAS WHENEVER POSSIBLE. ALL VALVES SHALL BE LOCATED IN GROUNDCOVER OR SHRUB AREAS WHENEVER POSSIBLE.
2. **CODES:** IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH ALL LOCAL CODES AND MANUFACTURER'S SPECIFICATIONS. NOTIFY OWNER'S REPRESENTATIVE BY TELEPHONE AND IN WRITING OF ANY CONFLICTS PRIOR TO INSTALLATION.
3. **MULCH:** INSTALL A UNIFORM TWO INCH COVERING OF SMALL DECORATIVE BARK, 3/4 INCH TO 7/8 INCH PARTICLE SIZE, IN ALL AREAS TO BE PLANTED. MATERIAL AVAILABLE FROM REUSER, INC., (707)431-1111.

PLANT LIST

ABBREVI.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
TREES					
QUE LOB	QUERCUS LOBATA	VALLEY OAK	15 GAL	AS SHOWN	VL
ULM PAR	ULMUS PARVIFOLIA	CHINESE ELM	15 GAL	AS SHOWN	M
CER CAN	CERCIS CANADENSIS	EASTERN REDBUD	15 GAL	AS SHOWN	M
CHI LIN	CHILOPSIS LINEARIS 'BURGUNDY'	BURGUNDY DESERT WILLOW	15 GAL	AS SHOWN	L
PIN PIN	FINUS PINEA	STONE PINE	15 GAL	AS SHOWN	L
ARB UNE	ARBUTUS UNEDO	STRAWBERRY TREE	15 GAL	AS SHOWN	L
UMB CAL	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY TREE	15 GAL	AS SHOWN	L
CAL DEC	CALOCDRUS DECURRENS	INCENSE CEDAR	15 GAL	AS SHOWN	L
PHO DAC	PHOENIX DACTYLIFERA 'MACHO'	DATE PALM	15' BTH	AS SHOWN	L
CHA HUM	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	24" BOX	AS SHOWN	L
PLA ACE	PLATANUS x ACERIFOLIA	LONDON PLANE TREE	15 GAL	AS SHOWN	M
PIN PON	FINUS PONDEROSA	PONDEROSA PINE	15 GAL	AS SHOWN	L
ACE PLA	ACER FLATANOIDES 'CRIMSON KING'	CRIMSON KING NORWAY MAPLE	15 GAL	AS SHOWN	M
ACA BAI	ACACIA BAILEYANA 'PURPUREA'	PURPLE FERNLEAF ACACIA	15 GAL	AS SHOWN	L
SHRUBS					
① SAL GRE	SALVIA GREGGII 'FURMANS RED'	AUTUMN SAGE	1 GAL.	3'-0" O.C.	L
① LAY ANG	LAVANDULA ANGSTIFOLIA 'HIDCOTE BLUE'	HIDCOTE BLUE ENGLISH LAVENDER	1 GAL.	3'-0" O.C.	L
⊖ OLE EUR	OLEA EUROPAEA 'MONTRA'	LITTLE OLLIE DWARF OLIVE	5 GAL.	6'-0" O.C.	L
⊖ HEL SEM	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL.	3'-0" O.C.	L
+ ACC SEL	ACCA SELLOWIANA	PINEAPPLE GUAVA	5 GAL.	10'-0" O.C.	L
⊖ PER ATR	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	1 GAL.	3'-0" O.C.	L
⊕ MUH RIG	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL.	3'-0" O.C.	L
+ ARC DEN	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	MANZANITA	5 GAL.	6'-0" O.C.	L
■ CEA CON	CEANOTHUS 'CONCHA'	SMALL LEAF MOUNTAIN LILAC	5 GAL.	9'-0" O.C.	L
△ COT COG	COTINUS COGGYGRIA	SMOKE BUSH	5 GAL.	15'-0" O.C.	L
x HET ARB	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL.	9'-0" O.C.	L
NAN DOM	NANDINA DOMESTICA 'COMPACTA'	DWARF HEAVENLY BAMBOO	1 GAL.	3'-0" O.C.	L
• RIB SAN	RIBES SANGUINEUM GLUTINOSUM	PINK FLOWERING CURRANT	1 GAL.	3'-0" O.C.	L
① RHA IND	RHAPHIOLEPIS INDICA 'MONTO'	INDIAN PRINCESS INDIAN HAWTHORN	1 GAL.	5'-0" O.C.	M
① HES PAR	HESPERALOE PARVIFLORA	RED YUCCA	1 GAL.	3'-0" O.C.	L
KNI UVA	KNIPHOFIA UVARIA	RED HOT POKER	1 GAL.	1'-6" O.C.	L
BER THU	BERBERIS THUNBERGII 'ORANGE ROCKET'	ORANGE ROCKET BARBERRY	1 GAL.	1'-6" O.C.	M
⊖ ARB UNE	ARBUTUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY BUSH	5 GAL.	5'-0" O.C.	L
+ COR BAN	CORDYLINE BANKSII x PUMILIO VAR 'CORBZRO' P.P.A.F.	FESTIVAL RASPBERRY CORDYLINE	1 GAL.	3'-0" O.C.	L
+ RIB VIB	RIBES VIBURNIFOLIUM	EVERGREEN CURRANT	1 GAL.	4'-0" O.C.	L
⊕ PRU CAR	PRUNUS CAROLIANA	CHERRY LAUREL	5 GAL.	8'-0" O.C.	L
① EPI CAN	EPILOBIUM CANUM	CALIFORNIA FUCHSIA	1 GAL	3'-0" O.C.	L
① CIS LAD	CISTUS LADANIFER	CRIMSON SPOT ROCKROSE	1 GAL	4'-0" O.C.	L
⊗ EUO FOR	EUONYMUS FORTUNEI 'EMERALD N GOLD'	EMERALD N GOLD WINTERGREEPER	1 GAL	4'-0" O.C.	M
⊖ ARC EME	ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL	5'-0" O.C.	M
⊖ ROS BAN	ROSA BANKSIAE 'LUTEA'	YELLOW LADY BANKS ROSE	5 GAL	8'-0" O.C.	L

GROUNDCOVERS

	ARCTOSTAPHYLOS UVA-URSI 'WOOD'S COMPACTA'	WOOD'S COMPACT KINKINICK	5 GAL.	3'-0" O.C.	L
	LANTANA x 'MONET'	SPREADING SUNSET LANTANA	5 GAL.	6'-0" O.C.	L
	OENOTHERA BERLANDIERI	MEXICAN EVENING PRIMROSE	1 GAL.	1'-0" O.C.	L
	ACHILLEA MILLEFOLIUM	YARROW	5 GAL.	4'-0" O.C.	L
	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	CREEPING JUNIFER	5 GAL.	1'-0" O.C.	L
	MAHONIA REPENS	CREEPING OREGON GRAPE	5 GAL.	6'-0" O.C.	L
VINES					
FIC PUM	FIGUS PUMILA	CREEPING FIG	5 GAL.	AS SHOWN	L

Hochhauser Blatter

ARCHITECTURE AND PLANNING

122 E. ARRELLAGA
SANTA BARBARA
CALIFORNIA 93101
805 962 2746

EL DORADO HILLS
GOLDEN FOOTHILL PARKWAY
EL DORADO HILLS, CALIFORNIA

DATE	ISSUANCE OR REVISION
09/14	PLANNING SUBMITTAL

THIS DRAWING IS COPYRIGHTED MATERIAL UNDER THE SOLE OWNERSHIP OF HOCHHAUSER BLATTER ARCHITECTURE & PLANNING. ANY USE, REPRODUCING, WRITING, COPYING OR HOCHHAUSER BLATTER IS PROHIBITED.

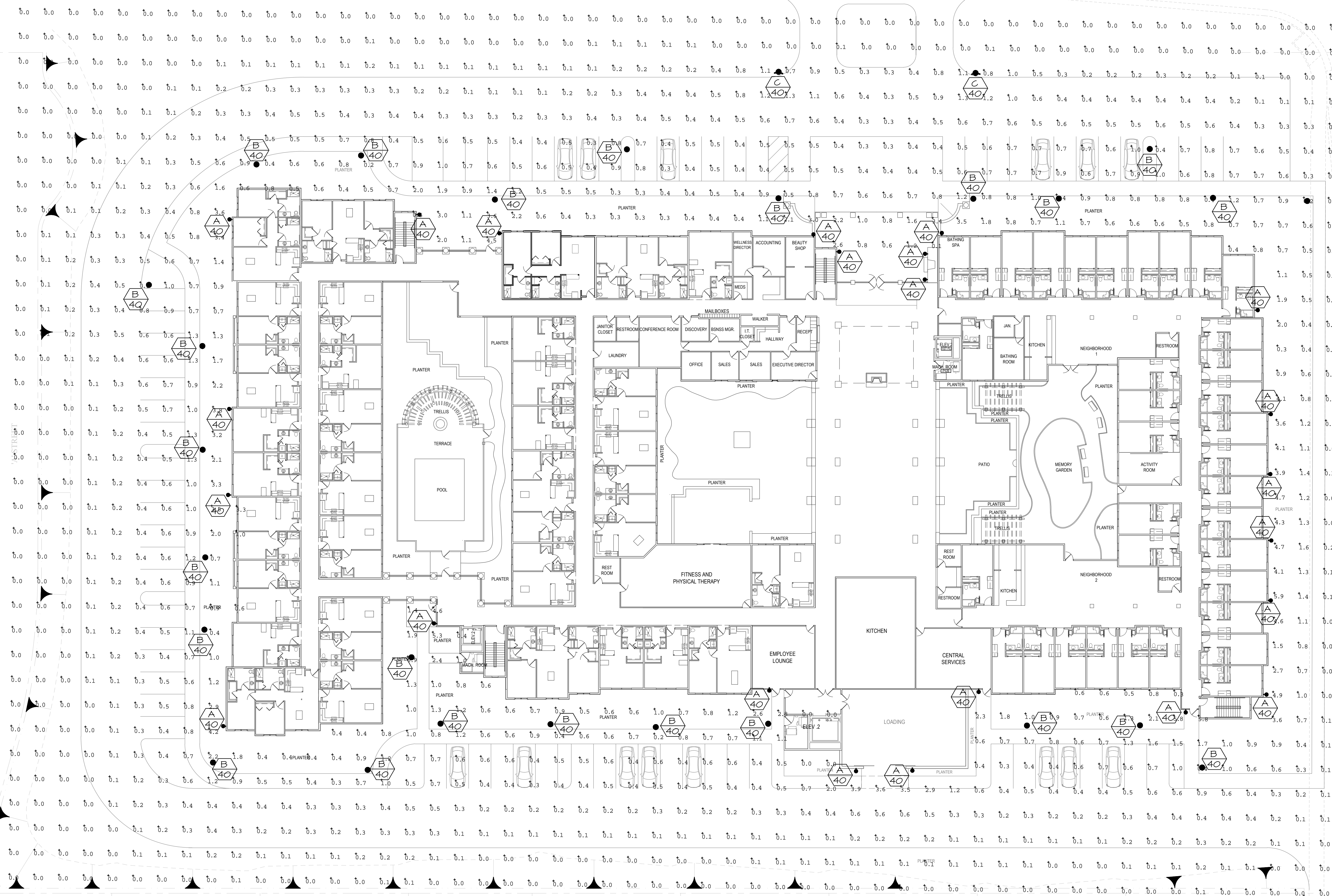
SHEET CONTENTS
LEGENDS, PLANT LIST
AND ENLARGEMENT
PLANS

PROJECT NO.: 9749

SHEET

L3.0

OF ALL SHEETS
LATEST REVISION

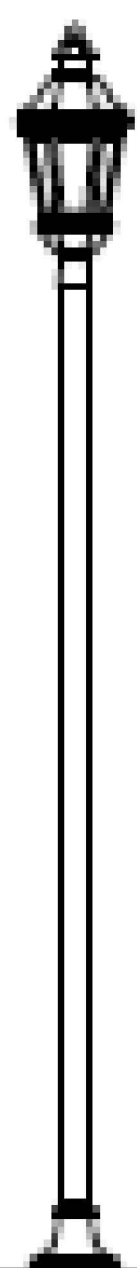


Calculation Summary

Label	Site	Calc.Type	Units	Avg	Max	Min	Avg/Min	Max/Min
		ILLUMINANCE	Fc	0.52	5.9	0.0	N.A.	N.A.

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
A/40	23	MED14-H2-40LED-DSFG	SINGLE	N.A.	0.850	HORIZ TYPE 2
B/40	25	MED14PT-H5-40LED-DS	SINGLE	N.A.	0.650	POLE TYPE TYPE 5
C/40	2	MED14-H2-PT-40LED-DSFG	SINGLE	N.A.	0.650	MED14PT-H2/40LED/DSFG



C/40 14" ELA MEDITERRANEAN
WALL MOUNT AT +7'-0"

B/40 C/40 14" ELA MEDITERRANEAN
ON 14" FLUTTED POLE



PROJECT NORTH

SITE LIGHTING PHOTOMETRIC PLAN N.T.S.

DATE	ISSUANCE OR REVISION

SHEET CONTENTS

SITE LIGHTING
PHOTOMETRIC PLAN

PROJECT NO: 9749

SHEET

SL1.1

OF ALL SHEETS
LATEST REVISION

J-1356

EXHIBIT S

J-1356

CARSON CREEK UNIT 1-PHASE A

LOTS 1 THROUGH 9 OF THE
LARGE LOT FINAL MAP FOR CARSON CREEK, S.D. J-130
LYING WITHIN THE N 1/2 OF SEC. 23, T. 9 N., R. 8 E., M.D.M.
County of El Dorado, State of California

cta Engineering & Surveying
APRIL, 2015 PAGE 6 OF 10 SCALE: 1" = 100'

- LEGEND**
- DIMENSION POINT
 - FOUND MONUMENT AS NOTED
 - FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED LS 5914
 - FOUND 1 1/2" CAPPED IRON PIPE STAMPED LS 5914
 - SET 5/8" REBAR WITH CAP STAMPED LS 5914
 - SET 1 1/2" CAPPED IRON PIPE STAMPED LS 5914
 - SET SURVEY SPIKE AND WASHER STAMPED LS 5914
 - [] RECORD DATA PER REFERENCE NUMBER
 - OA OVERALL
 - C.I.P. CAPPED IRON PIPE
 - S.D. SUBDIVISION (BOOK-PAGE)
 - P.M. PARCEL MAP (BOOK-PAGE)
 - R.S. RECORD OF SURVEY (BOOK-PAGE)
 - P.U.E. PUBLIC UTILITY EASEMENT
 - VEHICULAR ACCESS RESTRICTION

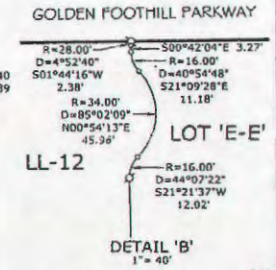
SEE SHEET 2 OF 10 FOR NOTES

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THE LARGE LOT FINAL MAP FOR CARSON CREEK, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY IN BOOK 7 OF MAPS, PAGE 130, BASED ON MONUMENTS SHOWN AS FOUND HEREON.

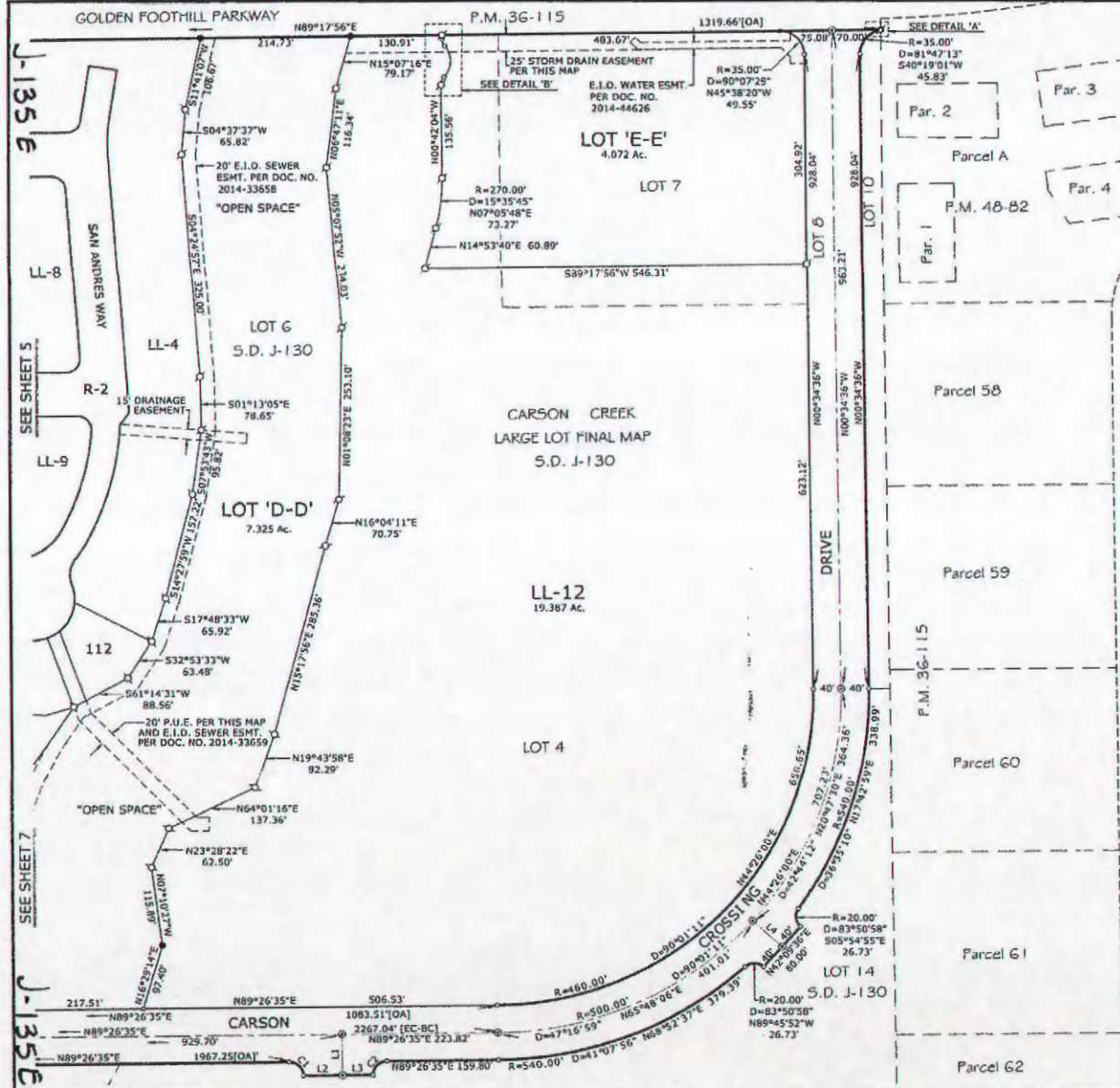
REFERENCES

- 1) R.S. 12-97
- 2) P.M. 36-115
- 3) P.M. 37-23
- 4) P.M. 38-137
- 5) P.M. 41-66
- 6) S.D. J-57
- 7) R.S. 17-147
- 8) R.S. 28-106
- 9) R.S. 17-25
- 10) DOC No. 2003-0069640
- 11) DOC No. 2003-0069639
- 12) P.M. 46-14



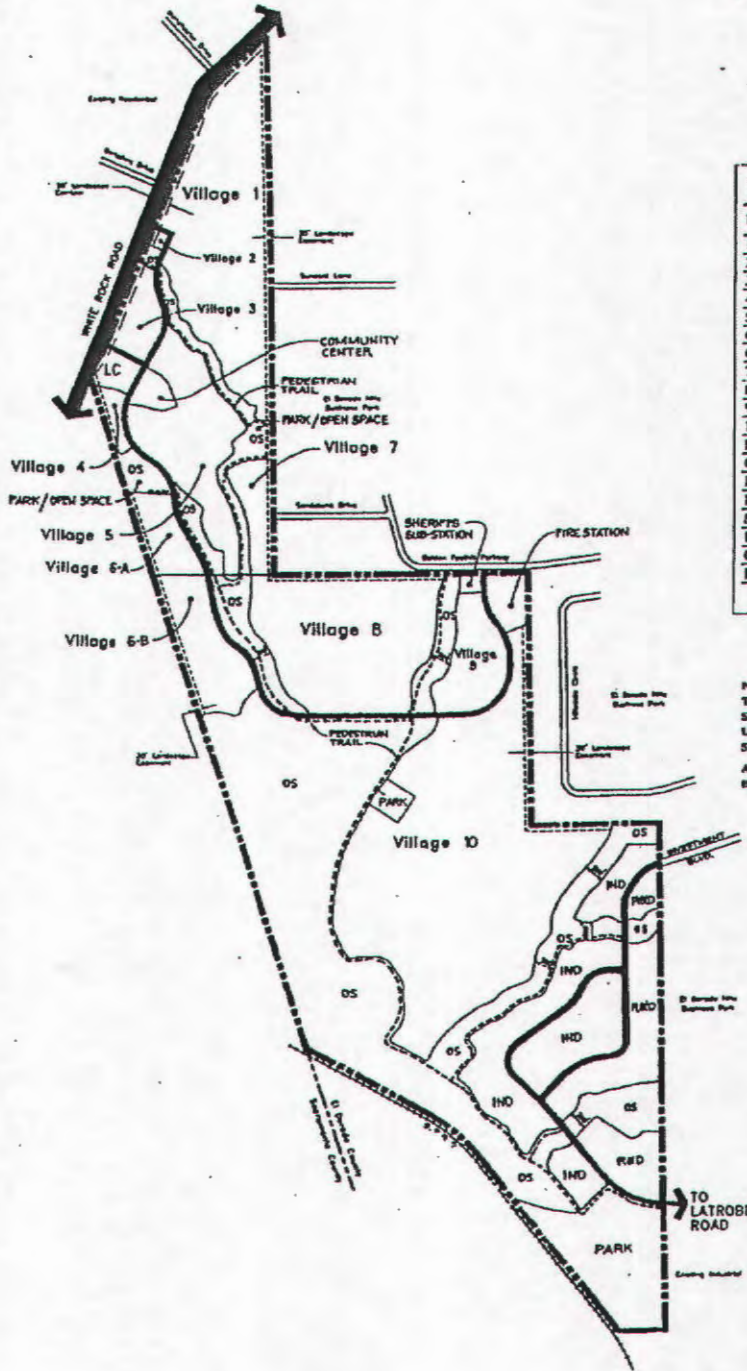
LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	S00°34'36"E	60.00'
L2	N89°27'04"E	56.00'
L3	N89°27'04"E	44.00'
L4	S47°50'24"E	56.78'

CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	20.00'	89°58'49"	N45°34'00"W	28.28'
C2	20.00'	90°01'11"	S44°26'00"W	28.29'



J-1356
SEE SHEET 8
SEE SHEET 7

LAND USE PLAN



LAND USE CALCULATIONS			
LAND USE VILLAGES	ACRES	UNITS	D.U./A.
1	74.8	255	3.4
2	1.1	4	3.6
3	9.5	28	2.9
4	3.2	7	2.2
5	31.2	125	4.0
6-A	10.4	36	3.4
6-B	20.9	83	4.0
7	9.2	41	4.5
8	55.3	384	6.9
9	16.6	67	4.0
10	136.4	750	5.5
RESEARCH & DEVELOPMENT	34.4	0	
COMMUNITY CENTER	3.0	0	
LOCAL COMMERCIAL (LC)	4.6	0	
INDUSTRIAL (IND)	59.7	0	
SHERIFF SUB-STATION	1.2	0	
PARKS	37.0	0	
OPEN SPACE (OS)	198.9	0	
FIRE STATION	5.4	0	
TOTAL	712.8	1704	

NOTE: UNIT COUNT SHOWN HEREON MAY CHANGE FROM VILLAGE TO VILLAGE, AND WILL BE FINALIZED AT THE TENTATIVE MAP STAGE. THE CHANGES ARE PERMITTED SO LONG AS THE TOTAL UNIT COUNT DOES NOT EXCEED THE MAXIMUM UNIT COUNT AS SHOWN ON THE SPECIFIC PLAN.

ACREAGES SHOWN HEREON ARE APPROXIMATE ONLY AND WILL BE FINALIZED AT TENTATIVE MAP STAGE.



Carson Creek Specific Plan

FIGURE 4 LAND USE PLAN

opportunity for industrial land to provide for uses that are otherwise not available in the community. The Design Guidelines, which will require appropriate performance standards, such as landscaping, setbacks, and fence treatments, will ensure that industrial uses are compatible and appropriate within the Plan area. While the County ordinance permits commercial activities in industrial district, the Plan area will limit the uses to industrial only.

Public

(SS) SHERIFF'S SUBSTATION AND (FS) FIRE STATION

To ensure public services are available, a 1.2-acre site is reserved for a sheriff's substation and a 5.4-acre site is reserved for a fire station. The precise acreages for these sites may change slightly to meet the needs of the service providers. These areas have an underlying residential designation in the event that they do not develop as their intended uses. In such an event, these areas will be merged with the nearest residential Village. In no event, however, shall this change cause the overall unit count to exceed 1,700 units.

(P) PARKS

Five parks consisting of 37 acres are provided within the community. The parks include, one regional park and several neighborhood parks.

A 30-acre **Regional Park** is located in the southernmost portion of the site away from, but accessible to the community. The location will reduce the impact of regional traffic using the park, and allow for lighted playing fields without conflict to residential areas.

This park is intended to provide for the large scale active recreation needs of the western area of El Dorado County. The park could have ballfields, basketball courts, and other recreation facilities. Parking areas and picnic areas will also be provided.

Several **Neighborhood Parks** have been provided for active and passive use. The parks may contain picnic areas, playgrounds, and sports fields. Local parks should be designed to allow visibility from surrounding residential areas. These parks may also be used for storm water detention if properly designed to also allow recreational activities to coexist. These park areas are designated as residential areas until such time as tentative maps are submitted and parklands are shown in accordance with the Quimby Act. Dedication of the parks to the appropriate entity will occur at the final map stage.