



Final Amended Version, September 29, 1999

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1. EXECUTIVE SUMMARY

The Promontory Specific Plan provides for a mixed-use planned community on approximately 1,000 acres in El Dorado County. The Specific Plan will function as the zoning for the community, identifying permitted land uses and establishing site development requirements.

The Plan area is located in the western portion of the County adjacent to the City of Folsom. Surrounded by previously approved planned communities and existing residential development, The Promontory is an in-fill community that is lower in density than any of the surrounding neighborhoods. The Plan features a mix and arrangement of land uses that complement the surrounding residential communities by providing commercial services and recreational opportunities benefitting this broader area.

The Specific Plan provides for a new community with eight residential villages (1,100 dwelling units) designed to provide a range of densities and a variety of housing types. A Village Center allows a relatively concentrated mix of uses, including office, commercial, residential, and open space. A community park and town green will help the Village Center function as a focal point for community activity. Open space will be provided in the form of 101.1 acres of public open space (including two active parks), and 184.0 acres of private open space.

The Plan recognizes and respects the natural features and beauty of the site. Sensitivity to the natural terrain and the preservation of off-site views is reflected in the design of each residential village. Special development standards have been crafted to minimize disturbance of slopes, preserve oak trees, and regulate the placement of each dwelling unit. The combination of design and special regulations serves to preserve the natural appearance of the land and the enjoyment of off-site views.

Open-space areas located throughout the Plan area protect and enhance drainage areas, soften impacts of the power line corridor, and preserve heavily treed areas. Wetland areas will be sustained to provide valuable wildlife habitat.

The natural character of the site will be further protected through the preservation of private open space. This will be accomplished by limiting the building area of individual custom lots to small, carefully selected developing envelopes. These private open-space areas will be placed in a conservation easement to assure protection of slopes, oak trees, and wildlife habitat.

This Specific Plan includes policies, regulations, and implementation procedures to achieve the special character envisioned for The Promontory community.

2. INTRODUCTION

2.1 Purpose and Authority

The Promontory Specific Plan (Plan) implements the goals, policies and objectives of the El Dorado County General Plan to create planned communities in the Western portion of the County. The purpose of this Plan is to facilitate development of a balance community with a mix of housing, business, schools, open spaces, and recreation areas arranged to protect the unique qualities of the site.

The Plan has been prepared pursuant to the provisions of the California Government Code, Title, 7 Division 1, Chapter 3, Article 8, Section 65450 through 65457. California Government Code Section 65450 et seq. permits a jurisdiction to prepare specific plans for the systematic implementation of the General Plan as it relates to a particular area. The Code requires a Specific Plan to include a text and diagram which specify:

- The location and extent of land uses for the plan area;
- The identification and discussion of what facilities will be required to serve the land uses;
- Standards for development and preservation;
- A program to implement the plan; and
- A discussion of the relationship between the Specific Plan and the jurisdiction's General Plan.

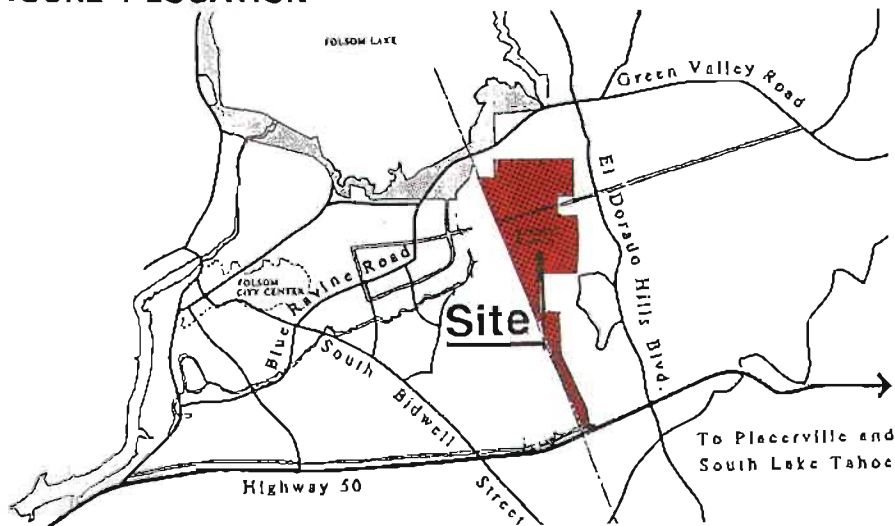
The Promontory Specific Plan was adopted by Ordinance #4470 and Resolutions 253-97, 254-97, and 255-97. Adoption of Ordinance #4470 rezoned the property to permit uses and require standards described in The Promontory Specific Plan. Resolution 253-97 certified the EIR for the project. Resolution 254-97 adopted the General Plan Amendment. Resolution 255-97 adopted findings of fact; a statement of overriding considerations; a mitigation monitoring program for the Specific Plan; and the adoption of The Promontory Specific Plan. It also binds landowners of the property, their assigns and successors in interest, to the conditions and mitigation measures adopted by the Board of supervisors for The Promontory Specific Plan.

The Promontory Specific Plan was amended on September 29, 1999, to incorporate the terms of a settlement agreement entered into between the County, the project applicant, and certain plaintiffs.

2.2 Location

The Promontory is located in El Dorado County adjacent to the County's western boundary. The 1,000 acre property stretches north from U.S. Highway 50 for approximately four miles. It is bounded on the east by El Dorado Hills and on the west by the City of Folsom, in Sacramento County.

FIGURE 1 LOCATION



2.3 Existing Conditions

Land Use

The Promontory was originally a part of Russell Ranch, which was used to graze cattle. No other land use has existed on the site with exception of two parallel transmission lines (one major, one minor) that bisect the site within a 300' utility easement.

Surrounding Land Use

Existing and planned developments surround The Promontory project. Developments underway include Stoneridge Village, Governors West, Parkview Heights, Ridgeview Village, and Ridgeview Village Estates. These projects, located to the east of the Plan area, offer lots ranging from one quarter acre to five acres in size, with an average density of 3.0 units per acre. North of The Promontory, several projects have been approved, including Crown Valley and San Francisco Oaks. In Folsom, on the western edge of The Promontory, the 1,700-acre Russell Ranch mixed use project is

being master planned. The approved density for the Russell Ranch is 3.0 units per acre. As depicted in Figure 2, Surrounding Land Use, The Promontory land uses and densities are lower than those of the surrounding area.

Topography

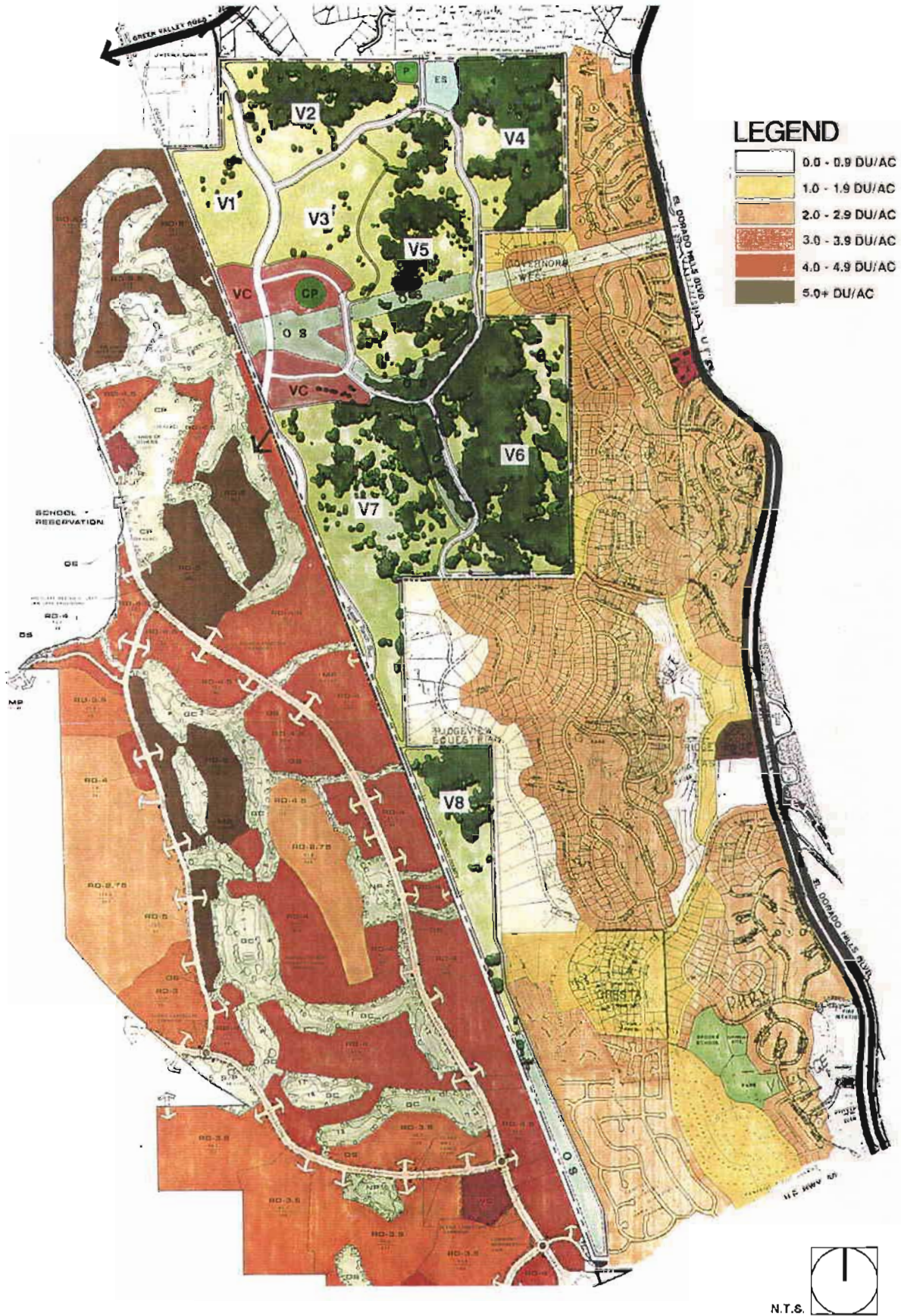
The site consists of rolling hill and valley terrain that provides panoramic views of Folsom Lake, the Sacramento Valley, and the coastal range. The site is topographically defined by two areas: the valley floor and the uplands area. The uplands portion of the site consists of slopes ranging from 10% to greater than 40%. The valley floor portion is an area of gently sloping to rolling hills with slopes from 0% to 20%. See Figure 3, Slope Map.

Vegetation

Natural vegetation on the site consists of grassland, chaparral and oak woodland, with blue oaks and valley oaks being dominant plant species. The oaks are generally found on side-slopes or ridge tops and may occur in isolation or in dense stands. The bulk of the dense tree cover occurs on the steeper portions of the site.

Approximately 11.9 acres of isolated wetlands are located on the site, including remnant riparian vegetation along drainage ways and sedge marsh on the alluvial plain. No endangered plant species are known to occur on the site. See Figure 4, Vegetative Analysis.

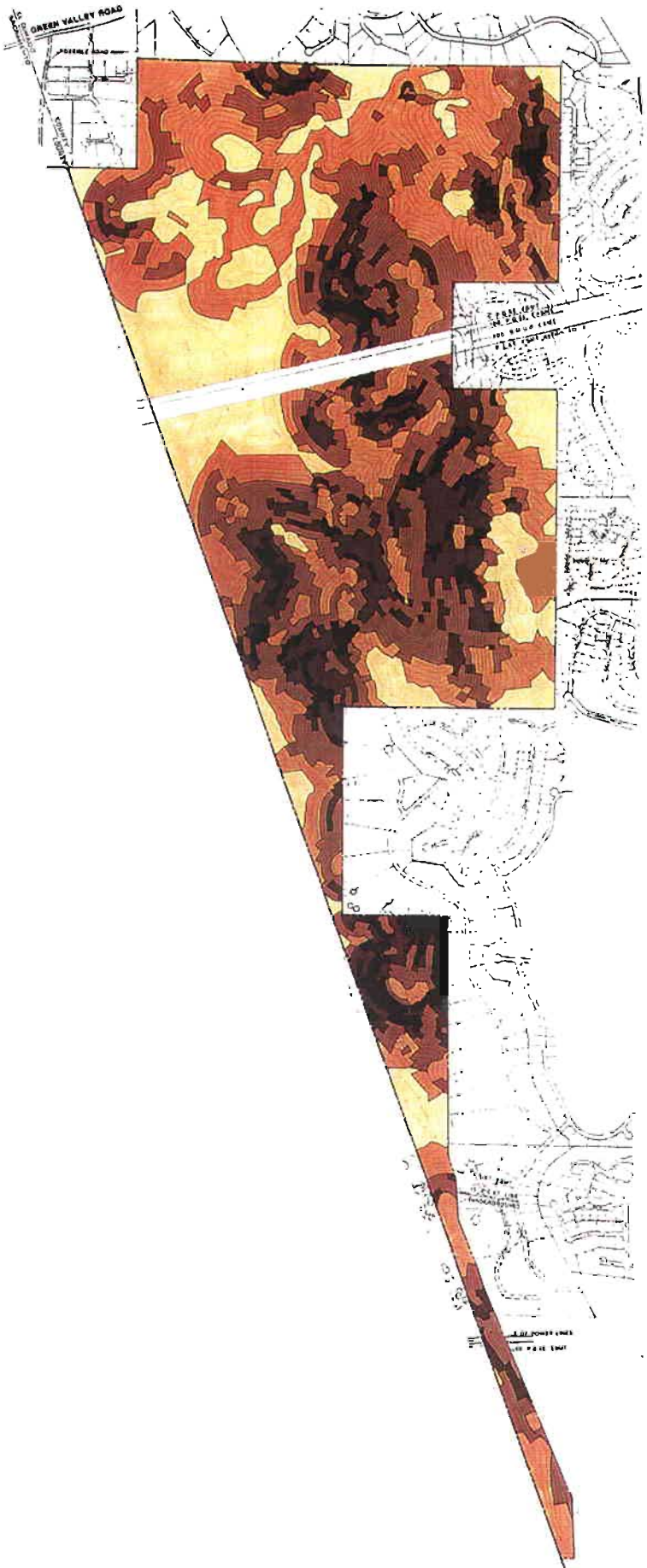
SURROUNDING LAND USES



SLOPE ANALYSIS

LEGEND

SLOPE	
	0 - 10%
	10 - 20%
	20 - 30%
	30 - 40%
	> 40%



o



FIGURE 3

VEGETATIVE ANALYSIS



2.4 Relationship to the General Plan

The El Dorado General Plan identifies implementation by means of The Promontory as Planned Community (Policy 2.1.4.1) and requires a specific plan (Policy 2.1.4.3). The Promontory Specific Plan implements this requirement of the Draft General Plan.

The General Plan's vision statement, strategies, and concepts provide direction that new developments shall retain and enhance natural resources, phased to ensure the availability of infrastructure, and be designed to provide a range of housing opportunities. This Specific Plan responds to this direction.

More specific documentation of General Plan Consistency is found in Appendix A, General Plan Consistency Analysis.

2.5 Using the Plan

The Plan is organized into seven sections. Section 1, Executive Summary, provides an overview of the Plan. Section 2, Introduction, provides a foundation for the more substantive sections of the Plan. Section 3, Development Plan, describes the major land use, and support circulation concepts authorized by the Plan. Section 4, Development Standards, contains the development standards and land use regulations governing the Plan. Section 5, Implementation, describes phasing and financing provisions necessary to carry out the plan. Section 6, Plan Administration, contains the processes and procedures for obtaining entitlement and amending the plan in the future. Section 7, Conditions of Approval, specifies the adopted conditions and mitigation measures, without which the Plan could not be implemented.

3. DEVELOPMENT PLAN

3.1 Introduction

The Development Plan consists of the Land Use Plan, Circulation Plan, Open-space/Conservation Plan, Grading Plan, Infrastructure Plan, and Public Facilities and Services Plan. Together, these elements establish the framework for development of The Promontory community. The Land Use Plan sets forth the planned land uses and intensities for the community, while the other elements of the Development Plan establish the systems to support the development under the Land Use Plan. For the purposes of this Plan, all calculations are based on gross acres, with land use boundaries taken to the centerlines of roads shown with the Plan boundaries.

3.2 Development Concept

The Promontory is a community comprised of four complementary components: 1) residential villages, 2) the village center, 3) recreation and open space opportunities, and 4) a circulation system. The goal of the Plan is to create a predominately residential community, carefully designed to respect and enhance the natural features of the site. A number of design principles guide the Plan and future design guidelines will provide further direction for achieving the intended character of The Promontory community.

The key design concepts upon which the plan was based are summarized below. These concepts are the major means of implementing the overall goal of the Plan for accommodating a residential community in a manner that is sensitive to the environment in which it is located.

The natural appearance of the land will be maintained as much as possible by:

- Emphasizing vegetation over the built environment.
- Accommodating to the natural topography of the site when locating roads and lots.
- Preserving as many oak trees as possible through site design.



LAND USE PLAN

LEGEND

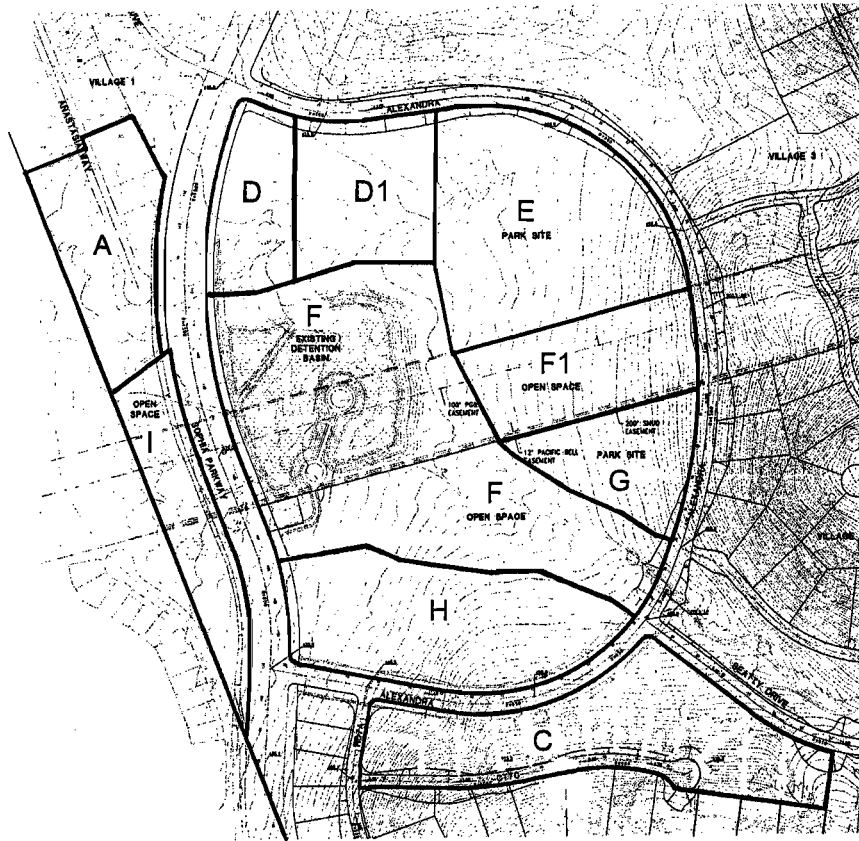
- V1-V8 RESIDENTIAL VILLA
- VC VILLAGE CENTER (COMMERCIAL AND RESIDENTIAL)
- OS PUBLIC OPEN SPAC
- CP COMMUNITY PARK
- P NEIGHBORHOOD PA
- ES ELEMENTARY SCHC

Note: Perpetual conservation easements (private open space) will account for approximately 152.0 acres. See text.

TABLE 1: LAND USE CALCULATIONS

Land Use	Acres	Commercial/ Office Square Feet	Units	Residential Density
Residential				
VILLAGE 1	60.6		84	1.39
VILLAGE 2	60.1		81	1.35
VILLAGE 3	82.7		178	2.15
VILLAGE 4	107.9		142	1.32
VILLAGE 5	109.8		124	1.13
VILLAGE 6	168.5		158	0.94
VILLAGE 7	175.7		134	0.76
VILLAGE 8	63.3		63	1.00
Subtotal	828.6		964	1.16
Village Center Area (See Table 2 for details)	44.3	103,670	136	*See Table 2.
Public				
P	14.1			
O	101.1			
ES	10.9			
Subtotal	126.1			
TOTAL	999	103,670	1100	1.10

**REVISION TO TABLE 2:
VILLAGE CENTER CALCULATIONS**
APPROVED BY EI DORADO COUNTY PLANNING COMMISSION
MAY 22, 2003



Planning Area	Development Options	Area (Ac)	Assigned Units	Resulting Average Density**
A	f	4.29	9	2.1
C	c, d, e	8.96	45	5.0
D	a, b	3.00 ***	0	0.0
D1	c, d, e	5.45 ***	37	6.8
E	g	10.00	0	0.0
F	h	*	0	0.0
F1	h	*	0	0.0
G	g	3.60	0	0.0
H	c, d, e	9.00	45	5.0
I	h	*	0	0.0

Totals

44.30

136

a = Commercial
b = Office
c = Multifamily
d = Single Family Attached

e = Small Lot Single Family Detached
f = Medium Lot Single Family
g = Community Park
h = Open Space

*Open space area is not included in this table, but is included in Table 1.

**Allowable density for individual projects is as provided in the Specific Plan.

***Areas subject to change; however, development options remain the same as shown.

A semi-rural character of the residential villages will be promoted by:

- Reducing road widths.
- Limiting the use of sidewalks.
- Reducing or eliminating the need for masonry walls throughout the project.

The following section briefly describes each of the land use components.

Residential Villages

The Promontory consists of eight residential villages that will offer a variety of housing choices, ranging from merchant built homes on production size lots to semi-custom and custom homes on lots of up to two acres or larger. The merchant built homes will be located on areas that are best suited for mass grading. As the elevation and steepness of the site increases, the lot sizes within the villages will increase accordingly. By using larger lot sizes and restricted building pads in the steep areas, the plan will protect the natural terrain, preserve stands of oak trees, and minimize the visual impact of development.

To facilitate the development of homes in steeply sloped or wooded areas, the following tools will be used to aid the builder in locating a home site while protecting the natural features of the lot.

Custom Lot Design Notebook

To provide specific site development on steeply sloped or heavily wooded lots in Villages 4, 5, 6, 7, and 8, a "Custom Lot Design Notebook" shall be prepared prior to lot sales. This Notebook will offer design suggestions and requirements on a lot-by-lot basis, and will set forth criteria by which an Architectural Control Committee can evaluate a homeowner's plans prior to pulling a building permit to construct on the owner's lot.

The intent of this notebook is to clarify development and preservation expectations. A key objective is to protect steep topography and wooded areas wherever possible. "Development envelopes" will be identified on selected lots to support this objective. An additional strategy behind the use of the development envelope is to position each home in an open "natural" oak and grassland setting, and avoid the distracting appearance of harsh man-made edges that occur with the demarcation of property line fences and landscaping.

Private Open-Space Overlay

Selected lots will be designated with a perpetual open-space conservation easement on the tentative map. Since the area affected by this overlay will be privately owned, maintenance requirements will be identified in the "Open Space Management Plan" that is required prior to recordation of the final map. The use of these private, open-space areas will be limited by deed restrictions, government codes, and recorded covenants, conditions, and restrictions (CC&Rs).

Village Center

The Village Center is the focal point for The Promontory, addressing the civic and service needs of the community. Unlike many rural areas where the population is distributed over large areas with limited access to day-to-day convenience shopping, residents of The Promontory Community will have convenient access to services and shopping in the Village Center. The Center will provide a uniquely attractive setting for retail goods and services, dining, and professional services. The Plan also provides opportunities for moderate cost housing in the Village Center, in the form of higher density small lot single family homes, attached single family housing, and apartments.

Recreation and Public Open Space

The Plan's intent is that undeveloped open-space areas will remain in their natural state as much as possible. However, public passive and active recreational opportunities will be located throughout the project for the use by the community residents and the public at-large. The open-space areas are designed to link the residential villages to each other and to the Village Center. These green areas provide a visual amenity for residents and visitors and enhance the identity of each residential village.

Two public parks will provide active recreational opportunities for this development as well as the surrounding El Dorado Hills area. A centrally located community park is provided in the Village Center area, and a smaller neighborhood park is located in the northern area of the project site.

Circulation

The circulation system for The Promontory is intended to provide for the safe movement of traffic on scenic roadways through and around the site. Since preservation and enhancement of the site's natural resources are important elements of this plan, the circulation system has been designed to be sensitive to those resources. Proposed roads will conform to design standards which provide for the safe movement of traffic; however, there may be some deviation

from County standards to protect environmentally or visually sensitive areas, preserve existing trees and vegetation, and reduce the visual and environmental impacts of grading. The design and intent of the Circulation Plan is further defined in Section 3.4.

3.3 Land Use Categories

The Promontory Specific Plan designates five land use categories: (1) residential (described for each village); (2) the Village Center; (3) schools; (4) parks; and (5) open space. The intent of each land use category and permitted land uses are specified in this section (see Table 1). Section 4.0, Development Standards, contains the standards for development allowed within each land use category.

RESIDENTIAL (V1-V8)

Residential areas are designated within separate villages, accommodating a variety of housing types. The following subsections describe the general site conditions, the intended housing mix, the planning and design concepts, and the development standards that will apply to each village (see Section 4).

The Specific Plan also allows for the transfer of density between villages, to a maximum allowed number of units for each village. Density transfer procedures are described in more detail in Section 6.4 of the Plan Administration.

Village One (V1)

Village One consists of 60.6 gross acres and is located in the northwestern portion of the site adjacent to the proposed Russell Ranch project in Folsom. The main collector road through the project (Russell Ranch Boulevard) forms the eastern boundary of the village, with the Village Center located immediately to the south. The topography of the Village One site is characterized by two rolling hills, with a majority of the slope under 20%. Except for a few scattered trees, the area is devoid of tree cover. Access to Village One will be provided from Russell Ranch Boulevard. There will also be direct roadway access to the Village Center.

Village One may be designed to *medium lot-single family detached standards* and allows a minimum of 84 single family dwelling units. Through transfer of density provisions (see Section 6.3) Village One may accommodate up to an additional 28 dwelling units, resulting in a maximum potential of 112 total units.

Village Two (V2)

Village Two contains 60.1 gross acres. It is located along the northern boundary of the project and east of Russell Ranch Boulevard. This Village contains a low ridge and approximately 40% of the area is covered with trees. Access to the village will be from Russell Ranch Boulevard and from the community collector loop road that connects Russell Ranch Boulevard with villages to the south and east. A portion of this Village is devoid of trees and has gentle slopes that will accommodate mass grading. In areas where oak trees exist, grading and lot development will be sensitive to the natural topography and the vegetation. The lotting design for Village Two should allow for a mix of lot sizes to accomplish the allowed density in this area, while preserving as many native oaks as possible.

Lots may be designed to the *medium lot-single family detached standards*, providing for a minimum of 81 dwelling units. Density transfer provisions (see Section 6.3) may allow an additional 45 dwelling units, resulting in a maximum of 126 total units in Village Two.

Village Three (V3)

Village Three contains 82.7 gross acres of gently sloping topography with only a few isolated trees scattered through the center of the village site. This Village is bounded by Russell Ranch Boulevard to the west, the community collector road to the north, Village Five to the east, and the Village Center to the south. Access to the site will be from Russell Ranch Boulevard, the community collector, and the Village Center loop road.

The relatively level topography of Village Three will allow for *medium lot-single family detached standards* except in oak tree areas. This will provide for a minimum of 178 units. Density transfer provisions (see Section 6.3) may allow an additional 59 dwelling units resulting in a maximum of 237 total units in Village Three.

Village Four (V4)

Village Four contains 107.9 gross acres and is located in the northeastern portion of the project, bounded by the undeveloped Crown Valley subdivision to the north and the Crown Village subdivision to the east. To the south is the existing Governors West subdivision. The western boundary is the community collector loop road, which will also serve as the main access to the Village. An existing easement through Crown Village and Governors West development also provides access to the site (see Figure 8, Circulation Plan). The development of this village is constrained by the many small ridges and valleys within the area. Village Four is also the most visually obscured within The

Promontory project. It is hidden from off-site views by tree cover and by ridge lines outside the village that shadow the area.

Lotting patterns in Village Four will need to be flexible to adapt to the constraints of terrain and trees. Limited pad grading may be possible in selected areas. Village Four will accommodate a maximum of 142 semi-custom and custom home dwelling units utilizing the *hillside large lot-single family detached standards*. Additional units through density transfer are not allowed.

Village Five (V5)

Village Five contains 109.8 acres and is located on some of the steepest terrain in the Specific Plan area. Most of the site contains slopes in excess of 25%, with most of the west facing topography displaying slopes from 30% to over 40%. This village offers breathtaking views of the Sacramento valley floor and Folsom Lake.

In order to preserve the unique natural character of this area, Hillside Development Standards (see Section 4.3) will apply to most of Village Five. Most of the home sites will take access from planned one way streets (see Figure 12, Section 3.4) along the high sides of the lots. Lot sizes will vary according to topographic conditions. This design approach is intended to minimize grading disturbance to the terrain and significant natural vegetation.

Village Five will accommodate a maximum of 124 custom home sites utilizing the *hillside large lot-single family detached standards*. Additional units through density transfer are not allowed.

Village Six (V6)

Village Six contains 168.5 gross acres. It is bounded on the north and east by the existing Governors West, Stoneridge Village and Parkview Heights subdivisions. The Ridgeview Village #9 subdivision lies directly to the south. The western boundary of Village Six is an open-space area separating it from Village Seven. The western half of the village is tree covered and very steep, with slopes greater than 30%. The eastern half consists of gently rolling hills. To mitigate the impact on the steep hillsides and wooded areas, Hillside Development Standards (Section 4.3) will apply to selected lots. To achieve planned development potential and still protect steep slopes, limited pad grading in steep areas and smaller lots in more gentle terrain will be designed.

A collector road will connect Village Six to the Village Center and Russell Ranch Boulevard. Village Six will take access from granted roadways through Parkview Heights and Ridgeview Village #5, and may be a gated community.

The build out for Village Six will accommodate a maximum 158 custom built dwelling units utilizing the *hillside large lot-single family detached standards*. Additional units through density transfer are not allowed.

Village Seven (V7)

Village Seven contains 175.7 acres. It is located east of the Russell Ranch project in Folsom, and adjacent to the open space abutting Village Six. The Village Center lies directly to the north. Village Seven is dominated by steep north and west facing slopes in excess of 20% that are very visible from the Folsom area. Clusters of oaks are located throughout the site, but there are no large wooded areas.

Due to slope conditions in this area and its visibility from the west, the Hillside Development Standards (see Section 4.3) will apply to almost all of this area. However, the lotting design should be encouraged to increase the density in flatter areas while preserving steeply sloped areas through the utilization of larger lots.

Units should be accessed from the higher side of the lot to reduce grading, and road widths should be narrow to avoid excessive cut slopes. Access to Village Seven will be from Russell Ranch Boulevard and from existing access points through the Ridgeview Village Nine to the east.

The build out for Village Seven will accommodate a maximum 134 custom built dwelling units utilizing the *hillside large lot-single family detached standards*. Additional units through density transfer are not allowed.

Village Eight (V8)

Village Eight contains 63.3 gross acres. It is located in the southern triangular portion of the site between the Russell Ranch project to the west and the proposed Ridgeview Equestrian project in El Dorado Hills to the east. This Village Eight is characterized by a very steep knoll and limited access. Because of the steep slopes and the clusters of oak trees within the village site, very large lots will most likely be the norm in Village Eight. However, the lotting design for this Village should be encouraged to increase the density by allowing smaller lots in flatter areas while preserving steeply sloped areas through the utilization of larger lots.

Village Eight will be developed with custom built homes utilizing *hillside large lot-sized family detached standards*. The maximum build out for this Village is 63 units. Additional units through density transfer are not allowed.

VILLAGE CENTER (VC)

The Village Center is envisioned as a place people can live, shop, conduct business, socialize, and gather for community events. The Village Center contains 44.3 acres (excluding park and open space) and provides a mix of residential, office, commercial, and public land uses. The Village Center has been located in the central portion of The Promontory community along Russell Ranch Boulevard to provide convenient access to and from the surrounding villages.

The Promontory Specific Plan allows flexibility in the land uses within the Village Center. Table 2 addresses the land uses (development options) allowed within the parcels of the Village Center. Figure 6, Village Center Concept, illustrates a conceptual site design reflecting a mix of land uses. As indicated in this concept, one intent is to provide moderately priced housing close to retail services, employment opportunities, recreation and bus transit opportunities. As indicated in Section 6.3 Density Transfer, the total Village Center unit count shall not exceed 136 units with the gross density in any residential land use not to exceed 24 dwelling units per acre. The maximum density allowed within the commercial areas may not exceed 10 dwelling units per acre. However, it should be noted that Development within this range may be achieved by developing apartments, single family attached units, small lot single family residential projects, or any combination of these residential types.

VILLAGE CENTER ILLUSTRATIVE CONCEPT



N.T.S.

ELEMENTARY SCHOOL (ES)

A primary site for a 10.9-acre elementary school site has been identified within The Promontory community to serve not only the Plan area, but surrounding neighborhoods as well. A secondary elementary school site has been identified within the Crown Valley subdivision to the north. That site is also owned by the applicant for The Promontory Project. The final location of the school site will be determined in consultation with the Rescue Unified School District and the State Department of Education. The site will be accessible within the community via the collector loop road and will have a direct connection to the Crown Valley subdivision to the north.

If the elementary school site within the Crown Valley project is utilized for the construction of the elementary school, then the elementary school site within The Promontory will be designated for open space, parks, roadway, residential uses, consistent with the maximum dwelling units of 1,100.

PARKS (P) & (CP)

Two public parks have been provided within The Promontory Specific Plan, for a total of 13.6 acres. A 3.6 acre neighborhood park is located adjacent to the elementary school. It will provide additional active recreation space for school activities, and will be accessible by local residents for non-school recreational activities. The park size allows the opportunity for a play structure, multi-use hard-court, picnic area, and unstructured open field area for informal sports activities.

A community park is located within the Village Center area and is intended to serve the recreational needs of The Promontory community as well as the surrounding communities. It is approximately 10.0 acres in size, and will allow for structured sports activities that may include: baseball/softball, soccer, basketball, and tennis. Rest rooms, picnic areas, and off-street parking will also be provided. The park is adjacent to the open-space corridor that bisects the project and will be accessible from the community trail system.

FIGURE 7 COMMUNITY PARK CONCEPT



PUBLIC OPEN SPACE (OS)

Public open space within The Promontory Plan area totals 101.1 acres. Areas designated as Open Space include two major drainage/riparian areas, wetland areas, the power line corridor, and the buffer area south of Village Eight. The Plan proposes to preserve and enhance much of the existing wetlands. Where areas with marginal wetland value are proposed to be filled, the Plan provides for the creation of larger, contiguous wetlands which will serve as valuable amenities for the community. Wetland areas will be enhanced by the planting of oaks and other native plant materials around the perimeter. Interpretive areas will be established to inform the community of the wildlife and biotic resources. For more detailed information on wetlands and open space, see Section 3.8.

3.4 Circulation Plan

Existing Streets

The Promontory Specific Plan area is near U.S. Highway 50 (.20 miles to south), Green Valley Road to the north, and El Dorado Hills Boulevard to the east. U.S. Highway 50 runs in an east/west direction and is a four-lane divided highway with two lanes in each direction. Green Valley Road, located north of the Plan Area, is a two-lane facility and runs in an east/west direction. El Dorado Hills Boulevard located to the east of the Plan Area is a combination of a four-lane and two-lane facility that runs in a north/south direction.

Two-lane residential streets are located along the eastern boundary of the Plan Area. Suffolk Way, Gillet Drive, Powers Drive, Westar Drive, and Beatty Drive will all connect to the Plan Area to the east.

Planned Streets

The street widths are designed to accommodate a wide range of anticipated traffic volumes in a manner that is supportive with the proposed land uses. The streets follow the natural topography as closely as possible. Streets are generally curvilinear in design and consistent with the overall design concepts of the Specific Plan. Existing trees and other natural features are incorporated into the right-of-way landscape design whenever possible.

Based upon the unique character and topography of the Specific Plan Area, Standard El Dorado County typical roadway sections may not be conducive to General Plan and Specific Plan goals. However, publically owned streets within the Specific Plan Area will comply with the minimum Hillside Design Standards of the El Dorado County *Design and Improvement Standards Manual*, unless otherwise approved with design waivers from the County. See Figure 8, Circulation Plan.

Arterial Road






The proposed Russell Ranch Boulevard (planned for the Russell Ranch community in Folsom) is incorporated into The Promontory circulation system, and provides the main access route to the community. The proposed alignment has been coordinated with the Folsom East Area Facilities Plan. It will be constructed as a four-lane facility from Green Valley Road, running generally parallel the Sacramento County/El Dorado County Line, to a proposed interchange at U.S. Highway 50.

Russell Ranch Boulevard is designed with a 120' R.O.W. and includes combined bicycle lanes (Class II), and roadway shoulders on each side of the

pavement section. Pedestrian paths and a landscaped median are also part of the standard 120' roadway section.

CIRCULATION PLAN

LEGEND

-  ARTERIAL
-  VILLAGE CENTER COLLECTOR
-  COMMUNITY COLLECTOR
-  PEDESTRIAN FRAIL SYSTEM
-  OTHER ACCESS POINTS

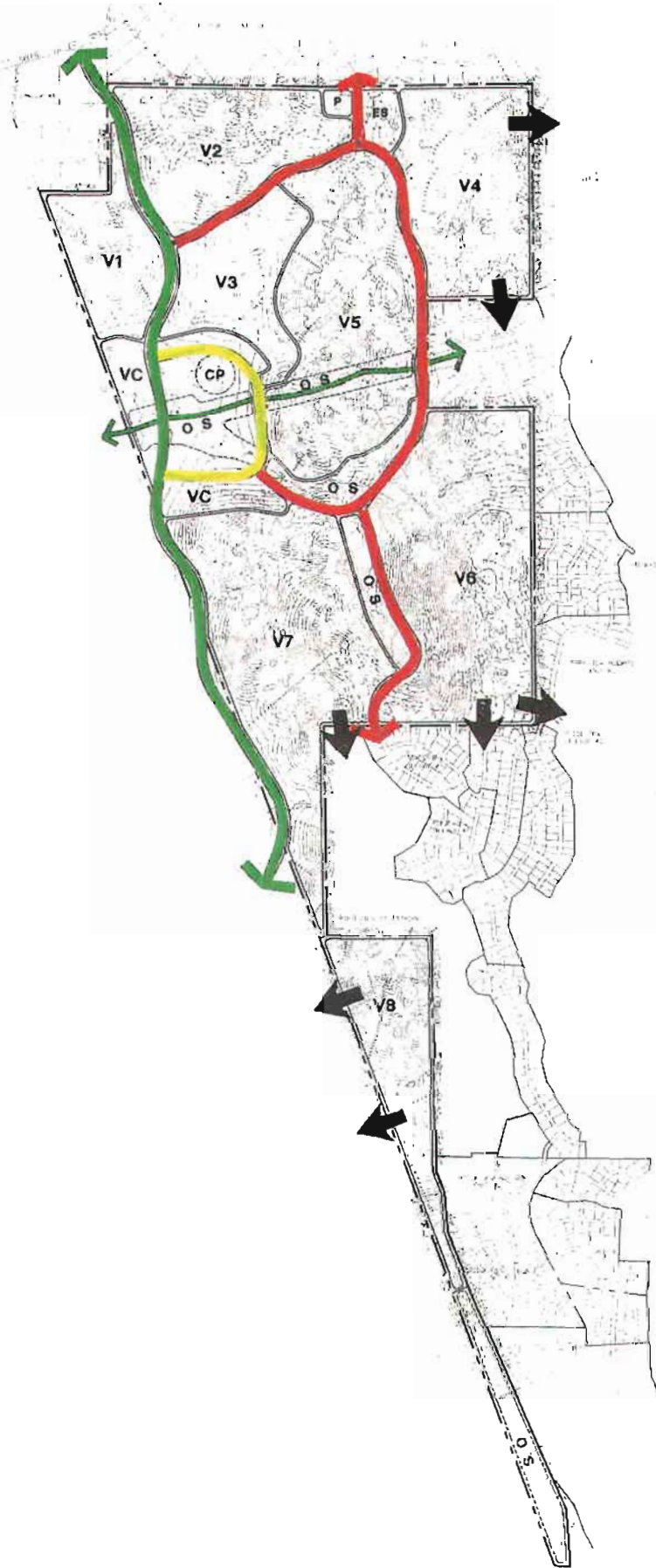
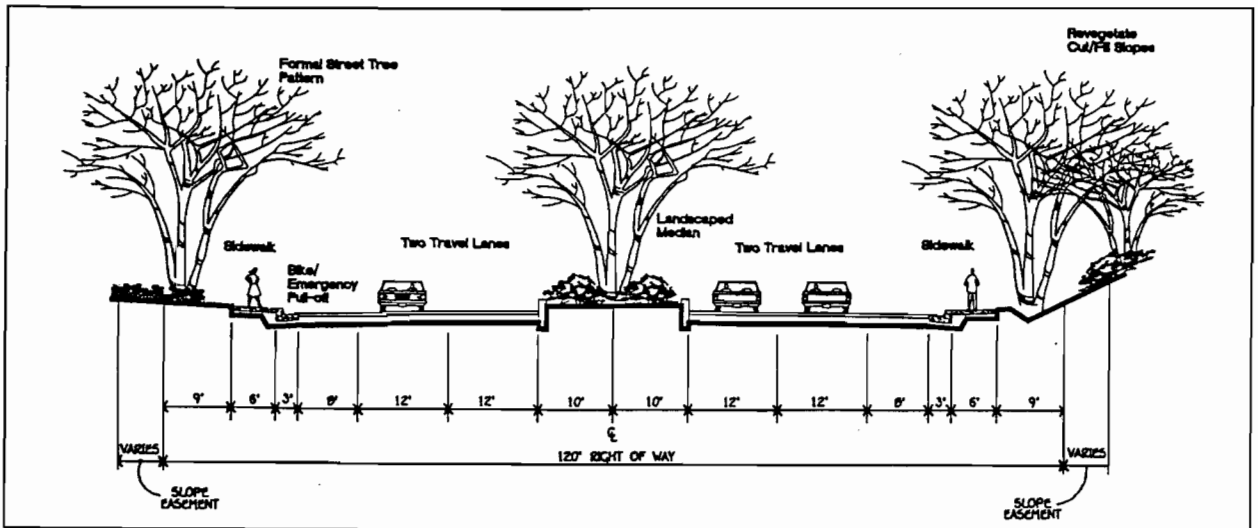


FIGURE 9 RUSSELL RANCH BOULEVARD



The final connection of Russell Ranch Boulevard with Green Valley Road will be coordinated with the El Dorado County Department of Transportation. The intersection will be designed and constructed meeting minimum El Dorado County Standards.

Village Center Collector

The village center collector street loops from Russell Ranch Boulevard to collect traffic in and around the Village Center and from higher elevation residential villages. The 60' R.O.W. consists of two travel lanes, Class II bike lanes, parking on both sides of the street, and pedestrian walks.

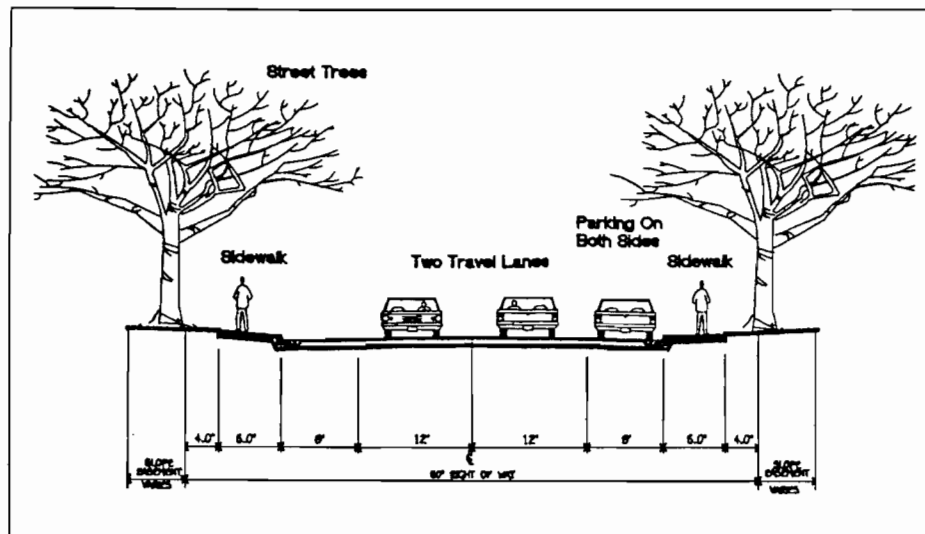


FIGURE 10 VILLAGE CENTER COLLECTOR

Community Collector

The community collector accesses the upland area of the community with connections at Russell Ranch Boulevard and at the village center collector. This 50' R.O.W. will consist of two travel lanes with parking on both sides of the street. Sidewalks on both sides of the street are also included in the 50' street section.

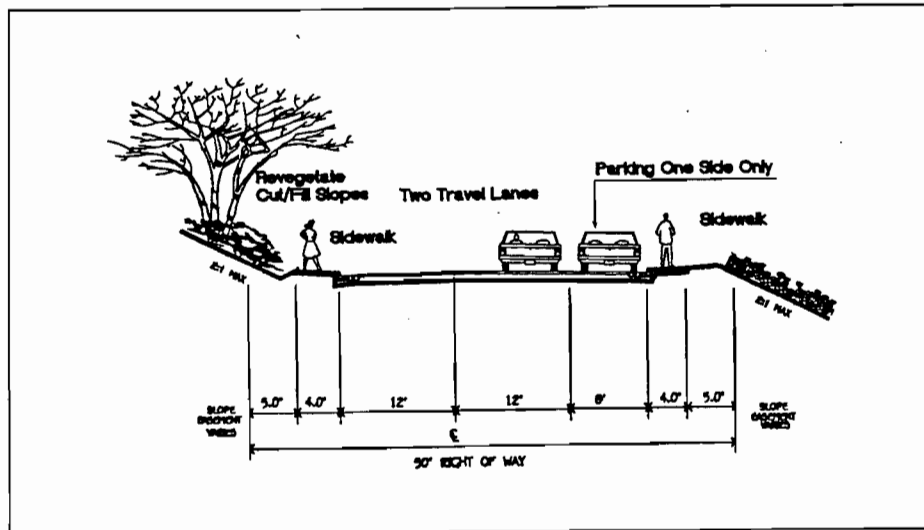


FIGURE 11 COMMUNITY COLLECTOR

Publicly Owned Residential Streets

This discussion pertains solely to residential streets that will be dedicated to the County. Residential street designs are used for the majority of the interior streets and utilize a variety of different street sections, each tailored to a specific type of situation. In the upland areas of the site, the street section varies due to topographical constraints and is represented by nine different sections each depicting a specifically anticipated condition. The valley floor portion utilizes the El Dorado County design standard for two way (50' R.O.W.) residential streets. Two on-street parking spaces shall be provided for each single family lot. Upland development areas may employ parallel parking bays to provide on-street parking. Parking bays are required to accommodate a minimum of two car spaces per lot as required under section 13 of the El Dorado County Hillside Standards. The location of on-street parking spaces, and parking bays when utilized, will be shown either on the individual Tentative Maps or on a supplemental drawing as an appendix to and made part of the individual Tentative Maps. Existing terrain and average daily trips shall govern the necessity and location of parking bays. The on-street parking locations may be adjusted during preparation and processing of Improvement Plans for each village.

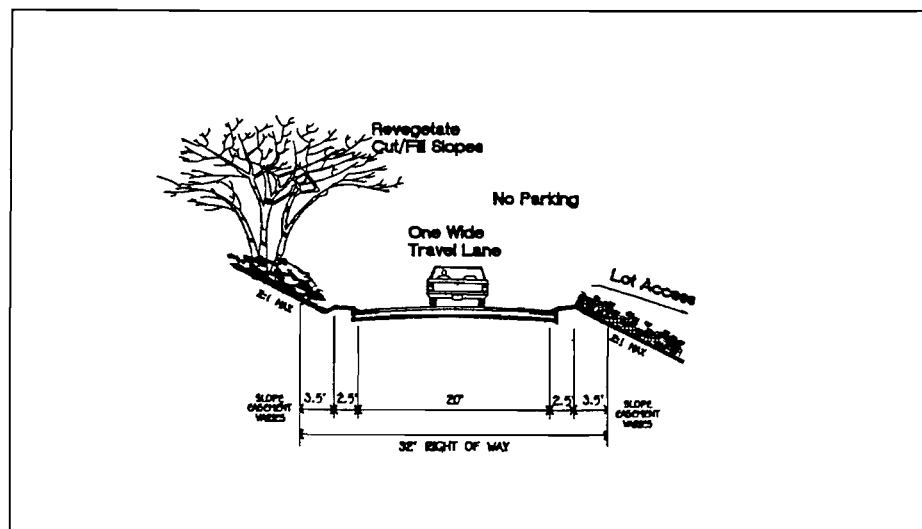


FIGURE 12 UPLAND TWO WAY - 38' R.O.W. - PARKING ON UPHILL SIDE

FIGURE 13 UPLAND TWO WAY ROAD - 38' R.O.W. - NO PARKING

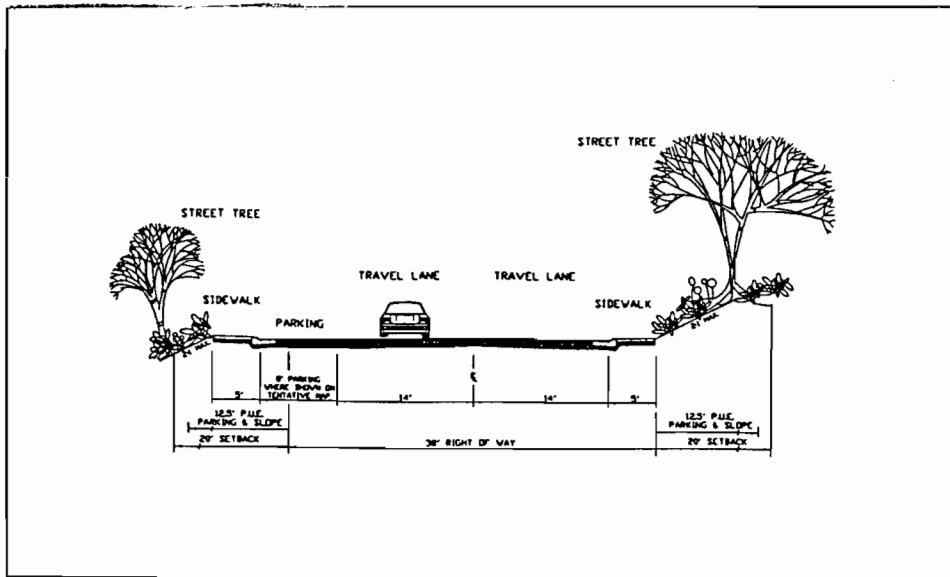
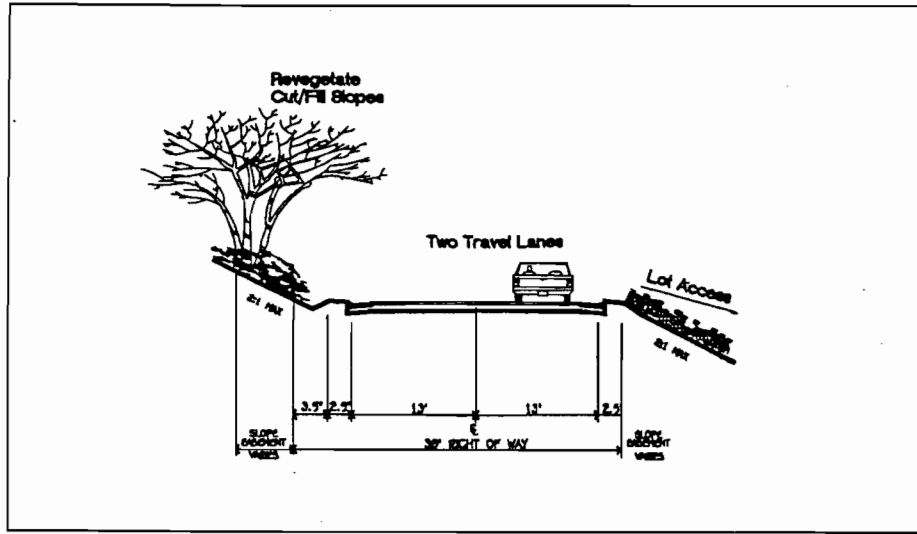


FIGURE 14 UPLAND TWO WAY - 38' R.O.W. - PARKING ON DOWNHILL SIDE

FIGURE 15 UPLAND TWO WAY - 36' R.O.W. - NO PARKING

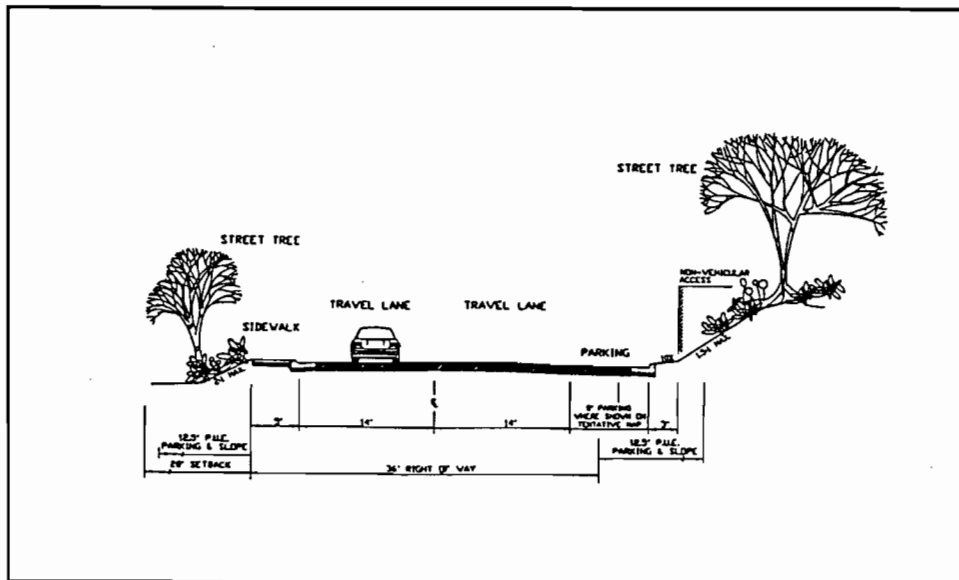
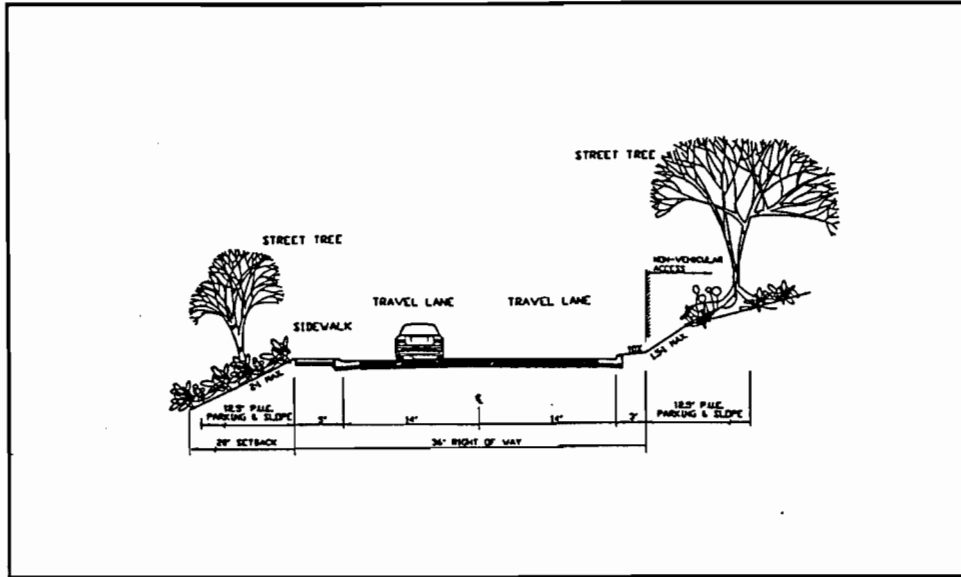


FIGURE 16 UPLAND TWO WAY - 36' R.O.W. - PARKING ON UPHILL SIDE

FIGURE 17 UPLAND TWO WAY - 36' R.O.W. - PARKING ON DOWNHILL SIDE

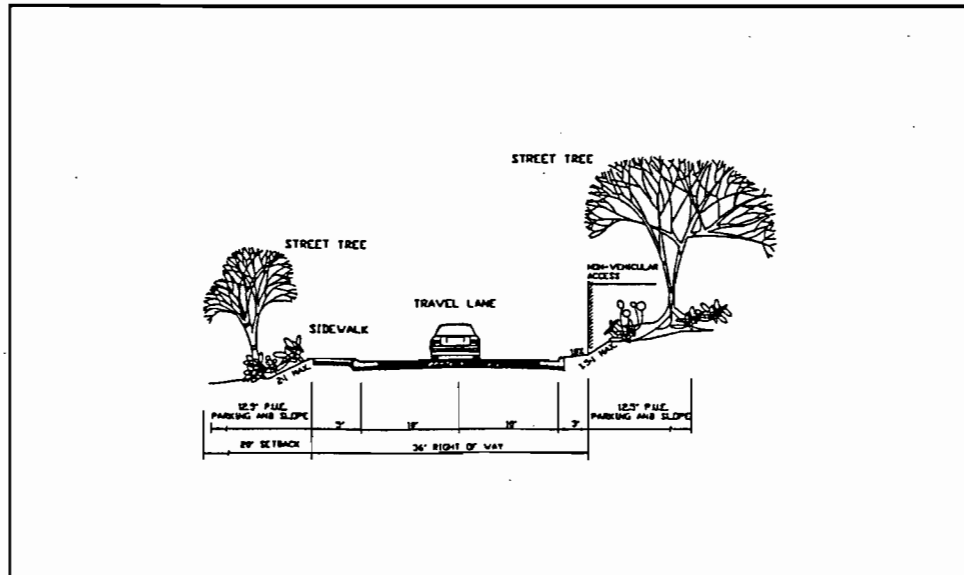
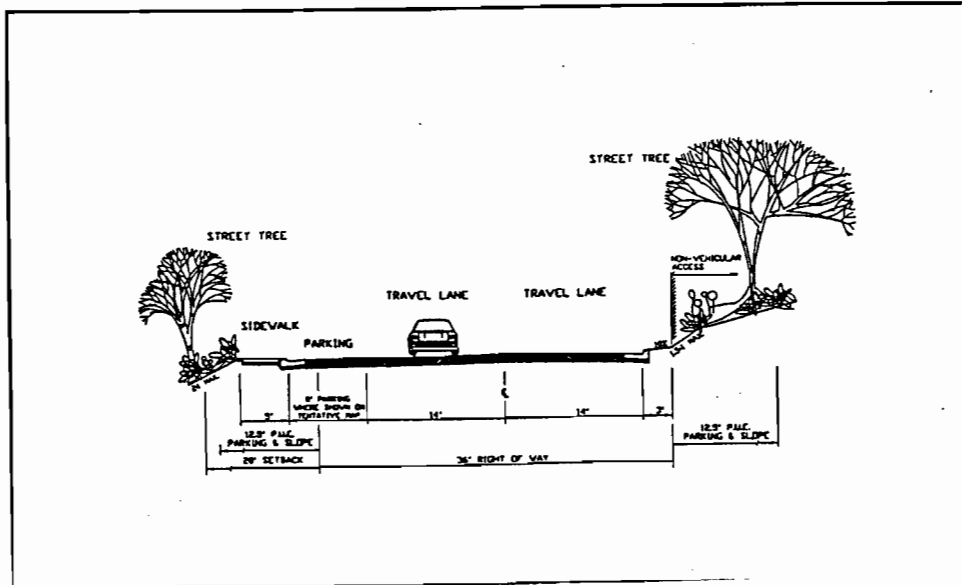


FIGURE 18 UPLAND ONE WAY - 28' R.O.W. - NO PARKING

FIGURE 19 UPLAND ONE WAY - 28' R.O.W. - PARKING ON UPHILL SIDE

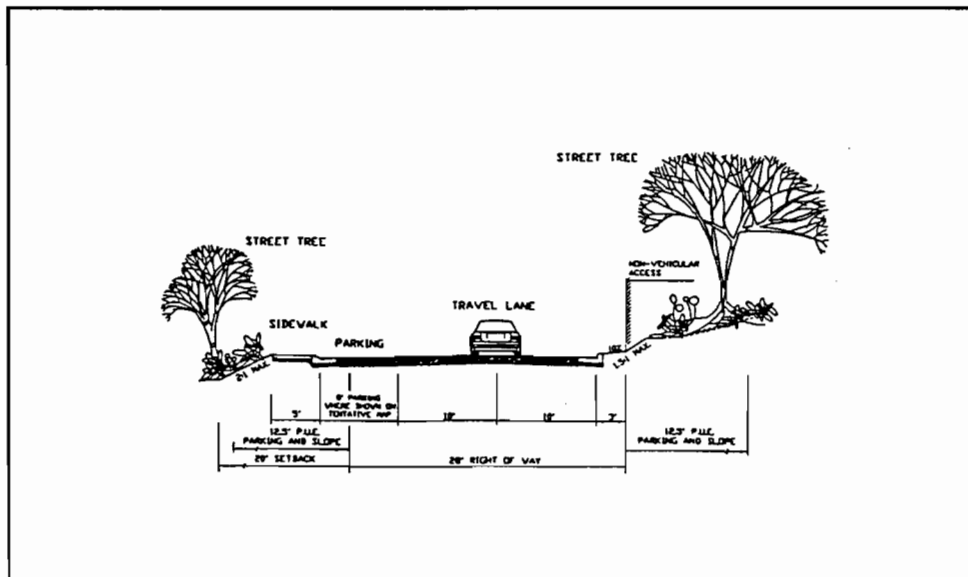
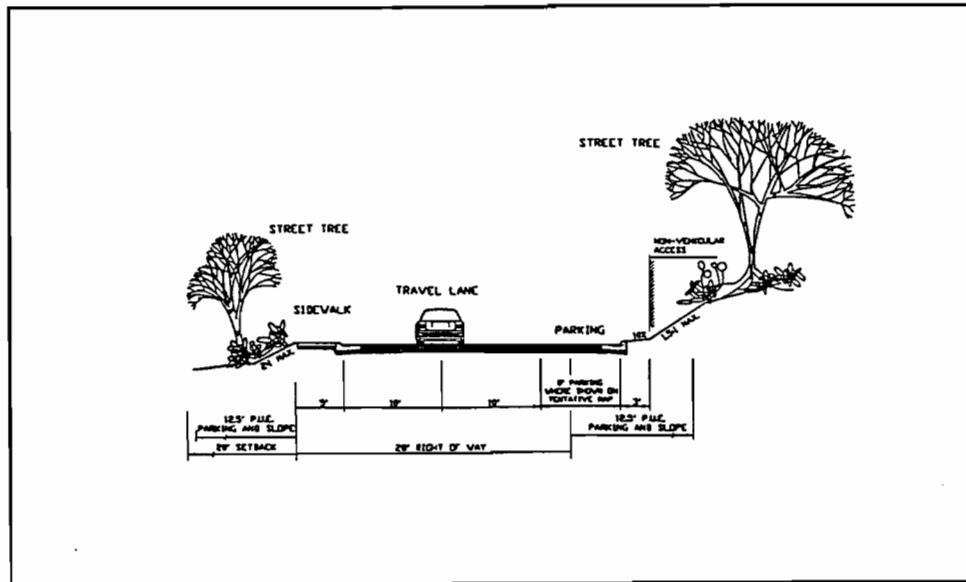
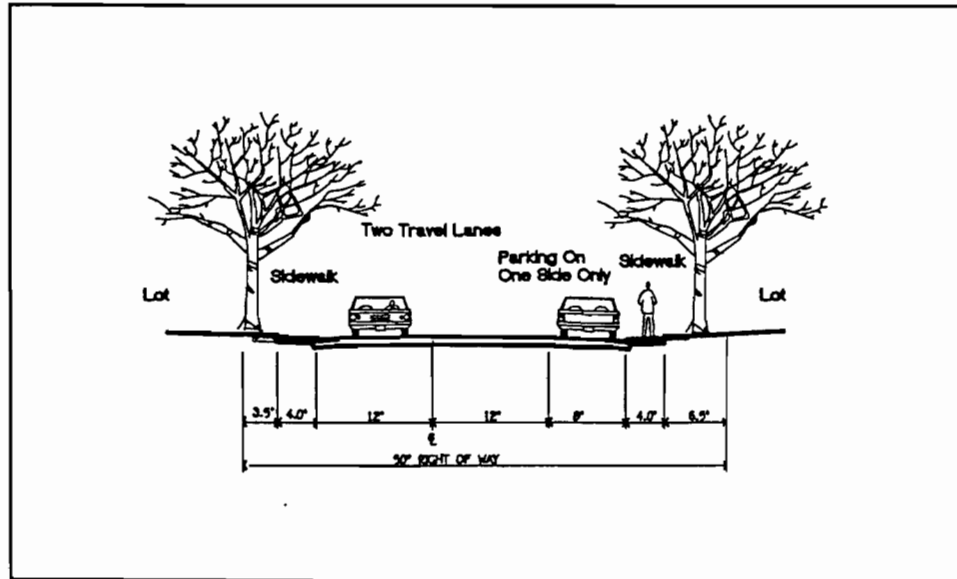


FIGURE 20 UPLAND ONE WAY - 28' R.O.W. - PARKING ON DOWNHILL SIDE

FIGURE 21 VALLEY TWO WAY - 50' R.O.W. - PARKING ON ONE SIDE ONLY



Privately Owned Residential Streets

Portions of the Specific Plan area will contain roads that will be privately owned and maintained. For these roads, narrower road sections and roadside ditches, as defined in Class II roads in the El Dorado County Design Standards, may be used, subject to review and approval by the County and the El Dorado Hills Fire Department.

Some Villages in the Plan area already have tentative maps approved. For those Villages, roads which are shown on the tentative maps as *privately owned and maintained* Class I roads may be constructed to Class II standards, subject to the review and approval of the County and the El Dorado Hills Fire Department at the improvement plan and final map stages. The deviation from Class I to Class II standards for tentative maps already approved shall be deemed in substantial compliance with the Subdivision Map Act and County Code. All roads dedicated to and accepted by the County will be constructed to Class I standards.

Pedestrian Circulation

The main pedestrian system is associated with the roadway circulation system. It will allow residents an alternative to automobile travel throughout the community. The secondary trail system will run through the designated open-space and park areas connecting to the roadway oriented sidewalk system. Trails consisting of decomposed granite paths will primarily be located in and around the power line corridor, natural drainage corridors, and between Highway 50 and Village 8 through the oak tree mitigation area. Location of trail heads will be determined at the tentative map stage.

Circulation Phasing Plan

The Promontory will utilize a combination of existing streets as well as construct new streets in order to provide adequate and well planned circulation to the development. In order to minimize traffic impacts to existing residential roadways, the following general project and circulation phasing plan shall be implemented (see Figure 8a).

Phase 1: Development of Village 6 with roadway access to Gillett Drive, Powers Drive, and Beatty Drive and construction of the Community Collector between Villages 5, 6 and 7.

Phase 2: Development of Village 1 with the construction of the northern portion of Russell Ranch Boulevard from the Community Collector to Green Valley Road.

Phase 3: Development of Village 2 and 3 with the construction of a portion of the Community collector north of Village 3.

Phase 4: Development of Village 5 with the construction of a portion of the Community Collector north of Village 5.

Phase 5: Development of a portion of Village 7 and the Village Center with to the construction of Russell Ranch Boulevard from the Village Center to the Community Collector.

Phase 6: Development of the remaining portions of Village 7 and the Village Center with the construction of a portion of the Community Collector north of Village 7 and the Village Center Collector.

Phase 7: Development of Village 4 with the construction of a portion of the Community Collector west of Village 4.

Phase 8: Development of Village 8 with the construction of accesses to Weststar Lane and the City of Folsom.

The above project and circulation phasing plan may be modified based on market and development constraints. However, no additional villages beyond Village 6 shall have access to existing residential roadways east of the project site (i.e., Suffolk Way, Gillett Drive, Powers, Julie Ann Way, and Beatty Drive) until additional project accesses and roadways are developed.

3.5 Open-space Plan

The Open-space Plan for The Promontory is designed to protect important natural resources, maintain steep slopes in their natural state, and provide both passive and active recreation opportunities. The amount of public open space provided for in the Specific Plan is approximately 114.0 acres including 13.6 acres of park space. However, there is approximately another 185 acres of privately maintained open space where use of the land will be controlled by deed restrictions, government codes, and CC&Rs. With the combination of public and private open space, the total land area set aside for the protection of natural resources or recreation will be approximately 299 acres, or 28% of the project.

Resource Protection

Oak woodlands and grasslands are the most prominent forms of vegetation found throughout the project, with a small amount of wetland and riparian areas making up the balance. The oaks are generally found on side slopes or ridge tops and occur either as scattered individual trees or in dense stands. No endangered plant species are known to occur on the site.

Protection/replacement of oak trees and the protection of steep slopes are assured through the use of *Large Lot Single Family Hillside Development Standards* (see Section 4.3).

Wetlands occur in and adjacent to a number of drainage ways, all of which are above the headwaters line. Flows are either to Brown's Ravine to the north or Humbug Creek to the west. The site contains 11.8 acres of Army Corps of Engineers jurisdictional defined wetlands, consisting of approximately 4.7 acres of seasonal marsh and 7.1 acres of seasonal tributaries.

The terms of the Army Corps of Engineers' permit for the project are thus: The project results in the filling of 7.39 acres of wetland, including 2.89 acres of marsh and 4.5 acres of unvegetated riparian waterway. The remaining 1.81 acres of marsh and 2.6 acres of riparian area, a total of 4.41 acres, will be preserved and enhanced. Additionally, 10.92 acres of wetland must be

preserved and enhanced. Additionally, 10.92 acres of wetland must be created on site.

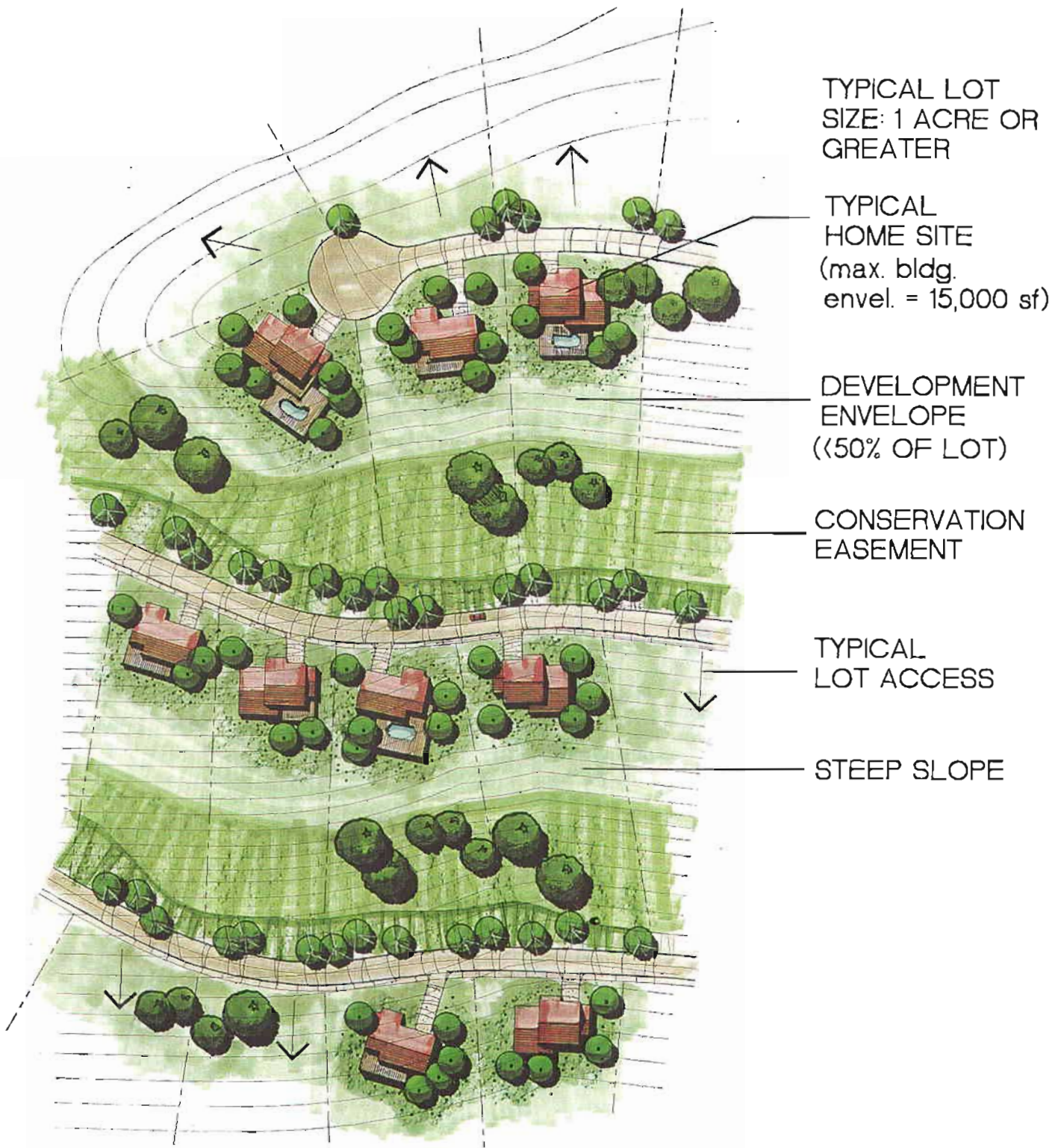
The project has been modified since the Army Corps of Engineers' permit was obtained, however, so that only 6.1 acres of wetland will be filled. The remaining 1.29 acres, located in Village 2 and Village 4, primarily the latter, will be preserved and buffered with setbacks between 50 and 200 feet. Mitigation measures, based on the fill of 7.39 acres of wetland, will still be complied with.

Of the 101.1 acres of public open space, a large portion near the western edge of the site includes 1.9 acres of preserved wetlands, 15.7 acres of preserved blue oak woodland, 10.92 acres of created wetlands, and 12.26 acres of riparian woodland buffer. Additionally, 8.4 acres of grassland will be preserved within the adjoining PG&E power line easement.

Recreation Areas

The Quimby Act requirements for the project total 18.5 acres, based on the projected number of units. The Specific Plan proposes to satisfy the Quimby Act requirements with the dedication of 13.6 acres of park land and 4.9 acres in "in-lieu fees." The final ratio of park land and in-lieu fees shall be determined through discussions with the Community Services District at the tentative map stage and will be based on the actual number of units finally mapped for the project.

FIGURE 22 LOTTING STUDY ON STEEP SLOPES



3.6 Grading Plan

Intent

It is the intent of the Specific Plan to maintain the natural land forms and to preserve natural vegetation, to the maximum extent possible. Grading controls are intended to minimize soil erosion and to ensure compatibility with adjacent terrain.

Existing Features

The Promontory consists of hilly terrain located where the lower foothills of the Sierra Nevada join the Sacramento Valley floor. Elevations vary from 640 feet above sea level at the valley floor to 1,060 feet above sea level in the foothills. This rapid rise is the first dramatic change in elevation as one travels eastward along U.S. Highway 50 from Sacramento.

The specific plan area is divided into two topographical areas: the valley floor area and upland area. The upland portion of the community consists of undeveloped tree and grass covered land with slopes ranging from 20% to greater than 40%. The valley floor portion is an area of mostly grassland with few trees and gentle slopes from 0% to 20%.

Proposed Grading

The Promontory Specific Plan is designed to be consistent with, and represent a refinement and expansion of, the broader standards for the El Dorado County Grading Ordinance, Design and Improvement Standards. To this end, *Hillside Large Lot Single Family Development* Standards have been prepared for sensitive topographical areas (see Section 4.3).

Grading for roadways, driveways, building pads and on-site improvements is minimized. The location of roadways is designed to retain trees within the right-of-way as much as possible and follow the existing terrain to reduce grading impacts within the Plan Area. To reduce the impacts of roadway grading, the Specific Plan allows one-way roads in areas with particularly difficult terrain. In addition, downhill access to lots will be required in portions of the Plan Area.

Volumes of cut and fill material should be minimized and balanced on-site wherever possible. Larger grading volumes may be acceptable where improved visual and environmental effects will result. Graded areas shall not slope in excess of 2:1 in fill areas unless reinforced. Cut slopes of up to 1.5:1 are allowed subject to County Engineering approval.

Grading activities will incorporate appropriate erosion control measures per the El Dorado County Grading Ordinance. All construction and grading sites shall be adequately watered to control nuisance dust.

The following provisions further implement the intent of the Specific Plan with respect to grading:

1. Regardless of the specific grading limitations set forth herein, development should conform to natural slopes to the maximum extent practicable.
2. All grading activities shall conform to requirements of the Resource Conservation District (RCD) for erosion control and best management practices, and the El Dorado County Grading Ordinance.
3. Grading policies are slope driven as described below. It is not the intent of this section to require an automatic policy change when transitioning from one slope regime into another. It is recognized that specific project requests will define reasonable grading to be performed within the given parameters.

Slopes exceeding 25 percent (Restricted Grading Area)

- a. One way roads in conjunction with downhill oriented lots are encouraged in the steep range estimated to be approximately 32% of this slope regime. (See street sections in Section 3.4)
- b. *Hillside Large Lot Single Family Development* standards as outlined in section 4.3 shall be employed.

Slopes between 20 and 25 percent (Limited Grading Area)

- a. Roads may include separated grades where necessary to minimize cuts and fills.
- b. This is a transitional area between graded areas described in this paragraph and areas subject to *Hillside Large Lot Single Family Development* standards as outlined in section 4.3. Dwelling units should be constructed on their natural grade utilizing designs which conform to the natural topography. Proposed grading on a lot in this transitional area must be submitted to The Promontory Architectural Review Committee (PARC) for review and approval. Approval by the PARC shall not preclude complying with the RCD requirements and the grading ordinance.

10 to 20 percent slopes (Lot Pad Grading Area)

- a. Grading of individual building pads is allowed in this area in order to provide a level area for construction and a reasonably level area for a usable yard. Contoured grading and slope rounding methods which will provide a pleasing street scape are required. Prorated contouring of cut and fill slopes shall be employed to ensure that the final graded environment approximates the original topography as closely as possible. Within areas which contain substantial stands of trees, grading should be limited to the house pad only, without prorating the finish contours. It is more desirable to plan and grade at the time subdivision improvements are being made, rather than grading one lot at a time. Drainage control will be accomplished through the use of vegetated swales and underground conduits. Concrete conveyance ditches should be avoided. Grading plans shall be submitted and recommended for approval by the PARC prior to approval by El Dorado County.

0 to 10 percent slopes (Mass Grading Area)

- a. This category allows most forms of grading, including mass pad grading, subject to adherence to the grading policies contained herein and in County ordinances.
4. Where grading is necessary, contouring techniques shall be employed to avoid angular, flat slopes and distinct edges. The top and toe of slopes and the slope itself shall be rounded and feathered in a natural-appearing manner.
 5. Streets shall be sited in accordance with hillside contours so that the shape and character of the natural landform are retained.
 6. In order to minimize erosion and siltation, grading shall only be allowed on approved projects that are subject to immediate development. Issuance of a grading permit shall not occur prior to approval of a development application unless erosion control measures have been approved by the County.
 7. Use of retaining structures (retaining walls, crib walls, and gabions) are encouraged in instances where such a design will reduce grading quantities and visual impact.

3.7 Infrastructure Plan

WATER

Water Supply

Domestic Water is expected to be provided by the El Dorado Irrigation District (E.I.D.). The Specific Plan Area is not within the boundaries of E.I.D. However, applications were submitted to the E.I.D. in 1990 and are presently being processed. When annexation into the E.I.D. service Area has been approved, the Specific Plan Area will be serviced by the El Dorado Hills Service Area. The Specific Plan Area is currently located within the boundaries of Assessment District N^o 3 (AD N^o 3), which was formed to provide for the initial expansion of water and wastewater facilities within the El Dorado Hills area.

AD N^o 3 was initially programmed as a 25-year, seven phase construction project, which would provide for the installation of major transmission mains, storage facilities, treatment facilities, and major infrastructure in conjunction with the development of the El Dorado Hills Area. The first phase improvements were financed by the AD N^o 3 bond proceeds, with subsequent phases to be funded by supplemental connection fees. That document was followed up by the El Dorado Hills Master Facilities Plan (MFP), in November, 1995. The MFP allowed for an ultimate build-out of 35,300 EDU's. Meanwhile, the El Dorado County Water Agency (EDCWA), in association with E.I.D., submitted and processed a water rights application for 17,000 acre feet annually (afa) from the State Water Resources Control Board (SWRCB). The State Board granted E.I.D. a water right in October 1996.

The E.I.D. has contracts with the United States Bureau of Reclamation (U.S.B.R.) to receive 7,550 acre-feet of water per year from Folsom Lake to service the El Dorado Hills Service Area. The current E.I.D. Standard criteria for water consumption in AD N^o 3 is 0.58 acre-feet per EDU per year for average demands. Based upon the domestic and irrigation needs for the Specific Plan Area the project would require approximately 840 afa.

The present water treatment capacity of the El Dorado Hills Water Treatment Plan is 12 million gallons per day (mgd), with the ability for future expansion to 20 mgd. This treatment plant expansion will enhance the service ability of peak hour demands but will not increase the overall supply beyond the firm hydrological yield from Folsom Lake.

In October 1989, the E.I.D. adopted Resolution No 89-167, which prevents any properties outside of AD N^o 3 boundaries to obtain water service in the El Dorado Hills Area. Existing users that have Established Equivalent Dwelling Units (EDU's) would be serviced by the District. The resolution also prevents

any properties within AD N^o 3 boundaries from increasing their EDU entitlement.

Existing System

The existing water treatment plan has a capacity to 12 mgd. Ultimate capacity will be 20 mgd.

An existing 18-inch water line is located in El Dorado Hills Boulevard to the east of the Specific Plan Area. A one million gallon reservoir is located in the Ridgeview Village east of The Promontory. The Ridgeview Reservoir is serviced from a 1,150-foot elevation pressure zone. The Specific Plan Area will be serviced by existing 8-inch to 12-inch diameter water lines that are located along the entire eastern property boundary. These facilities are serviced by different pressure systems that will be extended into the Plan Area. These existing facilities are shown in Figure 23, Water Plan.

Specific Plan Area System

The proposed water system for The Promontory is also shown in Figure 23, Water Plan. As shown, service will be provided by the extension of 8-inch and 10-inch diameter water lines into the site. Pressure reduced stations are proposed to reduce pressures to acceptable E.I.D. requirements.

The Promontory will require a water supply of 840 acre-feet per year. Water Facilities will be constructed in accordance with the current E.I.D. Standards and Specifications.

SEWER

Existing System

The Specific Plan Area is not within the boundaries of the E.I.D. However, the Plan Area is within AD N^o 3 boundaries. Application for annexation into the E.I.D. Service Area was submitted in 1990 and is presently in process. When annexation into the E.I.D. Service Area has been approved, the Specific Area will be serviced by the El Dorado Hills Service Area.

The Plan Area will be served by E.I.D. The existing El Dorado Hills wastewater treatment plant is presently being upgraded. The El Dorado Hills Sewage Treatment Plant is located off Latrobe Road, south of Highway 50. The plant's current capacity is 1.6 mgd. The planned capacity under the original AD N^o 3 is to upgrade the treatment plant to 4.3 mgd. The sewage is subjected to secondary treatment. The treated sewage is currently piped to the El Dorado

Hills Golf Course, the El Dorado Hills Specific Plan Area, and the Golden State Building Products Facility.

Sewage facilities existing in the Specific Plan Area include lift stations with 6-inch and 8-inch diameter force mains. A 10-inch force main and an 18-inch gravity flow sewer line lies just to the east of the project site. The property owners of The Promontory have participated in a Sewer Upgrade Agreement with adjacent El Dorado Hills property owners to provide capacity for the Plan Area. A prepayment of over \$500,000 has been contributed by the property owners to oversize the sewer line for the project. The 18-inch gravity sewer line was sized to accommodate up to 2,200 dwellings for the Plan Area. This line is located to the southeast, within the Ridgeview Village Estates. With the expansion of the sewage treatment plant, this project will have sufficient capacity to be served within the E.I.D. system.

Specific Plan Area System

The proposed sanitary sewer required for The Promontory is shown in Figure 24, Sewer Plan. New lines within the community will be designed to be gravity fed as much as possible.

The gravity fed lines will range in sizes from 6-inches to 18-inches in diameter. Permanent and temporary lift stations are proposed on the site, with force mains ranging from 4-inches to 10-inches in diameter. All facilities, other than the lift stations, will be installed in street right-of-way or within E.I.D. easements.

Individual pump sewer services may be necessary in certain areas within the development and sewer services along lot lines will be required in areas where downhill access to homes is required.

Based upon average discharge rates, the development of the community will generate a total of 0.35 mgd of effluent. All sanitary sewer facilities will be designed in accordance with the current E.I.D. Standards.

STORM DRAINAGE

Existing Conditions

The Promontory drains predominately to the west into Sacramento County and into the Willow Creek Water Shed. A small portion (13%) drains to the north towards Folsom Lake. There are presently no storm drainage structures in the specific plan area. All storm drainage is conveyed off-site by natural drainage ways. Most of the drainage flows are intermittent and carry flows mainly during rainy periods. The drainage boundaries do not follow property lines.

Rather, they follow the natural topography of the land. The Promontory, which drains to the west and into the Humbug Creek Watershed, has been divided into three (3) major drainage sheds, as show in Figure 25, Drainage Plan. All three (3) drainage sheds converge at a confluence point to the west of The Promontory.

Specific Plan Area System

Development of The Promontory will result in greater peak runoff flows and greater volume of runoff than currently exist. These increases are due largely to the increase in the impervious surfaces such as streets, sidewalks and buildings. Due to the increase in impervious areas, a smaller portion of the rainfall will infiltrate into the ground and the rest will run off, causing higher peak flows and larger volumes of runoff. A combination of storm drainage lines, retention/detention ponds, culverts, and natural channels will be required to convey storm drainage in and from the Plan Area as shown in Figure 25, Drainage Plan.

The use of culverts and concrete V-ditches shall be minimized and the use of open, unlined channels shall be maximized.

All drainage in open-space corridors shall remain natural, unlined and open. Culverts shall not be used in open-space corridors except under driveways or roadcrossings.

Additionally, vegetated open-channel drainages will be the primary means of accommodating stormwater run-off in all areas (open space, residential, commercial, and industrial) in The Promontory Specific Plan area. In some areas, open-channel stormwater drainage will not be engineeringly practicable, for instance, in very steep areas or where houses are particularly close, open-channel drainage may be infeasible from an aesthetic standpoint. Real Parties shall endeavor to employ open-channel drainage; however, in all likelihood, in denser or steeper parts of the residential development, a combination of open-channel drainage and conventional drainage shall be employed.

Furthermore, vegetated open-channel drainage shall be the primary means of accommodating creeks and streams passing through all areas of The Promontory Specific Plan area. In those instances when natural drainage channels are moved to accommodate development, these channels will be maintained as vegetated open-channel drainages throughout The Promontory Specific Plan area.

It is the intent of the Specific Plan that the existing channels be as natural in appearance as possible and still convey storm drainage from the Plan Area. Riparian vegetation will be allowed to grow in existing channels to the extent

that efficient functioning is not impaired. In some areas, channel improvements will be necessary to efficiently convey peak flows and accommodate development adjacent to the channels. Channel improvements will be completed by filling in the areas to be developed and raising these areas above the 100-year flood plain. The channels will be sized to carry the storm drainage flows, while making every effort to keep as much of the existing channel intact. Where additional channelization is required, channel banks will be graded to a slope of 4:1 or flatter. In the channelized areas where high velocities and turbulence are expected, the existing channel may require protection by the use of native stone riprap, revetment material, or gabion material.

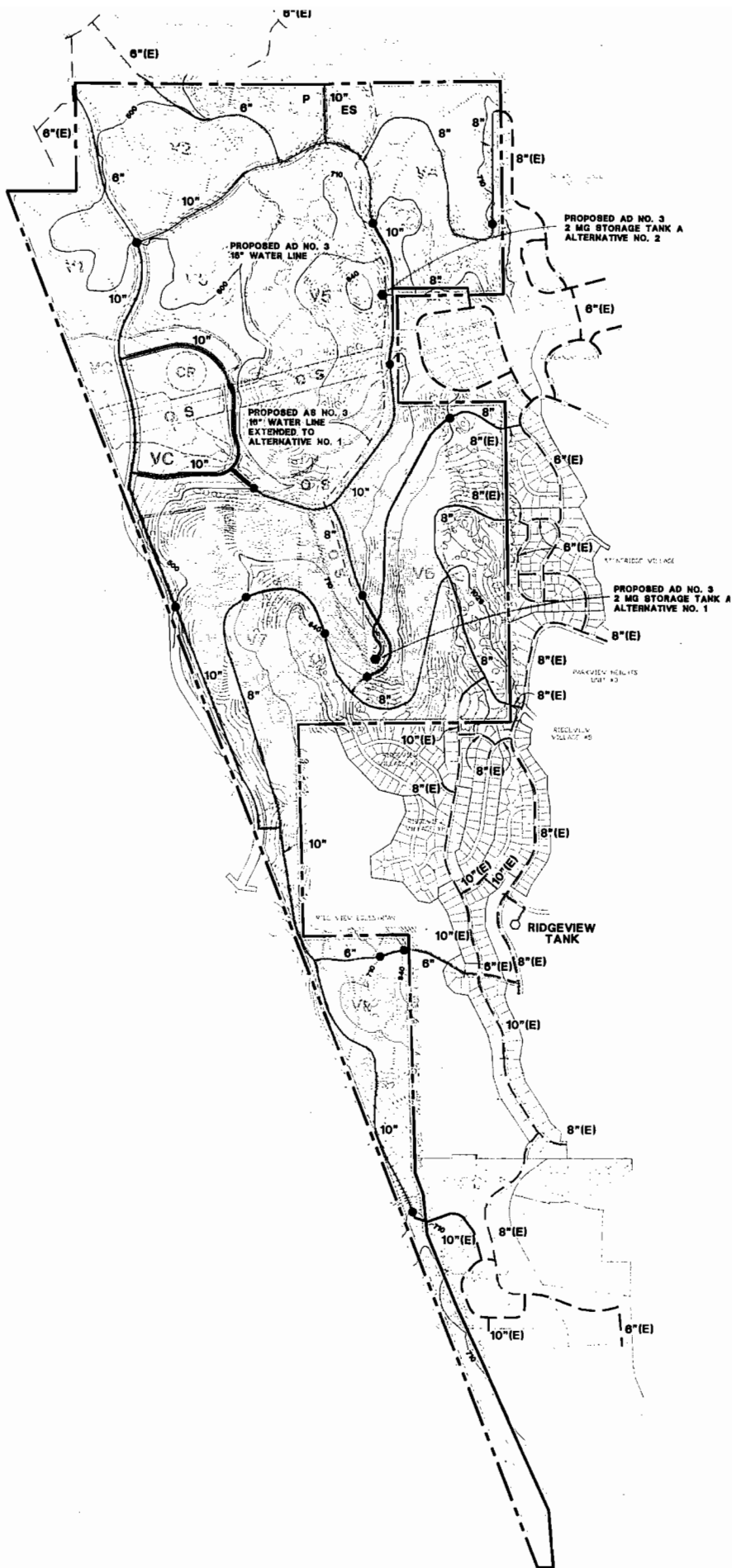
The Specific Plan proposes retention/detention facilities designed to reduce developed peak flows within The Promontory to their existing levels for both the 10-year and 100-year storm events. Due to the topography and steep terrain within the Plan Area, a mutual agreement between The Promontory and the Russell Ranch development for the location and sizes of the retention/detention facilities has been arranged. The retention/detention facility locations as shown in Figure 25 are approximate and it is possible to move, combined or split all of the retention/detention facilities in the same watershed and still maintain the same operational results. That flexibility is intended in The Plan.

Two of the retention/detention facilities as shown in Figure 25 will be located within the Russell Ranch community, while the third retention/detention facility will be located within the Plan Area. The retention/detention facilities will be incorporated into open-space and recreational areas. They will be irregular in shape and shallow in depth, with slope banks laid back 2:1 or flatter.

To reduce water quality impacts within the Plan Area the retention/detention basins could be used to filter out sediments. Other methods will be utilized in conjunction with the basins in order to reduce water quality impacts. These include the installation of catch basins, grassy swales, preservation of wetlands, and various erosion control measures.

Storm drainage under public streets will be conveyed by storm drain piping with a minimum pipe sizing of 12-inches in diameter. Drainage from paved parking areas will be conveyed by shallow asphalt gradients, concrete lined swales and gutters, and smaller drain piping. Catch basins and manholes will intercept runoff from paved areas where it can be conveyed to larger drainage facilities as described above. It is intended that closed culverts be used only to convey drainage under streets.

WATER PLAN



LEGEND

	WATER STORAGE TANK PROPOSED AD NO. 3
	EXISTING WATER STORAGE TAN
	PRESSURE REDUCING VALVE
	PROPOSED WATER LINE
	CONNECTION POINTS TO EXISTING SYSTEM
	AD NO. 3 PROPOSED 16" WATER

CONTOUR RANGES FOR PRESSURE ZONES

1029 TO 1040	HYDRONEUMATIC BOOSTED
840 TO 1029	1150 PRESSURE ZONE (4)
710 TO 840	960 PRESSURE ZONE (3)
500 TO 710	820 PRESSURE ZONE (2)
BELOW 500	650 PRESSURE ZONE (1)

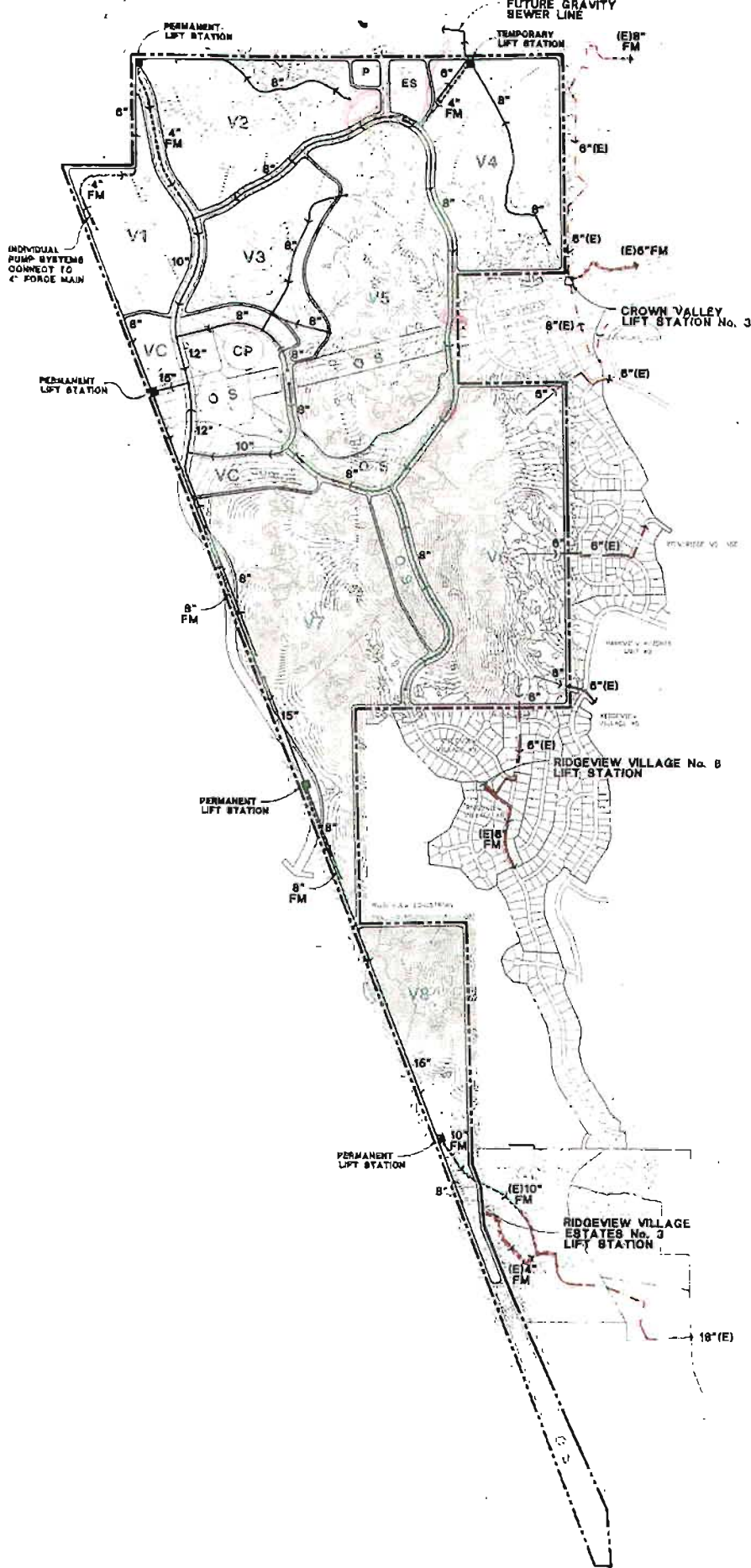
EXISTING WATER LINES

	8" (E) HYDRO NEUMATIC BOOSTED
	8" (E) 1150 PRESSURE LINE
	8" (E) 960 PRESSURE LINE
	8" (E) 820 PRESSURE LINE



N.T.S.

SEWER PLAN



LEGEND

	EXISTING LIFT STATION
	PROPOSED LIFT STATION
	EXISTING GRAVITY SEWER LINES
	EXISTING FORCE SEWER LINE
	PROPOSED GRAVITY SEWER LINES
	PROPOSED FORCE SEWER LINE



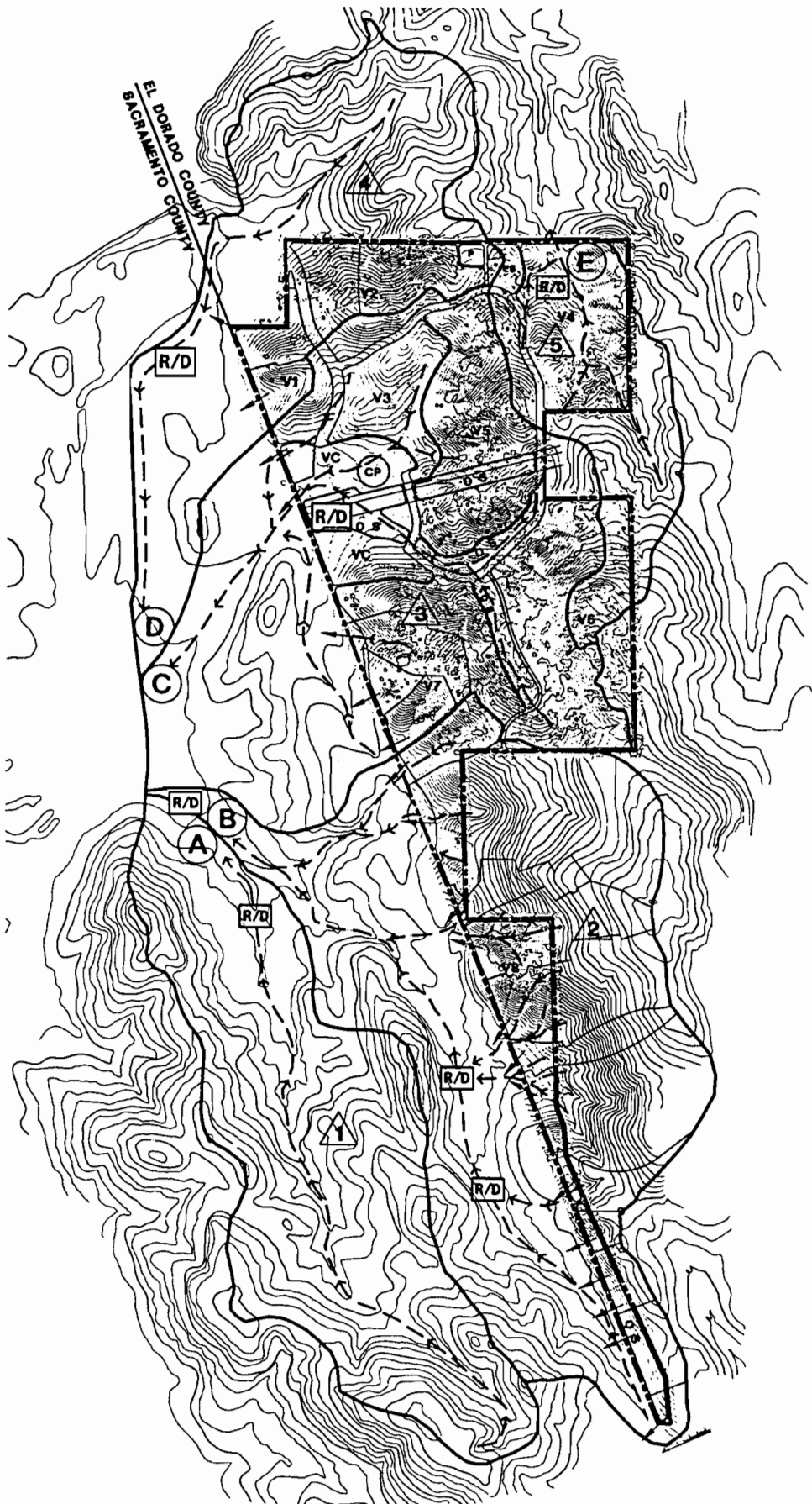
DRAINAGE PLAN

LEGEND:

- R/D RETENTION OR DETENTION POND
- ← EXISTING MAIN SWALES
- △ DRAINAGE SHED AREA
- ⊙ TOTAL 100 YR. RUNOFF
- MAJOR SHED BOUNDARY
- SUB-BASINS WITHIN EL DORADO COUNTY
- POINTS OF DISCHARGE AT THE COUNTY LINE

100 YEAR RUNOFF (POST DEVELOPMENT) (ULTIMATE BUILDOUT)

DRAINAGE POINT	CFS
A	450
B	735
C	660
D	390
E	190



N.T.S.

3.8 Public Facilities and Services Plan

Fire Protection

Fire Protection Services will be provided by the El Dorado Hills Fire District. Fire Station No. 1, located on Lassen Drive and El Dorado Hills Boulevard, will serve the southern portion of the community. Fire Station No. 2, located on Francisco Drive, will service the northern area. For some emergency situations it is anticipated that the El Dorado Hills Fire Department and the Folsom Fire Department will enter into an automatic Aid Agreement, thereby allowing reciprocal access through both counties.

Police

Police services will be provided by the El Dorado County Sheriff's Department. Service will be provided from the Sheriff's headquarters in Placerville.

Schools

The Promontory is served by the Buckeye and Rescue Unified School Districts and the El Dorado Hills Union High School District. The Rescue Unified School District has unofficially accepted the 10-acre elementary school site as proposed in the northern portion of the site. This school is intended to serve The Promontory as well as surrounding neighborhoods kindergarten through sixth grade school needs.

A portion of the students generated from The Promontory will attend schools in the Buckeye School District. The Buckeye School District will expand nearby facilities with the school impact fees generated from development, thus school facilities on-site are not necessary. The high school district has indicated that it will not require a high school site within the community.

To assist in the development of school facilities to serve the project, the project applicant has executed an agreement dated November 4, 1997, entitled "Agreement to Fund School Facilities to Mitigate Impacts from New Development." The agreement provides for the payment of school fees in the amount of \$8,288.00 per unit within the Specific Plan, increased annually by the construction cost index, to fund new school facilities. The project shall be monitored to insure compliance with the agreement.

The project applicant is in negotiations with the Rescue Union School District to provide an elementary site to serve the project and to provide advance funding for the core facilities on the site. Further, the project applicant is in negotiations with the El Dorado Union High School District to assist in the acquisition of an additional high school site to relieve the overcrowding at Oak

Ridge High School. The agreement with the Rescue Union School District and the El Dorado Union High School District shall be approved by the parties prior to approval of the first tentative map for the project. The project shall be monitored to insure compliance with all agreements executed between the project applicant and the School Districts. If the County approves a development agreement for this project, compliance with the school agreements shall be required in the development agreement."

Library

Library services will be provided by El Dorado County. The Promontory Specific Plan area is currently served by a joint-use library located at Oakridge High School. A new branch library is planned for El Dorado Hills, to be located in the Silva Valley area. The new library will be funded by a Mello-Roos district located north of Highway 50 in El Dorado Hills.

Gas Service

Pacific Gas and Electric (PG&E) provides gas service to the area. The nearest point of connection for gas service is located in the Ridgeview East subdivision.

Electric Service and Telephone Service

Pacific Gas and Electric (PG&E) provides electric service to the area. Underground service stubs are available at various access points from the existing surrounding subdivisions.

Telephone service is provided by Pacific Bell and is available within the surrounding areas.

4. DEVELOPMENT STANDARDS

4.1 Introduction

Purpose and Intent

The purpose of this section is to establish land use standards and regulations tailored to The Promontory Specific Plan. Compliance with these standards also represents consistency with the General Plan.

These regulations will serve as the primary mechanism for regulating development of The Promontory Specific Plan. Implementation of the standards set forth in this section will insure that future development proceeds in a coordinated manner consistent with the Specific Plan. Future review of tentative maps, parcel maps and site plans, and other necessary, discretionary approvals by El Dorado County will ensure adherence to these standards.

Summary of Development Regulations

These regulations provide an appropriate degree of flexibility to respond to future needs. Development regulations are included for the following land uses: hillside large lot single family, large lot single family, medium lot single family detached, small lot single family detached, single family attached, multifamily, commercial, office, neighborhood service zoning district, parks, and open space.

All development within The Promontory Specific Plan area shall conform to the development standards as set forth in this Specific Plan. The County Zoning Ordinance shall have effect in areas which are not covered by the standards, including: nonconforming uses, variances, and other general provisions of the Zoning Ordinance. Where the regulations and requirements of the County Zoning Ordinance and this Specific Plan conflict, the Specific Plan shall take precedence.

Definitions

For the purposes of this Specific Plan, the definitions contained in the El Dorado County Zoning Ordinance shall apply. The County's glossary of terms and definitions has not been repeated within this document. Selected definitions are included in the text for purposes of clarity.

4.2 General Provisions

Code Compliance

All construction and development within the Specific Plan Area shall comply with applicable provisions of the Uniform Building Code and the various related mechanical, electrical, plumbing, and fire codes as well as, water ordinances, grading and excavation ordinances, and the subdivision code, as currently adopted by the County.

Setbacks

The setback requirements are as specified within the development standards for each land use district within this Specific Plan. Unless otherwise described, all setbacks shall be defined as the perpendicular distance from the existing or planned street right-of-way line, or property line, to the foundation point of the closest structure, whichever is less. Where setbacks to parking areas are described, the perpendicular distance shall be measured to the edge of pavement for the parking area.

Existing Views from Abutting Homes

In an effort to minimize any impacts The Promontory may have on the views of existing homes, the following standards shall be adhered to in preparing tentative maps for those villages abutting existing homes.

Where the project site abuts existing homes, residential lot lines within the project shall be staggered from residential lot lines outside of the project so as to minimize the view-shed impacts to existing homes.

Where the project site abuts existing homes, the minimum residential lot size within the project shall be 30,000 square feet. This will allow homes to be situated on such lots so as to minimize the impact to views of existing homes.

Process and procedures

If specific development standards have not been established, or if an issue, condition or situation arises or occurs that is not clearly understandable in the Specific Plan, then those regulations and standards of the El Dorado County Zoning Ordinance that are applicable for the most similar issue, condition or situation shall apply as determined by the County Planning Director.

These regulations are adopted pursuant to Sections 65450 through 65457 of the State of California Government Code. It is specifically intended by such

adoption that the development standards herein shall regulate all development within the Specific Plan area.

Violations

Any person, firm or corporation, whether a principal, agent, employee or otherwise, violating any provisions of these regulations shall be made to comply with the County Zoning Ordinance pertaining to zoning violations and enforcement.

Unlisted Uses

Whenever a use has not been specifically listed as being a permitted use in a particular classification within the Specific Plan, it shall be the duty of the County Planning Director to determine if said use is (1) consistent with the intent of the classification, and (2) compatible with other listed permitted uses. Any person aggrieved by the Planning Director's determination may appeal that decision to the County Planning Commission and, subsequently, the Board of Supervisors under the County Zoning Ordinance appeal procedures.

4.3 Hillside Large Lot Single Family Development Standards

The Hillside Large Lot Single Family Development Standards for The Promontory are established to preserve the unique quality of the site in steeply sloped areas, while allowing residential development to occur within these areas.

The application of the Hillside Development Standards will apply where a lot has slopes greater than 25%, as defined by El Dorado County's hillside resolution.

- 1. Permitted Uses:** The following uses are allowed by right, without Special Use Permit:

Primary Uses:

One single family detached dwelling per lot.

Accessory Uses:

Renting of not more than one room.

Home Occupations such as: accountant, advisor, appraiser, architect, artist, attorney, author, broker, dressmaker, draftsman, handicraft artisan, insurance agent, photographer, therapist, musician, teacher, and other similar

occupations normally conducted by mail or telephone on the premises where the activities do not create a traffic problem; provided that instruction or consultation is not given to groups in excess of four and concerts, recitals or other gatherings are not held; that no display of goods is visible from the outside of the property; that such use must be carried on in the main building and be incidental to the residential use of the premises; and that the activities be carried on by a resident of the main dwelling.

In-home day care, for a maximum of 6 children.

Non-commercial accessory uses and buildings, including such structures as a swimming pool, garage, or garden shed.

Public utilities distribution lines.

Public libraries, schools, parks, and playgrounds.

Uses permitted with a Special Use Permit. The following uses are permitted only after obtaining a Special Use Permit from the Planning Commission:

Private schools and non-commercial playgrounds.

Non-profit membership clubs and associations.

Public utilities buildings and structures other than distribution and transmission lines.

Churches, temples, and other places of worship.

Home occupations not listed above as permitted by right or which require special consideration due to the proposed use of power tools or accessory buildings, or due to potential noise generation. Such home occupations shall not be approved unless the Planning Commission finds that the use will not change the residential character of the premises and will not adversely affect the other uses permitted in a residential area.

Public buildings and public utilities buildings of a type and nature deemed compatible with the purposes of this zone by the Planning Director.

2. Site Development Standards

Development Envelope: The development envelope shall consist of the disturbed area of any given lot and shall not exceed 50% of the lot area. The development envelope includes: the building envelope (see next standard)

plus installed landscaping, fencing, and hardscape. The development envelope will be as identified in the "Custom Lot Design Notebook" (See Section 3.2).

Building Envelope: The Building envelope shall consist of all graded and/or impermeable surfaces (i.e., area containing building, driveway, parking, privacy walls, patios, and pools). The maximum building envelope is limited to 15,000 square feet unless otherwise approved by the PARC.

Minimum Lot Area: As determined by the Slope Graph (Figure 26)

Maximum Lot Coverage: 40% (including accessory buildings)

Minimum Lot Frontage:	Slope	Minimum Frontage (at the setback)
	25-30%	120 feet
	31-35%	135 feet
	36-40%	150 feet

Minimum Setbacks:

Front Yard: 20 feet (unless the prevailing slope > 30%). Lots accessed via access structures may allow a reduced setback of 19 feet from the top of back of curb.

Rear Yard: 30 feet.

Side Yard: 15 feet. Corner lots shall have a minimum 20 feet on the street side.

Maximum Height: 60 feet as measured from the lowest point of the foundation.

Required Parking: See Section 4.14.

Fencing: Only the area defined within the "development envelope" for each lot may be fenced with solid fence. Side yard fencing may be solid. Fencing shall be permitted within the private open areas, but shall be limited to open view fencing. These private open-space areas would be placed in perpetual conservation easements and would be identified at the tentative map stage of residential villages.

Fencing height shall not exceed 6' in height unless authorized by the PARC.

Color and Materials:

Building colors and materials shall consist of the following standards:

Roof Colors:

- a. Roofs shall be earth tones, with low or muted chrome.
- b. Avoid brighter, higher chrome colors that will be visually prominent.

Roof Materials:

- a. Tiles, shingles, slate, high quality raised composition/asphalt, and high quality simulated materials (e.g., concrete/fiberglass shakers) in natural colors are encouraged.
- b. The roofing material must be consistent with the style of the house. Avoid "plastic" looking, reflective or glossy materials or other low quality materials.
- c. Avoid metal or glass roofs that might reflect sunlight.
- d. Roof vent pipes and roof fixtures should be painted a flat color to match the roof color.

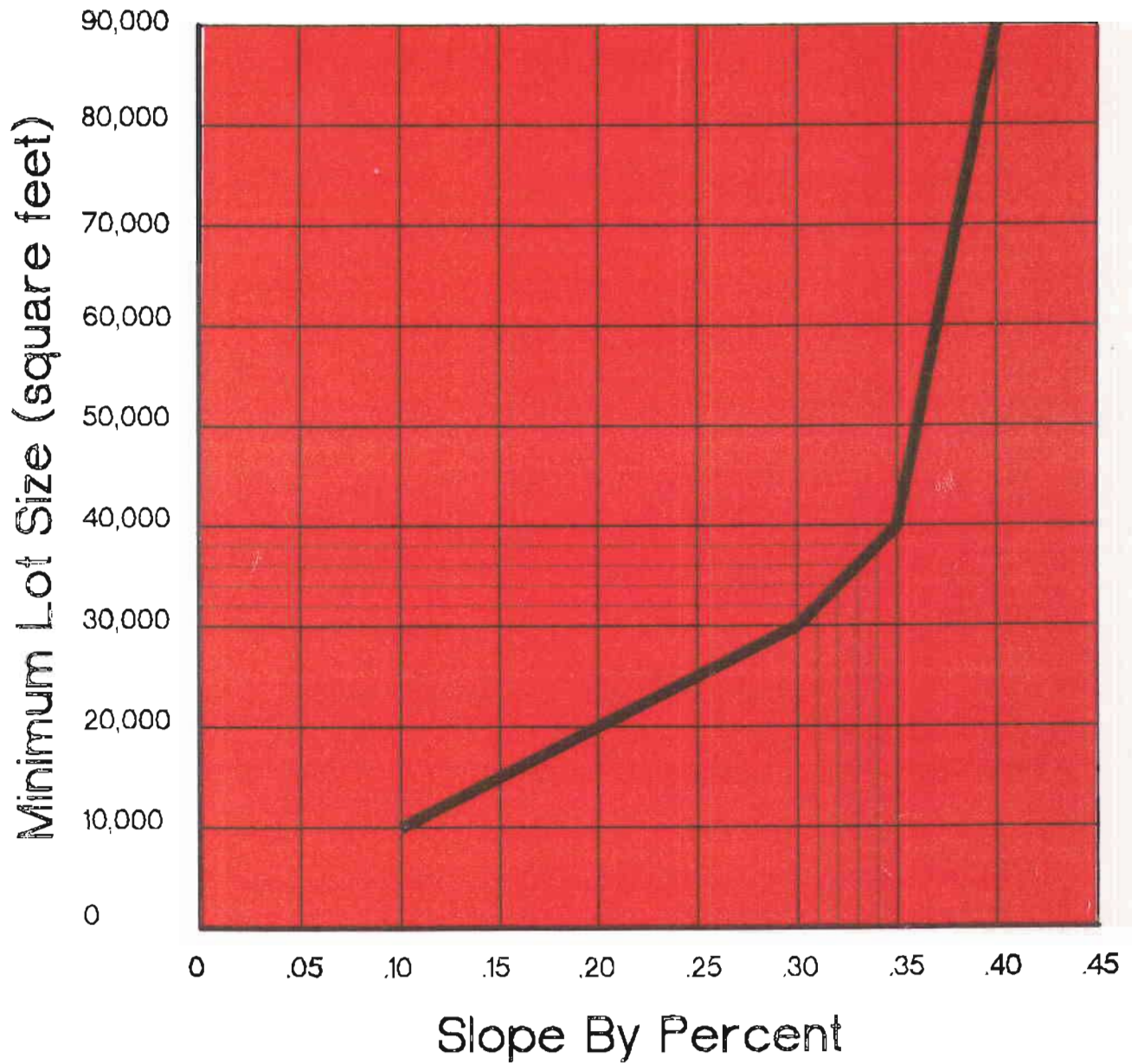
Wall Color:

- a. Wall surfaces shall utilize muted, warm earth tone colors. Medium values with low chrome are encouraged.
- b. Avoid highly reflective, bright white stucco surfaces (e.g., refrigerator or "appliance" white).
- c. Bright white may be used for window sash, door, trellis, and trim color, or for wood siding accents.

A color chart shall be submitted to the PARC (see Section 6.4).

FIGURE 26 SLOPE GRAPH

LOT SIZE BY SLOPE GRAPH



4.4 Large Lot Single Family Detached

- 1. Permitted Uses:** The following uses are allowed by right, without Special Use Permit:

Primary Uses:

One single family detached dwelling per lot.

Accessory Uses:

Renting of not more than one room.

Home Occupations such as accountant: advisor, appraiser, architect, artist, attorney, author, broker, dressmaker, draftsman, handicraft artisan, insurance agent, photographer, therapist, musician, teacher, and other similar occupations normally conducted by mail or telephone on the premises where the activities do not create a traffic problem; provided that instruction or consultation is not given to groups in excess of four and concerts, recitals or other gatherings are not held; that no display of goods is visible from the outside of the property; that such use must be carried on in the main building and be incidental to the residential use of the premises; and that the activities be carried on by a resident of the main dwelling.

In-home day care, for a maximum of 6 children.

Non-commercial accessory uses and buildings, including such structures as a swimming pool, garage, or garden shed.

Public utilities distribution lines.

Public libraries, schools, parks, and playgrounds.

Uses permitted with a Special Use Permit. The following uses are permitted only after obtaining a Special use Permit from the Planning Commission:

Private schools and non-commercial playgrounds.

Non-profit membership clubs and associations.

Public utilities buildings and structures other than distribution and transmission lines.

Churches, temples, and other places of worship.

Home occupations not listed above as permitted by right or which require special consideration due to the proposed use of power tools or accessory buildings, or due to potential noise generation. Such home occupations shall not be approved unless the Planning Commission finds that the use will not change the residential character of the premises and will not adversely affect the other uses permitted in a residential area.

Public buildings and public utilities buildings of a type and nature deemed compatible with the purposes of this zone by the Planning Director.

2. Site Development Standards

Minimum Lot Area: As determined by the Slope Graph

Maximum Lot Coverage: 40% (including accessory buildings)

Minimum Lot Frontage: 80 feet (at the setback)

Minimum Setbacks:

Front Yard: 20 feet (unless the prevailing slope > 30%). Lots accessed via access structures may allow a reduced setback of 19 feet from the top of back of curb.

Rear Yard: 30 feet.

Side Yard: 10 feet. Corner lots shall have a minimum 20 feet on street side.

Maximum Height: 45 feet

Required Parking: See Section 4.14.

4.5 Medium Lot Single Family Detached

1. Permitted Uses: The following uses are allowed by right, without Special Use Permit:

Primary Uses:

One single family detached dwelling per lot.

Accessory Uses:

Renting of not more than one room.

Home Occupations such as accountant, advisor, appraiser, architect, artist, attorney, author, broker, dressmaker, draftsman, handicraft artisan, insurance sales, photographer, therapist, musician, teacher, and other similar occupations normally conducted by mail or telephone on the premises where the activities do not create a traffic problem; provided that instruction or consultation is not given to groups in excess of four and concerts, recitals or other gatherings are not held; that no display of goods is visible from the outside of the property; that such use must be carried on in the main building and be incidental to the residential use of the premises; and that such activities be carried on by a resident of the main dwelling.

In-home day care for a maximum of 6 children.

Non-commercial accessory uses and buildings, including such structures as a swimming pool, garage, or garden shed.

Public utilities distribution lines.

Public libraries, schools, parks, and playgrounds.

Uses permitted with a Special Use Permit. The following uses are permitted only after obtaining a Special use Permit from the Planning Commission:

Private schools and non-commercial playgrounds.

Non-profit membership clubs and associations.

Public utilities buildings and structures other than distribution and transmission lines.

Churches, temples, and other places of worship.

Home occupations not listed above as permitted by right or which require special consideration due to the proposed use of power tools or accessory buildings, or due to potential noise generation. Such home occupations shall not be approved unless the Planning Commission finds that the use will not change the residential character of the premises and will not adversely affect the other uses permitted in a residential area.

Health facility.

Community care facility.

Public buildings and public utilities buildings of a type and nature deemed compatible with the purposes of this zone by the Planning Director.

2. Site Development Standards

Minimum Lot Area: 6,000 square feet

Maximum Lot Coverage: 40% (including accessory buildings)

Minimum Lot Frontage: 60 feet (at the setback)

Minimum Setbacks:

Front Yard: 20 feet to structure.

Rear Yard: 20 feet. Garages may be located in the rear yard setback, but must be located at least 3 feet from the rear property line. Where garages are facing alleys in the rear of the house, however, the garage may be located on the rear property line.

Side Yard: 5 feet. Corner lots shall have a minimum 10 feet on street side.

Maximum Height: 35 feet or 2 stories.

Required Parking: See Section 4.13.

4.6 Small Lot Single Family Detached

1. Permitted Uses: The following uses are allowed by right, without Special Use Permit:

Primary Uses:

One Single Family Detached dwelling per lot.

Accessory Uses:

Renting of not more than one room.

Home Occupations such as accountant, advisor, appraiser, architect, artist, attorney, author, broker, dressmaker, draftsman, handicraft artisan, insurance sales, photographer, therapist, musician, teacher, and other similar occupations normally conducted by mail or telephone on the premises where the activities do not create a traffic problem; provided that instruction or consultation is not given to groups in excess of four and concerts, recitals, or other gatherings are not held; that no display of goods is visible from the outside of the property; that such use must be carried on in the main building and be incidental to the

residential use of the premises; and that the activities be carried on by a resident of the main dwelling.

In-home day care, for a maximum of 6 children.

Non-commercial accessory uses and buildings, including such structures as a swimming pool, garage, or garden shed.

Public utilities distribution lines.

Public libraries, schools, parks, and playgrounds.

Uses permitted with a Special Use Permit. The following uses are permitted only after obtaining a Special use Permit from the Planning Commission:

Private schools and non-commercial playgrounds.

Public utilities buildings and structures other than distribution and transmission lines.

Churches, temples, and other places of worship.

Home occupations not listed above as permitted by right or which require special consideration due to the proposed use of power tools or accessory buildings, or due to potential noise generation. Such home occupations shall not be approved unless the Planning Commission finds that the use will not change the residential character of the premises and will not adversely affect the other uses permitted in a residential area.

Public buildings and public utilities buildings of a type and nature deemed compatible with the purposes of this zone by the Planning Director.

2. Site Development Standards

Minimum Lot Area: 1,250 square feet

Maximum Lot Coverage: 75% (including accessory buildings)

Minimum Lot Frontage: 25 feet (at the setback)

Minimum Setbacks:

Front Yard: 12 ½ feet to home and a maximum of 20 feet. 20 feet to garage.

Side Yard: 5 feet; detached garages may be located on the property line. 10 feet must be provided on one side for zero lot line homes.

Maximum Height: 30 feet or 2 stories.

Garages: 3 feet from property line on alley access lots, otherwise a 15 foot setback is required (garages may be located on the side property line). Garage must be 10 feet from rear of house if detached. A 4 foot setback must be provided from front of house for an attached garage.

Required Parking: See Section 4.14.

4.7 Single Family Attached

1. **Permitted Uses:** The following uses are allowed by right, without Special Use Permit:

Primary Uses:

Attached Single Family Dwellings, including duplex through eight-plex.

Accessory Uses:

Renting of not more than one room.

Home Occupations such as accountant, advisor, appraiser, architect, artist, attorney, author, broker, dressmaker, draftsman, handicraft artisan, insurance sales, photographer, therapist, musician, teacher, and other similar occupations normally conducted by mail or telephone on the premises where the activities do not create a traffic problem; provided that instruction or consultation is not given to groups in excess of four and concerts, recitals or other gatherings are not held; that no display of goods is visible from the outside of the property; that such use must be carried on in the main building and be incidental to the residential use of the premises; and that such activities be carried on by a resident of the main dwelling.

In-home day care, for a maximum of 6 children.

Non-commercial accessory uses and buildings, including such structures as a swimming pool, garage, or shed.

Public utilities distribution lines.

Public libraries, schools, parks, and playgrounds.

Uses permitted with a Special Use Permit: The following uses are permitted only after obtaining a Special Use Permit from the Planning Commission:

Private schools and non-commercial playgrounds.

Non-profit membership clubs and associations.

Churches, temples, and other places of worship.

2. Site Development Standards

Minimum Lot Area: 9,000 square feet

Maximum Site Coverage: 75% (including accessory buildings)

Minimum Lot Frontage: None

Minimum Setbacks:

Front Yard: 12 ½ feet, and a maximum of 20 feet. A four foot setback must be provided from front of house for an attached garage.

Side Yard: 10 feet if adjacent to side street.

Between Buildings: Between buildings side to side: 15 feet; side to rear: 20 feet; rear to rear: 30 feet; between accessory building/detached garage: 10 feet.

Maximum Height: 30 feet or 2 stories.

Garages: 3 feet from property line on alley access lots, otherwise a 15 foot setback is required (garages may be located on the side property line). Garage must be 10 feet from rear of house if detached.

Required Parking: See Section 4.14.

4.8 Multifamily/Apartments

1. Permitted Uses: The following uses are allowed by right, without Special Use Permit:

Primary Uses:

Apartment and other multifamily structures.

Accessory Uses:

Home Occupations such as accountant, advisor, appraiser, architect, artist, attorney, author, broker, dressmaker, draftsman, handicraft artisan, insurance sales, photographer, therapist, musician, teacher, and other similar occupations normally conducted by mail or telephone on the premises where the activities do not generate any additional traffic; provided that instruction or consultation is not given to more than one person at a time, and no more than four times per day; no display of goods is visible from the outside of the property; that such use must be incidental to the residential use of the premises; and that such activities be carried on by a resident of the dwelling.

Non-commercial accessory uses and buildings, including such structures as a swimming pool, or other recreational facilities for residents of the apartment building or complex, and garages.

Public utilities distribution lines.

Public libraries, schools, parks, and playgrounds.

Uses permitted with a Special Use Permit: The following uses are permitted only after obtaining a Special Use Permit from the Planning Commission:

Public utilities buildings and structures other than distribution and transmission lines.

Real estate or management office within the residential structure, for the exclusive sale, lease or rent of the property or of units in the building.

2. Site Development Standards

Minimum Site Area: 1 acre

Lot Coverage: 50% (including accessory buildings)

Minimum Setbacks:

Front Yard: 15 feet from public right-of-ways or streets. 15 feet from private drives.

Rear Yard: 10 feet.

Side Yard: 20 feet between separate buildings.

Special Rear and Side Setbacks: 30 feet from residential uses other than apartments located adjacent to side or rear yard areas if the apartment is more than 1 story.

Maximum Height: 45 feet and 3 stories. Underground parking areas shall not be included in determining the number of stories

Required Parking: See Section 4.14.

4.9 Commercial

1. Permitted Uses: The following uses are allowed by right, without Special Use Permit:

Primary Uses:

Offices; business and professional, including banks.

Studios, including artists' studios.

Local serving retail sales, excluding uses with outdoor storage; professional office uses; veterinarian or pet stores, excluding kennels. Such permitted uses include:

- apparel stores
- banks and financial institutions
- bakeries
- bookstores, video stores, and record stores
- camera shops and photography studios
- confectionery stores
- day care
- delicatessens
- dressmaking and millinery shops
- drugstores
- dry goods and notion stores
- florist shops
- fruit and vegetable stores
- grocery stores and food stores
- hardware stores
- jewelry stores and gift shops
- meat markets
- newsstands
- restaurants and cafes, including outdoor and sidewalk eating areas
- shoe shops and shoe repair shops
- sporting goods

stationary stores
tailor shops

Services, including the following:

health studios and gymnasiums
tennis clubs
beauty shops and barbershops
dry cleaners (retail) and laundries

Accessory uses:

Public utilities buildings and structures other than distribution and transmission lines.

Public libraries, schools, parks, and playgrounds

Apartment residential uses permitted on the floors above the street level.

Temporary uses: The Planning Director, with health department approval, may authorize a temporary carnival, fair, music or art festival, and/or similar temporary recreational amusement enterprise whenever the duration of the enterprise is for not more than seven consecutive days within any sixty-day period of time. At the time of authorization, the Planning Director may impose conditions regarding hours of operation, access, parking, fencing, and surface treatment to inhibit dust emanation.

Uses permitted with a Special Use Permit. The following uses are permitted only after obtaining a Special Use Permit from the Planning Commission:

garden supply
health facility
bed and breakfast inns
Quasi public uses: fire stations, libraries, community center, lodges, churches, temples, and other places of worship, schools: private, public, and trade; music and dancing schools
liquor stores
park and ride lots
service stations
restaurants and cafes, including outdoor and sidewalk eating areas, with liquor sales

Prohibited uses. The following uses are prohibited in this zone:

Drive-through facilities.

Industrial uses and wholesale uses.
Outdoor storage.

2. Site Development Standards:

Maximum Floor Area Ratio: .40

Maximum Site Area: 5 acres

Maximum Lot Coverage: 50% (including accessory buildings)

Minimum Setbacks:

Front Yard: 15 feet to building; 15 feet to parking.

Rear Yard: 5 feet to first story; 15 feet to secondary story; 5 feet to parking.

Side Yard: 5 feet to first story; 30 feet to second story; 5 feet to parking.

Maximum Building Height: 35 feet and 2 stories.

Required Parking: See Section 4.14.

4.10 Office

1. Permitted Uses: The following uses are allowed by right, without Special Use Permit:

Primary Uses:

Professional offices and clinics such as:

Doctors
Lawyers
Dentists
Accountants
Architects, and
Similar occupations where the clientele seeks the services of the office proprietor as opposed to the purchase of a product.

Accessory Uses:

Public offices and structures other than utilities distribution and transmission lines.

Public libraries, schools, parks, and playgrounds.

Apartment residential uses permitted on the floors above the street level.

Uses requiring a Special Use Permit:

Lodges
Club Houses
Churches
Day Care Facility
Bar-Restaurant combination
Restaurant or deli/coffee shop.

2. Site Development Standards:

Maximum Floor Area Ratio: .50

Maximum Site Area: 5 acres

Maximum Lot Coverage: 50%

Minimum Setbacks:

Front Yard: 15 feet to building.

Rear Yard: 10 feet to first story; 15 feet to second story; 10 feet to parking.

Side Yard: 5 feet to first story; 30 feet to second story; 5 feet to parking.

Maximum Building Height: 45 feet and 2 stories.

Required Parking: See Section 4.13.

4.11 Neighborhood Service Zoning District

Purpose: To Provide an overall zoning district for the opportunity for family support and related services outside of the Village Center within Villages 1, 2, and 3. Implementing the Neighborhood Service zoning district in these villages is not a requirement of the Specific Plan, but rather a permitted zoning district in the event there is demand for such uses.

1. Permitted Uses: The following uses are allowed by right, without Special Use Permit:

Primary Uses:

- educational facilities
- day care services
- places of worship
- lodges
- community or group meeting places
- fire stations
- libraries
- recreational facilities
- public facilities

Uses requiring a Special Use Permit:

same as commercial, but excluding:

- liquor stores
- service stations
- restaurants
- drive through
- industrial uses
- outdoor storage

2. Site Development Standards:

Maximum Floor Area Ratio: .40

Maximum Site Area: Limited to no more than 2 acres in each Village (1, 2, and 3)

Maximum Lot Coverage: 50%

Minimum Setbacks: same as commercial

Maximum Building Height: same as commercial

Required Parking: same as commercial

4.12 Parks

A. NEIGHBORHOOD PARKS

1. Permitted Uses:

Passive park facilities including:

- seating
- gazebos
- viewing areas
- open lawn area for unstructured activities
- restrooms

Active park facilities limited to:

- no more than two tennis courts (unlighted)
- basketball court or multi-use court
- tot-lot structure
- sand volleyball
- baseball area with limited improvements (e.g., backstop only). Note: Large scale organized sports facilities shall be located in the community park.

2. Site Development Standards

Minimum Site Area: 3 acres

Minimum Lot Width: 200 feet

Minimum Turf Area: 1 acre

B. COMMUNITY PARKS

1. Permitted Uses:

Passive park facilities including:

- seating
- gazebos
- viewing areas
- restrooms
- concession stand
- community center/day care center
- storage facilities related to the maintenance of the park
- parking lot
- open lawn area for unstructured activities

Active park facilities including:

- tennis courts

basketball courts or multi-use courts
tot-lot structures
sand volleyball
multiple lighted athletic fields that may include: baseball, softball,
soccer, and football

2. Site Development Standards:

Minimum Site Area: 10 acres

Maximum Floor Area Ratio: .10

Maximum Building Height: 35 feet (two stories)

Minimum Setbacks: 20 feet from all property lines

Required Parking: Per County standards

4.13 Open Space

1. Permitted Uses:

Conservation areas and wildlife refuge.

Parks, picnic areas, active recreation areas (soccer, softball fields, court sports, etc.).

Community facilities.

Hiking and bike trails.

Infrastructure service facilities or extensions necessary for the development of adjacent urban areas, including but not limited to: service roads, flood control devices, and utility transmission lines.

2. Site Development Standards:

Maximum Building Foot Print: 10,000 square feet

Maximum Building Height: 35 feet or two stories

Setbacks: All buildings shall be set back from all property lines a minimum distance of 20 feet.

4.14 Parking Requirements

1. **Off-street parking shall be provided according to minimum requirements as specified below:**

USE	REQUIRED PARKING
Hillside Large Lot Single Family unit	Two garage spaces per dwelling
Large Lot Single Family unit	Two garage spaces per dwelling
Medium Lot Single Family unit	Two garage spaces per dwelling
Small Lot Single Family unit	Two garage spaces per dwelling
Single Family Attached	One space for the first bedroom, plus one-half space for each additional bedroom
Multi-family/Apartments	One space per bedroom
Accessory units	Per County Code
Commercial	Per County Code
Office	Per County Code
Institutional/Churches	Per County Code

El Dorado County codes for parking shall apply for all other related parking standards.

4.15 Sign Standards

El Dorado County codes for sign standards shall apply.

4.16 Lighting Standards

1. **Open-space Areas:** No nighttime lighting shall be allowed in open-space areas unless safety standards require otherwise.

2. Villages 4 through 8: No public street lighting shall be allowed unless safety standards require otherwise.
3. Villages 1 through 3: Public street lighting shall have top and angle-sided shielding. Side shielding should restrict sideways light to at least 20 degrees below the horizontal plane at the light fixture.
4. Parking Lots in All Areas: Nighttime lighting shall have top and angle-sided shielding. Side shielding should restrict sideways light to at least 20 degrees below the horizontal plane at the light fixture.

4.17 Street and Parking Lot Tree Planting Standards

1. Trees along roads: Street trees shall be planted along collector and arterial roads, specifically along Russell Ranch Boulevard, Brittany Way, and Village Center Drive. Street trees shall be planted every 15 feet on center along those roads unless the species selected requires greater spacing. The intent is to plant trees that are quickly growing so that they will provide shade within 15 years. Acceptable species for street trees planting are as follows:

Botanical Name	Common Name
Acer buergeranum	Trident Maple
Acer circinatum	Vine Maple
Acer platanoides	Norway Maple or Crimson King
Aesculus californica	California Buckeye
Alnus rhombifolia	White Alder, Italian Alder
Arbutus unedo	Strawberry Tree
Calocedrus decurrens	Incense Cedar
Celtis sinensis	Chinese Hackberry
Circis occidentalis	Western Redbud
Cornus sp.	Western Dogwood, Red Twig Dogwood
Gleditsia	Honey Locust (Shademaster)
Ginkgo biloba	Maidenhair
Koeirenteria bipinnara	Chinese Flame Tree
Liriodendron tulipifera	Tulip Tree
Liquidambar styraciflua	Sweetgum
Logerstroemia Indica	"Majestic Orchid" Crape Myrtle
London plane	Sycamore
Magnolia Soulangeana	Saucer Magnolia
Malus sp.	Crabapple
Olea Europea	European Olive, Susan Hill (fruitless)
Pinus sp.	Pines -- Ponderosa, Aleppo, Coulter, Italian Stone

Pistacia Chinensis	Chinese Pistache
Platanus California	California Sycamore, Plane Tree
Populus Fremonti	Western Cottonwood (male trees only)
Prunus sp.	Catalina Cherry, Krautner Vesuvius, Caroliniana, Japanese Flowering Plum "Dawn"
Pyrus sp.	Kawakami, Bradford
Quercus sp.	Oaks -- Valley, Cork, Blue, Red, Interior Live, Canyon Live, Holly
Robinia ambigua	Purple Robe Locust
Salix sp.	Arroyo, Red, Yellow, Goodings (riparian area only)
Ulnus parvifolia	Evergreen Elm
Umbellularia californica	California Bay

2. Trees in parking lots: Trees shall be planted in all commercial parking lots, excluding school and park district parking lots, to ensure 75% canopy within 15 years. Only tree species on the list provided above may be planted in satisfaction of this requirement.
3. Trees on residential lots: Along residential streets, a minimum of two trees shall be planted on residential lots; for corner lots, a minimum of three trees shall be planted per lot.

4.18 Other Standards

See also Conditions of Approval, Section 7.

5. IMPLEMENTATION

5.1 Phasing

The Promontory Specific Plan is proposed to be developed in two phases. The first phase will consist of one or more of the following: Village Six, Village Seven and Village Eight. The second phase will include Villages One, Two, Three, Four, Five and the Village Center. Figure 27, Phasing Plan illustrates the phasing areas.

It is possible that the phasing plan will be modified to reflect the ability of adequate infrastructure and/or changing market conditions. Further, it is the intent to develop each phase with multiple final maps pursuant to the California Subdivision Map Act Section 66456.1 and Section 66452.6.

5.2. Financing Program

Various techniques are available for financing the required improvements of The Promontory Specific Plan. Determining the most appropriate financing mechanism for each particular improvement requires a multiple step evaluation process. At this time the exact financing mechanism need not be specified; however, the Specific Plan sets forth a number of alternatives which under present conditions and circumstances appear most viable.

Prior to approval of a final map within the Specific Plan area the financing mechanism(s) for the particular improvements required for development of the areas included in the tentative map shall be chosen. Use of the selected financing mechanism(s) for each improvement shall be made a condition of approval of the recordation of the final subdivision map.

At the time that building permits are to be issued, the financing mechanism or mechanisms that have been made a condition of approval of the subdivision map must be assured. "Assured" means approval of an Assessment District, Mello-Roos District, or any other financing mechanism deemed acceptable by the County.

Some of the available funding mechanisms for the improvements required for The Promontory Specific Plan are described below.

Special Assessment District

Special assessment districts, such as the Municipal Improvement Act of 1913 and the Improvement Bond Act of 1915 provide a method of long-term financing of public infrastructure and facilities. The assessment district includes the area wherein real property will "benefit" from the provision of the

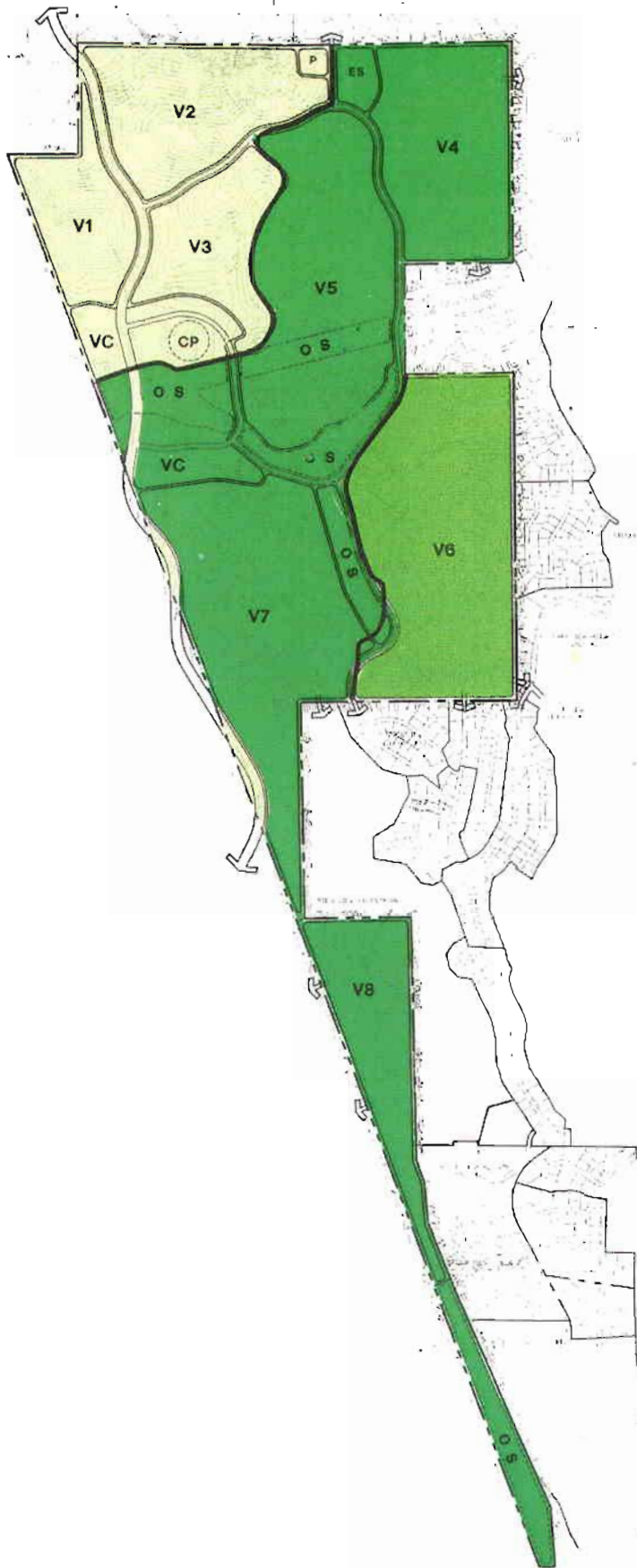
planned facilities. A lien which is based upon a formula for allocating benefit among the properties within the assessment district is placed against each parcel of real property within the district. The public entity establishing the benefit assessment district then sells bonds to finance the up front costs of constructing the improvements. The bonds are then repaid over the term of the bonds from assessments levied against the properties in the district. The assessments are normally collected along with the annual property tax levy and the bonds are secured by the lien against each benefitted property.

Mello-Roos Community Facilities District

Mello-Roos Community Facilities Districts are similar to assessment districts, but provide more flexibility to finance a wider range on infrastructure, through the issuance of tax exempt bonds. The bonds are secured by a lien against the properties included in the district. These properties are required to pay an annual "special tax", the proceeds of which are used to repay the bonds.

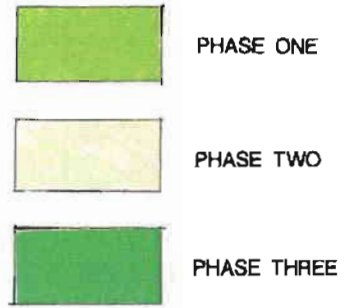
Landscaping and Lighting District

The landscaping and Lighting Act of 1972 provides for the creation of assessment districts to finance the cost of installing and/or maintaining landscaping, lighting facilities and ornamental structures. Like a benefit assessment district, properties within the district are assessed a share of the costs to the district on the basis of the benefit provided to the real property.



PHASING PLAN

LEGEND



5.3 Comprehensive Maintenance

Maintenance of facilities in The Promontory Specific Plan community will be carried out by El Dorado County, special districts, and private entities, depending upon the respective ownership and maintenance responsibilities established when development plans are approved. The Promontory facilities, owned by the County or the Community Services District will be maintained through the use of special assessment districts established for The Promontory and, in some cases, general fund revenues of the respective public entity. Facilities privately owned will be maintained by the property owner(s).

El Dorado County, El Dorado County Community Services District, and property owners will commence proceedings to establish the necessary assessment districts upon adoption of the Specific Plan. The remaining public facilities, such as sewer and water, shall be maintained through special districts established for the purpose.

6. PLAN ADMINISTRATION

6.1 Specific Plan Amendments

General Administration

The Specific Plan shall be administered and enforced by the El Dorado County Planning Department. Certain changes to explicit provisions in the Specific Plan may be made administratively by the Planning Director, subject to appeal to the Planning Commission and, subsequently, the Board of Supervisors.

Administrative Modification to the Specific Plan

Certain modifications to the Specific Plan text or map are specifically deemed not to require formal amendments (i.e., through public hearing) to the Specific Plan as originally approved. The Planning Director has the authority to approve these modifications. Such revisions may include:

- a. The addition of new information to the Specific Plan maps or text that does not change the effect of any regulations or guidelines.
- b. Changes to the community infrastructure, such as drainage, water and sewer systems which do not have the effect of increasing or decreasing development capacity in the Planning Area.
- c. The determination that a use be allowed, which is not specifically listed as permitted but which may be determined to be similar in nature to those uses explicitly listed as permitted.

Specific Plan Amendment Procedures

In accordance with California Government Code, Sections 65453-65454, Specific Plans shall be prepared, adopted and amended in the same manner as general plans, except that Specific Plans may be adopted by resolution or by ordinance. Revisions, other than those determined by the Planning Director to be minor, shall require a Specific Plan amendment. To accommodate these changes, the Specific Plan may be amended as necessary in the same manner as it was adopted. Said amendment or amendments shall not require a concurrent general plan amendment unless it is determined by the Planning Director that the proposed amendment would substantially affect the General Plan Goals, Objectives, Policies or Programs. An amendment to the Specific Plan may be initiated by the property owners or at the discretion of the County.

6.2 Boundary Adjustments

Within certain units, the Specific Plan allows for flexibility in moving uses within the general locations designated on the Land Use Plan. Adjustments to the boundaries of land use designations shall not require an amendment of the Specific Plan where such adjustments are consistent with the intent of the County Counsel General Plan and this Specific Plan. While acreage and the number of units may shift from one side of a road to the other, in no case shall the total number of units for the entire Specific Plan area be increased. Boundaries not defined on the Land Use Plan shall be established at the tentative or final subdivision map stage.

6.3 Density Transfer

A transfer of density within The Promontory project is allowed (with County approval in accordance with Section 6.1) from any of the Villages into Villages One, Two, and Three as long as the total number of units for the project does not exceed 1,100 dwelling units and the maximum number of units for Villages One, Two, and Three designated in Section 3.3 is not exceeded.

A transfer of density is also allowed within the Village Center area between the proposed land uses identified in Table 2: Village Center Calculations. The total Village Center unit count shall not exceed 136 units with the gross density in any residential land use within the Village Center not to exceed 24 dwelling units per acre. The maximum density allowed within designated commercial areas may not exceed 10 dwelling units per acre.

The intent of this density transfer provision is to accommodate changing market conditions as they may occur and to encourage the use of larger lots in hillside Villages without penalizing the project's overall unit allowance.

The County Planning Director is authorized to approve proposed density transfer into the respective Village One, Two, or Three prior to submittal of a tentative subdivision map for that Village.

6.4 The Promontory Architectural Review Committee

All proposed development within The Promontory Specific Plan Area will be subject to review by The Promontory Architectural Review Committee (PARC).

The Committee will initially be established by the developer, who shall make all appointments to the Committee until the developer only has control of 10% or less of the gross land area in the project. The initial Committee will consist of three members including the developer, an architect, and a landscape architect. As the project is built out to 25% of the proposed units a member

of The Promontory community shall be appointed to the committee to represent the home owners. Upon the developer controlling only 10% or less of the property, the home owners shall become responsible for appointments to the committee; however, the original developer shall remain a part of the committee until such time that the developer no longer has a vested interest in the project.

Prior to submitting an application for a Tentative Subdivision Map, Parcel Map, Vesting Tentative Map, Vesting Parcel Map, or Site Plan to the County, the applicant shall submit the proposal to the PARC.

The Committee shall review the proposal to determine whether the proposed development satisfies the goals and meets the requirements of the Specific Plan and the intent of the Design Guidelines. The Committee will provide the applicant a written statement of its determination and recommendation for approving or disapproving the proposed development. The County shall not accept an application for development within The Promontory Specific Plan Area as complete unless it includes a written statement from the PARC that reflects their opinion as to satisfying the goals and design intent of the Specific Plan and Design Guidelines (see next section).

6.5 Design Guidelines

Design Guidelines shall be prepared for the project that will at minimum illustrate acceptable architectural, landscaping, and signage design. The Design Guidelines shall be prepared as part of the CC&R's for use by The Promontory Architectural Review Committee as one of the implementing tools of the Specific Plan. The guidelines are not intended to be adopted by the County as part of the Specific Plan nor are they intended to mitigate impacts to the project as defined by CEQA.

6.6 Review Procedures

The Promontory Specific Plan shall be implemented through the subdivision and site plan review process.

Tentative Subdivision Map or Vesting Tentative Map

A Tentative Subdivision Map or Parcel Map or Vesting Tentative Subdivision or Parcel Map, as applicable, shall be filed for all projects within The Promontory Specific Plan area involving land division. This requirement applies to the parcelization of a lot or lots for future development. Submittal requirements shall be as specified in the Subdivision Map Act and the County's Subdivision Ordinance. In addition, any map creating residential lots shall identify the following for each lot:

- development area;
- building envelope;
- open-space conservation easement.

Prior to recordation of the final map, an approved "Open-space Management Plan" is also required. This plan will apply to all privately owned open space as identified on the tentative map.

Site Plan

Where an approved site plan has expired a new site plan will be required for any proposal for construction of two or more dwelling units or any commercial proposal. Site Plan approval of the land uses in the Village Center will be required. A site plan shall be submitted for Planning Commission review and approval for all tentative subdivision maps.

Submittal Requirements: The applicant shall submit a minimum of twelve prints of the site plan to the Planning Department. The site plan shall be drawn to scale, indicate all dimensions, and include the following information (Information may be placed on more than one sheet):

- Assessors parcel(s) numbers;
- Vicinity map on cover sheet;
- Area and dimensions of property, yards, and open space;
- Location of existing and proposed buildings, and/or structures showing dimensions from property lines and their intended use;
- Location, height, and material of existing and/or proposed fences and walls;
- Current topographical survey reflecting as-built topography;
- Location of off-street parking. Indicate the number of parking spaces, type of paving, direction arrows, and parking space dimensions;
- Location and width of drive approaches and internal circulation;
- Method of on-site drainage;

- Location of existing and/or proposed public improvements (curb, gutters, sidewalks, utility poles, fire hydrants, street lights, traffic signal devices, etc.);
- Method of sanitary disposal;
- Access: vehicular, pedestrian, bicycle and service access points of ingress and egress, design and improvements;
- Signs: Location, size, height, design, type styles, colors, type of illumination, and type of building materials;
- Location and dimension of trash refuse area;
- Location and type of existing trees; identification of any trees to be removed and those to be used preserved;
- Loading and storage areas, indicating any fences and walls to be used as screening;
- Location and height of all roof mounted structures;
- Building elevations and roof plans;
- Noise sources;
- Lighting, including the location, type, illumination and height of all exterior fixtures;
- A preliminary or conceptual landscape plan. A final specific landscape plan must be submitted prior to issuance of building permits. The final plan shall include species, quantity and size, location, and the proposed irrigation system; and
- Other information the Planning Director may determine necessary.

Applications Approval

In approving the application, the Planning Commission shall make the following specific findings:

- (1) That the proposed project is consistent with The Promontory Specific Plan.

- (2) That all applicable provisions comply with the County Code.
- (3) The Planning Commission has reviewed each of the following elements of the proposed project found that all are consistent with the County Code and The Promontory Specific Plan.
 - (a) Facilities, improvements and utilities;
 - (b) Vehicular ingress, egress and internal circulation;
 - (c) Setbacks;
 - (d) Location of service use areas;
 - (e) Walls;
 - (f) Landscaping; and
 - (g) Signs.
- (4) That proposed lighting is arranged so as to deflect the light away from adjoining properties and that it will not cause a traffic hazard.

Revisions

The Planning Director will be responsible for determining "major" amendments as opposed to "minor" amendments to the Site Plan. Minor amendments shall be submitted for review and approval administratively by the Planning Director. Major amendments will require Planning Commission review and approval.

Appeals

Any appeal of a staff decision may be made to the Planning Commission within ten (10) calendar days. Any appeal of the Planning Commission decision may be made to the Board of Supervisors within ten (10) calendar days. An appeal shall be in the form established by the County at the time of filing, including any required fee.

Environmental Determination

All discretionary land use entitlement approvals associated with the implementation of The Promontory Specific Plan shall be subject to environmental review as required by the California Environmental Quality Act (CEQA).

Substantial changes to the Specific Plan will be subject to further environmental review and documentation.

6.7 Monitoring Programs

CEQA requires identification of mitigation measures that may be incorporated into the approval of a project to lessen or eliminate significant environmental effects. When such measures are adopted as part of a project approval, CEQA requires a program of mitigation monitoring and reporting to assess the effectiveness of the mitigation measures. Such a program shall be established for The Promontory Specific Plan if mitigation measures are incorporated into the project approval. A mitigation monitoring program will be submitted to the County for review and approval prior to EIR Certification.

6.8 Annexation

The Promontory Specific Plan area has been annexed to the El Dorado Irrigation District (E.I.D.).

7. CONDITIONS OF APPROVAL

7.1 Introduction

The following conditions of approval reflect the conditions as modified by the El Dorado County Board of Supervisors on November 4, 1997.

7.2 Conditions of Approval

1. All mitigation measures contained within the Final EIR adopted by the Board of Supervisors shall be incorporated as conditions of approval of the Specific Plan.
2. The Specific Plan approval includes the revised land use map attached as Exhibit B, which includes the following changes from the land use map contained within "The Promontory Specific Plan (Draft - April 21, 1997)":
 - A. Show a connector road to and through the Crown Valley Subdivision, as depicted in the DEIR comment letter from Linda Emerson, entitled "Clarification of East/West Collector Alignment."
 - B. Show the realignment of the Community Collector adjacent to lots on Hensley Circle as depicted in the DEIR comment letter from Linda Emerson, entitled "Conceptual Alternative for Community Collector."
3. The changes describe in the August 27, 1997, letter from McDougall to Trout regarding Revisions and Additions to The Promontory Specific Plan (Exhibit D) shall be incorporated into the final text of the Specific Plan.
4. Each tentative map submittal shall include a "zoning" exhibit, depicting the boundary for the zoning and development standards within a Specific Plan. The recordation of the final map shall fix the zoning to the boundaries depicted on the final map.
5. A meter award letter or similar document shall be provided by the water purveyor prior to filing the final map, except for large lot phasing maps, consistent with Board of Supervisors Resolution 118-92.
6. Incorporate a 30-foot minimum landscape corridor adjacent to Russell Ranch Boulevard in El Dorado County except for the portion through the Village Center.

7. The applicant shall provide a copy of the certified Final EIR to each Responsible Agency (15095(d)).
8. All tentative maps are eligible to negotiate with the County regarding applicable reimbursements and credits for improvements in accordance with Chapter 16.16.080 of the County Code.
9. A condition of each tentative map shall require that the full requirement for the park land determined by Chapter 16.12.090 be offered for dedication to the El Dorado Hills CSD. The park land shall meet the park land dedication standards of the El Dorado Hills CSD.
10. In order to ensure an affordable housing component, single family residential densities within the Village Center shall be set a minimum of five dwelling units per acre and multi-family residential densities shall be a minimum of 5 dwelling units per acre to maximum of 24 dwelling units per acre.
11. Tentative maps adjacent to the City of Folsom shall be conditioned to coordinate with the City of Folsom shall be conditioned to coordinate with the City for consistency between City and County standards for existing and planned street connections.
12. Prior to tentative map approvals, including large lot tentative maps, the drainage agreements or MOU between the City of Folsom and El Dorado County, along with agreements between the participating developers shall be executed. In the event that drainage improvements located in Folsom are not constructed when those portions of The Promontory need them, alternative drainage facilities will be required in accordance with El Dorado County Drainage Manual.
13. Prior to the commencement of grading activities within an individual Village, the Project applicant shall comply with the requirements of Mitigation Measures 4.8.3 with regard to that Village; provided, however, that prior compliance with Mitigation Measure 4.8.3. shall not be required for grading activities conducted in accordance with 404 Permit Project.
14. During the review of tentative maps for each phase of the Specific Plan, a traffic study will be required to determine what improvements are required, if any, as a result of that particular phase. Among other improvements, the traffic study may indicate that a traffic signal is necessary at the following locations:

1. El Dorado Hills Boulevard and Wilson Boulevard intersection (Mitigation Measure 4.5.4.),
2. Green Valley Road and the North-South Collector Road intersection (Mitigation Measure 4.5.6.b),
3. Green Valley Road and Mormon Island Drive (Mitigation Measure 4.5.10),
4. El Dorado Hills Boulevard and Olson Lane (Mitigation Measure 4.5.12.),

The developer shall construct the improvement and may be entitled to a credit and/or reimbursement for the improvements. If the improvement is included at the time the impact is created or is added later, the applicant will be eligible for reimbursement under the County's credit/reimbursement policy. DOT intends to include the signals at El Dorado Hills Boulevard/Wilson Boulevard, Green Valley Road/Mormon Island Drive, and El Dorado Hills/Olson Lane in the 1998 update of the El Dorado Hills/Salmon Falls IF, but inclusion will be dependent upon future Board of Supervisor actions.

15. Under the circumstances provided below, the applicant shall make some of the necessary improvements to the planned parks. The applicant expects to enter into a contract with the community services district ("CSD") to pay park fees, which will be used for the construction of park improvements. The applicant will, in good faith, seek to structure that agreement so that the applicant will construct improvements and receive credit for the costs of that construction from the park fees it otherwise would have paid. Under this agreement, improvements would be constructed in five phases and would be tied to the issuance of building permits on the following schedule:

Phase 1: After the applicant, or its successors in interest, receive 100 building permits, it will construct planned improvements on the 3.6-acre park site.

Phase 2: After the applicant, or its successors in interest, receive 200 building permits, it will construct 25% of the planned improvements on the 10-acre community park.

Phase 3: After the applicant, or its successors in interest, receive 300 building permits, it will construct another 25%, for a total of 50%, of the planned improvements on the 10-acre community park.

Phase 4: After the applicant, or its successors in interest, receive 400 building permits, it will construct another 25%, for a total of 75%, of the planned improvements on the 10-acre community park.

Phase 5: After the applicant, or its successors in interest, receive 500 building permits, it will construct another 25%, for a total of 100%, of the planned improvements on the 10-acre community park.

These financing provisions would be enforceable upon adoption an agreement between the applicant and CSD embodying these terms. The precise phasing of the construction shall be defined by CSD.

Regardless of whether CSD agrees to this proposal, a mechanism must be in place to fund construction and maintenance of the planned parks before a issuance of the first building permit for Villages 1 - 5.

16. The applicant shall construct a public hiking trail between Highway 50 and Village 8. The trail, which shall run through the oak tree mitigation area, shall initially be constructed as a simple, bladed-dirt hiking trail. At the completion of oak tree mitigation in this area, the dirt hiking trail will be replaced by a decomposed granite or other rock trail. The homeowner's association or Landscape and Lighting District (LLAD) will maintain the trail.
17. The applicant shall implement certain Traffic Calming Measures which consist of the following:

[1] Stop Sign: *Gillette Drive and Ridgeview Drive intersection*:¹ install a stop sign on the northbound lane on Ridgeview Drive on the south side of the Gillette Drive/Ridgeview Drive intersection.

[2] Barrier: The northbound lane of Ridgeview Drive, beginning at the intersection of Ridgeview Drive and Gillete Drive, shall be closed by the construction of a barrier. In other words, Ridgeview Drive, north of the Gillete Drive intersection, shall become a one-way street. Real Parties shall construct the half closure on the northbound lane of Ridgeview Drive at the Gillette Drive and Ridgeview Drive intersection.

The half closure shall consist of keystone-type construction materials, approximately four-feet deep and twelve-feet long, or

^{1/} At this intersection, Ridgeview Drive proceeds in a northerly fashion, then turns ninety degrees and proceeds in an easterly fashion. For purposes of this discussion and for consistency, Ridgeview Drive is described as a north-south road.

suitable dimensions to achieve the half closure. The keystone materials shall be placed on top of the existing pavement section instead of excavating the pavement section. The barrier shall be landscaped with plants and shrubs that will not exceed four feet high so as not to exceed site visibility requirements.

Irrigation for the landscaped barrier shall be provided from existing waterlines for adjacent homes. No new hookups are needed. Real Parties shall employ a water-conserving irrigation system, probably drip irrigation. The incremental cost of watering the barrier will be very small; nevertheless, affected landowners may seek compensation from The Promontory LLAD for that cost.

Once the landscaped barrier is installed, The Promontory Homeowner's Association or LLAD shall establish a landscaping maintenance fund. This fund will provide for the costs, including water utility costs, associated with maintaining the landscaped barrier.

18. The applicant will pay light rail fees in the following circumstances: (1) a region-wide or county-wide, light-rail fee requirement is imposed; (2) before grading permits are issued; and (3) fees shall only apply to units in which no building permit has been issued at the time the light rail fee is imposed. The applicant will receive credit against any fees for any light rail related improvements or land donated to serve light rail.
19. Villages 4-6 will be gated communities.
20. Before the applicant applies for a final subdivision map for Village 3, it will attempt to incorporate more cul-de-sacs in the final designs if it can feasibly do so and if the County finds that the final map is consistent with the tentative map, as required by law.
21. No schools or parks shall be sited under the High Power Line ROW.
22. The applicant shall revegetate riparian corridors with native plants from the following list:

Botanical Name

Common Name

A. Upland (Top of Bank)

Woody Plants

Arctostaphylos viscida

White leaf Manzanita

Arctostaphylos manzanita
Quercus wislizenii
Quercus lobata
Ceanothus cuneatus
Aesculus californica
Umbellularia californica
Cercis occidentalis
Heteromeles arbutifolia
Styrax officinalis
Baccharis pilularis
Fremontia californica

Manzanita
Interior Live Oak
Valley Oak
Buckbrush
Buckeye
Calif. Bay
Calif. Redbud
Toyon
Snowdrop bush
Coyote brush
Flannelbush

Herbaceous Plants

Nasella pulchra
Elymus glaucus
Melica californica
Calochortus sp.
Brodiea, Tritelia, Diclostemma sp.
Lupinus sp.
Eschscholtzia californica
Salvia sonomensis
Solidago occidentalis
Chlorogalum occidentalis
Wyethia mollis
Achillea millefolia

Purple needle grass
Blue Wildrye
Calif. Melic
Mariposa Lily
Brodieas
Lupines
Calif. Poppy
Creeping sage
Western Goldenrod
Soaproot
Mules ears
Yarrow

B. Mid-bank

Woody Plants

Quercus lobata
Juglans californica
Rosa californica
Vitis californica
Symphoricarpos albus
Calycanthus occidentalis
Sambucus mexicanus
Aristolochia californica
Clematis ligusticifolia

Valley Oak
Calif. Black Walnut
Calif. Rose
Calif. Grape
Snowberry
Spicebush
Blue Elderberry
Dutchmans Pipevine
Virgin's Bower

Herbaceous Plants

Hordeum brachyanthrum
Melica californica

Meadow barley
Calif. Melic

Deschampsia cespitosa
Danthonia californica
Elymus triticoides
Carex feta
Aster chilensis

Hairgrass
California oatgrass
Creeping Wildrye
Green-sheath sedge
Purple Aster

C. Lower-bank

Woody Plants

Alnus rhombifolia
Populus fremontii
Fraxinus dipetala
Acer negundo
Salix lasiolepis
Sambucus mexicana
Symphocarpus albus
Rosa californica
Vitis californica
Lonicera hispidula

White Alder
Fremonts Cottonwood
Foothill Ash
Box Elder
Arroyo Willow
Blue elderberry
Snowberry
Calif. Rose
Calif. Grape
Honeysuckle

Herbaceous Plants

Muhlenbergia rigens
Elymus triticoides
Festuca rubens
Deschampsia cespitosa
Danthonia californica
Carex feta
Carex barbarae
Carex pachystacha
Carex praegracilis
Juncus balticus
Juncus xiphoides
Asclepias sp.
Sisyrinchium bellum

Deergrass
Creeping wildrye
Red Fescue
Calif. Hairgrass
Calif. Oatgrass
Green-sheath sedge
Santa Barbara sedge
Thick-headed sedge
Clustered Field sedge
Baltic Rush
Iris-leaved Rush
Milkweed
Blue-eyed-grass

D. Channel Bottom

Woody Plant

Salix gooddingii, exigua, laevigata
Alnus rhombifolia
Cephalanthus occidentalis
var. californica Calif.

Gooddings, Sandbar, Red Willows
White Alder

Buttonwillow

Herbaceous Plant

Carex and Juncus
Equisetum arvense
Eleocharis macrostachya
Eleocharis acicularis
Elymus triticoides
Leersia oryzoides
Paspalum distichum
Pleuropogon davyi

Sedges and Rushes
Scouring Rush
Sand Spikerush
Least Spikerush
Creeping Wildrye
Rice Cut-grass
Joint Paspalum
Davy's Pleuropogon

23. The applicant, under the terms of the Specific Plan, must install sidewalks along some roadways. In certain instances, curbing next to the sidewalks is to be "rolled." On private streets, the applicant shall construct rolled curbs and adjacent sidewalks with asphalt, as opposed to concrete, so as to preserve the rural character of the development.

APPENDIX "A"

General Plan Consistency Analysis

This Appendix contains an analysis of The Promontory Specific Plan consistency with the El Dorado County General Plan. The Government Code requires specific plans to be consistent with the General Plan's goals, objectives, policies and programs. In the following subsections, applicable excerpts from the General Plan are presented along with consistency responses *shown in italics*.

In many cases, a goal statement and supporting objectives and policies will all be supported by a single consistency response. Where a consistency statement is more focused, it follows the specific objective or policy to which it refers. In either case, each statement in italics responds to the General Plan excerpt(s) preceding it.

It should be noted that the analysis contained in this Appendix has been expanded to reflect The Promontory Specific Plan as adopted. The expanded analysis, incorporated herein by reference, is contained in Exhibit "C" of the El Dorado County staff report to the Board of Supervisors dated November 4, 1997.

LAND USE

GOAL 2.1: LAND USE

Protection and conservation of existing and rural centers; creation of new sustainable communities; curtailment of urban/suburban sprawl; location and intensity of future development consistent with the availability of adequate infrastructure; and mixed and balanced uses that promote use of alternate transportation systems.

OBJECTIVE 2.1.4: PLANNED COMMUNITIES

Creation of new balanced communities in areas identified as suitable for intensive development due to the availability of adequate infrastructure and services.

Policy 2.1.4.1

Planned communities within the County are identified as Planned Communities (-PC): "The Promontory (Russell Ranch)"; "Carson Creek"; "Pilot Hill Ranch"; and "Missouri Flat Area."

The Promontory Specific Plan encompasses the area identified in the policy as "The Promontory (Russell Ranch)." The Specific Plan implements those goals, objectives and policies appropriate to a development project which is fundamentally residential in character. It achieves balance of uses within the Specific Plan area itself and adds balance to the surrounding area as well. In this manner it implements the General Plan on two geographic scales.

Policy 2.1.4.2

Planned communities should be designed with an emphasis on alternative modes of transportation to minimize the use of personal motorized vehicles to the maximum extent possible. Pedestrian/bicycle pathways shall be encouraged. These pathways should be separated from roadways whenever possible to allow for greater safety for the pedestrian and bicyclist and to allow vehicular traffic to move more freely.

Pedestrian and bicycle routes are an integral part of the Plan's design. Where routes are not specifically designated, development standards ensure that adequate provisions for pedestrian and bicycle movement are made possible. Vehicular traffic is separated wherever feasible in light of the varied terrain and limited right-of-way in certain sectors of the planning area.

Policy 2.1.4.3

All planned communities are designated with the Planned Community (-PC) overlay designation and, except for the Missouri Flat Area Planned Community, which is governed by Policy 2.1.4.8, shall require the processing of a specific plan pursuant to Government Code Sections 65450-65457, unless otherwise specified herein. The specific designation of such lands, as well as permissible densities and intensities of use, shall be consistent with the applicable Land Use Summary Table. For these lands, the -PC overlay designation shall function as the General Plan designation governing the types and densities and intensities of allowed land uses and with which implementing planning actions such as adoption of specific plans and zoning must be consistent. Although these lands also have underlying land use designations (e.g., Low Density Residential), those designations will not control the allowed types and densities and intensities of land uses unless the -PC overlay designation and Land Use Summary Table are removed through a General Plan amendment pursuant to Policy 2.1.4.6. Thus, for example, although the underlying designation (e.g., LDR) may seem to permit only residential uses at relatively low densities, the -PC overlay designation will allow the County to approve, without General Plan amendments, specific plans authorizing some residential densities and land use intensities greater than that permissible pursuant to the

underlying designation. (See tables below for densities allowed in a specific Planned Community.)

The Promontory Specific Plan is in substantial conformance with The Promontory Planned Community Land Use Summary Table referenced in Policy 2.1.4.3. To protect visual and vegetation resources and provide convenient, local commercial services, The Promontory Specific Plan has slightly reduced residential densities and acreage, while slightly increasing commercial and open-space areas. Approximately 860 residential acres are proposed, compared to the 900 in the Land Use Summary Table. Commercial acreage of about 15 acres is proposed, as compared to five acres in the Land Use Summary Table. Thus, while remaining in substantial conformance with the General Plan, the Specific Plan provides an improved balance of residential and commercial uses, particularly in view of the need for commercial uses to serve other residential areas in the vicinity. In addition, the Specific Plan is significantly more sensitive to the General Plan's open-space provisions.

Policy 2.1.4.4

Specific plans for planned communities include negotiable design features for public benefit. Examples of these features are:

- A. Separate bicycle and pedestrian paths that connect residential areas to employment, retail, school, community facilities and recreation areas;
- B. On-street parking;
- C. Establish reduced mandatory building setbacks that encourage parking lots to the rear of commercial buildings or within the interior;
- D. Street landscaping within medians and along sidewalks;
- E. Bus and commuter transit stops;
- F. Integration of open-space amenities to protect environmentally sensitive features;
- G. Common parking structures within business areas;
- H. Pedestrian circulation from one retail site to another;
- I. Pocket parks and plazas and parklands as recommended in the Parks and Recreation Element;
- J. Bicycle parking and/or storage facilities conveniently located;
- K. Satellite job center sites for multiple employers/businesses;
- L. Neighborhood Service Centers;
- M.. Outdoor art, statues, etc;
- N. Town/community centers distinguished with major public buildings, parks/plazas or other focal points;
- O. A financial element that includes payment of all capital costs for infrastructure and ongoing operations and maintenance;

- P. A distribution of housing units to meet the needs of all income levels as specified in Policies 4.1.1.1 and 4.1.1.2 of the Housing Element;
- Q. Provide for Neighborhood Service opportunities with residential land uses in accordance with Policy 2.2.5.8;
- R. Maintain significant historic and prehistoric sites, steep slope areas, and stream corridors in continuous and permanently dedicated open space;
- S. Provide on-site employee services such as restaurants, banks, etc;
- T. A common continuous landscape program that includes planting and design guidelines consistent with the setting, including street landscaping that creates separate walkways and bicycle routes, where appropriate; and
- U. Shielded, low and efficient lighting.

The Specific Plan incorporates 17 of the 21 public benefit features listed above, including items A through J, N, and P through U. Only four of the 31 features noted above are not a part of the Plan because of its fundamentally residential character.

Satellite job centers for multiple employers/businesses (Item K) are not provided because the location is not conducive to industrial/business park development. Neighborhood service centers (Item L) are not provided because the scale and location of the Village Center suffice to provide services for this project and even some adjacent existing residential development. Outdoor public art (Item M) is not provided because it is more typically afforded by employment centers, particularly those with a significant office component.

Policy 2.1.4.5

To achieve a desired mix of uses within a planned community and emphasize the goal of improving the county’s employment base, the following target percentages shall be incorporated into the Specific Plan:

Residential	40-50%
Commercial /Office	1-15%
Research & Development/Industrial	0-15%
Public Facilities/Parks/Open Space	20 + %

The actual mixture of uses will be refined and defined through the Specific Plan process. Where the mix of uses within a proposed planned community is substantially consistent with these target percentages, a specific plan for such a community may be approved without a General Plan amendment.

The Specific Plan is substantially consistent with targeted General Plan land use percentages as summarized in the following Table 1, Land Use Category Percentage Comparisons. While residential acreage is about 32% higher than the 50% target acreage, a significant amount of residentially designated acreage will actually be open space, set aside to protect sensitive views, oak trees and hillside areas. There are approximately 286 acres of combined public and private open space, constituting 28% of the total project. Although some of this will be privately owned, it will offer benefits to the community at large by maintaining visual and other natural amenities of the site that will be enjoyed by residents and visitors.

Table 1 Land Use Category Percentage Comparisons

LAND USE CATEGORY	GENERAL PLAN LAND USE TARGET PERCENTAGES	APPROX. PROPOSED LAND USE PERCENTAGES, THE PROMONTORY
Residential	40-50	86
Commercial/Office	1-15	2
Research & Development/Industrial	0-15	0
Public Facilities/Parks/Opens Space	20+	12.5

Policy 2.1.4.6

In areas designated Planned Community overlay there will be no further land divisions until such time as the County adopts a specific plan. Development pursuant to the underlying land use designation shall not occur unless there is a General Plan amendment to remove the Planned Community designation.

The land use designations and development standards of The Promontory Specific Plan will replace the underlying zoning for the Planned Community area.

Policy 2.1.4.7

Planned Community densities reflected in a Board of Supervisors approved specific plan or development agreement shall supersede the underlying land use designation.

The Promontory Specific Plan densities as approved by the Board of Supervisors will supersede the underlying land use designation for the Planned Community area.

Policy 2.1.4.9

Parcels within a Planned Community shall not be subdivide below 40 acres until such time as a specific plan, or other planning document specified herein, is adopted by the County.

The Promontory Specific Plan is designated to allow subdivision of land upon Board of Supervisors' adoption of the Plan. Parcels smaller than 40 acres will not be created prior to the Plan's adoption.

GOAL 2.2: LAND USE DESIGNATIONS

A set of land use designations which provide for the maintenance of the rural and open character of the County and maintenance of a high standard of environmental quality.

OBJECTIVE 2.2.2: OVERLAY LAND USE DESIGNATIONS

Establishment of overlay designations to provide additional direction for the development of land where circumstances apply generally to the lands regardless of the underlying land use designations.

Policy 2.2.2.6

The purpose of the *Planned Community* (-PC) overlay designation is to supersede underlying land use designations, as set forth in Policy 2.1.4.3, and to:

- A. Identify lands suitable for new communities that require a specific plan in accordance with Government Code Sections 65450-65457 and common planning and funding for infrastructure and life cycle costs.
- B. Allow use of modern planning and development techniques, effect more efficient utilization of land, and to allow flexibility of development;
- C. Aid in the reduction of development costs, and provide for a combination of different land uses which complement each other but which may not in all aspects conform to the existing zoning regulations;
- D. Encourage a more efficient use of public and/or private services;
- E. Place the primary emphasis on clustering intensive land uses to minimize impact in various natural and man-made resources, minimize public health concerns, minimize aesthetic concerns, and

provide for the creation of open-space lands and the community land uses.

F. Provide for public benefit.

The Plan meets the purposes of the Planned Community (-PC) overlay designation. A complementary and supportive mix of land uses, combined with design concepts which minimize impact on the site's natural features, from the basis of this Plan. The significant amount of residential concentration and private open-space preservation also contribute to meeting the objectives of this policy by effecting more efficient utilization of the land.

Each residential village in the Plan is designed to adapt building footprints on each lot to the nature of the terrain on which it is located. Likewise, lot sizes are varied according to the same principle. The effect is to "fit" development to the topography, rather than uniformly mass grading the entire development.

The Plan locates the higher density development in lower valley areas away from oak groves and steep terrain to minimize the environmental impacts. Any cultural resources will be identified and mitigated in accordance with state law. Appropriate public services will be provided to address public health and safety issues.

The overall goal statement embodying these public benefit purposes is found in the Development Concept description, Section 3.2 of this Plan.

Open-space and park lands in The Promontory Specific Plan encompass approximately 286 acres, or 28% of the site. These areas include the parkway system, natural open-space areas for preserving wetlands, riparian habitat, and private conservation easements on private hillside lots. Therefore, the amount of open space provided is in substantial conformance with Policy 2.2.3.1 A(1).

Clustered housing, lot design requirements, and appropriate road design are incorporated into the Specific Plan to conform to natural topography. The density transfer provisions of the Plan further reinforce this policy by allowing limited intensification where the land is relatively flat and prohibiting transfer of units into sensitive environmental portions of the site.

OBJECTIVE 2.2.5: GENERAL POLICY SECTION

Policy 2.2.5.8

The Neighborhood Service Zoning District shall be permitted in all residential designations within Community Regions, Rural Centers, Medium Density and High Density Platted Lands. Uses within the

Neighborhood Service Zone District should provide a direct service to the family and/or community, and may include educational facilities, day care services, places of worship, lodges, community or group meeting centers, fire stations, libraries, other public facilities, recreational facilities and commercial uses. Development proposals shall include applications for pre-designating and zoning lands Neighborhood Service Zone at a ratio of up two acres per 40 units within a new residential subdivision.

The Promontory Specific Plan provides for the formation of a Neighborhood Service Zoning District in Villages 1, 2, and 3 that will allow the types of facilities identified in Policy 2.2.5 (See the Development Standards, Section 4.11)

Policy 2.2.5.9

The County recognizes the need to allow for certain types of extended family support services and institutional uses in areas in which residential uses are allowed on the General plan Land Use Map. This policy recognizes the need to provide for support services to both the urban and rural residential areas throughout the County. While allowing for the establishment of such support services, this policy will protect the residential areas by only allowing the establishment of such support services with a Special Use Permit. This will require a finding that the establishment of the uses will have no significant adverse affect on surrounding property or the permitted uses thereof.

Uses addressed in this policy provide a direct service to the family and/or community and include educational institutions, day care services, places of worship, cemeteries, community and group meeting centers, fire stations, libraries, public utility facilities, other public facilities, and recreational facilities. These uses are allowed in the Residential Villages with a Use Permit.

GOAL 2.3: NATURAL LANDSCAPE FEATURES

Maintain the characteristic natural landscape features unique to each area of the County.

OBJECTIVE 2.3.1: TOPOGRAPHY AND NATIVE VEGETATION

Provide for the retention of distinct topographical features and conservation of the native vegetation of the County.

Policy 2.3.1.1

The County shall continue to enforce the tree protection provisions in the Grading Erosion and Sediment Control Ordinance and utilize the hillside road standards.

A priority of the Specific Plan is to adapt development densities and development standards to the topography and natural vegetation within the site. Special hillside development standards are incorporated in the Residential Villages in which they are appropriate. Likewise, oak tree preservation is provided for in those areas containing significant stands of trees. Finally, mass grading is allowed under the Plan only in those areas which are relatively flat and which contain no significant tree concentrations.

OBJECTIVE 2.3.2: HILLSIDES AND RIDGE LINES

Maintain the visual integrity of hillsides and ridge lines.

Policy 2.3.2.1

Disturbance of slopes forty (40) percent or greater shall be discouraged to minimize the visual impacts of grading and vegetation removal.

Slopes of 40% or greater comprise a very small portion of the Specific Plan area. Measures have been incorporated into the Specific Plan to reduce impacts on all steeply sloped hillside areas, including accessing lots from up-hill roads, contouring roads to conform to topography, and restrictions on building footprints in steeper slope areas.

GOAL 2.5: COMMUNITY IDENTITY

Carefully planned new communities incorporating visual elements which enhance and maintain the rural character and promote a sense of community.

OBJECTIVE 2.5.1: PHYSICAL AND VISUAL SEPARATION

Provision for the visual and physical separation of communities from new development.

Policy 2.5.1.1

Low intensity land uses shall be incorporated into new development projects to provide for the physical and visual separation of communities. Low intensity land uses may include any one or a combination of the following: parks and natural open-space areas, special setbacks, parkways, landscaped roadway buffers, natural landscape features and transitional development densities.

Policy 2.5.1.2

Greenbelts or other means of community separation shall be included within a specific plan and may include any of the following: preserved open space, parks, agricultural districts, wildlife habitat, rare plant preserves, riparian corridors and designated Natural Resource areas.

Separation of the Specific Plan project site from adjacent land uses is achieved through a combination of open space, landscape areas and transitional development densities. Open-space areas along Russell Ranch Boulevard, together with single family densities lower than those proposed to the west, provide for the physical and visual separation of The Promontory from Russell Ranch property to the west. Similarly, along the northern and eastern boundaries of the site, landscaping and transitional densities provide for community separation.

OBJECTIVE 2.5.2: COMMERCIAL FACILITIES

Designate lands to provide greater opportunities for El Dorado County residents to shop within the County.

Policy 2.5.2.1

Neighborhood commercial centers shall be oriented to serve the needs of the surrounding area, grouped as a clustered, contiguous center where possible, and should incorporate but not be limited to the following design concepts as farther defined in the Zoning Ordinance:

- A. Maximum first floor building size should be sized to be suitable for the site;
- B. Residential use on second story;
- C. No outdoor sales or automotive repair facilities;
- D. Reduced setback with landscaping and walkways;
- E. Interior parking, or the use of parking structure;
- F. Bicycle access with safe and convenient bicycle storage area;
- G. On-street parking to reduce the amount of on-site parking;
- H. Community bulletin boards/computer kiosks;
- I. Outdoor artwork, statues, etc. in prominent places; and
- J. Pedestrian circulation to adjacent commercial centers.

Opportunities for neighborhood commercial services are located within the Village Center and are intended to serve the shopping and service needs of The Promontory community and surrounding areas. The applicable design concepts of this policy are reflected in the retail commercial development standards of the Specific Plan.

Policy 2.5.2.2

New commercial development should be located nearby existing commercial facilities to strengthen existing shopping locations and avoid strip commercial.

This policy, while appropriate in many locations in which existing commercial development could benefit from reinforcement, does not apply to the area in which The Promontory is located.

No significant commercial development is adjacent The Promontory. The proposed commercial area (Village Center) is located near the center of The Promontory and in proximity to other residential areas that will depend on this commercial component for services.

Policy 2.5.2.3

New community shopping centers should also contain the applicable design features of Policy 2.5.2.1.

The Promontory Specific Plan contains the applicable features of this policy. Special attention is given to design features of the Village Center planning area because of its central location, prominent role in the community and contribution to the identity of this project.

OBJECTIVE 2.8.1: LIGHTING

Provide standards, consistent with prudent safety practices, for the elimination of high intensity lighting and glare.

Policy 2.8.1.1

Include standards, consistent with prudent safety practices, for outdoor lighting to reduce high intensity nighttime lighting and glare in the update of the County zoning Ordinance.

As stated in The Promontory Specific Plan El Dorado County ordinances shall have effect in areas which are not covered by the standards addressed in the Specific Plan for the project.

CIRCULATION

OBJECTIVE 3.2.1: CONCURRENCY

Ensure that safe and efficient transportation and circulation facilities are provided for concurrently with new development.

Policy 3.2.1.1

Development proposals shall be reviewed to determine if significant traffic impacts or reductions in Level of Service (LOS) per Policy 3.5.1.1 will occur to the existing public roads as a result of the proposed project. Project proponents shall be required to make necessary road improvements or to pay a traffic impact mitigation fee (TIM), or some combination of both, to accommodate increases in traffic caused by the proposed project.

Policy 3.2.1.2

Development review shall consider the adequacy of public and private roads for emergency vehicle access and for off-site traffic impacts. Inadequate roads shall be improved through such measures as "area of benefit" districts, fees, project approval conditions, assessment districts or other means.

Policy 3.2.1.3

All developments may be required to either improve street frontage, dedicate land for road right-of-way, provide road improvements, enter into a street improvement agreement, pay fees, provide appropriate mitigation for alternative transportation modes, or provide a combination of the above as may be appropriate for the project.

Policy 3.2.1.4

Where no improvement or other acceptable mitigation measures are proposed to alleviate project-induced situations concurrent with development, land development projects shall be denied.

Traffic analysis conducted as part of the planning process led to the definition of a circulation system and phasing concept which provides for the location, design, and implementation of a comprehensive circulation system to support development as it occurs. This approach specifically responds to the County's concurrency requirements. Included in this circulation program will be arterial highways, collectors, local streets, pedestrian ways and bikeways.

OBJECTIVE 3.9.1: TRANSPORTATION ALTERNATIVES

Promote the development of strategies that increase the capacity of the highway system, reduce the level of demand placed on the system, or spread the period of peak demand.

Policy 3.9.1.1

Transportation alternatives that are cost-effective shall be strongly encouraged. A public transit system linking employment, shopping areas, and schools with residential areas should be encouraged.

Policy 3.9.1.2

The County, in cooperation with the El Dorado County Transportation Commission (EDCTC), shall cooperate with providers of transit, commercial bus, and taxi services in the planning and implementation of new or improved service.

Policy 3.9.1.3

The County shall continue to work with employers, residents, and other agencies to encourage increased car pools, vanpools, and park and ride lots.

Policy 3.9.1.5

Project review shall take into account all forms of transportation and circulation systems, including rail, bicycle trails, pedestrian paths, equestrian easements, off-site and on-site parking where appropriate.

The circulation system and parking provisions supporting it contain those features appropriate to the location and character of the proposed development. The site is not served by rail and no uses require such service. Other vehicular and pedestrian access is provided, including motor vehicle, pedestrian, and bicycle improvements.

Policy 3.9.1.7

Planned communities shall be designed to incorporate all of the measures under Goal 3.9 and provide for a greater mixture of land uses in closer proximity to better accommodate alternative transportation modes.

The mix of uses appropriate to this location included a variety of residential densities and commercial service uses. They are provided through a system of Villages making up the total development concept. The site development standards induce a proximity of development even in larger lot areas by focusing development footprints on the flatter portion of each lot, generally along the road providing access to it. The Village Center commercial service Village is a centrally located as possible and is linked with Residential Villages by an internal trail system to facilitate pedestrian and bicycle access. The Plan incorporates all of the measures specified under Goal 3.9 that are feasible for this type of project.

HOUSING

GOAL 4.1: HOUSING OPPORTUNITIES

A variety of housing opportunities by type, tenure, price, and neighborhood character to ensure the availability of sufficient quantities of buildable land to

allow the construction of decent housing within a suitable residential environment for all residents, regardless of income, race, gender, age or any other arbitrary factor.

OBJECTIVE 4.1.1: HOUSING NEEDS

Attainment of the County's projected share of the regional housing needs.

Policy 4.1.1.3

Specific plans need to address and provide for affordable housing.

By providing a range of densities and a variety of types of housing The Promontory Specific Plan promotes the development of affordable housing including apartments, and attached single family (duplex through eight-plex units).

GOAL 4.2: HOUSING SITES

Adequate housing sites suitable for residential development of all types that are properly located in response to environmental constraints, community facilities, and public services.

OBJECTIVE 4.2.4: PLANNED DEVELOPMENTS FOR PLANNED COMMUNITIES

Development of planned communities containing a mix of housing types.

Policy 4.2.4.1

Boundaries delineating the location of Planned Communities (-PC) shall be shown on the General Plan Land Use Map. It is intended that these -PC areas will contain a variety of high-intensity residential uses and housing types. Planned Communities shall be planned and developed through the Specific Plan process to ensure a variety of housing types and mixed uses.

The Plan provides for a wide range of housing types at various densities to meet the housing needs of diverse households.

PUBLIC SERVICE AND UTILITIES

OBJECTIVE 5.1.2: CONCURRENCY

Ensure through consultation with responsible service and utility purveyors that adequate public services and utilities, including water supply, wastewater treatment and disposal, solid waste disposal capacity, storm drainage, fire protection, police protection, and ambulance service are provided concurrently

with discretionary development or through other mitigation measures provided, and ensure that adequate school facilities are provided concurrent with discretionary development to the maximum extent permitted by State law. It shall be the policy of the County to cooperate with responsible service and utility purveyors in ensuring the adequate provision of service. Absent evidence beyond a reasonable doubt, the County will rely on the information received from such purveyors and shall not substitute its judgment for that of the responsible purveyors on questions of capacity or levels of service.

Policy 5.1.2.3

New development shall be required to pay its proportionate share of the costs of infrastructure improvements required to serve the project to the extent permitted by State law. Lack of available public or private services or adequate infrastructure to serve the project which cannot be satisfactorily mitigated shall be grounds for denial of any project or cause for the reduction of size, density, and/or intensity otherwise indicated to the General Plan Land Use Map to the extent permitted by State law.

The Plan includes phasing options and financing alternatives for the infrastructure improvements required by the project. Infrastructure needed for each phase will be provided at the time that phase is developed. The financing plan provides for the use of a variety of mechanisms through which the new development will pay a proportionate share of the infrastructure costs.

OBJECTIVE 5.3.1: WASTEWATER CAPACITY

Ensure the availability of wastewater collection and treatment facilities of adequate capacity to meet the needs of multi-family, high, and medium density residential areas, and commercial and industrial areas.

Policy 5.3.1.1

High-density and multi-family residential, commercial, and industrial projects shall be required to connect to public wastewater collection facilities as a Condition of Approval except in Rural Centers.

The Plan area will be connected to the El Dorado Hills Sewage Treatment plant located off Latrobe Road south of Highway 50.

OBJECTIVE 5.4.1: DRAINAGE AND FLOOD MANAGEMENT PROGRAM

Initiate a county-wide drainage and flood management program to prevent flooding, protect soils from erosion, and minimize impacts on existing drainage facilities.

Policy 5.4.1.1

Require storm drainage systems for discretionary development that protect public health and safety, preserve natural resources, prevent erosion of adjacent and downstream lands, prevent the increase in potential for flood hazard or damage on either adjacent, upstream or downstream properties, minimize impacts to existing facilities, meet the National Pollution Discharge Elimination System (NPDES) requirements, and preserve natural resources such as wetlands and riparian areas.

The project site will accommodate storm drainage, stormwater runoff and natural flooding by means of storm drainage lines, natural channels, detention ponds, culverts, and bridges. Detention ponds will be landscaped with native plants and trees to create a natural appearance.

Policy 5.4.1.2

Discretionary development shall protect natural drainage patterns, minimize erosion, and ensure existing facilities are not adversely impacted while retaining the aesthetic qualities of the drainage way.

The Specific Plan preserves the primary drainage course as an open-space corridor, thus preserving the natural drainage patterns.

OBJECTIVE 5.5.2: RECYCLING, TRANSFORMATION AND DISPOSAL FACILITIES

Ensure that there is adequate capacity for solid waste processing, recycling, transformation and disposal to serve existing and future users in the County.

Policy 5.5.2.1

Concurrently with the approval of new development, evidence will be required that capacity exists within the solid waste system for the processing, recycling, transformation and disposal of solid waste.

Solid waste services will be provided by El Dorado County and capacity exists to serve this development.

OBJECTIVE 5.7.1: FIRE PROTECTION

Ensure sufficient emergency water supply, storage and conveyance facilities available, and adequate access, concurrently with development.

Policy 5.7.1.1

Prior to approval of new development, the applicant will be required to demonstrate that adequate emergency water supply, storage,

conveyance facilities, and access for fire protection either are or will be provided concurrently with development.

A water plan has been prepared as part of this Specific Plan, showing how water service will be provided for the area. That plan will be used to ensure concurrency of water service so development occurs.

OBJECTIVE 5.7.4: MEDICAL EMERGENCY SERVICES

Adequate medical emergency services available to serve existing and new development, recognizing that levels of service may differ between Community Regions, Rural Centers and Rural Regions.

Policy 5.7.4.1

Prior to approval of new development, the applicant shall be required to demonstrate that adequate medical emergency services are available and that adequate emergency vehicle access will be provided concurrently with development.

Street designs conforms to County standards for emergency vehicle access.

OBJECTIVE 5.8.1: SCHOOL CAPACITY

Policy 5.8.1.1

School districts affected by a proposed development shall be relied on to evaluate the development's adverse impacts on school facilities or the demand therefor. No development that will result in such impacts shall be approved unless:

1. The applicant and the appropriate school district(s) have entered into a written agreement regarding the mitigation of impacts to school facilities; or
2. The impacts to school facilities resulting from the development are mitigated, through Conditions of Approval, to the greatest extent allowed by State law.

The County shall condition or deny a request for a quasi-legislative approval, including any such request necessary for a proposed development, if the development impact fees allowed by State law for development projects would not result in the full avoidance or reduction to an acceptable level of the impacts of the approval or development on school facilities or the demand therefore, or the County shall condition or deny such a request unless the applicant or developer enters into a development agreement with the County requiring that the applicant or

developer enter into a written agreement with the appropriate school district(s) for the mitigation of impacts to school facilities or the demand therefore.

The Specific Plan provides a 10 acre elementary school site to serve new residents. Appropriate agreements will be entered into with the Rescue Unified School District to ensure compliance with State law regarding school capacity adequacy and fee payment. The Buckeye School District will also be expanding nearby facilities with the school impact fees generated from this development, thus a school facility for the Buckeye District is not necessary.

Policy 5.8.1.3

Whenever feasible, develop joint (shared) school facilities, recreational facilities, and educational and service programs between school districts and other public agencies.

The elementary school is located adjacent to a park to allow for joint use of facilities.

OBJECTIVE 5.8.2: LAND FOR SCHOOL FACILITIES

Support the identification and acquisition of land for the purpose of siting new school facilities to serve existing and future residents.

Policy 5.8.2.1

Where feasible, elementary schools shall be centrally located within the communities they serve.

Policy 5.8.2.3

Specific plans shall identify and set aside land for new schools to serve new communities. A funding mechanism for site acquisition and construction shall be provided.

The Specific Plan identifies an elementary school site. The location of the site has been unofficially accepted by The Rescue Unified School District. The El Dorado Hills Union High School district has determined that a school site is not required within the project.

OBJECTIVE 6.2.3: ADEQUATE FIRE PROTECTION

Application of uniform fire protection standards to development projects by fire districts.

Policy 6.2.3.1

As a requirement for approving new development, the applicant must demonstrate that, concurrently with development, adequate emergency water flow, fire access and fire access and fire fighting personnel and equipment will be provided in accordance with applicable State and local fire district standards.

The water plan prepared as a part of this Specific Plan includes provisions for emergency flows for fire protection. Fire protection services will be provided by the El Dorado Hills Fire District and coordination with that agency will be carried out as needed during project development.

Policy 6.2.3.2

As a requirement of new development, the applicant must demonstrate that adequate access exists, or can be provided to ensure that emergency vehicles can access the site and private vehicles can evacuate the area.

The circulation system design has been coordinated with County traffic officials and the El Dorado Hills Fire District to ensure adequacy of emergency vehicle access as well as private vehicle evacuation during emergency conditions.

AIR QUALITY

OBJECTIVE 6.7.4: PROJECT DESIGN AND MIXED USES

Encourage project design that protects air quality and minimizes direct and indirect emissions of air contaminants.

Policy 6.7.4.1

Reduce automobile dependency by permitting mixed land use patterns which locate services such as banks, child care facilities, schools, shopping centers and restaurants in close proximity to employment centers and residential neighborhoods.

Policy 6.7.4.2

Promote the development of new residential uses within walking or bicycling distance to the County's larger employment centers.

Policy 6.7.4.3

New development on large tracts of undeveloped land near the rail corridor shall, to the extent practical, be transit supportive with high density or intensity of use.

Policy 6.7.4.4

All discretionary development applications shall be reviewed to determine the need for pedestrian/bike paths connecting to adjacent development and to common service facilities (e.g., clustered mail boxes, bus stops, etc.).

Policy 6.7.4.5

Specific plans submitted for the development of lands designated Planned Development (-PD) on the General Plan Land Use Map shall provide for the implementation of all policies contained under Objective 6.7.4 herein.

Proximity of school and park areas, pivotal location of the Village Center as convenient to residential neighborhoods as possible, and the internal trail system for bicyclists and pedestrians contribute to opportunities for reducing unnecessary vehicle trips and reducing target pollutant emissions. Higher density housing and commercial uses are concentrated in the Village Center area. These land use pattern and design features combine to facilitate transit use, and non-motorized access between commercial, public use, recreation and residential uses.

CONSERVATION AND PROTECTION OF WATER RESOURCES

OBJECTIVE 7.3.3: WETLANDS

Protection of natural and man-made wetlands, vernal pools, wet meadows, and riparian areas from impacts related to development for their importance to wildlife habitat, water purification, scenic values, and unique and sensitive plant life.

Policy 7.3.3.1

A site-specific wetland investigation shall be required on all development projects within those areas identified as wetlands on the Important Biological Resources Map. If it is determined by the presence of hydrophilic plants and wetland hydrology that a wetland may exist in an area not identified on the map, a site-specific investigation shall also be required. This study shall be conducted using the Corps of Engineers Wetland Delineation Program and Manual. The study shall determine the boundaries of all wetland areas that can be classified wetlands under the Corps of Engineers' definition.

Policy 7.3.3.2

All feasible project modification shall be considered to avoid wetland disturbance. Direct or indirect losses of wetlands and/or riparian vegetation associated with discretionary application approval shall be

compensated by replacement, rehabilitation, or wetlands habitat on a no-net-loss basis. Compensation may result in provision of wetlands habitat on- or off-site at a minimum of a 1:1 ratio as associated with the disturbed resource. A wetland study and mitigation monitoring program shall be submitted to the County and concerned State and Federal agencies for approval prior to permit approval.

A wetlands permit has been obtained for The Promontory Specific Plan. Wetlands will be preserved, restored and enhanced as natural open space. Where filling wetlands or otherwise reducing habitat area is unavoidable, mitigation will take place with no net loss subject to a mitigation plan approved by the agencies with jurisdiction.

OBJECTIVE 7.3.4: DRAINAGE

Protection and utilization of natural drainage patterns.

Policy 7.3.4.1

Natural watercourses shall be integrated into new development in such a way that they enhance the aesthetic and natural character of the site without disturbance.

The major drainage corridors are integrated as open-space designations into the Plan to enhance the aesthetic and natural character of the site.

Policy 7.3.4.2

Modification of natural stream beds and flow shall be regulated to ensure that adequate mitigation measures are utilized.

The natural channel of the major drainage way will be preserved as open space to allow for its natural character to be maintained.

OBJECTIVE 7.4.4: FOREST AND OAK WOODLAND RESOURCES

Protect and conserve forest and woodland resources for their wildlife habitat, recreation, water production, domestic livestock grazing, production of sustainable flow of wood products, and aesthetic values.

Policy 7.4.4.2

Through the review of discretionary projects, the County, consistent with any limitations imposed by State law, shall encourage the protection, planting, restoration and regeneration of native trees in new developments and within existing communities.

Policy 7.4.4.3

Utilize the clustering of development, to retain the largest contiguous areas possible in wildland (undeveloped) status.

OBJECTIVE 7.4.5: NATIVE VEGETATION AND LANDMARK TREES

Protect and maintain native trees including oaks and landmark and heritage trees.

Policy 7.4.5.1

A tree survey, preservation and replacement plan shall be required to be filed with the County prior to issuance of a grading permit for discretionary permits on all high-density residential, multi-family residential, commercial and industrial projects. To ensure that proposed replacement trees survive, a mitigation monitoring plan should be incorporated into discretionary projects when applicable and shall include provisions for necessary replacement of trees.

Policy 7.4.5.2

The County shall require, as a condition of development, approval for Commercial, Industrial, and Multi-Family Residential uses, that at a minimum 50 percent of the proposed landscaping is consistent with the predominant plant community, and fits the natural vegetation native to the area. Exotic or introduced plant species not consistent with the plan community in which proposed development is located shall be discouraged.

The Plan provides for the careful siting of each lot dependent upon slope and tree cover. The Plan also specifies that a building envelope be identified on steeply sloped lots at the tentative map stage based on prescribed standards set forth by the Specific Plan.

CULTURAL RESOURCES

OBJECTIVE 7.5.1: PROTECTION OF CULTURAL HERITAGE

Creation of an identification and preservation program for the County’s cultural resources.

Policy 7.5.1.3

Cultural resource studies shall be conducted prior to approval of discretionary projects. Studies may include, but are not limited to, record searches through the North Central Information Center at California State University, Sacramento, filed surveys, subsurface testing

and/or salvage excavations. The avoidance and protection of sites shall be encouraged.

Archaeological studies have been prepared by Elenora Derr and Associates, and the Archaeological Conservancy. A 100-year management plan has been prepared by the Archeological Conservancy, a non-profit organization that will maintain and monitor the site.

PARKS AND RECREATION

OBJECTIVE 9.1.1: PARK ACQUISITION AND DEVELOPMENT

The County shall assume primary responsibility for the acquisition and development of regional parks and assist in the acquisition and development of neighborhood and community parks to serve County residents and visitors.

Policy 9.1.1.2

Neighborhood parks shall be primarily focused on serving children's walk-to or bike-to recreation needs. When possible, neighborhood parks should be adjacent to schools. Neighborhood parks are generally 2 to 10 acres in size and may include a playground, tot lot, turf areas, and picnic tables.

A local park of approximately 3.6 acres will be located near the planned elementary school.

Policy 9.1.1.3

Community parks and recreation facilities shall provide a focal point and gathering place for the larger community. Community parks are generally 10 - 44 acres in size, are for use by all sectors and age groups, and may include multi-purpose fields, ballfields, group picnic areas, tot lot, multi-purpose headcourts, swimming pool, tennis courts, and a community center.

A Community Park of approximately 10 acres is centrally located in the Village Center. Accessible from surrounding single family neighborhoods, this park will provide the opportunity for a variety of recreational facilities and activities.

Policy 9.1.1.5

Parkland dedicated under the Quimby Act must be suitable for active recreation uses and:

- A. Shall have a maximum average slope of 10 percent;
- B. Shall have sufficient access for a community or neighborhood park; and

- C. Shall not contain significant constraints that would render the site unsuitable for development.

The areas designated for parks meet the criteria for dedication. All parks included in The Promontory Specific Plan area will meet the County's requirements as outlined in the Quimby Act.

OBJECTIVE 9.1.3: INCORPORATION OF PARKS AND TRAILS

Incorporate parks and non-motorized trails into urban and rural areas to promote the scenic, economic, and social importance of recreation and open-space areas.

Policy 9.1.3.1

Linear parks and trails may be incorporated along rivers, creeks, and streams, wherever possible.

The Plan establishes a linear parkway through a designated open-space corridor within the power line easement running east and west through the site.

OBJECTIVE 9.2.2: QUIMBY ACT

Land dedicated to the County under the Quimby Act and Quimby in-lieu fees shall continue to be used primarily to meet neighborhood park needs but may assist in meeting the community park standards as well.

Policy 9.2.2.2

Require that new development projects of 50 or more lots provide for the local recreation needs (e.g., primarily neighborhood parks) of its residents and provide mechanisms (e.g., homeowners associations, or benefit assessment districts) for the ongoing development and maintenance needs of these facilities.

Quimby Act Requirements will be met through the dedication of approximately 13.6 acres of land and the payment of Quimby in-lieu fees.

APPENDIX "B"

Resolutions and Zoning Ordinance

This appendix contains the approved resolutions and zoning ordinance for The Promontory Project.