

File No. PA16-0004
Location Map

- Project Site
- Parcels
- Roads
- El Dorado Trail

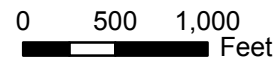
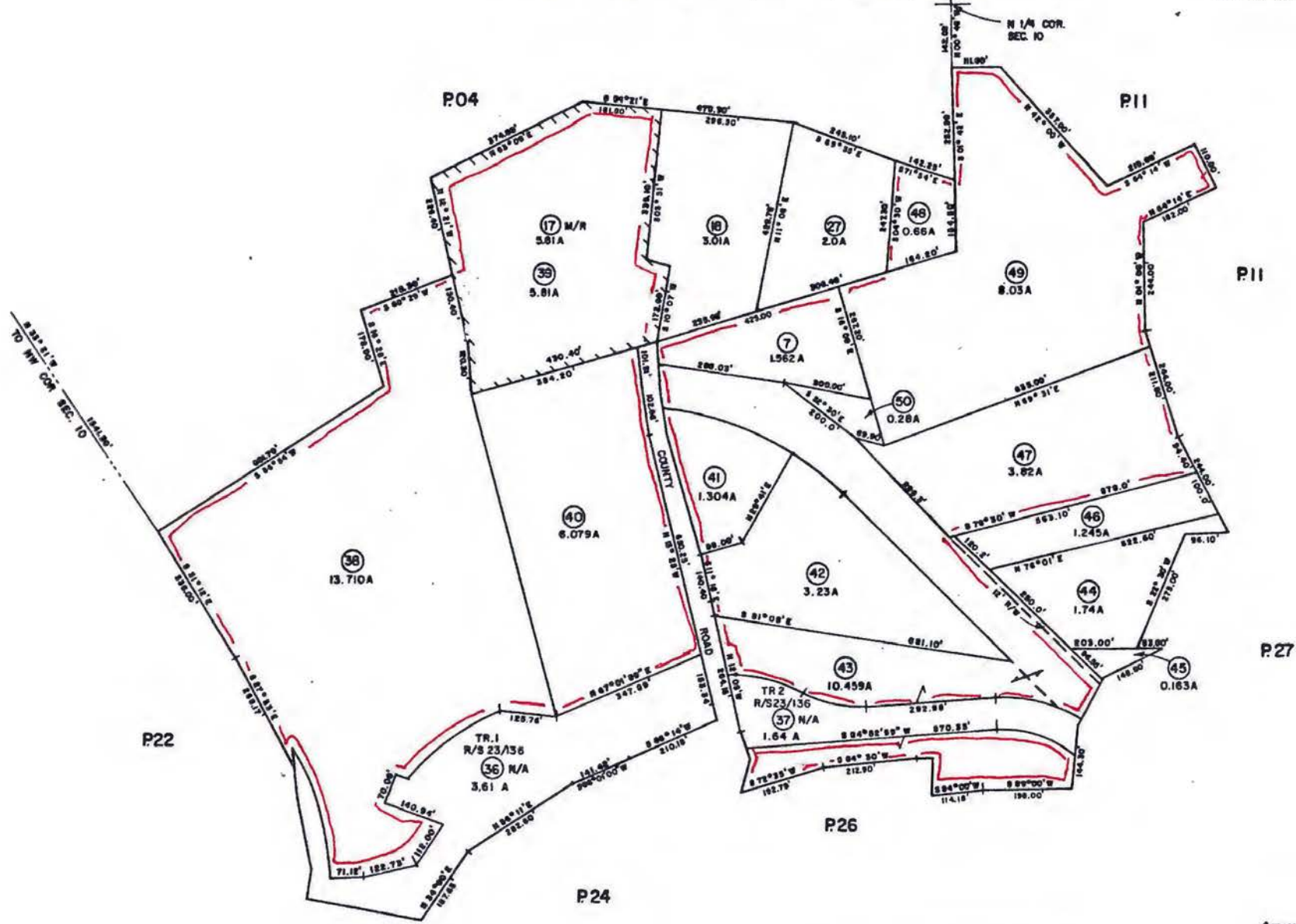


Exhibit A

POR. N 1/2 SEC. 10., T.10N., R.11E., M.D.M.

Tax Area Code

48:21

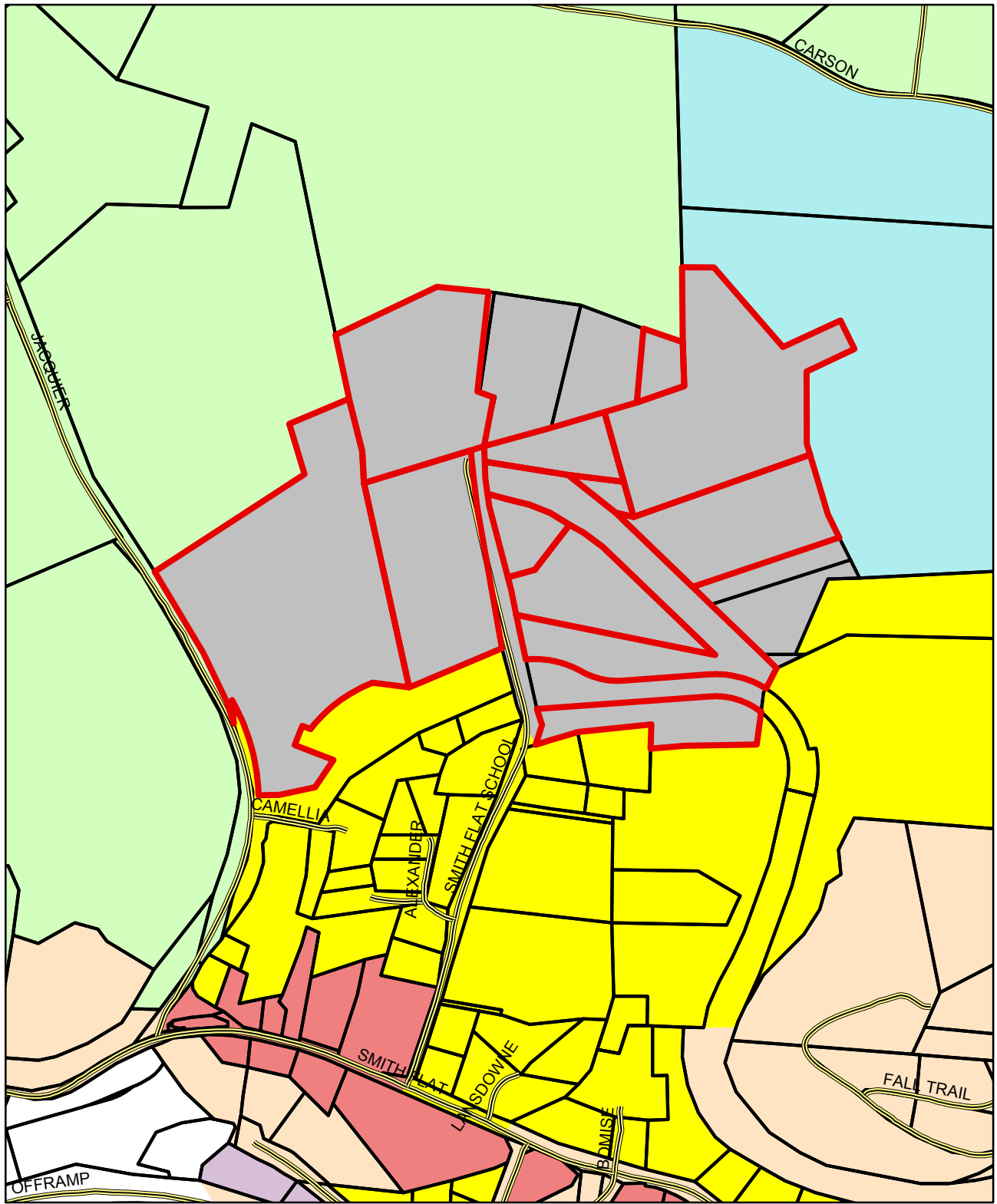


NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles











Assessor's Map Bk. 48 - Pg. 21
County of El Dorado, California

MAY 27 2003

Exhibit B



File No. PA16-0004 - General Plan Land Use Map

- | | | |
|--|--|--|
|  Project Site |  Commercial |  Industrial |
|  Roads |  High Density Residential |  Medium Density Residential |
|  Parcels |  Agricultural Lands |  Open Space |
|  Adopted Plan | | |

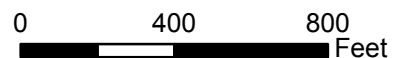
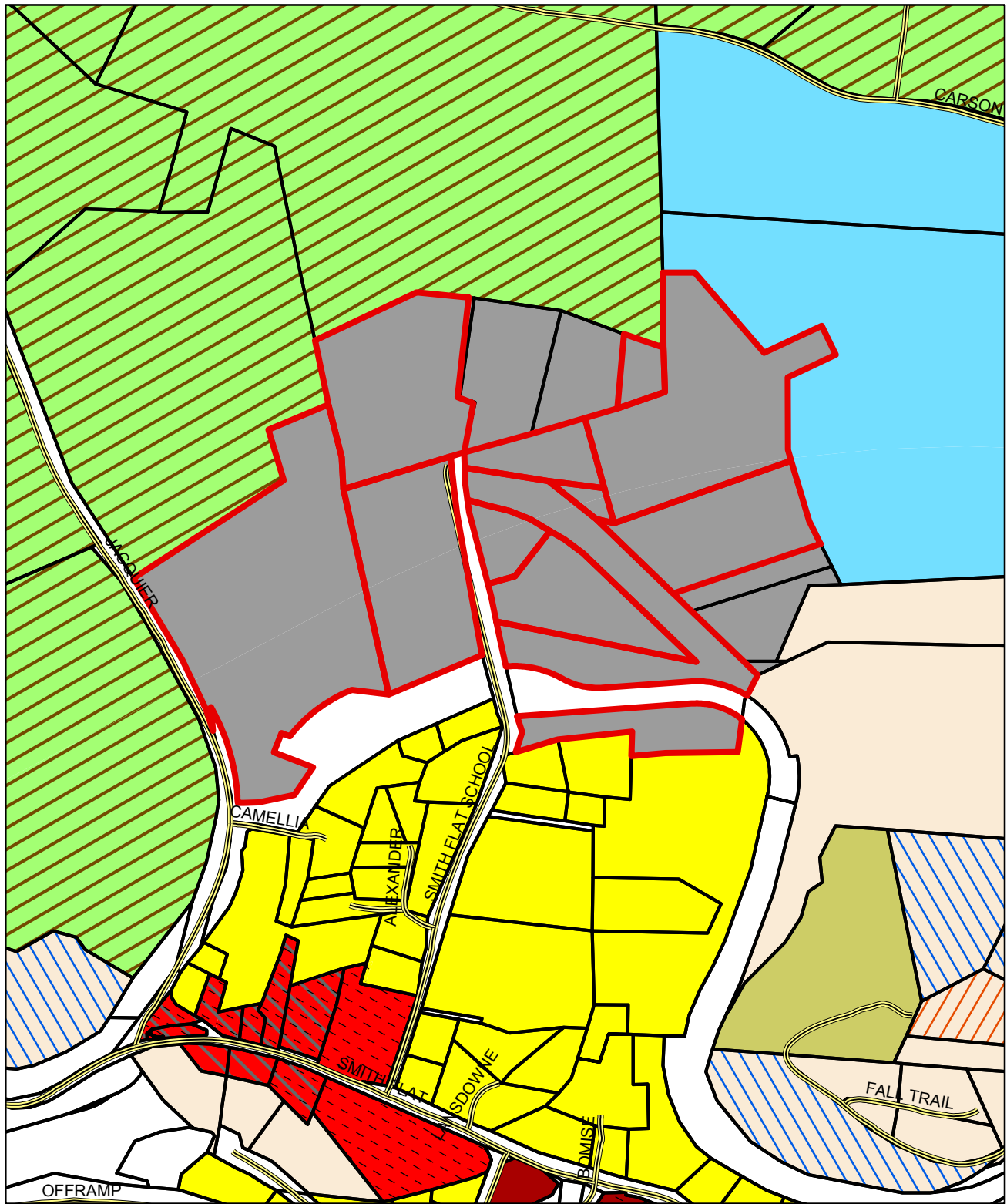


Exhibit C



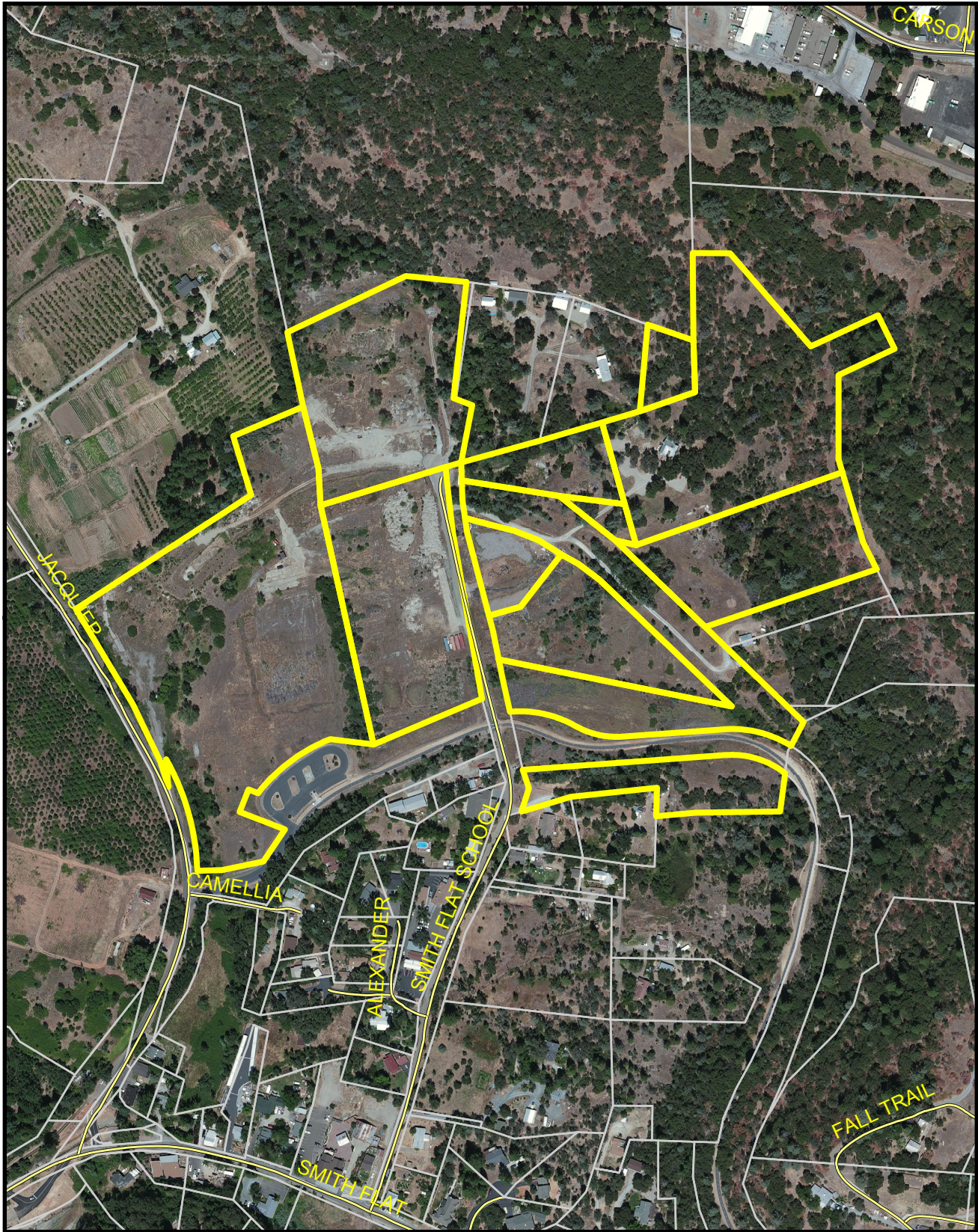
File No. PA16-0004 - Zoning Map

- | | | |
|---------------------------|--------------------------------------|-----------------------------------|
| Project Site | PA-20 = Planned Agriculture 20 Acres | R3A = Residential 3 Acres |
| Roads | OS = Open Space | RE-5 = Residential Estate 5 Acres |
| Parcels | R1 = Residential Single Unit | TC = Transportation Corridor |
| CG = Commercial General | R1A = Residential 1 Acre | Design Control |
| CC = Commercial Community | R2A = Residential 2 Acres | |
| CL = Commercial Limited | | |
| IL = Industrial Low | | |



Exhibit D

0 400 800 Feet



File No. PA16-0004
Aerial Map


-  Project Site
-  Roads
-  Parcels

Exhibit E



0 300 600 Feet

El Dorado RV Park LLC
SMITH FLAT / JACQUIER RD PROPERTY
EL DORADO COUNTY
PLACERVILLE CA

June 29, 2016

SMITH FLAT / JACQUIER RD PROPERTY

The site is located on Jacquier Road just East of Placerville at the gateway to Apple Hill. 50 acres of mostly gentle sloping land and the headwaters of Hangtown Creek. The land was part of the Smith Flat Mining District from the time of the gold rush until it became a lumber mill in the 1940's. The Placerville Railroad used to pass through the cent of the land. Smith Flat name reflects the valley it is located in, surrounded by small foothills. Approximately 15% of the property to the East is heavily wooded, steep forest land.

The land is currently in poor condition. At the close of the lumber mill in 1989, the owners conducted a Phase One and Phase Two environmental cleanup effort, signed off by the County of El Dorado. However, left behind are piles of bark, rock, decomposed granite and felled trees. Refuse from generations of inhabitants, bottles, cans, abandoned cars, car parts and glass liter everywhere. There are concrete slabs, bunkers and trenches still in place while some have previously been recycled to be used as base for the Jacquier Road extension to the freeway. Although nature has been slowly reclaiming the land, help is needed.

The site is a valuable piece of unproductive land. It has been under the watchful eye of El Dorado County for decades for utilization of commercial/tourism use. The current owners plan to build a start of the art RV resort. Including both traditional Rvs but also tents, tent cabins and rustic, old west frontier cabins. The total number of sites are estimated at 200. In addition to camping, the plan is to develop a living history family entertainment center and outdoor amphitheater. Education through entertainment is the theme. Church groups, schools and the general public will come to camp and learn the history of our region, state and country. Lying at the gateway to Apple Hill and the Sierras but only 2 miles from Placerville, the County seat, with its rich history and annual County Fair, this location is perfect to take advantage of tourism. The El Dorado trail passes through the site and provides an ideal amenity. The property is located in close proximity to lake and river sport activities as well as winter sport activities and ski resort amenities. The property as well is near the trailhead of the Rubicon, a premier off road enthusiast destination.

Sewer is located approximately 1000 feet to the South. 6 inch EID water lines are located at both ends of the property. There is three phase power located on the property from previous lumber mill use. All the resources necessary to build the resort are already on site. We intend to recycle all the bark, rocks, gravels, decomposed granite and miscellaneous debris. The only materials needed to import are sewer, water, power lines and physical structure construction supplies.

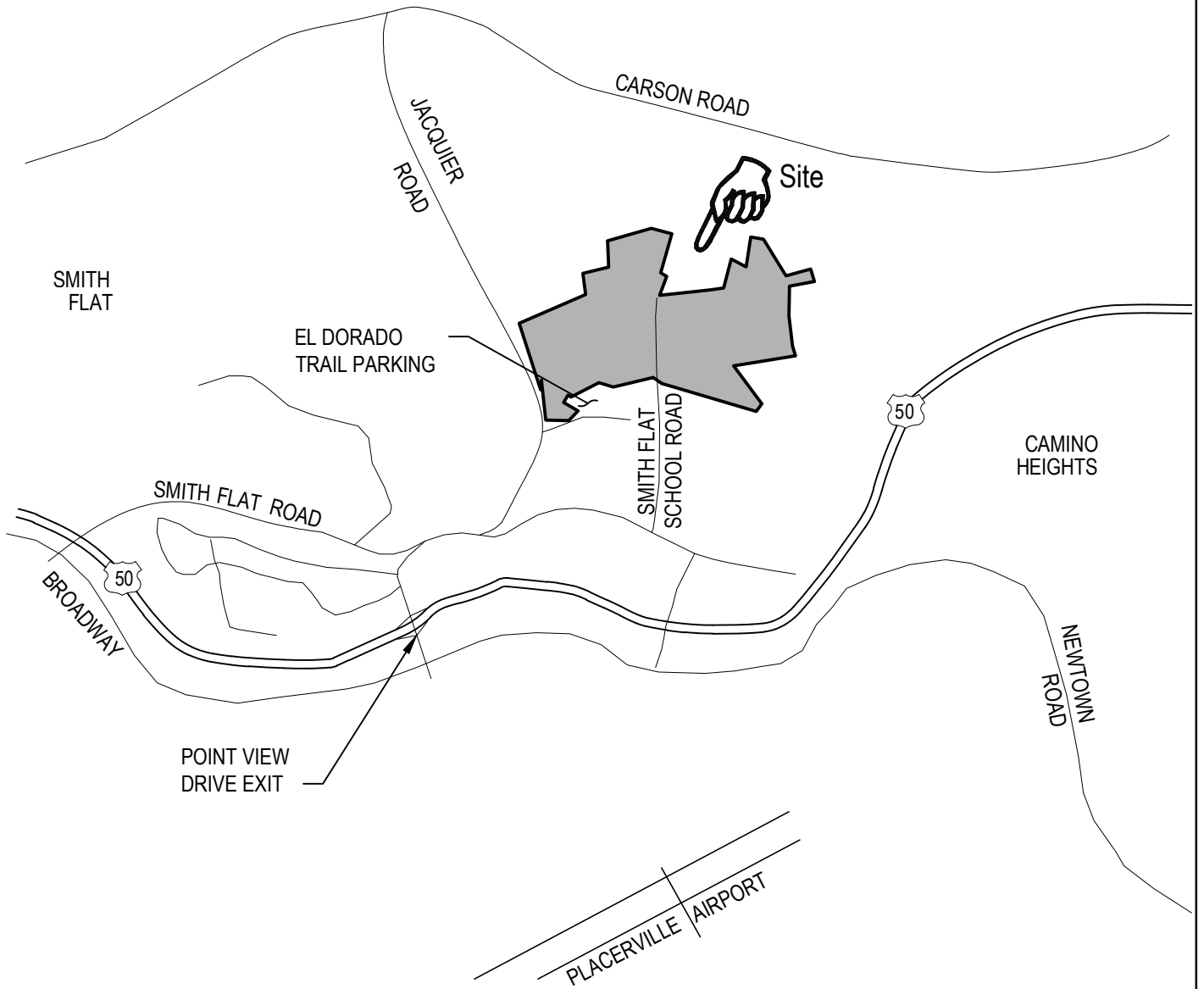
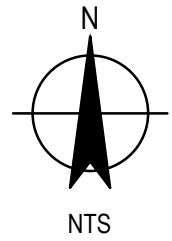


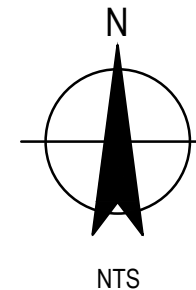
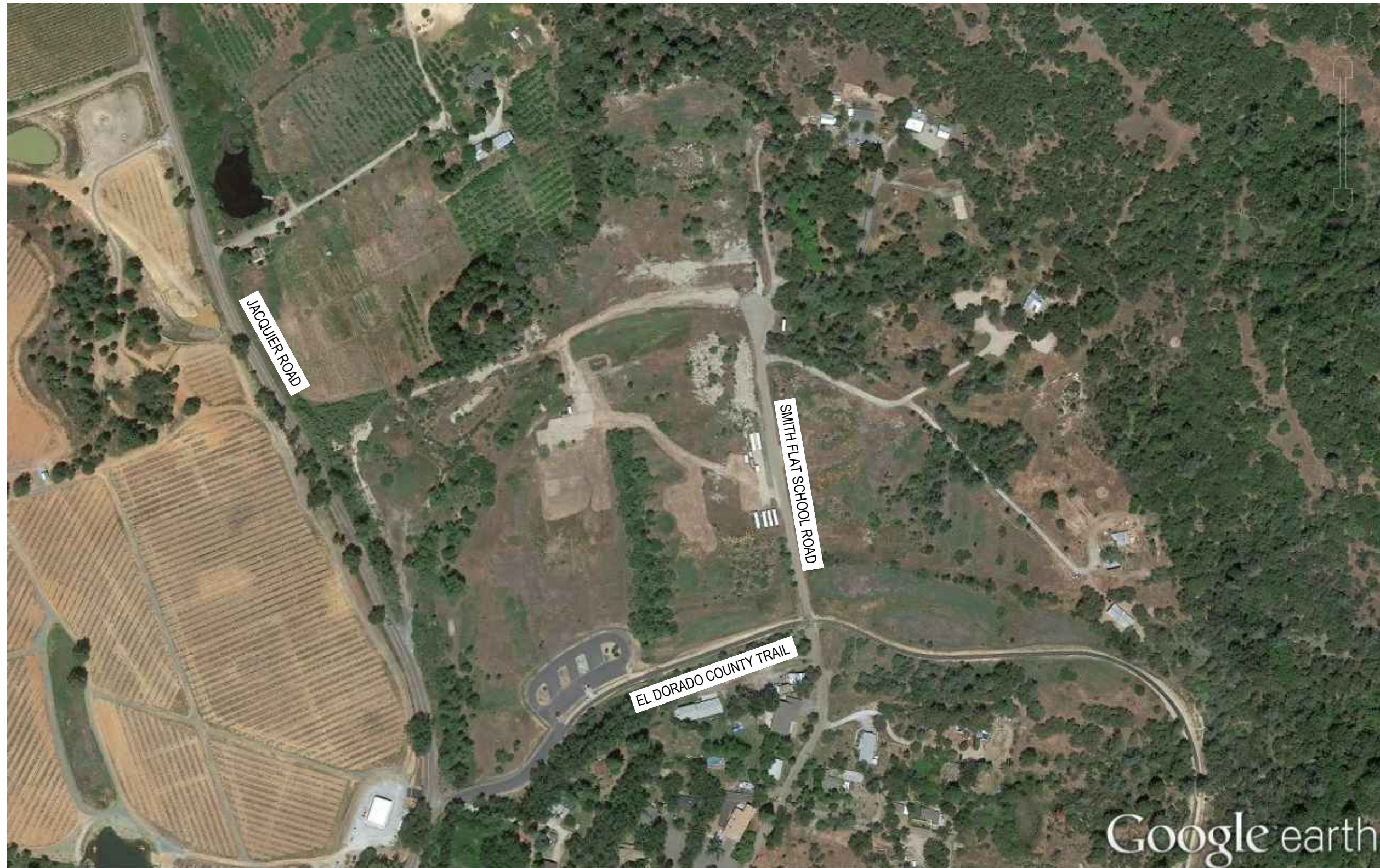
Exhibit G



El Dorado RV, LLC
El Dorado RV Park
Vicinity Map

Job Number | TBD
Revision | A
Date | June 2016

Figure 1



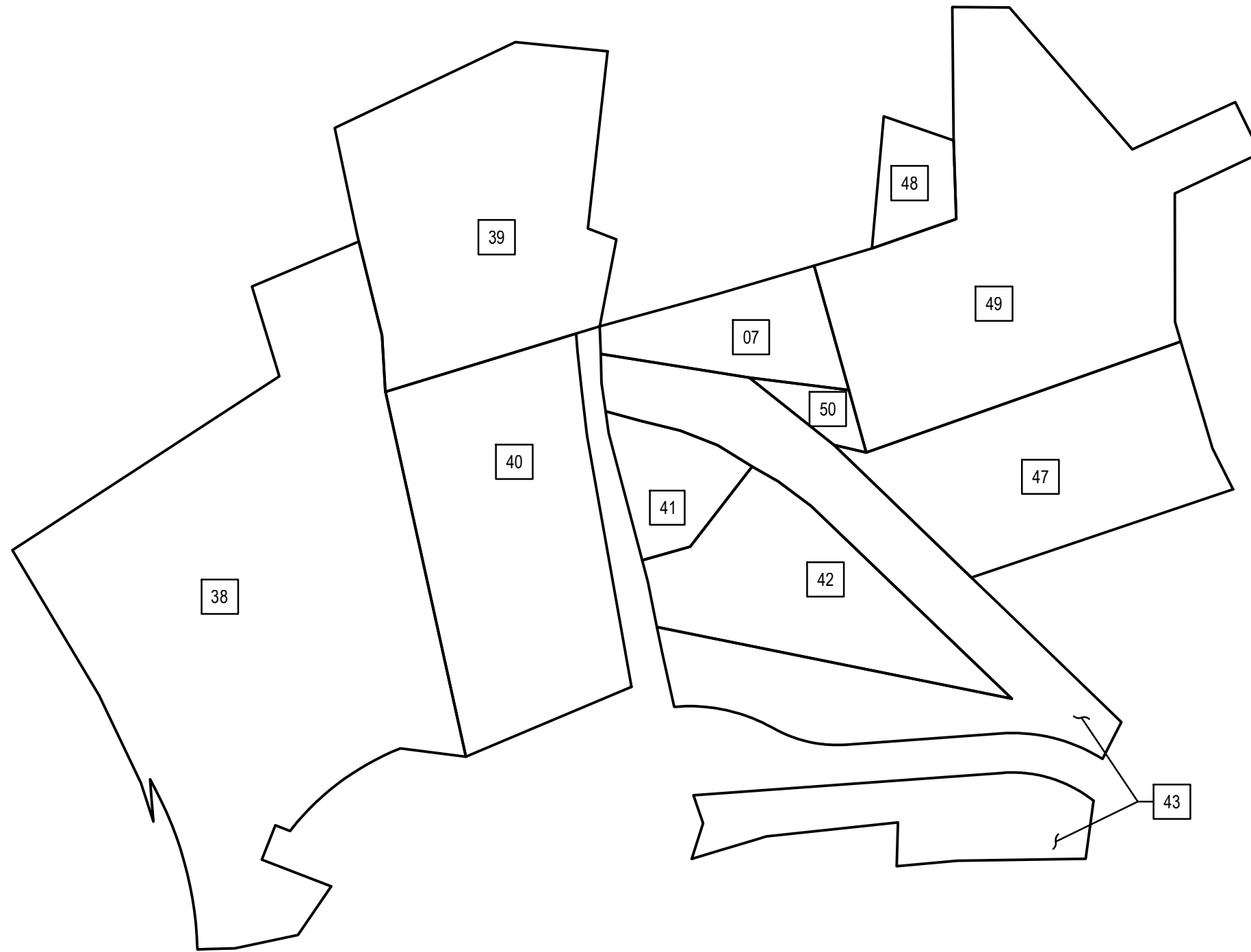
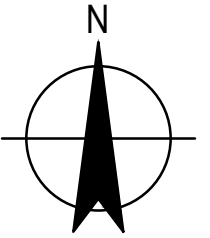
El Dorado RV, LLC
El Dorado RV Park
Aerial Map

Job Number | TBD
Revision | A
Date | June 2016

Figure 2

4080 Plaza Goldorado Circle, Suite B Cameron Park CA 95682 USA T 1 530 677 5515 E cameronpark@ghd.com W www.ghd.com

APN (XXX-XXX-XX)	AREA (ACRES)
048-210-38	13.710
048-210-39	5.810
048-210-40	6.079
048-210-41	1.304
048-210-42	3.230
048-210-43	10.459
048-210-47	3.820
048-210-48	0.660
048-210-49	8.030
048-210-50	0.280
048-210-07	1.562
TOTAL:	54.944



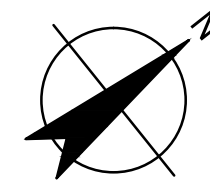
El Dorado RV, LLC
El Dorado RV Park

APN Map

Job Number | TBD
Revision | A
Date | June 2016

Figure 3

4080 Plaza Goldorado Circle, Suite B Cameron Park CA 95682 USA T 1 530 677 5515 E cameronpark@ghd.com W www.ghd.com



NTS



4080 Plaza Golderado Circle, Suite B,
Cameron Park, CA 95682
T: 530.877.5515
E: cameronpark@ghd.com, W: www.ghd.com

CLIENT:

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EL DORADO RV PARK
PLACERVILLE, CA 95667

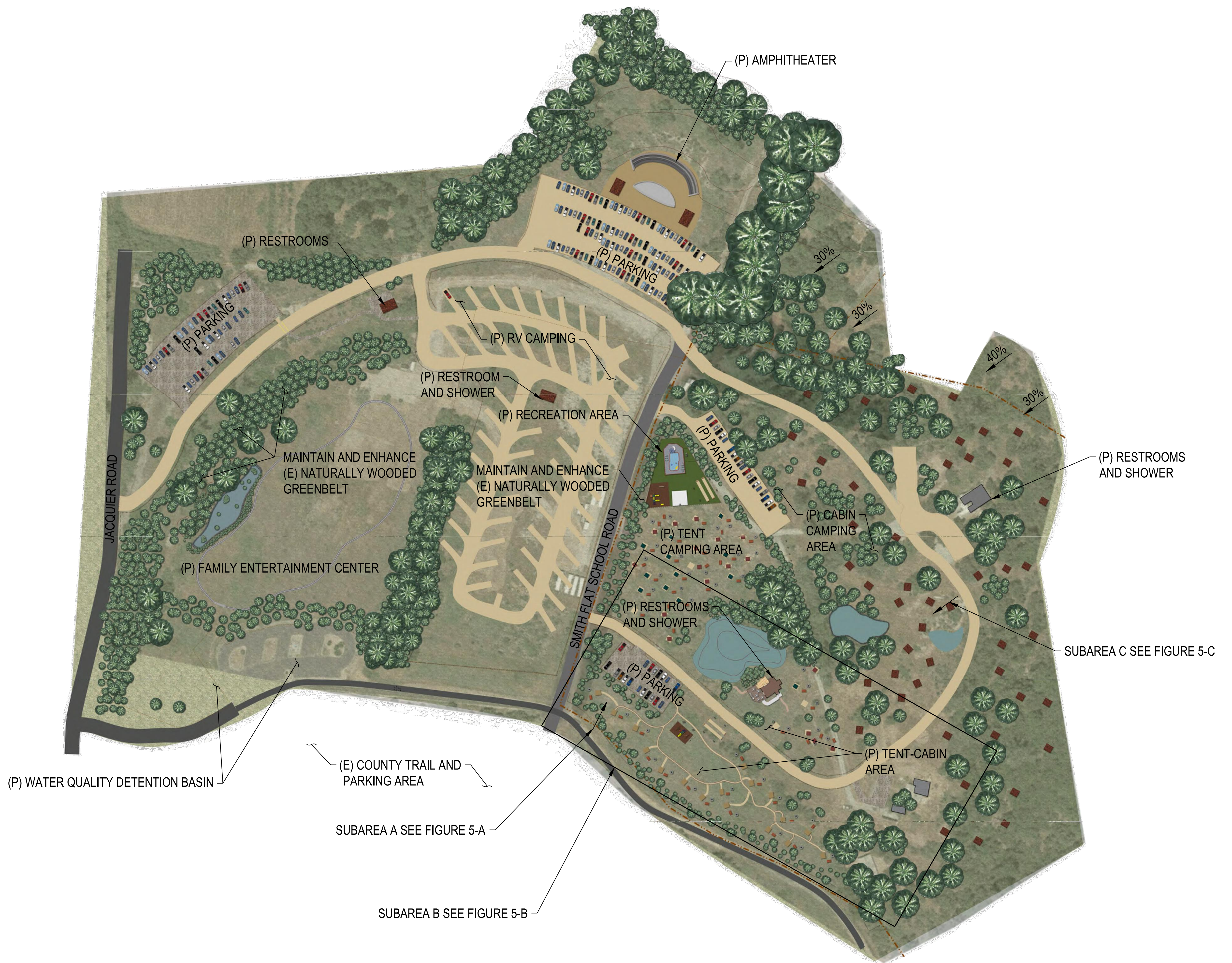
REVISIONS:

SET ISSUE:	DATE:

DATE: JUNE 2016

PROJECT #:	TBD
DRAWN BY:	MFR
CHECKED BY:	CSM
APPROVED BY:	CSM
FILENAME:	

□ □ □ □ E □



30Jun2016 4:36pm M:Rozco G:\LegacyZ_Drive\Smith Flat\SMUD Staging Area\6623_02_14\El Dorado RV Park\CAD\Exhibit\Pre-Application\Conceptual Site Plan

AREA A: SEE CONCEPTUAL SITE PLAN



El Dorado RV, LLC
El Dorado RV Park
Subarea A

Job Number | TBD
Revision | A
Date | June 2016
Figure 5-A

AREA B: SEE CONCEPTUAL SITE PLAN



El Dorado RV, LLC
El Dorado RV Park
Subarea B

Job Number | TBD
Revision | A
Date | June 2016
Figure 5-B

4080 Plaza Goldorado Circle, Suite B Cameron Park CA 95682 USA T 1 530 677 5515 E cameronpark@ghd.com W www.ghd.com

AREA C: SEE CONCEPTUAL SITE PLAN



El Dorado RV, LLC
El Dorado RV Park
Subarea C

Job Number | TBD
Revision | A
Date | June 2016
Figure 5-C

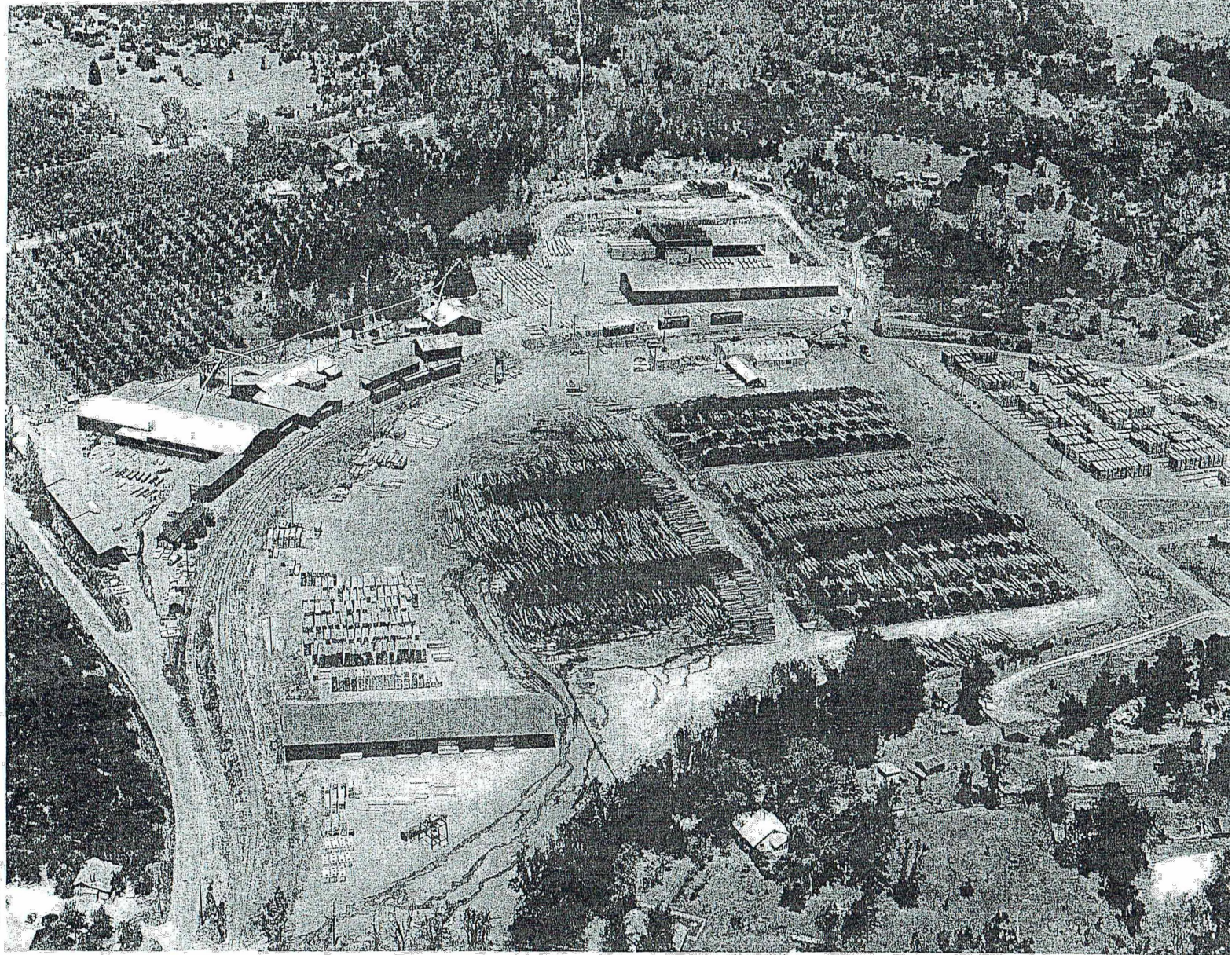
16 AUG -4 PM 1:21

RECEIVED
PLANNING DEPARTMENT





16 JUN 16 PM 1:22
RECEIVED
PLANNING DEPARTMENT



El Dorado RV, LLC
El Dorado RV Park

Historical Aerial View (1960)

Job Number | TBD
Revision | A
Date | June 2016

Figure 6



Exhibit H



















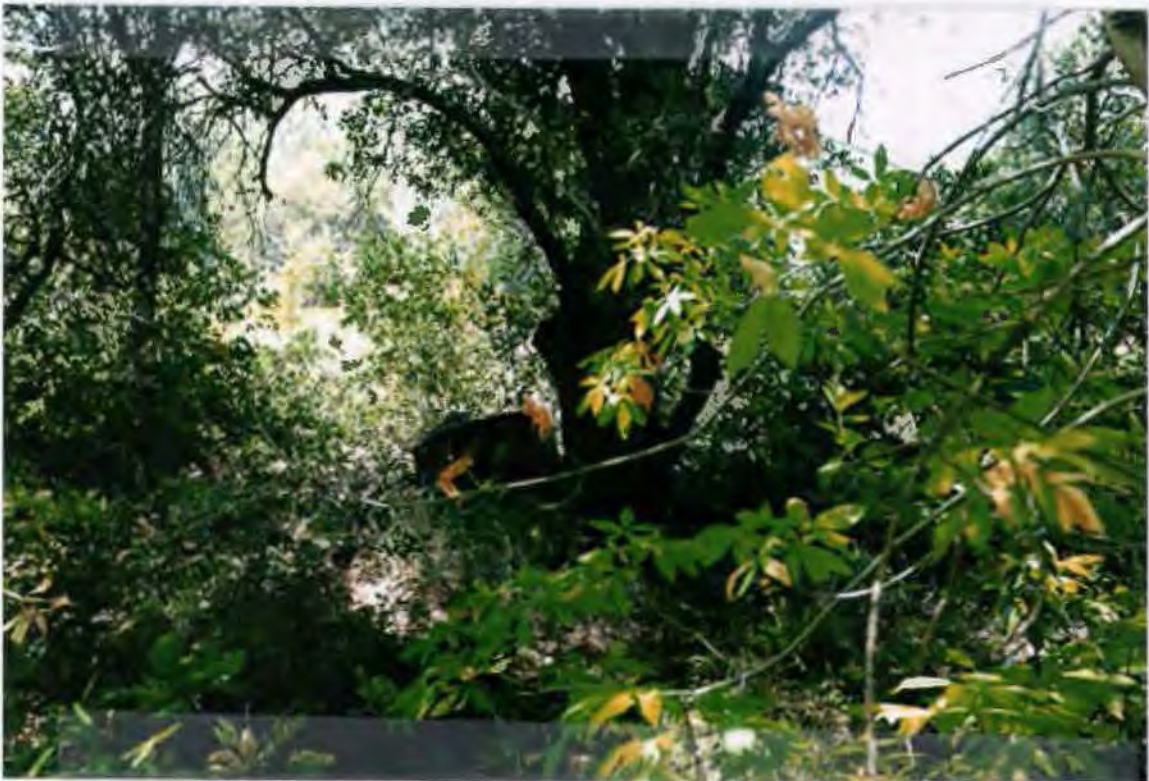










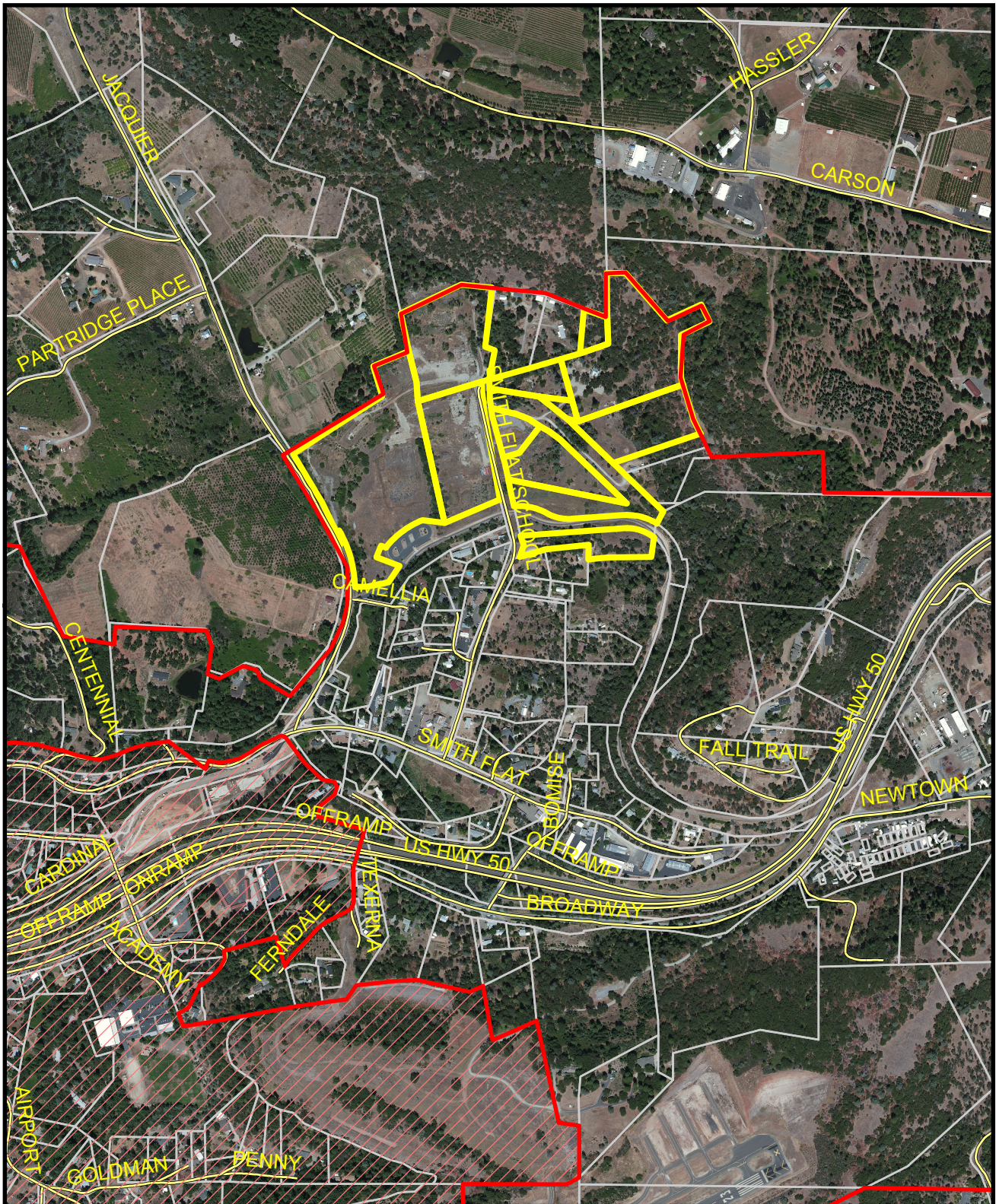












File No. PA16-0004
City of Placerville
Sphere of Influence Map






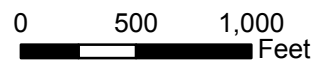
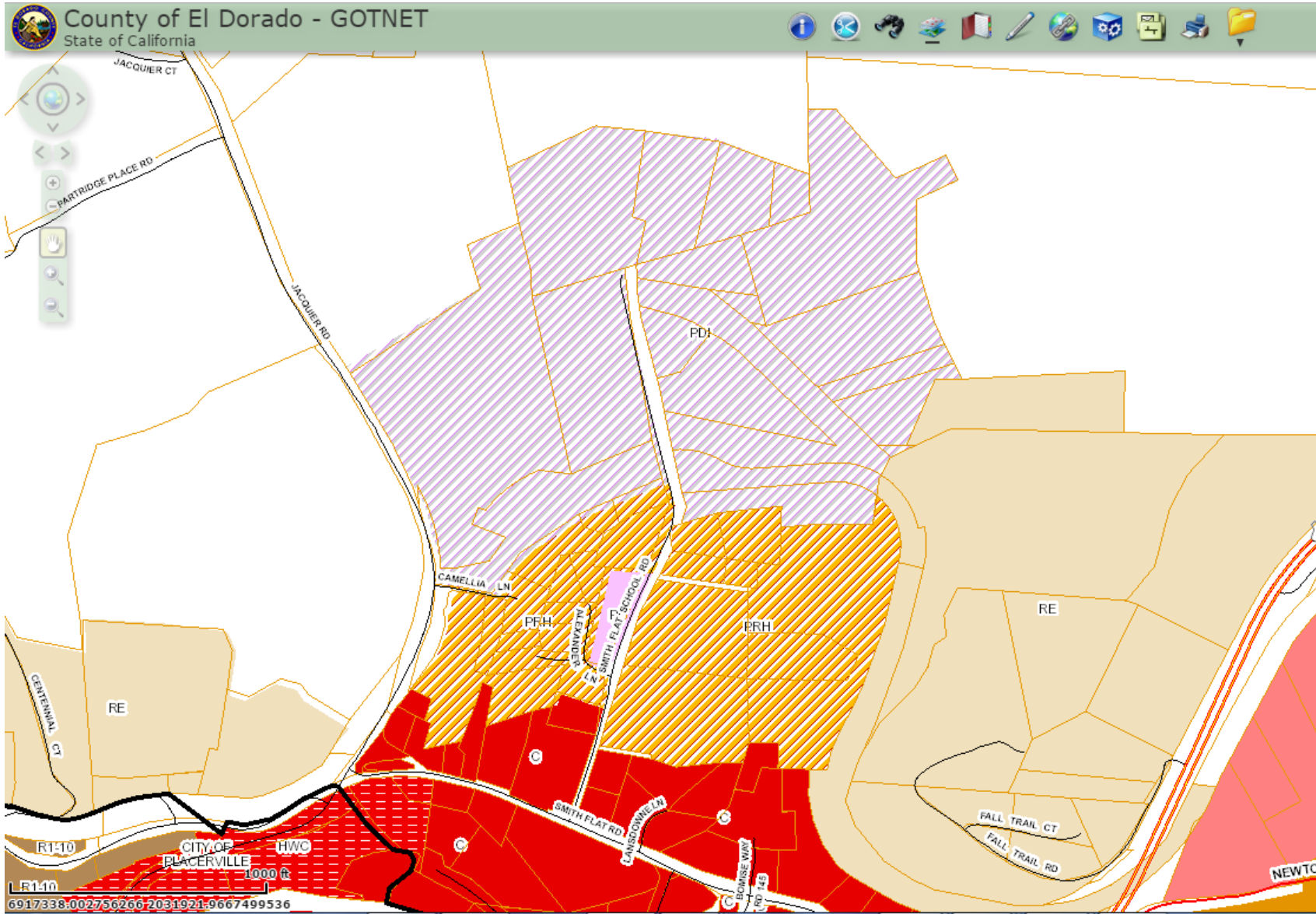
-  Project Site
-  Roads
-  Parcels
-  City of Placerville
-  Sphere of Influence Boundary

Exhibit I





- C – Commercial
- PDI – Planned Development Industrial
- HWC – Highway Commercial
- PF – Public Facilities
- PRH – Planned Residential High Density
- RE – Estate Residential

File No. PA16-0004
 City of Placerville Pre-Zoning Map

Exhibit J

PA 16-0007/El Dorado RV Park – Typical Entitlement Processing Chart

County of El Dorado Development Services Division – Planning Discretionary Processing	City of Placerville Development Services Department – Planning Discretionary Processing
<ol style="list-style-type: none"> 1. Application submittal to the County for: <ul style="list-style-type: none"> • General Plan Amendment • Rezone • Conditional Use Permit 2. Application Completeness Review 3. Application Deemed Complete <ul style="list-style-type: none"> • Application routed for Initial Consultation to Affected Agencies 4. Technical Advisory Committee Meeting between County, Applicant, and Affected Agencies <ul style="list-style-type: none"> • Coordination with LAFCO on Annexation Process • Coordination with City on project design 5. Initiate Environmental Impact Report (EIR) Process <ul style="list-style-type: none"> • Notice of Preparation • Scoping Meeting • Administrative Draft EIR • Notice of Availability For Draft EIR • Final EIR 6. Planning Commission Hearing <ul style="list-style-type: none"> • Planning Commission makes recommendation to the Board of Supervisors on General Plan Amendment, Rezone, and Conditional Use Permit 7. Board of Supervisors Hearing <ul style="list-style-type: none"> • BOS makes decision on General Plan Amendment, Rezone, and Conditional Use Permit • If Approved the BOS Certifies the EIR 8. Initiate Annexation of the Project into City of Placerville 9. Approval of the Annexation into the City of Placerville by LAFCO Board. 10. Project constructed in the City of Placerville 	<ol style="list-style-type: none"> 1. Application Submittal to the City for: <ul style="list-style-type: none"> • Conditional Use Permit • Environmental Assessment 2. Application Completeness Review 3. Application Deemed Complete <ul style="list-style-type: none"> • Application Routed for Initial Consultation to Affected Agencies 4. Technical Advisory Committee Meeting between City, Applicant, and Affected Agencies <ul style="list-style-type: none"> • Coordination with LAFCO on Annexation Process • Coordination With County 5. Initiate Environmental Impact Report (EIR) Process <ul style="list-style-type: none"> • Notice of Preparation • Scoping Meeting • Administrative Draft EIR • Notice of Availability For Draft EIR • Final EIR 6. Planning Commission Hearing <ul style="list-style-type: none"> • Planning Commission Makes Decision on Conditional Use Permit • If Approved the Planning Commission Certifies the EIR 7. Initiate Annexation of the Project into City of Placerville with LAFCO 8. Approval of the Annexation into the City of Placerville by LAFCO Board. 9. Project constructed in the City of Placerville