

4.5 LAND USE AND PLANNING

4.5.1 INTRODUCTION

This section addresses the land use and planning impacts of the proposed project, focusing in particular on the consistency of the proposed El Dorado Hills Apartments project (“proposed project”) with applicable local and regional land use policies. The proposed project is subject to the County’s General Plan (Land Use and Housing Elements), the County’s Zoning Ordinance, the El Dorado Hills Specific Plan, and the Town Center East Development Plan.

4.5.2 ENVIRONMENTAL SETTING

4.5.2.1 Existing Project Site Land Uses

The project site consists of three parcels, Assessor’s Parcel Numbers 121-290-60, 121-290-61, and 121-290-62. The site is vacant and undeveloped, but indications of previous disturbance, including mass grading, are present. The project site ranges in elevation from approximately 605 to 620 feet above mean sea level and slopes gently from east to west. The vegetation on the project site is characterized as disturbed, non-native annual grassland; no large shrubs or trees are present on the site.

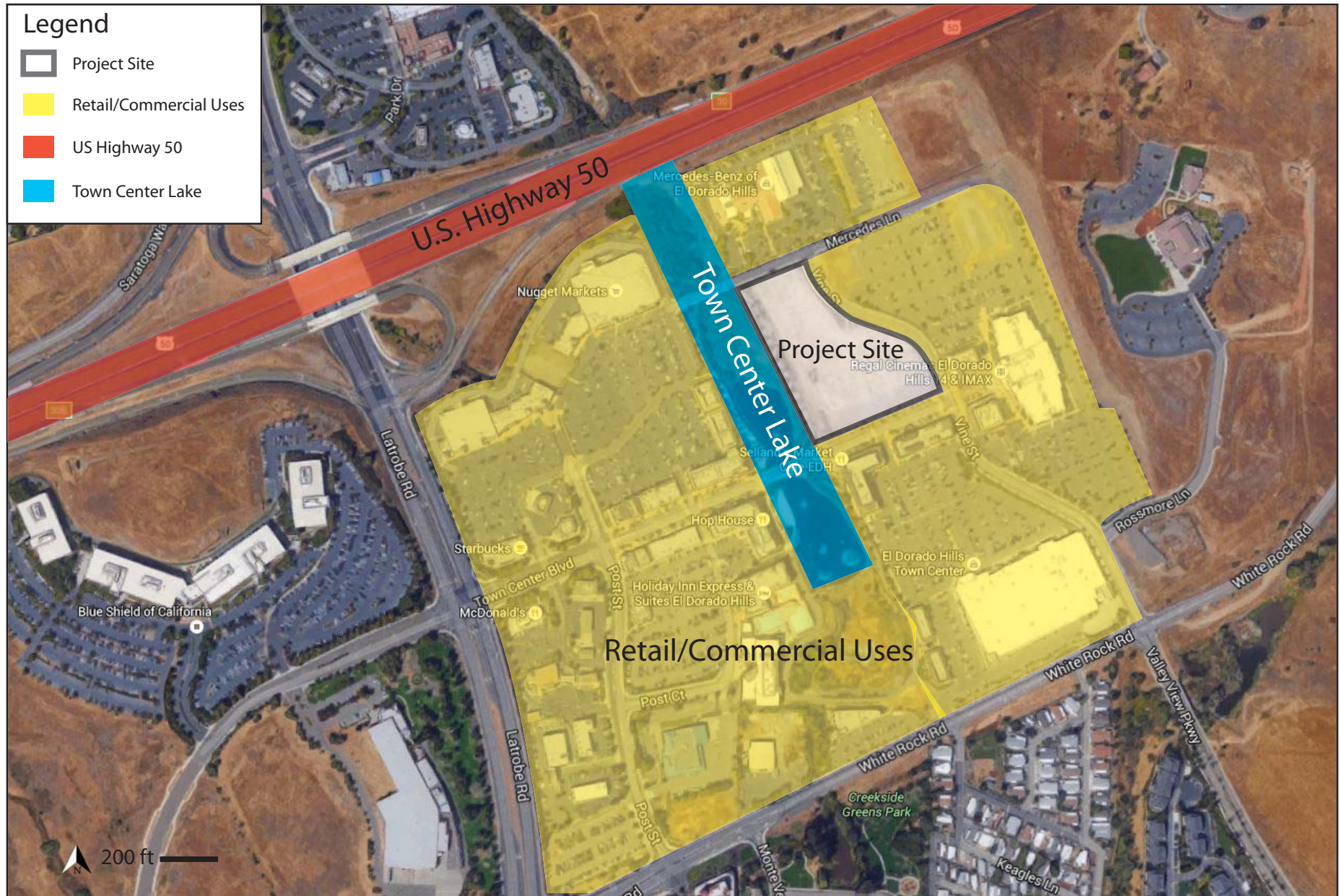
4.5.2.2 Existing Adjacent Land Uses

As shown in **Figure 4.5-1, Surrounding Land Uses**, the area surrounding the project site is fully developed and consists mainly of retail/commercial uses. An automobile dealership is to the north of the project site, across Mercedes Lane. Other retail/commercial uses are located to the east across Vine Street, which include restaurants and a movie theater (the Regal Cinemas El Dorado 14 and IMAX), and to the south, across Town Center Boulevard, which includes a Target store and other retail, restaurant, and commercial businesses. Town Center Lake is immediately adjacent to the project site to the west. An El Dorado Sheriff’s Department field office is located approximately 1,200 feet to the west, along Town Center Boulevard. The Blue Shield of California campus is further west, across Latrobe Road. U.S. Highway 50 (U.S. 50) is located a little over 500 feet north of the project site.

The project site is located approximately 23 miles east of downtown Sacramento and 60 miles southwest of Lake Tahoe. Folsom Lake is located approximately 4 miles to the northwest.

4.5.2.3 Existing Land Use Designations and Zoning

All three parcels that make up the project site are currently designated Adopted Plan (AP), as the site is located within the adopted El Dorado Hills Specific Plan (EDHSP). When initially adopting the nearly



SOURCE: Google Earth, 2016

FIGURE 4.5-1

Surrounding Land Uses



4,000-acre EDHSP, the County of El Dorado designated the area that includes the project site as Villages T and U. Known collectively as the El Dorado Hills Town Center, Village T is now known as Town Center East (TCE). The TCE area is further divided into three Planning Areas. The project site is located in Planning Area 2, which has been designated for commercial development. The site is designated Commercial (C) in the EDHSP. The existing land use designations are illustrated in **Figure 4.5-2** through **Figure 4.5-4** below.

The project site is currently zoned General Commercial-Planned Development (CG-PD). Residential uses are not permitted within the AP-EDHSP-C designation or CG-PD zone.

4.5.2.4 Adjacent Land Use Designations and Zoning

Lands located immediately adjacent to the project site (e.g., auto dealership to the north, retail/commercial development to the south and east, and the Town Center Lake to the west), are designated AP-EDHSP-C in the General Plan.

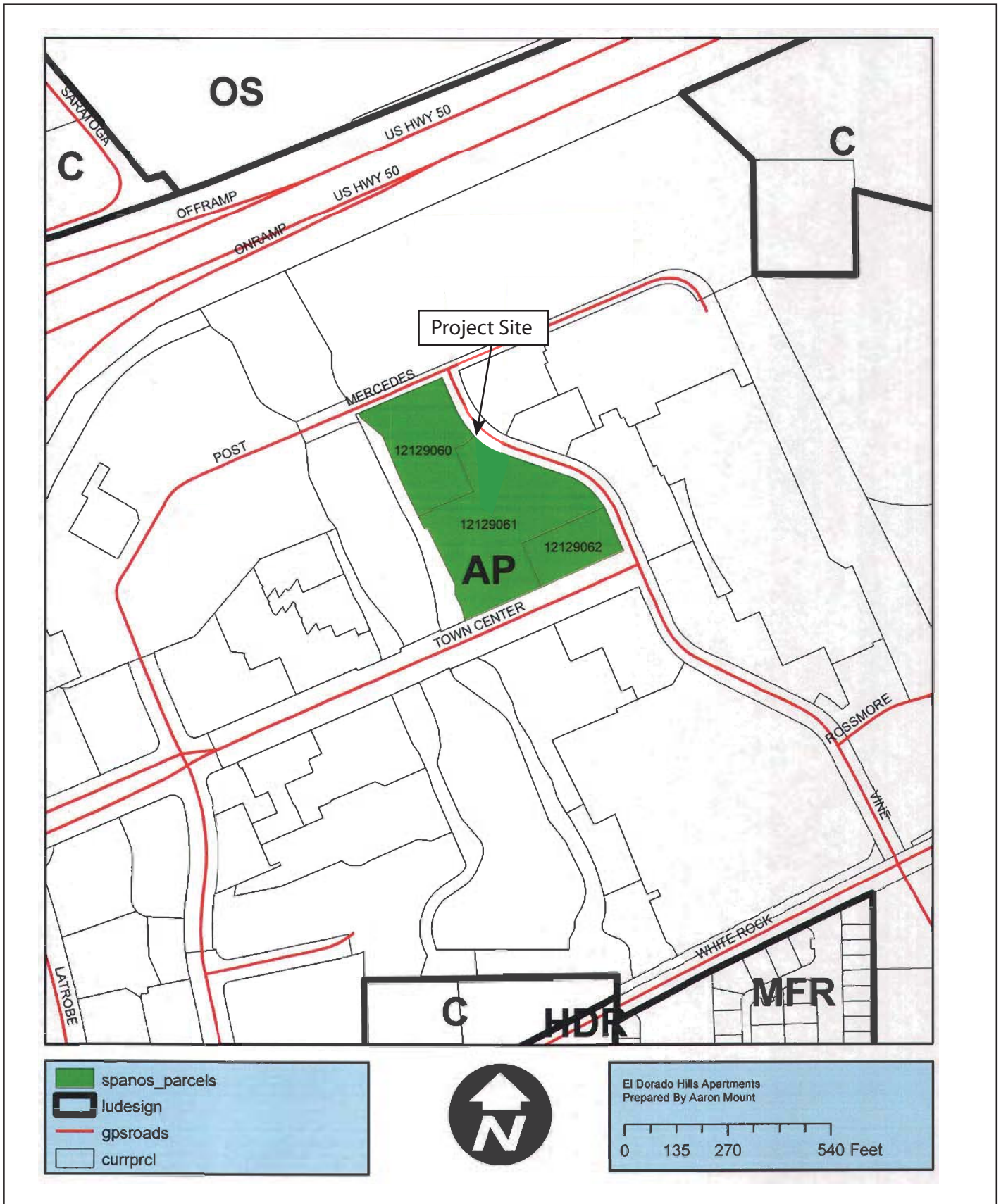
4.5.3 REGULATORY CONSIDERATIONS

4.5.3.1 Regional Plans

Sacramento Area Council of Governments 2016 Metropolitan Transportation Plan/Sustainable Communities Strategy

The Sacramento Area Council of Governments (SACOG) is an association of local governments in the six-county Sacramento Region. Its members include the counties of El Dorado, Placer, Sacramento, Sutter, Yolo, Yuba and the 22 cities within those counties. SACOG provides transportation planning and funding for the region, and serves as a forum for the study and resolution of regional issues. In addition to preparing the region's long-range transportation plan, SACOG approves the distribution of affordable housing in the region and assists in planning for transit, bicycle networks, clean air, and airport land uses.

SACOG is designated by the state and federal governments as the Metropolitan Planning Organization (MPO) and is responsible for developing a long-range regional transportation plan (the Metropolitan Transportation Plan, or MTP) in coordination with its members. The MTP incorporates county-wide transportation planning developed by the Placer County Transportation Planning Agency and the El Dorado County Transportation Commission, under memoranda of understanding (MOUs) between those agencies and SACOG. The law further requires the MTP to cover at least a 20-year planning horizon, and be updated at least every four years.



SOURCE: County of El Dorado

FIGURE 4.5-2

County of El Dorado General Plan Land Use Designation

TOWN CENTER

KEY MAP

EAST



1-16-2015

SOURCE: County of El Dorado

FIGURE 4.5-4

El Dorado Hills Specific Plan Town Center Planning Area 2

In 2008, California passed the Sustainable Communities and Climate Protection Act, Senate Bill 375 (SB 375). This law requires MPOs to develop a Sustainable Communities Strategy (SCS) as part of the MTP, which identifies policies and strategies to reduce greenhouse gas emissions from passenger vehicles to targets set by the California Air Resources Board (CARB). SACOG views the SCS not as a separate and distinct element of the MTP, but rather as integral to the entire plan.

The 2016 Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) for the Sacramento region pro-actively links land use, air quality, and transportation needs. The MTP/SCS supports the Sacramento Region Blueprint, which implements smart growth principles, including housing choice, compact development, mixed-use development, natural resource conservation, use of existing assets, quality design, and transportation choice. It also provides increased transportation options while reducing congestion, shortening commute times, and improving air quality.

If a city, county, or public agency in the Sacramento region wants to use federal transportation funding for transportation projects or programs, those projects must be included in the MTP/SCS project list. The MTP/SCS includes transportation improvements and investments that will serve the Sacramento region's projected land use pattern and population growth. All transportation projects that are regionally significant for potential air quality impacts must also be included in the MTP/SCS.

The MTP/SCS includes goals and policies largely applicable to local and regional transportation and mobility projects, and, in some cases, land use projects. A discussion of the MTP/SCS and its relevance to the proposed project is provided below.

4.5.3.2 Local Plans and Policies

County of El Dorado 2004-2025 General Plan

The County of El Dorado 2004–2025 General Plan was most recently updated in December 2016. The General Plan is primarily a policy document that sets goals and policies concerning the community and gives direction to growth and development. In particular, the General Plan includes goals and policies for land use, community design, transportation and circulation, housing, public services and utilities, open space, recreation, conservation, health, safety, and noise, agriculture and forestry preservation, and economic development. These policies are designed to direct new development and redevelopment so that it meets County standards and is consistent with County goals.

Land Use Element

The Land Use Element in the General Plan, most recently updated in December 2015, recognizes three types of planning concept areas within the county: Community Regions, Rural Centers, and Rural Regions. The project site is located within the Community Region boundary of El Dorado Hills. The purpose of the Community Region is to provide opportunities for continued population growth and economic expansion within the urban limit line (the urban limit line demarcates appropriate areas for urban/suburban development) while preserving the character and extent of existing rural centers and urban communities, emphasizing both the natural setting and built design elements that contribute to the quality of life and economic health of the County.

Parcels located in unincorporated areas of the County are assigned a General Plan land use designation and zoning designation. General Plan land use designations identify generalized permitted land uses, such as Commercial (C) or Medium Density Residential (MDR). Several zoning designations may be consistent with a single land use designation. For example, a parcel designated Medium Density Residential could be zoned Residential One Acre, Residential Two Acres, or Residential Three Acres. The Adopted Plan (AP) land use designation is used in the General Plan to designate areas for which specific land use plans have been adopted, including the EDHSP. As stated above, the project site land use designation in the General Plan is AP-EDHSP-C.

General Plan land use policies applicable to the proposed project are listed below in **Table 4.5-2, General Plan Land Use Element Consistency Analysis.**

Housing Element

The State Housing Element Law, enacted in 1969, mandates that local governments in California adopt housing elements as part of their general plans and submit draft and adopted elements to the California Department of Housing and Community Development (HCD) for review of compliance with state law. The County General Plan 2013–2021 Housing Element, reviewed and approved by HCD in November, 2013, guides the County’s decisions related to unincorporated El Dorado County’s housing needs through October 2021.

Analysis of the proposed project’s consistency with the relevant Housing Element policies is provided below in **Table 4.5-3, General Plan Housing Element Consistency Analysis.**

County of El Dorado Zoning Ordinance

The County's Zoning Ordinance is included in Title 130 of the El Dorado County Code. The Zoning Ordinance sets forth regulations governing permitted uses, lot areas, lot widths, yards, building heights, and other important features to guide development within the zoning districts. The County approved a comprehensive update to the Zoning Ordinance, which became effective January 2016. The project site is zoned General Commercial-Planned Development (CG-PD).

El Dorado Hills Specific Plan and Town Center East Development Plan

The project site is located within the boundaries of a 4,000-acre master planned community identified as the EDHSP. The EDHSP was approved in July 1988, along with a certified Environmental Impact Report (EIR [SCH No. 86122912]), by the El Dorado County Board of Supervisors (Board).

The project site is located within the TCE area (formerly Village T) of the EDHSP. In August 1995, the Board approved the TCE Development Plan. The TCE Development Plan provided a land use and policy framework for the 925,000-square foot commercial center. The TCE Development Plan allowed for flexibility in the types of commercial uses permitted in the Plan area as long the size (e.g., square footage) of the proposed uses did not exceed the thresholds included in the Plan. Since approval of the TCE Development Plan, development of the TCE area has occurred in phases. All roads (both public and private), site accesses, and amenities (such as Town Center Lake and trails) within the TCE area have been constructed, and the majority of the planned buildings have been built. The project site is one of the few remaining vacant properties in the TCE area.

Although the EDHSP and TCE Development Plan are both still in effect as planning documents, as they are over 20 years old they do not necessarily reflect land use planning goals and policies currently included in the County's updated General Plan components, particularly with respect to sustainable infill residential development.

The project would be designed in conformance with the proposed El Dorado Hills Town Center East Urban Infill Residential Area Residential Design Guidelines and Development Standards (Design Guidelines). The Design Guidelines have been reviewed by County staff and will be approved by County officials as part of the project entitlements. The purpose of the Design Guidelines is to identify project-specific modifications to the TCE Development Plan to accommodate development of the project site for multi-family residential uses in a manner that would be consistent with the visual character of surrounding commercial and retail development. It is also intended to ensure consistency with the zoning code (as amended by the project) and General Plan policies. Analysis of the proposed project's consistency with general policies in the EDHSP and the Design Guidelines is provided below in **Table**

4.5-4, El Dorado Hills Specific Plan Policy Consistency Analysis, and Table 4.5-5, Draft El Dorado Hills TCE Urban Infill Residential Area Design Guidelines and Development Standards Consistency Analysis.

4.5.4 IMPACTS AND MITIGATION MEASURES

4.5.4.1 Significance Criteria

In accordance with Appendix G of the *California Environmental Quality Act (CEQA) Guidelines*, the impact of the proposed project related to land use and planning would be considered significant if it would:

- physically divide an established community;
- conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect; or
- conflict with any applicable habitat conservation plan or natural community conservation plan.

4.5.4.2 Issues adequately addressed in the Initial Study

As noted in the Initial Study, the project site is located within the TCE area, which has a variety of shopping and entertainment venues. The TCE area is bordered to the west and south by single-family residential development, and to the south by multi-family residential development (Sunset Mobile Home Park), and a master planned community (Valley View Specific Plan). Other existing single-family residential development (La Cresta Village, Serrano) is located north of U.S. 50. The proposed project would develop the project site to be consistent with the surrounding area by adding a residential development immediately surrounded by commercial uses. The proposed project would increase connectivity in the TCE area by providing new connections to existing roadways and pedestrian improvements. For these reasons, the project would not physically divide an established community, and no further analysis of this issue is necessary.

As discussed in the Initial Study and as shown on the County's Integrated Natural Resources Management Plan (INRMP) Initial Inventory Map (Exhibit 10),¹ the project site is not within the boundaries of a Priority Conservation Area, an Important Biological Corridor, an adopted Habitat Conservation Plan (HCP), or a Natural Community Conservation Plan (NCCP), or any other conservation plan, including those specifically listed in Exhibit 10. As such, the proposed project would not conflict with an adopted HCP or NCCP. No further analysis of this issue is necessary.

¹ INRMP Initial Inventory Map (Exhibit 10, posted 04/04/2008) accessed April 8, 2015, http://www.edcgov.us/Government/Planning/INRMP/Final_Initial_Composite_040408.aspx

4.5.4.3 Methodology

To determine the potential for the proposed project to result in conflicts with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect, the proposed project's consistency with the applicable plans and policies was evaluated.

4.5.4.4 Project Impacts and Mitigation Measures

Impact LU-1: **The proposed project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect. (*Less than Significant*)**

The project applicant is proposing to develop the site with a 4-story, 214-unit apartment complex, composed of two apartment buildings, a parking structure, outdoor recreation areas, and an informal open space area. A 5-level parking structure located in the middle of the complex would accommodate 409 vehicle parking spaces and 22 motorcycle parking space for residents and visitors, with an additional five spaces of surface parking also provided on the site. The residential buildings would be between 42 and 52 feet in height, with some architectural elements reaching 60 feet. The parking structure would be 60 feet in height..

The project site is currently designated Adopted Plan (AP) EDHSP-Commercial (C) in the County of El Dorado General Plan. As no residential uses are permitted under the existing land use designation and zoning, four approvals would be necessary to facilitate construction and occupancy of the proposed project. The project applicant has requested amendments to the County General Plan and EDHSP to change the land use designation of the project site. The project would also require rezoning and revisions to the TCE Development Plan. **Table 4.5-1, Proposed Project Land Use Approvals**, includes the four requested approvals that are necessary for project implementation. The analysis below focuses on the consistency of the proposed project and applicable land use plans.

**Table 4.5-1
Proposed Project Land Use Approvals**

Applicable Plan	Requested Approval
1. County of El Dorado General Plan	General Plan Amendment adding a new Policy (Policy 2.2.6.6) under Objective 2.2.6 (Site Specific Policy Section) to increase the maximum residential density allowed in the General Plan from 24 dwelling units per acre to a maximum of 47 dwelling units per acre specifically for the 4.565-acre project site within the Town Center East (TCE) Planned Development area identified as Assessor's Parcel Numbers 121-290-60, 61 and 62.
2. El Dorado Hills Specific Plan	El Dorado Hills Specific Plan Amendment incorporating multi-family residential use, density, and related standards for the project site. The project site would be designated as "Urban Infill Residential" within the TCE Planning Area 2 of the EDHSP area. (Refer to Figure 4.5-4).
3. Zoning Code	Rezoning of the project site from General Commercial-Planned Development (CG-PD) to Multi-Family Residential-Planned Development (RM-PD) and revisions to the RM-zone district development standards applicable to the proposed 214-unit apartment project. (Refer to Figure 3.0-6, Existing and Proposed Zoning .)
4. Town Center East Development Plan	Revision to the approved TCE Development Plan incorporating multi-family residential use, density, and related design and development standards for the proposed 214-unit apartment project within Planning Area 2 of the EDHSP area. (Refer to Figure 4.5-4).

Sacramento Area Council of Governments 2016 Metropolitan Transportation Plan/Sustainable Communities Strategy

The proposed project is located within the SACOG MTP/SCS planning area. Although the proposed project is not a transportation project that has applied for or would need federal funding, and thus is not included on the MTP/SCS project list, the proposed project will be consistent with the relevant MTP/SCS policies, including the Sacramento Region Blueprint principles (e.g., smart growth principles, reducing congestion, and compact development). The project site is an infill site located in the El Dorado Hills TCE area, which is a mixed-use development. The proposed project would place housing adjacent to existing commercial uses and would integrate pedestrian, bicycle, transit, open space and outdoor use. By locating housing adjacent to commercial and employment land uses, the project would minimize vehicle trips associated with commuting to work and shopping. The density of the project would be consistent with the principles of compact development. Thus, implementation of the proposed project would not conflict with SACOG's MTP/SCS, and the impact would be less than significant.

El Dorado County General Plan Land Use Element

Consistency with the General Plan Land Use Designation

The County of El Dorado 2004-2025 General Plan land use designation for the project site is AP-EDHSP-C. Residential uses are not permitted under this land use designation. As the proposed project is a

multifamily residential development and would have a density of approximately 47 du/ac, the applicant has applied to the County for a General Plan Amendment (GPA) to change the land use designations on the project site to Multi-Family Residential-Planned Development (RM-PD). Specifically, the General Plan Amendment will add Policy 2.2.6.6 under Objective 2.2.6 (Site Specific Policy Section) to read as follows:

2.2.6.6 Within Village T as shown in the El Dorado Hills Specific Plan, the development and implementation of extensive commercial, residential and office development provides a unique opportunity to serve the needs of residential uses sited within a short enough distance to allow biking, walking and other alternative modes of transportation to avail themselves of goods and services. This Specific Policy designates the approximately ±4.565 acre site comprised of Parcels 1, 2 and 3 as shown on parcel map for Town Center East, Parcel 3.4 filed September 29, 2008 in Book 50 of Parcel Maps at page 44, Official Records of El Dorado County, California (APN Nos. 121-290-60, 61 and 62) as 'Urban Infill Residential Area.' This area, because of its proximity to extensive commercial, retail, office and similar development in the balance of the El Dorado Hills Town Center, is deemed to be appropriate for dense infill development. The density of development allowed in this area may exceed the density of development set forth in other sections of this General Plan or zoning regulations up to a density of 47 units per acre upon the approval of a PD Development Plan approval and findings that the requested level of development is appropriate. Notwithstanding any other provisions of this General Plan or the El Dorado Hills Specific Plan or the zoning ordinance, the development restrictions and standards to apply in the Urban Infill Residential Area, including height limits, shall be those in the approved PD Development Plan.

In addition, the EDHSP would be amended to allow for the incorporation of the multi-family residential use, density, and related standards for the project site. Upon approval of the EDHSP amendment, the project site would be designated as "Urban Infill Residential" within the TCE Planning Area 2 of the EDHSP. As the EDHSP has been adopted and incorporated into the County's General Plan, the amendment to the EDHSP would be reflected in the County's General Plan.

With the approval of the GPA and the EDHSP amendments described above, the proposed project would be consistent with the General Plan and EDHSP land use designation for the project site. The environmental impacts that could result from the approval of the proposed GPA and EDHSP amendments are analyzed in **Sections 4.1** through **4.10** of this Draft EIR. As the analysis shows, with mitigation, all significant environmental impacts associated with the development of the proposed multi-family residential project supported by the proposed GPA and EDHSP amendments would be reduced to a less than significant level.

Consistency with General Plan Land Use Goals and Policies

The proposed project would develop a multi-family residential project on the vacant site in support of the vision for the El Dorado Hills Community Region. The proposed project is intended to maximize

residential development within walking distance of the TCE area and provide opportunities for continued population growth and economic expansion within the urban limit line. Further, the proposed project would be an infill residential development and complement the surrounding uses, emphasizing both the natural setting and built design elements that contribute to the quality of life and economic health of the County. A detailed analysis of the proposed project's consistency with applicable General Plan land use policies is provided in **Table 4.5-2, General Plan Land Use Element Consistency Analysis**.

**Table 4.5-2
General Plan Land Use Element Consistency Analysis**

Applicable Policies	Project Consistency
<p>Objective 2.1.1: Community Regions</p> <p>Policy 2.1.1.2: Establish Community Regions to define those areas which are appropriate for the highest intensity of self-sustaining compact urban-type development or suburban type development within the County based on the municipal spheres of influence, availability of infrastructure, public services, major transportation corridors and travel patterns, the location of major topographic patterns and features, and the ability to provide and maintain appropriate transitions at Community Region boundaries. These boundaries shall be shown on the General Plan land use map.</p>	<p>Consistent. The proposed project is a compact residential development project that would be located in the TCE area and proximate to employment and commercial centers, within the El Dorado Community Region. The project site is an infill site with commercial development located to the north, south, and east. U.S. 50 is located approximately 511 feet north of the project site. Infrastructure and public services are available in the area.</p>
<p>Objective 2.2.5: General Policy Section</p> <p>Policy 2.2.5.2: Development projects shall be located and designed in a manner that avoids incompatibility with adjoining land uses that are permitted by the policies in effect at the time the development project is proposed. Development projects that are potentially incompatible with existing adjoining uses shall be designed in a manner that avoids any incompatibility or shall be located on a different site.</p>	<p>Consistent. The project site is an infill site. While the site has been previously disturbed, the site is vacant. Retail/commercial uses are immediately adjacent to the north, south, and east. The scale, character, and design of the residential buildings will complement the surrounding uses.</p>
<p>Objective 2.8.1: Lighting</p> <p>Policy 2.8.1.1: Development shall limit excess nighttime light and glare from parking area lighting, signage, and buildings. Consideration will be given to design features, namely directional shielding for street lighting, parking lot lighting, sport field lighting, and other significant light sources, that could reduce effects from nighttime lighting. In addition, consideration will be given to the use of automatic shutoffs or motion sensors for lighting features in rural areas to further reduce excess nighttime light.</p>	<p>Consistent. The proposed project would be constructed on an infill site. Given the commercial/retail uses surrounding the project site, there are no nearby uses sensitive to nighttime light levels. The proposed project would be required to comply with the El Dorado Hills Design Guidelines (refer to Table 4.5-5 below for a complete analysis of the proposed project and the EDHDG), including residential lighting guidelines that require lighting to be designed consistent with the County's policies and ordinances.</p>

Source: County of El Dorado General Plan, Land Use Element, 2004

County of El Dorado 2013-2021 Housing Element

The proposed project would develop a multi-family residential project on the vacant site. **Table 4.5-3, General Plan Housing Element Consistency Analysis**, lists the relevant 2013 Housing Element policies and provides an analysis of the proposed project's consistency with these policies. As shown this table,

the proposed project would be consistent with the policies included in the 2013 Housing Element, and the impact would be less than significant.

**Table 4.5-3
General Plan Housing Element Consistency Analysis**

Applicable Policies	Project Consistency
Goal HO-1: To provide for housing that meets the needs of existing and future residents in all income categories	
Policy HO-1.1: When adopting or updating programs, procedures, or Specific Plans or other planning documents, the County shall ensure that the goals, policies, and implementation programs are developed with the consideration of achieving and maintaining the County's regional housing allocation.	Consistent. The proposed project is a multi-family residential project that would assist the West Slope unincorporated areas of the County in reaching their "fair share" of projected housing needs by providing 214 housing units, including a mix of studio, one-bedroom, and two-bedroom units.
Policy HO-1.5: The County shall direct higher density residential development to Community Regions and Rural Centers.	Consistent. The project site is located in a Community Region. The project applicant is requesting that the County approve an amendment to the General Plan to increase the maximum residential density allowed from 24 dwelling units per acre to a maximum of 47 dwelling units per acre specifically for the project site.
Goal HO-5: To increase the efficiency of energy and water use in new and existing homes	
Policy HO-5.1: The County shall require all new dwelling units to meet current state requirements for energy efficiency and shall encourage the retrofitting of existing units.	Consistent. The proposed project will comply with and exceed the 2013 Title 24 regulations relating to water and energy efficiency by 10 percent.

Source: County of El Dorado General Plan, Housing Element, 2013

County of El Dorado Zoning Code

The project site is currently zoned General Commercial-Planned Development (CG-PD). As described above, the proposed project would develop the site with a 4-story, 214-unit multi-family residential development, and therefore would be inconsistent with the existing zoning. The project applicant is requesting a rezone of the project site to Multi-Family Residential-Planned Development (RM-PD) and revisions to the RM-zone district development standards applicable to the proposed project. Should the rezone be approved by the County, the proposed project would be consistent with the zoning for the project site. The environmental impacts that could result from the approval of the proposed zone change are analyzed in Sections 4.1 through 4.10 of this Draft EIR. As the analysis shows, with mitigation, all significant environmental impacts associated with the development of the proposed multi-family residential project supported by the proposed zone change would be reduced to a less than significant level.

El Dorado Hills Specific Plan and Town Center East Development Plan

The project site is located within the boundaries of the EDHSP, specifically within the TCE area. While Government Code section 65890.1 and the County’s General Plan Housing Element encourage land use patterns that balance the location of employment generating uses with residential uses in order to reduce commuting, high density residential uses are not currently permitted within the TCE area of the EDHSP area. To facilitate construction and operation of the proposed project, the applicant is requesting that the EDHSP be amended to incorporate multi-family residential use, density and related standards for the project site; and that the TCE Development Plan be amended to incorporate multi-family residential use, density, and related standards for the project site and to designate the project site as “Urban Infill Residential.”

The EDHSP includes polices that are intended to provide direction and guidance to decision makers in the implementation of the plan. **Table 4.5-4, El Dorado Hills Specific Plan Policy Consistency Analysis,** lists the policies that are applicable to the proposed project, and discusses how the project would be consistent with those policies.

**Table 4.5-4
El Dorado Hills Specific Plan Policy Consistency Analysis**

Applicable Policies	Project Consistency
1.4.1 General Policies	
1.4.1.1 Site Development and Grading	
a. Grading for roadways, driveways, building pads, and onsite improvements shall be minimized	Consistent. The project site has been previously graded, and therefore only minimal grading will be required during project construction.
b. Grading volumes of cut-and-fill material shall be minimized and balanced onsite wherever possible. Larger grading volumes may be acceptable where improved visual and environmental effects would result.	Consistent. The project has been designed to balance earthwork on the site between cut and fill (see Figure 3.0-20, Preliminary Grading and Drainage Plan). However, during excavation of the building footings, plumbing, etc., some incidental excavated material will need to be hauled off site.
h. landscaping in improved common areas shall be of drought-resistant varieties.	Consistent. All new landscape plants will be drought tolerant.
i. To preserve the vegetative character pf the Plan Area, the planting of native trees, shrubs, and ground cover shall be encouraged in all new landscaping.	Consistent. At least 60 percent of the proposed project’s plant palette will be composed of native California or low water use plant materials
k. Site design, building orientation, and street and lot patterns shall follow solar orientation principles to the maximum extent practicable.	Consistent. A minimum of 15 percent of the roof areas will be reserved for future photovoltaic (PV) solar installation. In addition, the proposed buildings will be designed with flat roofs which would allow future solar panels to be angled to maximize exposure from the sun.

Applicable Policies	Project Consistency
<p>o. Where feasible, and given the physical constraints of the Plan Area, subdivisions and other new development shall be designed to facilitate solar use as a means of reducing total energy consumption. The design elements that shall be considered include the following:</p> <ul style="list-style-type: none"> • solar orientation • shade control • wind management • solar access <p>1.4.1.3 Air Quality</p> <p>Construction contracts will include provisions for watering or using other dust control methods on all exposed earth surfaces during clearing, grading, earthmoving, cleanup of mud and dirt carried from the construction site onto adjacent streets, and for paving, planting, use of soil binders, or repeated soaking to maintain a crusty surface to reduce wind-blown dust potential.</p> <p>1.4.1.4 Noise</p> <p>c. Interior noise levels will be mitigated to a level of 45 dB Ldn or below to be acceptable to the planning director. Noise levels would be diminished by construction barriers, reduced vehicle speeds, restriction of truck traffic, increased setbacks, advantageous use of natural topographic barriers, construction materials, or any combination of the above.</p> <p>All development, including grading and construction of buildings, will be limited to daytime hours from 7 AM to 7 PM or sunset, whichever is earlier, Monday through Friday. This requirement will be indicated on grading permits and building permits.</p> <p>All construction equipment, including heavy earthmoving equipment and compressors, will be fitted with adequate mufflers and safe enclosures.</p> <p>All development will be required to be in compliance with state laws relating to speed control and noise emissions as a condition of the tentative map. This information will be shown on the improvement plans.</p> <hr/> <p><i>Source: County of El Dorado Hills Specific Plan, 1988</i></p>	<p>Consistent. As discussed above, future solar panels would be angled to maximize the exposure from the sun. In addition, landscaped areas will include the provision of street and shade trees to provide shade and comfort to reduce the heat island effect.</p> <p>Consistent. The proposed project would implement the fugitive dust mitigation measures contained in the <i>El Dorado County Air Quality Management CEQA Guide</i> (see Mitigation Measures AIR-1c and 1d). These measures require the use of watering or other methods for dust control.</p> <p>Consistent. The existing ambient noise level and the projected ambient noise level at the project site under cumulative conditions are below the maximum allowable noise exposure from transportation sources (60 dBA Ldn) for residential land use under the County General Plan. As the exterior to interior noise reduction of newer residential units with typical construction materials and closed windows is generally 25 dBA, the proposed project would experience interior noise levels below 35 dBA Ldn.</p> <p>Consistent. Construction activities on the project site would be limited by grading permit requirements to the hours of 7 AM to 5 PM, Monday through Friday, and 8 AM to 5 PM, on weekends, and on federally recognized holidays. In addition, the proposed project would be fitted with adequate mufflers and safe enclosures to the maximum extent feasible and would comply with all laws regulating construction noise. It should be noted, that without mitigation, construction noise would not exceed County exterior noise standards at nearby sensitive receptors (see Table 4.6-10)</p>

Further, to ensure the proposed project’s architectural style is consistent with the style of the existing commercial structures located in the TCE area, the EDHSP would be amended to include the proposed Design Guidelines. **Table 4.5-5, Draft El Dorado Hills TCE Urban Infill Residential Area Design Guidelines and Development Standards Consistency Analysis**, provides a side by side comparison of the proposed project’s characteristics and the goals and objectives included in the Design Guidelines. As shown this table, the proposed project would be consistent with the goals and objectives included in the Design Guidelines.

Should the amendments be approved by the County, the proposed project would be consistent with the EDHSP and the TCE Development Plan. The environmental impacts that could result from the approval of the amendments are analyzed in Sections 4.1 through 4.10 of this Draft EIR. As the analysis shows, with mitigation, all significant environmental impacts associated with the development of the proposed multi-family residential project supported by the proposed amendments would be reduced to a less than significant level.

**Table 4.5-5
Draft El Dorado Hills TCE Urban Infill Residential Area Design Guidelines and Development
Standards Consistency Analysis**

Goals and Objectives	Project Consistency
2. Residential Architectural Guidelines: Architectural Goals and Objectives	
2.1 Architectural Goals and Objectives	
<p>2.1.1 Sustainable Design: Buildings should be designed to minimize energy use and provide a healthy, desirable living environment (see Section 3.4 for specific requirements).</p>	<p>Consistent. The proposed structures will exceed Title 24 energy requirements by a minimum of 10 percent. In addition, all apartments will be equipped with Energy Star certified appliances (dishwashers and refrigerators), energy efficient LED light fixtures (for interior and exterior lighting), and energy efficient Low-E windows. Further, a minimum of 15 percent of the roof areas will be reserved for future photovoltaic (PV) solar installation, the parking garage will be designed for future Electric Vehicle (EV) charging station expansion, and temperature controllers will be installed for pool and spa heaters.</p>
<p>2.1.2 Quality and Character: Architecture should be consistent and compatible with the context of the existing community and neighborhood. The buildings should be compatible with the existing buildings within both Town Center East and Town Center West. Elements of the buildings should incorporate the use of high quality materials and create buildings that are similar in quality to the existing Town Center developments. Submittal of proposed plans are to be reviewed by the Town Center East Design Review Committee.</p>	<p>Consistent. The overall architectural character would reflect simple, utilitarian form through the use of modern materials and contemporary architecture, consistent with the style of TCE. Architectural massing would be simple and regular. Changes in roof plane, recesses in the façade, varied building setbacks, and other architectural techniques would be used to give the buildings interest and avoid the appearance of long, unchanging facades. Covered, shaded, and protected areas (e.g., through the use of porches, patios, verandas, courtyards, loggias, trellises, or arbors) would create visual depth and interest. All proposed plans for the apartment complex would be reviewed by the TCE Design Review Committee.</p>
<p>2.1.3 Livability: Building unit and space layout and design should be orchestrated to create an enjoyable living environment, reflecting present- day conveniences and lifestyles for its future inhabitants.</p>	<p>Consistent. The proposed project’s design includes a well-designed community that consists of a variety of residential unit types. Further, the proposed project would maximize density with accessibility to commercial and retail uses, and integrate pedestrian, bicycle, transit, open space and outdoor uses to encourage active centers.</p>
<p>2.1.4 Neighborhood Visual Impact: The living faces of buildings should be located around the perimeter of the site and parking located on the interior of the site to maximize visibility of architectural character and minimize the impact of parking as seen from the surrounding streets and from the Town Center East Central Creek Corridor.</p>	<p>Consistent. The proposed 5-level parking structure would be located in the middle of the complex and be surrounded by the two residential buildings.</p>

Goals and Objectives	Project Consistency
<p>2.1.5 Promotion of Use of Outdoor Spaces: Site design should create and promote a healthy and safe walking environment through the use of paths, landscaping, and signage. Site design, layout, and siting also should serve to create a seamless transition between the project internal open spaces and the Town Center East public open spaces.</p>	<p>Consistent. The northern and eastern perimeters of the project would provide narrow landscape areas between the proposed buildings and the existing sidewalks. In some areas the sidewalk area would be elevated above the ground floor units. In these areas a retaining wall would support the elevation change, creating upper and lower landscape areas. The perimeter landscape along Town Center Boulevard would consist primarily of narrow planters both raised and at ground level. These planters would be planted with pedestrian friendly plants and small scale broad leaf evergreen trees. Existing trees in planters along the street would remain. An EVA lane would be located adjacent to the existing pedestrian path adjacent to the Town Center Lake.</p>
<p>2.2. Architectural Character</p>	<p>Consistent. The residential buildings would be between 42 and 52 feet in height, with some architectural elements reaching 60 feet. The design concept for the proposed project would include varied architectural finishes, including stone veneers, and stucco. Decorative elements, including decorative wrought iron railing and awnings, would be incorporated to add visual interest. Building materials would be non-reflective. Figures 3.0-9 through 3.0-11, Illustrative Project Elevations, show the exterior elevations along the Town Center Boulevard, at the corner of Town Center Boulevard and Vine Street, along Vine Street, at the corner of Vine Street and Mercedes Lane and views of the greenbelt/Emergency Vehicle Access (EVA) lane from Mercedes Lane and Town Center Boulevard.</p>
<p>2.2.1: Buildings shall have substance and durability in both reality and appearance. A sense of “permanence” should characterize the image projected by all structural elements on site.</p>	<p>Consistent. As stated above, the overall architectural character would reflect simple, utilitarian form through the use of modern materials and contemporary architecture, consistent with the style of TCE. Architectural massing would be simple and regular. Changes in roof plane, recesses in the façade, varied building setbacks, and other architectural techniques would be used to give the buildings interest and avoid the appearance of long, unchanging facades. Covered, shaded, and protected areas (e.g., through the use of porches, patios, verandas, courtyards, loggias, trellises, or arbors) would create visual depth and interest.</p>
<p>2.2.2: Architectural massing should be simple and regular, reflecting forms and character of earlier historic buildings in the region and within the Town Center.</p>	<p>Consistent. The proposed project’s layout includes an interior courtyard, a picnic shelter area located along the western portion of the site, a separate pool area, and an informal open space area located in the northwestern portion of the site.</p>
<p>2.2.3: Layout and placement of building footprints should be orchestrated to create plazas, courtyards, and/or open private areas for tenants and their guests both in site interior areas and on sides connecting with the Central Creek Corridor system.</p>	<p>Consistent. The proposed project includes a picnic shelter area as well as mature landscaping throughout the project site. Due to the building footprints, the interior courtyard area will be relatively shady during most of the daytime hours. Shade trees will be located along the northern, western, and eastern portions of the project site and would provide protection from the sun. Private balconies will be included in a number of multi-family units.</p>
<p>2.2.4: Architecture and site design shall respond to the regional climate by providing “indoor- outdoor” transitional spaces. Covered, shaded, and protected areas create visual depth and interest while providing shelter and appropriate pedestrian-scaled outdoor spaces for the residents and visitors. Some examples might include porches, patios, verandas, courtyards, loggias, trellises or arbors that create a covered walkway or gathering area to protect pedestrians from sun and provide aesthetic value.</p>	<p>Consistent. The proposed project’s building types, landscaping, and elevations are shown in the project’s site plans.</p>
<p>2.3 Site Planning</p>	<p>Consistent. The overall architectural character would reflect simple, utilitarian form through the use of modern materials and contemporary architecture, consistent with the style of</p>
<p>2.3.1 Site Planning: “Site planning shall enhance and integrate building architecture, landscape architecture, color and signage through all stages of design.” (Town Center Design Guidelines)</p>	
<p>2.4 Architectural Design and Materials</p>	
<p>2.4.1 Design Variation: The effect of large monolithic building forms should be avoided by changes in color, texture and materials. Changes in roof plane, recesses in the façade, varied</p>	

Goals and Objectives	Project Consistency
<p>building setbacks, distinguishing chimneys or elevators, and other architectural techniques should be used to give the buildings interest and avoid the adverse effect of long unchanging facades</p> <p>2.4.2 Building Entries: “Individual projects shall provide a well-articulated, identifiable entry sequence from street to building.” (Town Center Design Guidelines) Entries should be enhanced by landscaping, paving, and effective signage features and be logically located and easily recognizable.</p> <p>2.4.3 Design Materials: Design elements should include interesting use of varied and durable materials and colors that respond to the surroundings, both natural and man-made. Classic elements such as stucco, heavy timbers, brick or stone veneer are examples that replicate the surroundings and elements common to El Dorado County. Green materials that withstand local environmental conditions are strongly encouraged.</p> <p>2.4.4 Roof Materials: Roof materials should be consistent with historical influences commonly seen in the Northern California and should be compatible with the overall style and character of the building façade. Wood shakes, composite shingles, and metal channeled roofing materials are examples of appropriate decorative roof areas. Flat roofs screened from street view by use of parapets or other roof forms are exempt from these requirements. Red clay tiles of the Spanish influence in Southern California are not acceptable. Consideration should be given to roof colors and materials that exceed Energy Star requirements to reduce the heat island effect.</p> <p>2.4.5 Building Colors: Exterior colors and materials should be used to define the building form, details and massing. For the most part, more natural earth tones for large building elements should be maintained, with the potential for use of brighter colors as small detail accents.</p>	<p>TCE. Architectural massing would be simple and regular. Changes in roof plane, recesses in the façade, varied building setbacks, and other architectural techniques would be used to give the buildings interest and avoid the appearance of long, unchanging facades. Covered, shaded, and protected areas (e.g., through the use of porches, patios, verandas, courtyards, loggias, trellises, or arbors) would create visual depth and interest.</p> <p>Walls and fences would be designed to be compatible with surrounding and adjacent architecture and would not exceed eight feet unless approved by the Design Review Committee. Building utilities and equipment would be screened with fences, walls, dense plantings, or decorative architectural features. Signage would be complementary in character, materials, and style to other buildings within the TCE development.</p> <p>Consistent. The proposed project’s design will include a piazza. Vehicles and pedestrians will be able to access the site via the piazza.</p> <p>Consistent. The proposed project will include an earth tone color palette. Classic elements such as stucco, heavy timbers, brick or stone veneer are examples of varied and durable materials and colors that would be used to blend with the surrounding natural and built environment.</p> <p>Consistent. The proposed project’s roofing will comprise materials similar to that of the surrounding buildings. The proposed project will utilize two types of roofing materials: composite shingle roofing and metal roofing.</p> <p>Consistent. The proposed project includes an earth tone color palette. Classic elements such as stucco, heavy timbers, brick or stone veneer are examples of varied and durable materials and colors that would be used to blend with the surrounding natural and built environment. Building exterior colors would define building form, details, and massing through the use of natural earth tones for large building elements with brighter tones providing small detail accents.</p>

Goals and Objectives	Project Consistency
<p>2.5 Residential Lighting Guidelines</p> <p>2.5.1: Lighting shall be designed to be consistent with the County’s policies and Lighting provisions as found in the County Ordinance and in the Town Center East Development Plan—Appendix 4: “Specific Lighting Criteria.”</p> <p>2.5.2: Lighting fixtures shall be designed to deflect light and glare from the viewsheds of adjacent parks and open space areas. Light from development in the Specific Plan Area shall not extend beyond the boundaries of the Plan Area. Cutoff type fixtures are preferred to minimize light spillage and glare. All lighting will comply with most recent Title 24 and CalGreen requirements.</p> <p>2.5.3: Lighting levels of outdoor lighting should not draw attention to the light source. Lighting fixtures in open parking areas shall be mounted with the light source parallel to the ground.</p> <p>2.5.4: Street Lighting: Any additional public and private street lighting fixtures, if required, shall be consistent with standards shown in Appendix 4 of the Town Center East Development Plan.</p> <p>2.5.5: Exterior architectural lighting shall use indirect light sources. Typically permissible lighting includes wall washing, overhead down lighting, interior lighting that extends outside, and decorative wall-mounted lights that are integral with the building.</p> <p>2.5.6: Wall-mounted security area lighting may be used in screened service areas when direct light and glare can be contained within these areas.</p> <p>2.5.7: Project common areas, courtyards, arcades, swimming pool areas, and seating areas shall be adequately lighted to promote pedestrian use and safety. Special lighting effects may be created in these areas, provided it is consistent with the character and function of the area.</p>	<p>Consistent. All lighting on the project site will be required to comply with the County’s Lighting Ordinance and the TCE Development Plan’s guidelines included in the “Specific Lighting Criteria.”</p> <p>The County requires the use of cutoff-type fixtures to minimize light spillage and glare. The proposed project would include exterior lighting including pole lighting in the common area and security wall lighting. A preliminary Photometric Plan has been prepared for the project based on selected lighting fixtures, and included with the Planned Development Application. As shown on the Photometric Plan, the proposed lighting would be consistent with the County lighting ordinance, which includes shielding to avoid potential glare affecting day or nighttime views for people who live or travel through the area.</p> <p>Consistent. The proposed project would be constructed on an infill site. Given the commercial/retail uses surrounding the project site, there are no nearby uses sensitive to nighttime light levels. All lighting would exceed the 2013 Title 24 requirements by 10 percent and comply with the CalGreen requirements. As stated above, a preliminary Photometric Plan has been prepared for the project based on selected lighting fixtures, and included with the Planned Development Application. As shown on the Photometric Plan, the proposed lighting would be consistent with the County lighting ordinance, which includes shielding to avoid potential glare affecting day or nighttime views for people who live or travel through the area.</p> <p>Consistent. Lighting on the project site will utilize cutoff-type fixtures to minimize light spillage and glare. The proposed project would include exterior lighting including pole lighting in the common area and security wall lighting. A preliminary Photometric Plan has been prepared for the project based on selected lighting fixtures, and included with the Planned Development Application. As shown on the Photometric Plan, the proposed lighting would be consistent with the County lighting ordinance, which includes shielding to avoid potential glare affecting day or nighttime views for people who live or travel through the area</p> <p>Consistent. The proposed public and private street lighting would be consistent with the standards shown in Appendix 4 of the TCE Development Plan.</p> <p>Consistent. Lighting for the proposed project will be consistent with County lighting policies and ordinances and will require the use of cutoff-type fixtures to minimize light spillage and glare.</p> <p>Consistent. The proposed project would incorporate wall-mounted security area lighting. All lighting on the project site would comply with the County lighting ordinance and the EDH Design Guidelines.</p> <p>Consistent. Common areas, public spaces, walkways, and the 5-level parking garage would be adequately lighted.</p>

Goals and Objectives	Project Consistency
<p>2.5.8: Pedestrian stairs or ramps shall be adequately illuminated to draw attention to elevation changes and handrails. Bollards may also be used to supplement other pedestrian area lighting.</p>	<p>Consistent. The project site is located in a well-lit commercial area with high levels of ambient nighttime lighting, including street lights, architectural and security lighting, indoor building illumination (light emanating from the interior of structures which passes through windows), and automobile headlights.</p>
<p>2.5.9: Photometric Plans--If an Architecture and Site (A&S) application is required in the future for modifications that would affect lighting, site lighting photometric plans shall be included in the site plan application.</p>	<p>Consistent A preliminary Photometric Plan has been prepared for the project based on selected lighting fixtures, and included with the Planned Development Application. As shown on the Photometric Plan, the proposed lighting would be consistent with the County lighting ordinance, which includes shielding to avoid potential glare affecting day or nighttime views for those that live or travel through the area</p>
<p>2.5.10: Landscape lighting shall be designed for energy efficiency. LED fixtures will be used in common areas but prohibited on structures. Lighting design is encouraged to use ENERGY STAR qualified hard-wired fixtures. All hard-wired lighting shall employ programmable photo-control or astronomical time-switch controls that automatically switch off when daylight is available.</p>	<p>Consistent. Energy efficient LED and fluorescent light fixtures will be installed within the apartment buildings and for exterior lighting, including in landscaped areas. All hard-wired lighting will be programmable photo-controlled and/or have astronomical time-switch controls which are responsive to natural lighting.</p>
<p>2.6 Residential Landscape Guidelines</p>	
<p>2.6.1 Basic Objective: Landscaping will be planned, designed, and implemented to achieve results that reflect intelligent, aesthetic and sustainable practices. Prudent landscape design and implementation will result in reduced energy consumption, reduced greenhouse gas emissions, and the ability of the built landscape environment to sustain itself functionally and ecologically more successfully than landscapes designed under other “conventional” methods. These community landscape elements include guidelines that define the character, aesthetics and functionality of the streetscape, amenity areas, open space system, walkways and other planted areas within the Plan Area. The overall quality of landscape design for the urban infill residential area as described in these Guidelines shall be guided by the implementation of landscape standards applied consistently throughout the Plan Area.</p>	<p>Consistent. The proposed project would provide ornamental landscaping within the interior common areas and along the perimeter that would be consistent with the existing landscaping in the TCE area. At least 60 percent of the plant palette will be composed of native California or low water use plant materials and will be appropriate to the climate zone. Landscaped areas will include the provision of street and shade trees on the project site to provide shade, comfort, and aesthetic enhancement throughout the project site and to reduce the heat island effect.</p>
<p>2.6.2 Landscape Character and Theme: “The Center shall present a uniform landscaping, lighting, and signage treatment to ensure a desirable, attractive and safe environment,” (EDH Specific Plan)</p>	<p>Consistent. At least 60 percent of the proposed project’s plant palette will be composed of native California or low water use plant materials and will be appropriate to the climate zone. The proposed project’s landscaping will include street and shade trees, shrubs, and a limited amount of turf.</p>
<p>The landscaping component is to be designed to reflect the environment and character of this region in El Dorado County, with special attention to the natural look that gives the area its distinct identity. The landscape element of the urban infill residential area should achieve a visual balance between informal open space landscaping and more formal landscape elements— such as streetscape trees, project entry statements, and the project amenity areas—that help define and enhance the character of the residential community.</p>	

Goals and Objectives	Project Consistency
<p>2.6.3 Low Impact Development: The landscape program should coordinate design efforts with site civil engineering design, and to the extent practical, reinforce the principles of Low Impact Development (LID) for storm drainage, runoff infiltration and groundwater recharge for the project open space areas by such measures as: (1) management of rainfall by using landscape design techniques and materials that infiltrate, filter, store, evaporate, and/or detain runoff as close to its source as feasible, (2) direction of storm water capture through small, cost-effective landscape features located at the site level, and/or (3) treatment devices as approved by the County.</p>	<p>Consistent. The proposed project would be designed to include water quality BMPs, such as drainage easements, the routing of stormwater runoff to specially designated water quality treatment facilities for removal of pollutants of concerns, and the management of rainfall through landscape design.</p>
<p>2.6.4 Heat Island Mitigation: Parking areas (with the exception of parking structures), plazas, other hardscape areas and other potential “heat islands” should be mitigated by trees, vegetation, and other landscape screening/shading devices to (1) reduce heating and cooling energy use, (2) filter air pollution and greenhouse gas emissions, (3) remove air pollutants, sequester and store carbon, and (4) help lower the risk of heat-related illnesses.</p>	<p>Consistent. The proposed project includes landscaped areas and open areas, and includes the provision of street and shade trees on the project site to provide shade, comfort, and aesthetic enhancement throughout the project site and to reduce the heat island effect.</p>
<p>2.6.5 Strategic Climate Control: Use of strategic shading techniques, plant selection, plant placement and use of deciduous tree species prudently in the landscape will reduce solar heat gain in the summer and maximize passive solar warming in winter months, especially for lower floor units of a high density, multi-story residential project. Where possible, careful and strategic planting and structure shading is encouraged around buildings and other project areas to (1) create south and west-facing shade during hot seasons and (2) allow sunlight in during cool seasons.</p>	<p>Consistent. The proposed project includes landscaped areas and open areas, and includes the provision of street and shade trees on the project site to provide shade, comfort, and aesthetic enhancement throughout the project site and to reduce the heat island effect.</p>
<p>2.6.6 Fire Access: Planting shall be strategically located around buildings and throughout the project site such that fire vehicle and equipment access is facilitated. Landscape design and proposed tree locations shall be coordinated with the local Fire Marshal to ensure that adequate building access is provided to accommodate the Fire Department’s needs.</p>	<p>Consistent. The project site is surrounded by developed, urban uses and is not immediately adjacent to areas that may be susceptible to wildland fire hazard. Further, the site would be graded, and appropriate building standards and setbacks would be maintained. Fire vehicles will be able to access all portions of the project site. The proposed project’s plans will be submitted to the El Dorado Hills Fire Department for review.</p>
<p>2.6.7 Aesthetics and Identity: The urban infill residential area’s landscaping should also emphasize design that establishes a strong identity and character of quality and distinction that typifies a high quality Town Center community. This includes such components as outdoor furniture, fences and walls, project entry features, plant selection, distinctive focal features, thematic lighting, screening/mitigation of undesirable views, site directional and identification signage, and other elements associated with tasteful landscape aesthetics.</p>	<p>Consistent. The proposed project’s landscaping will include trees and shrubs. Walls and fences would be designed to be compatible with surrounding and adjacent architecture and would not exceed eight feet unless approved by the Design Review Committee. Building utilities and equipment would be screened with fences, walls, dense plantings, or decorative architectural features. Signage would be complementary in character, materials, and style to other buildings within the TCE development.</p>
<p>2.6.8 Landscape Art: “Works of art are encouraged in the development of outdoor spaces. The use of pools, sprays, fountains and sculptures and other elements of visual interest such as flags, banners, hangings, etc., are encouraged to be used where appropriate. (Town Center Design Guidelines)</p>	<p>Consistent. The proposed project will include a pool area, open space area, and interior courtyard. In addition the project site is immediately adjacent to the Town Center Lake.</p>
<p>2.6.9 Streetscapes: Streetscape design and implementation along Town Center Drive shall remain conformed to the existing Town Center landscape plan, guidelines and standards as established and installed along Town Center Boulevard.</p>	<p>Consistent. The proposed project’s streetscape design along Town Center Drive will comply with the existing Town Center landscape plan, guidelines, and standards. All proposed plans for the apartment complex will be reviewed by the TCE Design Review</p>

Goals and Objectives	Project Consistency
<p>2.6.10 Walls and Fences: “All walls and fences shall be of a design compatible with adjacent architecture. Height of walls and fences shall be as required for their intended use...” (Town Center Design Guidelines)</p>	<p>Consistent. Walls and fences would be designed to be compatible with surrounding and adjacent architecture and would not exceed eight feet unless approved by the Design Review Committee.</p>
<p>2.6.11 Interior Courtyards, Pools and Common Areas: “Opportunities shall be provided for outdoor and indoor public activity areas, including space for cultural events, organizational meetings, recreational areas, and public seating accommodations.” (EDH Specific Plan)</p>	<p>Consistent. The proposed project includes several common areas, including a pool area, open space area, and interior courtyard.</p>
<p>High density residential housing necessitates an intelligent and effective treatment and design of open space areas and common courtyards. Appropriate shading, screening, and landscape furniture should be used to create a “human scale” within these areas surrounded by buildings. Arbors, decorative retaining walls, dining areas, patios, fire pits, benches, tables, well-designed swimming pools, and other features should be used to define and create inviting spaces and encourage outdoor use within the high density community. (see Section 3.2.4 above)</p>	
<p>2.6.12 Paving and Hardscape: Where appropriate or practical, the use of special paving materials such as, interlocking pavers, exposed aggregate, or other such materials is recommended in areas of high pedestrian activity or community gathering to create design interest and a sense of quality in these key locations. If soil conditions allow, paving areas may utilize permeable paving techniques to reduce storm water run-off.</p>	<p>Consistent. While still in the preliminary stages, unique paving materials, such as pavers, aggregate, decomposed granite will be used in open space areas (e.g., picnic area and interior courtyard area) when appropriate.</p>
<p>2.6.13 Landscape Furniture: “All street furniture (bus shelters, benches, trash receptacles, etc.) within the Plan Area should utilize a common design theme as provided for in the Design guidelines.” (EDH Specific Plan)</p>	<p>Consistent. All site plans will be submitted to the TCE Design Review Committee prior to the issuance of any building permits. All street furniture belonging to the proposed project will be required to be consistent with the existing street furniture located throughout the TCE area.</p>
<p>2.6.14 Landscape Plant Palette: “The Design Guidelines provide for a plant species mix which is complementary to the native species and yet compatible with the scope and scale of the development.” (Town Center Design Guidelines)</p>	<p>Consistent. As shown in Figure 3.0-8, Preliminary Landscape Plan, at least 60 percent of the plant palette will be comprised of native California or low water use plants. A breakdown of the proposed plant material is included in the preliminary landscape plan.</p>
<p>The proposed landscape planting schedule associated with planting plans shall be provided with landscape plans and shall include a breakdown by material type (i.e., trees, shrubs, etc.) and each plant species listed shall include the associated water use expectation (i.e., “Very Low,” “Low,” “Medium,” etc.).</p>	
<p>Residential Development Standards</p>	
<p>3.1 Permitted Uses: The following permitted use(s) is added to those uses listed in Section 6.2 of the existing Town Center East PD Plan’s Development Standards and those uses shown in this area in the El Dorado Hills Specific Plan (Dec. 23, 1987). Use added: High Density Residential-Multifamily apartments with densities up to a maximum of 47 dwelling units per gross acre.</p>	<p>Consistent. The project applicant is requesting the approval of four entitlements. Approval of the entitlements would result in the project being rezoned to RM-PD with a maximum density of 47 dwelling units per acre.</p>

Goals and Objectives	Project Consistency
<p>3.2 Maximum Residential Building Height--60 feet: Buildings within the urban infill area Residential Area may be multiple stories, up to a maximum of four (4) stories in height. Building heights shall be measured, calculated, and determined according to standards set forth in the County Zoning Ordinance ("Zoning Ordinance") found in Section 130.30.040. Exceptions to this height requirement includes such structures as chimneys, spires, elevators, mechanical and stair housings, flag poles, towers, vents, and similar structures which are not used for human activity. These structures may exceed the 60-foot limitation by a maximum of an additional 12 feet.</p>	<p>Consistent. The residential buildings would be between 42 and 52 feet in height, with some architectural elements reaching 60 feet. The parking structure would be 60 feet in height.</p>
<p>3.3 Maximum Parking Structure Height--60 feet, 5 Tiers: The measurement of the first tier starts at the lowest level of the garage and continues 360 degrees to the immediate level above. Subsequent tiers are measured starting at the completion of the previous tier.</p>	<p>Consistent. The 5-level parking structure would be 60 feet in height.</p>
<p>3.4 Minimum Setbacks: Minimum setback measurements shall be to the main building line from the property line. Projections beyond the building face, such as patios, stoops, balconies, and overhangs are permitted to have a zero setback from the property line.</p>	<p>Consistent. The proposed project will comply with the minimum setbacks included in Policy 3.4.</p>
<ul style="list-style-type: none"> • 3.4.1 Minimum Setback from Town Center Boulevard - 0 feet • 3.4.2 Minimum Setback from Vine Street (private) - 4 feet • 3.4.3 Minimum Setback from Mercedes Lane (private) - 4 feet • 3.4.4 Minimum Setback from Central Creek Corridor Property Line - 30 feet 	
<p>3.4.5 Maximum Building Site Coverage: 55 percent of total site</p>	<p>Consistent. The proposed structures (e.g., two multi-family buildings and parking garage) will cover approximately 50 percent of the project site.</p>
<p>3.4.6 Maximum Impervious Surface: 80 percent of total site</p>	<p>Consistent. Approximately 44 percent of the site will be comprised of pervious surfaces.</p>
<p>3.5 Provision of Common Open Space—Background: Article 8 of the Zoning Ordinance—"Glossary"— defines "Common Open Space" as follows:</p>	<p>Consistent. The proposed project provides areas of common space including the pool area, interior courtyard, and open space area.</p>
<p>"Common. Open space within a development plan that is designated and intended for the use or enjoyment of all of the owners or occupants of the development. Common open space may contain such complementary structures and improvements as are necessary, desirable, or appropriate for the benefit and enjoyment of the owners or occupants of the development. Ownership of common open space is held by a homeowners association or similar organization, and access is usually restricted to property owners and residents of the development and their guests (see also 'Private Recreation Area')." Note: The term "complementary structures" above is interpreted to designate, but not be limited to, such items as arbors, gazebos, landscape overhead structures, fountains, fitness apparatus, outdoor game features, built-in benches and tables, and other such amenities.</p>	
<p>Furthermore, under Article 8, "Private Recreation Area" is defined as follows:</p>	

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<p>“Recreation facilities owned and operated by a homeowners’ association or similar entity for the benefit of property owners within a subdivision or multi-unit residential complex. It may include, but is not limited to, swimming pools, indoor or outdoor sport courts, meeting rooms, clubhouse, and any facilities required to maintain said recreation areas.</p>	
<p>3.6 Provision of Common Open Space—Residential Standard: Under the above definitions, a minimum of 30 percent of the total site shall be set aside for open space that is commonly owned or publicly dedicated.</p>	<p>Consistent. Approximately 30 percent of the project site will be set aside for public open space.</p>
<p>3.7 Specific Development Standards</p>	
<p>3.7.1: Vehicular driveway access to and from the site shall occur off of Town Center Boulevard and/or Vine Street.</p>	<p>Consistent. Vehicles will be able to access the site via Vine Street and Town Center Boulevard.</p>
<p>3.7.2: Common access drives shall be sized to accommodate anticipated traffic.</p>	<p>Consistent. The proposed project’s two vehicle access points will accommodate all anticipated traffic.</p>
<p>3.7.3 Driveway Size: The dimensions of all driveways and aisles shall be adequate to serve the number and design requirements of the parking spaces provided, and shall be in conformance with County standards where no stated or depicted Town Center East Design Guideline standard is established.</p>	<p>Consistent. The dimensions of all driveways and aisles will be in conformance with the County standards where no stated or depicted TCE Design Guideline standards are established.</p>
<p>3.7.4: Off-street parking shall be required for residents and guests within the parking garage or within the Piazza Area. Off-street parking shall be provided as specified in Section 130.35.030 of the Zoning Ordinance, as follows:</p>	<p>Consistent. A 5-level parking structure located in the middle of the complex would accommodate 409 parking spaces and 22 motorcycle parking spaces for residents and visitors, with an additional five spaces of surface parking provided on the site.</p>
<ul style="list-style-type: none"> • Studio and one bedroom units – 1.5 spaces per unit • 2 or more bedroom units – 2 spaces per unit • Guest parking – 1 space per 4 units, except that the County “may reduce or eliminate the required number of guest spaces if (a) Adequate street parking is available, or (b) The site is within 500 feet of a transit/bus stop.” 	
<p>3.7.5: Buildings’ main orientation shall be toward Town Center Boulevard.</p>	<p>Consistent. The proposed project’s main entrance faces onto Town Center Boulevard.</p>
<p>3.7.6 Pedestrian Connections: A pedestrian promenade with continuous street trees shall be provided on Town Center Boulevard, as shown in the existing Development Plan. Pedestrian connections shall be provided to and from other areas of Town Center East along Town Center Boulevard.</p>	<p>Consistent. Pedestrian paths would be provided on-site that lead to building entrance areas, including along Town Center Boulevard. These paths would also connect to the existing sidewalks along Town Center Boulevard and Vine Street which join the existing pedestrian paths within the TCE area.</p>
<p>At least one accessible route shall connect all buildings, facilities, elements and spaces in the project area, subject to ADA standards.</p>	
<p>3.7.7: The Above-grade Parking Garage shall be planted with vegetation as appropriate to accomplish an effective buffer in front of garage walls. Alternatively, parking structures may be exposed to the street when articulated with additional architectural detailing and/or when an architectural-grade concrete or decorative veneer is used. Parking spaces are to be designed and constructed according to local County standards (unless modified by this Development Plan) and level of quality.</p>	<p>Consistent. As shown in Figure 3.0-8, Preliminary Landscape Plan, trees and shrubs will shield the northwestern and northeastern walls. The piazza and both apartment buildings will provide a buffer along the southeastern garage wall, while the southwestern wall will abut one of the two apartment buildings.</p>

Goals and Objectives	Project Consistency
<p>3.7.8: Walls and Fences shall be designed to be compatible with surrounding and adjacent architecture. Heights of walls and fences shall be as required for their intended use and shall not exceed 8 feet unless approved by the Design Review Committee.</p>	<p>Consistent. Walls and fences would be designed to be compatible with surrounding and adjacent architecture and would not exceed eight feet unless approved by the Design Review Committee. Building utilities and equipment would be screened with fences, walls, dense plantings, or decorative architectural features.</p>
<p>3.8 Green Building Standards</p>	
<p>3.8.1: Buildings shall comply with all mandatory measure of the 2010 California Green Building Standards Code and all subsequent amendments.</p>	<p>Consistent. The proposed project will comply with all mandatory measures included in the 2010 California Green Building Standards Code and exceed the 2013 Title 24 standards by 10 percent.</p>
<p>3.8.2: Project planning and design shall address and conform to the goals of California Assembly Bill 32 and California Senate Bill 375.</p>	<p>Consistent. The proposed project’s design will comply with the goals of AB 32 and SB 375 by developing an infill site adjacent to existing commercial uses and public transit.</p>
<p>3.8.3: At later phases of project design development, the applicant shall include a full listing of specific green elements that would be incorporated into the project.</p>	<p>Consistent. The project applicant will be required to submit a full listing of the proposed project’s green elements prior to the issuance of any building permits.</p>
<p>3.9 Signage</p>	
<p>3.9.1 General: Signage is an important feature that contributes to the neighborhood and community character. Signage design within the Plan Area shall be designed to be complementary in character, materials, and style to other buildings within the Town Center East area. Signage, which may be lighted, should be of high quality materials and be only of sufficient number to adequately (1) define, (2) direct, or (3) identify.</p>	<p>Consistent. Signage would be complementary in character, materials, and style to other buildings within the TCE development.</p>
<p>3.9.2 References: Because residential uses are being introduced to Town Center East for this Plan Area, signage shall conform to the appropriate measures of the El Dorado Hills Town Center “Master Signage Program” as described in Appendix 5—Section 2.0 (“Signage Concept”), Section 3.0 (“General Design Requirements”), Section 6.1.2 (“Lot/Pad User Identification Monument Signs”), and Section 6.1.3 (“Lot/Pad User On-Building Identification Sign”) of the Town Center East Development Plan. Signage shall also conform, where relevant, to the County Zoning Ordinance and the El Dorado Hills Specific Plan.</p>	<p>Consistent. All signage included in the proposed project will be required to comply with the El Dorado Hills Town Center Master Signage Program and will be complementary in character, materials, and style to other buildings within the TCE development.</p>
<p>3.9.3 Building Signage: Building ID signage is permitted to be 2-sided, illuminated vertical blade type. Project Applicant shall stipulate design and quantity and be submitted for Design Review Committee and agency review.</p>	<p>Consistent. All proposed plans for the apartment complex would be reviewed by the TCE Design Review, including signage plans. Signage would be complementary in character, materials, and style to other buildings within the TCE development.</p>
<p>3.10 Screening</p>	
<p>3.10.1: Building utilities, HVAC equipment, transmission devices, transformers, backflow preventers, trash areas (excluding solar panels) , large satellite dishes, ground-mounted mechanical equipment, and other similar mechanical or utility equipment, shall be screened with fences, walls, dense planting, or decorative architectural features. Roof top equipment is to be screened with either parapets or other roof forms.</p>	<p>Consistent. All utility equipment panels and devices will be screened or enclosed.</p>
<p>3.10.2: Line of site drawings indicating screening of equipment from the right-of-way on the opposite side from all streets and topography from the buildings are to be provided with project site plan review submittal.</p>	<p>Consistent. The final site plan will include drawings indicating screening of equipment from the right-of-way on the opposite side from all streets and topography from the buildings.</p>
<p>3.10.3: Utility service areas, such as electrical panels, shall be placed within enclosures that are architecturally, integrated into the building design.</p>	<p>Consistent. All utility service areas would be enclosed to ensure they are not visible from the perimeter of the project site.</p>

Goals and Objectives	Project Consistency
<p>3.11 Water Conserving Landscape Measures</p> <p>3.11.1 Plant materials planned for the area shall conform to State and regional water conservation standards and also shall be based on the Department of Water Resources (DWR) "Water Use Classification of Landscape Species" (WUCOLS) guide. "Low" to "very low" water demand plant materials are encouraged to constitute the majority of plant materials incorporated into the project. However, hardiness, functionality, micro-climates, maximum allowed water use (see 6.3.4) and aesthetics all should be considered when selecting a palette of plant materials. Natives and non-natives may be mixed together in an effort to balance sustainability and the aesthetic vision of the designer. (see sections following for further information)</p> <p>3.11.2 Lawn and Turf Area Reductions: While it is acknowledged that lawn and turf areas are necessary for certain active recreational and aesthetic purposes, use of turf areas will be restricted to a maximum of 50% of the landscape in order to reduce irrigation water and energy usage. If an area is intended for active pedestrian use (i.e., formal or informal play, recreation, etc.), then lawn and turf may be used</p> <p>3.11.3 Automatic Irrigation: All irrigated landscaped areas will be maintained with an automatic irrigation system. All irrigation valves shall be connected to an automatic "smart" irrigation control system.</p> <p>3.11.4 Water-Conserving Irrigation: Irrigation methods and water budgets will follow the State Water Conservation Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use (ETWU) guidelines, together with guidelines from Assembly Bill 1881, in order to create a framework for landscape water conservation. Irrigation designs and practices will employ low-flow, water-efficient spray heads and emitters wherever feasible.</p> <p>3.11.5 Calculations Basis: Annual rainfall used to calculate Maximum Applied Water Allowance shall be based on location specific data for the Hydrologic Region provided by the California State Climatologist, Department of Water Resources. The formula, from the California Department of Water Resources "Water Budget Workbook" for calculating a project's MAWA is:</p> <ul style="list-style-type: none"> • MAWA= (ETo) x 0.62 x [(0.7xLA)+(0.3xSLA)] in which: • ETo = Evapotranspiration rate for El Dorado Hills area (47.3 per State Model Water Efficient Landscape Ordinance Camino Station) • 0.7= ET adjustment factor; • LA = Landscape area (in square feet) requiring irrigation; • 0.62= conversion factor for MAWA in gallons/yr. • SLA = A Special Landscape Area of the landscape dedicated solely to edible plants , areas irrigated with recycled water, water features using recycled water and areas dedicated to active play such as parks, sports fields, golf courses, and where turf provides a playing surface. 	<p>Consistent. The proposed project's plant palette will be selected based on their proposed location and micro-climate expectations. The plant palette would utilize at least 60 percent native California or low water use plant materials appropriate to the climate zone region.</p> <p>Consistent. High water use lawn grass area would be limited to not more than 50 percent of the landscape, and would be irrigated by a low volume pop-up rotary system.</p> <p>Consistent. Common area and perimeter area landscape irrigation would consist of a combination of water conserving low volume rotary sprays (where appropriate in large ground cover areas), traditional drip irrigation, and/or an in-line drip irrigation system. The irrigation system shall be designed to meet the most current State and local agency water conservation policies/standards.</p> <p>Consistent. Common area and perimeter area landscape irrigation would consist of a combination of water conserving low volume rotary sprays (where appropriate in large ground cover areas), traditional drip irrigation, and/or an in-line drip irrigation system. The irrigation system shall be designed to meet the most current State and local agency water conservation policies/standards.</p> <p>Not Applicable: The proposed project will follow the formula found in the California Department of Water Resources "Water Budget Workbook" for calculating a project's MAWA.</p>

Goals and Objectives	Project Consistency
<p>3.11.6 Submittal of Water Conservation Plan: Landscape improvement plans shall include a water conservation budget that conforms to the local and State water conservation programs, including calculations to demonstrate the project's Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use (ETWU), shall be submitted to the County at time of the project Improvement Plans Review.</p>	<p>Consistent. The design of the landscape/irrigation system is intended to meet the State of California's Landscape Water Conservation Model Ordinance. Toward this end the project would include the following practices:</p> <ul style="list-style-type: none"> • High water use lawn grass area will be limited to no more than 50 percent of the landscape and shall be irrigated by a low volume pop-up rotary system. • Plant materials will be selected based on their proposed location and micro-climate expectations. • Hydrozone irrigation techniques will be incorporated. • The plant palette will utilize at least 60 percent native California or low water use plant materials appropriate to the climate zone region. • Common area and perimeter area landscape irrigation will consist of a combination of water conserving low volume rotary sprays (where appropriate in large ground cover areas), traditional drip irrigation, and/or an in-line drip irrigation system. • The irrigation system shall be designed to meet the most current State and local agency water conservation policies/standards.
<p>3.12 General Planning Provisions</p>	
<p>3.12.1 Minimum Plant Sizes at Installation:</p> <ul style="list-style-type: none"> • Trees: --Minimum 15-gallon size; Street Trees—Minimum 24-inch box; • Shrubs: Overall--Minimum 2-gallon size. In prominent areas (project entries, Amenity Center, courtyards, etc.), minimum 5-gallon size. • Perennials, Ornamental Grasses and Ground Cover: Minimum 1-gallon size, spaced to attain full coverage within 3 years. 	<p>Consistent. The proposed project's plant materials would meet the minimum plant size requirements.</p>
<p>3.12.2 Hydrozones: Plants with similar water use needs shall be grouped together in distinct hydrozones, and where irrigation is required, the distinct hydrozones shall be irrigated with separate valves. Low and moderate water use plants can be mixed, but that overall hydrozone should be classified as "moderate" water use if the moderate use plants exceed 25% of that zone. High water use plants should be limited in use, and, where use is necessary or desired as a part of the design, shall not be mixed with low or moderate water use plants.</p>	<p>Consistent. The proposed project would incorporate hydrozone irrigation techniques.</p>
<p>3.12.3 Slope Planting: Areas to be planted with turf shall not be used in slopes in excess of 4:1. All planter areas in excess of 3:1 slopes shall be treated with erosion control geotextile materials and plant materials appropriate to steep slope conditions. All planting areas shall be graded to drain at a 2% minimum gradient.</p>	<p>Consistent. Turf areas associated with the proposed project will not be located on sloped areas in excess of 4:1.</p>
<p>3.12.4 Invasive Plants: Known invasive plants are prohibited in the Plan Area.</p>	<p>Consistent. As shown in Figure 3.0-8, Preliminary Landscape Plan, no invasive plant species would be included on the project site.</p>

Source: Draft El Dorado Hills Town Center East Urban Infill Residential Area Residential Design Guidelines and Development Standards, 2017

As the foregoing analysis shows, the proposed project would be consistent with the policies applicable to the project site. With the approval of the proposed GPA, EDHSP and TCE Development Plan amendments, the proposed project would be consistent with the County General Plan and EDHSP. As noted above, the environmental impacts that could result from the approval of the amendments are analyzed in **Sections 4.1** through **4.10** of this Draft EIR. The analysis shows that with mitigation, all significant environmental impacts associated with the development of the proposed multi-family residential project supported by the proposed amendments would be reduced to a less than significant level.

Mitigation Measures: No mitigation measures are required.

4.5.4.5 Cumulative Impacts and Mitigation Measures

Cumulative Impact C-LU-1: **The proposed project, in conjunction with other past, present and reasonably foreseeable future development, would not result in significant cumulative impacts related to land use and planning. (*Less than Significant*)**

The TCE area is predominately developed, and the proposed project would occur on an infill site. The planned development occurring within the TCE area, which includes the project site, is development that is consistent with the plan for this area. Therefore, although the approved and pending projects would alter the land uses in the project area, this cumulative development would not be inconsistent with the County's vision for this area.

As discussed in **Table 4.0-1, Related Projects**, future development in western El Dorado County would result in the addition of approximately 18,290 single-family units and 970 multi-family units (including the project's 214 multi-family units), and these additional units would help improve the County's jobs/housing balance. In addition, future development in the County would be reviewed for consistency with the General Plan designations and policies by the County, in accordance with the requirements of CEQA, the State Zoning and Planning Law, and the State Subdivision Map Act, all of which require findings of plan and policy consistency prior to approval of entitlements for development. For this reason, impacts associated with inconsistency of future development in the County with adopted plans and policies would not be significant. As shown in the analysis above, the proposed project would not conflict with any local or regional plans adopted for avoiding environmental impacts. The proposed project would not contribute to any cumulative land use impacts, and this impact would be less than significant.

Further, of the future projects included in **Table 4.0-1**, only five projects (presented in the tables in italics) are within 1.5 miles of the project site, with the closest reasonably foreseeable project located less than 1 mile to the north of the project site across U.S. 50. The proposed project would not contribute to any cumulative land use impacts resulting from the implementation of the projects across U.S. 50.

Mitigation Measures: No mitigation measures are required.

4.5.5 REFERENCES

County of El Dorado. 2016. *Draft El Dorado Hills Town Center East Urban Infill Residential Area Residential Design Guidelines and Development Standards*

County of El Dorado. 2013. *El Dorado County General Plan - Housing Element*. Adopted October 29.

County of El Dorado. 2004. *El Dorado County General Plan - Land Use Element*. Adopted July 19. Last amended December 2015.

Sacramento Area Council of Governments. 2016. *Metropolitan Transportation Plan/Sustainable Communities Strategy*