

# City Planning Academy

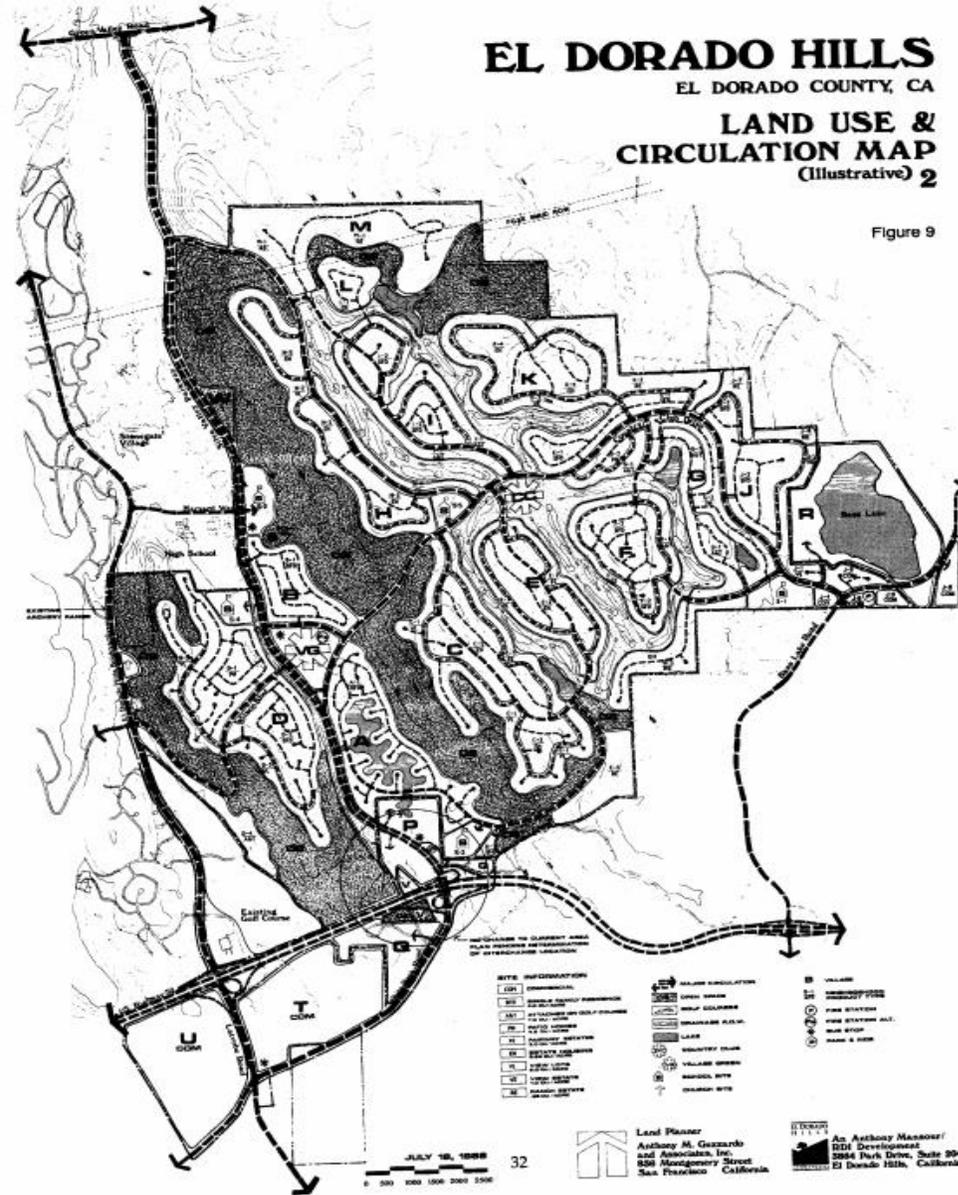
# EL DORADO HILLS

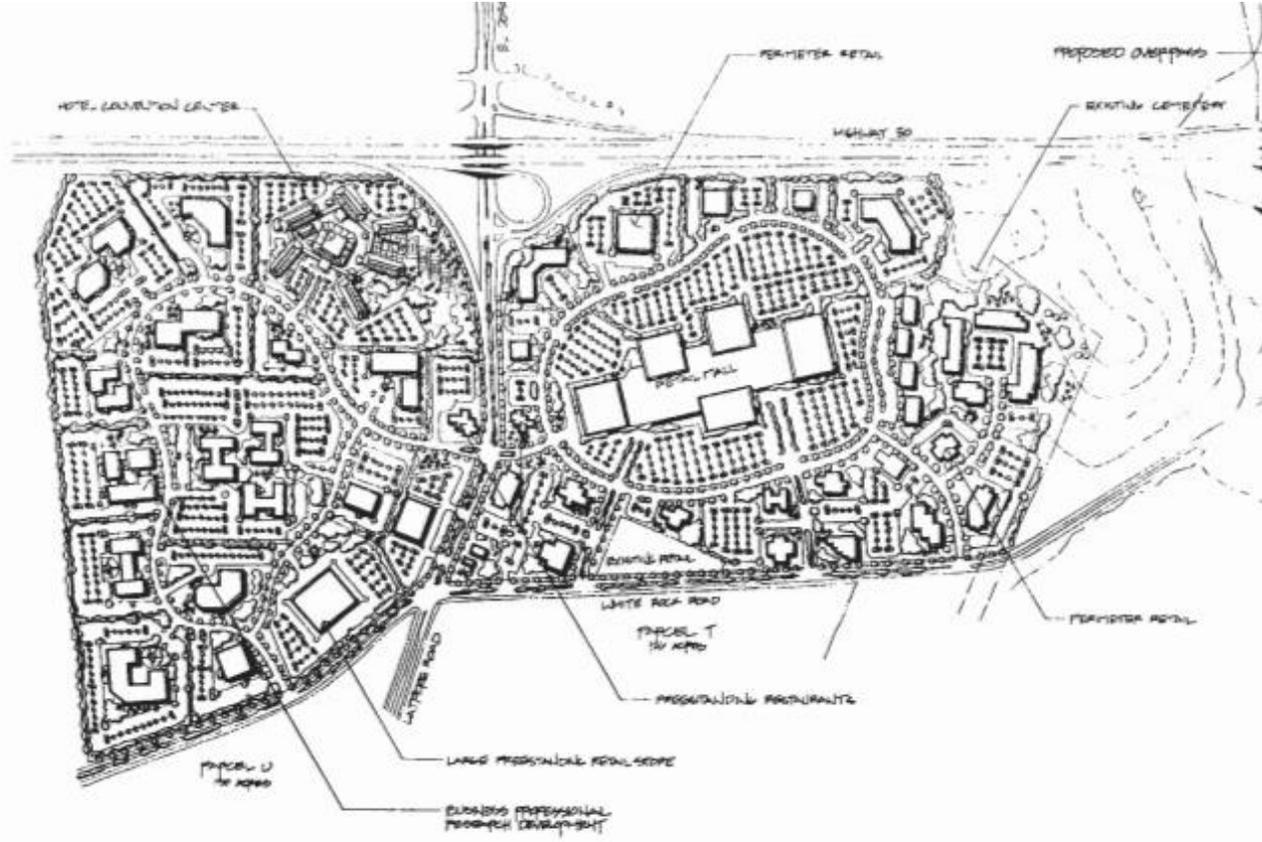
EL DORADO COUNTY, CA

## LAND USE & CIRCULATION MAP

(Illustrative) 2

Figure 9





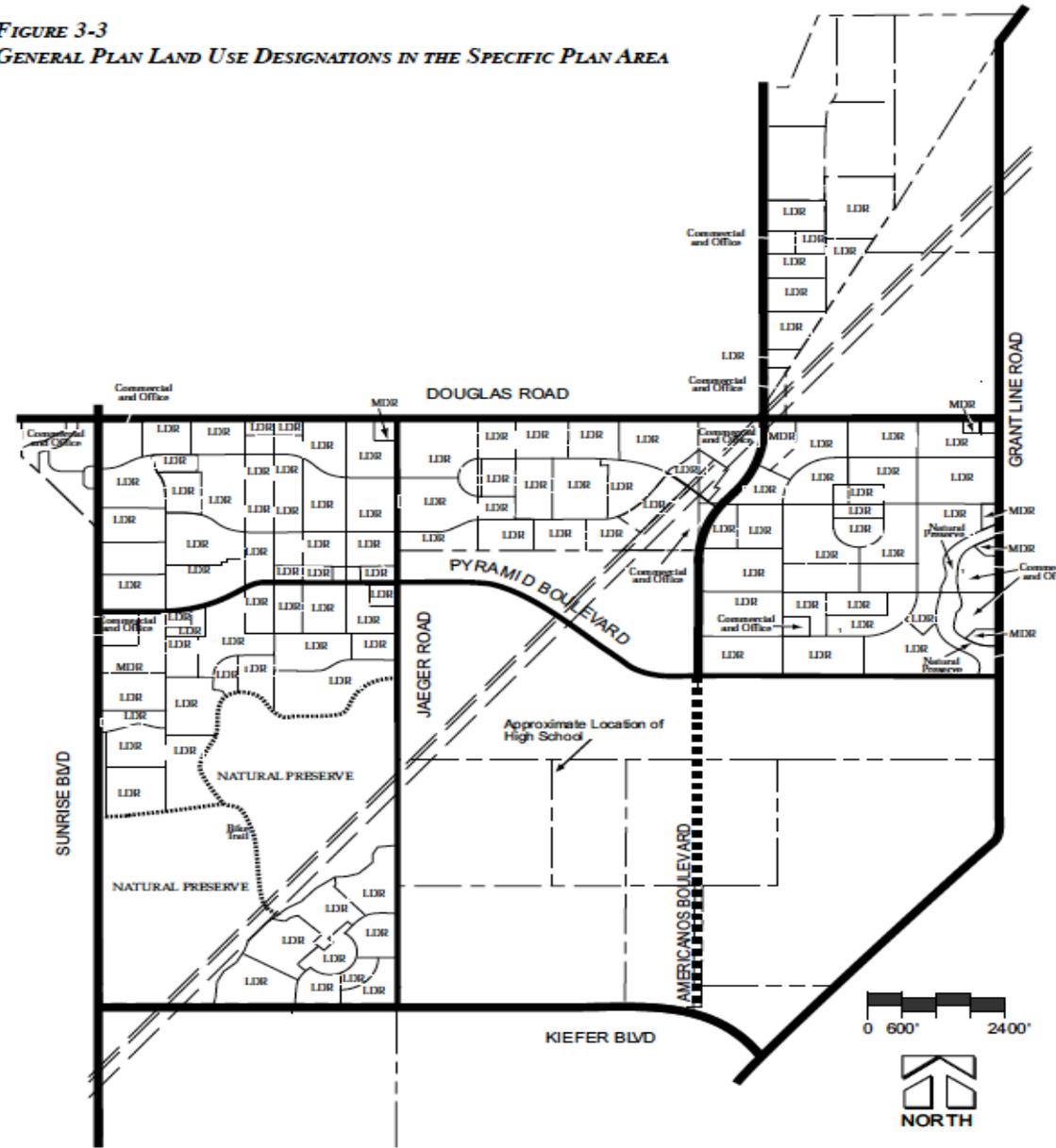
El Dorado Hills Town Center West

2016

El Dorado Hills Town Center East



**FIGURE 3-3**  
**GENERAL PLAN LAND USE DESIGNATIONS IN THE SPECIFIC PLAN AREA**

























Post  
**ADDISON  
CIRCLE**  
APARTMENT HOMES  
**LEASING CENTER**  
972-392-6000













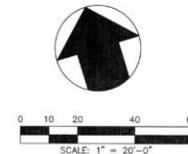








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 Sacramento, CA 95819  
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**2500 R**  
 25TH AND R STREETS  
 SACRAMENTO, CA 95811  
 APN # 010-0043-001-0000

DATE: 02/22/11

DESIGN REVIEW  
 RE-SUBMITTAL



SHEET TITLE:  
 CONCEPTUAL  
 LANDSCAPE  
 PLAN

SHEET NO.

**L1**







208

NO PARKING













2/25/15

## City Costs

Planning

GPA

\$15,000

PUD

\$10,000

Annexation deposit

\$18,000

Rezone/prezone

\$15,000

Development agreement

\$18,568

Tentative map

None

EIR review

\$25,000

Transportation review

\$15,000

Finance, other departments

\$10,000

126,568

EIR

\$75,000

Traffic Study

\$125,000

LAFCo

\$30,000

Planning

\$50,000 xx

Engineering

\$150,000 xx

Management, advocacy, entitlement, negotiations

\$160,000

Public outreach

\$40,000

756,568

Contingency (25%)

\$185,000

TOTAL

\$941,568







SAVE EAST SAC

STOP McVillage

[www.EastSacPreservation.org](http://www.EastSacPreservation.org)



# NEIGHBORHOOD OUTREACH

- \* ALWAYS DO OUTREACH EARLY
- \* EVEN NEIGHBORS HATE SURPRISES
- \* BE PREPARED TO COMPROMISE
- \* ASK FOR HELP IN DESIGN & MITIGATION IDEAS
- \* MEET IN SMALL GROUPS IF POSSIBLE
- \* START WITH LEADERSHIP
- \* DON'T DO SIDE-DEALS
- \* EVEN IF THEY HATE THE PROJECT, MAKE IT FUN.

Questions?