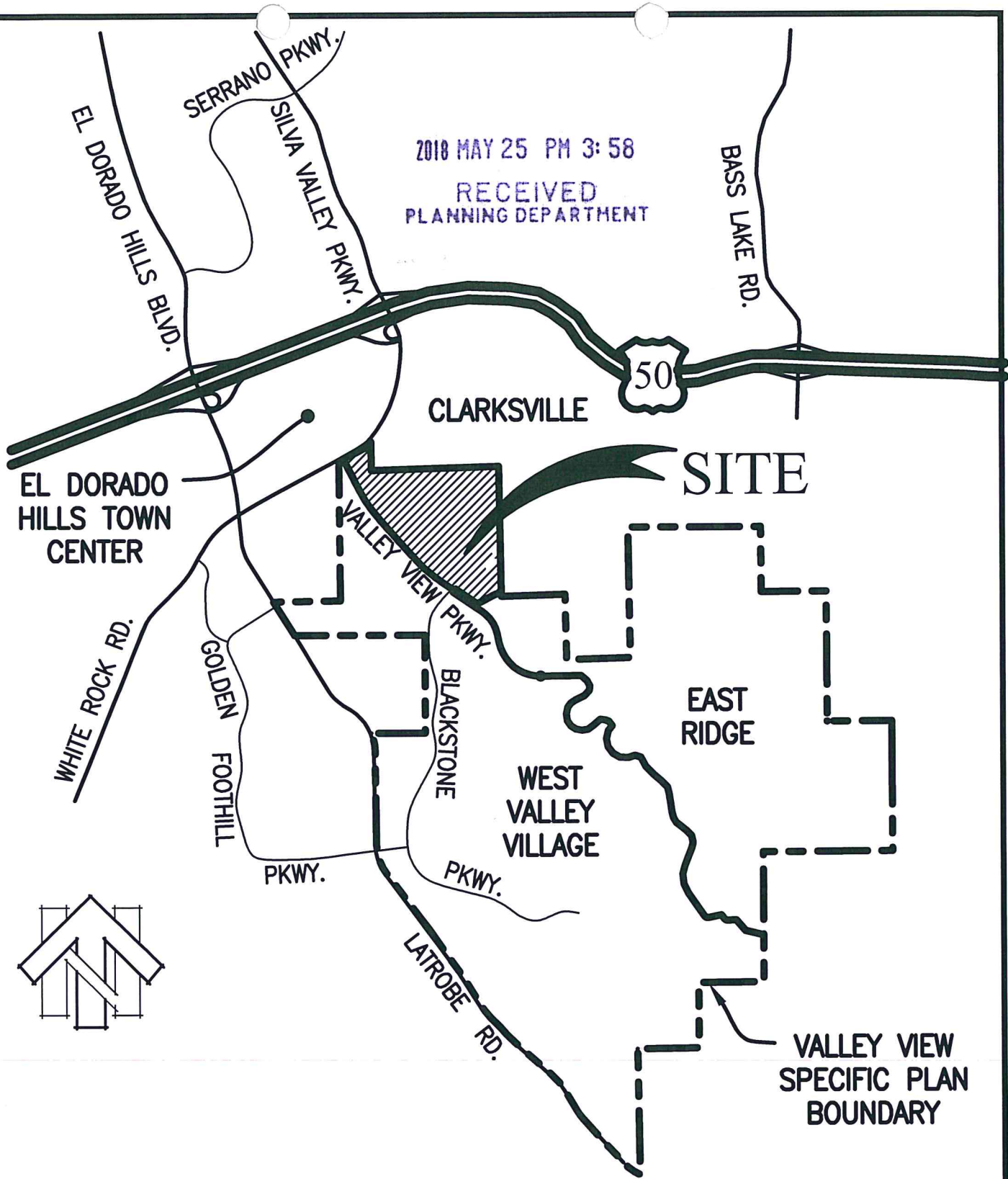


2018 MAY 25 PM 3: 58
RECEIVED
PLANNING DEPARTMENT

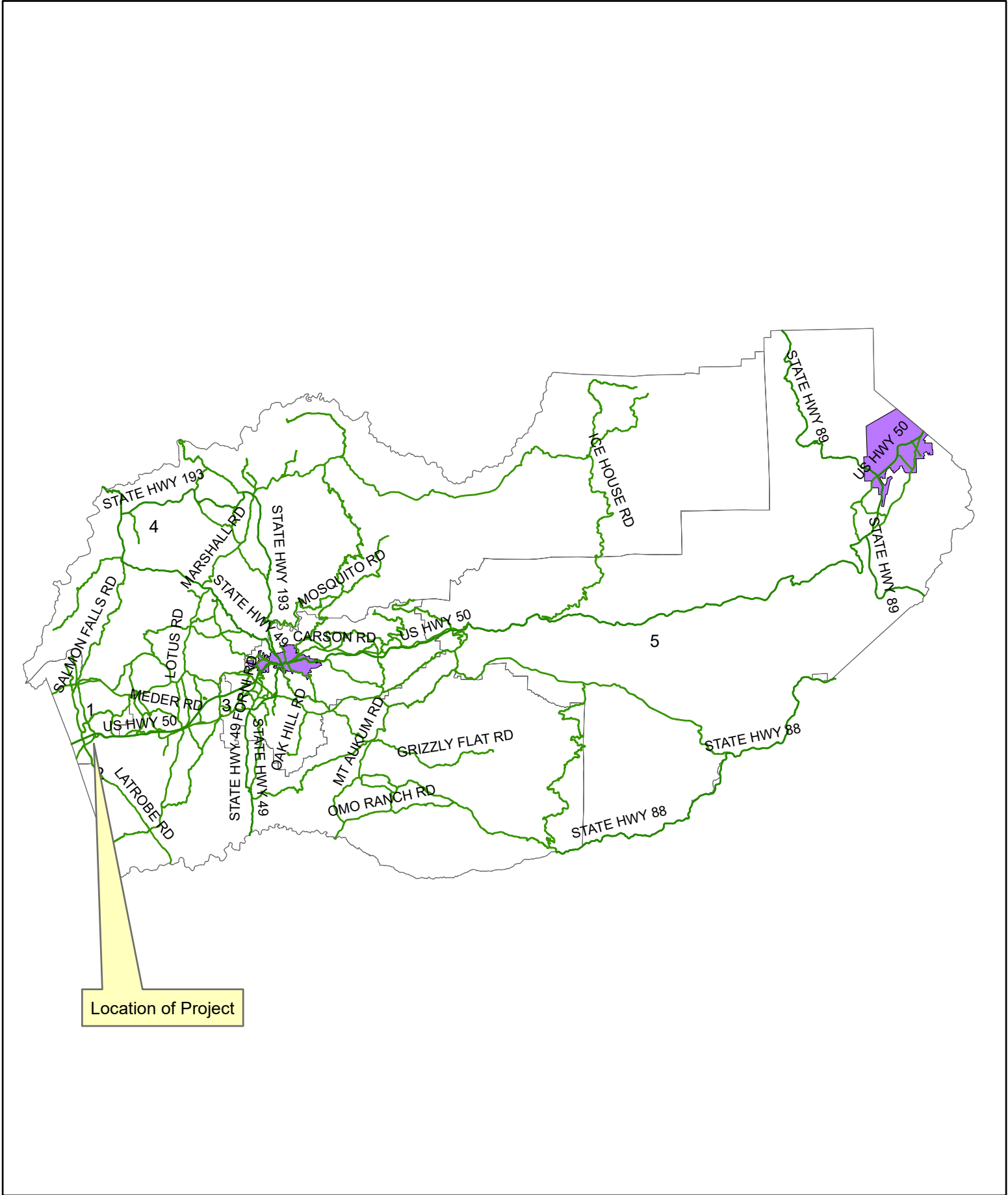


VICINITY MAP

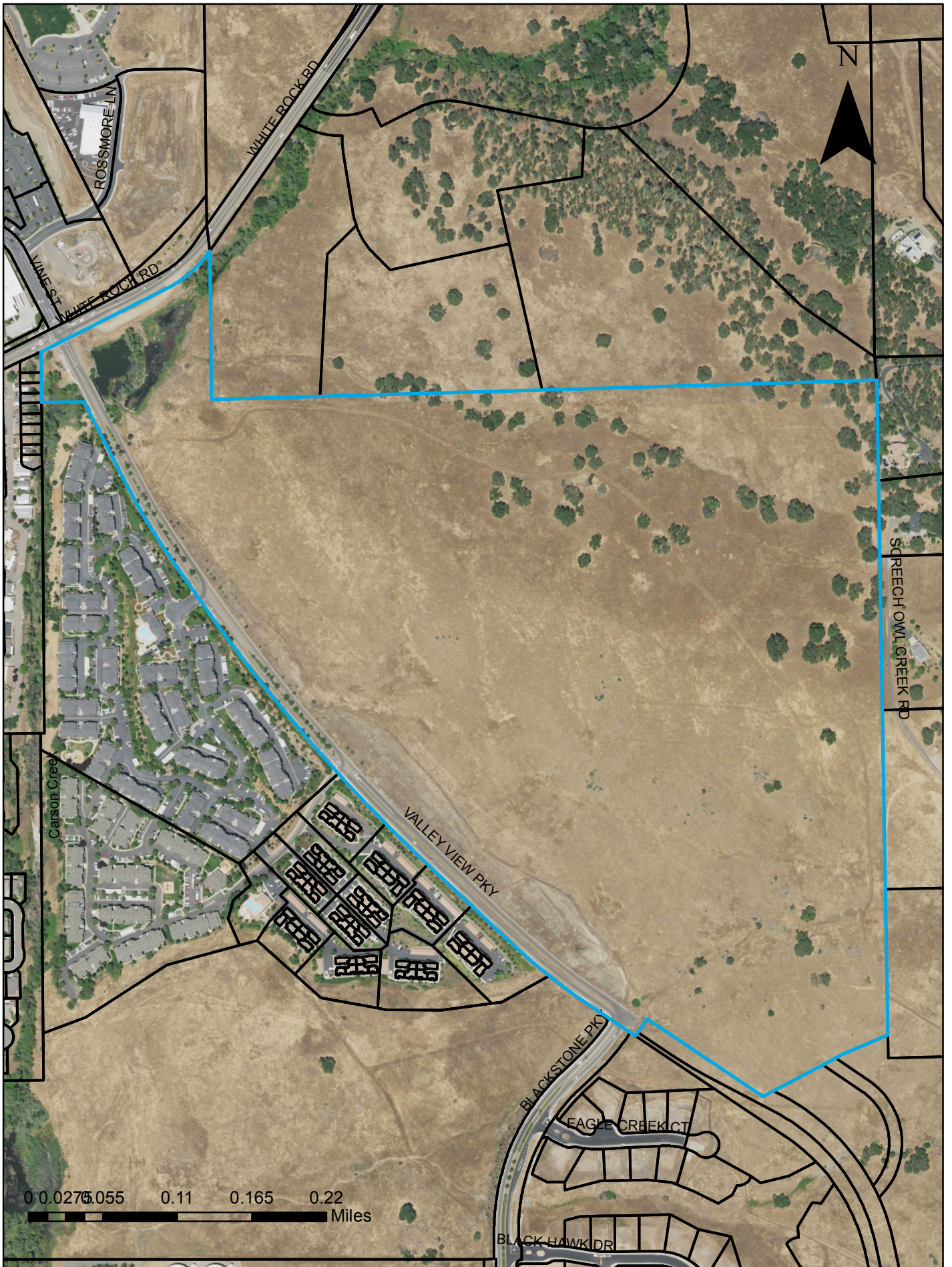
Exhibit A

NTS

P18-0005



0 0.02 0.04 0.08 0.12 0.16
 Miles



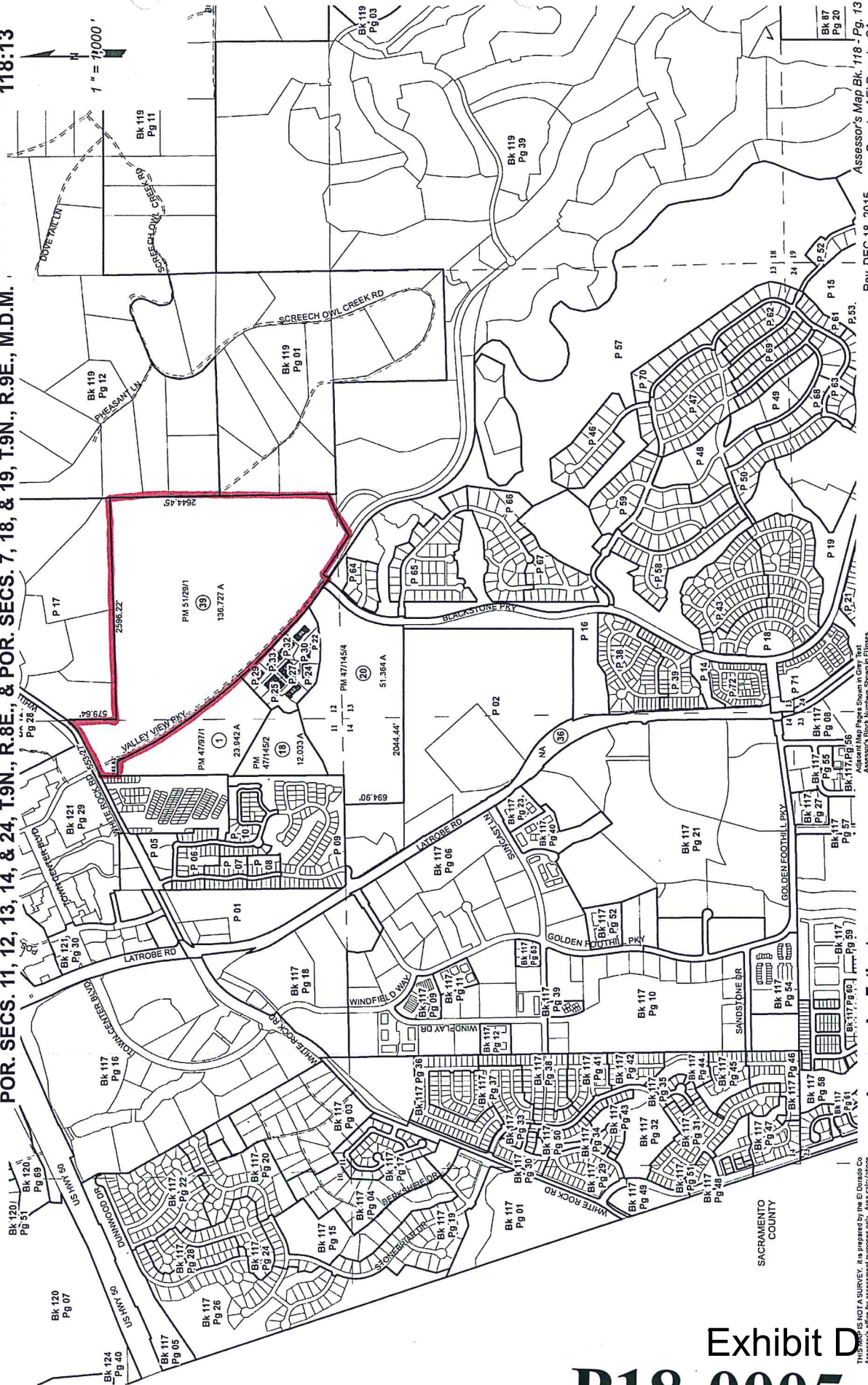
White Rock Village/118-130-039

Exhibit C

2018 MAY 25 PM 3:58

RECEIVED
PLANNING DEPARTMENT
18:13

POR. SECS. 11, 12, 13, 14, & 24, T.9N., R.8E., & POR. SECS. 7, 18, & 19, T.9N., R.9E., M.D.M.



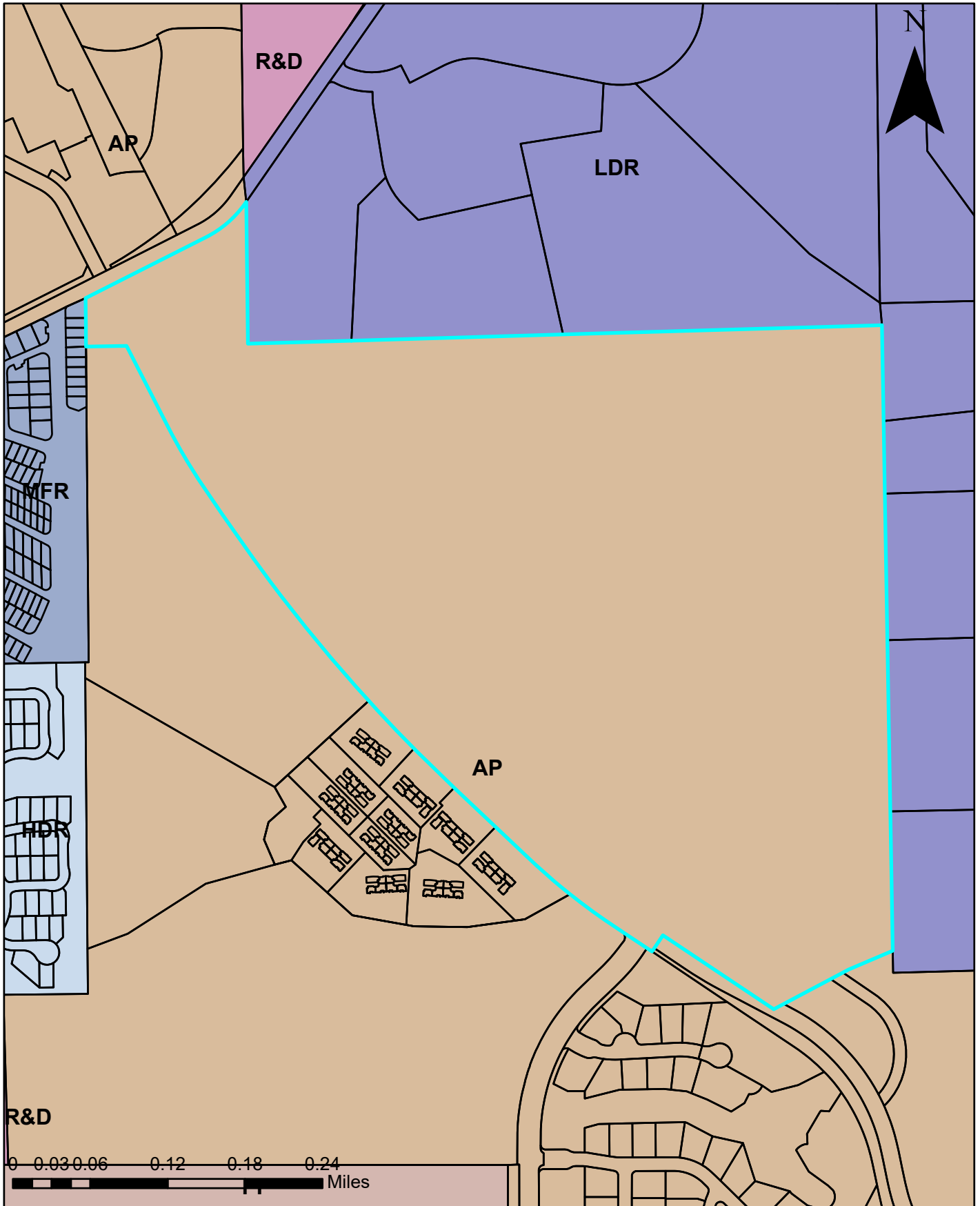
Assessor's Map Bk. 118 - Pg. 13
County of El Dorado, CA
Rev. DEC 18, 2015

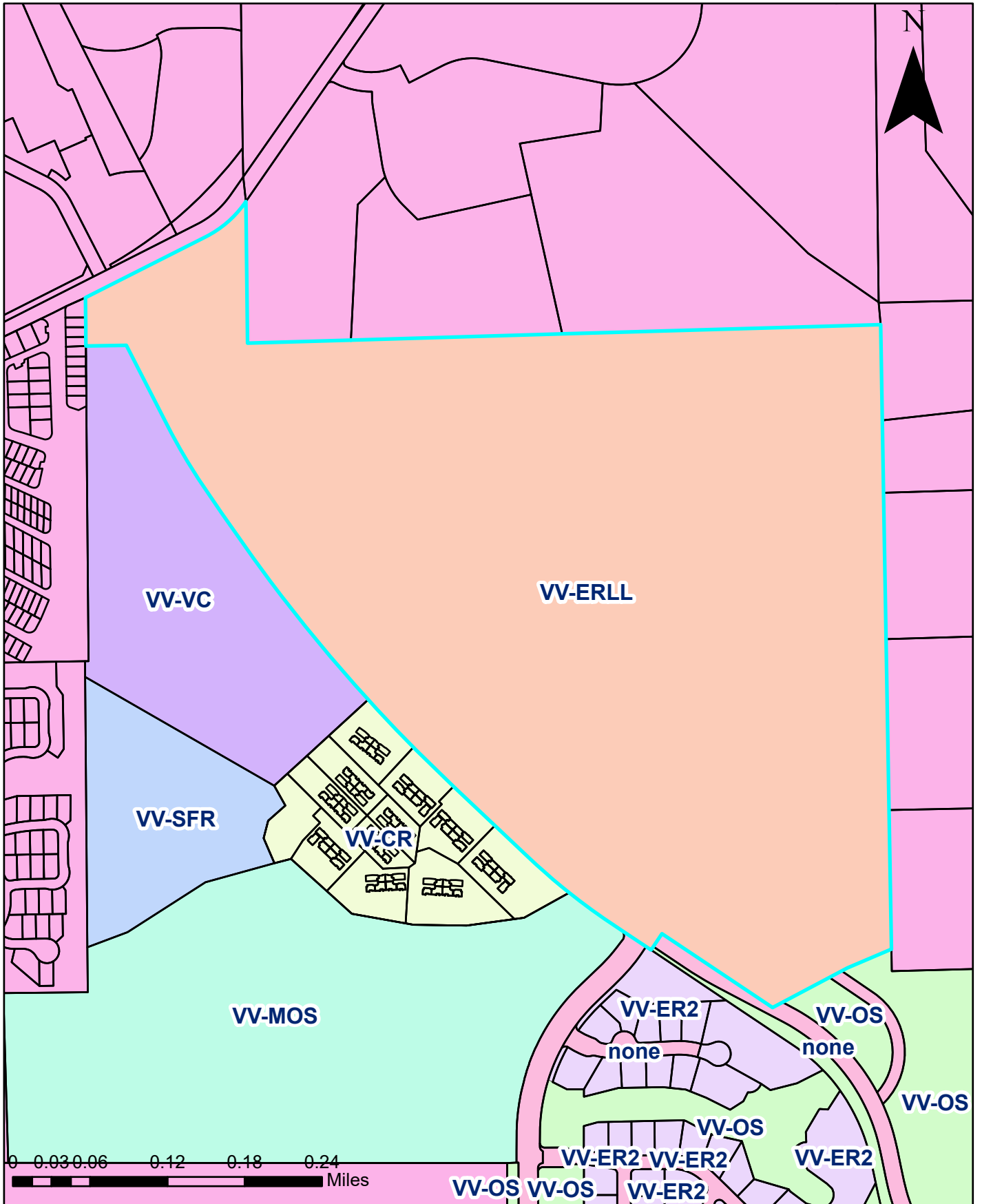
Assessor's Parcel Numbers Shown in Circles
Assessor's Block Numbers Shown in Ellipses

Acresages Are Estimates

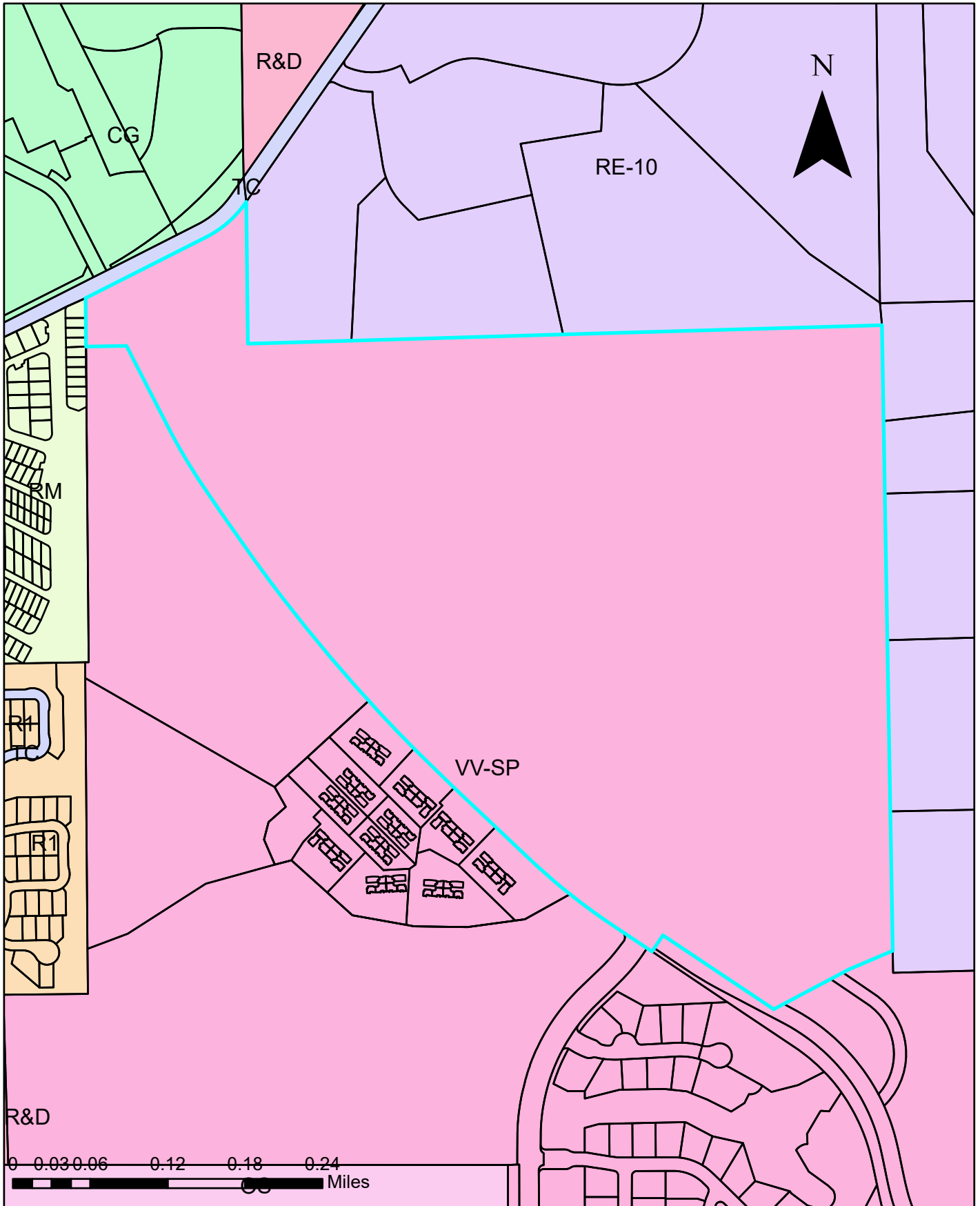
THIS MAP IS NOT A SURVEY. It is prepared by the GIS Bureau of the Assessor's Office and is not a substitute for a professional survey. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

Exhibit D
P18-0005





information. Parcel boundaries are particularly unreliable.
Users make use of this depiction at their own risk.



TENTATIVE PARCEL MAP WHITE ROCK VILLAGE

OWNER OF RECORD

EAST RIDGE INVESTORS, LLC
7700 COLLEGE TOWN DRIVE, #101
SACRAMENTO, CA 95826

APPLICANT

EAST RIDGE INVESTORS, LLC
7700 COLLEGE TOWN DRIVE, #101
SACRAMENTO, CA 95826

ENGINEER

cta Engineering & Surveying
Civil Engineering • Land Surveying • Land Planning
3233 Montez Circle, Placito Corral, CA 95742
TEL: 916.486.1111 FAX: 916.486.1112

MAP SCALE

1" = 200'

CONTOUR INTERVAL

CONTOUR INTERVAL = 10 FOOT

SOURCE OF TOPOGRAPHY

AERIAL PHOTOGRAMMETRY

SECTION, TOWNSHIP and RANGE

SECTIONS 11, 12, 13 T.9 N., R.8 E M.D.M.

ASSESSOR'S PARCEL NUMBER

A.P.N. 118-130-39

PRESENT ZONING

VALLEY VIEW ESTATE RESIDENTIAL LARGE LOT

TOTAL AREA

136.727 ACRES

TOTAL NO. of PARCELS

4 TOTAL
1 RESIDENTIAL - PARCEL 4.....48.082 AC
3 OPEN SPACE - PARCELS 1 THRU 3.....88.645 AC

MINIMUM LOT AREA

0.426 ACRES

WATER SUPPLY and SEWAGE DISPOSAL

EL DORADO IRRIGATION DISTRICT

PROPOSED STRUCTURAL FIRE PROTECTION

EL DORADO HILLS COUNTY WATER DISTRICT

DATE OF PREPARATION

MAY, 2018

ENGINEER'S CERTIFICATE

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

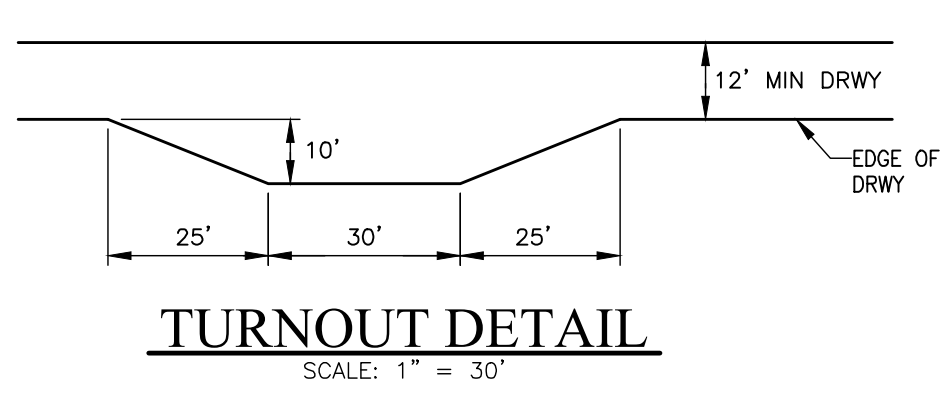
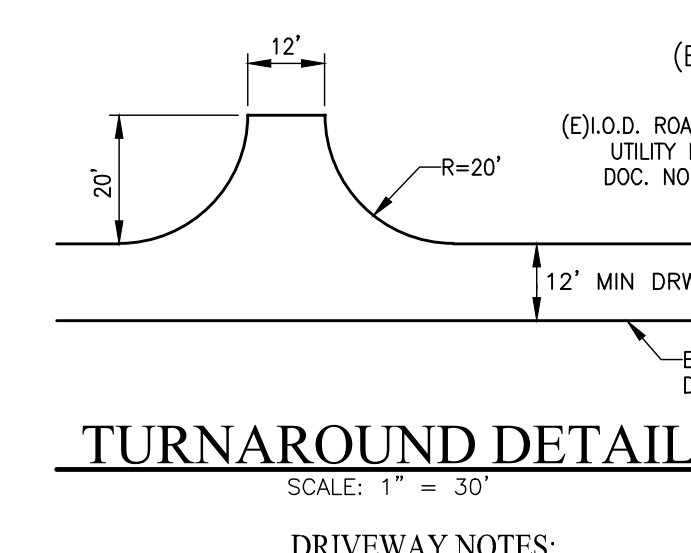
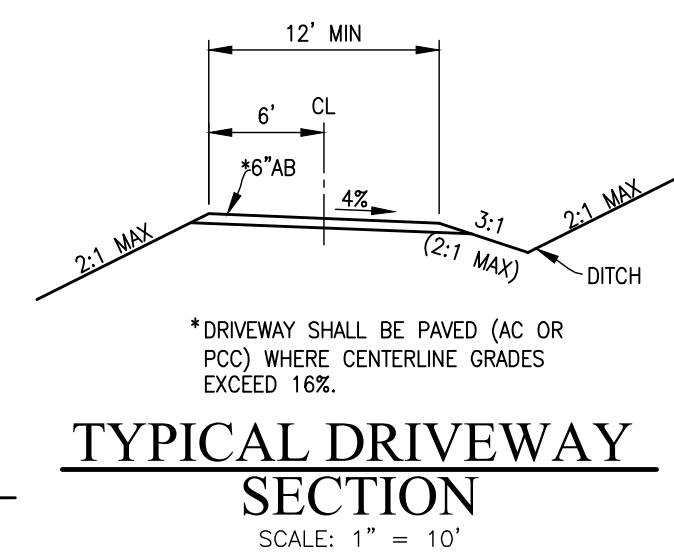
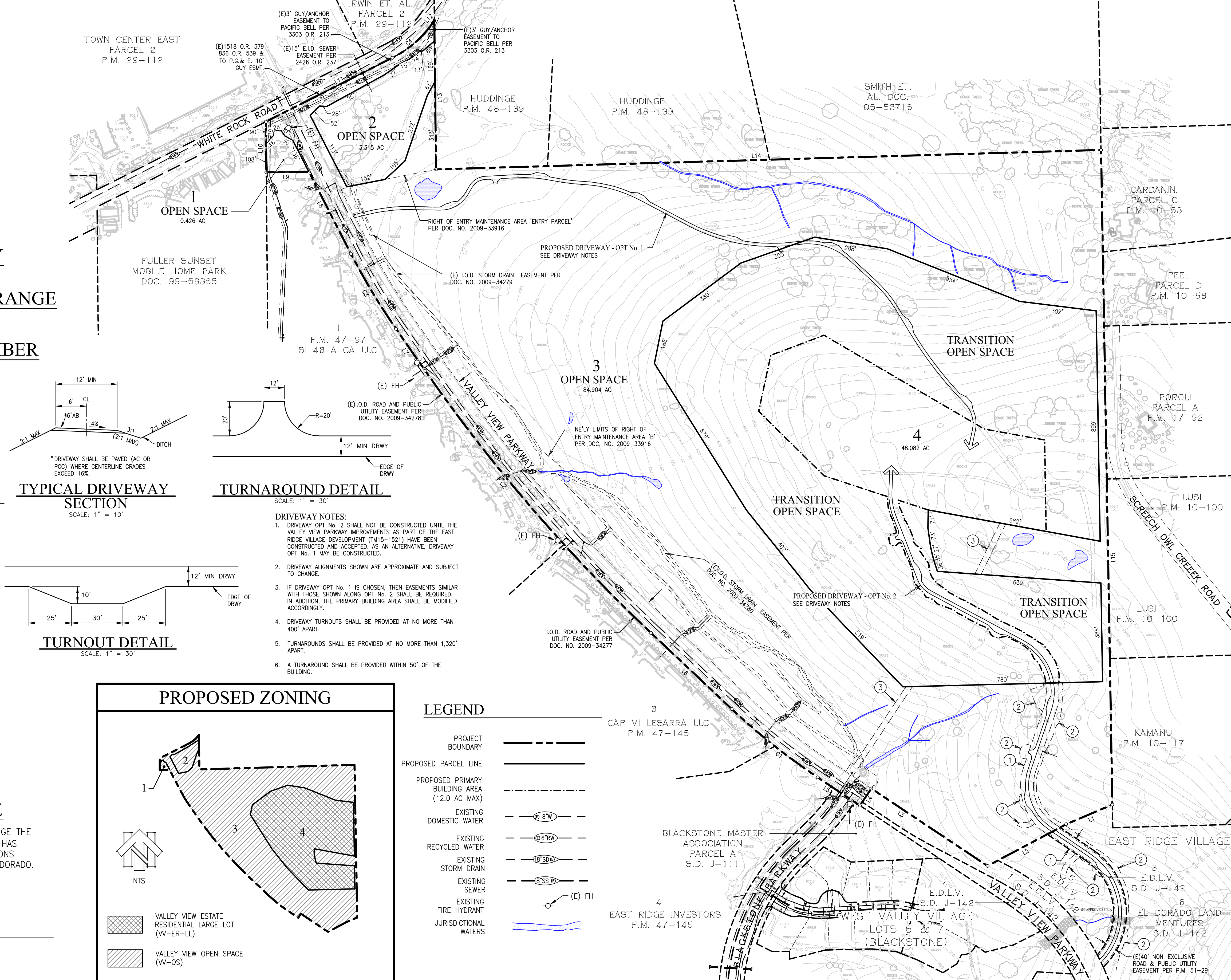
BRIAN M. ALLEN

P.E. 60764

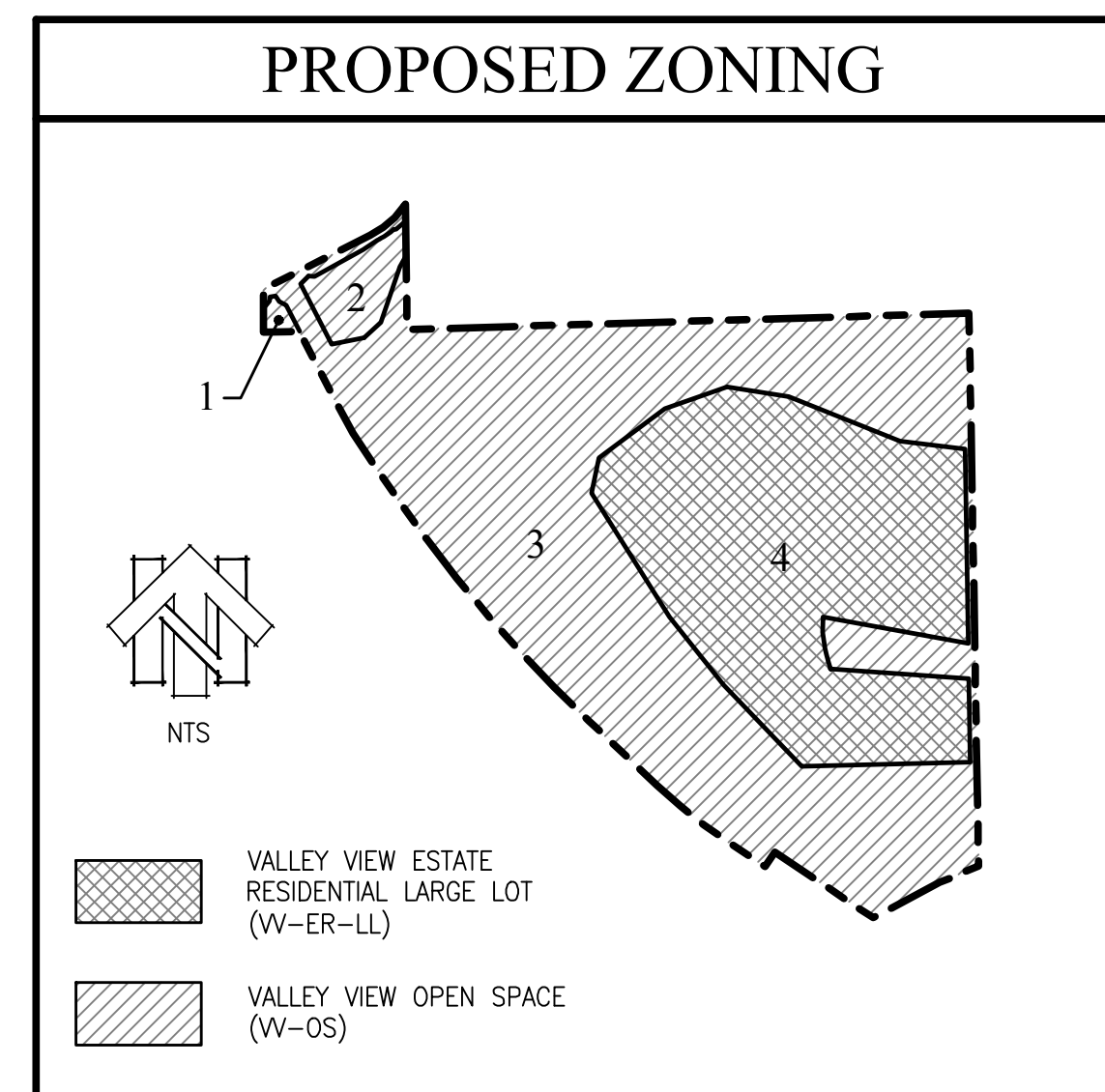
COUNTY OF EL DORADO

MAY, 2018

STATE OF CALIFORNIA

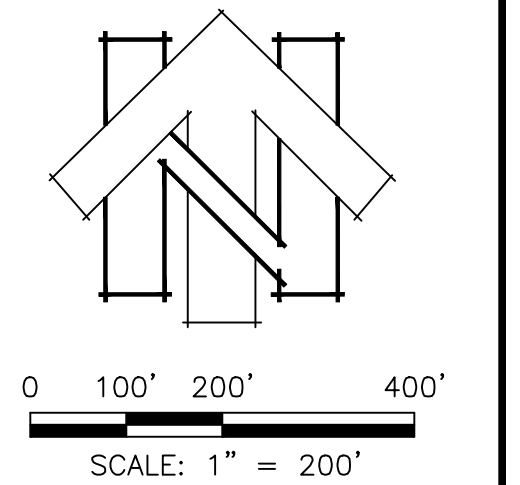
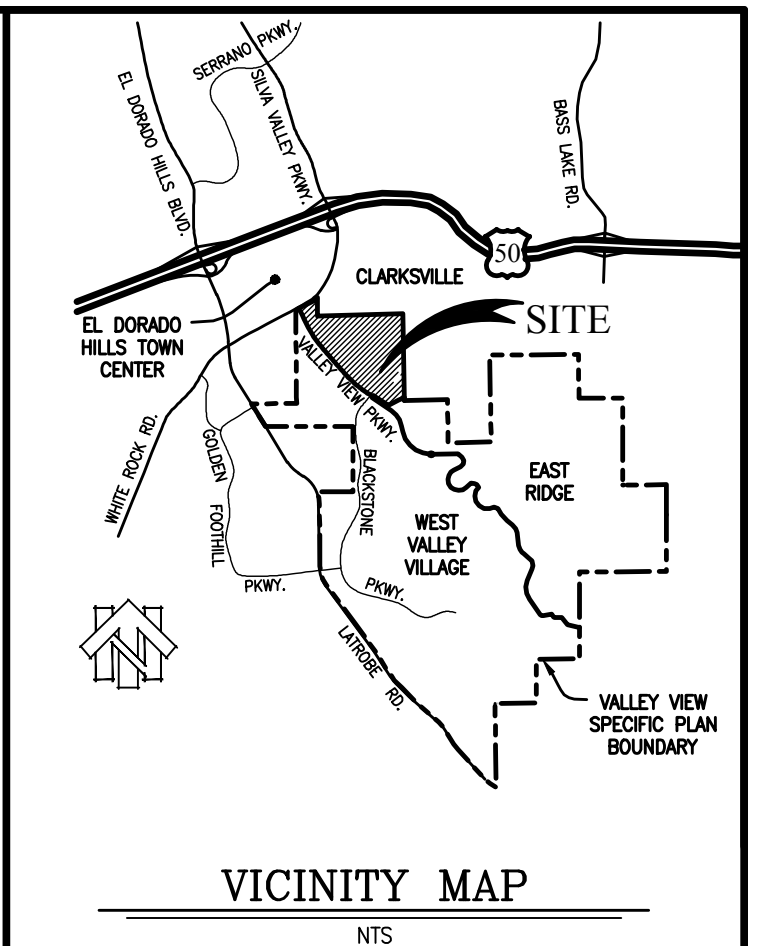


- DRIVEWAY NOTES:**
- DRIVEWAY OPT No. 2 SHALL NOT BE CONSTRUCTED UNTIL THE VALLEY VIEW PARKWAY IMPROVEMENTS AS PART OF THE EAST RIDGE VILLAGE DEVELOPMENT (T115-1521) HAVE BEEN CONSTRUCTED AND ACCEPTED. AS AN ALTERNATIVE, DRIVEWAY OPT No. 1 MAY BE CONSTRUCTED.
 - DRIVEWAY ALIGNMENTS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE.
 - IF DRIVEWAY OPT No. 1 IS CHOSEN, THEN EASEMENTS SIMILAR WITH THOSE SHOWN ALONG OPT No. 2 SHALL BE REQUIRED. IN ADDITION, THE PRIMARY BUILDING AREA SHALL BE MODIFIED ACCORDINGLY.
 - DRIVEWAY TURNOUTS SHALL BE PROVIDED AT NO MORE THAN 400' APART.
 - TURNAROUNDS SHALL BE PROVIDED AT NO MORE THAN 1,320' APART.
 - A TURNAROUND SHALL BE PROVIDED WITHIN 50' OF THE BUILDING.



LEGEND

- PROJECT BOUNDARY: Dashed line
- PROPOSED PARCEL LINE: Solid line
- PROPOSED PRIMARY BUILDING AREA (12.0 AC MAX): Dotted line
- EXISTING DOMESTIC WATER: 8" W
- EXISTING RECYCLED WATER: 8" RW
- EXISTING STORM DRAIN: 8" SD
- EXISTING SEWER: 8" SS
- EXISTING FIRE HYDRANT: (E) FH
- JURISDICTIONAL WATERS: Blue wavy line



PROPOSED EASEMENTS

- 50' ROAD & PUBLIC UTILITY EASEMENT
- SLOPE & DRAINAGE EASEMENT
- PUBLIC UTILITY EASEMENT

LINE TABLE

LINE	BEARING	DISTANCE
L1	N67°00'54"E	195.71'
L2	N62°05'42"E	347.67'
L3	S56°18'51"E	544.86'
L4	N33°41'09"E	80.00'
L5	S56°18'51"E	198.51'
L6	S46°40'28"E	432.21'
L7	N34°50'25"W	200.00'
L8	S27°11'15"E	361.85'
L9	N88°59'40"E	165.63'
L10	N0°28'56"W	197.80'
L11	S63°13'06"W	553.27'
L12	N35°19'58"E	10.95'
L13	N0°39'42"W	579.64'
L14	S88°19'57"W	2596.22'
L15	N0°59'29"W	2554.52'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH
C1	2548.00'	9°38'23"	428.69'
C2	6548.00'	11°50'03"	1352.47'
C3	2548.00'	7°39'09"	340.32'
C4	430.00'	27°53'09"	209.28'

Exhibit H

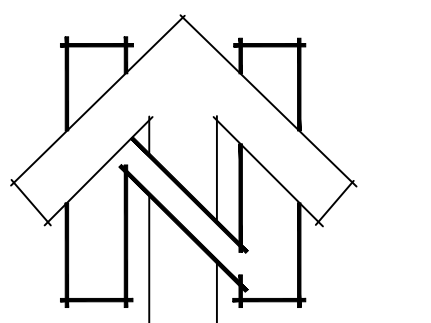
ZONING ADMINISTRATOR: _____
APPROVAL/DENIAL DATE: _____

PRELIMINARY GRADING & DRAINAGE PLAN WHITE ROCK VILLAGE

COUNTY OF EL DORADO

MAY, 2018

STATE OF CALIFORNIA



0 50' 100' 200'
SCALE: 1" = 100'

LEGEND

PROPOSED CONTOUR	PROPOSED SLOPE BANK	JURISDICTIONAL WATERS
EXISTING CONTOUR	PROPOSED DAYLIGHT LINE	TREE SIZE 24" OAK
PROPOSED PAD ELEVATION	PROPOSED DITCH	OAK TREE TO BE REMOVED
PRIMARY BUILDING AREA	PROPOSED DRAINAGE SYSTEM	
PROPOSED RETAINING WALL		

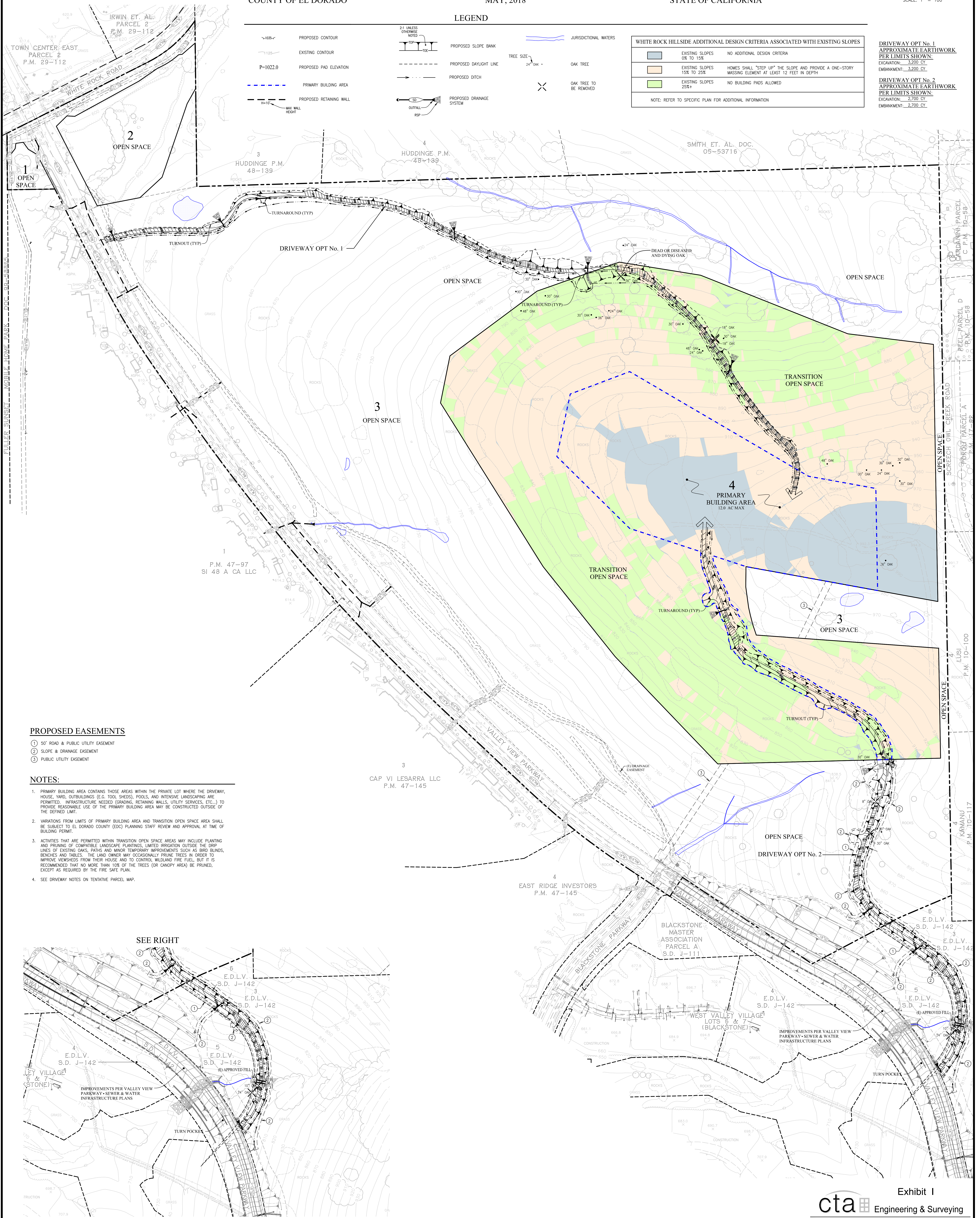
WHITE ROCK HILLSIDE ADDITIONAL DESIGN CRITERIA ASSOCIATED WITH EXISTING SLOPES

EXISTING SLOPES 0% TO 15%	NO ADDITIONAL DESIGN CRITERIA
EXISTING SLOPES 15% TO 25%	HOMES SHALL "STEP UP" THE SLOPE AND PROVIDE A ONE-STORY MASSING ELEMENT AT LEAST 12 FEET IN DEPTH
EXISTING SLOPES 25%+	NO BUILDING PADS ALLOWED

NOTE: REFER TO SPECIFIC PLAN FOR ADDITIONAL INFORMATION

**DRIVEWAY OPT No. 1
APPROXIMATE EARTHWORK
PER LIMITS SHOWN:**
EXCAVATION: 3,200 CY
EMBANKMENT: 3,200 CY

**DRIVEWAY OPT No. 2
APPROXIMATE EARTHWORK
PER LIMITS SHOWN:**
EXCAVATION: 2,700 CY
EMBANKMENT: 2,700 CY

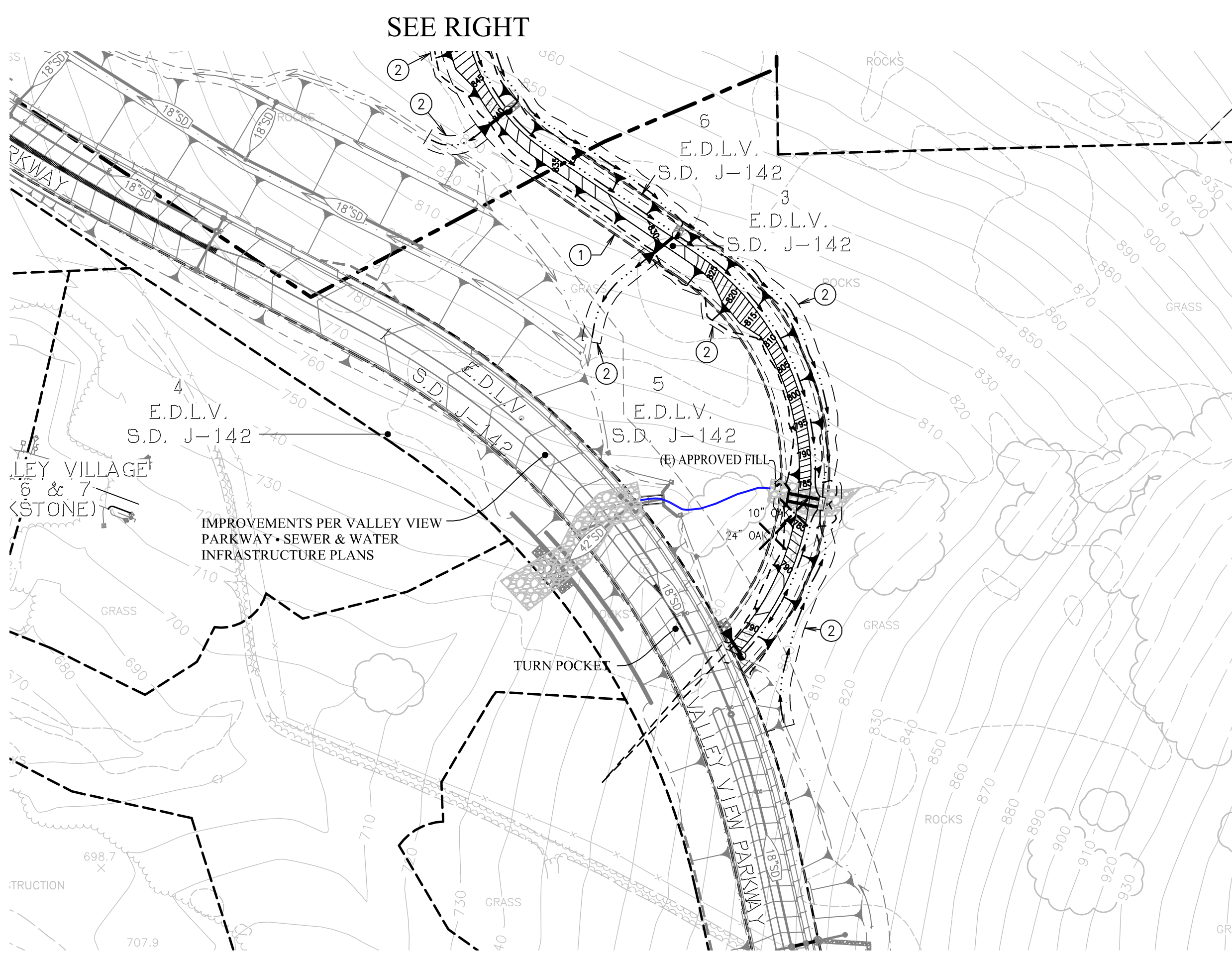


PROPOSED EASEMENTS

- ① 30' ROAD & PUBLIC UTILITY EASEMENT
- ② SLOPE & DRAINAGE EASEMENT
- ③ PUBLIC UTILITY EASEMENT

NOTES:

1. PRIMARY BUILDING AREA CONTAINS THOSE AREAS WITHIN THE PRIVATE LOT WHERE THE DRIVEWAY, HOUSE, YARD, OUTBUILDINGS (E.G. TOOL SHEDS), POOLS, AND INTENSIVE LANDSCAPING ARE PERMITTED. INFRASTRUCTURE NEEDED (GRADING, RETAINING WALLS, UTILITY SERVICES, ETC.) TO PROVIDE REASONABLE USE OF THE PRIMARY BUILDING AREA MAY BE CONSTRUCTED OUTSIDE OF THE DEFINED LIMIT.
2. VARIATIONS FROM LIMITS OF PRIMARY BUILDING AREA AND TRANSITION OPEN SPACE AREA SHALL BE SUBJECT TO EL DORADO COUNTY (EDC) PLANNING STAFF REVIEW AND APPROVAL AT TIME OF BUILDING PERMIT.
3. ACTIVITIES THAT ARE PERMITTED WITHIN TRANSITION OPEN SPACE AREAS MAY INCLUDE PLANTING AND PRUNING OF COMPATIBLE LANDSCAPE PLANTINGS, LIMITED IRRIGATION OUTSIDE THE DRIP LINES OF EXISTING OAKS, PATHS AND MINOR TEMPORARY IMPROVEMENTS SUCH AS BIRD BLINDS, BENCHES AND TABLES. THE LAND OWNER MAY OCCASIONALLY PRUNE TREES IN ORDER TO IMPROVE VIEWSHEDS FROM THEIR HOUSE AND TO CONTROL WILDLAND FIRE FUEL, BUT IT IS RECOMMENDED THAT NO MORE THAN 10% OF THE TREES (OR CANOPY AREA) BE PRUNED, EXCEPT AS REQUIRED BY THE FIRE SAFE PLAN.
4. SEE DRIVEWAY NOTES ON TENTATIVE PARCEL MAP.

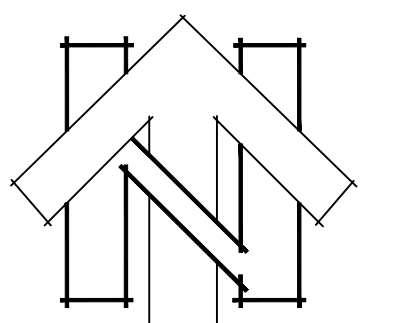


TREE PRESERVATION PLAN WHITE ROCK VILLAGE

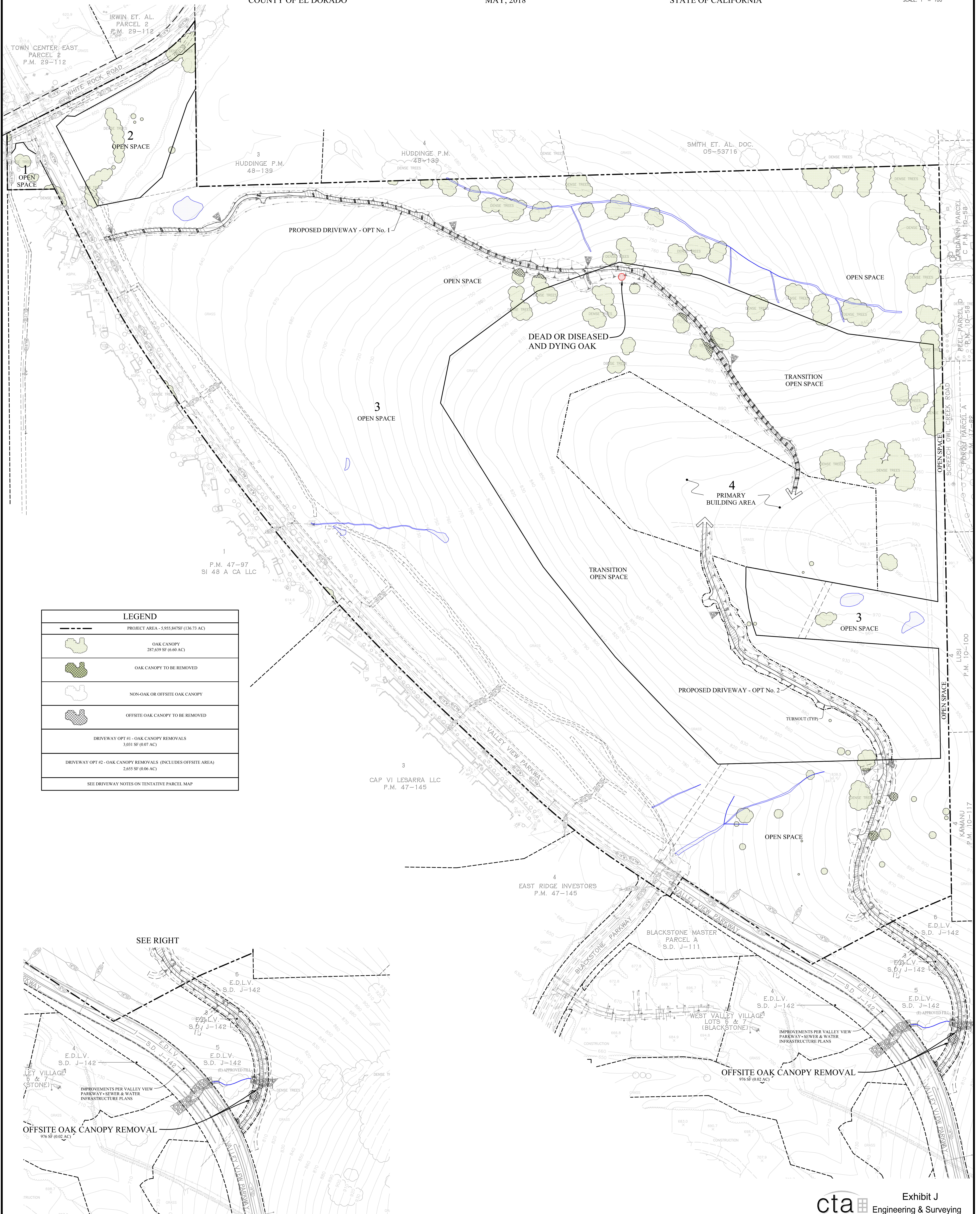
COUNTY OF EL DORADO

MAY, 2018

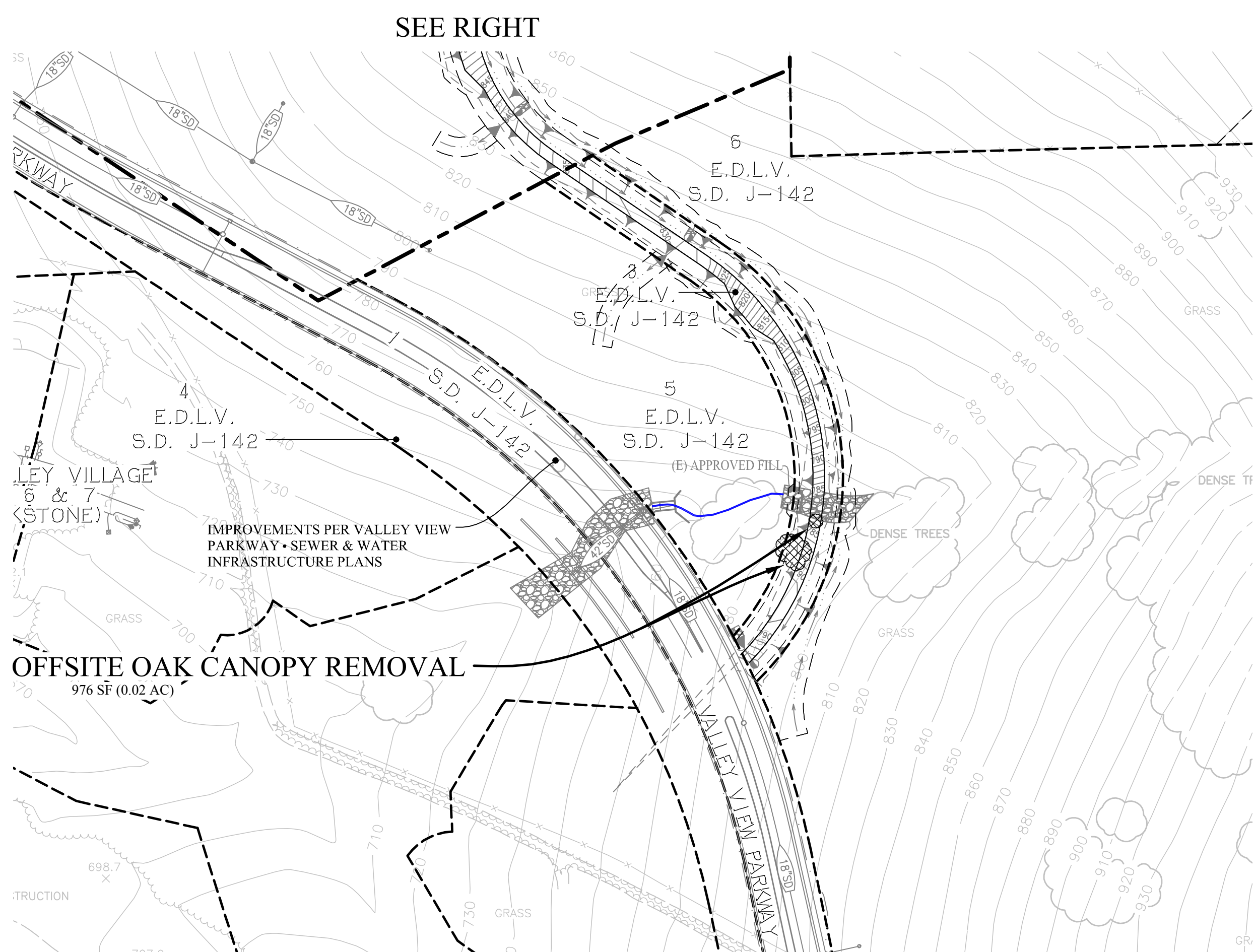
STATE OF CALIFORNIA



0 50' 100' 200'
SCALE: 1" = 100'



LEGEND	
PROJECT AREA - 5,955,847SF (136.73 AC)	
	OAK CANOPY 287,639 SF (6.60 AC)
	OAK CANOPY TO BE REMOVED
	NON-OAK OR OFFSITE OAK CANOPY
	OFFSITE OAK CANOPY TO BE REMOVED
	DRIVEWAY OPT #1 - OAK CANOPY REMOVALS 3,031 SF (0.07 AC)
	DRIVEWAY OPT #2 - OAK CANOPY REMOVALS (INCLUDES OFFSITE AREA) 2,655 SF (0.06 AC)
SEE DRIVEWAY NOTES ON TENTATIVE PARCEL MAP	

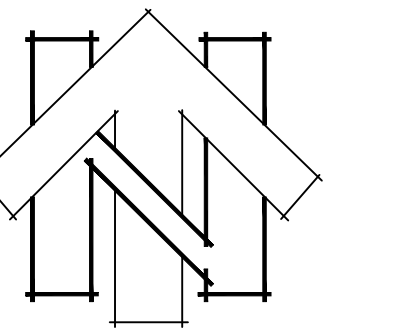


PRELIMINARY SEWER & WATER EXHIBIT WHITE ROCK VILLAGE

COUNTY OF EL DORADO

MAY, 2018

STATE OF CALIFORNIA



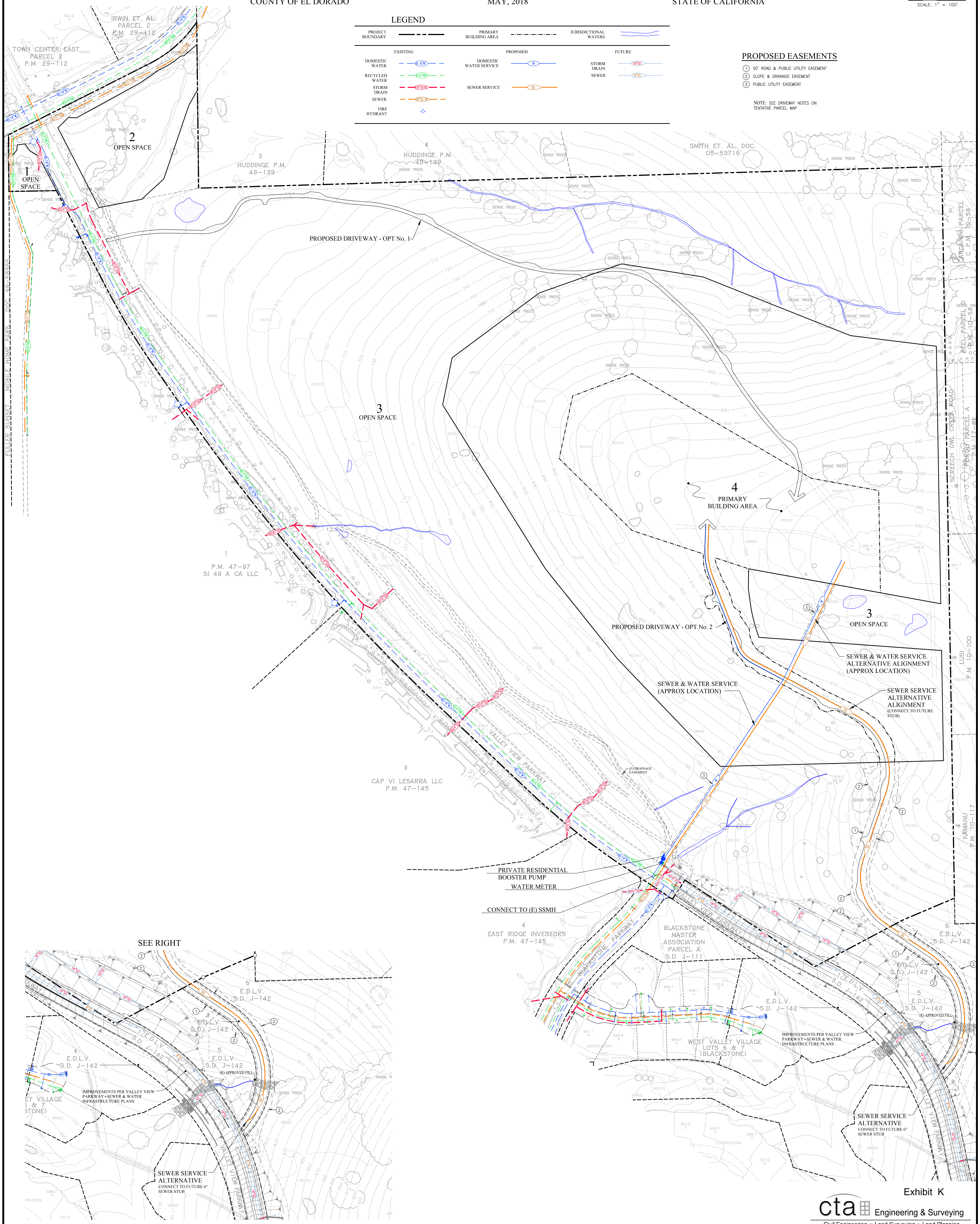
0 50' 100' 200'
SCALE: 1" = 100'

LEGEND			
PROJECT BOUNDARY	EXISTING	PROPOSED	JURISDICTIONAL WATERS
---	---	---	---
DOMESTIC WATER	---	---	---
RECYCLED WATER	---	---	---
STORM DRAIN	---	---	---
SEWER	---	---	---
FIRE HYDRANT	---	---	---
PRIMARY BUILDING AREA	---	---	---
DOMESTIC WATER SERVICE	---	---	---
SEWER SERVICE	---	---	---
STORM DRAIN	---	---	---
SEWER	---	---	---
FUTURE	---	---	---
STORM DRAIN	---	---	---
SEWER	---	---	---

PROPOSED EASEMENTS

- ① 50' ROAD & PUBLIC UTILITY EASEMENT
- ② SLOPE & DRAINAGE EASEMENT
- ③ PUBLIC UTILITY EASEMENT

NOTE: SEE DRIVEWAY NOTES ON TENTATIVE PARCEL MAP



SEE RIGHT

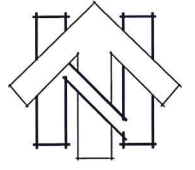
Exhibit K

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

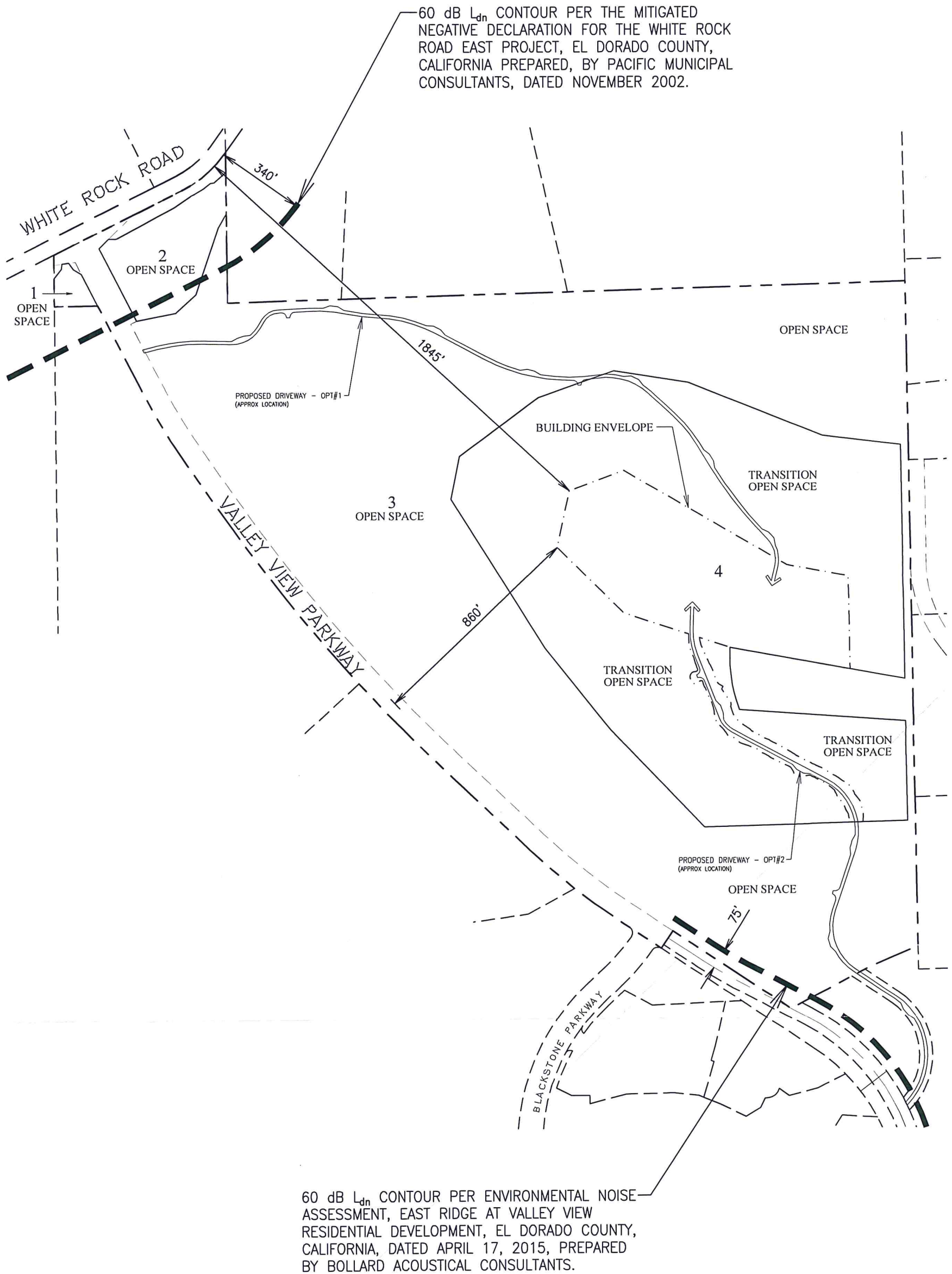
Project	TM No.	No Units		Notes
West Valley 1-8 and 18	TM 99-1359R	1143		
Lot Y-Z	TM 06-1409	105	Revised to reduce 111 lots to 105 set for PC 11-13-14	
Unit 7A	TM 10-1494	4	Net Increase	6 Total-2 from West Valley 1-8 and 18
Unit 3C	TM 10-1500	4	Net Increase	8 Total-4 from West Valley 1-8 and 18
Unit 5C	TM 10-1501	7	Net Increase	12 Total-5 from West Valley 1-8 and 18
Lot W (12)	TM 12-1506	72		
Lot V (1)	TM 12-1507	70		
Lot X (11)	TM 12-1508	61		
West Valley Village Current Buildout Total	Total	1466		
From West Valley Staff Report-Build Out Potential Table on Page 7	Total	1832		
Multi-Family per Section 2.1.2 DA	20%	568		
The Vineyards	Building Permit	344		
Mercy Housing	Building Permit	168		
Lessara	TM 04-1390R	160		
White Rock Village Current Buildout Total	Total	672		
East Ridge Village Approved Tentative Map	TM 14-1521	701		
East Ridge Village Proposed Buildout Total	Total	701		
Total Current and Proposed Buildout		2839		
Valley View Specific Plan Maximum		2840		
Valley Specific Balance	SP	1		For Proposed White Rock Village PM

FIGURE A WHITE ROCK VILLAGE ADJACENT TRANSPORTATION NOISE SOURCES

EL DORADO COUNTY, CALIFORNIA
MAY, 2018



0 200' 400'
SCALE: 1" = 400'



60 dB L_{dn} CONTOUR PER THE MITIGATED
NEGATIVE DECLARATION FOR THE WHITE ROCK
ROAD EAST PROJECT, EL DORADO COUNTY,
CALIFORNIA PREPARED, BY PACIFIC MUNICIPAL
CONSULTANTS, DATED NOVEMBER 2002.

60 dB L_{dn} CONTOUR PER ENVIRONMENTAL NOISE
ASSESSMENT, EAST RIDGE AT VALLEY VIEW
RESIDENTIAL DEVELOPMENT, EL DORADO COUNTY,
CALIFORNIA, DATED APRIL 17, 2015, PREPARED
BY BOLLARD ACOUSTICAL CONSULTANTS.

Exhibit N