



June 29, 2017

Mr. Rommel Pabalines
El Dorado County
Development Services Division-Planning
2850 Fairlane Court
Placerville, CA 95667

RE: Site Plan Submittal
El Dorado Hill Town Center Apartments
El Dorado County, CA

APPROVED
EL DORADO COUNTY
~~PLANNING COMMISSION~~
Board of Supervisors
DATE February 13, 2018
BY Roger Trout/Cmt
EXECUTIVE SECRETARY

Dear Mel:

We are pleased to submit the attached site plan package for the El Dorado Hill Apartments in El Dorado Hills Town Center East. The following is a narrative outlining the basic design parameters in accordance with the application requirements.

El Dorado Hill Apartments is a 214 unit multifamily rental neighborhood situated on 4.7 acres of land within the El Dorado Hills Town Center East community and is located at the northwest corner of Town Center Boulevard and Vine Street. This proposed multifamily neighborhood is anticipated to be an appropriate component of Town Center East – a large, distinctive community featuring office and commercial uses in a pedestrian friendly environment. Addition of this residential neighborhood within the community compliments the vision of creating a vibrant, well designed center incorporating memorable places for people to live, work, shop, and play.

The site plan comprises 214 dwelling units situated within two 4-story on-grade buildings with integrated structured parking for residents and guests. The dwelling units range in size from approximately 576 square feet to 1195 square feet with a mix of: 53% studio/one-bedroom and 47% 2-bedroom units. There are a total of 425;(414 vehicles and 22 motorcycle (= 11 vehicles) on –site parking spaces for a ratio of 1.99 spaces per dwelling. The residential buildings are elevator served.

The residences are designed to frame and “enliven” adjacent public open space and streetscapes through appropriate articulation and massing, rich detailing, and variety in material and color. The proposed residential will also compliment the scale of the existing adjacent retail and office neighborhood. El Dorado Hills Apartments will provide a variety of floor plan options and amenities desirable to those looking for a maintenance-free, socially active lifestyle close to work, shopping, dining, and entertainment.

EXHIBIT H

The clubhouse amenity will offer its residents a fitness center, kitchen facilities, business center, and game room. The clubhouse will serve as a private neighborhood center and a valuable gathering place for meetings, special functions, and neighborhood get-togethers. Dwelling units not facing a pedestrian oriented street will be situated around internal courtyards featuring a variety of active and passive amenities.

All open space features, driveways, landscape areas, internal walks, plazas, and other common area facilities will be maintained by a property management group.

Inclusion of the residential use will require an amendment to the Town Center East Development Plan. Specifically, this application/entitlement request includes the following:

- General Plan Amendment
- Rezone of subject property
- El Dorado Hills Town Center PD revision
- El Dorado Hills Specific Plan revision

Mel, we are excited at the prospect of including this creative, high quality residential neighborhood with the Town Center East and feel this proposal will greatly contribute to the success of the community as a livable, sustainable and exciting mixed-use environment.

Please do not hesitate to contact me if you have any questions or concerns, or if you require additional information regarding our application. Thank you again for your consideration.

Sincerely,



Karen E. Garrett
Development Manager Northern CA.
The Spanos Corporation

Cc: Alexandros Economou
Jeff Morgan
Chris Schultze
John Binder

**REQUESTED GENERAL AND SPECIFIC PLAN AMENDMENTS TO FACILITATE
THE SPANOS CORPORATION MULTI-FAMILY RESIDENTIAL PROJECT;
EL DORADO HILLS TOWN CENTER**

A. **Concept Behind Requested General Plan Modifications:** The Spanos Corporation (“Spanos”) is seeking to obtain requisite development approvals to construct an approximately 214-unit rental multi-family residential project on approximately ±4.565 acres of real property located within the El Dorado Hills Town Center, currently zoned and planned for commercial and retail development. The project site is within Planning Area 2 of Village T, as shown in the Specific Plan and the PD Development Plan and is located within easy walking distance of retail uses, restaurants, commercial offices and other commercial facilities developed as a part of the Town Center. Neither the Specific Plan nor the General Plan contemplate high density residential development to complement the commercial development and provide housing for employees and reduce traffic impacts because of the proximity of shopping and employment opportunities. Our review of the Specific Plan and the General Plan indicates that both documents have a number of policies, goals and objectives that would be furthered by the Project. However, the density of the proposed project is roughly twice that allowed under the current planning and zoning regulations and in this document we are setting out the requested changes to the various provisions in the General Plan and the Specific Plan that would allow consideration of the Project.

Both Government Code section 65890.1 and the General Plan Housing Element encourage land use patterns that balance the location of employment generating uses with residential uses so that commuting is minimized. The construction of a dense rental residential project in the immediate vicinity of the restaurants, shops, stores and offices that have been developed at the Town Center would substantially improve the jobs-housing balance, which is stated in Table HO-13 of the Housing Element to be well below the minimums suggested in the State General Plan Guidelines. Additionally, the Project, by concentrating very dense development within a semi-urban setting immediately adjacent to storage, shops, facilities and offices, will serve to greatly reduce the number of traffic trips generated from the Project, significantly below those trips that would be generated if the Project site were developed for commercial activity as it is currently planned and zoned.

With that in mind, it is apparent that the density provisions set out in the General and Specific Plans must be modified if the Project is to go forward. Instead of suggesting an across the board modification for increased density in all multi-family areas, we are suggesting the designation of the ±4.565 acre site as an “Urban Infill Residential Area”, within El Dorado Hills Town Center, a coordinated, mixed use development, in which density of residential development could be increased to up to 47 units per acre by adding Section 2.2.6.6 to the Site Specific Policy Section of the General Plan addressing only the ±4.565 acre project site and providing the density could be increased to up to 47 dwelling units per acre by the required PD Development Plan.

B. **Requested Changes to the General Plan:** The following are the modifications we think necessary to accompany the entitlement applications for this project, effecting a modification to Objective 2.2.6 on page 34.

1. Site Specific Policy No. 2.2.6.6 shall be added to the General Plan reading as follows:

"2.2.6.6 Within Village T as shown in the El Dorado Hills Specific Plan, the development and implementation of extensive commercial, residential and office development provides a unique opportunity to serve the needs of residential uses sited within a short enough distance to allow biking, walking and other alternative modes of transportation to avail themselves of goods and services. This Specific Policy designates the approximately ±4.565 acre site comprised of Parcels 1, 2 and 3 as shown on parcel map for Town Center East, Parcel 3.4 filed September 29, 2008 in Book 50 of Parcel Maps at page 44, Official Records of El Dorado County, California (APN Nos. 121-290-60, 61 and 62) as 'Urban Infill Residential Area'. This area, because of its proximity to extensive commercial, retail, office and similar development in the balance of the El Dorado Hills Town Center, is deemed to be appropriate for dense infill development. The density of development allowed in this area may exceed the density of development set forth in other sections of this General Plan or zoning regulations up to a density of 47 units per acre upon the approval of a PD Development Plan approval and findings that the requested level of development is appropriate. Notwithstanding any other provisions of this General Plan or the El Dorado Hills Specific Plan or the zoning ordinance, the development restrictions and standards to apply in the Urban Infill Residential Area, including height limits, shall be those out in the approved PD Development Plan."

C. **Requested Changes to El Dorado Hills Specific Plan:** The following are the changes we request to the El Dorado Hills Specific Plan that we feel are necessary to accommodate the Spanos Corporation project:

1. Section 1.3 on page 7 shall be modified by the addition of the following goal:

"j. Designate the ±4.565 acre site identified in Site Specific Policy No. 2.2.6.6 in the General Plan as an Urban Infill Residential Area, suitable for multifamily residential development. This site is located within a coordinated, mixed use development project approved by PD Development Plan, to complement extensive commercial, retail, office and other opportunities within walking, biking or other alternate transportation distances."

2. Section 1.4.2 setting forth Residential Policies shall be modified by the addition of the following:

"c. Multifamily residential buildings located within the designated Urban Infill Residential Area shall be designed to provide high density residential development in close proximity to planned or established commercial, retail, office and similar development and shall be subject to the development standards set forth in the approved PD Development Plan approving and designating said areas including maximum height."

3. Section 1.5.2 on page 21 setting forth the Summary of Plan Proposals shall be modified by the addition of the following paragraph at the end of said section:

“Dense residential development shall be encouraged in the designated Urban Infill Residential Area, which is located within a mixed use development project. The intent of establishing this area is to allow dense residential development in close proximity to extensive commercial, retail and office opportunities that can service the needs of the residents without the need to resort to vehicle trip access and can maximize walking, biking and alternate transportation to said opportunities and services.”

4. Section 2.2, residential densities in the residential land use element on page 25 shall be amended by the addition of the following paragraph:

“Within the boundaries of the El Dorado Hills Town Center, Town Center East, PD 94-04, the development of extensive commercial, retail, office and other resident serving uses has created the opportunity to designate the Urban Infill Residential Area for very dense multifamily residential development to complement the commercial development and provide opportunities for a community in which residents can walk, bike and use other alternate transportation forms to access shops, stores, offices and other services. The establishment of such high density residential use in such close proximity to residents serving uses will substantially reduce vehicle trips and mitigate other adverse environmental impacts of development. It will also provide the potential for significantly improving the job/housing balance by providing residential opportunities for employees near the many commercial establishments in the Town Center development. Pursuant to the provisions of the General Plan, the maximum density in those areas shall be as provided in the amended PD Development Plan, up to a maximum of 47 units per acre. Additionally, other development standards such as setbacks, height restrictions, and similar restrictions shall be as set forth in the approved PD Development Plan.”

5. Section 2.3, Dwelling Unit Types, on page 25 shall be amended by the addition of the following paragraph:

“The multifamily housing to be constructed in the Urban Infill Residential Area shall be attached multifamily residential structures consistent with the Residential Design Guidelines and Development Standards set forth in the PD Development Plan approval and shall be in accordance with the development restrictions set forth in said approved Development Plan with a height as set forth in said plan.”

6. Table 1, Summary of Residential Use by Development Neighborhood, on page 38 shall be amended to show that Village T, a Commercial

Neighborhood, shall have an allowed total of 214 dwelling units to accommodate the designated Urban Infill Residential Area.

7. Section 3.1, Concept, on page 41 shall be amended by the addition of the following paragraph:

“The Urban Infill Residential Area”, providing for dense residential development in close proximity to the extensive commercial development provided in Village T, is designated in the General Plan. The purpose of this designation and land use is to take advantage of the location of this site, in close proximity to extensive commercial, retail, office and other development in order to provide and maximize the opportunities for residents to fill their shopping, employment and other needs by walking, bicycle and other forms of alternative transportation without having to resort to vehicle transit. It is anticipated that this very dense infill development will significantly alleviate parking, traffic, air quality and other impacts and will significantly reduce the impacts that would have been encountered had the Town Center area developed as planned.”

8. Figure 11, Conceptual Development Neighborhood No. 4, on page 42 shall be amended to provide a depiction of the ±4.565 acre urban infill residential area which will be the site of the Spanos Corporation project.

APPLICATION TO AMEND DEVELOPMENT PLAN FOR TOWN CENTER EAST, PD 94-04

STATEMENT OF PROPOSED MODIFICATIONS TO
REGULATIONS APPLICABLE TO THE SUBJECT PROPERTY

A. **Introduction:** This Statement is meant to accompany the Application to Amend the Town Center East Development Plan ("Development Plan") to serve as a part of PD 94-04 in covering the El Dorado Hills Town Center Coordinated Mixed Use project. The purpose of this modification is to designate an approximately 4.565 acre site located between Town Center Boulevard and Mercedes Road in the area, designated in the El Dorado Hills Specific Plan ("Specific Plan") as Village T and designated in the PD Development Plan as Planning Area Two, as an appropriate site for urban infill residential development pursuant to the provisions of the County of El Dorado Hills General Plan ("General Plan"). The site is located immediately adjacent to extensive commercial, retail, office and similar development and provides the appropriate site for dense residential development as allowed under the General Plan and the Specific Plan in order to complement and utilize the extensive commercial uses and provide residents of the project with an opportunity to access commercial services by walking, bicycle and other means of alternate transportation, thus significantly lessening vehicle trips and other impacts. The specific project proposed on the Urban Infill Residential Area is a 214 unit rental apartment project to be constructed pursuant to the site restrictions and requirements set forth herein, in accordance with Residential Design Guidelines to be prepared and approved as a part of the approval process for the project. The project site was previously designated for commercial and other uses and the environmental impacts of dense infill residential development will be significantly less than those anticipated under its previously planned uses.

B. **Requested Changes to Regulations in PD Development Plan:** The following are the requested changes and modifications to the provisions set forth in the PD Development Plan.

1. Figure 6.1 on page 4 setting forth the Approximate Acreage and Planned Building Square Footage for the various planning areas shall be modified to reflect the addition of 214 units for residential use in Planning Area 2.

2. Section 6.2 setting forth Permitted Uses and Development Standards for Planning Area 2 shall be amended to read as follows:

"6.2 Planning Area Two – Town Square: Consists of approximately 18.8 acres. Buildings within the Town Square may be multiple stories; professional offices may be located over retail uses. Multifamily Residential uses with a density up to 47 dwelling units per acre shall be allowed in the Urban Infill Residential Area designated as Parcels 1, 2 and 3, Town Center East, Parcel 3.4 filed in Book 50 of Parcel Maps at Page 44, Official Records of El Dorado County, California and shown on the revised Key Map attached hereto. The following list of permitted uses supersedes those uses listed in Section 130.22.020 of the County Zoning Ordinance. Only those uses listed shall be permitted. Uses not listed may be permitted as defined in Section 4.

Planning Area Two – Permitted Uses

Financial Services

Bank
Savings & Loan
Finance company
Brokerage
Title company

Foods

Bakery
Candy
Delicatessen
Ice Cream/Yogurt
Specialty foods
Liquor/wine/cheese
Restaurants

Recreation/Entertainment

Cinema
Sports club
Arcade

Offices

Medical
Dental
Optometric

Legal
Accounting
Professional services

Insurance
Real Estate
Governmental Services

Sports/Hobby/Special Interest

Camera/Photography
Coins/Cards
Collectibles

Toys/Games
Pet/pet supplies
Arts/Crafts
Fabrics

Bicycle shop
Outfitters
Ski shop
Sporting goods

Retail

Clothing
Shoes/Athletic footwear
Fashion Accessories
Jewelry & Cosmetics
Home furnishings/
accessories
Interior design
Floor coverings
Drapes/blinds

Bath Shop
Book store
Box/packing store
Copying/Printing services
Newsstand/magazine shop
China/glassware/crystal/
cutlery
Gourmet cookware

Stationers
Video store
Office supplies/equipment
Gifts/Specialty
Art Gallery
Luggage/leather
Imports

Personal Services

Barber shop
Cleaners/Laundry
Hair Salon
Florist

Formalwear rental
Shoe repair
Tailor/Alterations

Travel agent
Photography studio
Key shop
Eyeglasses/optician

URBAN INFILL RESIDENTIAL AREA: Multifamily Residential Use shall be allowed in the Multifamily Residential Area up to a density of 47 dwelling units per acre.

Drive-thru facilities may be permitted as a component of all permitted uses upon review and approval of the Design Review Committee.

3. Section 6.2A, setting forth the applicable Development Standards for the Urban Infill Residential Area within Planning Area Two, shall be added to read as follows:

6.2A Planning Area Two – Urban Infill Residential Area; Specific Development Standards: Attached hereto and incorporated herein by this reference are the Eldorado Hills

Town Center East Urban Infill Residential Area Residential Design Guidelines (the “Residential Design Guidelines”) which contain the applicable specific Development Standards for the Urban Infill Residential Area. Those standards include but are not limited to the following:

6.2A.1 Residential Density – 47 dwelling units per acre. Section 130.24.030 of the Zoning Ordinance, applicable pursuant to the provisions of Section 130.28.030, does not contain any density standard, separate from that specified in the General Plan. The Development Standards applicable to development of the Urban Infill Residential Area shall be those set out in this Development Plan. Thus, there shall be no restrictions on the size of the various units developed within the Urban Infill Residential Area so long as the density does not exceed 47 dwelling units per acre.

6.2A.2 Maximum Residential Building Height – 60 feet. Buildings within the Urban Infill Residential Area may be multiple stories, up to a maximum of four (4) stories in height. Building heights shall be measured, calculated, and determined according to standards set forth in Section 130.30.040 of the County Zoning Ordinance. Exceptions to this height requirement include such structures as chimneys, spires, elevators, mechanical and stair housings, flag poles, towers, vents, and similar structures which are not used for human activity. These structures may exceed the 60-foot limit by no more than an additional 12 feet.

6.2A.3 Maximum Parking Structure Height – 60 feet, 5 tiers. The measurement of the first tier starts at the lowest level of the garage and continues 360 degrees to the immediate level above. Subsequent tiers are measured starting at the completion of the previous tier.

6.2A.4 Minimum Setbacks – Minimum setback measurements shall be as set out below, from the property line to the main building line. Projections beyond the building face, such as patios, stoops, balconies, and overhangs are permitted to have a zero setback from the property line.

- (a) **Minimum Setback from Town Center Boulevard – 0 feet**
- (b) **Minimum Setback from Vine Street (private) – 4 feet**
- (c) **Minimum Setback from Mercedes Lane (private) – 4 feet**
- (d) **Minimum Setback from Central Creek Corridor Property Line – 30 feet**

6.2A.5 Maximum Building Site Coverage – 55 percent of total site

6.2A.6 Maximum Impervious Surface – 80 percent of total site

6.2A.7 Provision of Common Open Space – Article 8 of the County Zoning Ordinance – “Glossary” – defines “Common Open Space” as follows:

“**Common.** Open space within a development plan that is designated and intended for the use or enjoyment of all of the owners or occupants of the development. Common open space may contain such complementary structures and improvements as are necessary, desirable, or appropriate for the benefit and enjoyment of the owners or occupants of the development. Ownership of common open space is held by a homeowners association or similar organization, and access is usually restricted to property owners and residents of the development and their guests (see also ‘Private Recreation Area’).”

Furthermore, under Article 8, "Private Recreation Area" is defined as follows:

"Recreation facilities owned and operated by a homeowners' association or similar entity for the benefit of property owners within a subdivision or multi-unit residential complex. It may include, but is not limited to, swimming pools, indoor or outdoor sport courts, meeting rooms, clubhouse, and any facilities required to maintain said recreation areas.

Under the above definitions, a minimum of 30 percent of the total site shall be set aside for open space that is commonly owned or publicly dedicated.

6.2A.8 Miscellaneous Development Standards

(a) Vehicular driveway access to and from the site shall occur off of Town Center Boulevard and/or Vine Street.

(b) Common access drives shall be sized to accommodate anticipated traffic.

(c) Driveway Size: The dimensions of all driveways and aisles shall be adequate to serve the number and design requirements of the parking spaces provided, and shall be in conformance with County standards where no stated or depicted Residential Design Guideline standard is established.

(d) Off-street parking shall be required for residents and guests within the parking garage or within the Piazza Area. Off-street parking, inclusive of guest parking requirements, shall be provided as required in Section 130.35.030 of the Zoning Ordinance, as follows:

- Studio and one bedroom units – 1.5 spaces per unit
- 2 or more bedroom units – 2 spaces per unit
- Guest -1 Stall per 4 units
- Motorcycles -5% of total stalls required for motorcycles

(e) Buildings' main orientation shall be toward Town Center Boulevard.

(f) Pedestrian Connections: A pedestrian promenade with continuous street trees shall be provided on Town Center Boulevard, as shown in the existing Development Plan. Pedestrian connections shall be provided to and from other areas of Town Center East along Town Center Boulevard.

At least one accessible route shall connect all buildings, facilities, elements and spaces in the Plan Area.

4. The Specific Architectural Criteria set out in Appendix 2 shall be amended as to the Urban Infill Residential Area by the provisions of the Residential Design Guidelines.

5. The Specific Landscape Criteria set out in Appendix 3 shall be amended as to the Urban Infill Residential Area by the provisions of the Residential Design Guidelines.

6. The Specific Lighting Criteria set out in Appendix 4 shall be amended by the provisions of the Residential Design Guidelines.

7. The Master Signage Program set out in Appendix 5 shall be amended by the provisions of the Residential Guidelines.

8. The Key Map showing the various Planning Areas within Town Center East shall be replaced by the Key Map attached hereto which depicts the various Planning Area and shows the location of the Urban Infill Residential Area.

PART OF
EXHIBIT
H

El Dorado Hills Departments Modified Development Standards Matrix

Criteria	General Plan		El Dorado Hills Specific Plan (within Village T Commercial Neighborhood)		Zoning (Section 130.24.030 of the EDC Zoning Ordinance)		Town Center East Development Plan (see proposed Modification to TCE PD Development Standards and Design Guidelines for this Project)		Notes
	Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed	
Land Designation/ Use	NA- Adopted Plan (AP)		Commercial	Multifamily Residential	Commercial (CG-PD)	Residential (RM-PD)	Commercial (within Planning Area 3 of TCE)	Multifamily Residential	Once approved, all original TCE uses for the site shall be superseded by this PD
Maximum Density	24 du/ac (under Multifamily Residential) Designation	47 du/ac max	12du/ac	47 du/ac max	No less than one thousand square feet for each dwelling or rental unit located on first and second story; and seven hundred fifty square feet for each dwelling or rental unit located on third story and above; however, the maximum density shall be no greater than the highest density (24 du/ac) established by the general plan land use element.	47 du/ac	NA	47 du/ac max	
Development Standards					Minimum lot area: six thousand square feet or a minimum lot area shall be two thousand	Minimum Lot Area: Project site consists of 4.5 acres for the proposed apartment	Minimum Lot Area: 2,500 sf	Minimum Lot Area: Project site consists of 4.5 acres for the proposed apartment	

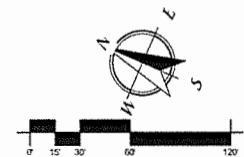
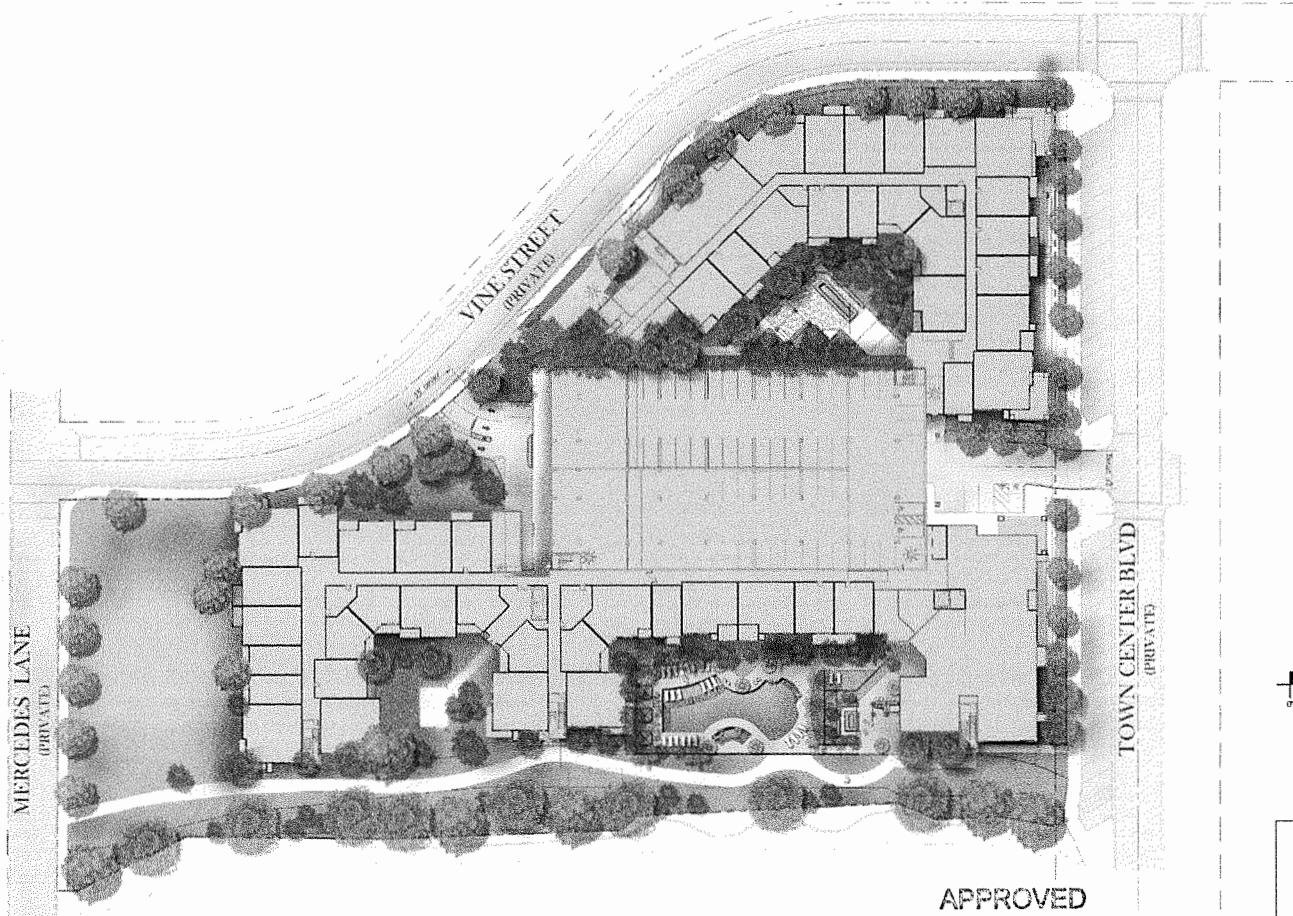
El Dorado Hills Departments Modified Development Standards Matrix

					<p>square feet when proposed with attached single-family dwellings; however, no lot of less than six thousand square feet shall be created prior to the dwelling being constructed;</p> <p>Maximum building coverage: NA</p> <p>Minimum lot width: sixty feet, or twenty feet when proposed with attached single-family dwellings;</p> <p>Minimum yards: front, twenty feet; sides, five feet; rear, ten feet; between separate buildings, ten feet; access court to a group of</p>	<p>complex. No new lots would be created</p> <p>Maximum Building Coverage: 47% (See proposed PD standards in the revised Design Guidelines and Development Standards for this site</p> <p>Minimum Lot Width: See proposed PD standards in the revised Design Guidelines and Development Standards for this site</p> <p>Minimum Yards: See proposed PD standards in the revised Design Guidelines and</p>	<p>Maximum Building Coverage: NA</p> <p>Minimum Lot Width: 50</p> <p>Minimum Yards: Front: 0 feet Side: 10 feet</p>	<p>complex</p> <p>Maximum Building Coverage: 47%</p> <p>Minimum Lot Width: 247 feet (along Mercedes Lane)</p> <p>Minimum Yards: Front (from TC Blvd): 0 feet Side (from Vine</p>	
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El Dorado Hills Departments Modified Development Standards Matrix

					<p>buildings, twenty feet in width, or zero feet for all yards where common wall or party wall exists. All yard requirements in this section shall be increased by five feet for each ten feet of building height or portion thereof in excess of twenty-five feet (25')</p> <p>Maximum building height: 50 feet;</p>	<p>Development Standards for this site</p> <p>Maximum Height: 60 feet</p>	<p>Rear: 10 feet</p> <p>Maximum building height: 50 feet;</p> <p>Maximum Impervious Area: 85%</p>	<p>Street): 4 feet (from Town Center Lake); 30 feet Rear (Mercedes Lane): 4 feet</p> <p>Maximum Height: 60 feet</p> <p>Maximum Impervious Area: 80%</p>	
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EL DORADO HILLS APARTMENTS
TOWN CENTER
EL DORADO COUNTY, CA



SITE ILLUSTRATIVE

SHEET A - 0.1

06/29/2017



2555 Walnut St.
Denver, CO 80205
Phone: (303) 632-4474
Fax: (303) 632-4476

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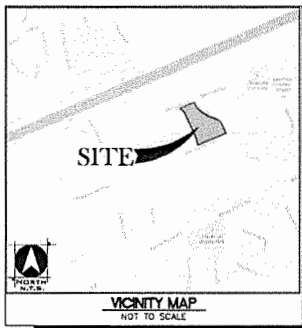
EXHIBIT I

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
Board of Supervisors

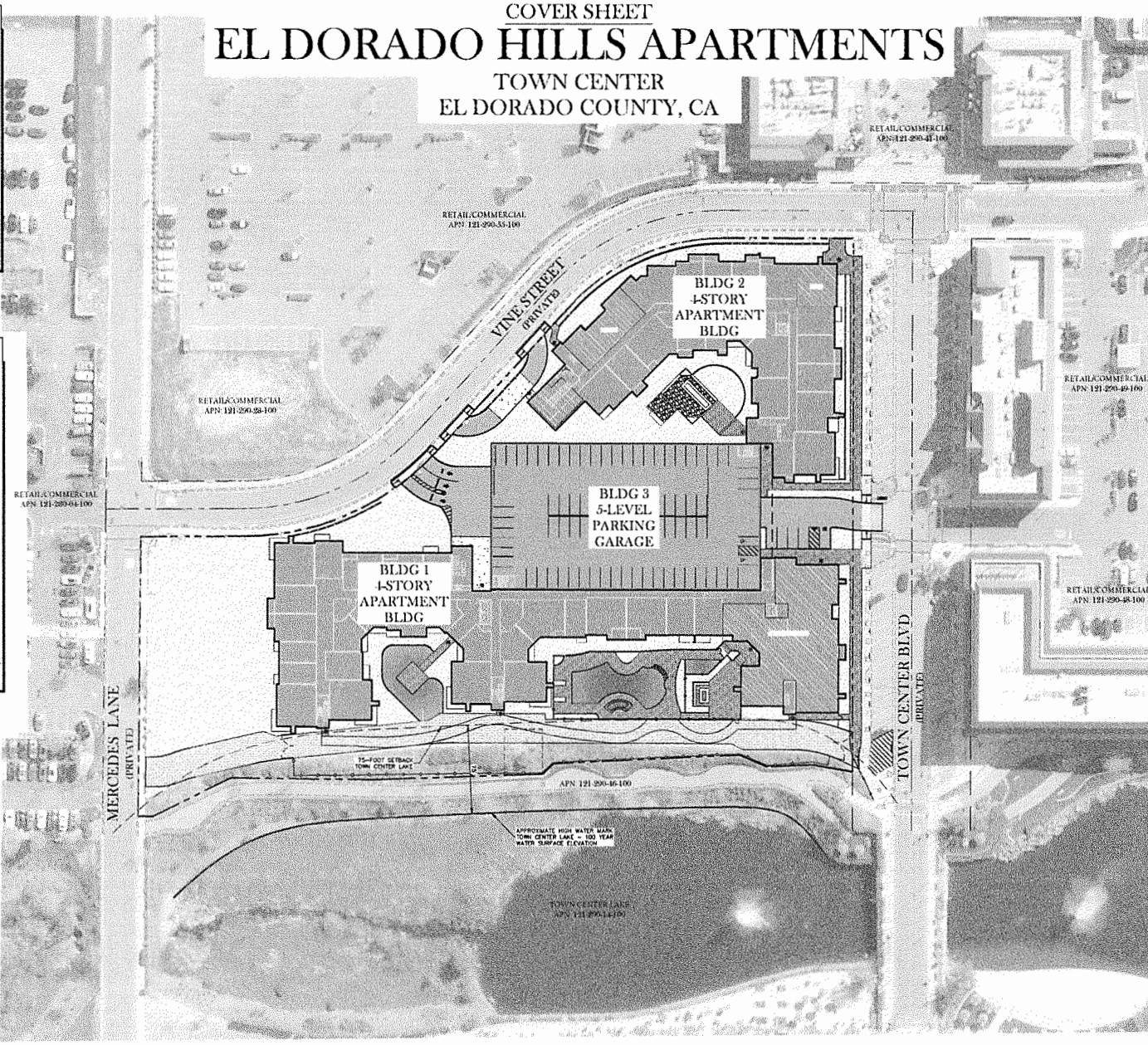
DATE *February 13, 2018*

BY *Roger Trout/cmt*
EXECUTIVE SECRETARY

COVER SHEET
EL DORADO HILLS APARTMENTS
 TOWN CENTER
 EL DORADO COUNTY, CA

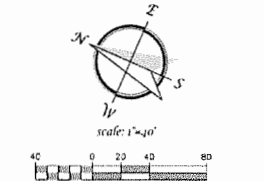


PROPERTY DESCRIPTION	
ADDRESS:	TOWN CENTER BLVD EL DORADO HILLS, CA EL DORADO COUNTY
APN:	121-290-04-100, 121-290-04-109, 8, 121-290-02-109
PROPERTY AREA:	1.565 AC (199,862 SF)
BUILDING DESCRIPTION	
4-STORY APARTMENT BUILDING	
STUDIO UNITS	26
ONE-BEDROOM UNITS	88
TWO-BEDROOM UNITS	100
TOTAL UNITS	214
PARKING SUMMARY	
TOTAL REQUIRED (Zoning Code 130.25.030.1)	
1.3 STALLS PER 1-BEDROOM/STUDIO	171
2 STALLS PER 2-BEDROOM	200
GUEST = .25 STALLS PER UNIT	51
TOTAL STALLS REQUIRED	423
PROVIDED (EXCLUSIVE)	
VEHICLE SURFACE	5
VEHICLE GARAGE	109
MOTORCYCLE GARAGE	22 (EQUALS 11 VEHICLE)
TOTAL PROVIDED	136



INDEX OF DRAWINGS	
SHEET	TITLE
SP1	COVER SHEET
SP2	PRELIMINARY SITE PLAN
SP3	PRELIMINARY GRADING & DRAINAGE PLAN
SP4	PRELIMINARY GRADING SECTIONS
SP5	PRELIMINARY UTILITY PLAN
SP6	SITE PHOTO EXHIBIT
VI	ALTA - ACSM SURVEY
AI.0	ILLUSTRATIVE SITE PLAN
A1.0	BUILDING FLOOR PLANS - FIRST LEVEL
A1.1	BUILDING FLOOR PLANS - SECOND LEVEL
A1.2	BUILDING FLOOR PLANS - LEVEL 3 & 4
A1.3	BUILDING FLOOR PLANS - ROOF PLAN
A2.0	BUILDING FLOOR PLANS - ELEVATIONS
A2.1	BUILDING FLOOR PLANS - ELEVATIONS
A2.2	BUILDING FLOOR PLANS - ELEVATIONS
A3.0	BUILDING FLOOR PLANS - SECTIONS
A4.0	BUILDING FLOOR PLANS - PIAZZA
A5.0	BUILDING MATERIALS
L1	PRELIMINARY LANDSCAPE PLAN
L2	PRELIMINARY PLANT PALETTE
EO.1	SYMBOLS LIST, GENERAL NOTES, & LIGHTING FIXTURE SCHEDULE
EL.1	SITE PLAN - PHOTOMETRIC

PROJECT INFORMATION	
OWNER	TRADITION DEVELOPMENT A CORP 200 ARDEN WAY #1 SACRAMENTO, CA 95815
INVESTIGATOR/APPLICANT	ACE-STATUS COMPANIES 1907 HUNTER PARKWAY STE 100 STOCKTON, CA 95212 ATEX ALEXANDROS ECONOMAKIS 10000 20th
PLANNER/ENGINEER	TSO ENGINEERING INC. 20 NATOMA STREET SUITE 100 FOLSOM, CA 95630 ATEX CHRIS SCHULTZ 907 007 0330
ASB/UTILITY	VEPAC 2555 WALNUT STREET DENVER, CO 80202 ATEX MAX REINER 303 832 4747 (213)
LANDSCAPE ARCHITECT	DMN DESIGN LLP 441 BERRY DRIVE SUITE 100 ROSELIE, CA 95678 ATEX SCOTT ROBERTSON 916 792 8008
SITE ELECTRICAL	CAHILL ELECTRICAL INC. 3700 CEDAR HILL WILSON, CA 95690 ATEX JON BARRA



COVER SHEET
 APRIL 07, 2016
 REVISED OCTOBER 3, 2017

TSD ENGINEERING, INC.
 expect more.
 31 Natoma Street, Suite #160
 Folsom, CA 95630
 Phone: (916) 608-0707
 Fax: (916) 608-0701

SP-1

I:\Projects\2016\000023-ElDorado\01-Cover\11-Inventory-Cover_Site Plan.dwg, 11/29/16, 11:29:25, 10-03-17

PRELIMINARY SITE PLAN EL DORADO HILLS APARTMENTS

TOWN CENTER
EL DORADO COUNTY, CA

RETAIL/COMMERCIAL
APN: 121-290-41-100

PROPERTY DESCRIPTION

ADDRESS: TOWN CENTER BLVD
EL DORADO HILLS, CA
EL DORADO COUNTY
APN: 121-290-41-100, 121-290-41-100,
& 121-290-42-100
PROPERTY AREA: 4.565 AC (198,862 SF)

BUILDING DESCRIPTION

4-STORY APARTMENT BUILDING
STUDIO UNITS 26
ONE-BEDROOM UNITS 88
TWO-BEDROOM UNITS 100
TOTAL UNITS 214

PARKING SUMMARY

TOTAL REQUIRED (Zoning Code)	171
1.5 STALLS PER 1-BEDROOM/STUDIO	200
2 STALLS PER 2-BEDROOM	54
GUEST: 0.25 STALL PER UNIT	-25
TOTAL STALLS REQUIRED	-25

PROVIDED (EXCLUSIVE)

VEHICLE SURFACE	5
VEHICLE GARAGE	109
MOTORCYCLE GARAGE	22 (EQUALS 11 VEHICLE)
TOTAL PROPOSED	125

RETAIL/COMMERCIAL
APN: 121-290-55-100

PROJECT INFORMATION

OWNER
TRAVELERS TRAVEL & CO
200 ARDEN WAY #4
SACRAMENTO CA 95815

DEVELOPER/APPLICANT
A-1 SPANCO ENTERPRISES
800 BENTLEY PARKWAY, 5TH FLOOR
STOCKTON, CA 95210
ATTN: ALEXANDER ECCORONADO
209.466.2348

PLANNER/ENGINEER
TSD ENGINEERING, INC.
11 NATOMA STREET, SUITE 100
FOLSOM, CA 95630
ATTN: CHRIS MUEHL
916.408.0710

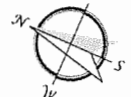
ARCHITECT
KEPHART
3115 WALNUT STREET
DENVER, CO 80202
ATTN: MAX REINER
303.732.1471 x111

LANDSCAPE ARCHITECT
UNIVERSITY LANDSCAPE ARCHITECTS
1000 UNIVERSITY AVENUE
KONA, HI 96705
ATTN: SCOTT CHRISTENSEN
907.762.7668

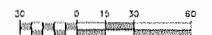
SITE ELECTRICAL
CARTER ELECTRICAL, INC.
1718 CERRITOS STREET
WEST SACRAMENTO, CA 95691
916.751.0333
ATTN: TONY BAKER

RETAIL/COMMERCIAL
APN: 121-290-49-100

RETAIL/COMMERCIAL
APN: 121-290-48-100



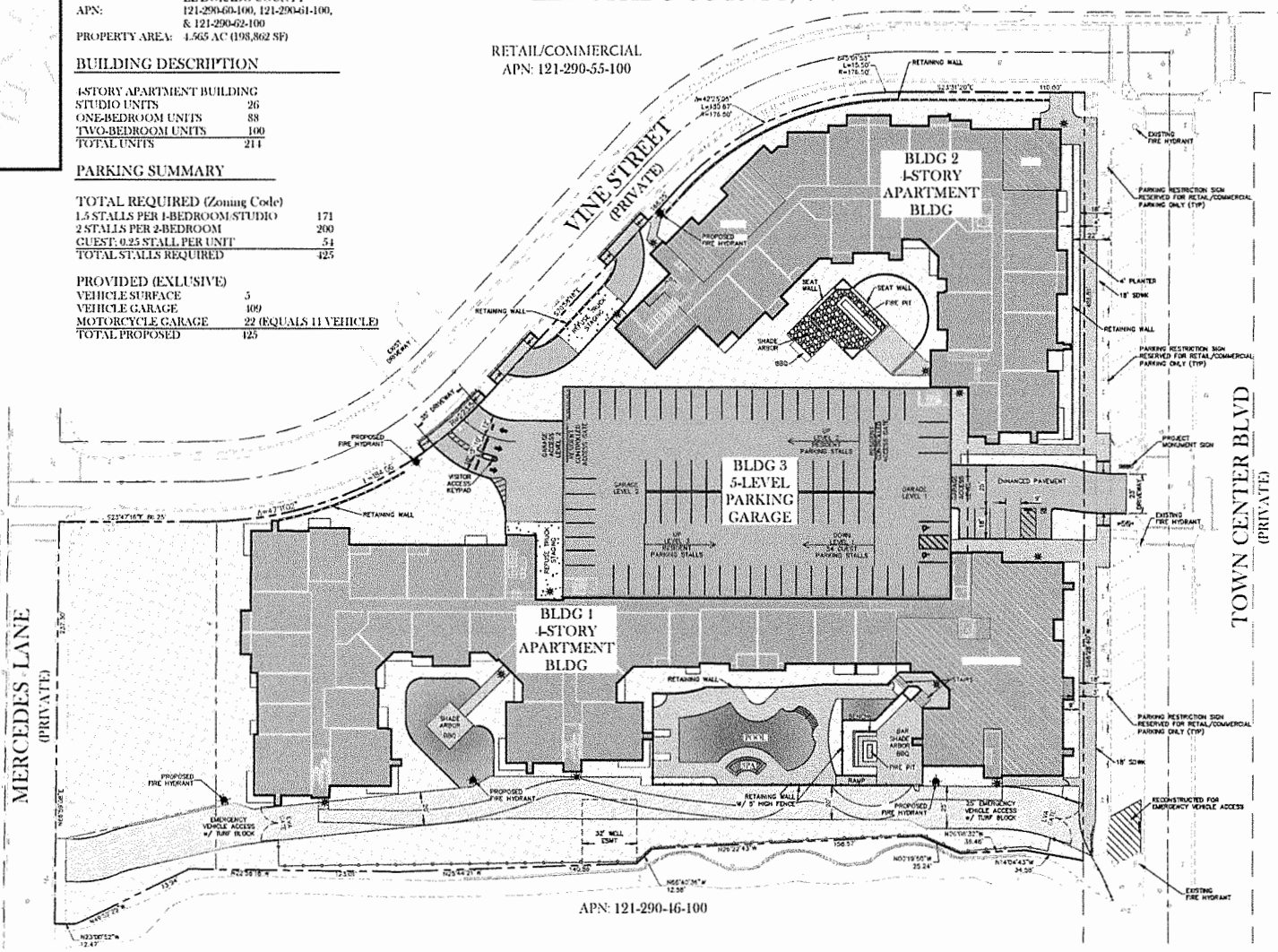
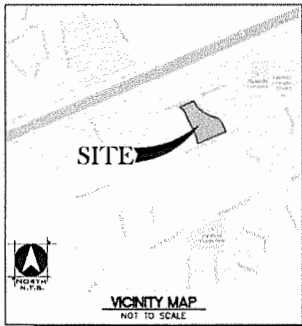
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PRELIMINARY SITE PLAN
APRIL 07, 2016
REVISED OCTOBER 3, 2017

TSD ENGINEERING, INC.
expect more.
31 Natoma Street, Suite #160
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

SP-2



RETAIL/COMMERCIAL
APN: 121-280-04-100

APN: 121-290-46-100

TOWN CENTER LAKE
APN: 121-290-14-100

T:\Projects\121-290-41-100 - Preliminary Site Plan\121-290-41-100 - Preliminary Site Plan.dwg, 13:30:00, 10/3/17

EL DORADO HILLS APARTMENTS
TOWN CENTER
EL DORADO COUNTY, CA



PIAZZA
SHEET A - 4.0
09/28/2017



2555 Walnut St
Denver, CO 80205
Phone: (303) 832-4474
Fax: (303) 832-4476

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EXHIBIT J

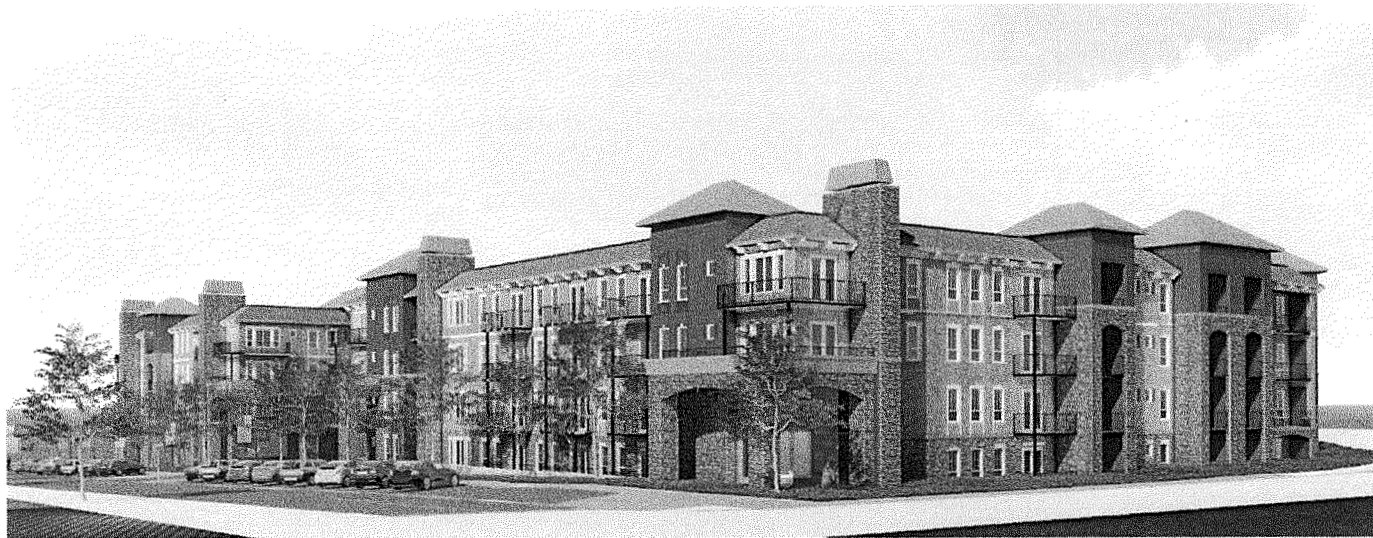
APPROVED
EL DORADO COUNTY
~~PLANNING COMMISSION~~
Board of Supervisors
DATE February 13, 2018
BY Roger Trout/cmt
EXECUTIVE SECRETARY

EL DORADO HILLS APARTMENTS

TOWN CENTER
EL DORADO COUNTY, CA









① TOWN CENTER BLVD ELEVATION
1/8" = 1'-0"



② CORNER OF TOWN CENTER & VINE
1/8" = 1'-0"

MATERIAL LEGEND

	STONE VENEER
	STUCCO
	STUCCO B
	STUCCO C
	COMPOSITE SHINGLE ROOFING
	METAL ROOFING

ELEVATIONS

SHEET A - 2.0

09/28/2017



2555 Walnut St.
Denver, CO 80205
Phone: (303) 632 - 4474
Fax: (303) 632 - 4470

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EL DORADO HILLS APARTMENTS

TOWN CENTER
EL DORADO COUNTY, CA









① VINE ST. & MERCEDES
1" = 32'-0"



② VINE ST.
1" = 32'-0"

MATERIAL LEGEND

	STONE VENEER
	STUCCO A
	STUCCO B
	STUCCO C
	COMPOSITE SHINGLE ROOFING
	METAL ROOFING

ELEVATIONS

SHEET A - 2.1

09/28/2017



2555 Walnut St.
Denver, CO 80205
Phone: (303) 832 - 4474
Fax: (303) 832 - 4476

EL DORADO HILLS APARTMENTS

TOWN CENTER
EL DORADO COUNTY, CA









1 MERCEDES & GREENBELT
1/16" = 1'-0"



2 TOWN CENTER & GREENBELT
1/16" = 1'-0"

MATERIAL LEGEND

	STONE VENEER
	STUCCO A
	STUCCO B
	STUCCO C
	COMPOSITE SHINGLE ROOFING
	METAL ROOFING

ELEVATIONS

SHEET A - 2.2

09/28/2017









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Denver, CO 80205
Phone: (303) 832-4474
Fax: (303) 832-4476

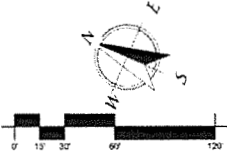
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EL DORADO HILLS APARTMENTS
 TOWN CENTER
 EL DORADO COUNTY, CA



MATERIAL LEGEND

-  STONE VENER
-  STUCCO A
-  STUCCO B
-  STUCCO C
-  COMPOSITE SHINGLE ROOFING
-  METAL ROOFING



MATERIALS

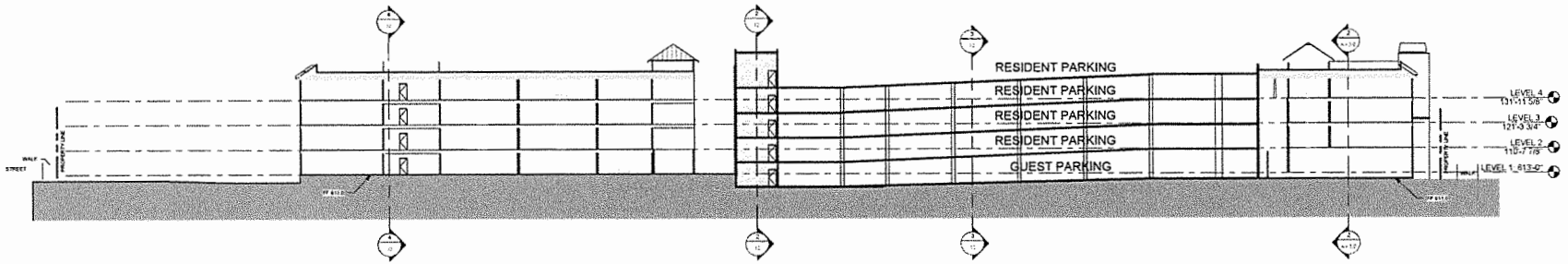
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 09/28/2017



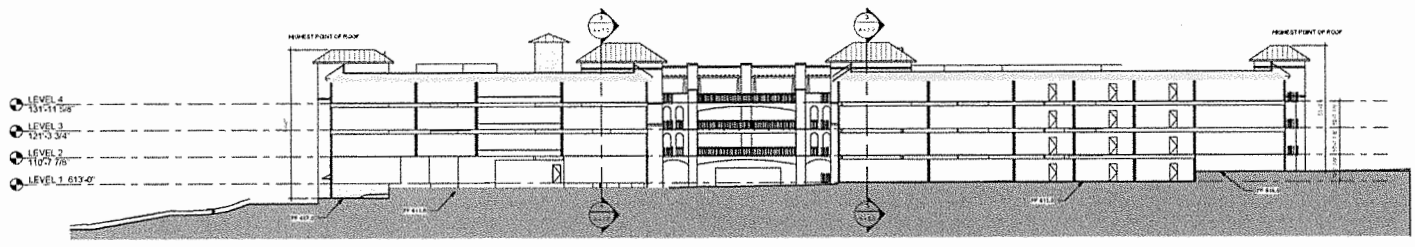
2556 Walnut St.
 Denver, CO 80205
 Phone: (303) 832 - 4474
 Fax: (303) 832 - 4478

EL DORADO HILLS APARTMENTS

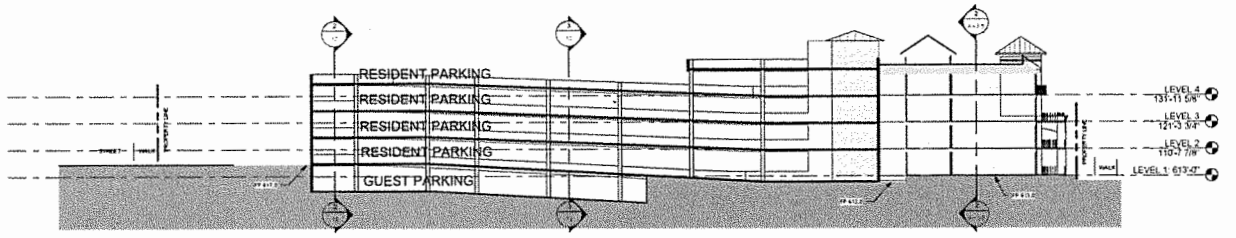
TOWN CENTER EL DORADO COUNTY, CA



1 Section 1
1" = 20'-0"



2 Section 5
1" = 20'-0"



3 Section 3
1" = 20'-0"

BUILDING SECTIONS

SHEET A - 3.0
09/28/2017



2555 Walnut St.
Denver, CO 80205
Phone: (303) 832-4474
Fax: (303) 832-4476

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ENTITLEMENT SUBMITTAL EL DORADO HILLS APARTMENTS

TOWN CENTER
EL DORADO COUNTY, CA

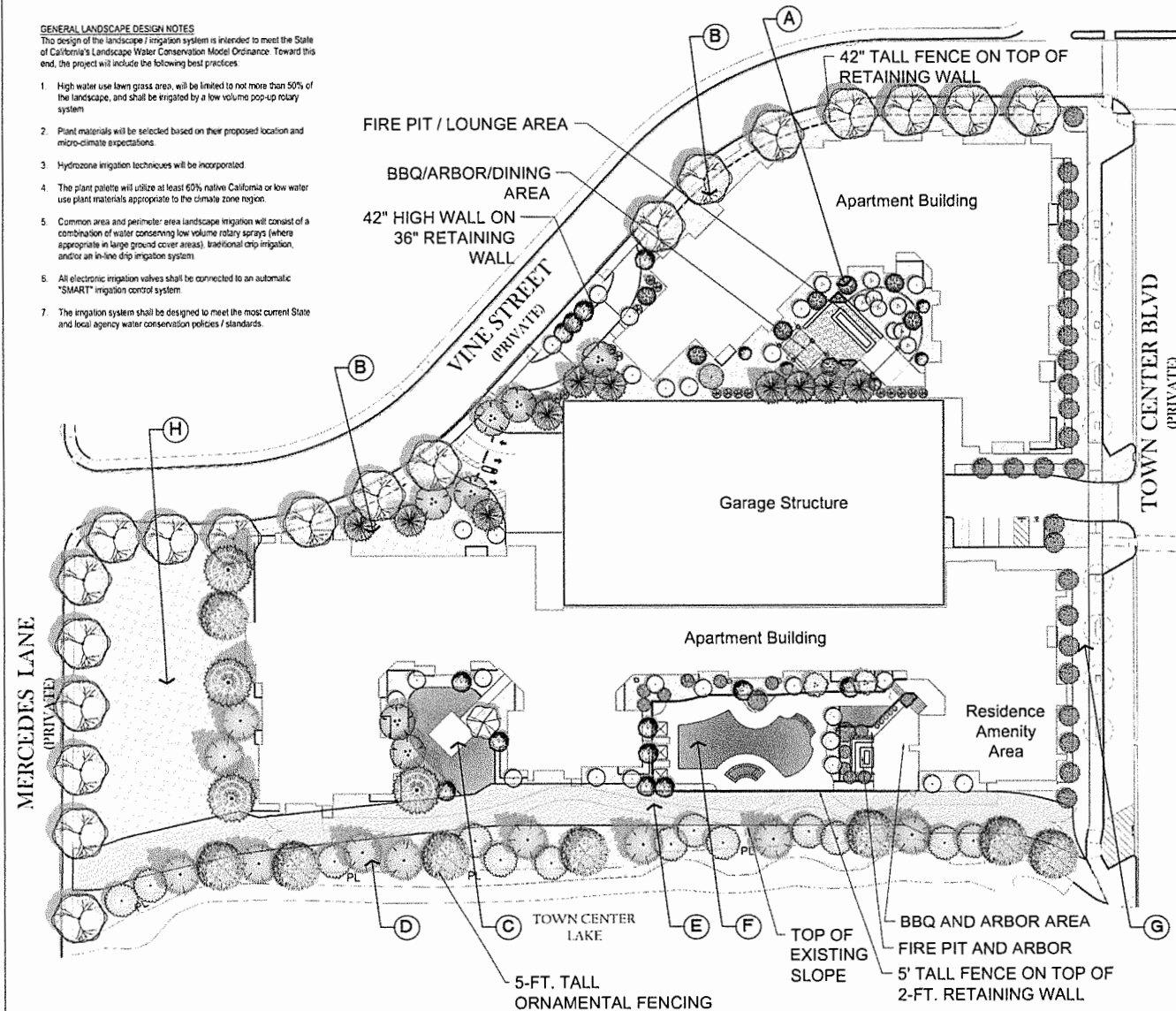
APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
Board of Supervisors
DATE February 13, 2018

BY Roger Trout/Cmt
EXECUTIVE SECRETARY

GENERAL LANDSCAPE DESIGN NOTES

This design of the landscape / irrigation system is intended to meet the State of California's Landscape Water Conservation Model Ordinance. Toward that end, the project will include the following best practices:

1. High water use lawn grass area, will be limited to not more than 50% of the landscape, and shall be irrigated by a low volume pop-up rotary system.
2. Plant materials will be selected based on their proposed location and micro-climate expectations.
3. Hydrozone irrigation techniques will be incorporated.
4. The plant palette will utilize at least 60% native California or low water use plant materials appropriate to the climate zone region.
5. Common area and perimeter area landscape irrigation will consist of a combination of water conserving low volume rotary sprays (where appropriate in large ground cover areas), traditional drip irrigation, and/or an in-line drip irrigation system.
6. All electronic irrigation valves shall be connected to an automatic "SMART" irrigation control system.
7. The irrigation system shall be designed to meet the most current State and local agency water conservation policies / standards.



PRELIMINARY LANDSCAPE NOTES

(notes associated with letter callouts on the plan view)

A. INTERIOR COURT YARD
This area will be relatively shady during most of the day requiring the plant materials to be sustainable under low light. Toward that end, the design theme for this area is "woodland" in nature consisting of bold leaf shrubs / perennials, ornamental grasses, and flowering plants or variegated leaf plants to introduce color. In an effort to reduce the scale of the parking garage as seen from the surrounding units, tall evergreen trees are proposed along the garage. Other trees within the court yard include varieties of Japanese Maples, Dogwood, a columnar Maple, and a grove of Birch with an under-story of Big Blue Lily turf.

Amenities in this area include a fire pit with built in seating on two sides, an arbor area denoting a BBQ / dining area, and a patio area allowing for informal seating and table arrangement.

B. VINE STREET AND MERCED LANE PERIMETER
The north and east perimeter of the project provide narrow landscape areas between the building structure and the existing sidewalks. In some areas the sidewalk area is elevated above the ground floor units. In these areas a retaining wall will support the elevation change, creating upper and lower landscape areas. Low to medium water use trees, shrubs, perennials, and ground covers will be placed to buffer the ground floor units for the public street and provide textural interest and color. A dominant streettree tree (Autumn Blaze Maple) will provide a vertical edge around this perimeter of the project.

C. PICNIC SHELTER AREA
This west facing landscape space is intended to provide for a picnic area. The surrounding landscape area will consist of low to medium use trees, shrubs, perennials, and ground covers that are sustainable under high heat and reflective heat conditions. A lawn grass area provides opportunities for passive informal recreation (i.e. ball toss, Frisbee, etc.) and lounging. A mixture of flowering and evergreen trees are included to provide visual interest and vertical height in this area dominated by the apartment building structure on three sides.

D. NATURAL TRANSITION AREA LANDSCAPE
This area consists of a transitional landscape between the emergency vehicle access lane and the pathway along the Town Center Lake. Toward that end, the generally sloped conditions will be planted with Pines, Palisade and Hawthorne trees. Under-story plantings will consist of drought tolerant / compatible native shrubs, ground covers and ornamental grasses.

E. EMERGENCY VEHICLE ACCESS LANE
The EVA lane will consist of "Turf Block" planted with "UC Verde Buffalo Grass" or "No Mow low water use grass". These type of grasses are special hybrid buffalo grasses specifically created to be cut as a lawn grass or left longer as a meadow grass. These low water needs and high heat tolerance will provide a transition area between the native landscape area and the more ornamental landscape around the apartment complex.

F. POOL AREA LANDSCAPE
The pool area is designed to provide multiple areas of recreation and lounging. Entry to the pool area will be from two locations, 1) the main lobby area (elevation 611) and the club house area (elevation 607). The pool and spa area will be located at elevation 609'. The surrounding ground floors of the apartment building vary between elevation 611', 613' and 607'. Stairs will provide regular access between the two elevation differences, with ramps both inside the club house and outside the club house providing accessibility for all.

The lower level area associated with the club house will include a fire pit / lounge area, BBQ arbor area, and are for informal seating and table setup for resident events. The pool area is also access controlled by a gates and low fencing in order to control the hours of use while still allowing the outdoor lounge fire pit area (next to the clubhouse) to be active "after hours"

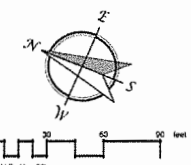
Plant materials utilized around the pool are selected for their compatibility with the pool (low maintenance, cleanliness, soft texture, color, etc.) and low to medium water use. A tall narrow maple tree will be the dominant tree material with smaller flowering trees providing interest and color. A Mediterranean plant palette will primarily be used in this area. A small lawn grass area will provide for lawn lounging. Tent cabanas and umbrellas will provide opportunities for shade.

The western perimeter of the pool area will consist of a 5-ft low fence on top of a 2-ft. retaining wall to provide the required safety / security between the EVA lane and the pool area. A gated access into the EVA area is provided near the clubhouse.

G. TOWN CENTER BOULEVARD PERIMETER LANDSCAPE
The perimeter landscape along Town Center Boulevard consists primarily of narrow planters both raised and at ground level. These planters will be treated with pedestrian friendly plants and a small scale broad leaf evergreen tree. Existing trees in planters along the street will remain. Potted container plants will also be spotted in and around the main entry to the project garage and leasing office.

H. INFORMAL OPEN SPACE AREA
This landscape area will consist of a natural open space area. Soil excavated from the construction of the apartment building will create low rolling berms throughout the area. The landscape will be composed of drought tolerant plant species and seeded with native grasses and wild flowers.

Exhibit K



L1 PRELIMINARY LANDSCAPE PLAN
April 6, 2016

omni-means
ENGINEERS PLANNERS
SCHEMATIC DESIGNER: Scott A. Robertson, Landscape Architect, CA 4271

ENTITLEMENT SUBMITTAL





















EL DORADO HILLS APARTMENTS

TOWN CENTER

EL DORADO COUNTY, CA

Tree Size and Mix Ratio Note
 Per the Town Center Development Standards, this project acknowledges that planting sizes and a percentage ratio shall be: 15 gallon - 70%; 24" box - 30%.
 However, along Vine Street and Mercedes Lane, street trees shall be installed from a 36" box size in order to reflect with policies regarding the attempt to install trees to "match to maturing tree size or 36" box, which ever is smaller"

TREE SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT
	Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	24" Box
	Acer palmatum 'Dissectum Viridis'	Lacoleaf Japanese Maple	24" Box
	Acer rubrum 'Armstrong'	Armstrong Red Maple	24" Box
	Arbutus unedo	Strawberry Tree Standard	15 gal
	Betula jacquemontii	Jacquemontii Birch	15 gal
	Cedrus deodara	Oodard Cedar	15 gal
	Chilopsis inornata 'Burgandy'	Burgandy Desert Willow	15 gal
	Crataegus phaenopyrum	Washington Hawthorn	15 gal
	Cupressus sempervirens	Italian Cypress	24" Box
	Cupressus sempervirens 'Tiny Tower' TM	Tiny Tower Italian Cypress	15 gal
	Gardenia jasminoides 'Veitchii'	Veitchii Gardenia Patio Tree	15 gal
	Lagerstroemia indica 'Muskogee'	Muskogee Crape Myrtle Standard	24" Box
	Laurus nobilis 'Saratoga'	Sweet Bay	24" Box
	Olea europaea 'Swan Hill' TM	Swan Hill Olive	48" box
	Pinus thunbergii	Japanese Black Pine	15 gal
	Pistacia chinensis	Chinese Pistache	15 gal
	Platanus x acerifolia 'Bloodgood'	London Plane Tree	36" box
	Prunus cerasifera	Flowering Plum	15 gal
	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	15 gal
	Rhapidolepis indica 'Majestic Beauty' TM	Majestic Beauty Indian Hawthorne Standard	15 gal
	Sequoia sempervirens 'Aptos Blue'	Aptos Blue Coast Redwood	15 gal

SHRUB AND GROUND COVER SCHEDULE

SHRUBS	COMMON NAME	CONT	PERENNIALS	COMMON NAME	CONT	GROUND COVERS	COMMON NAME	CONT
Berberis thunbergii 'Atropurpurea'	Red Leaf Japanese Barberry	5 gal	Agapanthus orientalis	BLUE	5 gal	Arctostaphylos hybrid	Emerald Carpet	1 gal
Berberis thunbergii 'Rose Glow'	Rose Glow Barberry	5 gal	Angazanthos flavicus	Big Red	5 gal	Artemisia schmidtiana	Silver Mound	1 gal
Coloanema pulchrum	Sunset Gold	5 gal	Angazanthos 'Yellow Gem'		5 gal	Carex obovata	Henkley Sedge	1 gal
Cordylina x 'Electric Pink'	Electric Pink Dracaena Palm	5 gal	Dieris scabra	Fornight Lily	5 gal	Cistus x skunbergii	Coral Rockrose	1 gal
Dodonaea viscosa 'Purpurea'	Purple Leaved Hopseed Bush	5 gal	Hemerocallis hybrid	Daylily	2 gal	Festuca gausca	Elph Blue	1 gal
Juniperus chinensis 'Sea Green'	Sea Green Juniper	5 gal	Kiobifolia lewata	Red Hot Poker	5 gal	Gazania regina 'Armstrongs Gold'	Armstrongs God	1 gal
Juniperus horizontalis 'Bar Harbor'	Bar Harbor Creeping Juniper	5 gal	Phormium tenax	New Zealand Flax	5 gal	Heliconia schopeniana	Blue Gata	1 gal
Juniperus virginiana 'Silver Spreader'	Silver Spreader Juniper	5 gal	Phormium tenax	New Zealand Flax	5 gal	Heuchera x 'Ragina'	Coral Bells	4" pot
Juniperus virginiana 'Skyrocket'	Skyrocket Juniper	5 gal	Tulbaghia violacea	Society Garlic	5 gal	Huska x 'Robert Frost'	Plantain Lily	1 gal
Lavandula angustifolia	English Lavender	5 gal	Tulbaghia violacea 'Silver Lace'	Silver Lace Society Garlic	5 gal	Liriope muscari 'Big Blue'	Big Blue Lily Turf	1 gal
Lavandula stoechas	Spanish Lavender	5 gal	SHADE PLANTS			Mahonia repens	Creeping Mahonia	1 gal
Leptospermum scoparium 'Ruby Glow'	Red New Zealand Tea Tree	5 gal	Aspidistra major	Cast Iron Plant	5 gal	Pachysandra terminalis	Varegated Pachysandra	1 gal
Litopetalum chinense 'Suzanne'	Pink Delight Fringe Flower-Trellised	5 gal	Aucuba japonica	Gold Leaf Aucuba	5 gal	Rosa x 'Flower Carpet Coral'	Rose	2 gal
Mahonia aquifolium 'Compacta'	Compact Oregon Grape	5 gal	Azalea x 'Autumn Twist' TM	Ericace Azalea 'Autumn Twist'	5 gal	Rosmarinus officinalis 'Huntington Blue'	Rosemary	1 gal
Nandina domestica	Heavenly Bamboo	5 gal	Camellia sasanqua	Camellia	5 gal	Trachelospermum asiaticum	Star Jasmine	1 gal
Nandina domestica 'Fire Power'	Firepower Nandina	5 gal	Camellia sasanqua 'Chansonette'	Camellia	5 gal	Trachelospermum jasminoides	Star Jasmine	1 gal
Nandina domestica 'Moon Bay' TM	Moon Bay TM	5 gal	Camellia sasanqua 'Setugekika'	Setugekika Camellia	5 gal	Tulbaghia violacea 'Silver Lace'	Silver Lace Society Garlic	1 gal
Nerium oleander 'Patio Salmon'	Patio Salmon Oleander	5 gal	Civica renata 'French Hybrids'	Katiri Lily	5 gal	Verca major 'Varegata'	Varegated Penstemon	1 gal
Pittosporum tobira 'Varegata'	Varegated Mock Orange	5 gal	Cornus alba 'Elegansissima'	Silveredog Dogwood	5 gal	SOILSEED		
Rhapidolepis indica 'Bahama'	Indian Hawthorne	5 gal	Fatsia japonica	Japanese Fatsia	5 gal	Turf Sod Sod x Bent Grass Plus	COMMON NAME Bent Grass Plus Sod	CONT 500
Rhapidolepis indica 'Clara'		5 gal	Gardenia jasminoides 'Radicans'	Mountain Or Trailing Jasmine	5 gal	Turf Sod Sod x Bent Grass TM	Delta Bluegrass 'Bent Grass Mix'	400
Rhapidolepis indica 'Enchantress' TM	Enchantress Indian Hawthorne	5 gal	Hydrangea arborescens 'Grandiflora'	Snowhill Smooth Hydrangea	5 gal			
Rosa x 'Flower Carpet Coral'	Flower Carpet Coral Rose	2 gal	Hydrangea macrophylla 'Endless Summer' TM	Balmer Hydrangea	5 gal			
Xyosma congestum 'Compacta'	Compact Xyosma	5 gal	Ilex vomitoria 'Stokes Dwarf'	Dwarf Yucca	5 gal			
CYCADS/PALMS			Liriope muscari	Lily Turf	1 gal			
Cycas revoluta	Sago Palm	5 gal	Liriope muscari 'Varegata'	Varegated Lily Turf	1 gal			
GRASSES			Polystichum munium	Western Sword Fern	5 gal			
Holcus chiensis	Blue Oat Grass	1 gal	Rhododendron x 'Purple Gem'	Rhododendron	5 gal			
Lomandra longifolia 'Brevif'	Dwarf Mail Rush	5 gal	VINES/PALMERS					
Muhlenbergia rigens	Deer Grass	5 gal	Discaria leucostachya	Blood Red Trumpet Vine	5 gal			
Nassella pulchra	Purple Needle Grass	1 gal	Ficus pumila	Creeping Fig	5 gal			
Pennisetum orientale	Oriental Fountain Grass	1 gal	Parthenocissus tricuspidata	Boston Ivy	5 gal			
NATIVE SHRUBS								
Heteromeles arbutifolia	Toyon	5 gal						
Rhamnus californica	California Coffee Berry	5 gal						
Rosa californica	California Wild Rose	5 gal						
Salvia greggii 'Furnans Red'	Furnans Red Salvia	5 gal						
Salvia greggii 'Lipsick'	Autumn Sage	5 gal						
Salvia greggii 'White'	White Autumn Sage	5 gal						

PRELIMINARY PLANT PALETTE

This plant schedule is intended to provide the basic palette of plant materials proposed for the project. This palette may contract or expand as the actual planting design is embarked upon. However, the type of plant materials reflected will remain the same.

L2 PRELIMINARY PLANT LIST
 April 6, 2016

omni means
 ENGINEERS PLANNERS
 SACRAMENTO
 1414 J STREET, D. #100
 SACRAMENTO, CA 95818
 (916) 752-3688
 Scott A. Robertson, Landscape Architect, CA 4271

**EL DORADO HILLS
APARTMENTS
TOWN CENTER BLVD.
EL DORADO COUNTY, CA**

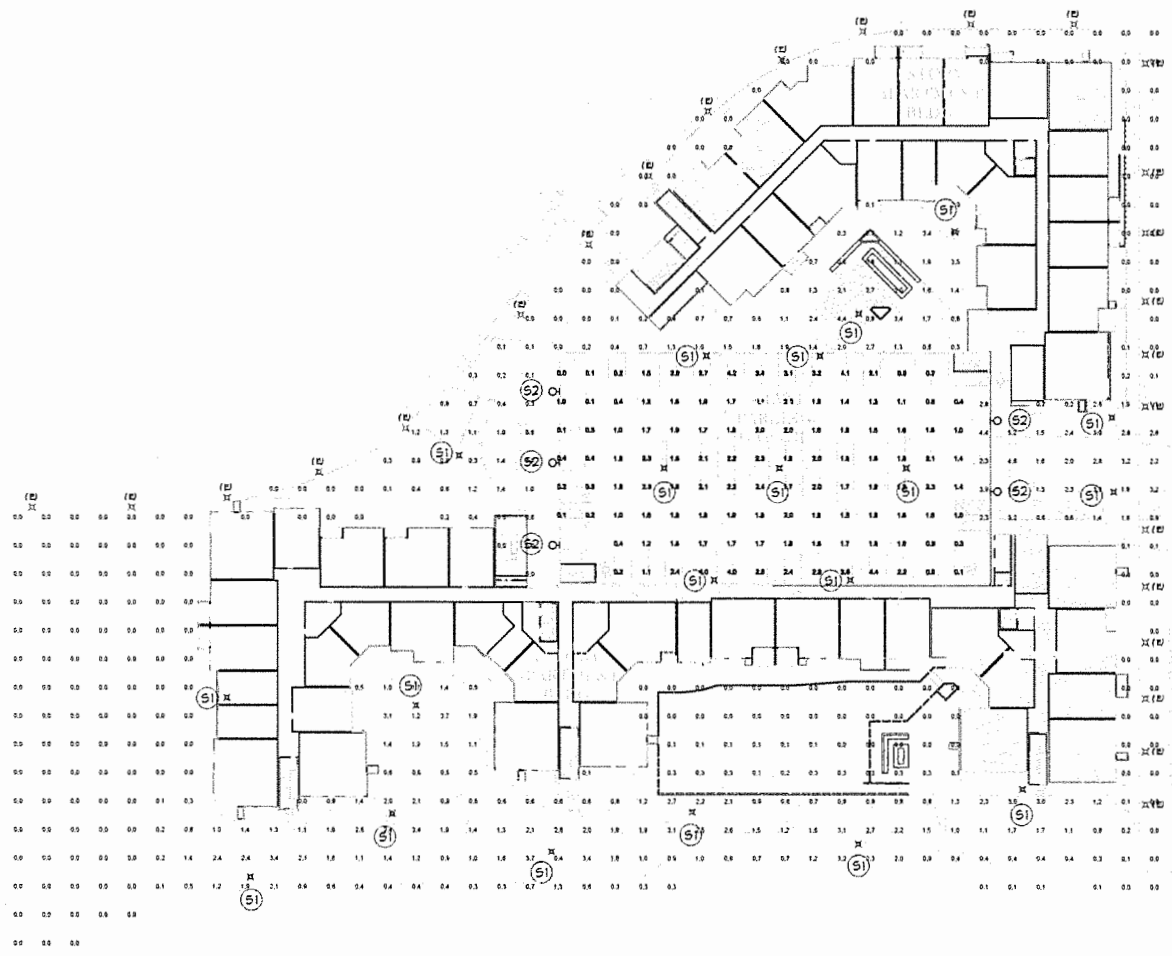
No.	Date	Issue

Project Architect	
Project Designer	TD
Date	09-25-2014
Job Number	2014-012
Drawn By	JG
Checked By	TBJA

The
SITE PLAN - PHOTOMETRIC

Sheet Number

E1.1



SITE PLAN - PHOTOMETRIC

SCALE: 1" = 30'-0"

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 Date: 9/25/2014 10:00:00 AM
 Plot: 9/25/2014 10:00:00 AM
 Plot Device: HP DesignJet 5000 Series
 Plot Style: HP-DesignJet5000.ctb
 Scale: 1/8" = 1'-0"

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PRELIMINARY OPEN-SPACE & BUILDING COVERGE EXHIBIT EL DORADO HILLS APARTMENTS

TOWN CENTER
EL DORADO COUNTY, CA

RETAIL/COMMERCIAL
APN: 121-290-41-100

OPEN SPACE LEGEND	
	EXTERIOR OPEN-SPACE :89,622 SF :41.1%
	PROJECT PROPERTY :198,862 SF 100%

BUILDING SITE COVERAGE	
	PARKING GARAGE :28,366 SF :14.3%
	APARTMENT BUILDING :70,367 SF :35.4%
	TOTAL :98,733 SF :49.6%
	PROJECT PROPERTY :198,862 SF 100%

RETAIL/COMMERCIAL
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RETAIL/COMMERCIAL
APN: 121-290-28-100

RETAIL/COMMERCIAL
APN: 121-290-19-100

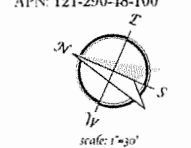
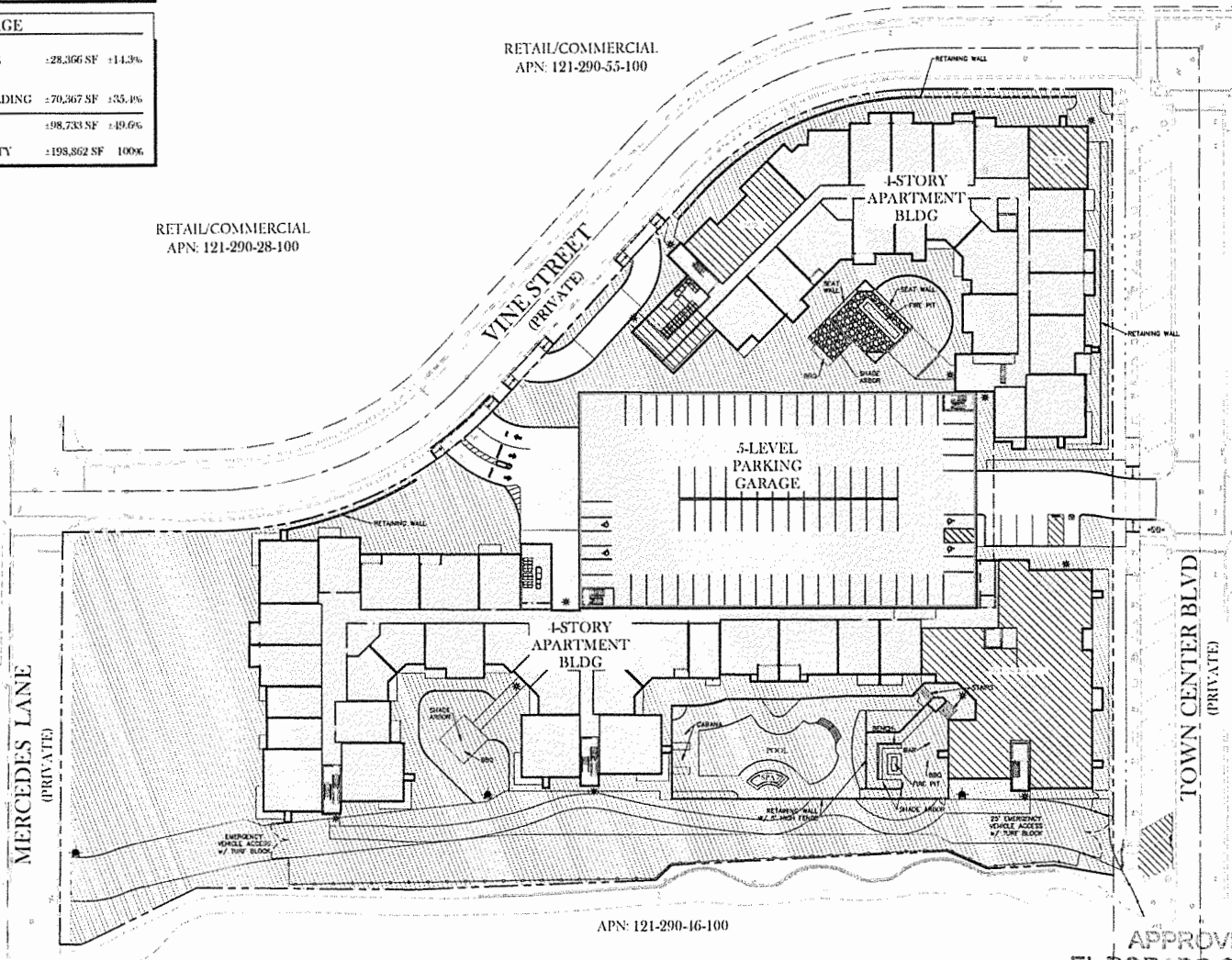
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APN: 121-290-16-100

TOWN CENTER LAKE
APN: 121-290-14-100

EXHIBIT M



OPEN-SPACE EXHIBIT
APRIL 07, 2016

TSD ENGINEERING, INC.
expect more.
31 Natoma Street, Suite #160
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

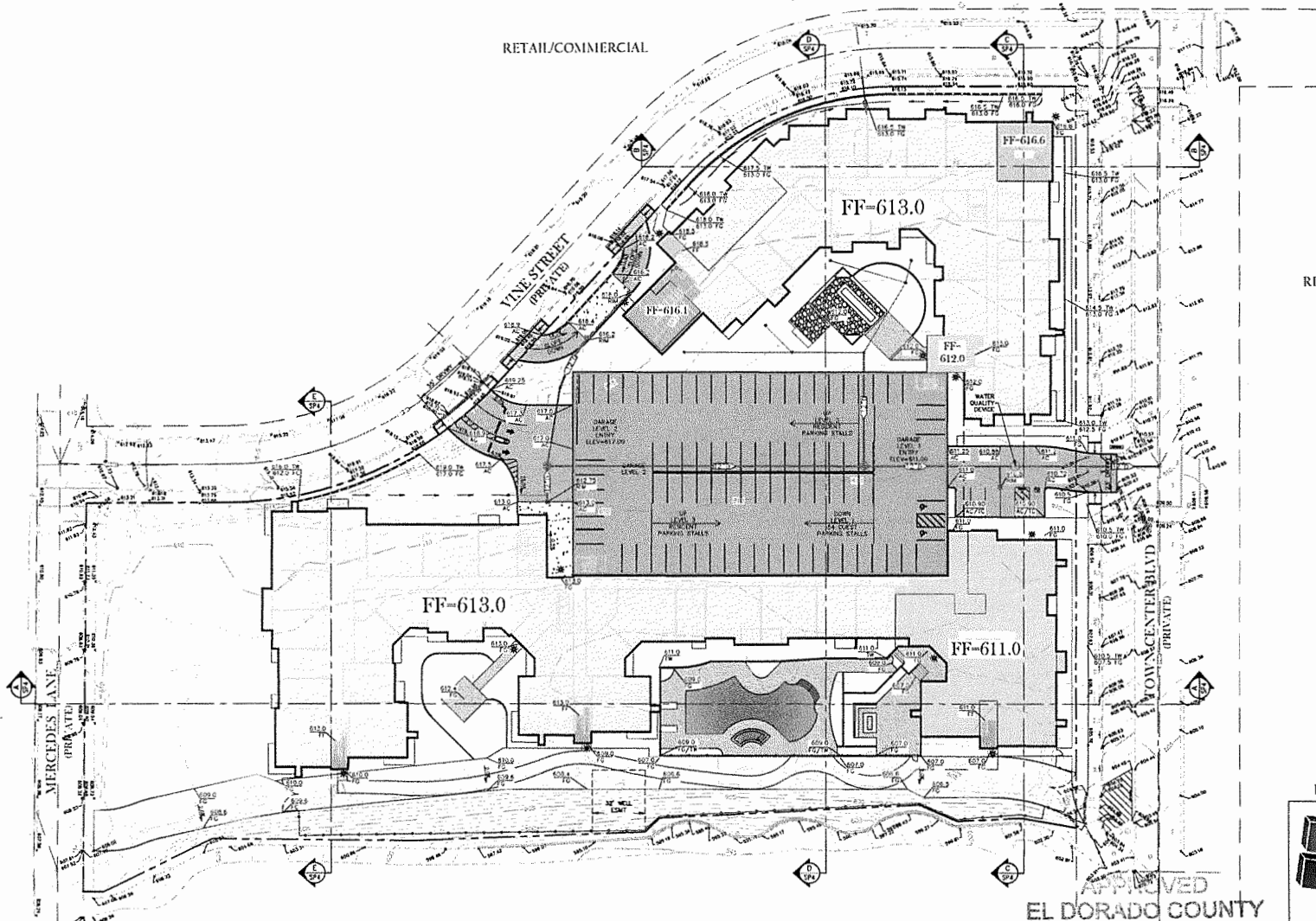
APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
Board of Supervisors
DATE February 13, 2018

EX-1

BY *Roger Trout/Cmt*
EXECUTIVE SECRETARY

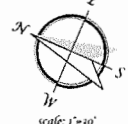
PRELIMINARY GRADING & DRAINAGE PLAN
EL DORADO HILLS APARTMENTS

TOWN CENTER
 EL DORADO COUNTY, CA



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RETAIL/COMMERCIAL



PRELIMINARY GRADING & DRAINAGE PLAN
 APRIL 07, 2016
 REVISED OCTOBER 3, 2017

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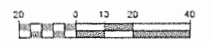
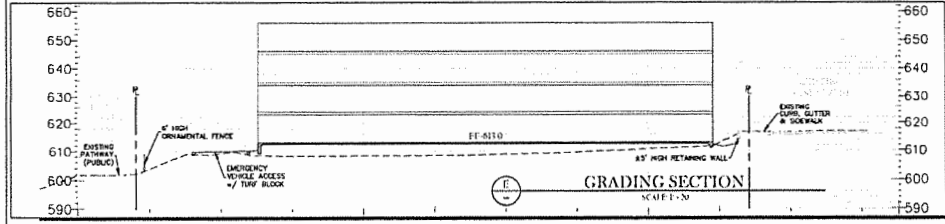
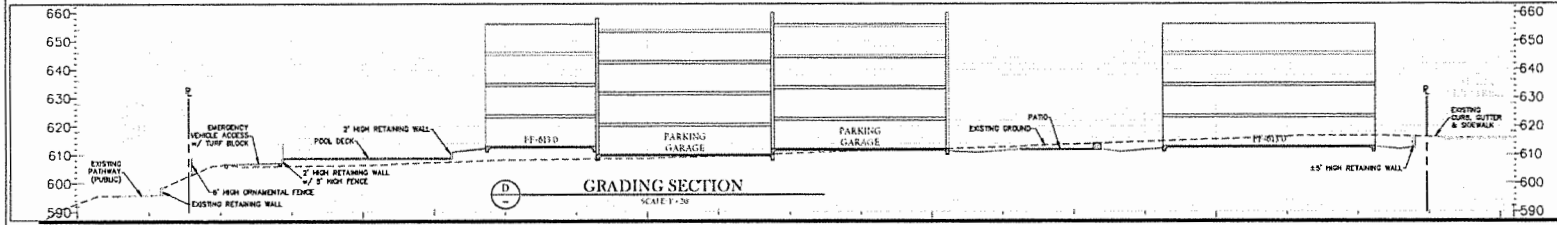
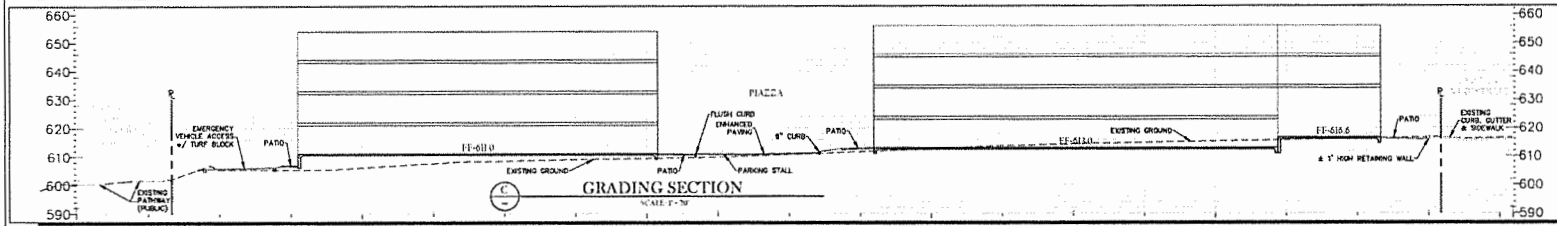
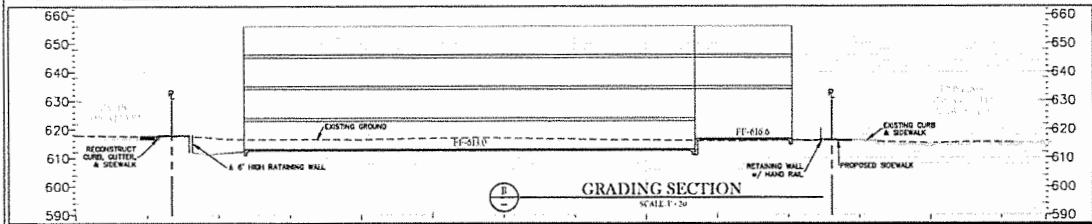
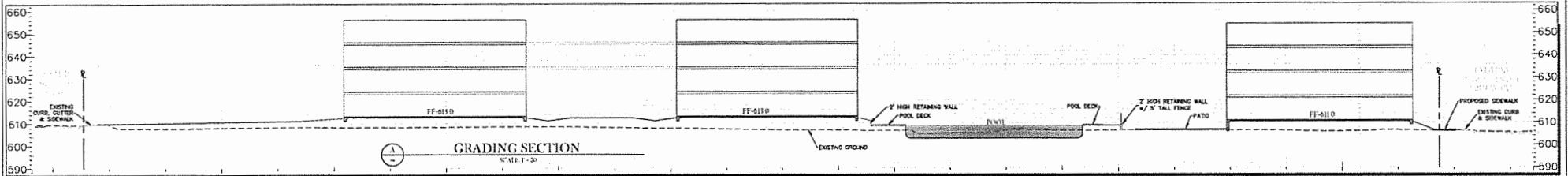
APPROVED
 EL DORADO COUNTY
 PLANNING COMMISSION
 Board of Supervisors
 DATE February 13, 2018

SP-3

BY *Roger Trout/cmt*
 EXECUTIVE SECRETARY

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PRELIMINARY GRADING SECTIONS
EL DORADO HILLS APARTMENTS
 TOWN CENTER
 EL DORADO COUNTY, CA



PRELIMINARY GRADING SECTIONS
 APRIL 07, 2016

TSD ENGINEERING, INC.
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SP-4

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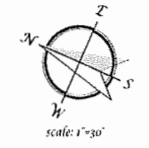
PRELIMINARY UTILITY PLAN
EL DORADO HILLS APARTMENTS
TOWN CENTER
EL DORADO COUNTY, CA



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PRELIMINARY UTILITY PLAN
APRIL 07, 2016
REVISED OCTOBER 3, 2017

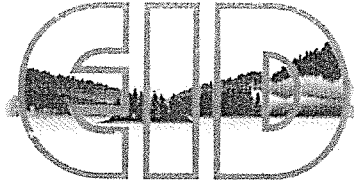
**TSD ENGINEERING, INC.**
expect more.
31 Natoma Street, Suite #160
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
Board of Supervisors
DATE *February 13, 2018*
BY *Roger Trout / cmr*
EXECUTIVE SECRETARY

TOWN CENTER LAKE

SP-5

17-03-17



El Dorado Irrigation District

Letter No.: DS1017-195

October 25, 2017

VIA FIRST-CLASS MAIL

Alexandros Economou
A.G. Spanos Companies
10100 Trinity Parkway, 5th Floor
Stockton, CA 95219

Subject: Facility Improvement Letter (FIL), El Dorado Hills Apartments
Assessor's Parcel No. 121-290-60, 61 & 62 (El Dorado Hills)
EDC Project No: Z16-004/PD94-004-R/A16-0001/SP86-0002-R

Dear Mr. Economou:

This letter is in response to your request dated September 18, 2017 and is valid for a period of three years. If facility improvement plans for this project are not submitted to El Dorado Irrigation District (EID or District) within three years 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 proposed project is a 214-unit apartment complex on 4.6 acres. Water service, recycled 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.

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.

Assessment District No. 3

Assessment District No. 3 (AD3) was established to provide water and sewer facilities to serve the El Dorado Hills area. The property is in AD3 and currently has an allotment of 20 equivalent dwelling units (EDUs) of water and sewer service.

Water Supply

As of January 1, 2017, there were approximately 15,591 equivalent dwelling units (EDUs) of water supply available in the El Dorado Hills Water Supply Region. Your project as proposed on this date would require 160.5 EDUs of water supply. (64.2 EDUs potable, 96.3 EDUs recycled)

Water Facilities

The El Dorado Hills Fire Department has determined that the minimum fire flow for this project is 4000 GPM for a 4-hour duration while maintaining a 20-psi residual pressure. 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 existing 12-inch waterlines located in Mercedes Lane, Vine Street and Town Center Boulevard. The hydraulic grade line for the existing water distribution facilities is 835 feet above mean sea level at static conditions and 793 feet above mean sea level during fire flow and maximum day demands.

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

Recycled Water Facilities

There are 6-inch recycled water lines located in Mercedes Lane, Vine Street and Town Center Boulevard. In order to receive service from these lines, an extension of facilities of adequate size must be constructed. These facilities have a static hydraulic grade line of 800 feet above mean sea level and an approximate operating hydraulic grade line of 780 feet above mean sea level.

The following items must be provided to and/or approved by the District before delivery of recycled water:

1. Non-Residential Sites:
 - a. A User Reclamation Plan (URP) prepared in accordance with the Recycled Water On-site Design and Construction Standards, and
 - b. On-site recycled water plans submitted with improvement plans.
2. Residential Sites:
 - a. An Engineer's Report as described in California Code of Regulations, Title 22, and
 - b. On-site recycled water landscape plans submitted for each individual home lot or, standard plans to be used with production homes.

The Engineer's Report and/or User Reclamation Plan will need to be revised and approved before the District approves the project development plans. All costs for these studies, plans, and reports will be borne by the applicant. Please contact Elizabeth Wells at (530)642-4146 if you have any questions regarding the Engineer's Report.

Sewer Facilities

There is an 8-inch gravity sewer line abutting the southern property line in Town Center Boulevard. This sewer line has adequate capacity at this time. A service stub is located along the southern property line. In order to receive service from this line, an extension of facilities of adequate size must be constructed.

The 8-inch sewer line discharges into the 18-inch El Dorado Hills Boulevard (EDHB) trunk gravity sewer line in the vicinity of White Rock Road and Post Street. Sections of the EDHB Trunk sewer have been identified for potential upsizing in the District's current Wastewater Facilities Master Plan. The District will monitor the available capacity in this line and will be responsible for constructing upgrades as needed. The recommended capacity improvements and the timing of implementation will be included in the District's 5-year CIP, subject to Board approval. Your project as proposed on this date would require 160.5 EDUs of sewer service.

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 does not generally 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 onsite or offsite. In addition, due to either nonexistent or prescriptive easements for some older facilities, any existing onsite 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 offsite and onsite 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 an extension of facilities application by the District;
- Executed grant documents for all required easements;
- Approval of facility improvement plans by the District;
- Construction by the developer of all onsite and offsite 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 Marc Mackay at (530) 642-4135.

Sincerely,



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

MB/MM:ms

Enclosures: System Map

cc w/ System Map:

Marshall Cox – Fire Marshal
El Dorado Hills Fire Department
Via email - mcox@edhfire.com

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

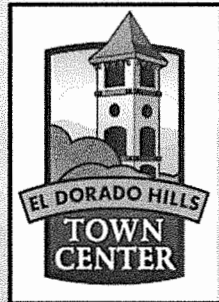
Letter No.: DS1017-195
To: Alexandros Economou



October 25, 2017
Page 5 of 5

Chris Schulze
TSD Engineering, Inc.
Via email - cschulze@tsdeng.com

EL DORADO HILLS
TOWN CENTER EAST
Urban Infill Residential Area
RESIDENTIAL DESIGN GUIDELINES
and
DEVELOPMENT STANDARDS



APPROVED
EL DORADO COUNTY
~~PLANNING COMMISSION~~
Board of Supervisors
DATE February 13, 2018
BY Roger Trout/Cmt
EXECUTIVE SECRETARY

EXHIBIT P

1. INTRODUCTION AND PURPOSE

In adopting the nearly 4,000 acre El Dorado Hills Specific Plan, the County of El Dorado approved a site along US Highway 50 at the El Dorado Hills Boulevard/Latrobe interchange to be designated in the Specific Plan as Villages T and U. Known as El Dorado Hills Town Center, these villages were "intended to provide for commercial uses of greater variety and at a higher intensity than provided elsewhere in the Specific Plan area or in the greater El Dorado Hills/Cameron Park area." The site is currently zoned General Commercial/Planned Development (CG/PD) and is secured by a Development Agreement between the property owner and the County of El Dorado. The Town Center ultimately is expected to be the "hub of economic development in western El Dorado County" and "a major mode of economic and retail activity on the eastern side of the Sacramento Metropolitan region."

Government Code section 65890.1 and the El Dorado General Plan Housing Element encourage land use patterns that balance the location of employment generating uses with residential uses in order to reduce commuting. The construction of a high density residential component in close proximity of the retail commercial uses developed at the Town Center would substantially improve the jobs-housing balance, stated in Table HO-13 of the Housing Element to be well below the minimums suggested in the State General Plan Guidelines.

Neither the existing El Dorado Hills Specific Plan nor the El Dorado Hills Town Center East Development Plan currently include high density residential development to (1) complement the commercial development, (2) provide housing for employees, and (3) reduce traffic impacts by providing proximity of residential to shopping and employment opportunities. This condition prompts the need for amendments to the County documents, and within these amendments it is necessary to include standards, design guidelines, and other design policies that will enable residential uses within Planning Area 2 to conform to the level of quality and content shown in other Planning Areas within Town Center East.

1.1 Purpose

The purpose of these Design Guidelines and Standards is to direct the orderly development of a 4.6-acre parcel at the northwest corner of Town Center Boulevard and Vine Street in El Dorado Hills Town Center East (TCE), designated in the General Plan as an urban infill residential area. These guidelines and standards are prepared in coordination with the goals and policies of the El Dorado Hills Specific Plan to serve as part of the El Dorado Hills Town Center East Development Plan. The guidelines and standards set forth here are meant to provide direction for modifications to Planning Area 2 of the Town Center East PD Plan to include multifamily residential use for the urban infill residential area located between Town Center Boulevard and Mercedes Lane in the Town Center East Development within the project area is intended to conform to the overall theme and standard of quality in the TCE. The standards to be applied are

expressed by the El Dorado County Zoning Ordinance, as implemented in the Planned Development Overlay Zone and amplified by these Design Guidelines and Standards.

These Design Guidelines and Standards shall (1) provide information regarding design for potential developers within this Plan Area within Town Center East and (2) provide Planning Staff with a reference document for use in reviewing high density residential project proposals within the urban infill residential area.

1.2 "Main Street" Character and the Natural Setting



The subject site lies at the heart of Town Center East, overlooking the Central Creek Corridor and comprising a critical segment of Town Center Boulevard as it approaches the intersection at Vine Street at the movie theater. The "main street" character that is embodied in the existing Town Center Boulevard must be continued consistently across the Central Creek Corridor bridge and across the new multi-family

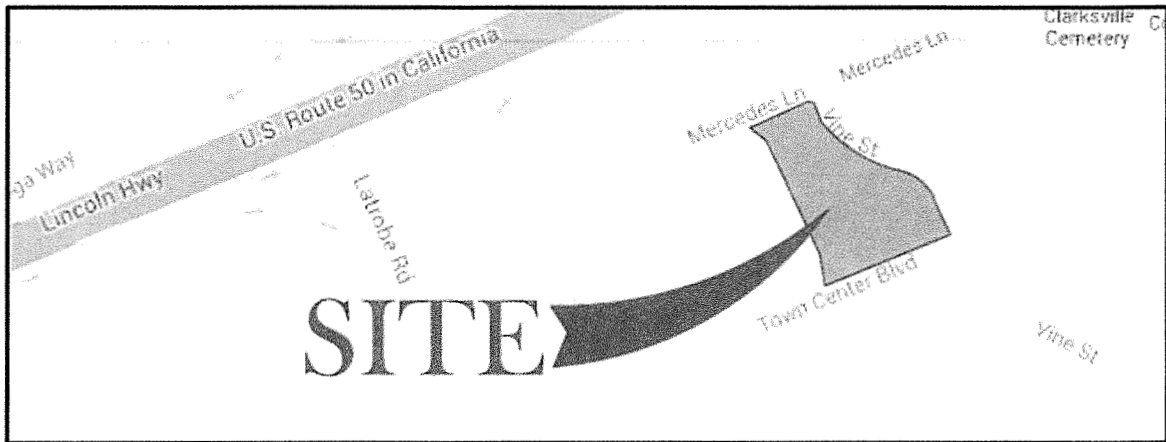
project streetscape. It is the intent of these Guidelines to maintain and specify an



architectural, landscape architectural, lighting, and signage program that ensures consistency along this corridor at the heart of the community. In this way, residential uses will be effectively integrated into the existing commercial and open space feel of El Dorado Hills.

1.3 Site Location

The urban infill residential area described in the following guidelines is located in the Planning Area 2 of Town Center East, from north to south between Mercedes Lane and Town Center Boulevard, and from east to west between Vine Street and the Central



Creek Corridor.

Site Location



Site Aerial



Site as seen across Central Creek Corridor

1.4 Exceptions

These Guidelines and Standards are specifically intended to pertain specifically to multifamily residential use within the urban infill residential area. Any and all other existing uses (i.e., commercial uses) shall remain under the existing Town Center East Development Plan Standards and Guidelines as approved by the Board of Supervisors on August 15, 1995 and applicable revisions thereafter.

Furthermore, any design standards or elements not specifically addressed in this document shall revert to regulations and standards in the County Zoning Ordinance, the El Dorado Hills Specific Plan, and/or the Town Center East Development Plan. Project reviews and approvals shall follow procedures described in the existing Town Center East Development Plan Standards.

2. RESIDENTIAL DESIGN GUIDELINES

Residential Architectural Guidelines

2.1 Architectural Goals and Objectives - The Town Center East Development Plan architectural design constitutes a critical component of the project area that frames and determines the overall character and feel of both the project area and the surrounding neighborhood. To reinforce the Vision and guiding principles of Town Center East, the architecture should be designed to meet the needs of its residents and visitors and serve to attract the kinds of residents that will help maintain the high quality of living in the Town Center.

Following are the key goals and objectives of the architectural and site design of the Specific Plan:

- 2.1.1 Sustainable Design: Buildings should be designed to minimize energy use and provide a healthy, desirable living environment (see Section 3.4 for specific requirements).
- 2.1.2 Quality and Character: Architecture should be consistent and compatible with the context of the existing community and neighborhood. The buildings should be compatible with the existing buildings within both Town Center East and Town Center West. Elements of the buildings should incorporate the use of high quality materials and create buildings that are similar in quality to the existing Town Center developments. Submittal of proposed plans are to be reviewed by the Town Center East Design Review Committee.
- 2.1.3 Livability: Building unit and space layout and design should be orchestrated to create an enjoyable living environment, reflecting present-day conveniences and lifestyles for its future inhabitants.

2.1.4 *Neighborhood Visual Impact:* The “living places” (i.e., places that are normally occupied) of buildings should be located around the perimeter of the site and parking located on the interior of the site to maximize visibility of architectural character and minimize the impact of parking as seen from the surrounding streets and from the Town Center East Central Creek Corridor.



2.1.5 *Promotion of Use of Outdoor Spaces:* Site design should create and promote a healthy and safe walking environment through the use of paths, landscaping, and signage. Site design, layout, and siting also should serve to create a seamless transition between the project internal open spaces and the Town Center East public open spaces.

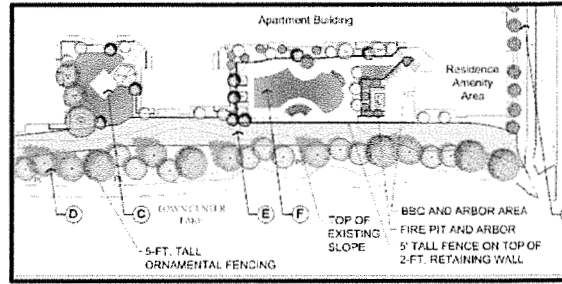
2.2. Architectural Character



The overall architectural character of Town Center East should be derived from the simple, utilitarian form and economy of means necessary in an earlier time in El Dorado County, expressed through the use of modern materials and contemporary ideas in architecture. The same structural clarity and invention of earlier days will be encouraged at Town Center East in today's vernacular.

- 2.2.1 Buildings shall have substance and durability in both reality and appearance. A sense of “permanence” should characterize the image projected by all structural elements on site.
- 2.2.2 Architectural massing should be simple and regular, reflecting forms and character of earlier historic buildings in the region and within the Town Center.
- 2.2.3 Layout and Placement of Building Footprints should be orchestrated to create plazas, courtyards, and/or open private areas for tenants and their guests both in site interior areas and on sides connecting with the Central Creek Corridor system.

2.2.4 Architecture and site design shall respond to the regional climate by providing “indoor-outdoor” transitional spaces. Covered, shaded, and protected areas create visual depth and interest while providing shelter and appropriate pedestrian-scaled outdoor spaces for the residents and visitors. Some examples might include porches, patios, verandas, courtyards, loggias, trellises or arbors that create a covered walkway or gathering area to protect pedestrians from sun and provide aesthetic value.



2.3 Site Planning - "Site planning shall enhance and integrate building architecture, landscape architecture, color and signage through all stages of design." (Town Center Design Guidelines)

2.4 Architectural Design and Materials

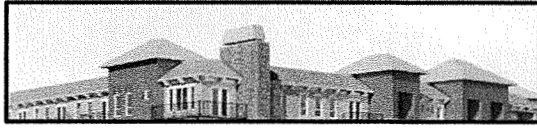


2.4.1 Design Variation--.The effect of large monolithic building forms should be avoided by changes in color, texture and materials. Changes in roof plane, recesses in the façade, varied building setbacks, distinguishing chimneys or elevators, and other architectural techniques should be used to give the buildings interest and avoid the adverse effect of long, unchanging facades.



2.4.2 Building Entries-- "Individual projects shall provide a well-articulated, identifiable entry sequence from street to building." (Town Center Design Guidelines) Entries should be enhanced by landscaping, paving, and effective signage features, be logically located and easily recognizable.

2.4.3 Design Materials—Design elements should include interesting use of varied and durable materials and colors that respond to the surroundings, both natural and man-made. Classic elements such as stucco, heavy timbers, brick or stone veneer are examples that replicate the surroundings and elements common to El Dorado County. Green materials that withstand local environmental conditions are strongly encouraged.



2.4.4 Roof Materials should be consistent with historical influences commonly seen in the Northern California and should be compatible with the overall style and character of the building façade. Wood shakes, composite shingles, and metal channeled roofing materials are examples of appropriate decorative roof areas. Flat roofs screened from street view by use of parapets or other roof forms are exempt from these requirements. Red clay tiles of the Spanish influence in Southern California are not acceptable. Consideration should be given to roof colors and materials that exceed Energy Star requirements to reduce the heat island effect.



2.4.5 Building Colors--Exterior colors and materials should be used to define the building form, details and massing. For the most part, more natural earth tones for large building elements should be maintained, with the potential for use of brighter colors as small detail accents.

2.5 Residential Lighting Guidelines

Lighting shall include project and building entry lighting, parking lot lighting, pathway lighting, and accent lighting for landscaping and architecture. Security lighting also should be included where necessary.

2.5.1 Lighting shall be designed to be consistent with the County's policies and Lighting provisions as found in the County Ordinance and in the Town Center East Development Plan—Appendix 4: "Specific Lighting Criteria."

The following guidelines and standards shall also apply:

2.5.2 Lighting fixtures shall be designed to deflect light and glare from the viewsheds of adjacent parks and open space areas. Light from development in the Specific Plan Area shall not extend beyond the boundaries of the Plan Area. Cutoff type fixtures are preferred to minimize light spillage and glare. All lighting will comply with most recent Title 24 and Cal Green requirements.



2.5.3 Lighting levels of outdoor lighting should not draw attention to the light source. Lighting fixtures in open parking areas shall be mounted with the light source parallel to the ground.

2.5.4 Street Lighting--Any additional public and private street lighting fixtures, if required, shall be consistent with standards shown in Appendix 4 of the Town Center East Development Plan.

2.5.5 Exterior architectural lighting shall use indirect light sources. Typically permissible lighting includes wall washing, overhead down lighting, interior lighting that extends outside, and decorative wall-mounted lights that are integral with the building.

2.5.6 Wall-mounted security area lighting may be used in screened service areas when direct light and glare can be contained within these areas.

2.5.7 Project common areas, courtyards, arcades, swimming pool areas, and seating areas shall be adequately lighted to promote pedestrian use and safety. Special lighting effects may be created in these areas, provided it is consistent with the character and function of the area.

2.5.8 Pedestrian stairs or ramps shall be adequately illuminated to draw attention to elevation changes and handrails. Bollards may also be used to supplement other pedestrian area lighting.

2.5.9 Photometric Plans--If an Architecture and Site (A&S) application is required in the future for modifications that would affect lighting, site lighting photometric plans shall be included in the site plan application.

2.5.10 Landscape lighting shall be designed for energy efficiency. LED fixtures will be used in common areas and other appropriate locations. Lighting design is encouraged to use ENERGY STAR qualified hard-wired fixtures. All hard-wired lighting shall employ programmable photo-control or astronomical time-switch controls that automatically switch off when daylight is available.



2.6 Residential Landscape Guidelines

These Landscape Design Guidelines form the framework and basis for landscape design and implementation over the approximately 4.6-acre urban infill residential area. Landscaping will constitute a critical and defining component of this project in an effort to create a residential community that is compatible with the character, style, and quality of the Town Center area of El Dorado Hills. These landscape guidelines will address such issues as the appearance, nature, and sustainability measures required for the urban infill residential area. It is the intent to maintain consistency with the overall goals and principles of the Town Center East Development Plan, and to expand on them with additional standards and guidelines. It is further the intent of these landscape guidelines to outline a project that achieves the following objectives and standards:

2.6.1 Basic Objective – Landscaping will be planned, designed, and implemented to achieve results that reflect intelligent, aesthetic and sustainable practices. Prudent landscape design and implementation will result in reduced energy consumption, reduced greenhouse gas emissions, and the ability of the built landscape environment to sustain itself functionally and ecologically more successfully than landscapes designed under other “conventional” methods.

These community landscape elements include guidelines that define the character, aesthetics and functionality of the streetscape, amenity areas, open space system, walkways and other planted areas within the Plan Area. The overall quality of landscape design for the urban infill residential area as described in these Guidelines shall be guided by the implementation of landscape standards applied consistently throughout the Plan Area.

2.6.2 Landscape Character and Theme

“The Center shall present a uniform landscaping, lighting, and signage treatment to ensure a desirable, attractive and safe environment,” (EDH Specific Plan)

The landscaping component is to be designed to reflect the environment and character of this region in El Dorado County, with special attention to the natural look that gives the area its distinct identity. The landscape element of the urban infill residential area should achieve a visual balance between informal open space landscaping and more formal landscape elements— such as streetscape trees, project entry statements, and the project amenity areas--that help define and enhance the character of the residential community.

2.6.3 Low Impact Development- The landscape program should coordinate design efforts with site civil engineering design, and to the extent practical, reinforce the principles of Low Impact Development (LID) for storm drainage, runoff infiltration and groundwater recharge for the project open space areas by such measures as: (1) management of rainfall by using landscape design techniques

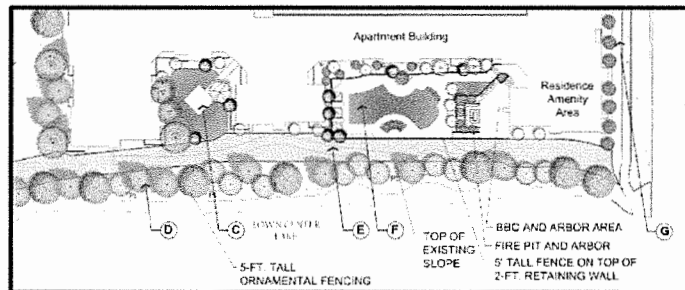
and materials that infiltrate, filter, store, evaporate, and/or detain runoff as close to its source as feasible, (2) direction of storm water capture through small, cost-effective landscape features located at the site level, and/or (3) treatment devices as approved by the County.

2.6.4 Heat Island Mitigation - Parking areas (with the exception of parking structures), plazas, other hardscape areas and other potential "heat islands" should be mitigated by trees, vegetation, and other landscape screening/shading devices to (1) reduce heating and cooling energy use, (2) filter air pollution and greenhouse gas emissions, (3) remove air pollutants, sequester and store carbon, and (4) help lower the risk of heat-related illnesses.

2.6.5 Strategic Climate Control - Use of strategic shading techniques, plant selection, plant placement and use of deciduous tree species prudently in the landscape will reduce solar heat gain in the summer and maximize passive solar warming in winter months, especially for lower floor units of a high density, multi-story residential project. Where possible, careful and strategic planting and structure shading is encouraged around buildings and other project areas to (1) create south and west-facing shade during hot seasons and (2) allow sunlight in during cool seasons.

2.6.6 Fire Access - Planting shall be strategically located around buildings and throughout the project site such that fire vehicle and equipment access is facilitated. Landscape design and proposed tree locations shall be coordinated with the local Fire Marshal to ensure that adequate building access is provided to accommodate the Fire Department's needs.

2.6.7 Aesthetics and Identity
The urban infill residential area's landscaping should also emphasize design that establishes a strong identity and character of quality and distinction that typifies a

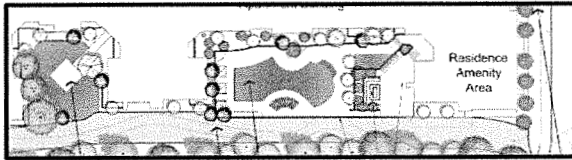


high quality Town Center community. This includes such components as outdoor furniture, fences and walls, project entry features, plant selection, distinctive focal features, thematic lighting, screening/mitigation of undesirable views, site directional and identification signage, and other elements associated with tasteful landscape aesthetics.

2.6.8 Landscape Art - "Works of art are encouraged in the development of outdoor spaces. The use of pools, sprays, fountains and sculptures and other elements of visual interest such as flags, banners, hangings, etc., are encouraged to be used where appropriate. (Town Center Design Guidelines)

2.6.9 Streetscapes - Streetscape design and implementation along Town Center Drive shall remain conformed to the existing Town Center landscape plan, guidelines and standards as established and installed along Town Center Boulevard.

2.6.10 Walls and Fences – “All walls and fences shall be of a design compatible with adjacent architecture. Height of walls and fences shall be as required for their intended use...” (Town Center Design Guidelines)



2.6.11 ***Interior Courtyards, Pools and Common Areas*** – “Opportunities shall be provided for outdoor and indoor public activity areas, including space for cultural events, organizational meetings, recreational areas, and public seating accommodations.” (EDH Specific Plan).

High density residential housing necessitates an intelligent and effective treatment and design of open space areas and common courtyards. Appropriate shading, screening, and landscape furniture should be used to create a “human scale” within these areas surrounded by buildings. Arbors, decorative retaining walls, dining areas, patios, fire pits, benches, tables, well-designed swimming pools, and other features should be used to define and create inviting spaces and encourage outdoor use within the high density community. (see Section 3.2.4 above)



2.6.12 Paving and Hardscape - Where appropriate or practical, the use of special paving materials such as, interlocking pavers, exposed aggregate, or other such materials is recommended in areas of high pedestrian activity or community gathering to create design interest and a sense of quality in these key locations. If soil conditions allow, paving areas may utilize permeable paving techniques to reduce storm water run-off.

2.6.13 Landscape Furniture – “All street furniture (bus shelters, benches, trash receptacles, etc.) within the Plan Area should utilize a common design theme as provided for in the Design guidelines.” (EDH Specific Plan)



Theme Landscape Furniture



2.6.14 Landscape Plant Palette – *“The Design Guidelines provide for a plant species mix which is complementary to the native species and yet compatible with the scope and scale of the development.”* (Town Center Design Guidelines)

The proposed landscape planting schedule associated with planting plans shall be provided with landscape plans and shall include a breakdown by material type (i.e., trees, shrubs, etc.) and each plant species listed shall include the associated water use expectation (i.e., “Very Low,” “Low,” “Medium,” etc.).

3 RESIDENTIAL DEVELOPMENT STANDARDS

3.1 Permitted Uses - The following permitted use(s) is added to those uses listed in Section 6.2 of the existing Town Center East PD Plan's Development Standards and those uses shown in this area in the El Dorado Hills Specific Plan (Dec. 23, 1987).

USE ADDED:

High Density Residential-Multifamily apartments with densities up to a maximum of 47 dwelling units per gross acre.

3.2 Maximum Residential Building Height--60 feet. Buildings within the urban infill area Residential Area may be multiple stories, up to a maximum of four (4) stories in height. Building heights shall be measured, calculated, and determined according to standards set forth in Section 130.30.040 of the County Zoning Ordinance ("Ordinance") found in Section 17.54.020. Exceptions to this height requirement includes such structures as chimneys, spires, elevators, mechanical and stair housings, flag poles, towers, vents, and similar structures which are not used for human activity. These structures may exceed the 60-foot limitation by a maximum of an additional 12 feet.

3.3 Maximum Parking Structure Height--60 feet, 5 Tiers—The measurement of the first tier starts at the lowest level of the garage and continues 360 degrees to the immediate level above. Subsequent tiers are measured starting at the completion of the previous tier.

3.4 Minimum Setbacks—Minimum setback measurements shall be to *the main building line from the property line*. Projections beyond the building face, such as patios, stoops, balconies, and overhangs are permitted to have a zero setback from the property line.

3.4.1 Minimum Setback from Town Center Boulevard— 0 feet

3.4.2 Minimum Setback from Vine Street (private)— 4 feet

3.4.3 Minimum Setback from Mercedes Lane (private)— 4 feet

3.4.4 Minimum Setback from Central Creek Corridor Property Line—30 feet

3.4.5 Maximum Building Site Coverage— 55 percent of total site

3.4.6 Maximum Impervious Surface—80 percent of total site

3.5 Provision of Common Open Space—Background--Article 8 of the Zoning Ordinance—"Glossary"— defines "Common Open Space" as follows:

"Common. *Open space within a development plan that is designated and intended for the use or enjoyment of all of the owners or occupants of the development. Common open space may contain such complementary structures and improvements as are necessary, desirable, or appropriate for the benefit and enjoyment of the owners or occupant of the development. Ownership of common*

open space is held by a homeowners association or similar organization, and access is usually restricted to property owners and residents of the development and their guests (see also 'Private Recreation Area')."

Note: The term "complementary structures" above is interpreted to designate, but not be limited to, such items as arbors, gazebos, landscape overhead structures, fountains, fitness apparatus, outdoor game features, built-in benches and tables, and other such amenities.

Furthermore, under Article 8, "Private Recreation Area" is defined as follows:

"Recreation facilities owned and operated by a homeowners' association or similar entity for the benefit of property owners within a subdivision or multi-unit residential complex. It may include, but is not limited to, swimming pools, indoor or outdoor sport courts, meeting rooms, clubhouse, and any facilities required to maintain said recreation areas.

3.6 Provision of Common Open Space—Residential Standard--Under the above definitions, a minimum of 30 percent of the total site shall be set aside for open space that is commonly owned.

3.7 Specific Development Standards

- 3.7.1 Vehicular driveway access to and from the site shall occur off of Town Center Boulevard and/or Vine Street.
- 3.7.2 Common access drives shall be sized to accommodate anticipated traffic.
- 3.7.3 Driveway Size: The dimensions of all driveways and aisles shall be adequate to serve the number and design requirements of the parking spaces provided, and shall be in conformance with County standards where no stated or depicted Town Center East Design Guideline standard is established.
- 3.7.4 Off-street parking shall be required for residents and guests within the parking garage or within the Piazza Area. Off-street parking shall be provided as specified in Section 130.35.030 of the County Zoning Ordinance and in the Community Design Standards, Parking and Loading Standards, as follows:
 - Studio and one bedroom units at 1.5 spaces per unit
 - Two or more bedroom units at 2 spaces per unit
 - Guest units: 1 space per every 4 units
 - Motorcycles: 5% of total stalls required for motorcycles
- 3.7.5 Buildings' main orientation shall be toward Town Center Boulevard.
- 3.7.6 Pedestrian Connections: A pedestrian promenade with continuous street trees shall be provided on Town Center Boulevard, as shown in the existing Development Plan. Pedestrian connections shall be provided to and from other areas of Town Center East along Town Center Boulevard. At least one accessible route shall connect all buildings, facilities, elements and spaces in the project area, subject to ADA standards.

- 3.7.7 The Above-grade Parking Garage shall be planted with vegetation as appropriate to accomplish an effective buffer in front of garage walls. Alternatively, parking structures may be exposed to the street when articulated with additional architectural detailing and/or when an architectural-grade concrete or decorative veneer is used. Parking spaces are to be designed and constructed according to local County standards (unless modified by this Development Plan) and level of quality.
- 3.7.8 Walls and Fences shall be designed to be compatible with surrounding and adjacent architecture. Heights of walls and fences shall be as required for their intended use and shall not exceed 8 feet unless approved by the Design Review Committee.

3.8 Green Building Standards

- 3.8.1 Buildings shall comply with all mandatory measure of the 2016 California Green Building Standards Code and all subsequent amendments.
- 3.8.2 Project planning and design shall address and conform to the goals of California Assembly Bill 32 and California Senate Bill 375.
- 3.8.3 At later phases of project design development, the applicant shall include a full listing of specific green elements that would be incorporated into the project.

3.9 Signage

3.9.1 General--Signage is an important feature that contributes to the neighborhood and community character. Signage design within the Plan Area shall be designed to be complementary in character, materials, and style to other buildings within the Town Center East area. Signage, which may be lighted, should be of high quality materials and be only of sufficient number to adequately (1) define, (2) direct, or (3) identify.



- 3.9.2 References--Because residential uses are being introduced to Town Center East for this Plan Area, signage shall conform to the appropriate measures of the El Dorado Hills Town Center "Master Signage Program" as described in Appendix 5—Section 2.0 ("Signage Concept"), Section 3.0 ("General Design Requirements"), Section 6.1.2 ("Lot/Pad User Identification Monument Signs"), and Section 6.1.3 ("Lot/Pad User On-Building Identification Sign") of the Town Center East Development Plan. Signage shall also conform, where relevant, to the County Zoning Ordinance and the El Dorado Hills Specific Plan.
- 3.9.3 Building Signage—Building ID signage is permitted to be 2-sided, illuminated vertical blade type. Project Applicant shall stipulate design and quantity and be submitted for Design Review Committee and agency review.

3.10 Screening

- 3.10.1 *Building utilities, HVAC equipment, transmission devices, transformers, backflow preventers, trash areas (excluding solar panels), large satellite dishes, ground-mounted mechanical equipment, and other similar mechanical or utility equipment, shall be screened with fences, walls, dense planting, or decorative architectural features. Roof top equipment is to be screened with either parapets or other roof forms.*
- 3.10.2 *Line of site drawings indicating screening of equipment from the right-of-way on the opposite side from all streets and topography from the buildings are to be provided with project site plan review submittal.*
- 3.10.3 *Utility service areas, such as electrical panels, shall be placed within enclosures that are architecturally, integrated into the building design.*

3.11 Water-Conserving Landscape Measures

- 3.11.1 Plant materials planned for the area shall conform to State and regional water conservation standards and also shall be based on the Department of Water Resources (DWR) "Water Use Classification of Landscape Species" (WUCOLS) guide. "Low" to "very low" water demand plant materials are encouraged to constitute the majority of plant materials incorporated into the project. However, hardiness, functionality, micro-climates, maximum allowed water use (see 6.3.4) and aesthetics all should be considered when selecting a palette of plant materials. Natives and non-natives may be mixed together in an effort to balance sustainability and the aesthetic vision of the designer. (see sections following for further information)



- 3.11.2 Lawn and Turf Area Reductions--While it is acknowledged that lawn and turf areas are necessary for certain active recreational and aesthetic purposes, use of turf areas will be restricted to a maximum of 50% of the landscape in order to reduce irrigation water and energy usage. If an area is intended for active pedestrian use (i.e., formal or informal play, recreation, etc.), then lawn and turf may be used
- 3.11.3 Automatic Irrigation—All irrigated landscaped areas will be maintained with an automatic irrigation system. All irrigation valves shall be connected to an automatic "smart" irrigation control system.

3.11.4 Water-Conserving Irrigation --Irrigation methods and water budgets will follow the State Water Conservation Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use (ETWU) guidelines, together with guidelines from Assembly Bill 1881, in order to create a framework for landscape water conservation. Irrigation designs and practices will employ low-flow, water-efficient spray heads and emitters wherever feasible.

3.11.5 Calculations Basis: Annual rainfall used to calculate Maximum Applied Water Allowance shall be based on location specific data for the Hydrologic Region provided by the California State Climatologist, Department of Water Resources. The formula, from the California Department of Water Resources "Water Budget Workbook" for calculating a project's MAWA is:

MAWA = $(ET_o) \times 0.62 \times [(0.7 \times LA) + (0.3 \times SLA)]$ in which:

ET_o = Evapotranspiration rate for El Dorado Hills area (47.3 per State Model Water Efficient Landscape Ordinance Camino Station)

0.7 = ET adjustment factor;

LA = Landscape area (in square feet) requiring irrigation;

0.62 = conversion factor for MAWA in gallons/yr.

SLA = A Special Landscape Area of the landscape dedicated solely to edible plants, areas irrigated with recycled water, water features using recycled water and areas dedicated to active play such as parks, sports fields, golf courses, and where turf provides a playing surface.

3.11.6 Submittal of Water Conservation Plan—Landscape improvement plans shall include a water conservation budget that conforms to the local and State water conservation programs, including calculations to demonstrate the project's Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use (ETWU), shall be submitted to the County at time of the project Improvement Plans Review.

3.12 General Planting Provisions

3.12.1 Minimum Plant Sizes at Installation:

Trees: --Minimum 15-gallon size; Street Trees—Minimum 24-inch box;

Shrubs: Overall--Minimum 2-gallon size. In prominent areas (project entries, Amenity Center, courtyards, etc.), minimum 5-gallon size.

Perennials, Ornamental Grasses and Ground Cover: Minimum 1-gallon size, spaced to attain full coverage within 3 years.

3.12.2 Hydrozones--Plants with similar water use needs shall be grouped together in distinct hydrozones, and where irrigation is required, the distinct hydrozones shall be irrigated with separate valves. Low and moderate water use plants can be mixed, but that overall hydrozone should be classified as "moderate"

water use if the moderate use plants exceed 25% of that zone. High water use plants should be limited in use, and, where use is necessary or desired as a part of the design, shall not be mixed with low or moderate water use plants.

3.12.3 Slope Planting—Areas to be planted with turf shall not be used in slopes in excess of 4:1. All planter areas in excess of 3:1 slopes shall be treated with erosion control geotextile materials and plant materials appropriate to steep slope conditions. All planting areas shall be graded to drain at a 2% minimum gradient.

3.12.4 Invasive Plants-- Known invasive plants are prohibited in the Plan Area.