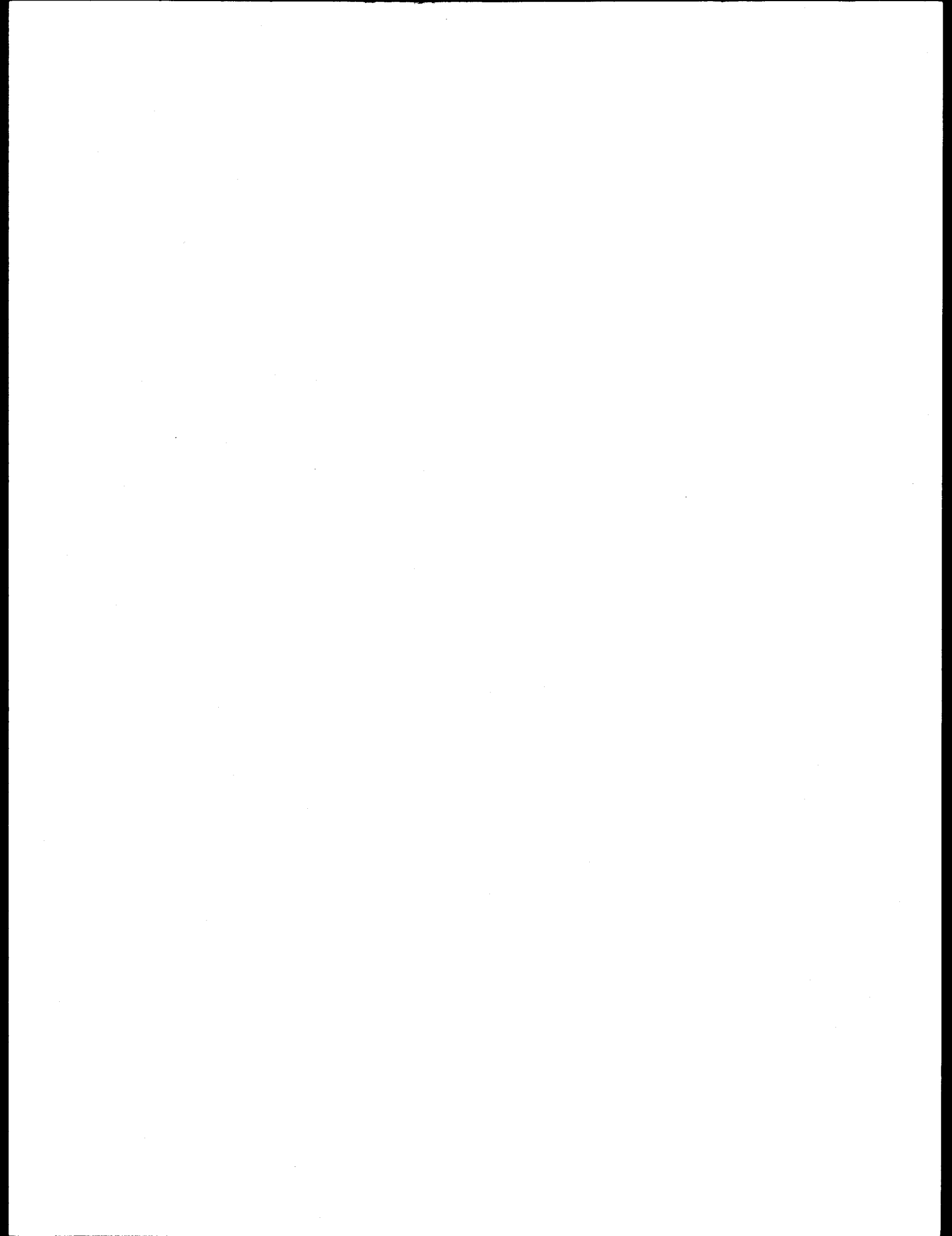


NORTHWEST EL DORADO HILLS SPECIFIC PLAN
El Dorado County Community Development Department

Approved
June 2, 1987
by the
El Dorado County Board of Supervisors





Northwest El Dorado Hills Specific Plan

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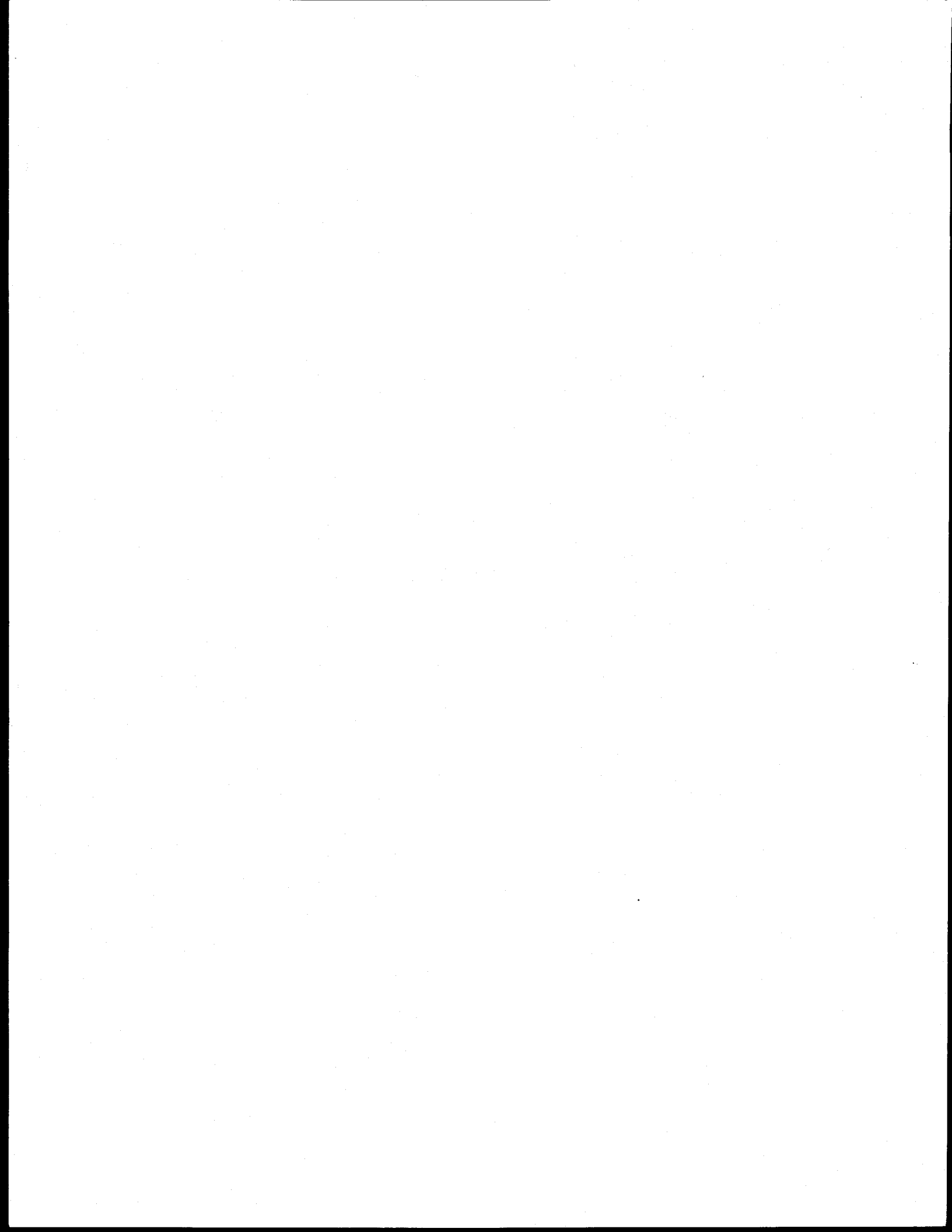
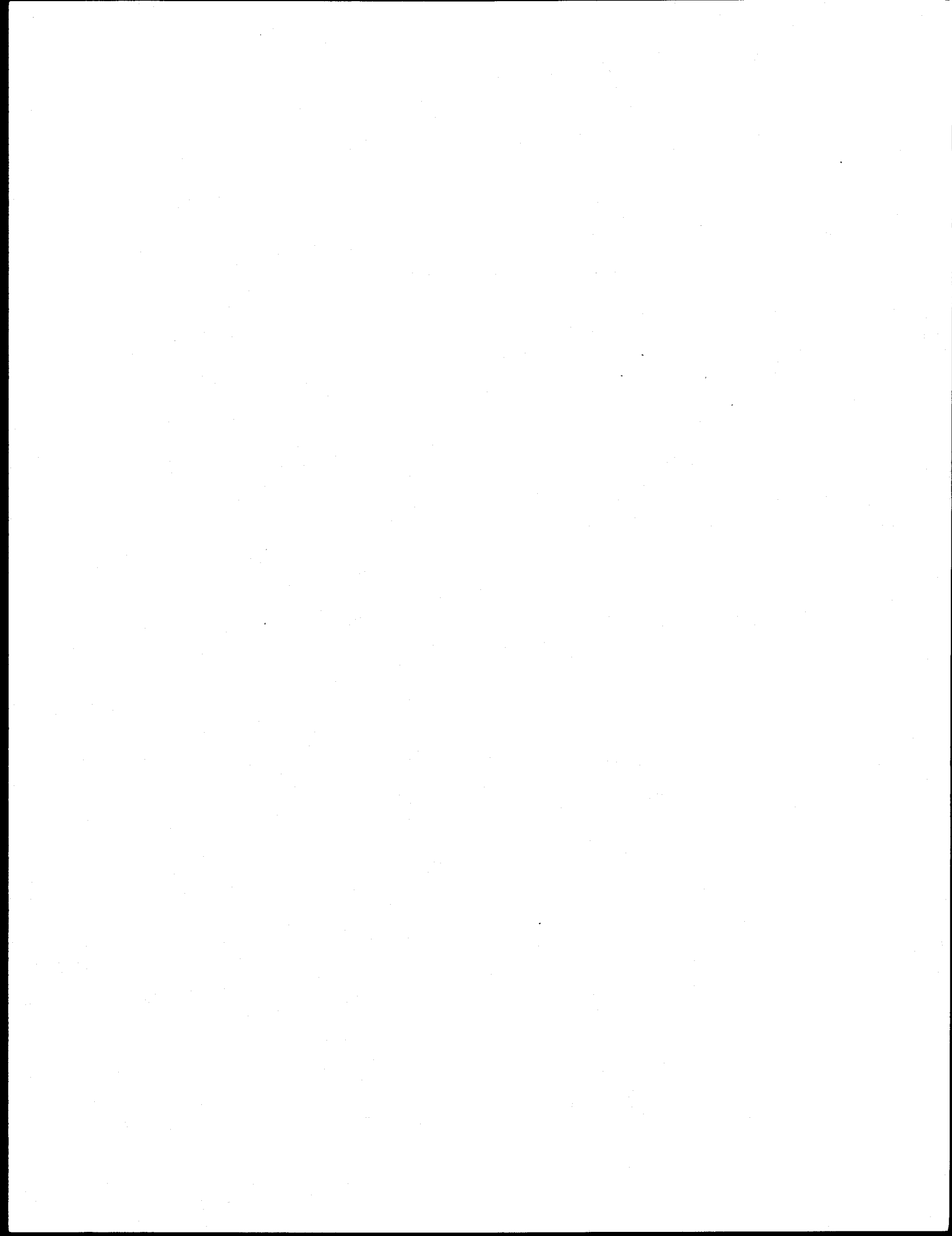
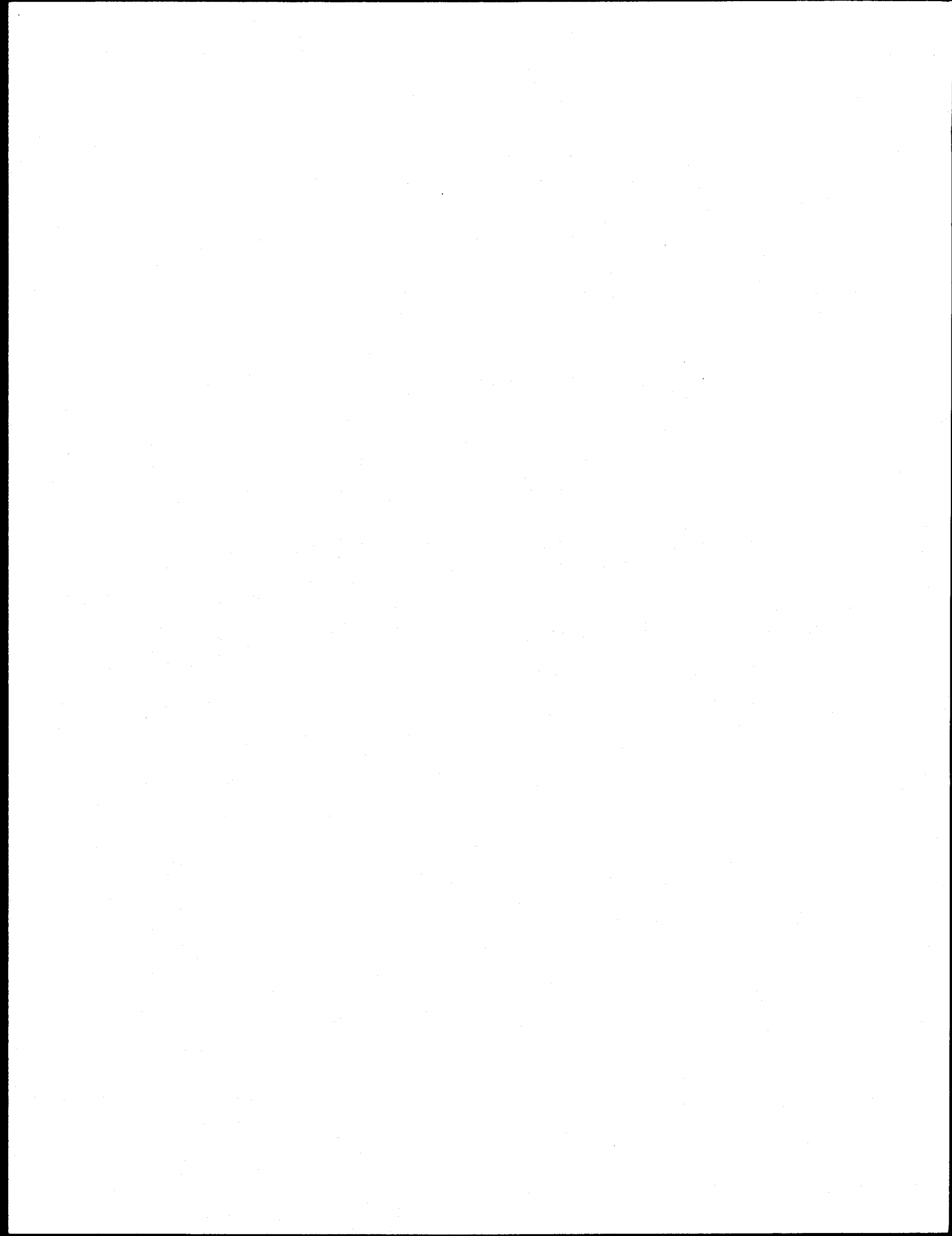


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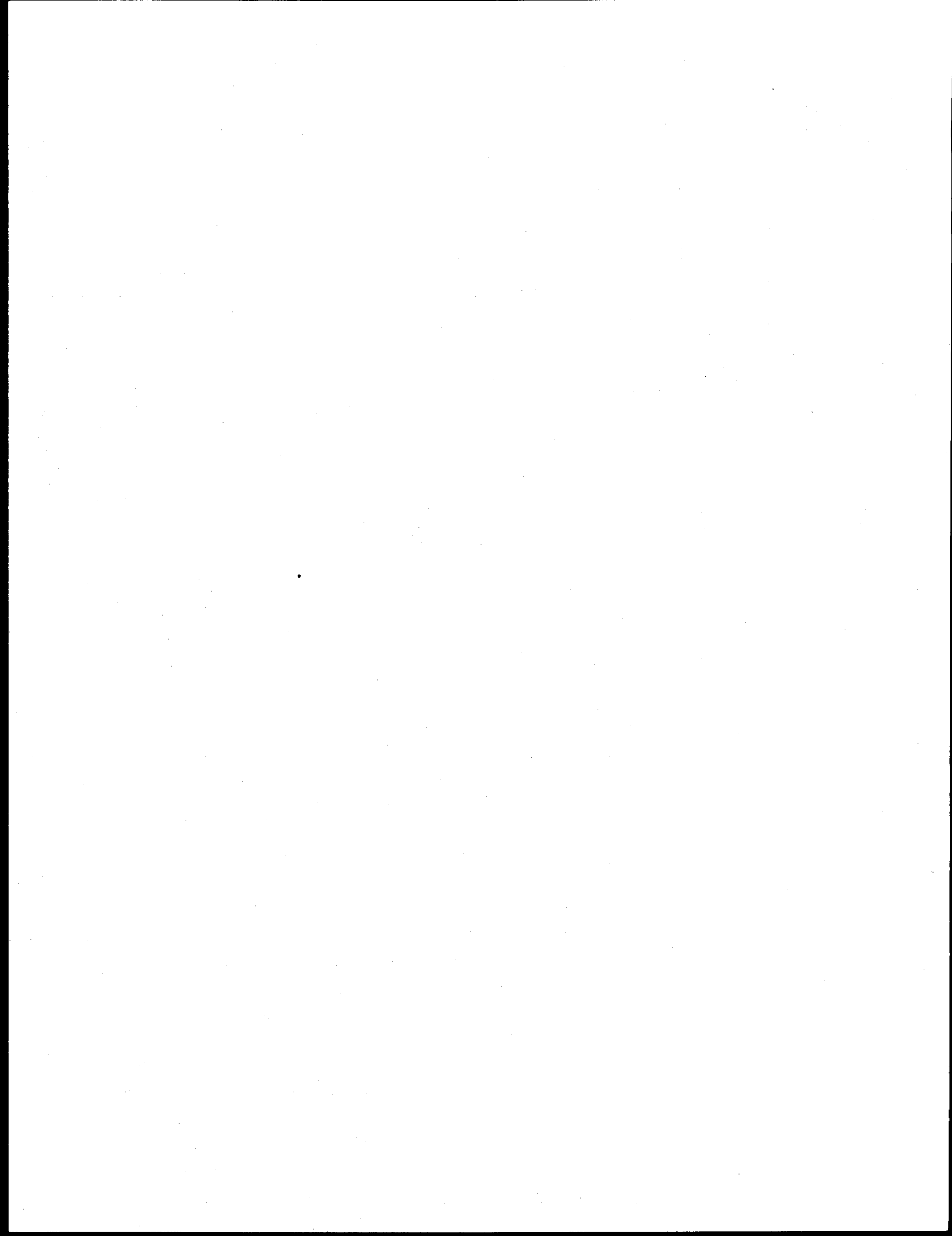
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Introduction

On December 6, 1983, El Dorado County adopted the El Dorado Hills/Salmon Falls Area Plan and Development Policies. That plan contemplates a development pattern consisting primarily of residential villages with a small supporting commercial area and supporting public facilities and services such as fire protection, police protection, schools, and utilities.

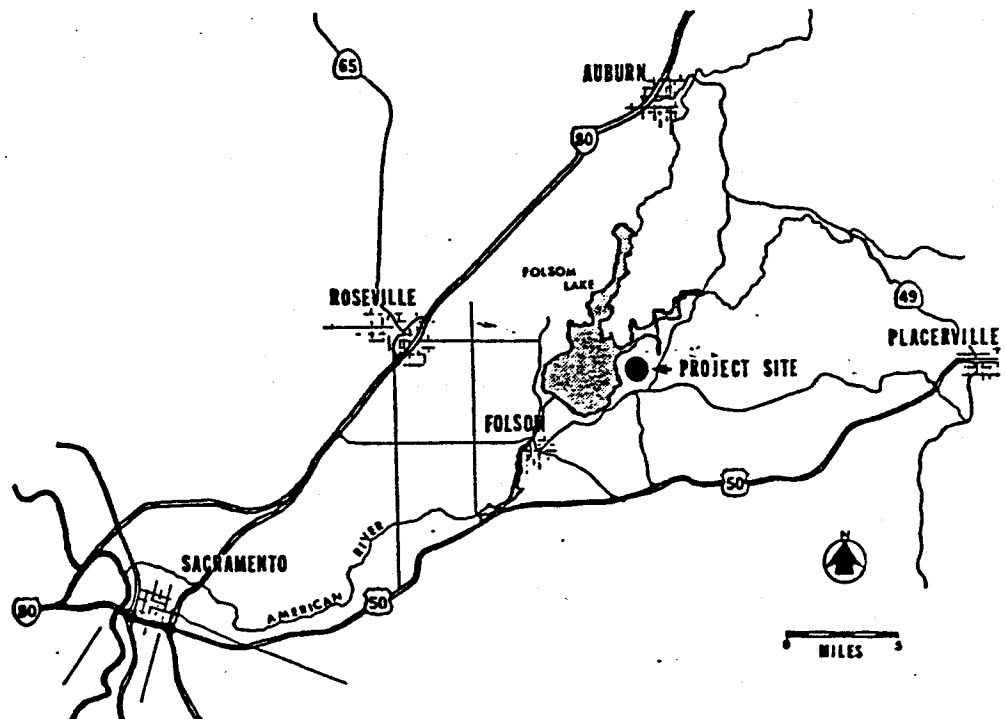
The Northwest El Dorado Hills Specific Plan is intended to establish a Master Plan consistent with the mandated elements of the El Dorado Hills/Salmon Falls Area Plan. The Specific Plan includes a written plan document for the distribution, location, and extent of the uses of land including open space within the planning area. It also includes planning for roads, sewer, water, drainage and other community services to serve the project land uses and resulting population and traffic projections. County experience, the size and scale of the proposed project, and the growth anticipated in this area suggest the use of the specific plan process.

A development agreement between the project proponents and El Dorado County is a companion document to this Specific Plan. The development agreement provides for specific land use entitlements and for public improvements that implement, in part, the policies in this Specific Plan.

The specific plan process is encouraged and defined by State Planning Law, Government Code Title 7, Division One, Chapter 3, Sections 65450 through 65453. Pursuant to this statute a Specific Plan must be consistent with the General Plan and its policies. Subsequent development approvals must be found consistent with the General Plan and Specific Plan.

Regional Location Map

Figure 1



Project Description

Location and Boundaries of the Project

Regional Setting The Northwest El Dorado Hills Specific Plan Area is located in the foothills region of Northern California approximately 20 miles east of downtown Sacramento (see the Regional Location Map). This Plan Area, along with several other areas in the Sacramento Region, is recognized as an appropriate area for potential growth in residential development.

New employment opportunities are evidenced by new industries in the Folsom area, the I-80/50 corridor, and the El Dorado Hills Business Park. These are expected to bring increased demand for housing and related commercial and service activity in nearby communities such as the Northwest El Dorado Hills Plan Area in the next few decades.

Local Setting The Plan Area is located in northwestern El Dorado County north of Green Valley Road and east of Folsom Lake State Recreation Area (see Project Vicinity Map). It consists of approximately 915 acres bounded by Green Valley Road, Folsom Lake, Lakehills Estates and Lakehills Drive. The property presents a variety of amenities and environs suitable for homesites including striking overlooks of Folsom Lake, oak forested glens, and gentle rolling grasslands. Other site features include the existing developments of Marina Village and Lakehills Estates, both single family residential subdivisions, and the Marina Village Intermediate School and adjoining water treatment plant.

Statement of Objectives

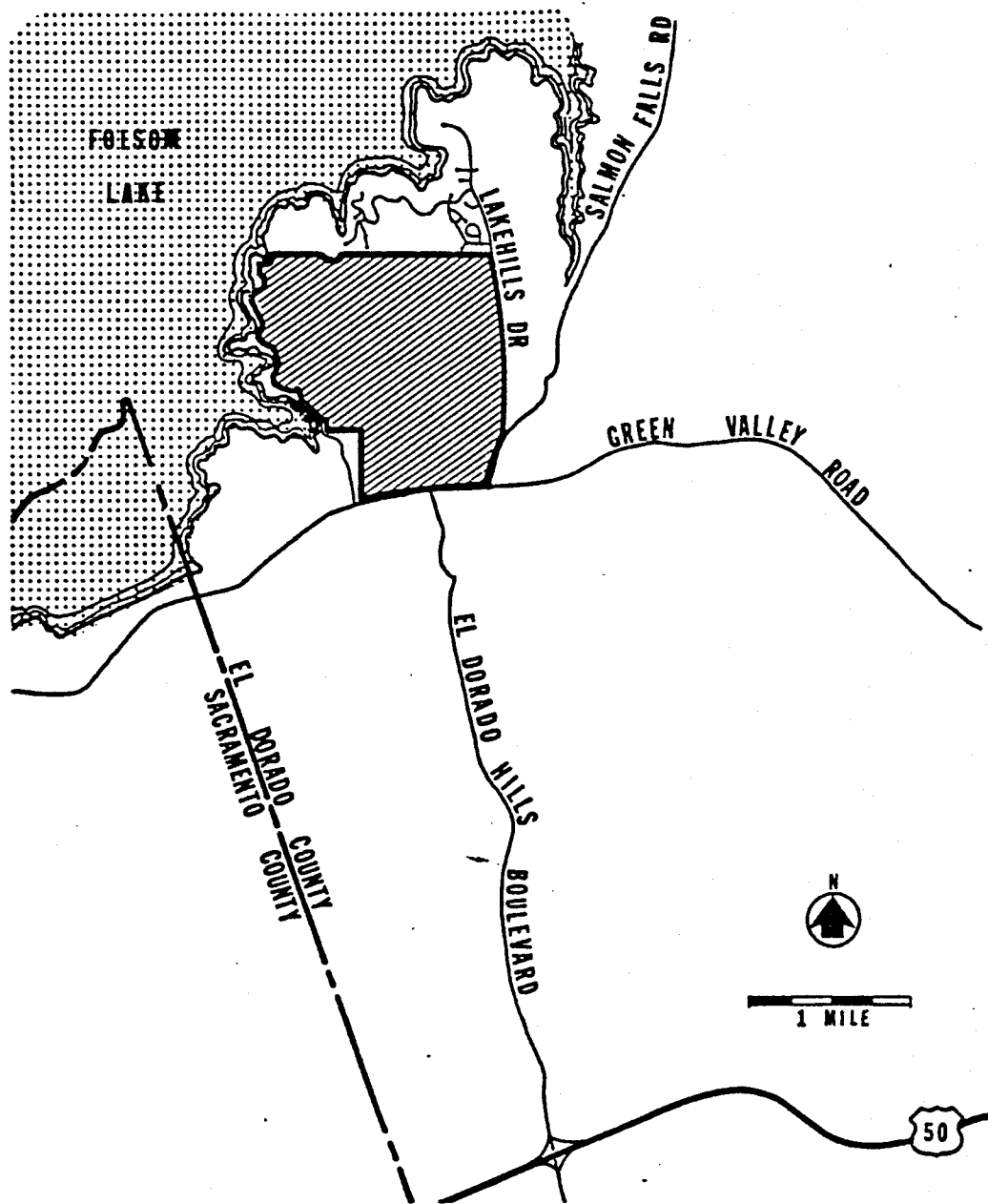
The Northwest El Dorado Hills Specific Plan describes a framework for orderly development over the next 10 to 20 years and is structured to be consistent with the mandated elements of the El Dorado Hills/ Salmon-Falls Area Plan and the El Dorado County General Plan. The Specific Plan is intended to establish in greater detail the land uses and Plans to guide development of this area. In accord with California statute, (California State Code Sections 65450, et seq.), the Specific Plan includes text and diagrams to define the following:

1. The distribution, location, and extent of the uses of land, including open space, within the area covered by the Plan.
2. The proposed distribution, location and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, and other essential facilities proposed to be located within the area and needed to support the land use described in the Plan.
3. Standards and criteria by which development will proceed.
4. Standards for the conservation, development, and utilization of natural resources, where applicable.

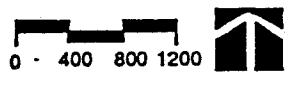
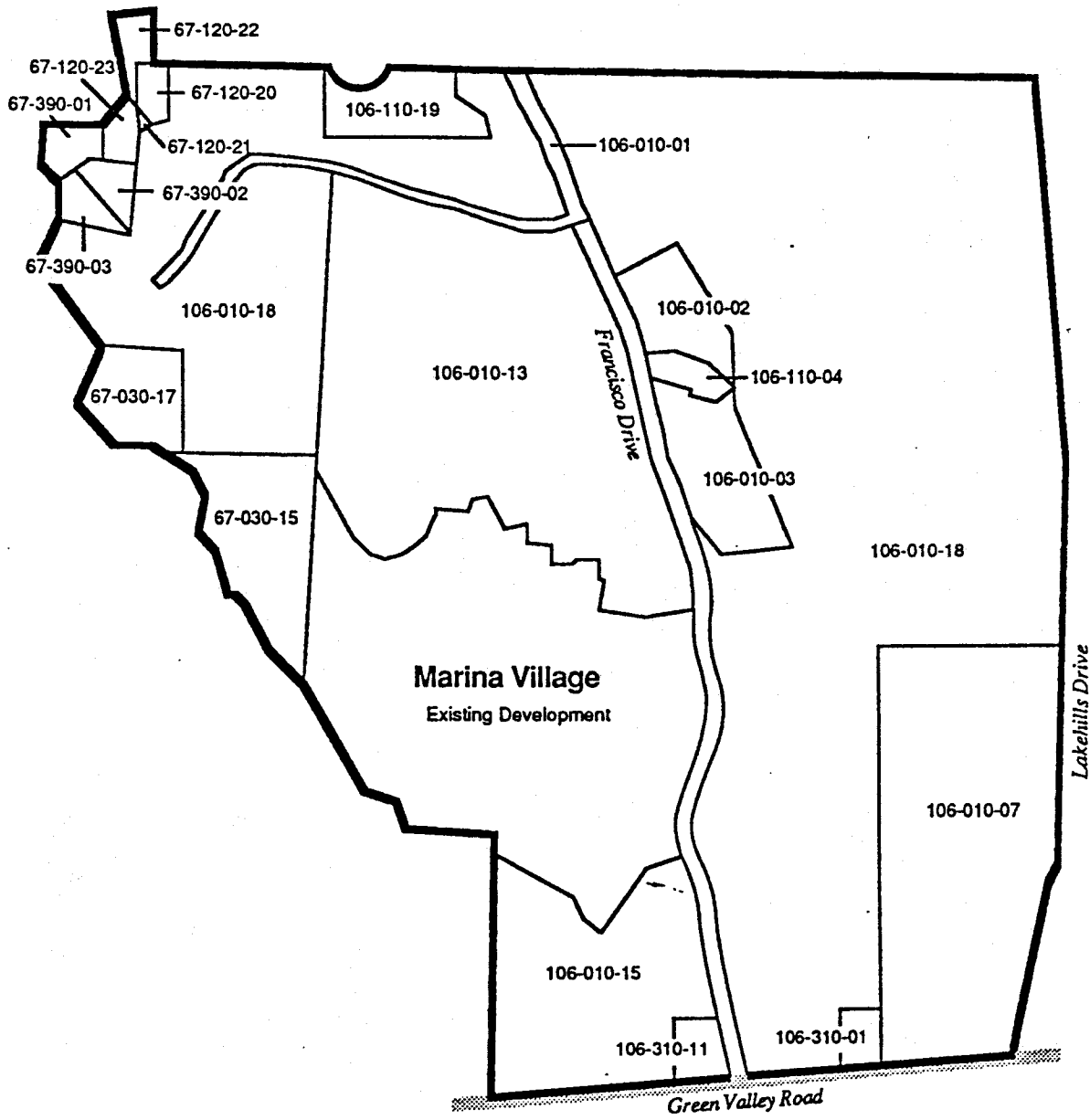
Project Vicinity Map

Figure 2

Northwest
El Dorado Hills
Specific Plan



Specific Plan Boundary Map
Figure 3



**General
Description of Project
and
Statement of
Intended Uses**

5. A program of implementation measures including regulations, programs, public works projects, development agreements and financing measures necessary to carry out the intent of this Plan.

The Northwest El Dorado Hills Specific Plan incorporates a "village" concept characterized by residential villages served by a commercial area consisting of a mix of commercial, professional services, recreational and public service uses. The village center should provide a mix of goods and services sufficient to provide for many daily needs of the residents.

The Specific Plan proposes the completion of Marina Village and the design of three new and distinctive residential village clusters in the Northwest El Dorado Hills Plan Area. The four residential village clusters (including the existing Marina Village development) will be developed to create and maintain quality residential design, character and identity within each village community.

Each of the four villages will be physically and visually identifiable. This will be accomplished by placing higher density and higher activity areas within or closer to the commercial village core, and by providing visual "breaks" (open space, major landmarks and changes in use) between the villages. The commercial village core areas are spatially separated according to considerations of village size and character, topography, and street capacity.

In addition to the proposed development of three residential villages and Marina Village, the Plan contemplates the preservation of 29.9 acres of parks, open space and landscaped corridor. With a total of 2,220 dwelling units, future build out in these four proposed villages is projected at 7,054 persons at an average of 3.2 persons per dwelling unit.

To serve future residents in the Northwest El Dorado Hills Specific Plan Area and the surrounding market area, a community shopping area, totaling 17.8 acres, is located on the east side of Francisco Drive at Green Valley Road. This center may include professional service offices, such as real estate sales. A community office center totalling 5.9 acres and intended to provide space for general and medical office use is located on the west side of Francisco Drive.

Francisco Drive provides the major entry to the project from Green Valley Road and also provides the major thoroughfare through the Plan Area. The internal circulation in each of the three new villages will be private streets.

Landscaped gateways along Francisco Drive will provide the major entries to each of the new villages. Francisco Drive will be realigned from the vicinity of the existing Marina Village development to provide for a more distinctive entry to the existing area and to remove the major thoroughfare from the rear property line of existing homes.

Table 1
Proposed Specific Plan Land Use

Land Use	Units	Density DU/AC	Acres	Pop.
Existing Residential	239		132.7	798
Proposed Residential				
R-1 Single Family Residential	1,311	2.10	624.1	4,379
R1-PD Single Family Residential	163	2.98	54.6	544
R2-PD Multi-Family Residential	220	9.05	24.3	616
Residential Subtotal	2,102		835.7	6,337
CP Commercial			17.8	
Medical/General Office			5.9	
Park			13.9	
Open Space			2.2	
School			22.5	
Water Treatment Plant			2.4	
Fire Station			0.8	
Major Street R.O.W.			13.8	
Total			915.0	

Population estimate is based on 3.34 persons per dwelling unit in single family dwellings and 2.8 per dwelling unit in multi-family dwellings units.

Land Use Element

Current Zoning Land use zones in the Specific Plan Area include a mix of residential and commercial zones as illustrated in Figure 4, Existing Zoning. The zones include:

- C Commercial
- R-2 Limited Multi-Family Residential
- R-1 Single Family Residential
- RE-5 Estate Residential 5-Acre
- RE-10 Estate Residential 10-Acre

Current Land Use Existing land use in the Plan Area includes medium to high density (1-3 du/ac) residential use in the partially developed Marina Village, and rural lands in the remaining undeveloped areas. Existing public facilities include the water treatment plant, fire station and Marina Village Intermediate School. The residentially developed areas in the El Dorado Hills/Salmon Falls Plan Area are considered "Villages" or small satellite communities. The Plan Area is adjacent to the Folsom Lake Recreation Area to the west, the El Dorado Hills development to the south, and the Lakehills Estates community to the north. See the adopted El Dorado Hills/Salmon Falls Area Plan Map (Figure 5).

The general vicinity of the Plan Area is rich in the history of early California development. The area was the habitat of the foothills tribes of the native Nisenan Indians who were displaced by miners and settlers during the "gold rush" of the 1850's. The Plan Area is located along the route of the old Coloma Road which was a major route for gold seekers traveling from Sutter's Fort to the gold fields along the American River. Archeological investigations of the Plan Area have located no prehistoric sites, and only three historic sites. These include the foundations of a barn, the site of a blacksmith shop dating to 1866, and a small rock wall believed to have been part of an old road. Treatment of these historic artifacts in the development of this Plan is addressed in the project Environmental Impact Report.

Current Area Plan Policy The El Dorado Hills/Salmon Falls Area Plan includes key policies intended to define the character of residential development. These are:

- a. Residential developments in urban areas shall be developed as "villages" similar to the existing ones; ie, projects will be internally focused and circulation shall be planned to enhance "village" identity. (Policy B.2)
- b. Within the high density land use designation, a maximum of three (3) units to the acre shall be allowed unless accompanied by a planned development, in which case five (5) units to the acre will be permitted. (Policy B.3)

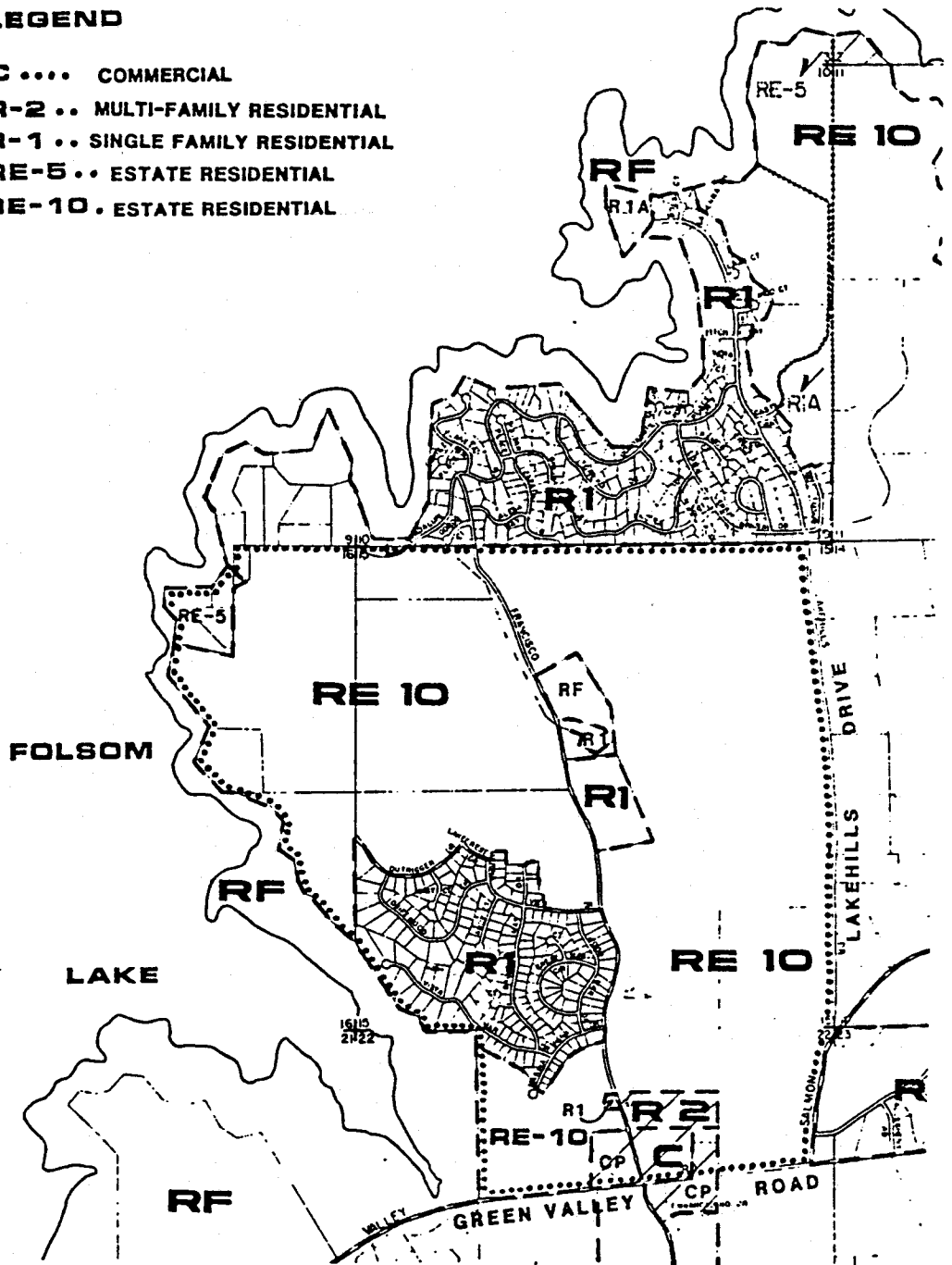
Northwest
El Dorado Hills
Specific Plan

Existing Zoning

Figure 4

LEGEND

- C** COMMERCIAL
- R-2** . . MULTI-FAMILY RESIDENTIAL
- R-1** . . SINGLE FAMILY RESIDENTIAL
- RE-5** . . ESTATE RESIDENTIAL
- RE-10** . ESTATE RESIDENTIAL



c. Within the multi-family land use designation, a maximum of twelve (12) units to the acre shall be allowed unless accompanied by a planned development, in which case twenty (20) units to the acre will be permitted. (Policy B.4)

d. Transitional land uses shall be designed into development projects in order to alleviate land use conflicts in differing residential density areas, commercial, industrial and agricultural areas. Typical transitions may consist of: (Policy A.2)

1. Special Setbacks for Agricultural Protection (as defined in County Code Section 17.06.150);
2. Landscape areas;
3. Densities between residential developments that blend existing development to the proposed density;
4. Use of natural terrain and vegetation to separate incompatible land uses.

Commercial land use in the El Dorado Hills/Salmon Falls Plan Area is guided by the following policies;

e. Expansion of commercial land uses beyond what is shown on the land use map shall be considered when accompanied with a specific development plan and a projected need has been demonstrated. (Policy C.2)

f. Circulation within commercial developments shall be designed to be internal with minimal encroachments on the public thoroughfares. (Policy C.3)

g. Proposed new commercial development within one (1) mile of a school site shall require notification to the school district. (Policy C.4)

h. Commercial land uses shall be required to have public water and sewer. (Policy C.5)

i. Commercial subdivisions, complexes and structures shall be required to include adequate landscaping and noise attenuation systems to reduce related business noise and provide a harmonious setting. (Policy C.6)

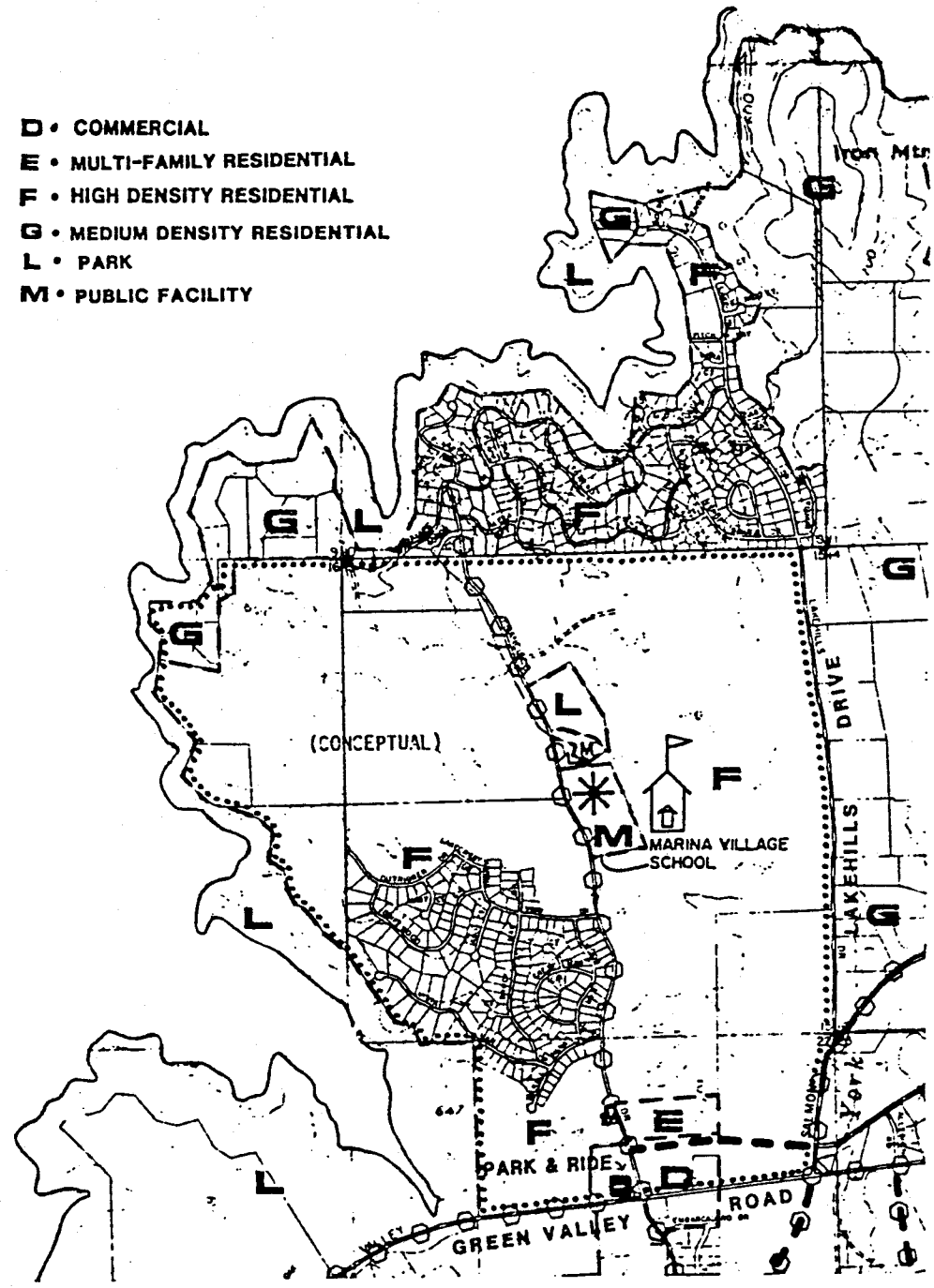
Proposed Residential Development The Plan provides for the development of 2,220 residential dwelling units. The single family units are expected to be built at densities ranging from 1 to 3 units per acre within the single family Plan ned development area west of Francisco Drive. The multi-family density is 16 units/acre in the designated multi-family area.

The Plan proposes the completion of Marina Village and the design of three new and distinctive villages.

El Dorado Hills/Salmon Falls Area Plan

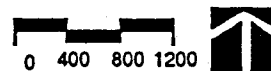
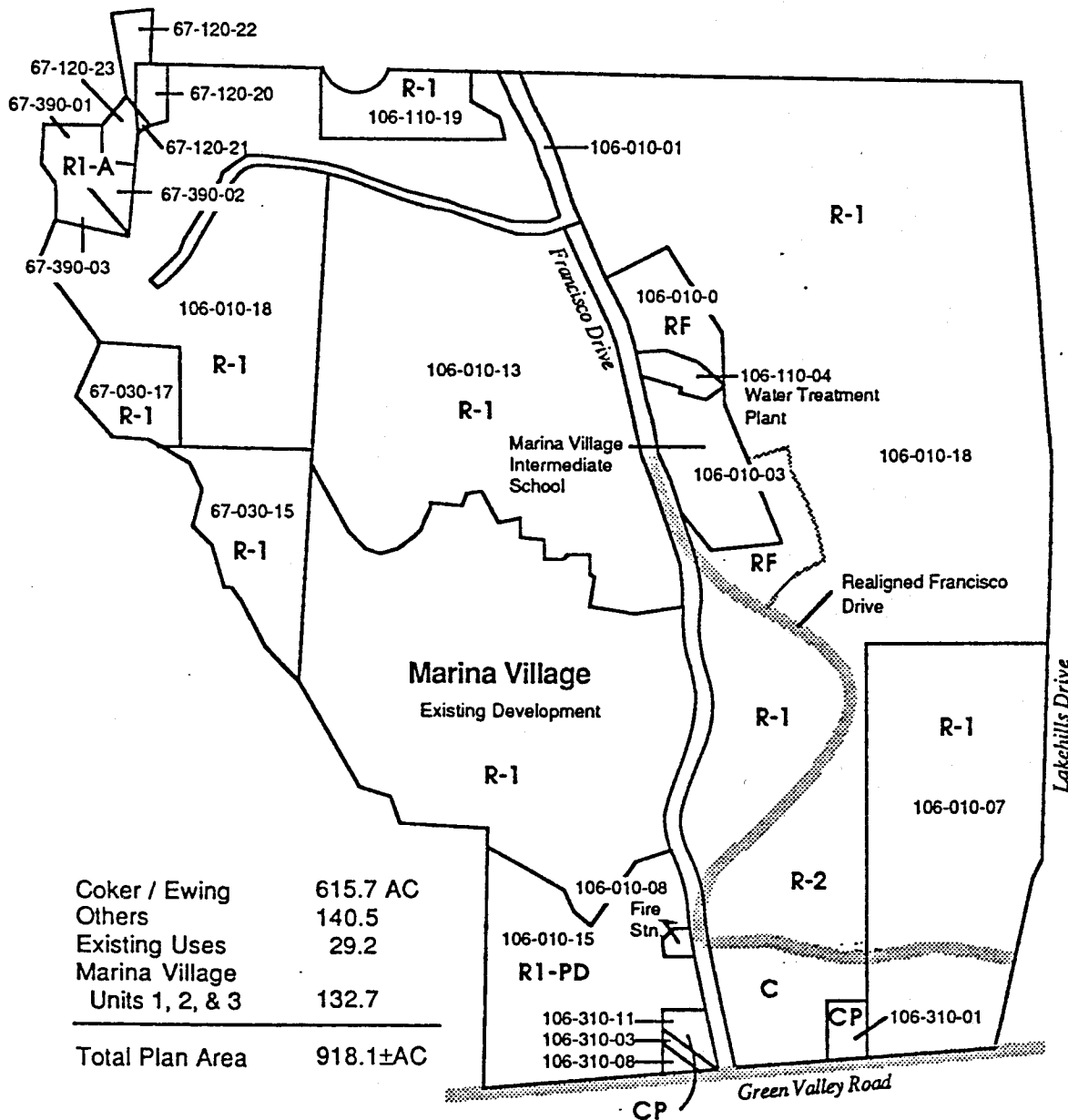
Figure 5

- D • COMMERCIAL**
- E • MULTI-FAMILY RESIDENTIAL**
- F • HIGH DENSITY RESIDENTIAL**
- G • MEDIUM DENSITY RESIDENTIAL**
- L • PARK**
- M • PUBLIC FACILITY**



Zoning Consistency Diagram

Figure 6



The new villages, for the purposes of this Plan, are simply indicated as Village A, Village B and Village C. Separation between the villages, and the size and location of each village area, is dictated by the natural landscape, topography, drainage and major roadways. The focus of this community of villages is the Marina Village School and proposed public parks.

Village A is located west and south respectively of Francisco Drive and the Lakehills subdivision in the proximity of Promontory Drive. The village area is approximately 166.8 acres in size. The exceptional feature of Village A is the vista of Folsom Lake. The primary entry road is designed to replace the existing Promontory Drive in a location just north of the course of an intermittent stream. The existing roadbed will be removed. All of the streets within Village A are proposed to be private with access granted through security gates. The homesites are selected to achieve the best possible views of Folsom Lake and the seclusion provided by the wooded glens.

Village B is east of Francisco Drive and adjacent to the Marina School. The primary entry to this village is across from that of Village A. The area consists of about 35 percent woodland environment and the remainder of the 191.5 acres is open rolling grassland. A series of serpentine streets and cul-de-sacs will provide access within this single family residential village. As in each of the village areas, care and selection has been exercised in locating road and homesite locations to compliment the lay of the land. The southerly border for Village B is a partially wooded ravine running east of Lakehills Drive. The existing 12 acre park site located adjacent to the water tank and the recreational amenities already located at the school will provide a pleasant community recreation facility central to each of the villages.

Village C, located south of Village B, is also entered from Francisco Drive. It is envisioned that the continuation of this village of 124.3 acres will extend over the adjacent land south to Green Valley and Salmon Falls Roads.

Marina Village is slated for completion in this Specific Plan. The re-routing of Francisco Drive and new landscaped village entries will provide the desired compatibility with the other planned villages. The redesign alleviates the current through traffic impacts experienced by homeowners along Wood Mar Drive.

Policy A. Develop single family areas as "villages" with internally focused roads and individual village identity. Location of multi-family and single family land uses is intended to provide a transition from the commercial uses near Green Valley Road.

Policy B. Design of single family residential subdivisions within the villages shall provide buffering from multi-family areas, major arterial roadways, and community service facilities. Buffering may include, but is not limited to, rear yard setbacks, fencing, and landscaping.

Specific Plan
Policies for
Residential Land
Use

Policy C. Residential land uses within the Specific Plan shall provide a range of housing densities. Residential developments shall be consistent with the following densities:

Single Family PD west of Francisco Drive
and south of the existing Marina Village: 1 to 3 DU/Acre

Multi-Family Planned Development (Village D)
east of Francisco Drive: 5 to 16 DU/Acre

The net density of multi-family dwellings within 100 feet of a common property line with single family dwellings shall be lower than the maximum allowable density to provide a buffer that will insure privacy and mitigate noise impacts. However, the overall density of the multi-family residential project may be achieved by increasing the density in other portions of the project away from single family dwellings. Further, the total number of multi-family units in Village D shall not exceed 220.

Policy D. Multi-family developments shall be subject to site plan and architectural review by the County in accordance with the County's design control or development review process prior to issuance of any building permit.

Policy E. The multi-family area on the east side of Francisco Drive (Village D) is to be processed as a Planned Development. Multi-family projects shall be designed to achieve the following objectives:

- i. Creative design of Plan Area plans exemplified by, but not limited to such features as curvilinear streets, clustered structures, and common areas with open space and recreational opportunities for residents of the multi-family project.
- ii. Provide buffering from commercial and single family residential uses, major arterial roadways and community service facilities.
- iii. Site design to incorporate physical characteristics and thereby limit extensive grading and retain existing trees.
- iv. Alleviate noise impacts and maintain privacy of multi-family and adjacent single family units by:
 - a. prohibiting the construction of any two-story dwellings within 100 feet of the property line adjacent to single family dwellings;
 - b. construction of a 6 foot high fence along the common property line; and
 - c. Planting trees along the common property line that, at full maturity, will provide a visual screen between adjacent land uses.

**Specific Plan Policy
for Commercial
Land Use**

Policy F. The single family residential area west of Francisco Drive and south of the existing Marina Village (Village F) is to be processed as a planned development and avoid the "lot and block" design concept. A density range of 1 to 3 d.u./acre will be allowed when processed as a planned development. This area is intended for long range future development and a combination of residential land uses may be considered at the time of project approval.

Policy G. Residential lots adjacent to the Folsom Lake State Recreation Area shall include fencing along the common boundary.

Proposed Commercial Development The commercial area within the Plan Area is intended to be a combined neighborhood and community village service center. A total of 23.9 acres is being allocated as commercial and medical/ general office at the intersection of Green Valley Road and Francisco Drive. All four villages within the Specific Plan Area and a market area extending to Cameron Park and El Dorado Hills will be served by this central village shopping area.

Policy A. Designated commercial areas are to be developed as a neighborhood/community shopping area designed to serve the needs of the residential land uses. Typical commercial uses may include, but are not limited to, a supermarket, discount/drug store, home improvement supply, specialty stores, bank, bakery, insurance and other community and personal services. A project information center consisting of a medium sized commercial office building (approximately 10,000 square feet in size) shall be considered consistent with the above uses. Commercial structures at the south portion of Assessor's Parcel No. 106-020-18 (413 acres) shall not exceed 90,000 sq. ft. in total floor space.

Policy B. Prior to any subdivision or development of the designated commercial areas, a conceptual site plan shall be approved by the Planning Director which demonstrates the development potential of the commercial areas as a neighborhood/community shopping area as identified in Policy A above. Said conceptual site plan shall contain the following features:

- i. Overall project design showing building location and size, intended use, and architectural themes.
- ii. Fully integrated internal circulation, parking, and road encroachments.
- iii. Buffering of adjacent multi-family residential and single family residential land uses and adjacent roads as described in Residential Land Use Policies B, Eii and Eiv.

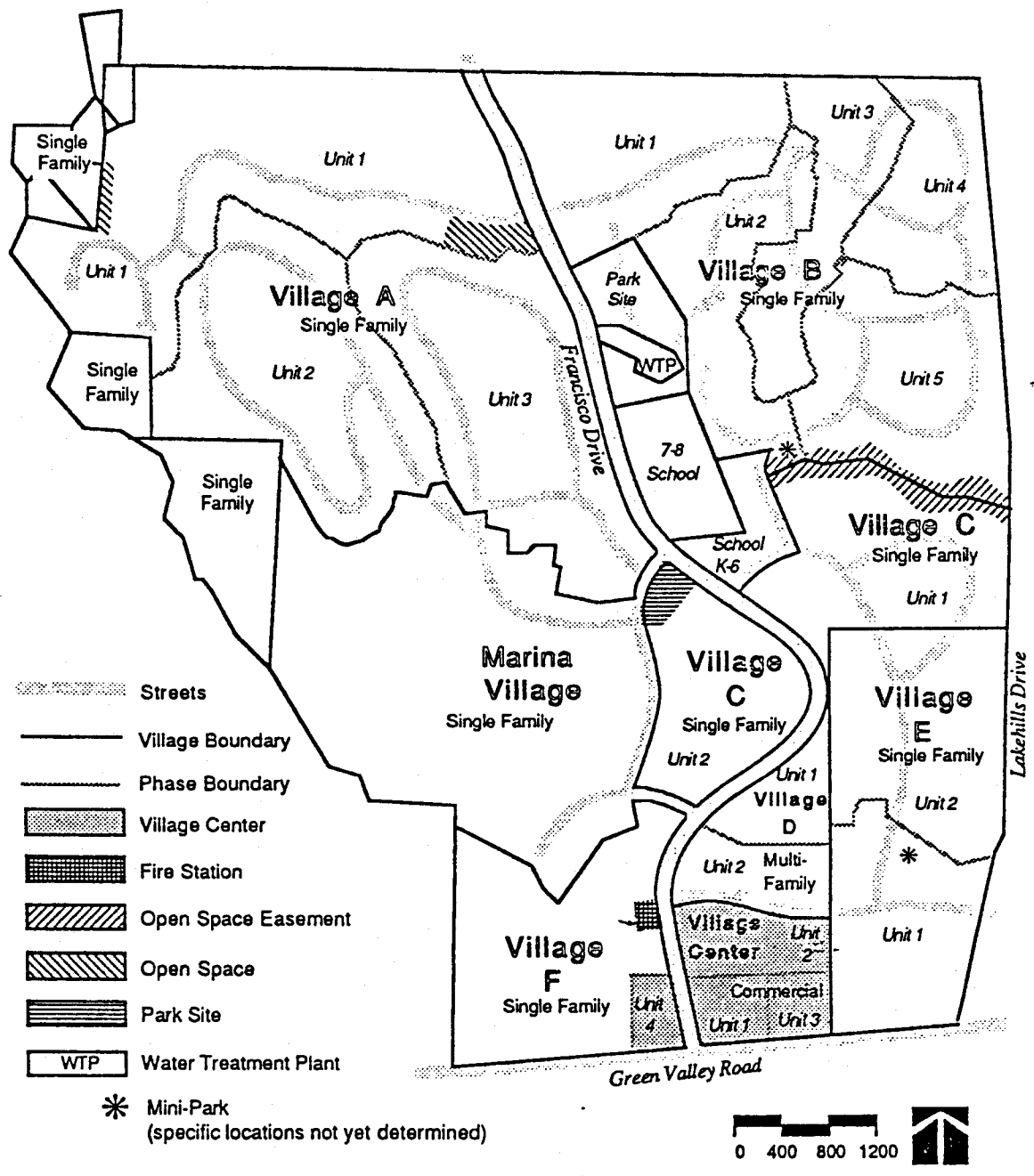
Policy C. Prior to issuance of building permits, developments within the designated commercial areas shall be subject to site plan and circulation review by the County in accordance with the County's design control or development review process. The final project design may differ from the approved conceptual site plan ; however, a finding shall be made by the County prior to issuance of any building permits that the intent of Policy A and design features identified in Policy B have been met and that the proposed development does not preclude future development of remaining commercial areas from meeting the intent of the above referenced policies.

Table 2
Specific Plan Land Use Summary

	Land Use	Units	Density DU/AC	Acres
	Existing Residential	239	.	132.7
<hr/>				
	Proposed Residential			
R-1	Single Family Residential	1,311	210	624.1
R1-PD	Single Family Residential	163	2.98	54.6
R2-PD	Multi-Family Residential	220	9.05	24.3
<hr/>				
	Residential Subtotal	2,102		835.7
CP	Commercial			17.8
	Medical/General Office			5.9
	Park			13.9
	Open Space			2.2
	School			22.5
	Water Treatment Plant			2.4
	Fire Station			0.8
	Major Street R.O.W.			13.8
<hr/>				
	Total			915.0

Land Use and Open Space Plan

Figure 7



Circulation Element

Current Conditions: Access to the Plan Area is provided by several major roads including El Dorado Hills Boulevard, Green Valley Road, and, indirectly, Highway 50. Francisco Drive, currently an extension of El Dorado Hills Blvd. bisects the site north to south. Green Valley Road, which forms the southern boundary of the Plan Area, is the major local east-west traffic arterial in the west El Dorado County area north of Highway 50. Highway 50 is reached from the Plan Area by El Dorado Hills Boulevard, and may be reached in the future via the proposed Silva Valley Road. Overall circulation is sufficient for the present population. However, as population growth increases, road capacities will need to be expanded.

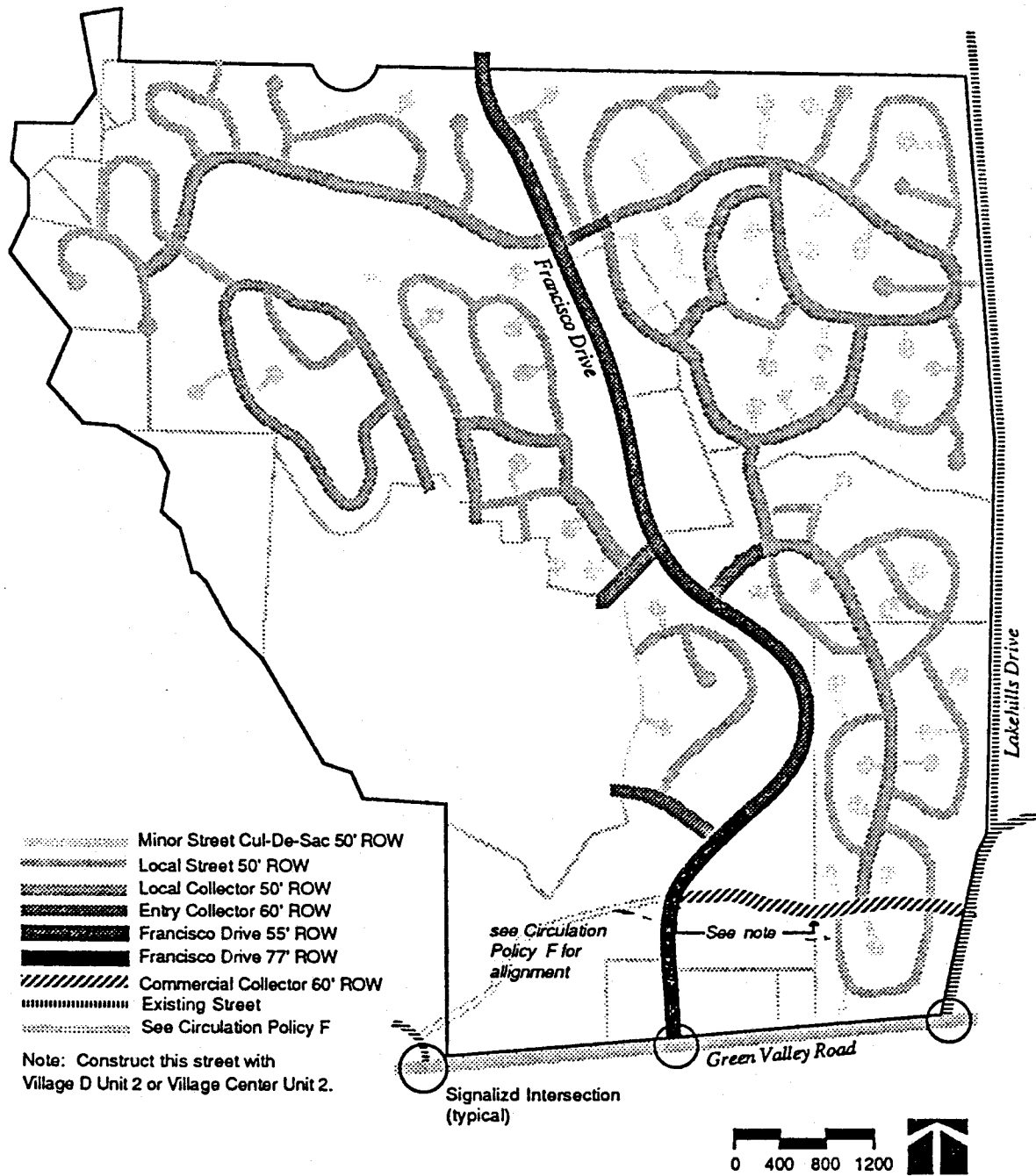
Proposed Circulation The road plan and street system proposed for the Specific Plan is based upon serving the village concept described earlier. The primary vehicular access is the proposed re-alignment of Francisco Drive and upgrading as a scenic drive with a landscape corridor. Francisco Drive will provide the access to each of the villages at selected entry points. No direct individual lot access will be permitted. The road system for and within each village together with Francisco Drive form a system of vehicular circulation which is in keeping with the village theme.

Accessibility to the Marina School and the adjoining parks is enhanced by the proposed network of looping streets and village entry points. The El Dorado-Salmon Falls Area Wide Plan indicates the need for a trail system along Francisco Drive. The proposed landscape corridor includes such a trail.

Through traffic typically will not travel between villages. However, Villages B and C are connected and the traffic generated within Village B and C will travel between them.

An area-wide traffic study was prepared for the El Dorado County by the firm of Omni-Means to determine needed traffic systems and existing limitations. As a result of the Omni-Means Report, the County has adopted a traffic mitigation fee which will help finance a variety of needed improvements within the El Dorado Hills/Salmon Falls Area Plan. Street circulation systems have been purposely designed to link with existing streets which presently stub to or traverse within the property. The design of the Plan eliminates further traffic impacts upon Lakehills Drive-Salmon Falls Road.

Current Area Plan Policies The El Dorado Hills/Salmon Falls Area Plan directs the development of the area wide circulation system through the following policies:



Specific Plan Circulation Policies

1. Future road extensions outlined on the Land Use Map (Figure 7) shall be constructed as areas develop. (Policy F.1)
2. Cost effective transportation alternatives are strongly encouraged. A transit system linking employment and shopping areas with residential areas should be studied as the area grows. El Dorado Hills Boulevard and Highway 50 shall be designated Transportation Corridors. (Policy F.4)
3. Potential "park 'n ride" lots as identified on the land use map, shall be considered with the development of those parcels. (Policy F.6)

Policy A . Road system improvements will be constructed to assure a direct relationship between the phasing of "Village" development and the availability of road capacity consistent with the County's level of service standards. The road system improvements will include the public and private streets that are interior to each village, and the upgrading of Francisco Drive to provide access to each of the villages, the multi-family and the commercial areas.

Implementation:

Construction of the internal road system will be accomplished in phases on the basis of demand. Individual segments of the internal road system will be constructed concurrent with the development of internal phases pursuant to recording of a final map for specific subdivisions. Construction of the improvements to Francisco Drive will occur in two phases.

Phase One improvements will occur simultaneously with the development of the first residential village. The improvements to Francisco Drive will provide for traffic capacity to serve all of the single family residential development proposed for Villages A, B, and C, and will be complete before occupancy of the first residential unit in any of the three villages. Phase One improvements to Francisco Drive include:

1. Realign and reconstruct Francisco Drive with two 12 foot lanes and 4 foot shoulders separated by a 16 foot wide lawn/tree planted median (as illustrated in Figure 9-c) from Green Valley Road north to the northern boundary of the Specific Plan Area. In addition, construct a total of four 12 foot travel lanes from Green Valley Road to a point 200 ft. north of Marina Park Drive where the road section will taper back to two lanes.
2. Construct roadside corridors parallel to the travel lanes of Francisco Drive as variable width scenic landscaped corridors (as illustrated in Figure 10). The width shall be a minimum of 20 feet and may be wider depending on the natural terrain features, such as gentle slopes with little existing tree cover. Improvements to the landscape corridor will be increased to attenuate noise pursuant to Policy A of the Specific Plan Noise Element.

3. Construct the entry from Francisco Drive for Village A, B and C and install adjacent landscaping and other improvements as necessary.
4. Construct lane tapers and approaches necessary to connect the four lane road section at Francisco Drive to Green Valley Road.

Phase Two improvements will be triggered by the development of the commercial and multi-family projects within the Specific Plan. Prior to approval of any development entitlement for the designated commercial and multi-family areas (other than a residential sales and information center), the following improvements will be required:

5. Construct appropriate lane approaches, left and right turn lanes, and other improvements found necessary by the County to provide a fully integrated connection for the northerly encroachment of Francisco Drive to Green Valley Road.
6. Construct a commercial street from Francisco Drive to the eastern boundary of the designated commercial and multi-family areas with four 12 foot travel lanes and 4 foot shoulders as shown in Figure 9-c. In addition, construct intersection improvements of this commercial street to Francisco Drive within the Plan Area as determined by the County.

Policy B. Provide for alternative travel modes to the automobile as a means around and through the Plan Area.

Implementation:

1. Provide a pedestrian/bikeway corridor along one side of the Francisco Drive travel lanes as shown in Figure 10. The location of the pedestrian/ bikeway will be dictated by the terrain and landscaping.
2. Design the pedestrian system to create a landscaped environment separate from the auto travel lanes.
3. A park and ride facility shall be provided for on the Francisco Drive frontage of Village F or the Village Center in a design and location as recommended by the County Transportation Director. Development of the park and ride facility shall occur concurrently with development of the adjacent property unless earlier development is deemed necessary by the County Transportation Director.

Policy C. Local streets, cul-de-sacs, and collector streets shall be designed with adequate road widths to provide bicycle and pedestrian circulation as illustrated in Figure 8.

Policy D. Subdivisions shall be designed to contain roads of adequate capacity to provide access to adjacent properties within the Specific Plan Area. Properties within the Plan which will be accessed by private roads shall be provided with unrestricted access through the private roads for the purposes of the subdivision.

Policy E. Developments within the Specific Plan Area shall be responsible for their fair share of improving roadways and intersections as identified in the 1984 El Dorado Hills/Salmon Falls area Traffic Circulation Study. These developments shall also be responsible for a proportionate share of funding roadways and intersections identified in the Specific Plan Environmental Impact Report Traffic Study as identified below:

i Road Improvements

- a. Widen Green Valley Road to four lanes west of Francisco Drive to Sacramento County line.
- b. Widen Green Valley Road to four lanes east of Francisco Drive to Salmon Falls Road and the future El Dorado Hills Boulevard.
- c. Widen El Dorado Hills Boulevard to four lanes south of Francisco Drive to Governor Drive.
- d. Widen Francisco Drive to four lanes from Green Valley Road to El Dorado Hills Boulevard or construct the new two-lane section of El Dorado Hills Boulevard from Green Valley Road to Francisco Drive.

ii Intersection Improvements

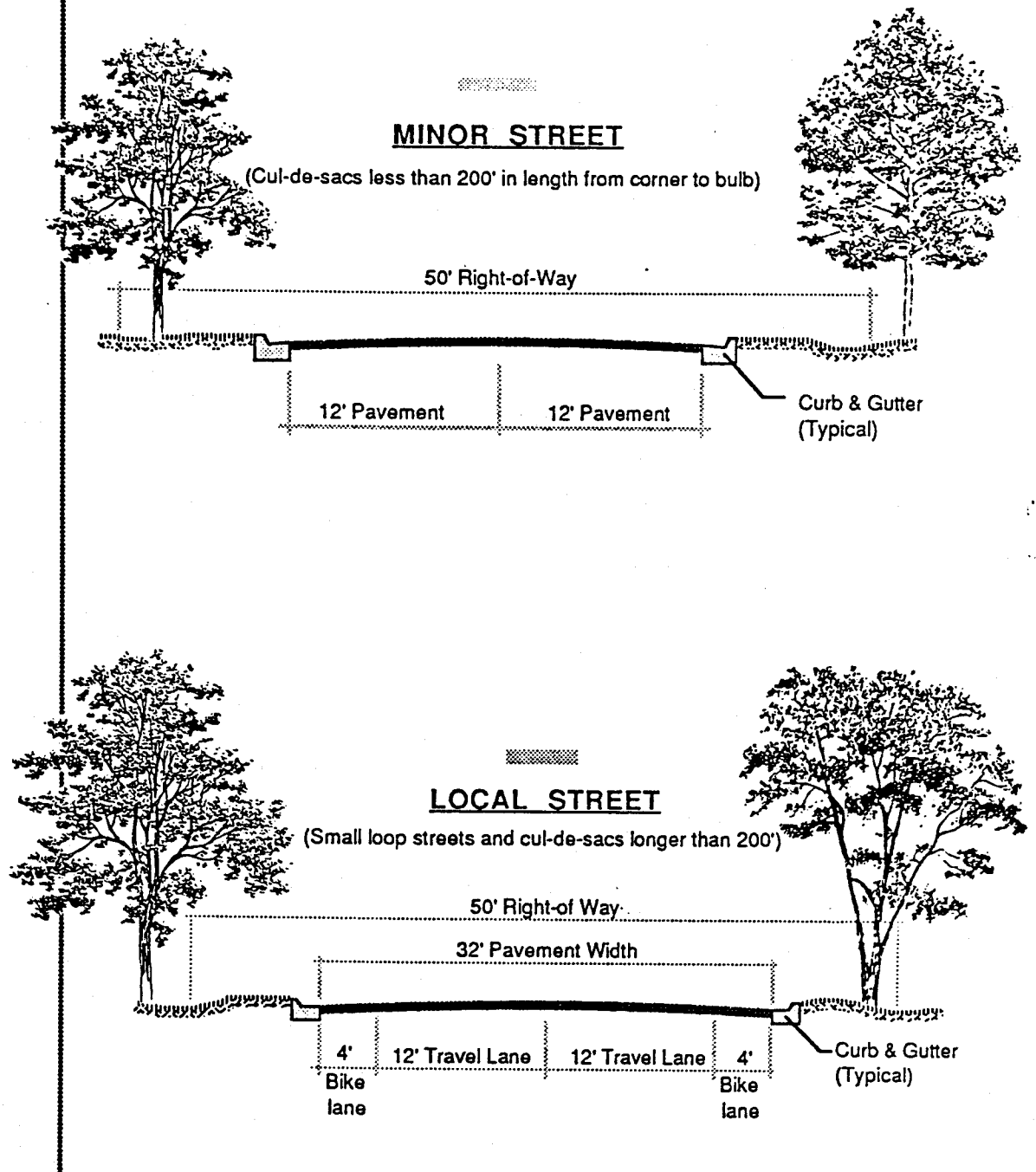
- a. Traffic signals at Green Valley Road and Salmon Falls Road.
- b. Traffic signals at El Dorado Hills Boulevard and Francisco Drive.
- c. Modify the existing traffic signal at Green Valley and Francisco Drive when road widening occurs.

Implementation:

1. Developments within the Specific Plan Area shall pay road improvement fees as shown on Figure 11a, which may be adjusted annually to keep up with inflation. It is recognized that the fees shown on Figure 11a are currently being considered for revision by the County. At such time as the County adopts such revisions, the fees as shown on Figure 11a shall be adjusted to the revised amounts. The modification of traffic signals at Green Valley Road and Francisco Drive (Policy E. ii.c above) shall be installed when traffic warrants contained in the California Department of Transportation Traffic Manual are met.
2. If at such time as traffic volume on the above referenced roadways reaches 15,000 vehicles per day (LOS "F") for 30 days or more a year, or traffic volumes on the above referenced intersections cause warrants (i.e., California Department of Transportation Traffic Manual) for traffic signals to be met and insufficient funds exist in the road impact fee account, the County shall not grant any further discretionary entitlements to development within

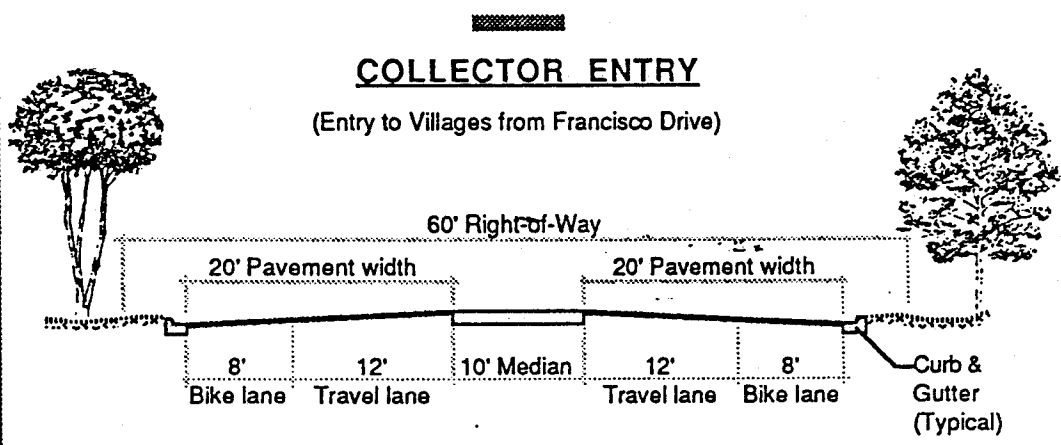
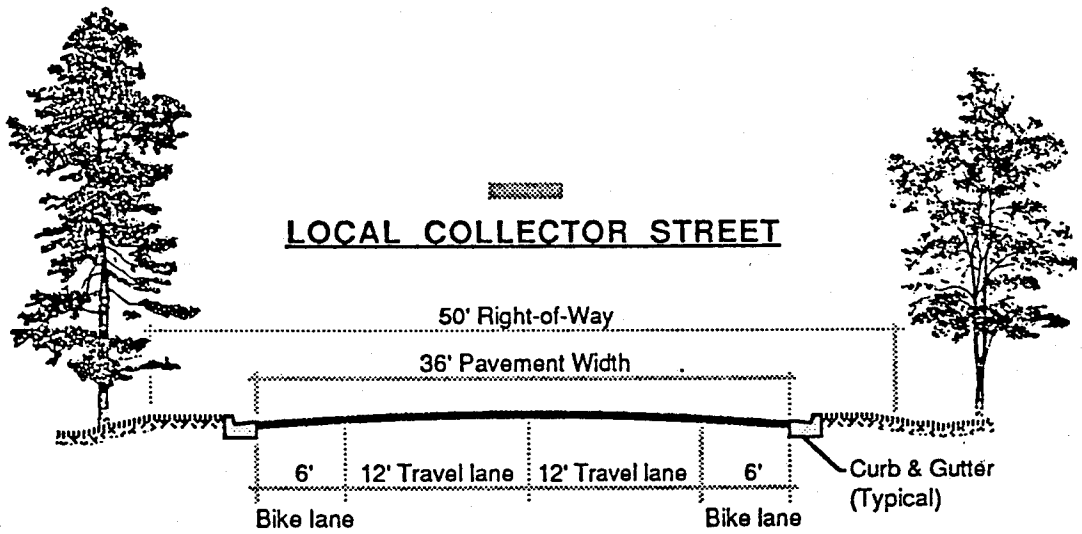
Street Sections

Figure 9a



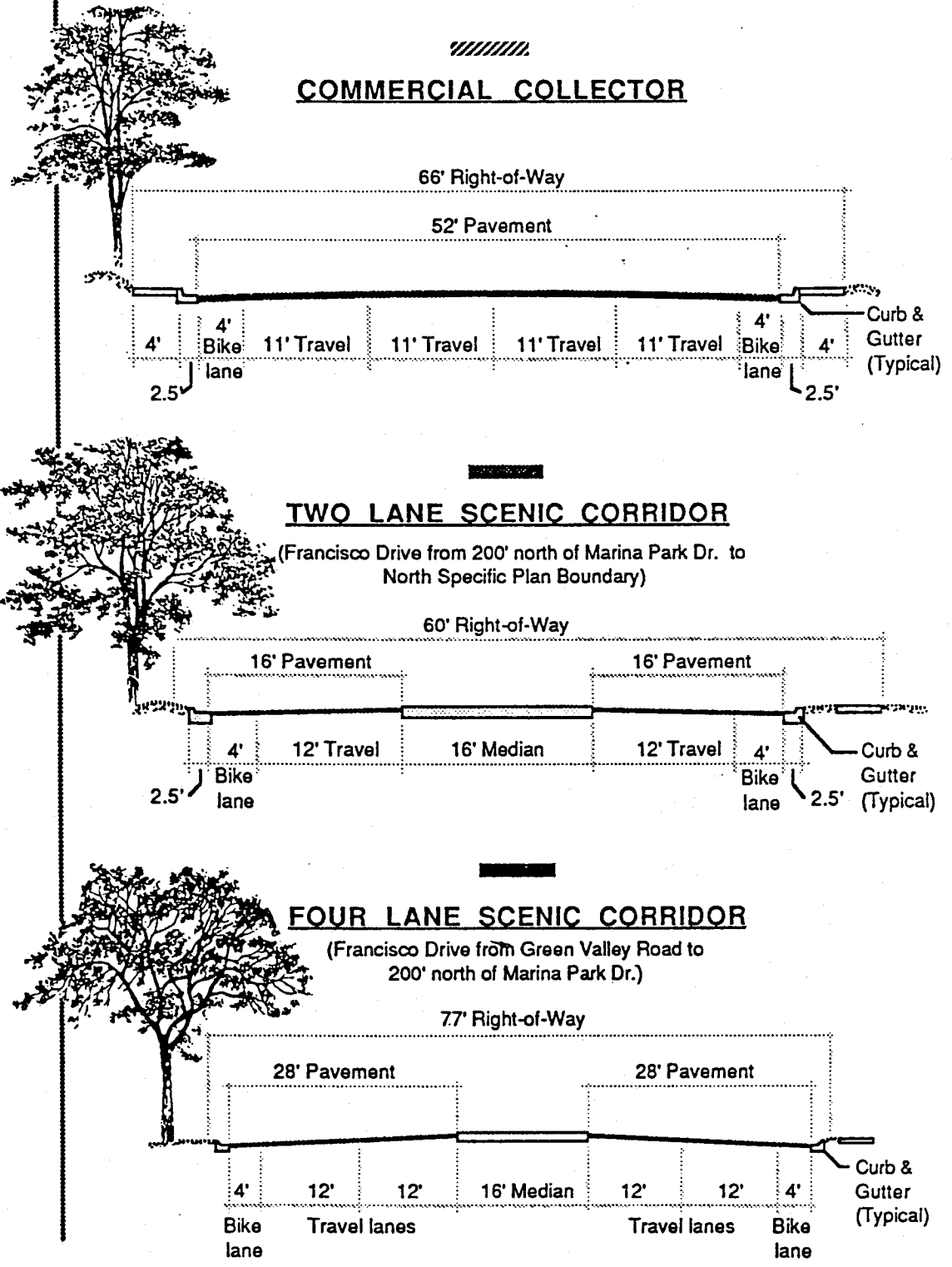
Street Sections

Figure 9b



Street Sections

Figure 9c



the Specific Plan Area until the necessary road and/or intersection improvements to those specific roadways and/or intersections identified above are made.

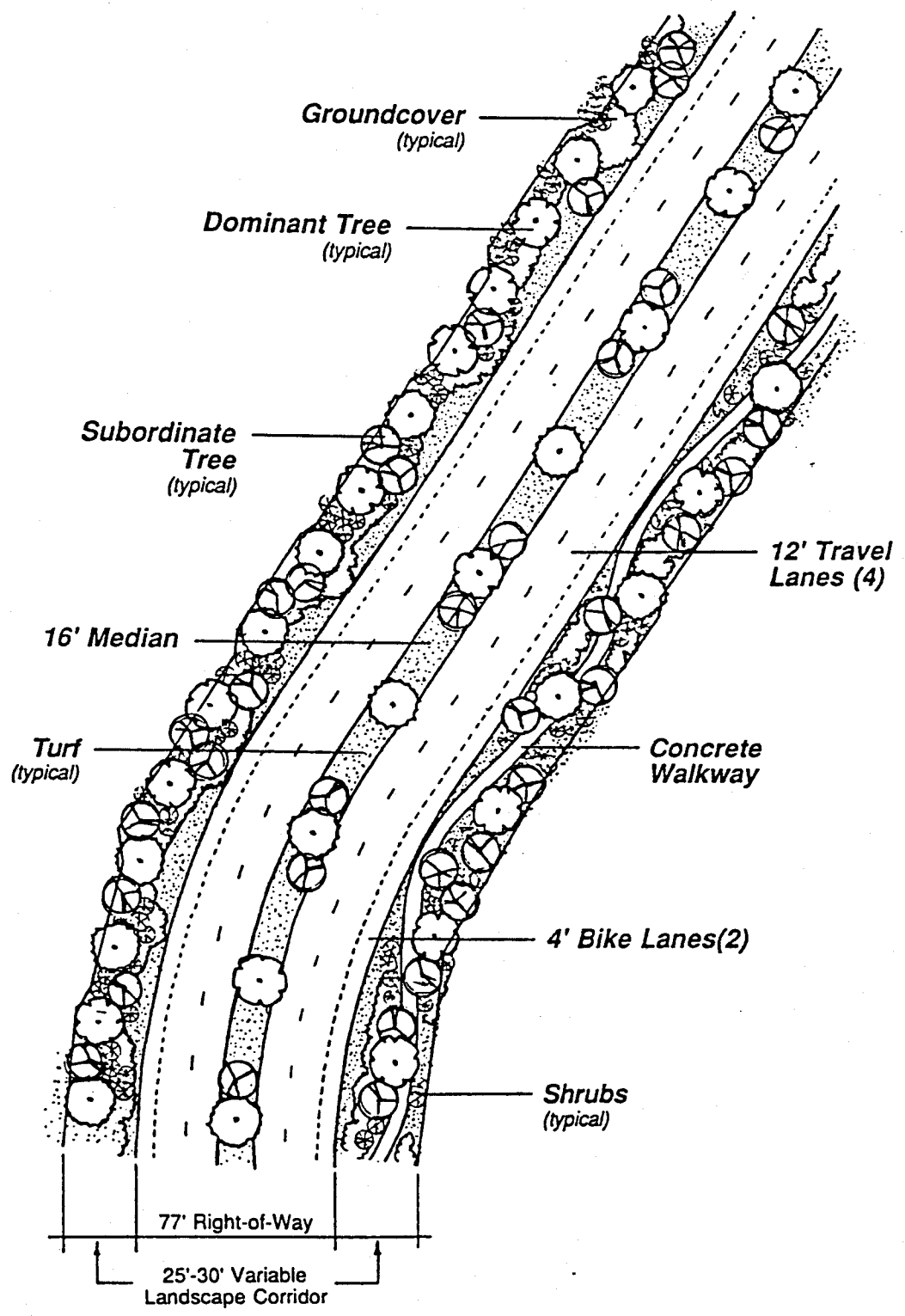
Policy F. There shall be a road connection between Francisco Drive and Green Valley Road through Village F. The exact design and location of the road connection shall be subject to a traffic study prepared when a development entitlement for Village F is submitted to the County. The traffic study shall include analysis of alternative connections to Green Valley Road including use of the Brown's Ravine Road Connection.

Policy G. There shall be a local road connection between Village B and Lakehills Drive. The exact location of the road connection shall be determined with submittal of a tentative subdivision map for Village B.

Policy H. Developments within the Specific Plan Area shall be required to dedicate necessary road rights-of-way for Green Valley Road, Salmon Falls Road, and Lakehills Drive at the development approval stage.

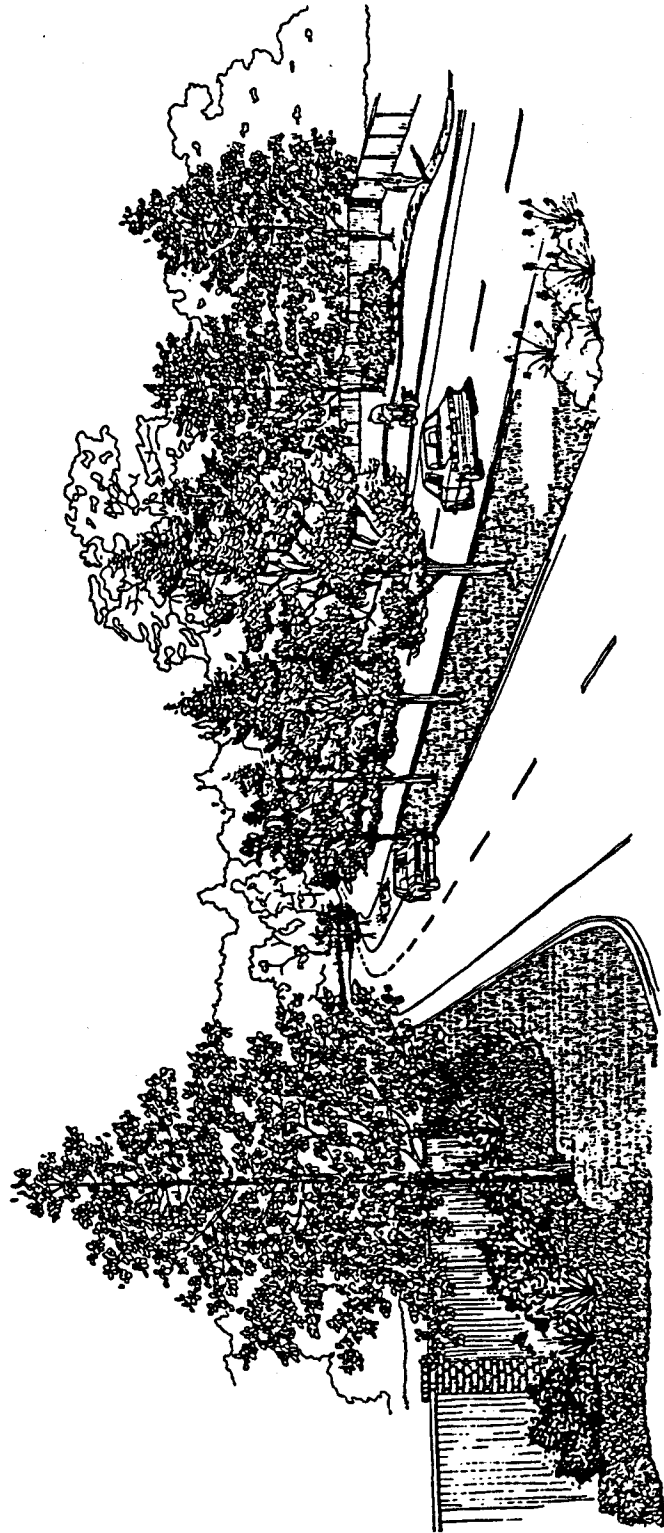
Plan View: Francisco Drive

Figure 10



Landscaped Corridor: Francisco Drive

Figure 11



Road Improvements Fee Structure

Figure 11a

\$168.67/Trip 1987 Year

Land Use Description	Unit	Daily Traffic		Fee
Single Family Residential	Unit	10.0	Trip/Unit	\$1686.70/Unit
Mult. Family Residential	Unit	6.0	Trip/Unit	\$1012.02/Unit
Comm. Shopping Center	S.F.	0.0656	Trip/S.F.	\$11.06/S.F.
Comm. Office Center				
-Medical Office	S.F.	0.0546	Trip/S.F.	\$9.21/S.F.
-General Office	S.F.	0.0177	Trip/S.F.	\$2.99/S.F.
Parks	Acre	6.0	Trip/Acre	\$1012.02/Acre

The following table from the "Northwest El Dorado Hills Specific Plan Environmental Impact Report" shows daily traffic rates for Land Use.

Northwest El Dorado Hills Specific Plan Trip Generation Rates

Land Use Description	Unit	Trip Generation Rates			Total
		Daily	Evening Peak Hour		
			In	Out	
Single Family Residential	Unit	10.0	1.7	1.3	1.0
Multi-Family Residential	Unit	16.0	1.4	1.2	1.6
Comm. Shopping Center					
-17.8 AC Site	1000 S.F.	65.6	2.9	3.0	5.9
Comm. Office Center					
-Medical Office	1000 S.F.	54.6	1.9	3.0	5.9
-General Office	1000 S.F.	17.7	1.4	2.4	2.8
Parks	Acre	16.0	1.3	1.3	1.6

* Rate interpolated from ranges published by Institute of Transportation Engineers.

Sample Calculation for Fee:

$$\frac{65.5 \text{ Trips}}{1000 \text{ S.F.}} \times \frac{\$168.67}{\text{Trip}} = \frac{\$11.06}{\text{S.F.}}$$

Public Facilities Element

The Northwest El Dorado Hills Specific Plan contemplates the development of residential and commercial uses that will require full public services and infrastructure. Most of the required services and facilities are already in place, or can be provided through the expansion of existing services in the vicinity of the Plan Area. The required services include:

Sewage,
Water,
Drainage,
Park and Recreation Facilities,
Police Protection
Fire Protection, and
Schools

The El Dorado Hills/Salmon Falls Area Plan Policy A-4 states that, "...public facilities shall be considered in light of future development and growth within the Plan Area. Public use facilities, will include the school sites, public buildings, the fire station, "park 'n ride" lots, etc."

Pursuant to the Area Plan policy it is the general policy of this Specific Plan to insure that high levels of services are provided as the area grows and that new services and facilities will be developed for future development. The specific services and facilities required in the Plan Area are addressed as follows:

Sewer Service

Current Conditions. El Dorado Irrigation District (EID) operates and maintains a sewage collection system in the area. Assessment District #3 will provide additional capacity to the existing sewage collection system by means of a series of lift stations, force mains and gravity mains. The effluent will eventually reach the El Dorado Irrigation District main treatment plant south of U.S. Highway 50.

Current Area Plan Policy: The El Dorado Hills/Salmon Falls Area Plan states that all parcels one (1) acre in size or less shall be required to be supplied with both public water and sewer service. (Policy A.9)

Specific Plan Public Facilities Policies: (Sewer Service)

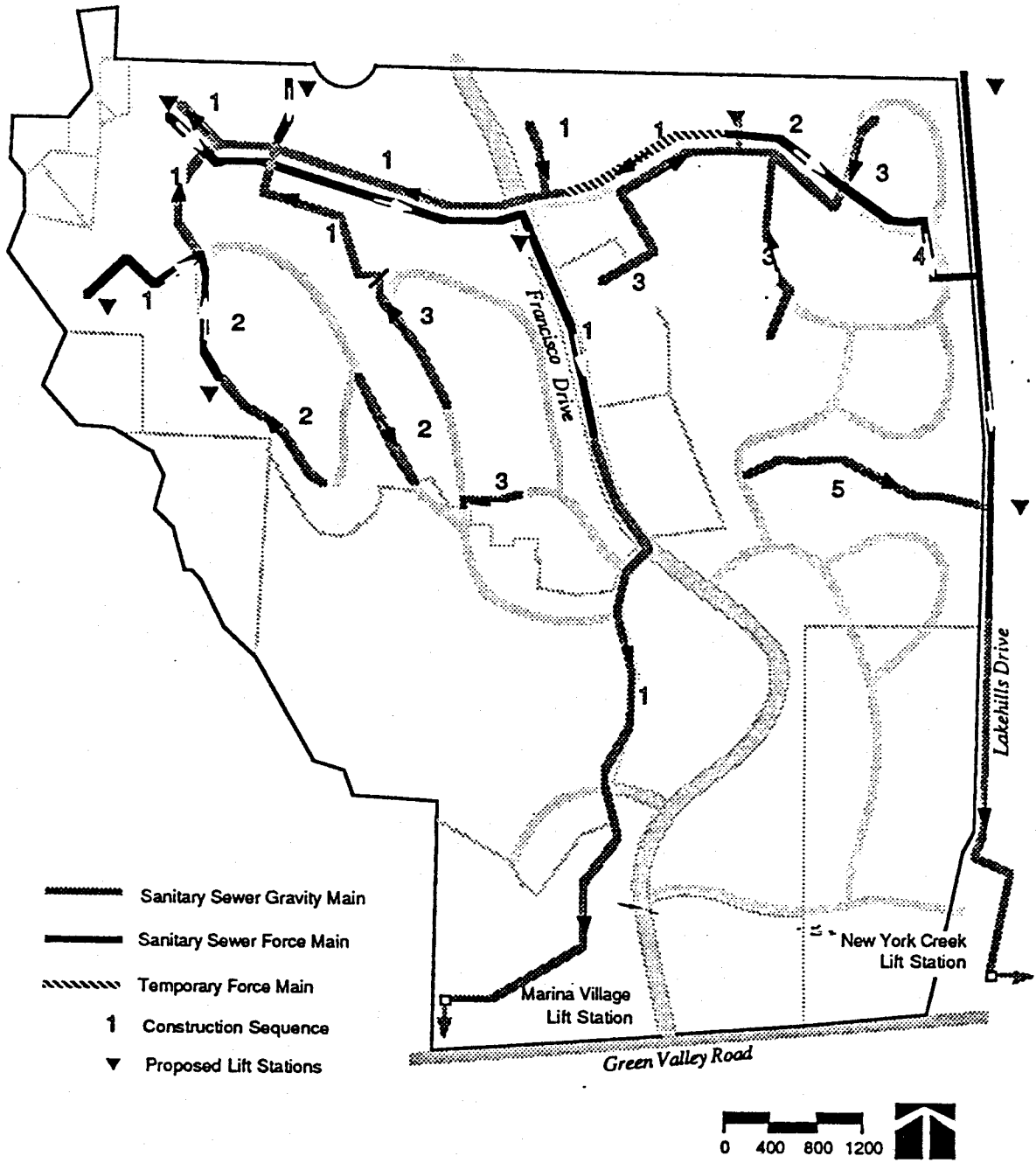
Policy A. Extend sewer service to the Plan Area.

Policy B. Existing sewer capacity will first be allocated to the various areas of the Plan pursuant to the terms of the formation of Assessment District #3.

Policy C. Financing of the required sewer system improvements will occur pursuant to the terms of the formation of Assessment District #3.

Sewer Plan

Figure 12



Water Service

Policy D. Subdivisions shall install oversized and stubbed out sewer facilities as needed to provide adequate sewer service to adjacent properties within the Specific Plan Area and properties within the Guadalupe loop area subject to reimbursement agreements authorized by El Dorado Irrigation District.

Current Conditions: The water source for this Plan will be treated water supplied from the El Dorado Irrigation District. A water treatment facility is located approximately in the center of the Plan Area. The water will be supplied to each residential unit by means of a looped public water main system.

The major use of water will be for domestic purposes for residential habitation, the irrigation of play fields and landscape areas and for the neighborhood shopping area.

Policy A. Extend water service to the Plan Area.

Policy B. Existing water supply will first be allocated to the various areas of the Plan pursuant to the terms of the formation of Assessment District #3.

Policy C. Financing of the required water system improvements will occur pursuant to the terms of the formation of Assessment District #3.

Policy D. Subdivisions shall install oversized and stubbed-out water facilities as needed to provide adequate water service to adjacent properties within the Specific Plan Area and properties within the Guadalupe area subject to reimbursement agreements authorized by El Dorado Irrigation District.

Current Conditions: Tributaries of the South Fork of the American River flow through the northwest portion of the Plan Area and discharge into Folsom Lake as shown on the U.S.G.S., Clarksville Quadrangle map. No adopted, or identified floodplain, exists on these tributaries. Preliminary drainage studies will be made to determine the occurrence of a 100 year event and recommend measures per the criteria established by El Dorado County to protect all building sites from potential flooding.

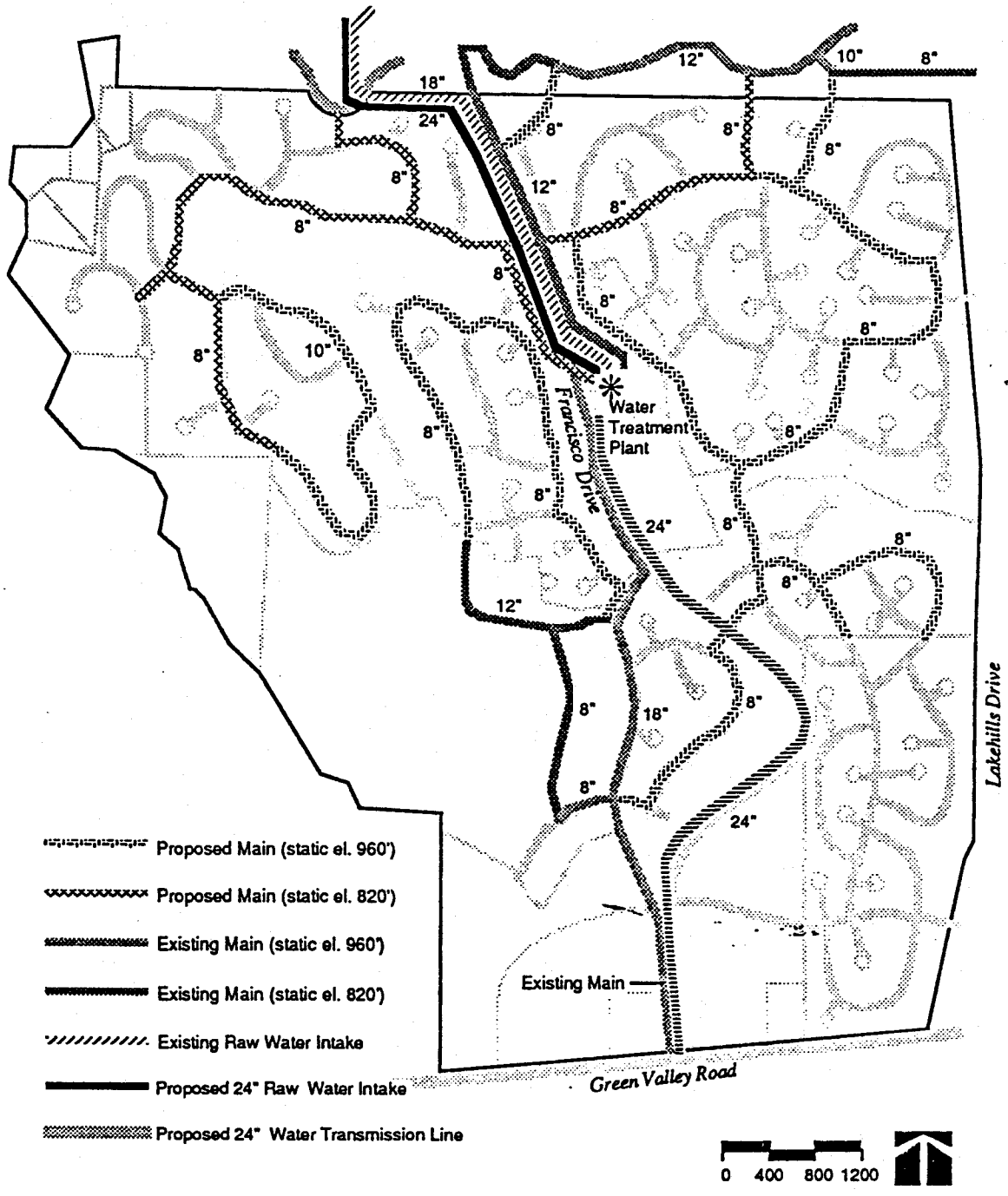
Folsom Lake lies approximately eight hundred feet (800') north and west of the Plan Area. New York Creek lies approximately seventeen hundred feet (1700') east of the Plan Area. It should be emphasized that the Specific Plan area does not contain any wet meadows, marshes or any other perennial wet areas with the exception of a small seasonal drainage in the very northwest corner of the Plan Area. Thorough site examination in both the winter and summer months have verified these findings. Presently existing drainage swales discharge to both Folsom Lake tributaries and New York Creek. The Plan Area is located within the South Fork of the American River and New York Creek drainage shed areas.

Specific Plan Public Facilities Policies: (Water Service)

Storm Water Drainage

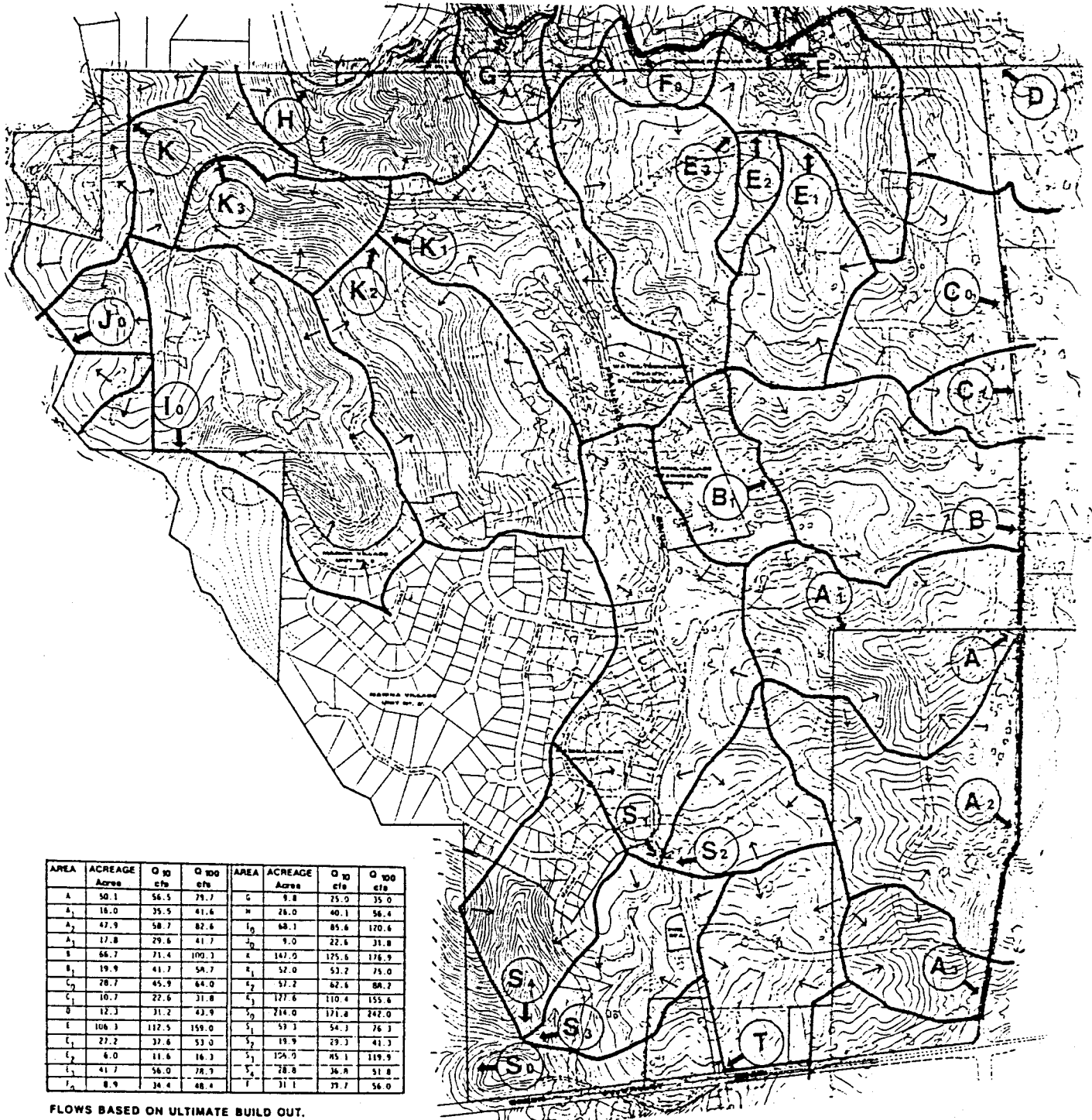
Water Plan

Figure 13



Northwest
El Dorado Hills
Specific Plan

Drainage Plan
Figure 14



AREA	ACREAGE	Q 10	Q 100	AREA	ACREAGE	Q 10	Q 100
	Acres	cfs	cfs		Acres	cfs	cfs
A	50.1	56.5	79.7	G	9.8	25.0	35.0
A ₁	18.0	35.5	41.6	H	28.0	40.1	56.4
A ₂	47.9	58.7	82.6	I ₀	68.1	85.6	120.6
A ₃	17.8	29.6	41.7	J ₀	9.0	22.6	31.8
B	66.7	71.4	100.3	K	147.0	175.6	176.9
B ₁	19.9	41.7	54.7	K ₁	52.0	53.7	75.0
B ₂	28.7	45.9	64.0	K ₂	57.2	62.6	86.7
C ₁	10.7	22.6	31.8	L ₁	177.8	110.4	155.6
C	12.3	31.2	43.9	L ₂	214.0	171.8	242.0
D	106.3	112.5	159.0	S ₁	59.3	54.3	76.3
E	27.2	37.6	53.0	S ₂	19.9	29.3	41.3
E ₁	6.0	11.6	16.3	S ₃	124.0	45.1	119.9
E ₂	41.7	56.0	78.7	S ₄	78.8	36.8	51.8
F ₁	8.9	34.4	48.4	T	31.1	39.7	56.0

FLows BASED ON ULTIMATE BUILD OUT.

Specific Plan Public
Facilities Policies
(Sewer Service)

Current Area Plan Policies: The El Dorado Hills/Salmon Falls Area Plan includes a number of general policies directed to minimizing erosion, flooding, and other issues related to drainage.

1. Limit extensive cut and fill grading of land which substantially changes the natural grade and watershed. (Policy A.14a)
2. Limit modification of natural stream beds and flow. (Policy A.14c)

Policy A. Provide erosion control during and after all phases of construction. Coordination with the Soils Conservation Service and the County of El Dorado will be necessary to determine erosion protection measures to be used to protect the existing waterways during and after construction. The erosion protection measures may consist of, but are not limited to, hydroseeding of graded areas, straw bale dikes and rip-rap.

Policy B. Provide adequate drainage facilities for all phases of development through design and construction of open water courses, through culverts, and road substructure drainage systems. Drainage improvement plans to be approved by the County.

Policy C. Prior to any site improvements, the developer shall perform water quality monitoring of drain outlets of the Plan Area to determine quality parameters. Water quality established by this monitoring shall not significantly deteriorate due to site improvements during the construction of subdivision improvements. Water quality monitoring shall be the responsibility of the developer who shall report results of monitoring to the County. If water quality significantly deteriorates, the County shall require additional erosion control practices or other measures to bring water quality to the above established levels.

Park Service

Current Conditions: A dedication of land for a park and a school site within the Plan Area was granted several years ago to the El Dorado Hills Community Services District and the Rescue School District, respectively.

The existing park site is located north of the water treatment plant and east of Francisco Drive. It is comprised of 12 acres, and is currently unimproved. An additional "tot lot" park site of 1.4 acres is proposed at the new entry to Marina Village. The purpose of this mini-park is to provide an area west of Francisco Drive, accessible to Marina Village, for child play activities.

Current park development standards in El Dorado County require two acres of community park for each 1,000 persons residing in the area. This requirement is met by the dedication of the two park sites identified in the Specific Plan and a credit for a previous park dedication elsewhere in the El Dorado Hills, Salmon Falls Area Plan. The estimated population of the Plan Area at build-out is 7,052 people, including the existing dwelling units in

Marina Village. This equates to a community park acreage of 14 acres. The Specific Plan includes 10.7 acres and the balance is accounted for in the previous dedication in El Dorado Hills.

Current Area Plan Policies: The El Dorado Hills/Salmon Falls Area Plan policy states that the El Dorado Hills Community Service District Recreation Master Plan and the El Dorado County Recreation Element of the General Plan shall be the guideline for future park and trail developments. (Policy E.1)

**Specific Plan Public
Facilities Policies:
(Park Service)**

Policy A. The 1.4 acre park site shall be offered for dedication to the El Dorado Hills Community Services District for development of a local mini-park. In addition, three parksites of 1 to 2 acres each shall be located within Villages B, E, and F, and shall be offered for dedication concurrently with filing of the final map for that village.

Policy B. Properties on the west side of the Specific Plan which are lightly shaded on Figure 15 shall be subject to the parkland dedication in-lieu fees in effect at the time of submittal for development entitlements.

Policy C. To provide for continued maintenance of landscaped areas, specifically the landscape corridor and median along the full on-site length of Francisco Drive, as well as village entry points, master Covenants, Conditions, and Restrictions (CC&R's) shall be prepared for Villages A,B,C,D,F and the Village Center to create a Master Owner's Association (MOA) with full maintenance responsibilities of said landscape areas. In addition, CC&R's shall include provisions that if the Master Owner's Association fails to maintain said landscape areas that the El Dorado Hills Community Services District will be allowed to provide the necessary maintenance.

**Police
Protection**

Current Conditions: The Plan Area is within the jurisdiction of the El Dorado County Sheriff-Coroners Office. All services provided by the Sheriff throughout the County are available in the Plan Area.

Current Area Plan Policy: The El Dorado Hills/Salmon Falls Area Plan addresses police protection in the general context of Area Plan Policy A-4, cited at the beginning of this Public Facilities Element.

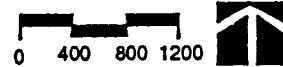
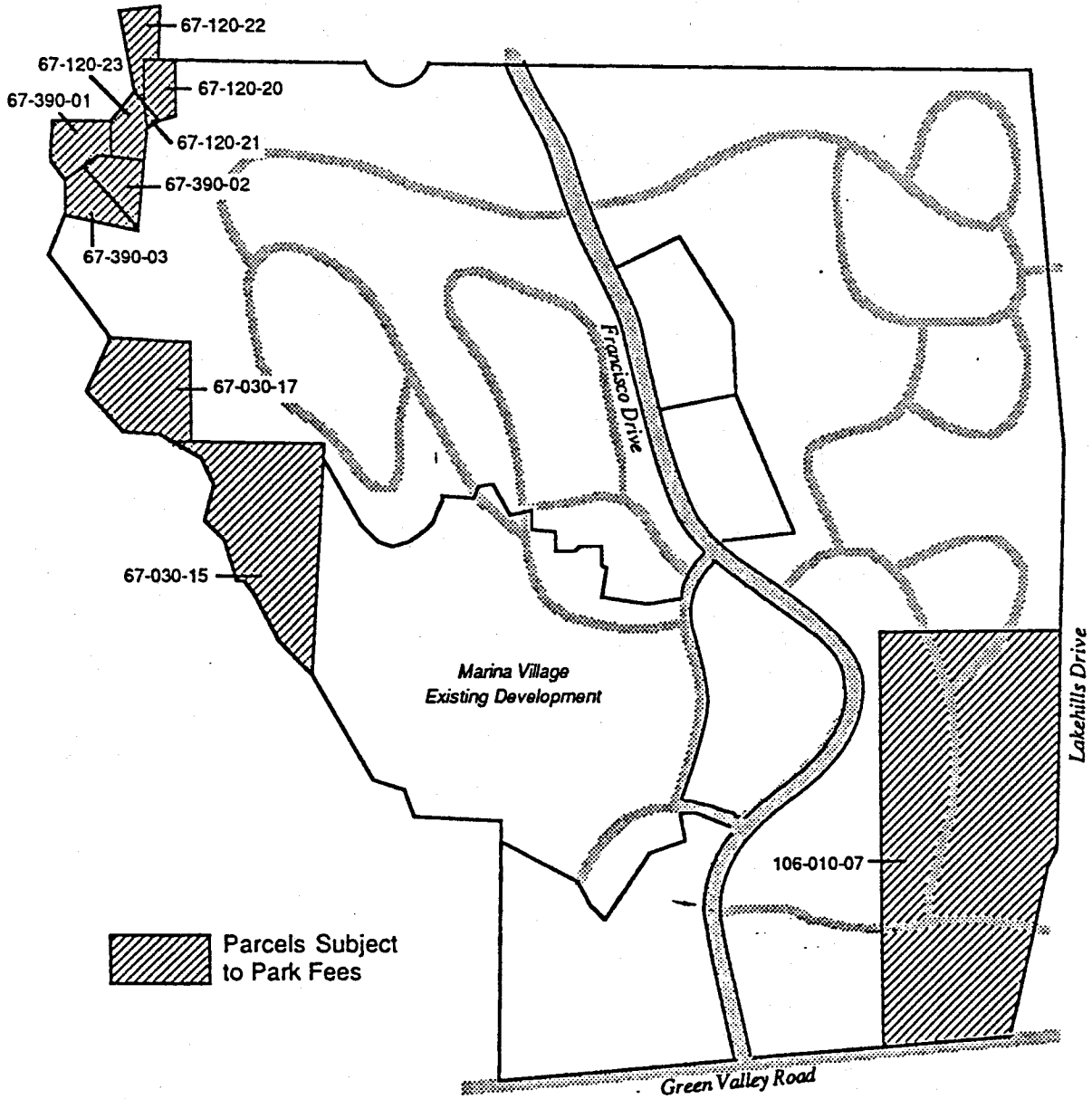
**Specific Plan Public
Facilities Policies:
(Police Protection
Service)**

Policy A. Design individual subdivisions, or "villages", to minimize the flow of through traffic.

Policy B. Design the parks and community facilities to allow ease of observation by Sheriff's patrols.

Parcels Subject to Park Fees

Figure 15



Fire Protection

Current Conditions: The existing El Dorado Hills Fire District maintains a station located on Francisco Drive within the Plan Area that provides adequate service to all areas within the Plan Area. The nearest emergency source of water for fire protection purposes is the public water distribution system complete with fire hydrants. Water supply is from the El Dorado Irrigation District's storage tanks located throughout El Dorado Hills.

Policy A. The fire protection service need not expand facilities to serve the Plan Area. Fees to provide fire protection services are required by County ordinance and are to be implemented through payment prior to issuance of a building permit.

Specific Plan Public Facilities Policies (Fire Protection Service)

Schools

Current Conditions: The Rescue Union School District provides educational facilities for grades K-8 in the Plan Area. Marina School, serving grades 7 and 8, is located within the Specific Plan Area on Francisco Drive. Primary school children (grades K-6) are served by the Jackson School located directly south of Green Valley Road. The School District is currently in the process of preparing a new Master Plan. Additional residential development on the western slope may make it necessary in the future to locate a new elementary school somewhere near the Salmon Falls-Green Valley Road area. A site comprised of approximately 8.5 acres is set aside for acquisition by the Rescue Union School District as a K-6 school. The site is contiguous to the existing Marina School.

High school students in the Plan Area are served by the El Dorado Union High School District at the Oak Ridge High School located in El Dorado Hills. Growth projections in the El Dorado Hills/Salmon Falls Area Plan indicate that Oak Ridge High School may reach full capacity and a new high school site located south of Highway 50 may be required.

Current Area Plan Policies: The El Dorado Hills/Salmon Falls Area Plan addresses school facilities needs in the general context of Area Plan Policy A-4, cited at the beginning of this Public Facilities Element.

Policy A. Designate an additional site of 8.5 acres adjacent to the existing 7-8 school for acquisition by the Rescue Union School District for a K-6 school.

Specific Plan Public Facilities Policies (Schools)

Open Space Element

Current Conditions The Plan Area covers a series of ridges and valleys comprised of both woodland and grassland vegetation associations. Trees in the Plan Area include both valley and live oaks, buckeye, and digger pine. The understory vegetation includes chaparral, buckbrush, manzanita, poison oak, and toyon. Much of the Plan Area and surrounding undeveloped properties are covered by open grassland.

Wildlife utilizing the property and surrounding areas include mule deer, cottontail rabbit, jackrabbit, opossum, bats, mice, ground squirrels, pocket gopher, and striped skunk. Birds include hawks, wrens, jays, quail, doves, hummingbirds, magpies, larks, and sparrows. Reptiles and amphibians include toads, lizards, snakes, newts, and salamanders. No rare, threatened, or endangered species of plants or animals are known to inhabit the site.

The Northwest El Dorado Hills Specific Plan contemplates the preservation of a 2.2 acre ravine within Village A as common open space. This ravine is located near the entry to Village A and separates Village A from Phase Two of the existing Marina Village development. The open space parcel will be maintained as an open space easement dedicated to the Homeowners Association. The length of the ravine from this open space parcel west to the edge of the Plan Area will be protected from development by an open space easement on the privately owned parcels. The easement will be defined by the high water mark of a 100 year storm as determined in the design of road and utility improvements required in the subdivision. The easement will be delineated and recorded on the final subdivision map. Preliminary field investigation indicates that the easement will average 20 feet wide along the drainage course, but may expand to 30 feet or more in some areas. The approximate location of the easement is indicated on the Land Use Map, Figure 7.

A second ravine is located off Lakehill Drive between Villages B and C. This ravine will remain in privately owned parcels, but will be reserved as a non-developable area by the designation of an open space easement dedicated to the Homeowner's Association.

Current Area Plan Policies There is no Plan policy that specifically addresses open space in the El Dorado Hills / Salmon Falls Area Plan, however, a number of general policies are applicable. These are:

1. Natural terrain and vegetation (should be used) to separate incompatible land uses. (Policy A.2d)
2. Limit modification of natural stream beds and flow. (Policy A.14c)
3. Limit densities and lot configurations which do not provide adequate open space and recreational areas. (Policy A.14e)

**Specific Plan
Open Space Policies:**

Policy A . Prohibit development within the designated open space area.

Implementation:

1. Designate on the Land Use Map (Figure 7) the area separating Village A from Phase Two of Marina Village as 2.2 acres of open space owned and maintained by the Homeowners Association. The remainder of the ravine as illustrated will be privately owned within the individual parcels and will be maintained by dedicated easement as visual open space. The open space easement is to be determined by calculation of the high water mark of a 100 year storm.
2. Designate on the Land Use Map the area separating Village B from Village C as a visual open space easement dedicated to the Homeowner Association.

Policy B. Protect existing native trees.

Implementation:

1. Prohibit by this policy and by specific language in the development agreement the cutting or removal of any native trees within the designated open space, park land and privately owned ravines except as required for: homes on the parcels fronting on these ravines, roadway construction, sewer and similar utility extensions and public health and safety as may be determined by county officials.

Specific Plan Noise Policies

Noise Element

Current Conditions: The ambient noise levels within the Specific Plan Area are generated primarily by vehicular traffic along Green Valley Road and Francisco Drive and will vary considerably depending upon the level of traffic and road capacity.

Current Area Plan Policies: The El Dorado Hills/Salmon Falls Area Plan does not specifically address noise considerations in the Specific Plan Area. County-wide policies in the General Plan Noise Element will apply to development within the Specific Plan Area.

Policy A. Sound attenuation measures such as fencing and landscaping should be incorporated into land developments in areas with high noise potential. For example, Francisco Drive will include a landscaped corridor with a planted median and street tree shrubs on both sides of the right-of-way with a paved walking path on at least one side.

Implementation:

1. The landscape corridor along Francisco Drive should be not less than 20 feet in width, and heavy wood fences and dense landscaping shall be provided where needed to insure that the noise level beyond the landscape corridor does not exceed 60 db(A). Prior to approval of a tentative map sound mitigation measures shall be incorporated such that noise levels shall not exceed 60 db(A) at the proposed residential units, as certified by a qualified acoustical engineer.
2. Reference is made to the Land Use Element policies relating to buffering of single family, multi-family and commercial which should act as sound attenuation measures.

Policy B. Land uses have been assigned so as to separate noise sensitive uses from noise corridors.

Implementation:

1. Residential single family uses are separated from Green Valley Road with multi-family and commercial development.

Housing Element

Current Conditions: The Housing Element is closely related to the residential section of the Land Use Element previously discussed. The Plan Area is primarily a residential area composed of single family homes.

Housing problems such as overpayment, overcrowding, large families, housing unsuitable for habitation and groups with special needs, are discussed in the Housing Element for the County and in the El Dorado Hills/Salmon Falls Area Plan. In general, these problems do not exist in the Plan Area.

Overpayment is a nationwide problem and dependent upon existing financial capabilities. The mixture of land uses, with provisions for smaller, more inexpensive units and a variety of housing types will tend to provide homes within reasonable financial grasp of most of the population. The median value of a house, indicated by the 1980 Census, is \$98,200 within the El Dorado Hills Plan Area, which is much higher than the County median price of \$83,950.

Overcrowding is defined as a situation where a housing unit contains more than 1.0 persons per room. The average household population is 3.15 and median number of rooms is 5.6 per housing unit. Overcrowding within the Plan Area is not an apparent problem both in terms of this criteria and when reviewing the housing quality that predominates. Large families are also not considered a problem for the same reasons.

Problems related to housing unsuitable for habitation and groups with special needs do not appear to occur in the North West El Dorado Hills Specific Plan Area. Housing is of high quality, as most of the units have been constructed within the last five years. No groups requiring special needs are known to exist in the area, although individual situations may occur in the single family residential areas.

The proposed residential housing plan includes increasing the housing supply with the development of 2,220 residential dwelling units. The single family units are expected to be built at densities ranging from 1 to 3 units per acre and 5 units/acre within the single family planned development area and 16 units/acre in the designated multi-family area.

Policy A. Increase housing supply and a range of housing choice and density within the North West El Dorado Hills Specific Plan Area to meet a portion of the housing needs of the labor force employed in western El Dorado County.

Specific Plan
Housing Policies

Community Safety Element

Current Conditions : Community safety addresses three primary areas of concern: Noise, Seismic Safety, and General Safety. General Safety includes soil, geology, wildfire and flood control. In brief, noise exposure levels (from vehicular traffic, etc.) projected for Northwest El Dorado Hills Specific Plan will be acceptable. The danger of an earthquake and flooding originating within the area is very remote. Preliminary reports indicate that soils are stable, and flood control measures are not required. Wildfire hazard exists in those portions of the Plan Area that are not yet urbanized. The relatively steep topography and natural vegetation combine to create a hazardous wildfire potential. Urbanization of the area will reduce the amount of land left in natural brush and will provide improved access for fire suppression throughout the Plan Area.

According to maps prepared by the California Division of Mines and Geology, no active faults are located in the Plan Area. However, active faults can be found within five to ten miles to the north of the Plan Area and the inactive Bear Mountain Fault is located outside the Plan Area to the south. The danger of an earthquake occurring within the Northwest El Dorado Hills Specific Plan Area is slight to moderate because of the lack of faults. The area overall is classified in the Uniform Building Code as zone number 3 which is considered a moderate to high risk area depending upon fault activity.

Policy A. Identify potential noise sources, seismic hazards, unstable soil areas, and watershed areas and incorporate a means to minimize possible hazards in the Northwest El Dorado Hills Specific Plan.

Implementation:

1. Noise buffering techniques, such as landscaping, berms and tastefully designed walls (as appropriate) will be utilized to attenuate sound for residences especially in areas where homes will be located next to an arterial street or a commercial site. Noise exposure levels will be within the acceptable range.
2. All structures in the Plan Area will be designed and constructed in accordance to Uniform Building Code Standards for seismic safety.
3. Areas of potential geologic hazard such as unstable slopes, slide areas or faults (no faults have been identified in the Plan Area) shall be reserved from development.
4. Grading and construction of roadways and building pads shall occur during periods of the year specified by the USDA Soil Conservation Service.

Specific Plan
Community Safety
Policies

5. All soil areas disturbed by construction shall be stabilized according to the USDA Soil Conservation Service recommendations. Prior to grading operations the developer shall contact the El Dorado County Resource Conservation District for approval of an erosion control plan. Complete revegetation and stabilization of all disturbed areas, both within and outside of county rights-of-way, will be required. All road cuts and fills will have maximum slope of 2:1. If cuts expose subsurface rock, the project engineer should identify stabilization measures that will be required.

6. All structures in the Plan Area should be built in compliance with the Fire Safety Standards.

Policy B. Building permits for residential development within the Plan Area shall be reviewed by the County to insure use of efficient wood burning stoves or fire places, if proposed.

Consistency with the El Dorado Hills/ Salmon Falls Area Plan

Area Plan Goals

The following is a list of the Area Plan Community Goals and policies and an analysis of this Specific Plan as to the degree of consistency. Policies and goals from the El Dorado Hills portion of the Area Plan are enumerated as contained in the adopted El Dorado Hills/Salmon Falls Area Plan.

General Goals

The citizens and property owners of the El Dorado Hills/Salmon Falls Area Plan feel that the quality of life currently enjoyed in the area should be maintained in the future by orderly growth which considers attractive, efficient and environmentally sound planning along with considering local values, issues and balanced needs of a growing community.

- A. The citizens of the Plan Area desire to retain the rural atmosphere while striving for a well-balanced community.
- B. Local planning efforts should include an integrated, comprehensive community plan that insures functional, healthy and aesthetically pleasing land uses.
- C. The integrity of the environment, quality of air, water and noise levels should be considered a priority in all development.
- D. Retention of a feeling of open space is desired through provision of open space areas, and consideration of viewsheds, ridgelines and natural features.
- E. Future development should consider the compatibility of land uses, scenic corridors and retention of basic natural and physical features of the community.
- F. Future residential development should be compatible with existing concepts.
- G. A local committee should be established to monitor local growth and design to assist the County in implementing the Plan.
- H. Residential, commercial and industrial land uses should be provided in a suitable area where existing developments are not adversely affected.
- I. Review of development should insure that high levels of services provided in the past are perpetuated as the area grows and that new services

and facilities will be developed for future development.

J. Efficient energy usage and conservation should be consistently encouraged in development.

K. Effective emergency and fire protection service is a high priority.

L. A quality circulation system, which safely and efficiently accommodates development and recognizes all transportation modes is desired for the Area

M. Development for additional recreational facilities through proper planning is a priority to local citizens.

N. Quality neighborhood school sites are a priority to local citizens and should be considered as the area grows.

Consistency: This Specific Plan supports all of these general community goals.

Area Plan Policies

The following is a list of the Area Plan policies and an analysis of this Specific Plan as to the degree of consistency:

General Policies (A.1-14)

1. "General Plan Amendments, Rezonings, Subdivisions, Parcel Maps and Special Use Permits", hereinafter referred to as "developments", shall be considered in light of presently available or projected required public utilities and public service capabilities. Subdivisions, parcel maps and special use permits may be approved upon the determination that adequate capacity is available or projected in all required public utilities and public services.

Consistency: Present and projected availability of public utilities and public service capabilities is appropriate for the proposed level of specific plan development.

2. Transitional land uses shall be designed into development projects in order to alleviate land use conflicts in differing residential density areas, commercial, industrial and agricultural areas. Typical transitions may consist of:

- a. Special Setbacks for Agricultural Protection (Section 17.06.150);
- b. Landscape areas;
- c. Densities between residential developments that blend existing development to the proposed density;

- d. Use of natural terrain and vegetation to separate incompatible land uses.

Consistency: The "Village" concept includes the scaling down of intensities from a commercial area to multi family to single family development. The Plan proposes a commercial area at the intersection of Green Valley Road and Francisco Drive with multi-family units surrounding this commercial area and single family development within three residential villages. Each village is separated by circulation or natural open space terrain. Since agricultural uses do not occur in the Plan Area, agricultural protection is not applicable.

4. Public facilities shall be considered in light of future development and growth within the Plan Area. Public use facilities, will include, but are not limited to, school sites, public buildings, "park 'n ride" lots, etc.

Consistency: The Plan supports this policy. However, the Plan Area identifies the existing Marina Village Intermediate School, the water treatment Plant, the fire station and the parks as the designated public facilities in the Plan.

5. The Plan has large areas designated for future urban development. These areas may be developed concurrently with the formation of the assessment districts to provide necessary public services. Developers may enter into development agreements with the County in order to meet the objectives of the Area Plan.

Consistency: This area is designated for urban development. Assessment districts and development agreements shall be utilized in the Plan Area.

9. All parcels one (1) acre in size or less shall be required to be supplied with both public water and sewer service. This policy shall only apply to those lands located within the El Dorado Hills portion of this land use plan.

Consistency: The Plan supports this policy.

10. All those areas general planned for high intensity use (commercial, industrial, SFR-HD, Single Family Residential-High Density and RM, Multi-Family Residential) shall not be rezoned until such time as a commitment for the required services for the requested zoning, e.g., public water and sewer, can be secured from the appropriate agency.

Consistency: The Plan strongly supports this concept. Developers in the Plan Area have received commitments for the required services for those areas requiring zoning.

12. To insure a sufficient vehicular and pedestrian system on commercial, industrial and multi-family properties, all development within this land use category shall be required to either improve street frontage, dedicate land for

right-of-way, provide a combination of the above prior to or in conjunction with a site plan approval or issuance of a building permit. Standards shall be developed by the County and be on file at the Planning Department.

Consistency: The Plan supports this requirement for improved street frontage and dedicating land for right-of-way in conjunction with a site Plan approval or issuance of a building permit.

13. The County shall establish a design review procedure to review construction design, landscaping and architectural considerations under a design control district for industrial, commercial and multiple family zones.

Consistency: The Plan supports this policy. Landscape Design guidelines have been developed.

14. The physical setting in the Plan Area shall be protected in the proposal review and approval process by: (items a-h)

Consistency: The factors described in Policies 14 a-h are addressed in various elements of the Specific Plan and in the Landscape Design Guidelines prepared for the Plan Area. Further, many of these factors are addressed by existing County ordinance and review procedures, and the environmental review process.

Residential Policies (B.1-4)

1. Public water and sewer shall be required for high density and multi-family residential development.

Consistency: The Plan does provide water and sewer facilities for the 26.6 acres of multi-family development. High density development (defined as 3 units/acre or 5 units/acre with a PUD) will also be accommodated with water and sewer.

2. Residential developments in urban areas shall be developed as "villages" similar to the existing ones;

- a. Projects will be internally focused;
- b. Circulation shall be planned to enhance "village" identity.

Consistency: The Plan supports internal focus for projects and circulation has been designed to enhance "village" identity by the creation of a loop system and cul-de-sacs.

3. Within the high density land use designation, a maximum of three (3) units to the acre shall be allowed unless accompanied by a planned development, in which case five (5) units to the acre will be permitted.

Consistency: The Plan supports these densities.

**Commercial Land
Use Policy
(C.1-6)**

4. Within the multi-family land use designation, a maximum of twelve (12) units to the acre shall be allowed unless accompanied by a planned development, in which case twenty (20) units to the acre will be permitted.

Consistency: The Plan is consistent with this proposal. The multi-family land is designated not to exceed 16 DU/AC in a PUD.

1. El Dorado Hills Boulevard/US Highway 50 intersection shall be the major commercial center for the Plan Area.

Consistency: The Plan supports this policy.

2. Expansion of commercial land uses beyond what is shown on the land use map, shall be considered when accompanied with a specific development plan and a projected need has been demonstrated.

Consistency: Need has been demonstrated for the limited commercial proposed within the Plan. Commercial use is also proposed at this location in the General Plan.

3. Circulation within commercial developments shall be designed to be internal with minimal encroachments on the public thoroughfares.

Consistency: The Plan supports this policy.

4. Proposed new commercial development within one (1) mile of a school site shall require notification to the school district.

Consistency: The Plan supports this policy.

5. Commercial land uses shall be required to have public water and sewer.

Consistency: The Plan supports this policy. All commercial property in the Plan will have public water and sewer.

6. Commercial subdivisions, complexes and structures shall be required to include adequate landscaping and noise attenuation systems to reduce related business noise and provide a harmonious setting.

Consistency: The Plan supports the provision of a landscaped/noise attenuating corridor along Francisco Drive to reduce related business noise and provide visual relief.

**Recreation Policy
(E.1-2)**

1. The El Dorado Hills Community Service District Recreation Master Plan and the El Dorado County Recreation Element of the General Plan shall be the guideline for future park and trail developments.

**Circulation
Policy
(F.1-7)**

2. A regional community park should be developed in the future, east of El Dorado Hills Boulevard, south of the SMUD utilities easement.

Consistency: The Plan supports both policies and also identifies the present park land needed for the projected Plan Area population. A regional community park is being developed outside the Specific Plan Area.

1. Future road extensions outlined on the Land Use Map shall be constructed as areas develop.

Consistency: The Specific Plan supports this concept. See Circulation Element Phasing.

2. A traffic circulation study shall be prepared and implemented for the Plan area which considers the land uses adopted by this Plan.

Consistency: This Specific Plan supports this proposal and could benefit from its analysis and recommendations.

3. A specific traffic study shall be prepared for El Dorado Hills, Francisco Drive and Green Valley Road. "Area of Benefit" type districts shall be considered, along with other means of financing which may be available, to accomplish those recommended improvements as identified with the study.

Consistency: The Specific Plan includes by reference a traffic impact analysis for the Northwest El Dorado Hills Specific Plan prepared by Omni-Means, Ltd. , October 15, 1986. The recommendations specified in the traffic analysis are included in the Specific Plan.

4. Transportation alternatives, which are cost effective, shall be strongly encouraged. A transit system linking employment and shopping areas with residential areas should be studied as the area grows. El Dorado Hills Boulevard and US Highway 50 shall be designated Transportation Corridors.

Consistency: Transportation alternatives which are cost effective were considered as it related to the "Village" concept versus the typical subdivision layout. The "village" concept with both looped and cul-de-sac circulation has been proposed in this document. The Plan supports a study of a transit system linking employment and shopping areas with residential areas.

5. Bus stops shall be considered for inclusion into new developments.

6. Potential "park 'n ride" lots as identified on the land use map, shall be considered with the development of those parcels.

Consistency: Bus stops and potential "park 'n ride" lots are included in the Plan.

**Historic Preservation
Policy
(G.1)**

1. Significant historical sites located within the Plan Area boundaries shall be protected. Upon application for a development, historical sites shall be identified and a means by which they will be protected shall be provided.

Consistency: Historical sites have been identified in the Plan Area and are addressed in the Northwest El Dorado Hills Specific Plan Environmental Impact Report. The EIR identifies specific mitigation measures that are to be taken to protect any significant sites found in the Plan Area.

The following policies are not applicable to this Specific Plan:

A. GENERAL

Policy 3: Marble Valley-Cowell Foundation property is located outside of the Plan Area.

Policy 6: Commitment for the required services from the appropriate agency has been made in the context of this Plan.

Policies 7 & 8: There is no agricultural land within the Plan Area.

Policy 11: Bass Lake Road is located outside the Plan Area.

D. INDUSTRIAL

Policies 1-5: There is no industrial land within the Plan Area.

H. MINERAL RESOURCES

Policy 1: There are no classified areas of mineral deposits within the Plan Area.