

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

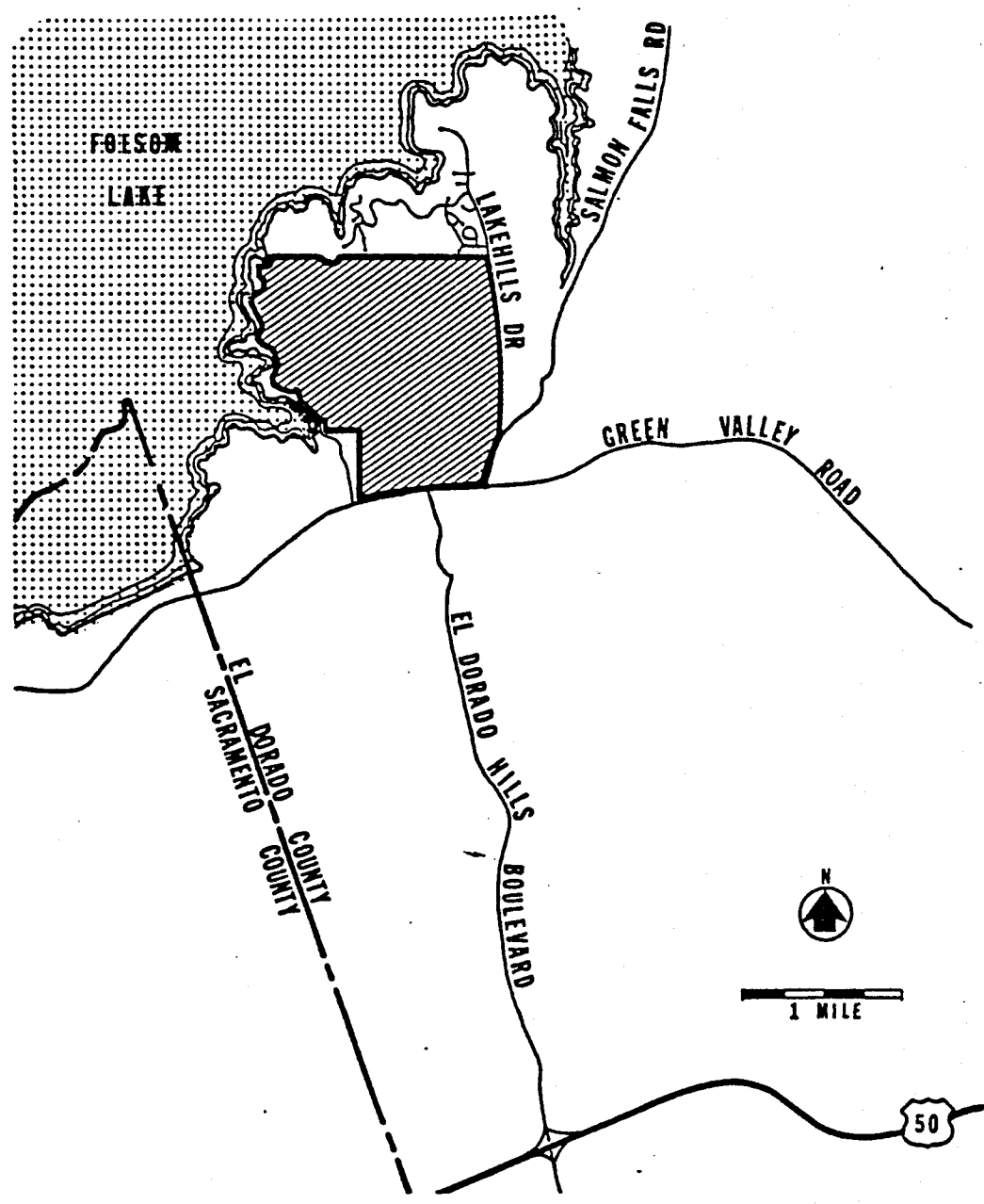
The Northwest El Dorado Hills Specific Plan describes a framework for orderly development over the next 10 to 20 years and is structured to be consistent with the mandated elements of the El Dorado Hills/ Salmon-Falls Area Plan and the El Dorado County General Plan. The Specific Plan is intended to establish 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.

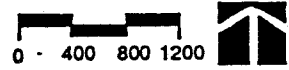
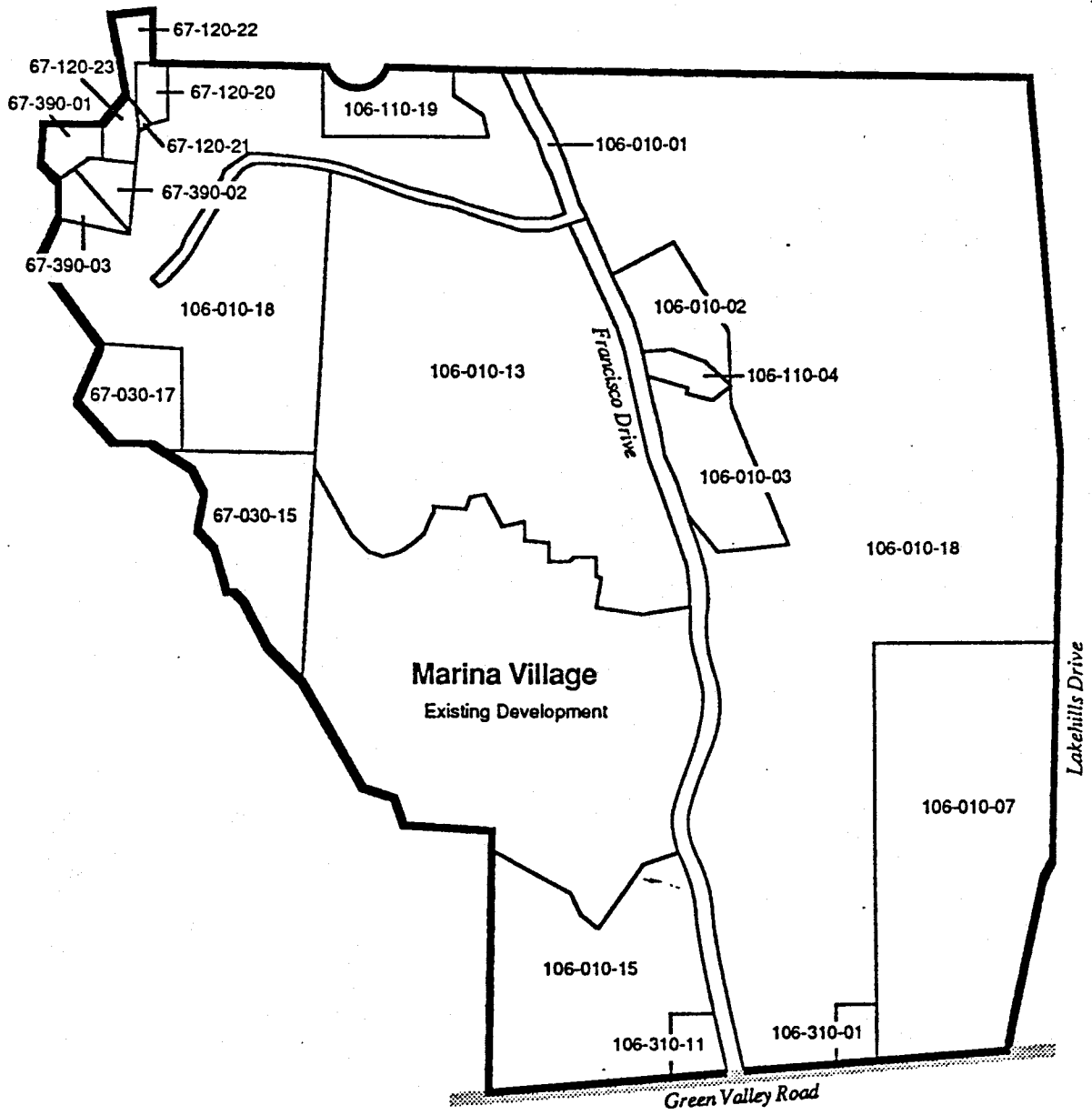
Project Vicinity Map

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.