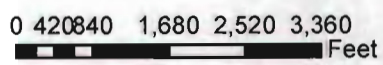


File Nos. SP13-0001, PD95-0002-R  
 S13-0017, P12-0004,  
 PD13-0004



Location Map

# EXHIBIT A

POR. SEC. 11, T.9N., R.8E., M.D.M.

117:16



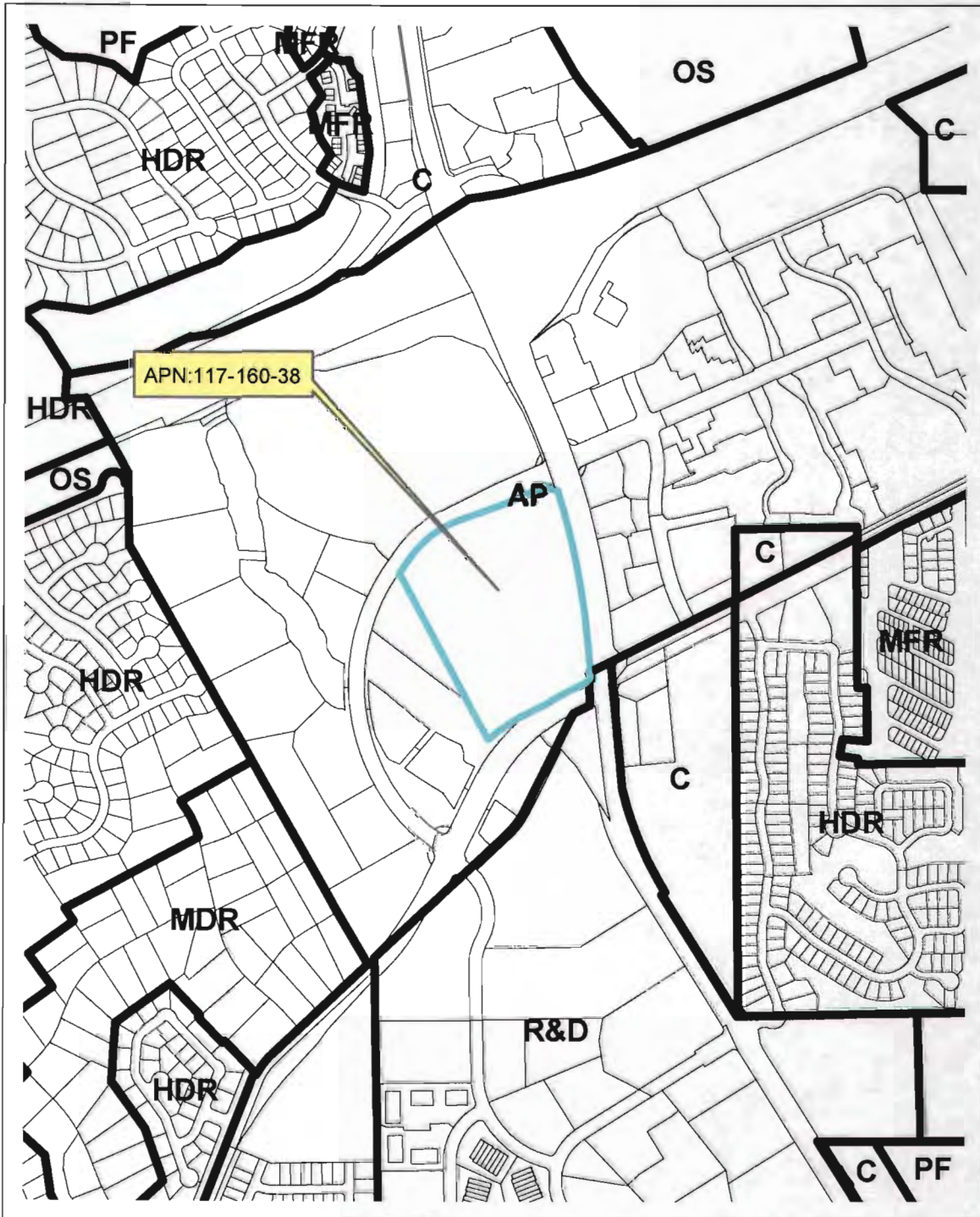
EXHIBIT B

**\*Parcel Notes**  
 (60) - PM 50/17/A  
 (61) - PM 50/17/B

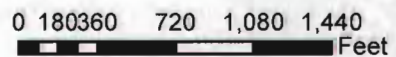
Acres are Estimates

THIS MAP IS NOT A SURVEY. It is prepared by the B. Donald Co Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

Adjacent Map Pages: Whelan Gray Text Assessor's Block Numbers Shown in Ellipse Assessor's Parcel Numbers Shown in Circles

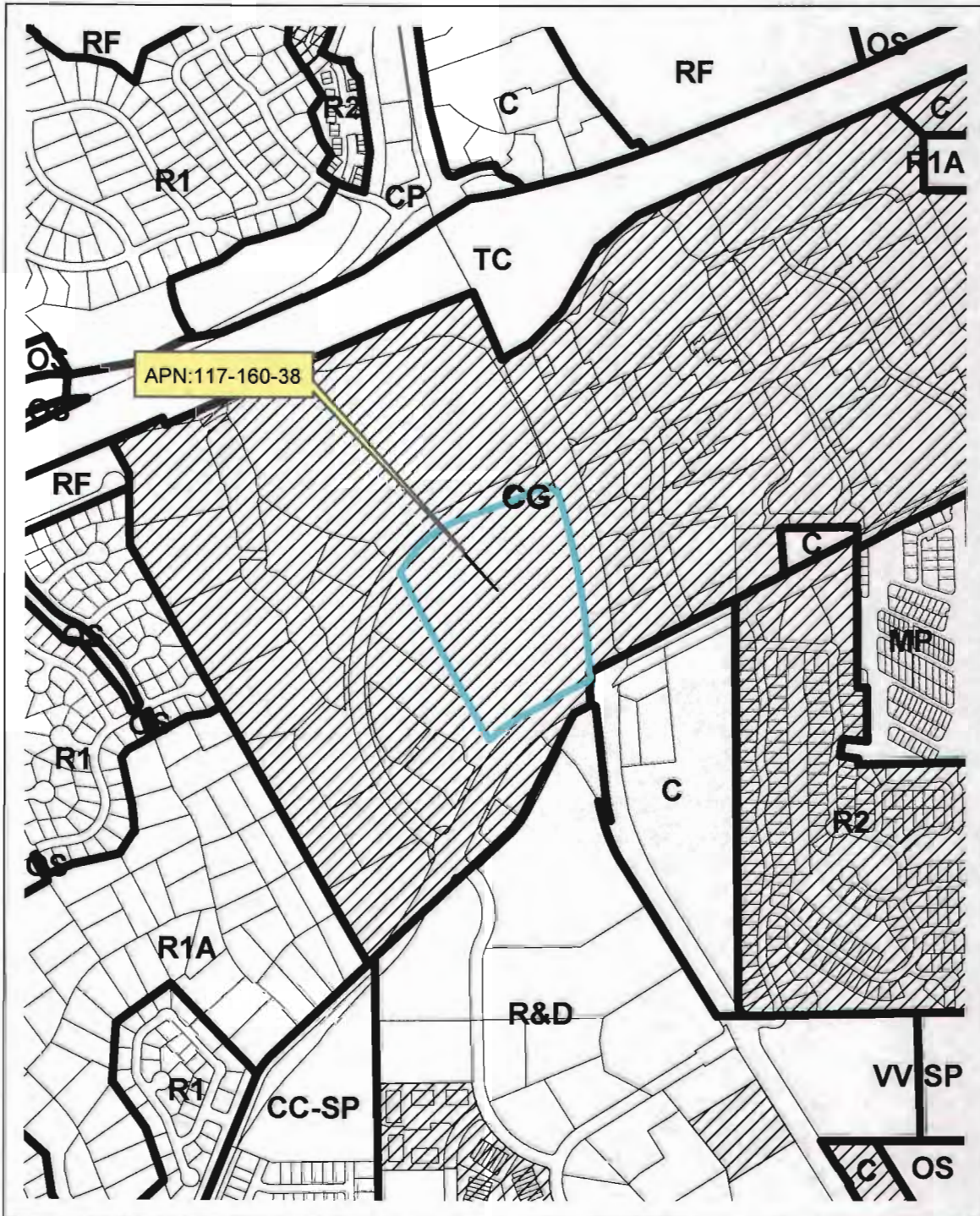


File Nos. SP13-0001, PD95-0002-R  
 S13-0017 P12-0004,  
 PD13-0004



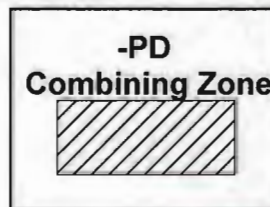
**General Plan Map**

**EXHIBIT C**



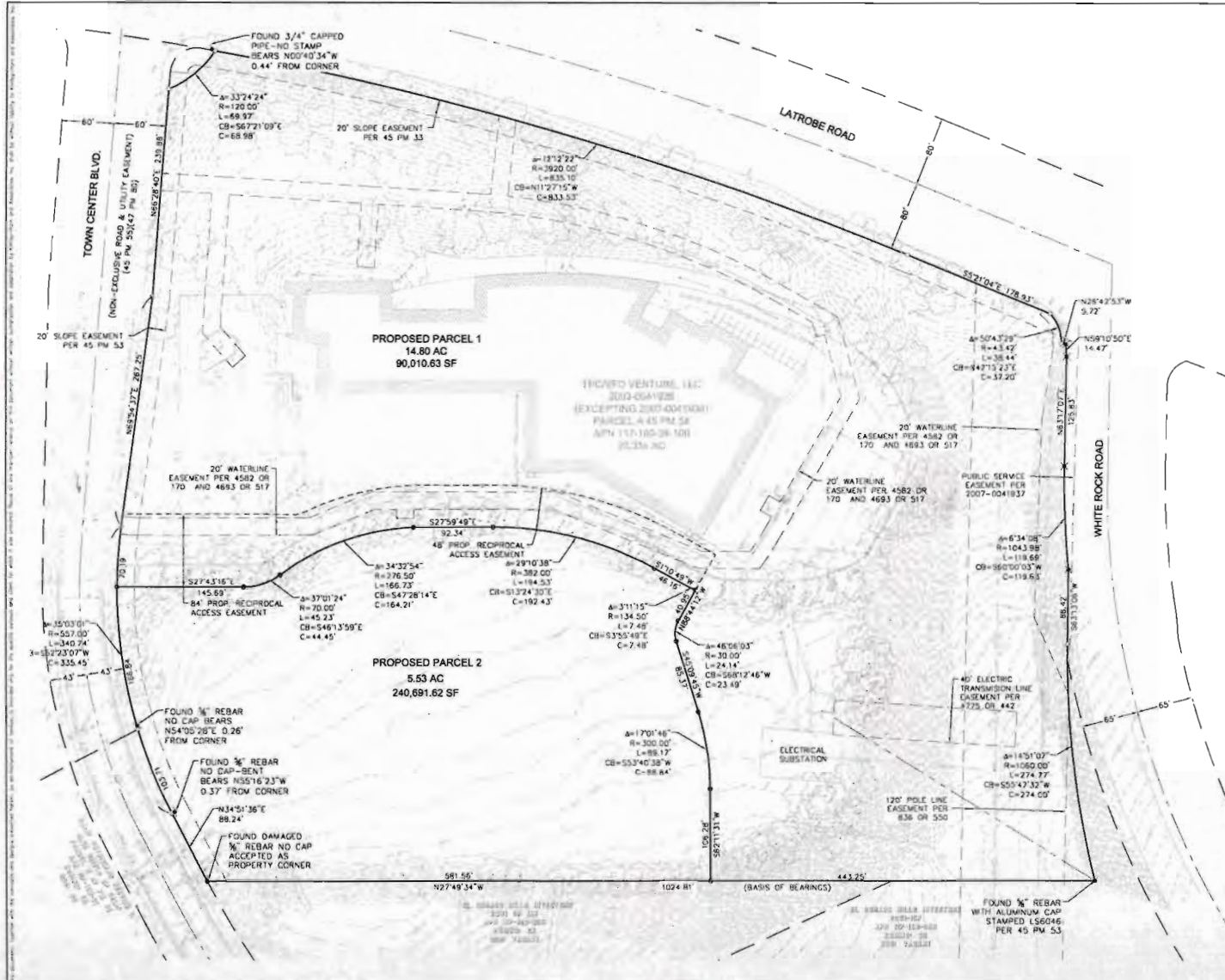
File Nos. SP13-0001, PD95-0002-R  
 S13-0017, P12-0004,  
 PD13-0004

**Zoning Map**



**EXHIBIT D**

EXHIBITE



**SITE DATA**

**CURRENT ZONING:** CG-PD (GENERAL COMMERCIAL (PLANNED DEVELOPMENT))  
**AREA:** 20.33 AC  
**TOTAL PARCELS:** 2  
**NEW PARCEL AREA:** 14.80 AC PARCEL 1  
 5.53 AC PARCEL 2  
**WATER SUPPLY:** EL DORADO IRRIGATION DISTRICT  
**SEWAGE DISPOSAL:** EL DORADO IRRIGATION DISTRICT  
**FIRE PROTECTION:** EL DORADO HILLS FIRE DEPARTMENT  
**TOWNSHIP & RANGE:** SECTION 11, TOWNSHIP 10E, RANGE 10E, COUNTY OF EL DORADO

**LEGEND**

- PARCEL LINE
- - - EASEMENT
- - - PROPOSED EASEMENT
- o DIMENSION POINT
- o FOUND MONUMENT AS NOTED
- x FOUND PK AND SHINER TAGGED EDC 2017-NO RECORD, ACCEPTED AS MARKING LIMITS OF REC DEDICATION TO COUNTY PER 2007-0041938

**BOUNDARY LINE WORK**

- PARCEL LINE
- - - EASEMENT
- - - PROPOSED EASEMENT
- o DIMENSION POINT
- o FOUND MONUMENT AS NOTED
- x FOUND PK AND SHINER TAGGED EDC 2017-NO RECORD, ACCEPTED AS MARKING LIMITS OF REC DEDICATION TO COUNTY PER 2007-0041938

**CONTACT INFORMATION**

**OWNER:**  
 TRC/VPO VENTURE I, LLC  
 2481 SUMMIT BLVD, SUITE #200  
 GOLD RIVER, CA 95760  
 PHONE: 916-853-2800  
 CONTACT: MIKE FIDMAN

**APPLICANT:**  
 LENITY ARCHITECTURE, LLC  
 3150 KETTLE COURT SE  
 SALEM, OR 97301  
 PHONE: 503-389-1090  
 CONTACT: MARK LOWEN

**ENGINEER:**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 11819 FOUNDATION PLACE, SUITE 200  
 GOLD RIVER, CA 95760  
 PHONE: 916-858-5800  
 CONTACT: THOMAS COPPIN, PE

**SURVEYOR:**  
 ANDREGG SURVEYING  
 11661 BROOKER DRIVE, SUITE 200  
 AUBURN, CA 95603  
 PHONE: 530-885-7072  
 CONTACT: BEN BARDJAKIAN, PLS

**BENCHMARK**

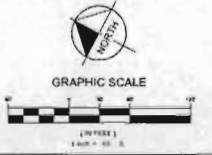
NATIONAL GEODETIC SURVEY BENCHMARK: U122 (PLOT: J060825) 1.5 MILES WEST ALONG U.S. HWY 53 FROM CLARKSVILLE, EL DORADO COUNTY, 224 FEET NE OF A HEBY CURBENT AT STA. 42+58.79 FEET SE OF THE EL OF THE HWY, AND IN THE TOP OF THE LARGEST ROCK ON THE WEST SIDE OF A GROUP OF ROCKS, A STANDARD DISC, STAMPED U 127 1932 ELEVATION = 573.89 FEET (NAVD83)

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS MAP IS IDENTICAL TO THAT USED FOR THE PARCEL MAP FIELD IN BOOK 45 OF PARCEL MAPS. AT PAGE 53, EL DORADO COUNTY RECORDS AND IS BASED ON FOUND MONUMENTS.

**APPROVALS**

ZONING ADMINISTRATOR	_____
APPROVAL/DENIAL DATE	_____
BOARD OF SUPERVISOR	_____
APPROVAL/RENEWAL DATE	_____



NO.	REVISIONS	DATE	BY

**Kimley-Horn and Associates, Inc.**  
 11819 FOUNDATION PLACE, SUITE 200, GOLD RIVER, CA 95760  
 PHONE: 916-858-5800 FAX: 916-608-9855  
 WWW.KIMLEY-HORN.COM

**LENITY ARCHITECTURE, LLC**

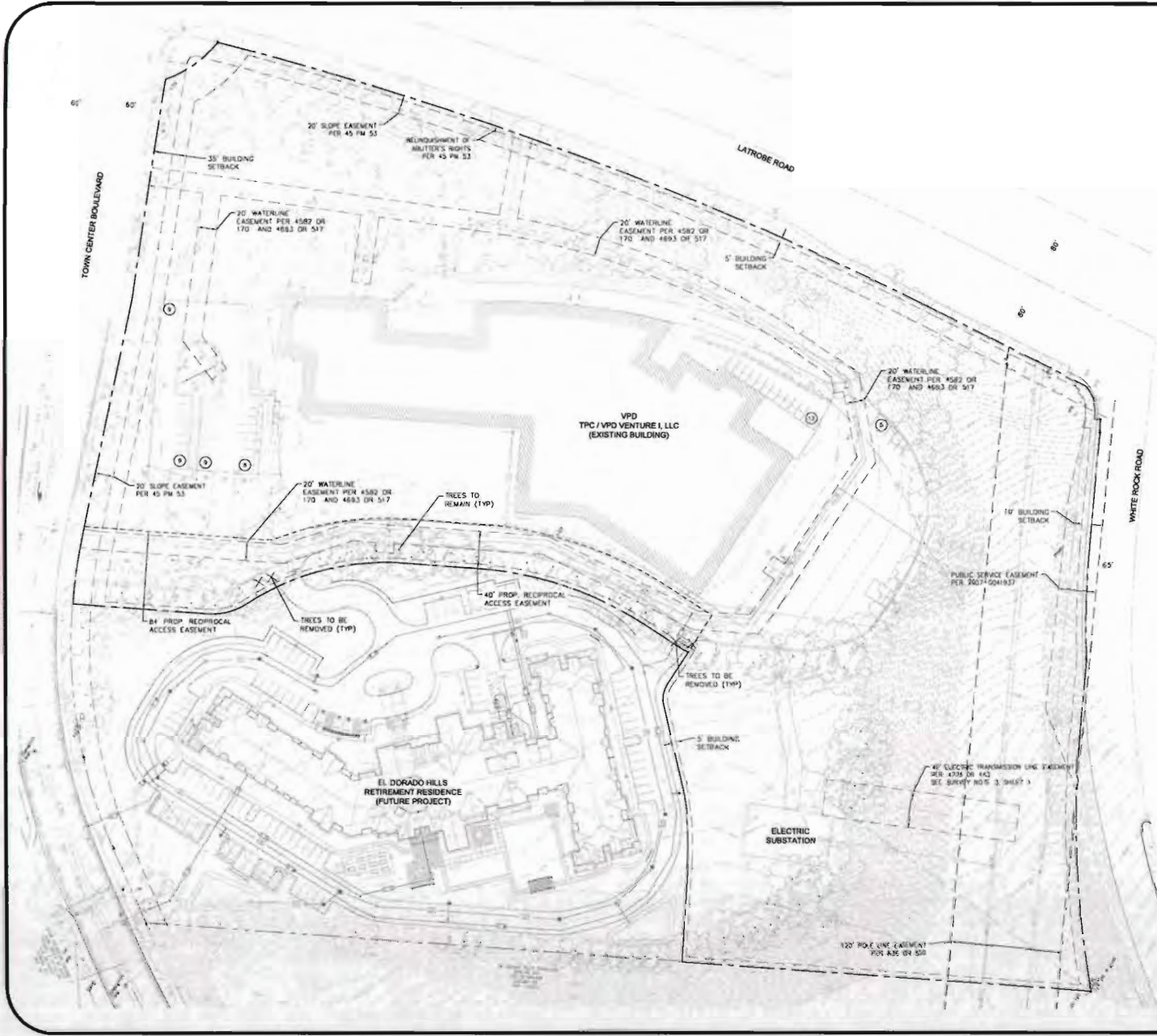
KHA PROJECT REFERENCE: 2007-0041938  
 DATE: 02/20/13  
 SCALE: 1" = 80'  
 DESIGNED BY: MAF  
 DRAWN BY: MAF  
 CHECKED BY: TGC



**EL DORADO HILLS RETIREMENT RESIDENCE**

TENTATIVE PARCEL MAP

SHEET NUMBER  
 1  
 OF  
 1



VICINITY MAP

# Site Plan

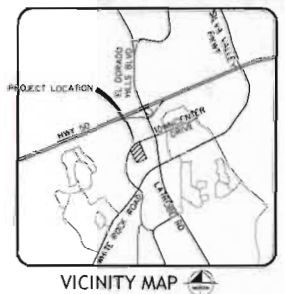
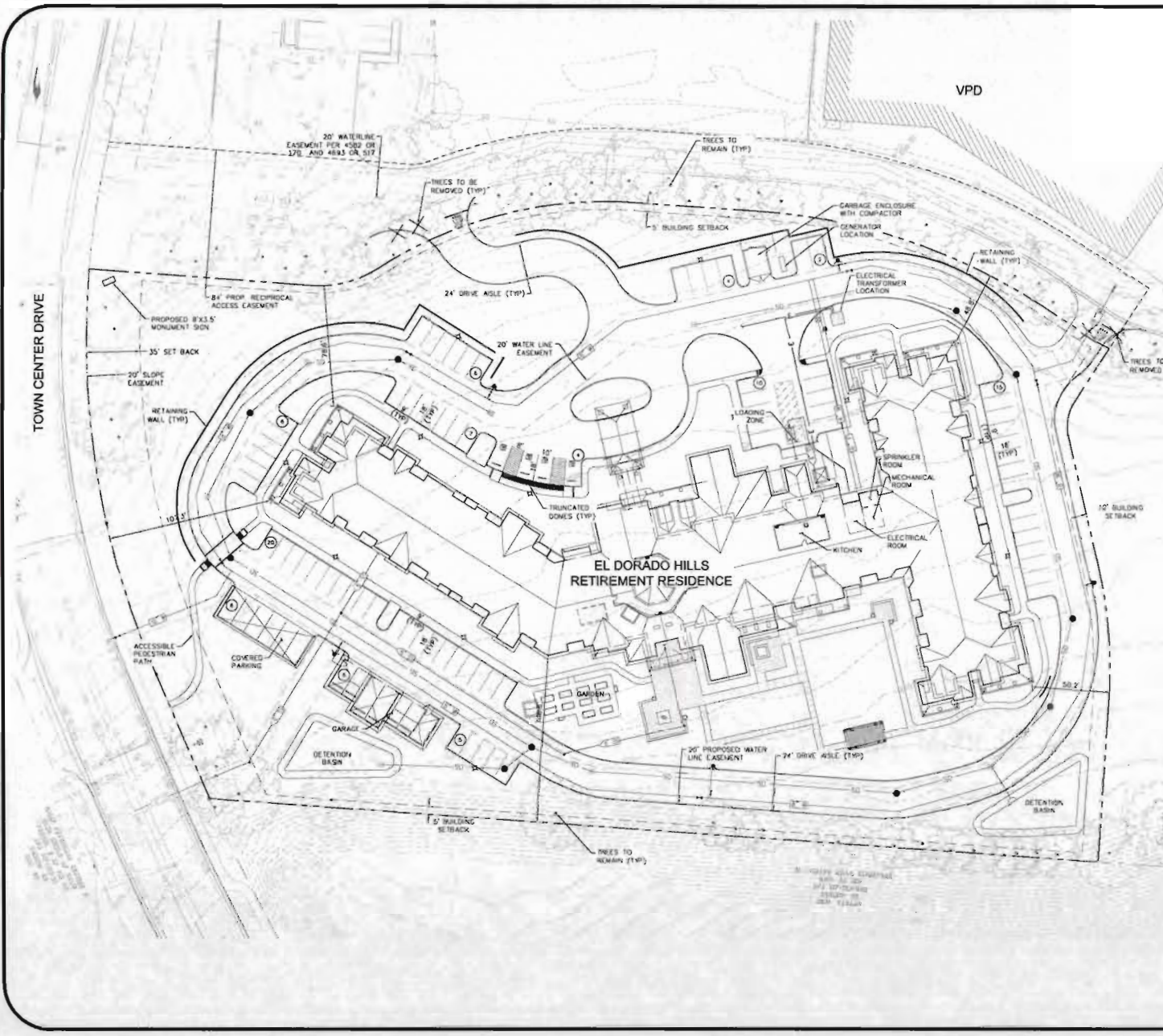
EL DORADO HILLS RETIREMENT RESIDENCE  
DATE: JUNE 7, 2013

LEGEND	
AW	4" AIR RELEASE VALVE
CD	*****CLEAR CUT
DI	*****DRAIN INLET
EM	*****ELECTRICAL MISC. BOX
FM	*****FIBER OPTIC PULL BOX
FR	*****FIRE HYDRANT
FP	*****FIRE PROTECTION OF WET
FP	*****FLAG POLE
IV	*****INVESTIGATOR WALL
VEI	*****VENEZUELAN POSTBOX
HP	*****POWER POLE
SM	*****SIGNAL BOX (NEW MANHOLE)
SD	*****SEWER FALL BOX
SDW	*****STORM DRAIN WITH WIDE
SL	*****STREET LIGHT
SM	*****SEWER MANHOLE
TM	*****TEMPORARY CONTROL POINT
TL	*****TRAFFIC LIGHT
SP	*****SEWER PULL BOX
WM	*****WATER METER
WP	*****WATER WALL
W	*****WATER MAIN
W	*****WATER MAIN
W	*****WATER MAIN

LEGEND	
---	BACK FLOW PREVENTER / PFC CONNECTION
---	*****DRAINAGE INLET
---	*****EASEMENT/SETBACK
---	*****FIRE HYDRANT ASSEMBLY
---	*****HEADWALL
---	*****MANHOLE
---	*****SEWER CLEAROUT
---	*****WATER METER
---	*****WATER MAIN
---	*****TREE TO BE REMOVED
---	*****PARKING LOT LIGHTING
---	*****PARKING COUNT

CONTACT INFORMATION		SITE DATA	
<b>OWNER</b>	TPC / VPD VENTURE I, LLC 2481 SUNRISE BLDG. SUITE DOLD RIVER, CA 95769 PHONE: 916-853-2800 CONTACT: GUS FIDMAN	<b>ZONING DISTRICT</b>	CG-20 (GENERAL COMMERCIAL-PLANNED DEVELOPMENT)
<b>ARCHITECT</b>	LENTY ARCHITECTURE, INC. 315 KETLE CT SE SALINA, MO 65757 PHONE: 303-399-4900 CONTACT: MARK LUTMAN	<b>APPROVED SETBACK</b>	FRONT: 35' SIDE: 5' REAR: 10'
<b>ENGINEER</b>	KIMLEY-HORN AND ASSOCIATES 1919 FOUNDATION PLACE, SUITE 300 DOLD RIVER, CA 95769 PHONE: 916-858-3000 CONTACT: THOMAS COFFMAN, P.E.	<b>AREA</b>	74.8 ACRES
<b>SURVEYOR</b>	ANDREW SURVEYING 1168 BLOOMER DRIVE, SUITE 205 MIRBURN, CA 95665 PHONE: 916-858-7072 CONTACT: BEN BRADSHAW, S.F.S.	<b>BLDG FOOTPRINT</b>	10,210 SF
		<b>PARKING PROVIDED</b>	2 ACCESSIBLE SPACES 30 SPACES 53 TOTAL SPACES
		<b>FLOOD ZONE</b>	ZONE X (OUTSIDE THE 500-YEAR FLOOD)
		<b>APN #</b>	112-180-38-100





# Site Plan

EL DORADO HILLS RETIREMENT RESIDENCE  
DATE: JUNE 7, 2013

**LEGEND**

.....	BACK FLOW PREVENTER/ FIC CONNECTION
.....	DRAINAGE INLET
.....	EASEMENT/SETBACK
.....	FIRE HYDRANT ASSEMBLY
.....	HEADWALL
.....	MANHOLE
.....	SEWER CLEANOUT
.....	WATER METER
.....	WATER VALVE
.....	TREE TO BE REMOVED
.....	TREE TO REMAIN
.....	PARKING LOT LIGHTING
.....	PARKING COUNT

**UNDERGROUND UTILITIES**

.....	STORM PIPE
.....	SEWER PIPE
.....	WATER PIPE

<b>CONTACT INFORMATION</b>	<b>SITE DATA</b>
<b>OWNER</b> TRC / VIG VENTURE I, LLC 2481 SUNRISE BLVD, SUITE #200 GOLD RIVER, CA 92620 PHONE: 949-653-2822 CONTACT: KRIS THOMAS	<b>ZONING DISTRICT</b> CC-PD (GENERAL COMMERCIAL-PLANNED DEVELOPMENT)
<b>APPLICANT</b> LEWIS ARCHITECTURE, INC. 3150 METTLE CT SE SALEM, OR 97301 PHONE: 503-389-0992 CONTACT: MARRA LONER	<b>PROPOSED ZONING</b> CC-PD
<b>ENGINEER</b> BARKLEY-HORN AND ASSOCIATES 1819 FOUNDATION PLACE, SUITE 300 GOLD RIVER, CA 92620 PHONE: 949-653-3000 CONTACT: THOMAS CORNIA, PE	<b>SETBACK</b> FRONT: 30' SIDES: 5' REAR: 10'
<b>SURVEYOR</b> ANDREW SURVEYING 1161 BUCKNER DRIVE, SUITE 300 AUBURN, CA 95603 PHONE: 530-885-7079 CONTACT: BEN BARTAKIAN, PLS	<b>AREA</b> 10,000 SF
	<b>BLDG SF</b> 70,000 SF
	<b>BLDG FOOTPRINT</b> 43,443 SF
	<b>BLDG HEIGHT</b> 42'9" TO ROOF 38'4" TO AIRPOINT
	<b>PARKING PROVIDED</b> 4 ACCESSIBLE SPACES 30 GARAGE SPACES 82 OPEN SPACES 79 TOTAL SPACES
	<b>FLOOD ZONE</b> ZONE X (OUTSIDE THE 500-YEAR FLOOD)
	<b>APN #</b> 172-180-35-100



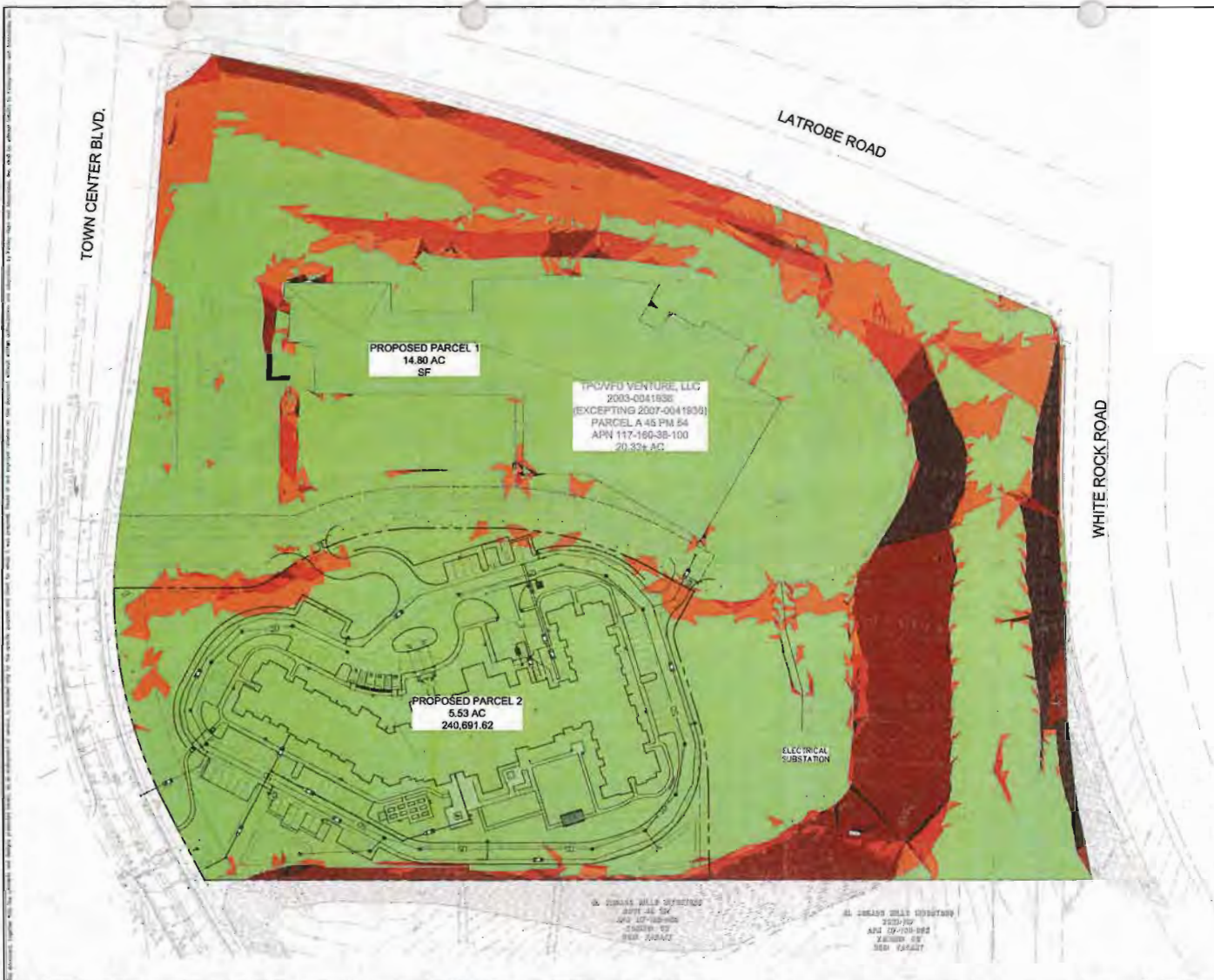
EXHIBIT H



SP13-0001/PD95-0002-R, S13-0017  
P12-0004, PD95-0007-R



EXHIBIT I



**LEGEND**

Slopes Table				
Number	Minimum Slope	Maximum Slope	Area SF	Color
1	0.00%	10.50%	652824.41	Green
2	10.50%	20.50%	100685.45	Orange
3	20.50%	30.50%	39681.84	Red
4	30.50%	38.50%	83205.37	Dark Red
5	38.50%	100.00%	28764.30	Black

**CONTACT INFORMATION**

**OWNER:**  
 TPCV FUND VENTURE I, LLC  
 2401 SHARISE BLVD, SUITE #200  
 GOLD RIVER, CA 95746  
 PHONE: 916-803-2900  
 CONTACT: KRIS FROMAN

**APPLICANT:**  
 LENITY ARCHITECTURE, INC.  
 1150 KETTLE COURT SE  
 RALEIGH, NC 27601  
 PHONE: 919-392-1089  
 CONTACT: MARK LOWEN

**ENGINEER:**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 11815 FOUNDATION PLACE, SUITE 200  
 GOLD RIVER, CA 95760  
 PHONE: 916-808-5800  
 CONTACT: THOMAS CURTIS, PE

**SURVEYOR:**  
 ZACHRE SURVEYING  
 11861 BLECKER DRIVE, SUITE 200  
 AUBURN, CA 95603  
 PHONE: 530-895-7872  
 CONTACT: BEN BARDAKJIAN, PLS

13 JUN 12 PM 1:17  
 RECEIVED  
 PLANNING DEPARTMENT



NO.	REVISIONS	DATE	BY

**Kimley-Horn and Associates, Inc.**  
 11815 FOUNDATION PLACE, SUITE 200, GOLD RIVER, CA 95760  
 PHONE: 916-808-5800 FAX: 916-808-5800  
 WWW.KIMLEY-HORN.COM

ZHA PROJECT  
 08/15/08  
 DATE 10/15/08  
 SCALE 1"=60'  
 DESIGNED BY MMB  
 DRAWN BY MMB  
 CHECKED BY EGC

**LENITY ARCHITECTURE, INC.**



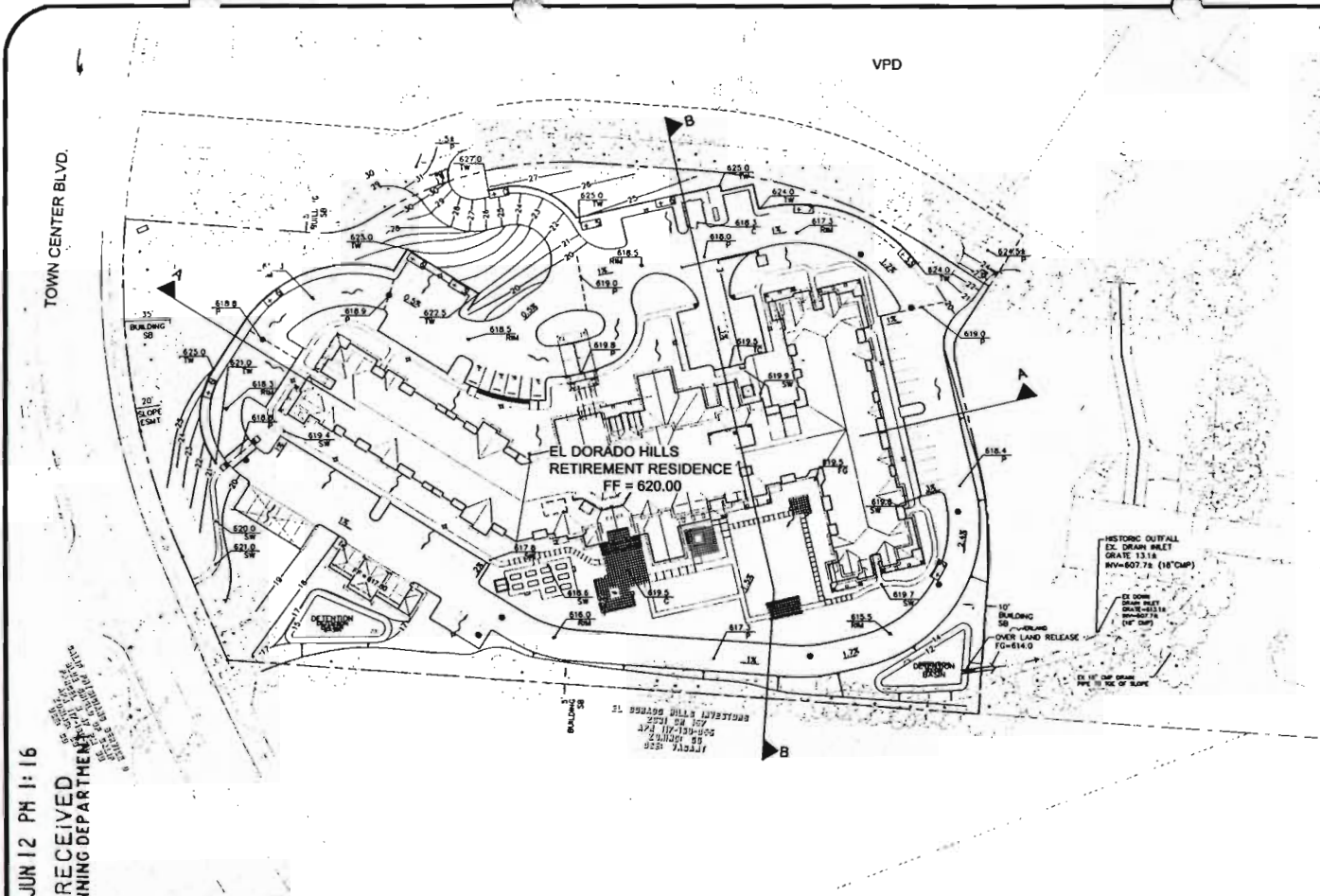
**EL DORADO HILLS RETIREMENT RESIDENCE**  
 SLOPE MAP

SHEET NUMBER  
 1  
 OF  
 1

PD 95-0002-R/PD 95-0007-R  
 P 12-0004/SP 13-0001/S 13-0017

EXHIBIT J

13 JUN 12 PM 1:16  
RECEIVED  
PLANNING DEPARTMENT



# CONCEPT GRADING

## EL DORADO HILLS RETIREMENT RESIDENCE

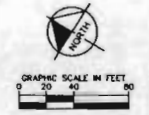
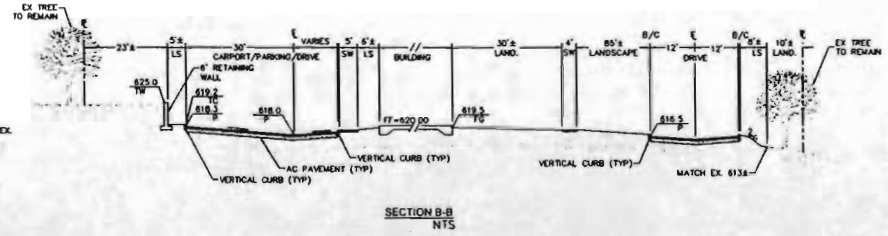
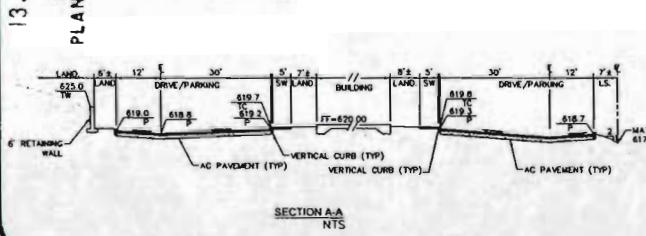
DATE: JUNE 7, 2013

### LEGEND

- 50 MANHOLE
- FLOW PATH
- OVER LAND RELEASE
- DRAIN W/LET
- TOP OF SLOPE
- TOE OF SLOPE
- DETENTION BASIN
- 30— MAJOR CONTOUR
- 20— MINOR CONTOUR
- — — — — GRADE BREAK
- RETAINING WALL
- EXPOSED WALL HEIGHT
- FT FINISHED FLOOR ELEV
- P PAVEMENT ELEV
- RW RW ELEV
- TC TOP OF CURB
- SW SIDEWALK
- C CONCRETE ELEV
- FG FINISH GRADE
- TW TOP OF WALL
- B/C BACK OF CURB
- E FLOW LINE
- P PROPERTY LINE

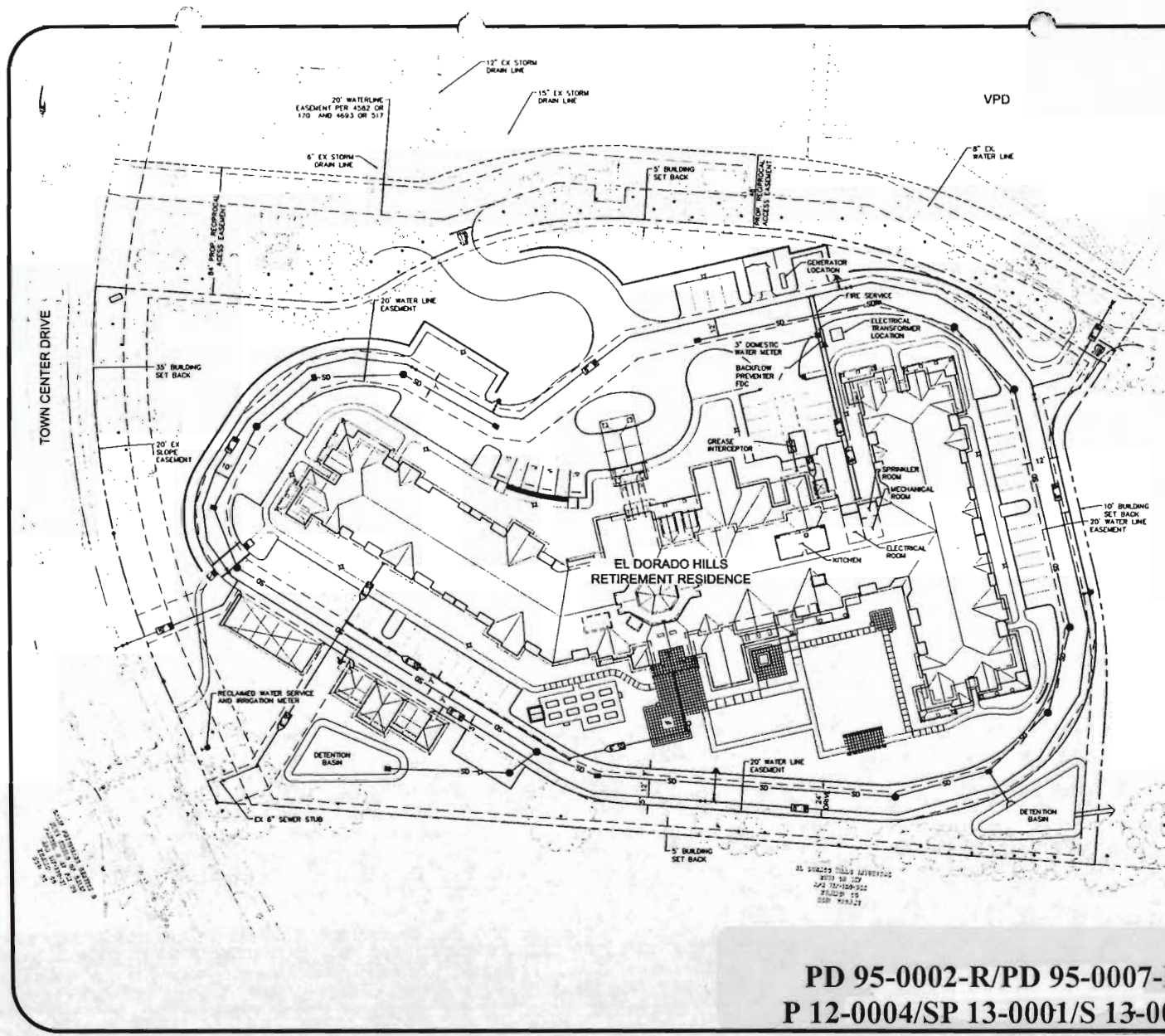
### CONTACT INFORMATION

- OWNER:**  
TPC/AVD VENTURE I, LLC  
2481 SUNRISE BLVD., SUITE #200  
GOLD RIVER, CA 95760  
PHONE: 916-853-2600  
CONTACT: KRIS PIGMAN
- ARCHITECT:**  
LEATY ARCHITECTURE, INC.  
3150 KETLE COURT SE  
SALINA, OR 97101  
PHONE: 503-399-1090  
CONTACT: MARK LOWEN
- ENGINEER:**  
VALETT-HORN AND ASSOCIATES, INC.  
11919 FOUNDATION PLACE, SUITE 200  
GOLD RIVER, CA 95760  
PHONE: 916-858-5800  
CONTACT: THOMAS COPPIN, P.E.
- SURVEYOR:**  
ANDREGG SURVEYING  
11661 BLOCKER DRIVE, SUITE 200  
ALBUQUERQUE, NM 87123  
PHONE: 530-885-7072  
CONTACT: BEN BARDHUKAN, PLS



**Kimley-Horn and Associates, Inc.**

EXHIBIT K



**UTILITY CONCEPT**  
 EL DORADO HILLS RETIREMENT RESIDENCE  
 DATE: OCTOBER 30, 2012

**CONTACT INFORMATION**

**OWNER:**  
 TRC/VPD VENTURE I, LLC  
 2481 SUNRISE BLVD., SUITE #200  
 GOLD RIVER, CA 95740  
 PHONE: 916-253-2800  
 CONTACT: KRS PROGRAM

**ARCHITECT:**  
 LDITY ARCHITECTURE, INC.  
 3150 KETTLE COURT SE  
 SALEM, OR 97301  
 PHONE: 503-299-1090  
 CONTACT: MARK LINDEN

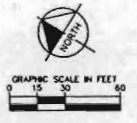
**ENGINEER:**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 11819 FOUNDATION PLACE, SUITE 200  
 GOLD RIVER, CA 95740  
 PHONE: 916-258-5800  
 CONTACT: THOMAS COPPIN, PE

**SURVEYOR:**  
 ANDREWS SURVEYS  
 11861 BUCKNER DRIVE, SUITE 200  
 AUBURN, CA 95603  
 PHONE: 530-885-7072  
 CONTACT: BEN BARDHAGJAN, PLS

13 JUN 12 PM 1:17  
 RECEIVED  
 PLANNING DEPARTMENT

**LEGEND**

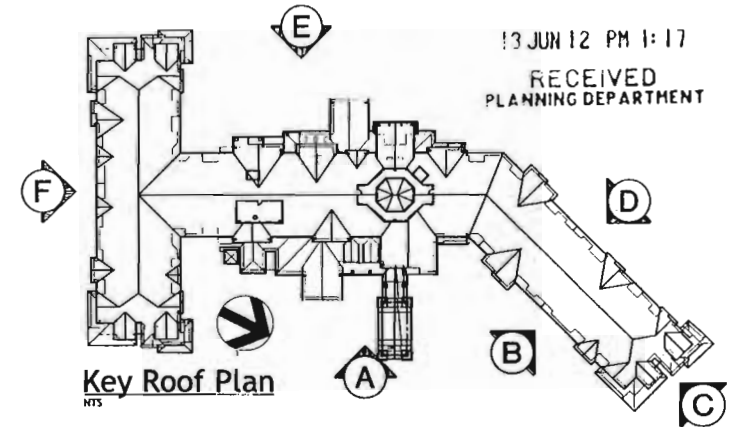
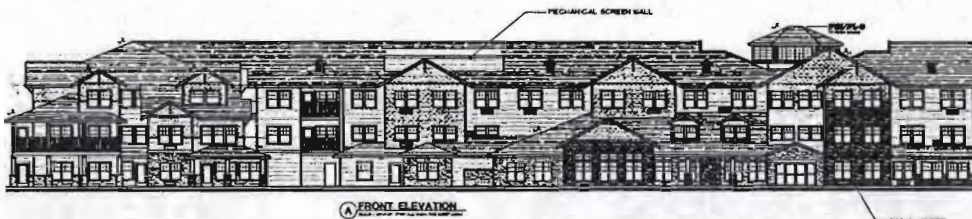
- OVER LAND RELEASE
  - BACK FLOW PREVENTER/ FDC CONNECTION
  - DRAINAGE INLET
  - EASEMENT/SETBACK
  - FIRE HYDRANT ASSEMBLY
  - HEADWALL
  - MANHOLE
  - SEWER CLEANOUT
  - WATER METER
  - WATER VALVE
  - PARKING LOT LIGHTING
  - — PARKING COUNT
- UNDERGROUND UTILITIES**
- SD — STORM PIPE
  - 6" — SEWER PIPE
  - 8" — WATER PIPE



PD 95-0002-R/PD 95-0007-R  
 P 12-0004/SP 13-0001/S 13-0017



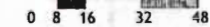




13 JUN 12 PM 1:17  
RECEIVED  
PLANNING DEPARTMENT

### Conceptual Exterior Elevations

DATE: 05 Oct 2012  
SCALE: 1" = 16'-0"



- VINYL WRAPPED INSULATED UNDOUS TYP.
- 2x6 FASCIA w/ COPP. GUTTER TYP.
- HANDPLANED SIDING
- SHINGLE SIDING (GABLE UP 7/8" BOARD)
- ARCH COPP. SHINGLE ROOFING (75 YEAR)

EXHIBIT M

**lenity**  
architecture

3750 Kettle Court SE, Salem, Oregon 97301  
P 503 399 1090 F 503 399 0565 W lenityarchitecture.com

## El Dorado Hills Retirement Residence

El Dorado Hills, California

**HAWTHORN**  
RETIREMENT GROUP

9310 NE Vancouver Mall Dr., Suite 200  
Vancouver, WA 98662-6210  
PHONE 360.566.0000 FAX 360.566.1234

PD 95-0002-R/PD 95-0007-R  
P 12-0004/SP 13-0001/S 13-0017

EXHIBIT N



MOUNTAIN SAGE CHESTNUT BROWN

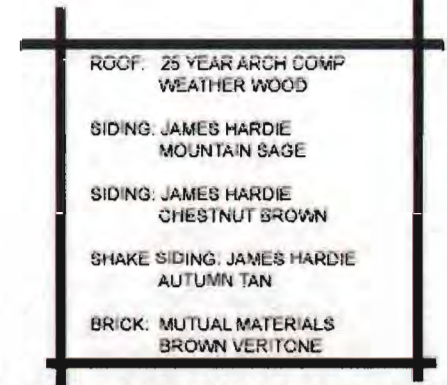


BROWN VERITONE



WEATHER WOOD

AUTUMN TAN



ROOF: 25 YEAR ARCH COMP  
WEATHER WOOD

SIDING: JAMES HARDIE  
MOUNTAIN SAGE

SIDING: JAMES HARDIE  
CHESTNUT BROWN

SHAKE SIDING: JAMES HARDIE  
AUTUMN TAN

BRICK: MUTUAL MATERIALS  
BROWN VERITONE

lenity  
architecture

3100 40th Street SE, Salem, Oregon 97301  
503 839 1200 • 503 839 1200 • www.lenityarchitecture.com

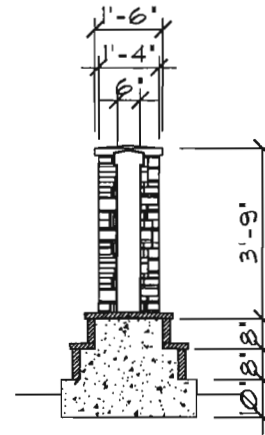
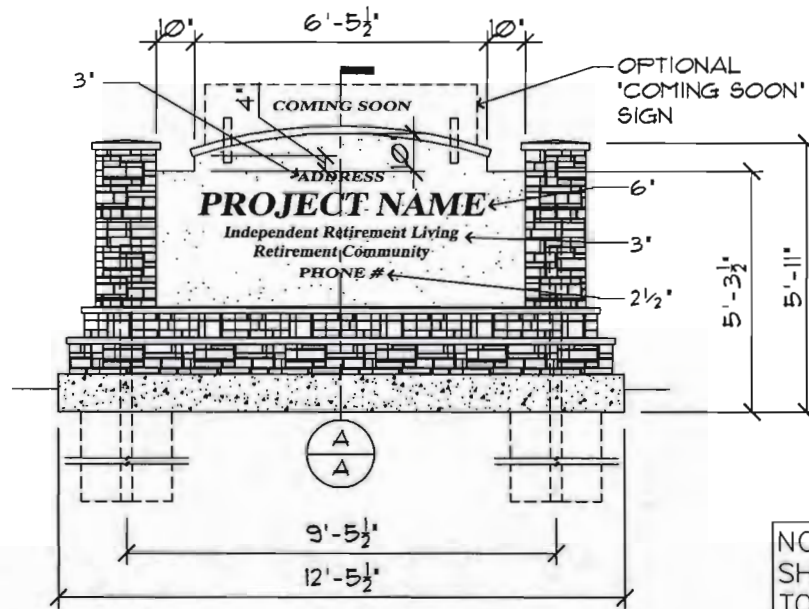
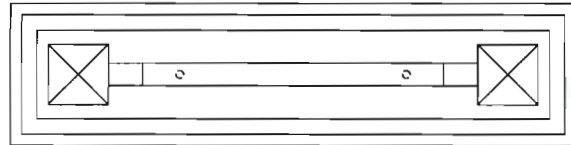
# El Dorado Hills Retirement Residence

El Dorado Hills, California

HAWTHORN  
RETIREMENT GROUP

8390 NE Vancouver Mall Dr., Suite 202  
Vancouver, WA 98664-4213  
(360) 215-1500 Fax (360) 215-1940

PD 95-0002/R 02/05-1407/S  
P 12-0004/SP 13-0001/S 13-0017



SECTION A-A

- GENERAL NOTES:  
 1. MANUFACTURER: SIGN-A-RAMA  
 2. LETTERING: ALL RAISED (SIGN FORM-CUSTOM PAINTED)  
 3. FOR FOOTINGS AND INSTALLATION SEE MANUF. INSTRUCTIONS

NOTE: PROVIDE SHOP DRAWINGS TO ARCHITECT FOR APPROVAL



PROJECT SIGN

SCALE: 1/4" = 1'-0"

T:\0\GENERAL\580\PROJ\01580008

# El Dorado Hills Specific Plan

Table 1: Summary of Residential Use by Development Neighborhood

May 9, 2013 (includes pending applications for Serrano Village A14, C2, D1 Lots C & D, and J5/J6 Revisions)

	Specific Plan			Actual <sup>(1)</sup>			(Reduction) / Increase from Specific Plan		
	(a) Dwelling Units	(b) Net Acres <sup>(2)</sup>	(c) Net D.U./ac	(d) Dwelling Units	(e) Net Acres <sup>(2)</sup>	(f) Net D.U./ac	(d) - (a) Dwelling Units	(e) - (b) Net Acres <sup>(2)</sup>	(f) - (c) Net D.U./ac
<b>NORTH UPLANDS</b>									
Village H	362	160		267	218		(95)	58	
Village I	699	134		218	146		(481)	12	
Village J	342	117		454	167		112	50	
Village K	458	236		671	337		213	101	
Village L	56	25		110	83		54	58	
Village M	37	148		168	156		131	8	
	<u>1,954</u>	<u>820</u>	<u>2.38</u>	<u>1,888</u>	<u>1,106</u>	<u>1.71</u>	<u>(66)</u>	<u>286</u>	<u>(0.68)</u>
<b>SOUTH UPLANDS</b>									
Village C	482	252		427	165		(55)	(87)	
Village E	282	109		696	190		414	81	
Village F	553	107		257	74		(296)	(33)	
Village G	905	192		199	67		(706)	(126)	
	<u>2,222</u>	<u>660</u>	<u>3.37</u>	<u>1,579</u>	<u>496</u>	<u>3.18</u>	<u>(643)</u>	<u>(164)</u>	<u>(0.18)</u>
<b>VALLEY</b>									
Village A	606	151		376	114		(230)	(37)	
Village B	212	53		196	58		(16)	5	
Village D	1,051	250		787	269		(264)	19	
Village P (by others)	90	53		Unknown	Unknown		Unknown	Unknown	
Village Q (by others)	27	27		Unknown	Unknown		Unknown	Unknown	
Village V (by others)	0	7		Unknown	Unknown		Unknown	Unknown	
	<u>1,986</u>	<u>541</u>	<u>3.67</u>	<u>1,359</u>	<u>441</u>	<u>3.08</u>	<u>(510)</u>	<u>(13)</u>	<u>(0.59)</u>
	<u>6,162</u>	<u>2,021</u>	<u>3.05</u> *	<u>4,826</u>	<u>2,043</u>	<u>2.36</u> **	<u>(1,219)</u>	<u>109</u>	<u>(0.69)</u>
			<b>* NET DENSITY (Specific Plan Area)</b>						<b>** NET DENSITY (Actual - Serrano Portion)</b>
<b>MISCELLANEOUS</b>									
Village T (by others)		126		Unknown					
Village U (by others)		130		Unknown					
		<u>256</u>							
<b>MISCELLANEOUS</b>									
Village J (Commercial)		45		12 <sup>[3]</sup>				(33)	
Village Green		27		27				0	
Village R (by others)		157		157 (assumes no change)				0	
Village W (by others)		13		13 (assumes no change)				0	
Circulation		139		Unknown				Unknown	
Schools		60		48 <sup>[4]</sup>				(12)	
Golf Course		370		189 <sup>[5]</sup>				(181)	
Open Space		808		1,023				215	
		<u>3,896</u>							

[1] Serrano portion only, as developed, mapped, and planned.

[2] Defined by the Specific Plan as the number of acres excluding open space, major circulation routes, and school sites.

[3] Village J5 Phase 1

[4] Includes Oak Meadow School, Silva Valley School, and Rolling Hills School. Rescue Union has not purchased the Village J site.

[5] In April 2000, the Planning Commission voted to approve abandonment of the 2nd golf course described in the Specific Plan in favor of open space accessible to the public.