

CENTRAL EL DORADO HILLS



August 2015

Specific Plan

This public review draft of the Central El Dorado Hills Specific Plan (Specific Plan) identifies the vision and implementation strategies for the proposed Specific Plan boundary, providing necessary information to the Board of Supervisors to evaluate the merits of the proposed project. Even though the Specific Plan is in draft form, it is a tangible document, and readers must be aware that the Board of Supervisors has the absolute authority to approve or deny this Specific Plan. If they choose to approve it, the Specific Plan will be a valid document that modifies the 2004 General Plan within the Plan Area. If they choose to deny it, the Specific Plan will cease to exist and the existing 2004 General Plan land uses within the Plan Area will remain intact.

Approved by the El Dorado County Board of Supervisors
_____ [If approved by the Board, insert date]

Resolution Number _____ [if approved by the Board]

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CENTRAL EL DORADO HILLS SPECIFIC PLAN

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LIST OF ABBREVIATIONS

Central El Dorado Hills Specific Plan

AARP	American Association of Retired Persons
AASHTO	American Association of State Highway and Transportation Officials
AB	Aggregate Base
AB 32	Assembly Bill 32: The Global Warming Solutions Act
AB 939	Assembly Bill 939: California Integrated Waste Management Act of 9189
ac	Acre
AC	Asphalt Concrete
ACC	Architectural Control Committee
ADA	Americans with Disabilities Act
ADWF	Average Dry Weather Flow
AP	Adopted Plan
APN	Assessor's Parcel Number
AQMD	Air Quality Management District
BC-BC	Back-of-Curb to Back-of-Curb
BMP	Best Management Practices
BRS/IHMP	Biologic Resources Study / Important Habitat Mitigation Plan
BUSD	Buckeye Union School District
C	Commercial
C&D	Construction and Demolition
Cal Fire	California Department of Forestry and Fire Protection
CalGreen	California Green
CAPCOA	California Air Pollution Control Officers Association
CARB	California Air Resources Board
CBC	California Building Code
CBEDS	California Basic Education Data System
CC&Rs	Covenants, Conditions, and Restrictions

CDA	Community Development Agency
CEDHSP	Central El Dorado Hills Specific Plan
CEQA	California Environmental Quality Act
CERT	Community Emergency Response Team
CFC	Chlorofluorocarbons
CF-CF	Curb-Face to Curb-Face
CFD	Community Facilities District
CHRIS	California Historical Resources Information System
CIP	Capital Improvement Plan or Capital Improvement Program
CL1-PD	Civic - Limited Commercial
CRHR	California Register of Historic Resources
CSA	County Service Area
CSD	Community Services District
CUP	Conditional Use Permit
CVA	Cross Visibility Area
D.G.	Decomposed Granite
DA	Development Agreement
DISM	Design and Improvements Standards Manual
DMG	Department of Mines and Geology
DRC	Design Review Committee
DU	Dwelling Units
DU/ac	Dwelling Units per Acre
EC1	Existing Class I Bike Path
EDCTA	El Dorado County Transit Authority
EDCTC	El Dorado County Transportation Commission
EDH	El Dorado Hills
EDHCSD	El Dorado Hills Community Services District
EDHFD	El Dorado Hills Fire Department
EDHSP	El Dorado Hills Specific Plan
EDHSP	El Dorado Hills Specific Plan
EDHWWTP	El Dorado Hill Wastewater Treatment Plant
EDU	Equivalent Dwelling Unit
EDUHS	El Dorado Union High School District
EID	El Dorado Irrigation District
EIR	Environmental Impact Report
EVA	Emergency Vehicle Access
FAR	Floor Area Ratio
FCC	Facility Capacity Charge

FIA	Fiscal Impact Analysis
FPR	Facility Plan Report
FT	Feet
GHG	Greenhouse Gas
GPA	General Plan Amendment
HCFC	Hydro Chlorofluorocarbon
HDPE	High-density polyethylene
HDR	High Density Residential
HOV	High Occupancy Vehicle
HPTP	Historic Properties Treatment Plan
HPTP	Historic Properties Treatment Plan
HSD	High School District
HVAC	Heating, Ventilating, and Air Conditioning
I-5	Interstate 5
I-80	Interstate 80
IPM	Integrated Pest Management
ISA	
kV	Kilovolt
LDR	Low Density Residential
LED	Light Emitting Diode
LEED	Leadership in Energy and Environmental Design
LEED-ND	Leadership in Energy and Environmental Design - Neighborhood Design
LID	Low Impact Development
LiDAR	Light Detection and Ranging
LLAD	Lighting and Landscape Assessment District
LOS	Level of Service
LOS	Level of Service
max.	Maximum
MCFH	Thousand Cubic Feet per Hour
MERV	Minimum Efficiency Reporting Value
MFR	Multi-Family Residential
mgd	Million gallons per day
min.	Minimum
MMRP	Mitigation Monitoring and Reporting Program
MOA	Master Owners' Association

MOU	Memorandum of Understanding
mph	Miles per hour
MPO	Metropolitan Planning Organization
MS4	Municipal Separate Storm Sewer System
msl	Mean Sea Level
MTP	Metropolitan Transportation Plan
NHRP	National Historic Register of Places
NOA	Naturally Occurring Asbestos
NP	Not Permitted
NPDES	National Pollutant Discharge Elimination System
OS	Open Space
OS1-PD	Community Open Space Zone - Planned Development
OSMP	Open Space Management Plan
OWMP	Oak Woodland Management Plan
P	Park, Neighborhood
P	Permitted
PCI	Proposed Class I Bike Path
PCII	Proposed Class II Bike Lane
PD	Planned Development
PEV	Plug-in Electric Vehicles
PFFP	Public Facilities Financing Plan
PG&E	Pacific, Gas, and Electric
psi	Pounds per Square Inch
PV	Photovoltaic
R	Radius
R1	One-Family Residential
R1-PD	One-Family Residential - Planned Development
R20-PD	Single Family Residential - minimum 20,000 sf lot size
R2-DC	Limited Multi-Family Residential - Design Control
R4-PD	Single Family Residential - minimum 4,000 sf lot size
R6-PD	Single Family Residential - minimum 6,000 sf lot size
RC1	Existing Class I Bike Path (Relocated)
RF	Recreational Facilities
RFH1-PD	Recreational Facilities (Village Park)
RGB	Red-Green-Blue Color Model
RM1-PD	Multi-Family Medium Density
RM2-PD	Multi-Family High Density

ROP	Regional Occupational Program
ROW	Right of Way
RTPA	Regional Transportation Planning Agency
SACOG	Sacramento Area Council of Governments
SB 18	Senate Bill 18
SB 375	Senate Bill 375: Sustainable Communities and Climate Protection Act
SB 610	Senate Bill 610 (Water Supply Planning)
SCH	State Clearinghouse
SCS	Sustainable Communities Strategy
SF	Single Family
SF / sf	Square Foot
SF Residential	Single Family Residential
SP	Specific Plan
SR-99	State Route 99
SRA	State Responsibility Area
SRI	Solar Reflective Index
SSBMI	Shingle Springs Band of Miwok Indians
STARS	Sheriff's Team of Active Retirees
SWHS	Solar Water Heating System
SWMP	Storm Water Management Plan
SWPPP	Storm Water Pollution Prevention Plan
TDM	Transportation Demand Management
TEA	Transportation Equity Act
TM	Tentative Map
TMA	Transportation Management Agency
TMP	Transportation Management Plan
TOD	Transit Oriented Development
TV	Television
UAIC	United Auburn Indian Community
US 50	United States Highway 50
US EPA	United State Environmental Protection Agency
USACE	United States Army Corps of Engineers
USD	Union School District
USFWS	United States Fish and Wildlife Service
VELB	Valley Elderberry Longhorn Beetle
VMT	Vehicle Miles Traveled
VOC	Volatile Organic Compound

VP	Village Park
VPSI	Van Pool Service, Inc.
VRH	Village Residential - High
VRL	Village Residential - Low
VRM	Village Residential - Medium
VRMH	Village Residential - Medium High
VRML	Village Residential - Medium Low
WMMP	Wetland Mitigation and Monitoring Plan
WRIC	Wilton Rancheria Indian Community
WSA	Water Supply Assessment
WSP	Wildfire Safety Plan
Z	Rezone
ZNE	Zero Net Energy
ZOB	Zone of Benefit



EXECUTIVE SUMMARY AND GENERAL PLAN GOALS

Central El Dorado Hills Specific Plan

*This Section summarizes
the Specific Plan's
overarching vision
and objectives, including
how the Specific Plan
responds to the primary
goals of the El Dorado
County General Plan.*

The Central El Dorado Hills Specific Plan (Specific Plan) is a 341-acre comprehensively designed land use plan located in the established community of El Dorado Hills, California. The Specific Plan incorporates contemporary planning principles through a series of integrated land uses and transportation options. Existing employment and commercial uses surround the Plan Area, and the Specific Plan features a variety of residential types and new recreational amenities accessible to the public, including a village park for sporting activities, walking and bicycling trails, and a municipal site for civic or other recreational facilities. The land uses cluster in the center of El Dorado Hills, and interconnect through a significant system of trails and open spaces that make walking and cycling convenient. The Specific Plan furthers El Dorado Hills as a Community Region, and provides the area with housing choices and new recreational opportunities.

The land plan includes the following uses:

CENTRAL EL DORADO HILLS SPECIFIC PLAN			
Use	Dwelling Units	Acres	Percent of Plan Area
Residential	1,000	134	40%
Civic-Limited Commercial	-	11	3%
Village Park	-	15	4%
Open Space	-	169	50%
Circulation	-	12	3%
Total	1,000	341	100%

El Dorado County's General Plan sets forth a number of goals pertaining to land use, transportation, community identity, open space, public services, and utilities. The following sections discuss each of these elements in more detail.

LAND USE

The Plan Area is within the existing Community Region of El Dorado Hills as designated in the County's 2004 General Plan. To appeal to the changing demographics of the aging population and children of the Baby Boomers, the Specific Plan seeks to provide a new, sustainable community that curtails suburban sprawl. The Specific Plan clusters development on the western slope to protect and conserve the County's Rural Centers and Rural Regions, promotes a mixture of balanced and compatible land uses that make efficient use of existing infrastructure in El Dorado Hills, and supports alternative transportation systems (*General Plan Goal 2.1*).

The Specific Plan includes seven land use designations that maintain the rural and open character of the County, placing higher density and the most intensive uses adjacent to existing development with little oak canopy cover and topographic constraints. Clustering development in this manner and integrating residential land uses with retail services, employment opportunities, recreation and public facilities, and open spaces maintains a high standard of environmental quality (*General Plan Goal 2.2*) and protects the natural

ridgeline, landscape, and aquatic features of the Plan Area (*General Plan Goal 2.3*). Residential land use densities range up to 24 dwelling units to the acre, consistent with the County's adopted General Plan, providing for a mixture of housing options to promote development of housing affordable to moderate income households. Housing options include custom or individually pad-graded single-family home sites, single-family detached production dwellings, townhomes, condominiums, and rental homes. The portion of the Plan Area adjacent to U.S. Highway 50 remains protected as a public village park to maintain a green and open space for highway travelers (*General Plan Goal 2.6*). The land plan also includes approximately 11 acres (or as much as 50,000 square feet) of Civic-Limited Commercial uses to increase employment opportunities within El Dorado County.

TRANSPORTATION

The Plan Area's circulation system emphasizes the principle of transportation choices, focusing on a balanced, multi-modal transportation network that meets the needs of all users of streets, roads, and highways. The circulation system considers motorists, pedestrians, bicyclists, children, persons with disabilities, seniors, movers of commercial goods, and users of public transportation.

The Plan Area is adjacent to the U.S. Highway 50 - El Dorado Hills / Latrobe Road interchange, making highway accessibility easy and cost-efficient, and ensuring the safe, orderly, and efficient movement of people and goods (*General Plan Goal TC-1*). The Specific Plan meets the objectives of Measure Y by coordinating the planning and construction of roadway improvements concurrent with new development to maintain adequate levels of service (*General Plan Goal TC-X*). Furthermore, the Public Facilities Financing Plan and any associated Development Agreement ensure that the Project Proponent (Serrano Associates, LLC) constructs transportation and circulation improvements to serve the Plan Area and maintain quality of life for existing residents.

The clustered nature of the land uses encourages the creation of a safe and efficient transit system for seniors, youths, the disabled, and those without automobiles to reduce traffic congestion and vehicle miles traveled (*General Plan Goal TC-2*). To promote alternative modes of transportation, the Specific Plan includes a Transportation Management Association (TMA) established by a Master Owners' Association to form and administer a comprehensive transportation demand management strategy, known as a Transportation Management Plan (TMP). The TMP will work in conjunction with other nearby developments in El Dorado Hills and the surrounding communities, including the Highway 50 Corridor TMA, to provide employees of local retail, office, and other commercial businesses and the residents within the Plan Area with programs and direct assistance in using alternative modes of travel. The goals of the TMA are to reduce trips and vehicle miles traveled, improve the cost effectiveness of travel to work, improve air quality, reduce greenhouse gas emissions, and improve quality of life (*General Plan Goal TC-3*).

The Specific Plan emphasizes a non-motorized transportation network that provides a safe, continuous, and easily accessible system of pedestrian sidewalks, walking paths, and bikeways throughout the Plan Area to promote alternative transportation (*General Plan Goals TC-4 and TC-5*).

MIXED-USE DEVELOPMENT

The policies and design guidelines contained in the Specific Plan emphasize the Plan Area's natural setting and provide for design elements that create a special quality of life, economic health, and community pride for County residents (*General Plan Goal 2.4*). Integrating residential uses within walking distance of the Raley's, La Borgata, and Town Center retail establishments promotes a horizontal mixed-use atmosphere to create a distinctive and vibrant community day and night.

The Project Proponent carefully designed the Specific Plan to incorporate visual amenities to promote a sense of community (*General Plan Goal 2.5*), offering public attractions such as a

15-acre village park for adult and youth sports, 11 acres for County or local municipal offices or recreation, and a location for a U.S. Highway 50 pedestrian overcrossing to provide direct access to Town Center. Maintaining the dark-sky atmosphere in El Dorado County is important to existing residents, and the Specific Plan includes policies to minimize high-intensity lighting and glare through current lighting technology and shielding practices (*General Plan Goal 2.8*).

El Dorado County values its agricultural production and tourism appeal. The Specific Plan protects the County's agricultural and natural resource industries by containing new development on the western slope and within a Community Region with underutilized and available infrastructure (*General Plan Goal 8.2*). By integrating a variety of residential land uses in proximity to existing retail and employment uses, and expanding the El Dorado Hills Community Services District's inventory of park lands for tournament play, the Central El Dorado Hills Specific Plan promotes the County's economic vitality as a tourism, entertainment, and recreation-based attraction (*General Plan Goal 9.3*). Residential uses within a short walking distance of existing retailers supports local business owners, and helps retain retail sales and sales tax revenues within the County.

OPEN SPACE

A key highlight of the Specific Plan is the set aside of 169 acres of open space lands (50 percent of the Plan Area) to maintain the County's rural character, and provide for scenic beauty and recreation (*General Plan Goal 7.6*). Conserving half of the Plan Area in dedicated open space allows for continued wildlife movement and preservation of significant stands of oak woodlands, seasonal streams, and perennial creeks, simultaneously providing for ecological and recreational value (*General Plan Goal 7.4*). Furthermore, the Specific Plan ensures the preservation of significant pre-historic and historic cultural resources in open space (*General Plan Goal 7.5*). By carefully clustering development areas and maximizing natural open space, the Specific Plan protects the County's soil

resources from extensive development (*General Plan Goal 7.1*) and sets aside water resources in natural open space, maintaining water quality, and protecting water resources from degradation (*General Plan Goal 7.3*).

PUBLIC SERVICES

The public school system in El Dorado County is one of the best in the region, and the Specific Plan continues the high-quality school system by promoting the construction of a long-planned second high school in El Dorado Hills to serve current and future residents of El Dorado Hills (*General Plan Goal 5.8*). The Plan Area is in proximity to existing and available emergency services for fire protection, law enforcement, emergency medical services (*General Plan Goal 5.7*), and library services (*General Plan Goal 5.9*), all of which will be financially supported by property tax revenues from the Plan Area residents. The Specific Plan provides a new regional recreational amenity for local and regional residents by setting aside as much as 26 acres of public village parks for the public's enjoyment (*General Plan Goal 9.1*).

UTILITIES

The Specific Plan includes a new infrastructure system for wastewater, water, recycled water, and dry utilities that allows for efficient growth and maintains adequate service levels to existing development (*General Plan Goal 5.1*). The infrastructure system provides for the safe and adequate supply of public water and recycled water provided by El Dorado Irrigation District (*General Plan Goal 5.2*), and makes efficient use of an existing wastewater collection system by utilizing available capacity at the El Dorado Hills Wastewater Treatment Plant (*General Plan Goal 5.3*). The Plan Area includes carefully designed storm water detention basins to manage and control storm water runoff to prevent flooding, protect soils from erosion, prevent contamination of surface waters, and minimize impacts to existing drainage infrastructure (*General Plan Goal 5.4*).

SUSTAINABILITY

The Project Proponent designed the Specific Plan with sustainability in mind. The residential land use designations provide for low, medium, and high density housing options, including single-family detached homes and attached multi-family dwellings, to meet the needs of existing and future residents in all income categories (*General Plan Goal HO-1*). The Specific Plan also includes 11 acres of civic and municipal uses to add to the long-term, permanent employment opportunities in the County.

Policies within the Specific Plan seek to reduce its long-term effects on the environment. The Specific Plan includes a recycled water system for landscape irrigation, which reduces potable water demand by over 60 percent, and will employ construction techniques that encourage solar production and reduce energy consumption in new homes and commercial buildings (*General Plan Goal HO-5*). In excess of the County's standards, a minimum of 65 percent of all construction demolition and debris must be recycled, thus establishing an effective system for the collection, processing, and diversion of recyclable materials from solid waste facilities (*General Plan Goal 5.5*). The gas, electric, and other utility services will be designed to provide sufficient services for the Plan Area and the surrounding community (*General Plan Goal 5.6*). Furthermore, the diversified transportation system reduces dependency on the automobile, aids in obtaining ambient air quality standards, and reduces public exposure to air pollutants (*General Plan Goal 6.7*).

Finally, the Specific Plan will not create a financial burden on existing County residents because the Specific Plan, Public Facilities Financing Plan, and any associated Development Agreement require the Project Proponent to provide adequate levels of public services and infrastructure to serve the Plan Area. The Financing Plan establishes equitable methods to assure funding of needed improvements to existing infrastructure and services, and new facilities to further the

County's economic development and stability (*General Plan Goal 10.2*).



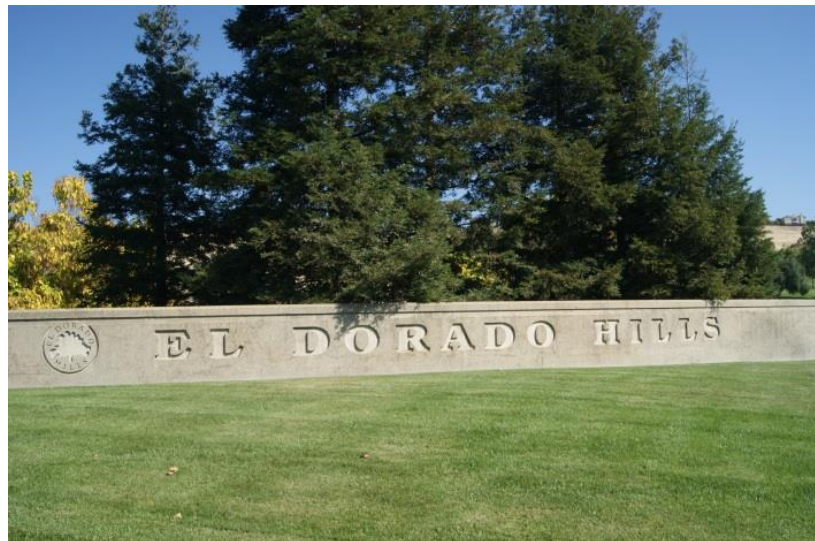
INTRODUCTION

Section 1

1.1 OVERVIEW

*This Section outlines
the purpose
of the Specific Plan,
defines the Plan Area goals,
summarizes the
regulatory framework,
and lists the necessary
entitlements and approvals.*

The Central El Dorado Hills Plan Area (Plan Area) is a master-planned community of residential, recreational, and civic land uses centrally located in El Dorado Hills. Planning principles focus on utilizing infill locations, diversifying available housing opportunities within El Dorado County, and interconnecting the Plan Area with surrounding residential, commercial, and open space areas through a combination of roadways, pedestrian paths, bicycle networks, and riparian corridors. The Plan Area will be an aesthetically pleasing environment, and a well-planned community for resident and regional enjoyment.



Community entry sign, El Dorado Hills

Distinct residential neighborhoods of single-family detached homes will cluster mostly in the valley terrain to minimize disturbance to oak woodlands, intermittent streams, and wildlife corridors. Higher density townhomes, condominiums, and apartments will be located within walking distance of retail services at the Raley's and La Borgata shopping centers on El Dorado Hills Boulevard. The various land uses within the Plan Area will interconnect with a system of pedestrian-friendly streets, bikeways, and trails for walkers and cyclists. Interconnectivity between residential neighborhoods and destination points offers residents a number of choices to reach their destination.

A major highlight of the Specific Plan is the set aside of approximately 169 acres of natural open space (50 percent of the Plan Area) for the conservation of oak woodlands, riparian habitat, and prominent terrain. This figure far exceeds the 30 percent requirement of General Plan Policy 2.2.3.1 (Planned Development - Residential). Other distinctive features of the Plan Area include a public village park, and a location for a pedestrian overcrossing of U.S. Highway 50 to provide pedestrian and bicyclist connectivity to shopping activities in Town Center and employment destinations in the El Dorado Hills Business Park.

The Specific Plan governs development of the Plan Area. The purpose of the Specific Plan is to encourage responsible planning, promote contemporary planning principles, and guide the systematic and orderly development of a focused planning area. Specific plans act as a link between the broad policies and land use designations of a jurisdiction's General Plan, and the more refined, precise policies of a specific plan that define the type, location, intensity, and character of development, and the infrastructure required to serve the development. The Specific Plan also coordinates the mix of land uses and provides for adequate circulation, recreation, and other public services, and provides certainty to the developer, Plan Area residents, and the community. In addition, all development occurring within the Plan Area shall respond to the physical constraints of the site and shall be consistent with development standards contained in the Specific Plan.

As required by State law, a specific plan must be consistent with a city or county General Plan. If approved by the Board of Supervisors, the

Specific Plan will be consistent with the El Dorado County General Plan and includes additional objectives, policies, standards, and guidelines reflective of the current trends in community and transportation planning. The standards and guidelines contained in this Specific Plan provide a comprehensive framework for the future growth and development of the Plan Area, while incorporating flexibility to address and accommodate changes in market conditions. The Specific Plan offers a balanced approach to residential development by preserving the physical beauty of the site, and satisfying the ongoing housing and economic needs of the County and its residents.

The balance of Section 1 includes the following discussions:

- 1.2 Project Vision
- 1.3 Planning Principles
- 1.4 Related Planning Documents
- 1.5 Specific Plan Authority and Requirements
- 1.6 Specific Plan Organization

1.2 PROJECT VISION

The vision for the Plan Area is to integrate land uses in El Dorado Hills by locating a range of housing alternatives adjacent to existing services to meet future population demands. The land use plan promotes a socially and economically diverse community for a range of ages, household types, and incomes. The focal point of the Plan Area is a public village park to serve the active recreational needs of existing and future residents. Because existing land uses surround the Plan Area, emphasis is placed on creating a motorized and non-motorized network of connectivity between neighborhoods and land uses, encouraging convenient access to employment, services and recreation, and improving quality of life. Careful consideration of the foothill terrain and sensitive land use planning respects and protects the site's aesthetic ridgelines and oak woodland savannah.

1.3 PLANNING PRINCIPLES

1.3.1 2004 El Dorado County General Plan

State planning law requires every city and county to adopt and maintain a General Plan, a local jurisdiction's own "*blueprint*" for development. The County of El Dorado (County) Board of Supervisors (Board) adopted a General Plan in 2004, and the document serves as the County's basic planning instrument and vehicle through which the interests and needs of its residents are balanced. The General Plan provides long-range direction and policy guidance for land uses within the County to assure that patterns of growth occur in an environmentally-balanced manner, maintain the rural character and quality of the living environment, provide ample infrastructure, and conserve agricultural and natural resources.

Several key visions for growth within the County act as a framework for the General Plan. The first vision seeks to protect the natural environment and the rural character of the County while ensuring economic vitality and sustaining community identity. Second, the General Plan encourages clustered development, where appropriate, to protect open space and natural resources, and emphasizes a variety of housing types and ranges of affordability for all households. Third, land use decisions consider balancing local jobs and housing by encouraging high technology commerce and value-added activities in support of the natural resource industries, while providing for transportation planning for rural and urban needs. Lastly, improving local opportunities for park and recreational facilities, and supporting the expansion of primary, secondary, and advanced education commensurate with population growth improves quality of life for County residents.

To achieve countywide visions, the General Plan identifies the following planning principles:

LAND USE PRINCIPLES

- The General Plan establishes a land use development pattern that makes the most efficient and feasible use of existing infrastructure and public services.

- The General Plan provides guidelines for new and existing development that promote a sense of community.
- The General Plan defines those characteristics that make the County “rural” and provides strategies for preserving these characteristics.
- The General Plan provides opportunities for positive economic growth, such as increased employment opportunities, greater capture of tourism, increased retail sales, and high technology industries.
- The General Plan provides guidelines for new development that maintain or enhance the quality of the County.

HEALTH, SAFETY AND NOISE PRINCIPLES

- The General Plan identifies public health and safety issues and provides guidance for protecting the health, safety, and welfare of El Dorado County residents.

CONSERVATION AND OPEN SPACE PRINCIPLES

- Consistent with the objectives, goals, and policies set forth in the land use element, the General Plan conserves and improves the County’s existing natural resources and open space, including agricultural and forest soils, mineral deposits, water and native plants, fish, wildlife species and habitat, and federally classified wilderness areas. The General Plan also preserves resources of significant biological, ecological, historical or cultural importance.

AGRICULTURE AND FORESTRY PRINCIPLES

- The General Plan provides for the conservation and protection of El Dorado County’s important natural resources, and recognizes that the presence of these resources pose a constraint to development.

PARKS AND RECREATION PRINCIPLES

- The General Plan identifies the types of governmental services, including parks and recreation facilities that are necessary to meet the needs of residents and businesses. The General Plan also provides a fiscally responsible approach to ensure the County meets these service needs.

ECONOMIC DEVELOPMENT PRINCIPLES

- The General Plan provides opportunities for positive economic growth, such as a full range of local employment opportunities, a more diversified local economy, greater capture of tourism, and increased retail sales.
- The General Plan provides an opportunity to strategically plan for El Dorado County's role in a growing regional economy.
- The General Plan provides land use guidelines that create opportunities to further economic self-sufficiency, foster a sound economic base, afford quality service levels, maintain economic competitiveness, and encourage retention of quality of life in El Dorado County.
- The General Plan provides land use guidelines that permit and encourage economic activities that create employment opportunities commensurate with local housing costs, generate a positive sustained revenue flow into the County, maximize economic multiplier effects, and minimize reliance upon County services and expenditures.
- The General Plan recognizes, promotes, facilitates, and supports activities that provide a positive sustaining economic base for the County, maximizes the economic potential of the County's natural resources, reduces out-of-County retail purchase and employment travel, and provides housing and job opportunities that are accessible to all levels of our society.

1.3.2 Assembly Bill 32: The Global Warming Solutions Act of 2006

The Global Warming Solutions Act of 2006, or Assembly Bill 32 (AB 32), is a California State law enacted to lessen the impacts of global warming and other forms of climate change. The Act requires the California Air Resources Board to develop a comprehensive program of regulations and market mechanisms to monitor and reduce California's greenhouse gas (GHG) emissions to 1990 levels by 2020, with mandatory caps on GHG emissions beginning in 2012 for significant GHG sources.

1.3.3 Senate Bill 375: Sustainable Communities and Climate Protection Act

Senate Bill 375 is a California State law that became effective January 1, 2009. This law requires California's Air Resources Board to develop regional reduction targets for GHG emissions and prompts the creation of regional plans to reduce emissions from vehicle use throughout the state. Each of California's 18 Metropolitan Planning Organizations (MPO) must create a Sustainable Communities Strategy (SCS) to integrate land use and transportation planning, and demonstrate the ability to attain the proposed reduction targets required by AB 32 by 2020.

1.3.4 SACOG Blueprint

The local MPO for the Sacramento region is the Sacramento Area Council of Governments (SACOG). In 2002, prior to the enactments of AB 32 and SB 375, SACOG initiated a regional visioning process to examine the linkages between land use, transportation, and air quality within the Sacramento six-county region. Over the course of two years, SACOG developed a number of land use scenarios depicting future growth patterns, and in 2004, the SACOG Board of Directors ultimately adopted a "*Preferred Growth Scenario*" to guide the region's growth through 2050 in a manner consistent with seven key principles:

TRANSPORTATION CHOICES

Encourage the use of multiple modes of transportation as an alternative to the automobile, including walking, bicycling, riding the bus or light rail, and carpooling.

MIXED-USE DEVELOPMENT

Create active and vital neighborhoods by constructing a mixture of uses in proximity to each other, either vertically or horizontally, to promote a sense of community and decrease dependence on the automobile.

COMPACT DEVELOPMENT

Utilize land efficiently through compactly built environments that are aesthetically pleasing and encourage alternative methods of travel.

HOUSING CHOICE AND DIVERSITY

Provide an assortment of housing types such as rental homes, condominiums, townhouses and single-family detached homes for ranges of household types, income levels, and ages.

USE OF EXISTING ASSETS

Make efficient use of existing infrastructure by developing on infill parcels and intensifying uses on underutilized parcels.

QUALITY DESIGN

Foster attractive communities through thoughtful site and architectural design and promote a sense of place.

NATURAL RESOURCE CONSERVATION

Improve quality of life and create opportunities for outdoor enjoyment by incorporating public open spaces within development projects, preserve wildlife and plant habitats, and promote environment-friendly practices, such as energy efficient design, water conservation, storm water management, and landscapes to reduce heat island effects.

1.3.5 SACOG Metropolitan Transportation Plan / Sustainable Communities Strategy for 2035

The SACOG Metropolitan Transportation Plan (MTP) is a state and federally required long-range plan for transportation improvements in the Sacramento six-county region based on the SACOG Blueprint and projections for growth in population, housing, and jobs. The MTP coordinates the transportation system of roads, transit, bikeways, and sidewalks to manage the diverse needs of the population. California's adoption of SB 375 requires MPOs like SACOG to adopt a Sustainable Communities Strategy (SCS) to demonstrate how development patterns and transportation networks, policies, and programs can work together to achieve GHG emission reduction targets for cars and light trucks. The SACOG Board of Directors adopted a joint MTP/SCS on April 19, 2012.

SB 375 provides that the California Environmental Quality Act (CEQA) lead agency (the County of El Dorado) make a consistency determination with the SCS/MTP. As part of the Specific Plan's environmental review, the County's environmental consultant

prepared a Determination of MTP/SCS Consistency showing that the Central El Dorado Hills Specific Plan meets the definition of Residential or Mixed Use Residential Project (pursuant to Public Resources Code Section 21159.28(d)) and is consistent with the MTP/SCS. Refer to the Draft Environmental Impact Report for more information.

1.3.6 The Central El Dorado Hills Specific Plan

This Specific Plan responds to the El Dorado County General Plan, recently enacted statewide legislation, and contemporary planning principles by offering a range of housing choices for multiple market segments in proximity to existing retail and public services. Equally important, this Specific Plan fosters alternative transportation choices by incorporating a network of bikeways and pedestrian paths. The Plan Area's adjacency to the significant north-south arterial of El Dorado Hills Boulevard makes it a prime location to capitalize on future public transit routes, and the compact nature of the land uses minimizes intrusion onto neighboring properties, simultaneously preserving the ridgeline character of El Dorado Hills.

Comprehensively designed communities are an effective planning tool to maximize community identity and minimize impact on surrounding areas. To achieve the General Plan vision, the following essential principles will direct and guide the physical development of the Plan Area. These principles will be implemented with objectives and policies provided at the end of each Section of this Specific Plan and the principles reflect a refinement of the all-encompassing goals of the County's General Plan.

PRINCIPLE #1: FULFILL REGIONAL LAND USE OBJECTIVES BY ACHIEVING MTP/SCS CONSISTENCY

Establish new development that fulfills regional land use objectives by directing growth to the established community of El Dorado Hills and achieving consistency with SACOG's adopted 2035 MTP/SCS.

PRINCIPLE #2: CURTAIL SUBURBAN SPRAWL

Curtail suburban sprawl (GP Goal 2.1) by utilizing undeveloped infill sites and promoting mixed-use development patterns to accommodate the County's future population growth and support economic expansion.

PRINCIPLE #3: ASSIST IN MEETING FUTURE RHNA NEEDS

Assist the County in meeting the County's Regional Housing Needs Allocations for the 2022-2030 Housing Element Update by introducing new lands zoned multi-family.

PRINCIPLE #4: BROADEN THE HOUSING STOCK IN EL DORADO HILLS

Maximize opportunities for higher-density housing as an alternative to single-family detached dwellings. Offer land uses to accommodate various lot sizes, densities, and product types to satisfy the market demands of existing and future household types, sizes, and income levels (GP Goal HO-1), including the senior population (GP Goal HO-4).

PRINCIPLE #5: PROVIDE A STRONG COMMUNITY IDENTITY AND QUALITY BUILT ENVIRONMENT

Establish a community setting with an identifiable character and a visually attractive design theme that is compatible with the surrounding area and contributes to the quality of life and economic health (GP Goal 2.4). Carefully plan and incorporate visual elements that enhance and promote a sense of community (GP Goal 2.5) and provide quality residential environments for all income levels (GP Goal HO-2).

PRINCIPLE #6: UTILIZE EXISTING INFRASTRUCTURE AND PUBLIC SERVICES

Promote compact land use patterns in Community Regions to maximize existing public services, such as water, wastewater, parks, schools, solid waste, fire protection, law enforcement, and libraries, thus accommodating new growth in an efficient manner (GP Goal 5.1).

PRINCIPLE #7: IMPROVE CONNECTIVITY OF THE REGIONAL ROADWAY NETWORK

Provide an opportunity for the County to expand its regional roadway network to improve parallel capacity to Highway 50 and provide a coordinated roadway system (GP Goal TC-1).

PRINCIPLE #8: ENCOURAGE FUTURE TRANSIT OPPORTUNITIES

Locate planned development in the El Dorado Hills Community Region within walking distance of El Dorado Hills Boulevard to improve the feasibility of future transit services, thus reducing traffic congestion and offering alternative transportation choices to a range of users (GP Goal TC-2).

PRINCIPLE #9: CREATE A NEW NON-MOTORIZED TRANSPORTATION SYSTEM

Create a new non-motorized transportation system (GP Goal TC-4) linking new development to existing retail services. Incorporate Class I bike paths, “complete streets” with Class II bike lanes, and sidewalks in new development to promote alternative transportation modes and reduce vehicle miles traveled.

PRINCIPLE #10: IMPROVE NORTH-SOUTH PEDESTRIAN AND BICYCLE CONNECTIVITY

Reduce Highway 50 as a pedestrian barrier, improve access between the north and south sides of the freeway, and improve pedestrian and bicycle safety.

PRINCIPLE #11: PROVIDE OPPORTUNITIES FOR RECREATIONAL FACILITIES IN EL DORADO HILLS

Provide recreational facilities for the health and welfare of residents and visitors (GP Goal 9.1), thus promoting opportunities to capitalize on recreational uses through tourism and recreational-based businesses and industries (GP Goal 9.3).

PRINCIPLE #12: IMPROVE THE HIGHWAY 50 SCENIC VIEWSHED

Protect and improve the scenic view shed adjacent to Highway 50 (GP Goal 2.6) by creating a green and open space for the enjoyment of highway travelers.

PRINCIPLE #13: PRESERVE THE VILLAGE D1 RIDGELINE

Preserve the Village D1 Ridgeline in permanent open space and relinquish development rights for Serrano Village D1 Lots C and D entitled under the El Dorado Hills Specific Plan. Maintain the ridgeline’s natural landscape features (GP Goal 2.3), conserve existing natural resources for ecological value (GP Goal 7.4), and sustain views for the enjoyment of scenic beauty (GP Goal 7.6).

PRINCIPLE #14: MINIMIZE IMPACTS TO OAK WOODLANDS

Minimize impacts to the oak woodlands by preserving the Village D1 ridgeline and directing new development to areas with minimal or little oak canopy.

PRINCIPLE #15: PROTECT IMPORTANT CULTURAL RESOURCES

Protect the County's important cultural resources (GP Goal 7.5), including significant pre-historic and Native American resources and unique historical features of the County's former Gold Rush history.

PRINCIPLE #16: FOSTER SUSTAINABLE COMMUNITIES

Foster sustainable communities (GP Goal 2.1) by utilizing sustainable design practices to reduce greenhouse gas emissions, and increase the efficiency of energy and water use in new development (GP Goal HO-5).

1.4 RELATED PLANNING DOCUMENTS

Several documents work in tandem with the Specific Plan to provide policy guidance for implementation of the Plan Area. The following list provides a summary of the significant policy documents.

1.4.1 El Dorado County General Plan

The El Dorado County Board of Supervisors adopted the General Plan in 2004 as a framework to guide decisions for land use and physical development within the County. The Specific Plan acts as a transition between the overarching goals and vision of the General Plan, and the more refined implementation standards for a specific development proposal.

1.4.2 El Dorado County Code of Ordinances

The El Dorado County Code of Ordinances (County Code) includes all of the regulatory and penal ordinances, and certain administrative ordinances of the County of El Dorado. The County Code also establishes the standards for the enforcement of the various code articles. This Specific Plan customizes the standards and regulations of the County Code and other adopted manuals to achieve a distinctive community vision. In any instance where the Specific Plan provisions conflict with the requirements of the County Code or adopted manuals, the Specific Plan provisions take precedence. Where the Specific Plan does not address a particular provision, the requirements of the County Code or adopted manuals remain in force.

1.4.3 Environmental Impact Report (EIR) and Mitigation Monitoring and Reporting Program (MMRP)

As required by CEQA, the County prepared an Environmental Impact Report (EIR) (State Clearinghouse # 2013022044) for the Specific Plan and the El Dorado County Board of Supervisors certified the EIR on _____ *[if approved by the Board, insert date]* (Resolution No. _____ *[if approved by the Board, insert number]*). The environmental document examines and identifies potential significant adverse environmental impacts that may result from the implementation of the Specific Plan. The EIR also recommends various mitigation measures to reduce or eliminate potentially adverse environmental impacts. A Mitigation Monitoring and Reporting Program (MMRP) summarizes those recommendations and if the Board approves this Specific Plan and the EIR, the El Dorado County Board of Supervisors will approve the MMRP concurrently with the EIR.

1.4.4 Development Agreement

The project proponent, Serrano Associates, LLC, (Project Proponent) has applied for and may enter into a Development Agreement (DA 14-0003) with El Dorado County in accordance with applicable state and local codes and ordinances. For the Project Proponent, the Development Agreement establishes the zoning standards and land use provisions of the County that govern the construction and implementation of the Plan Area in exchange for providing the County with the public improvements and benefits identified in the Agreement.

1.4.5 Development and Site Design Standards

Appendices A and B contain Development and Site Design Standards to achieve a distinctive community design. The standards include provisions for permitted uses, setbacks, building heights, and other regulations within the Plan Area. After the approval of the Specific Plan, the Project Proponent may submit additional Design Standards pertaining to portions of the Plan Area or the entire Plan Area to the County for approval.

1.4.6 Potable Water, Recycled Water, Wastewater, and Storm Drain Master Plans

Implementation of the Specific Plan relies upon the construction of backbone infrastructure including potable water, recycled water, wastewater, and storm water improvements. Master infrastructure plans included with this Specific Plan provide conceptual system layouts for the Plan Area's potable water, recycled water, wastewater, and storm water infrastructure. The master plans include existing and proposed alignments, and any off-site requirements. Additionally, the master plans include the analysis of the water, recycled water, and wastewater supply estimates from El Dorado Irrigation District (EID), along with the water demand and wastewater flow amounts from the Plan Area. The storm water master plan illustrates the locations of detention and water quality basins, and anticipated outfall locations. The Project Proponent shall submit final master utility plans at the tentative subdivision map or improvement plan stages. See Section 7 (Utilities) for additional information.

1.4.7 Open Space Management Plan

After adoption of the Specific Plan and prior to the submittal of the first small lot tentative subdivision map, the Project Proponent will prepare an Open Space Management Plan (OSMP). The County will review and approve the OSMP prior to the approval of the first small lot tentative subdivision map. The goal of the OSMP is to promote good stewardship and sound ecological practices of natural open space lands to benefit the community, provide levels of protection for plants, wildlife, cultural resources, and scenic vistas, and simultaneously allow for limited passive recreation. The OSMP will set forth management techniques for vegetation species, trail construction and maintenance, wetlands and other natural resources protection and enhancement, education and outreach, and financing and funding mechanisms.

1.4.8 Wildfire Safety Plan

After adoption of the Specific Plan and prior to the submittal of the first small lot tentative subdivision map, the Project Proponent will prepare a Wildfire Safety Plan (WSP). The California Department of Forestry and Fire Protection and the El Dorado Hills Fire Department will review and approve the WSP prior to the approval of the first small lot tentative subdivision map. The WSP will assess the wildfire hazards and risks associated with the development of the Plan Area, and respond to the unique environmental conditions within the Plan Area. Long-range goals, objectives, policies, and guidelines will address hazard mitigation, wildfire response, structure protection, and community preparedness. The WSP will provide a framework for undertaking fuel reduction activities for diverse ecosystems to reduce the threat of wildfire loss.

1.4.9 Covenants, Conditions, & Restrictions and Architectural Design Guidelines

Private land use and development restrictions beyond the scope of the Specific Plan, and the County's Code and Design Review procedures are, or will be, imposed on all land uses within the Plan Area in the form of recorded Covenants, Conditions, & Restrictions (CC&Rs).

The portion of the Plan Area known as the Serrano Westside Planning Area (described in Section 2.4 – Project Setting) will require the development and recordation of CC&Rs after the adoption of the Specific Plan. The Serrano Westside CC&Rs shall be consistent with the goals and policies of the Specific Plan, and establish a community theme and architectural style to match that found in the existing Serrano development, including, but not limited to, the gated entries, private neighborhood parks, and construction quality. Annexing the Serrano Westside Planning Area into the existing Serrano El Dorado Owners' Association will guarantee continued quality in the planning, design, and construction of the planned uses and ensure aesthetic harmony between Serrano Westside and the developed villages in the El Dorado Hills Specific Plan. Such an action requires an affirmative vote from the membership of the Serrano El Dorado Owners' Association. If that is not possible, the Project Proponent will create compatible CC&Rs for Serrano Westside, and in both circumstances,

CC&Rs will encumber all future lots or parcels prior to their creation by small lot final subdivision map. As an extension of the Serrano Westside CC&Rs, Architectural Design Guidelines will provide owners, designers, and builders with a set of parameters to ensure aesthetic harmony within the Plan Area and among adjoining uses, and encourage creatively conceived designs, environmental sensitivity, and architectural integrity. Either the Serrano El Dorado Owners' Association or a separate Master Owners' Association will enforce the Serrano Westside CC&Rs, and an Architectural Control Committee established under the authority of the Master Owners' Association will approve or disapprove building and landscape plans consistent with the Architectural Design Guidelines.

The balance of the Plan Area, known as the Pedregal Planning Area (described in Section 2.4 – Project Setting) is an undeveloped remainder of the Ridgeview East subdivision and encumbered with CC&Rs recorded in the official records of El Dorado County by El Dorado Hills Investors, Ltd. on April 5, 1990, in Book 3325, Page 297. Currently, the El Dorado Hills Community Services District Design Review Committee is the enforcing agency for the Ridgeview East CC&Rs, and will review and approve planned construction in the Pedregal Planning Area consistent with the CC&Rs, unless the Project Proponent establishes a separate Master Owners' Association to perform that function.

1.4.10 Public Facilities Financing Plan

A Public Facilities Financing Plan (PFFP) serves several purposes. First, it identifies the on-site and off-site backbone infrastructure and public facilities improvements such as roadways, parks, schools, and underground utilities required to implement the Specific Plan. Second, it describes the sources and distribution of funding to construct the improvements. Lastly, it identifies the Specific Plan's proportionate cost obligation for these improvements. The PFFP also discusses the timing and financing of the improvements, and evaluates the financial feasibility of these obligations. The PFFP identifies the overall cost obligation to move forward with development of the Plan Area and addresses advance-funding requirements, public financing structures, and reimbursements and recovery of certain costs over time. The County Board of Supervisors approved the PFFP on _____

[insert date if approved by the Board] (Resolution No. _____
[insert number if approved by the Board]).

1.4.11 Fiscal Impact Analysis

A Fiscal Impact Analysis determines whether the net effect of development is likely to have a positive or negative effect on the long-term fiscal well-being of the County. Specifically, the analysis estimates whether the Plan Area generates adequate revenues at build-out to meet the costs of providing County General Fund and Road services to new development. A Fiscal Impact Analysis will be prepared prior to the adoption of this Specific Plan, which will summarize the anticipated revenues and expenses associated with the implementation of the Specific Plan. Additionally, the Fiscal Impact Analysis or the Public Facilities Financing Plan will identify any supplemental funding sources to ensure breakeven revenues for the County's General Fund.

1.5 SPECIFIC PLAN AUTHORITY AND REQUIREMENTS

The provisions of Title 7, Article 8, Sections 65450 through 65457 of the California Government Code, Planning and Land Use Law, grant authority to the County for the preparation of this Specific Plan. Section 130.22.655 of the County Code specifies that the Board of Supervisors shall have review authority of original jurisdiction for specific plan applications, after review and recommendation by the Planning Commission, in compliance with Chapter 130.22, Articles I and II (General Application Procedures and Application Filing and Processing, respectively). The approval of a specific plan is a discretionary project pursuant to CEQA. In addition to the Specific Plan, and if applicable, the Board may approve a Development Agreement by resolution or by ordinance.

The Board of Supervisors may adopt a proposed specific plan only if it finds that the plan:

- A. Is consistent with and implements the General Plan;

- B. Is consistent with any applicable airport land use plan, in compliance with Government Code Section 65302.3; and
- C. Will not have a significant effect on the environment or a statement of overriding consideration has been made for the proposed specific plan in compliance with the provisions of California Code of Regulations Section 15093 (CEQA Guidelines).

An applicant shall submit a proposed specific plan for review that includes the following detailed information in formats of text, diagrams, and maps, on an application form provided by the County:

- A. A statement of the relationship of the specific plan to the General Plan;
- B. A site plan showing the distribution, location, and extent of land uses proposed within the area covered by the specific plan;
- C. Identification of the proposed distribution, location, extent, and intensity of public and private infrastructure and facilities for transportation, sewage, water drainage, solid waste disposal, energy, education, fire protection, or other essential modes proposed to be located in the specific plan area to support the land uses described within;
- D. Standards and criteria by which development will proceed within the specific plan area and standards for the conservation, development, and utilization of natural resources, where applicable; and
- E. Implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the provisions of Subsections A through D, above.

As required by state law and if approved by the Board of Supervisors, the Specific Plan helps the County implement its blueprint for development and long-range visions for growth. The Executive Summary at the beginning of this document provides a general discussion of the Specific Plan's consistency with the overarching goals of the General Plan, which are further supported in the Sections that

follow. However, land use decisions by the Board of Supervisors must satisfy certain General Plan policies to ensure that the County achieves its goals. The General Plan Consistency Matrix (Matrix), presented to the Board of Supervisors concurrently with the Environmental Impact Report, identifies the General Plan policies pertaining to the Specific Plan, and provides detailed information to demonstrate how the land use plan and Specific Plan objectives align with the County's planning principles.

After adoption of a specific plan, a city or county shall not approve any local public works project, development plan permit, tentative subdivision map, or parcel map, or adopt or amend an ordinance within the specific plan area, unless it is consistent with the adopted specific plan. The County may amend an adopted specific plan under the same procedure as the initially adopted specific plan pursuant to the County Code.

In the event that any portion of this Specific Plan is held invalid or unconstitutional by a California or Federal Court or other jurisdiction, such portions shall be deemed separate, distinct, and independent provisions and the invalidity of such provisions shall not affect the validity of the remaining provisions thereof. In such an event, the Director of the El Dorado County Community Development Agency may determine if an amendment to the Specific Plan is required to replace the invalid provision with alternative language in order to maintain consistency with the General Plan and to maintain internal consistency with the remaining Specific Plan goals, policies, and/or regulations.

1.6 SPECIFIC PLAN ORGANIZATION

The Specific Plan consists of the following nine Sections and three Appendices to guide the long-term implementation of the Plan Area:

SECTION 1: INTRODUCTION

This Section provides an overview of the purpose, authority, vision, planning goals, and supporting documents for the Plan Area.

SECTION 2: SETTING

This Section discusses the regional and local settings, site description, opportunities and constraints, and planning considerations.

SECTION 3: LAND USE

This Section describes the intensity, location, and distribution of land uses within the Plan Area.

SECTION 4: TRANSPORTATION AND CIRCULATION

This Section describes the network for movement of vehicles, pedestrians, and bicyclists, along with opportunities for public transit.

SECTION 5: CONSERVATION, OPEN SPACE, AND RESOURCE MANAGEMENT

This Section describes the strategies to protect, conserve and maintain natural resources and open space to enhance quality of life.

SECTION 6: PUBLIC FACILITIES AND SERVICES

This Section identifies the types of public facilities and services needed to meet residents' needs, such as fire protection, sheriff protection, schools, parks, and solid waste collection.

SECTION 7: UTILITIES

This Section describes the infrastructure, such as water, wastewater, and dry utilities, needed to serve the Plan Area.

SECTION 8: SUSTAINABILITY

This Section describes the design practices to reduce greenhouse gas emissions and climate change impacts.

SECTION 9: IMPLEMENTATION AND ADMINISTRATION

This Section provides an overview of the various entitlement approvals required by local, state, and federal agencies; administrative procedures for oversight of the Specific Plan; and companion infrastructure financing and phasing documents.

SECTION 10: REFERENCES

This Section includes reference citations.

APPENDIX A: ZONING AND DEVELOPMENT STANDARDS

This Appendix contains the zoning, permitted uses, and development and parking standards for the zoning designations within the Specific Plan.

APPENDIX B: SITE DESIGN STANDARDS

This Appendix contains design and development standards to provide for the orderly development of the Plan Area, ensuring a harmonious and consistent community among land uses and land features.

APPENDIX C: SUMMARY OF SPECIFIC PLAN POLICIES

This Appendix repeats and consolidates the various Specific Plan Policies contained at the end of Sections 3 (Land Use) through 9 (Implementation and Administration) as a quick reference guide to aid in the assessment of future development applications.



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SETTING

Section 2

2.1 REGIONAL SETTING

This Section discusses

the regional

and local settings,

site description,

opportunities and

constraints,

and

planning

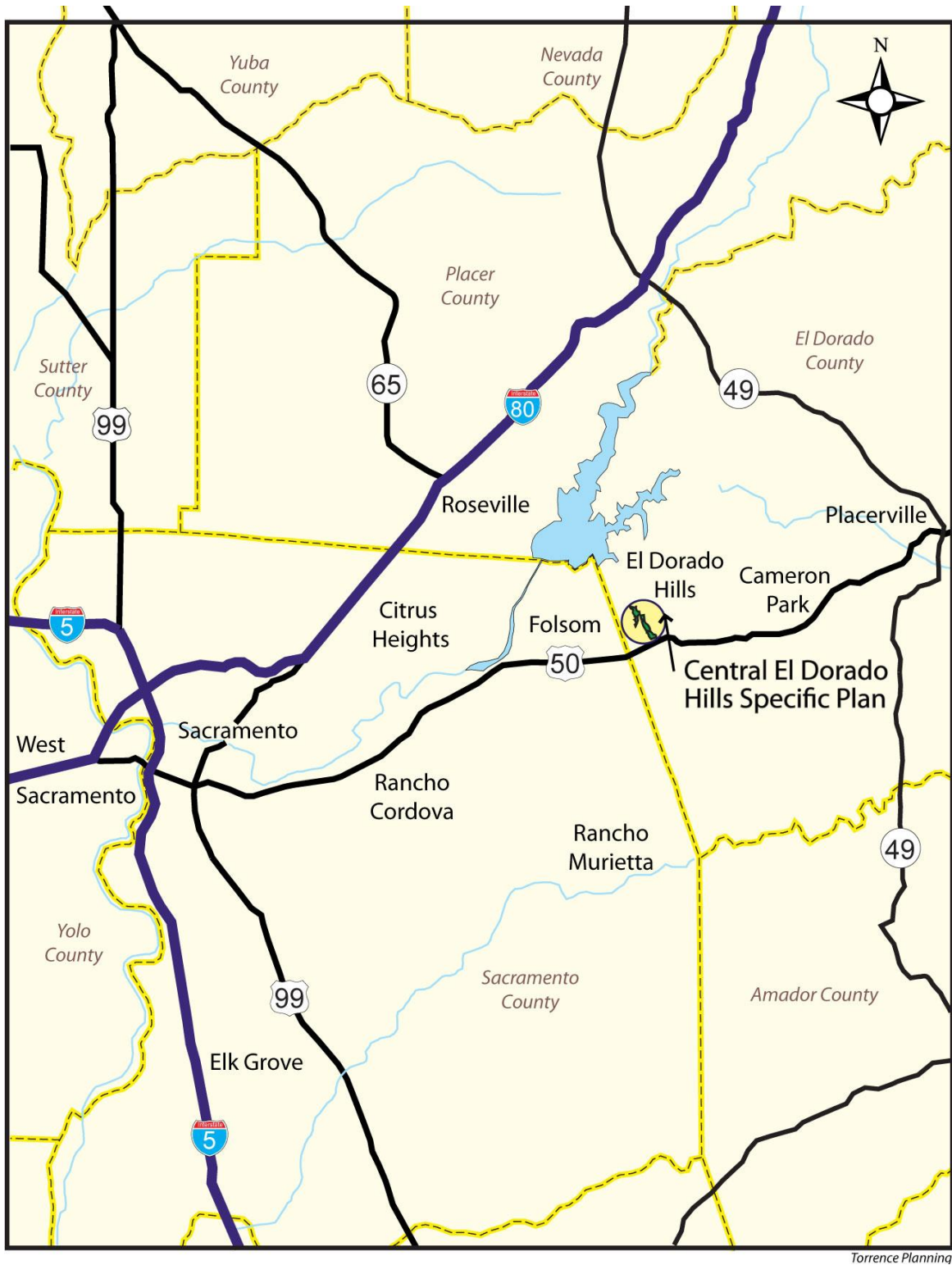
considerations.

El Dorado Hills is located in the western portion of unincorporated El Dorado County, approximately 30 miles northeast of Sacramento, 2 miles east of the Sacramento-El Dorado county line, and 18 miles west of Placerville. Located at the base of the Sierra Nevada mountains, the foothill terrain of El Dorado Hills offers residents long-range views of downtown Sacramento, the central valley, Mount Diablo, Folsom Lake, the Sutter Buttes, and the Sierra Nevada mountains. (Refer to **Figure 2.1: Regional Location Map.**)

Two primary east-west highway transportation corridors serve the Sacramento region. Interstate 80 connects Sacramento to Roseville, and U.S. Highway 50 links Sacramento to Placerville. U.S. Highway 50 directly serves El Dorado Hills, and high-occupancy vehicle lanes extend between Cameron Park and Sacramento.

Three major employment centers are within a twenty-mile segment of the U.S. Highway 50 corridor. The employment centers offer diverse occupations including high technology, communications, medical, financial, government, education, and construction. In El Dorado Hills, the Business Park is home to large employers such as DST Output and Blue Shield. Five miles west, the City of Folsom offers Intel Corporation, Folsom-Cordova Unified School District, Cal-ISO, Mercy Hospital, Kaiser Permanente, Verizon, and Video Products Distributors.

FIGURE 2.1:
REGIONAL LOCATION MAP



Major employers in the City of Rancho Cordova include Vision Service Plan, Delta Dental, Catholic Healthcare West, Deloitte Consulting, Fireman's Fund, McGraw-Hill, Pacific Coast Building Products, the California State Controllers' Office, and the California Water Resources Control Board.

The balance of Section 2 includes the following discussions:

- 2.2 The Modern History of El Dorado Hills
- 2.3 Project Location
- 2.4 Project Setting
- 2.5 Site Description
- 2.6 Development Constraints and Opportunities
- 2.7 Planning Considerations

2.2 THE MODERN HISTORY OF EL DORADO HILLS

The modern history of El Dorado Hills dates back to the late 1950s. Prompted by the expansion of Aerojet General and McDonnell-Douglas, an industrial boom in eastern Sacramento County surged demand for residential housing in El Dorado Hills. Shortly after, architect Victor Gruen envisioned a series of residential "*villages*" north of U.S. Highway 50 emphasizing buffers of open space and opportunity for recreation. Gruen's vision led to the preparation of a community-wide master plan and proposed amenities such as a business park, two 18-hole golf courses, community parks, schools, and two small community shopping centers. With the master plan in place, developer Allan Lindsey began building El Dorado Hills' first, large-scale community in the 1960s.

During the thirty years that followed, residential growth occurred at a moderate pace as families relocated to El Dorado Hills from northern and southern California. The first villages of El Dorado Hills were Park, Ridgeview, Saint Andrews, Crown, Governors, Stonegate, Francisco, Marina Woods, Lake Forest, Windsor Point, Waterford, and the Summit. The villages of Fairchild, Sterlingshire, Highland Hills, Highland View, Bridlewood, and Woodridge soon followed. In the late 1980s, the County approved the El Dorado Hills Specific Plan and by 1990, approximately 6,400 people had located to El Dorado Hills according to U.S. Census figures.

By 1995, home construction was underway in the 3,500-acre Serrano development, one of the largest master-planned, golf communities in northern California. The 18-hole, private championship golf course designed by Robert Trent Jones, Jr. and clubhouse facilities became an attraction for golf enthusiasts and Bay Area families. The County's approval of other master-planned communities in the mid- to late-1990s, including Promontory, Bass Lake Hills, Carson Creek, and Valley View, furthered the attraction of El Dorado Hills as a suburban destination.

By 2000, population growth reached just over 18,000. The early 2000s also brought an expansion of business to the western edge of El Dorado County, as companies from the Silicon Valley relocated to the El Dorado Hills Business Park south of U.S. Highway 50. Major tenants such as Mercedes-Benz and Regal Cinemas began locating in the El Dorado Hills Town Center, and additional merchants south of U.S. Highway 50 soon followed. Nationally recognized retailers such as Target, Holiday Inn Express, Longs Drugs, and CVS Pharmacy began occupying space, and local merchants like Nugget and Pottery World have since joined the tenant mix.

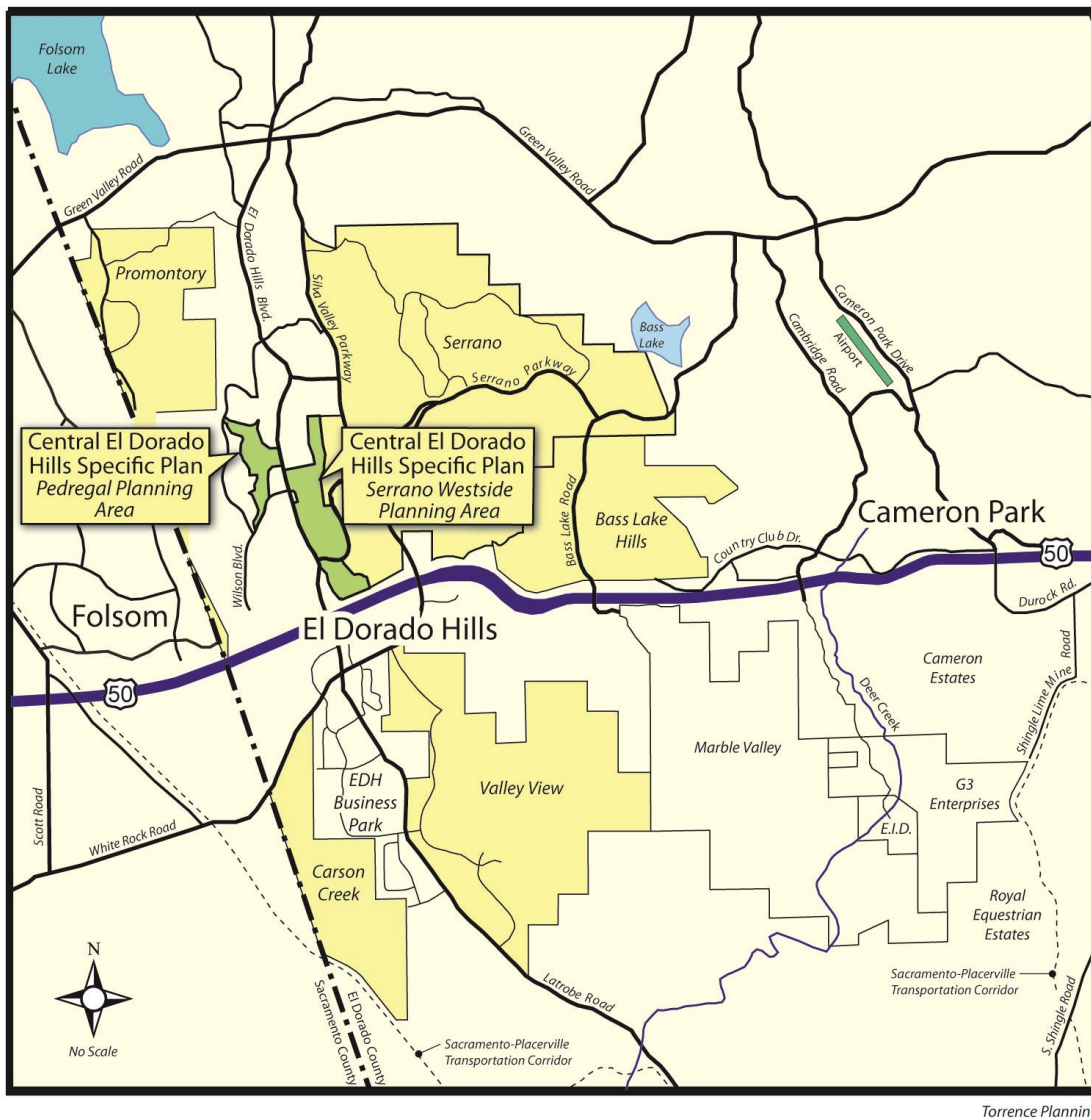
The combination of predominately-residential growth north of U.S. Highway 50 and commercial growth south of U.S. Highway 50 spurred population to 42,000 in 2010. In the years to come, the undeveloped portions of the approved Carson Creek and Valley View Specific Plans will produce a variety of residential development south of U.S. Highway 50 in proximity of the Business Park.

Since the inception of the Gruen plan in the 1960s, El Dorado Hills has become a destination for households in search of suburban villages with quiet neighborhood streets and high-quality public education. Residents of El Dorado Hills enjoy convenient access to employment centers along the U.S. Highway 50 corridor, nearby shopping and entertainment in El Dorado Hills and Folsom, and recreational opportunities at Folsom Lake, the upper American River, and the Sierra Nevada mountains.

2.3 PROJECT LOCATION

The Plan Area consists of 341 acres north of U.S. Highway 50 along El Dorado Hills' primary north-south corridor of El Dorado Hills Boulevard. The southern portion of the Plan Area is directly adjacent to U.S. Highway 50 and has excellent access to the El Dorado Hills Boulevard / Latrobe Road interchange. (Refer to **Figure 2.2: Project Location.**)

FIGURE 2.2:
PROJECT LOCATION



The Plan Area is within the El Dorado Hills Community Region, an urban limit line established by the County's General Plan land use maps demarcating where urban and suburban land uses will develop (*General Plan Objective 2.1.1*). The El Dorado Hills Community Region is an area designated for self-sustaining, suburban-type development given the availability of infrastructure, public services, and transportation corridors. The Plan Area is ideally located within an established Community Region to respond to and accept the demands of population growth and economic expansion envisioned by the General Plan.

2.4 PROJECT SETTING

A majority of the Plan Area encompasses a valley that gracefully slopes to the south and elevations on site range from 600 to 1,060 feet above mean sea level. The Plan Area is mostly undeveloped, however it is an infill property surrounded by existing residential and non-residential development. The entire Plan Area is within one mile of U.S. Highway 50 and centrally located in the El Dorado Hills community.

2.4.1 Planning Areas

The Plan Area consists of the following two topographic planning areas: (Refer to **Figure 2.3: Planning Areas.**)

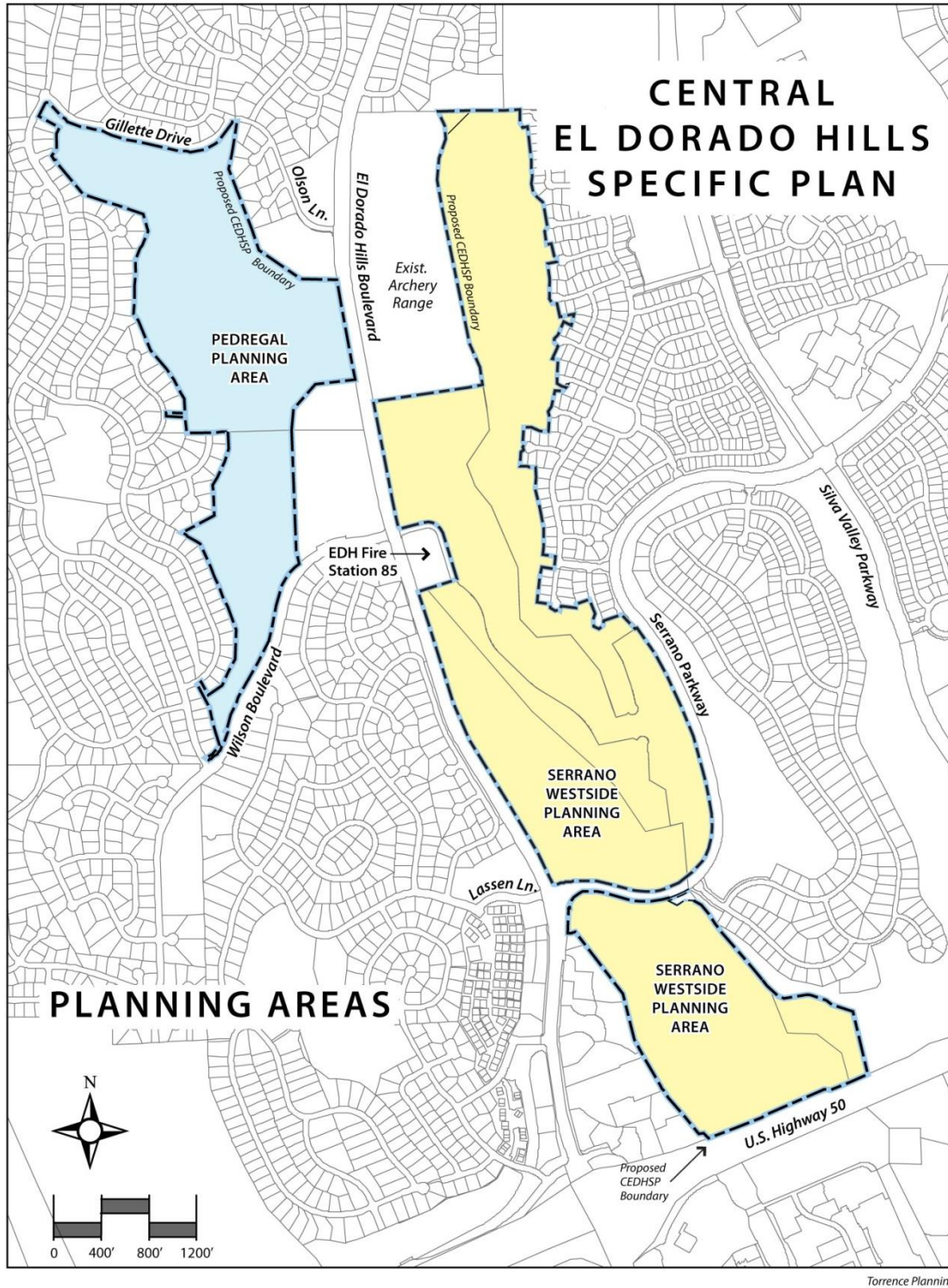
SERRANO WESTSIDE PLANNING AREA

The Serrano Westside Planning Area contains 239 acres. U.S. Highway 50 defines the planning area to the south, the El Dorado Hills Specific Plan to the east, Wilson Boulevard to the north, and El Dorado Hills Boulevard, and La Borgata and Raley's shopping centers to the west. Serrano Parkway bisects the project site.

PEDREGAL PLANNING AREA

The Pedregal Planning Area contains 102 acres. Wilson Boulevard defines the planning area to the south, El Dorado Hills Boulevard to the east, Gillette Drive to the north, and the Ridgeview subdivision to the west.

FIGURE 2.3:
PLANNING AREAS



2.5 SITE DESCRIPTION

2.5.1 History

The Serrano Westside Planning Area includes portions of the 1988 El Dorado Hills Specific Plan (EDHSP) and the former El Dorado Hills Executive Golf Course, a recreational amenity constructed in the early 1960s as a marketing tool to attract homebuyers to El Dorado Hills. The shutdown of the Saturn V and Apollo projects in the late 1960s stopped construction plans for a championship-level golf course in present-day Saint Andrews Village, and as a result, the Executive Golf Course remained operational for over 40 years. The widespread expansion of golf courses in the Sacramento region during the 1980s and 1990s saturated the golf market, and player preferences for competing courses lead to the closure of the El Dorado Hills Executive Golf Course in 2007 because of financial and economic constraints. The Project Proponent and the El Dorado Hills Community Services District independently hired NGF Consulting to investigate the long term operational feasibility of the golf course. NGF Consulting, however, determined that the golf course operation was economically infeasible.

The Pedregal Planning Area is a remainder of the Ridgeview East subdivision. Previous attempts by prior property owners to develop the property with residential uses in the late-1990s and 2000 failed because of complications with a water moratorium, environmental review, the 1999 General Plan Writ of Mandate, and expiration of an underlying Development Agreement. Since then, the property has remained vacant and undeveloped.

2.5.2 Ownership

Serrano Associates, LLC, the developer of the Serrano master-planned community, owns the entire Plan Area. The Serrano Westside Planning Area consists of existing Assessor's Parcel Numbers (APNs) 121-160-05, 121-040-20, 121-040-29, and 121-040-31, and a portion of 121-120-24, within the existing El Dorado Hills Specific Plan approved in 1988. The Pedregal Planning Area consists of existing APNs 120-050-01 and 120-050-05. (Refer to **Table 2.1: Existing Plan Area Land Use, Zoning, and**

Ownership, Figure 2.4: Ownership - Serrano Westside Planning Area, and Figure 2.5: Ownership - Pedregal Planning Area.)

Table 2.1: Existing Plan Area Land Use, Zoning, and Ownership

APN	Planning Area	Existing Land Use	Existing Zoning	Existing Ownership
121-160-05	Serrano Westside	OS and C	RF	Serrano Associates, LLC
121-040-20		AP	R1-PD	
121-040-29		AP	R1-PD	
121-040-31		AP	OS	
121-120-24 *		AP	OS	
120-050-01	Pedregal	HDR/MFR	R1/R2-DC	Serrano Associates, LLC
120-050-05		HDR	R1	

**portion*

2.5.3 Existing Land Use and Zoning

The 2004 General Plan designates a majority of the Serrano Westside Planning Area as Open Space (OS) because the El Dorado Hills Executive Golf Course was still in operation at the time the County prepared and adopted the General Plan. Portions of the Serrano Westside Planning Area are designated Adopted Plan (AP) due to overlaps with the El Dorado Hills Specific Plan area (the original Serrano community) and Commercial (C). Serrano Westside is zoned a combination of Recreational Facilities (RF), One-Family Residential - Planned Development (R1-PD), and Open Space (OS).

The 2004 General Plan designates the Pedregal Planning Area with a combination of High Density Residential (HDR) and Multi-Family Residential (MFR). Pedregal has been zoned One-Family Residential (R1) and Limited Multi-Family Residential / Design Control (R2-DC) since the 1980s.

[Continues on page 2-12]

FIGURE 2.4:
OWNERSHIP - SERRANO WESTSIDE PLANNING AREA
(SERRANO ASSOCIATES, LLC)

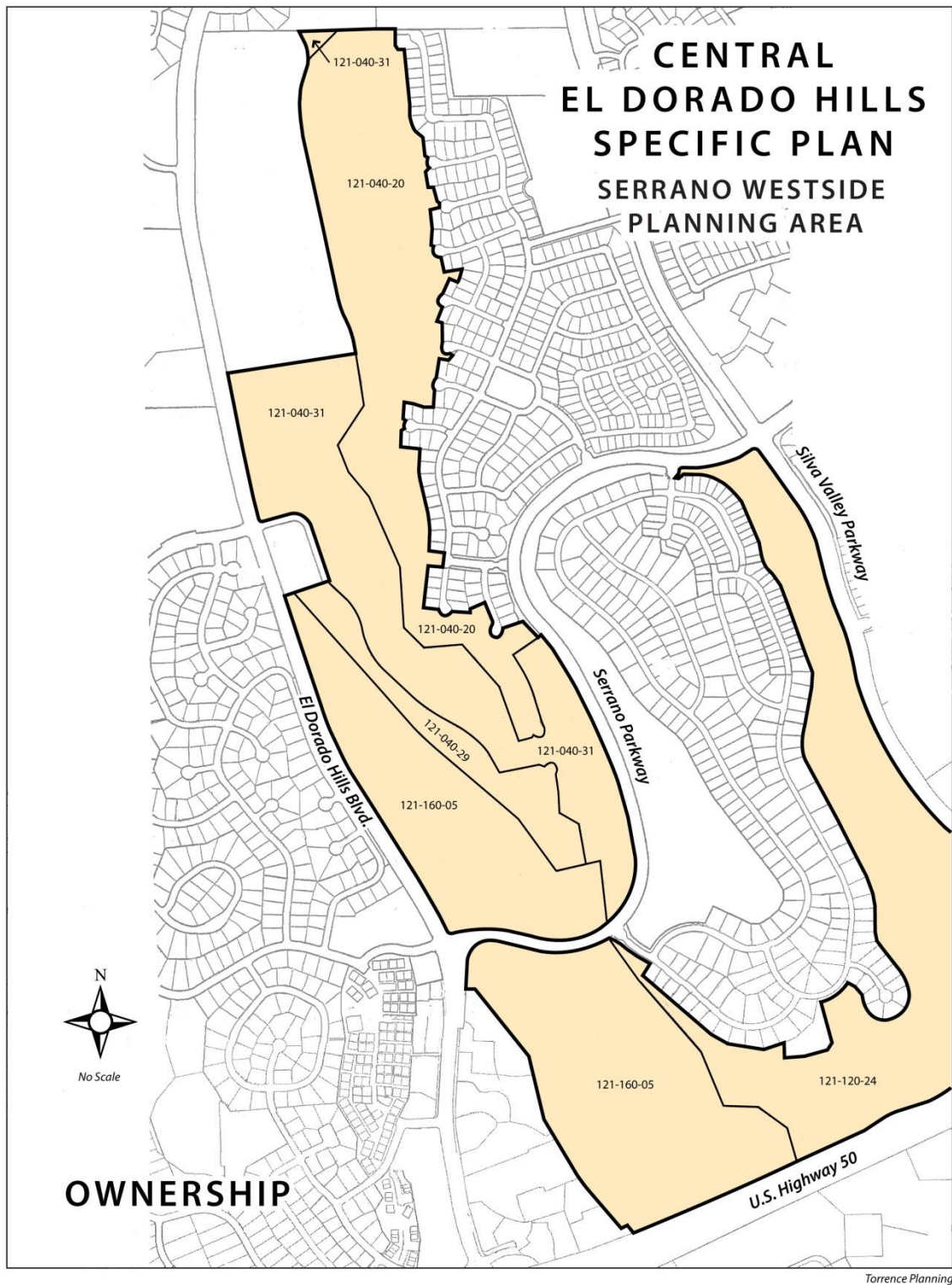
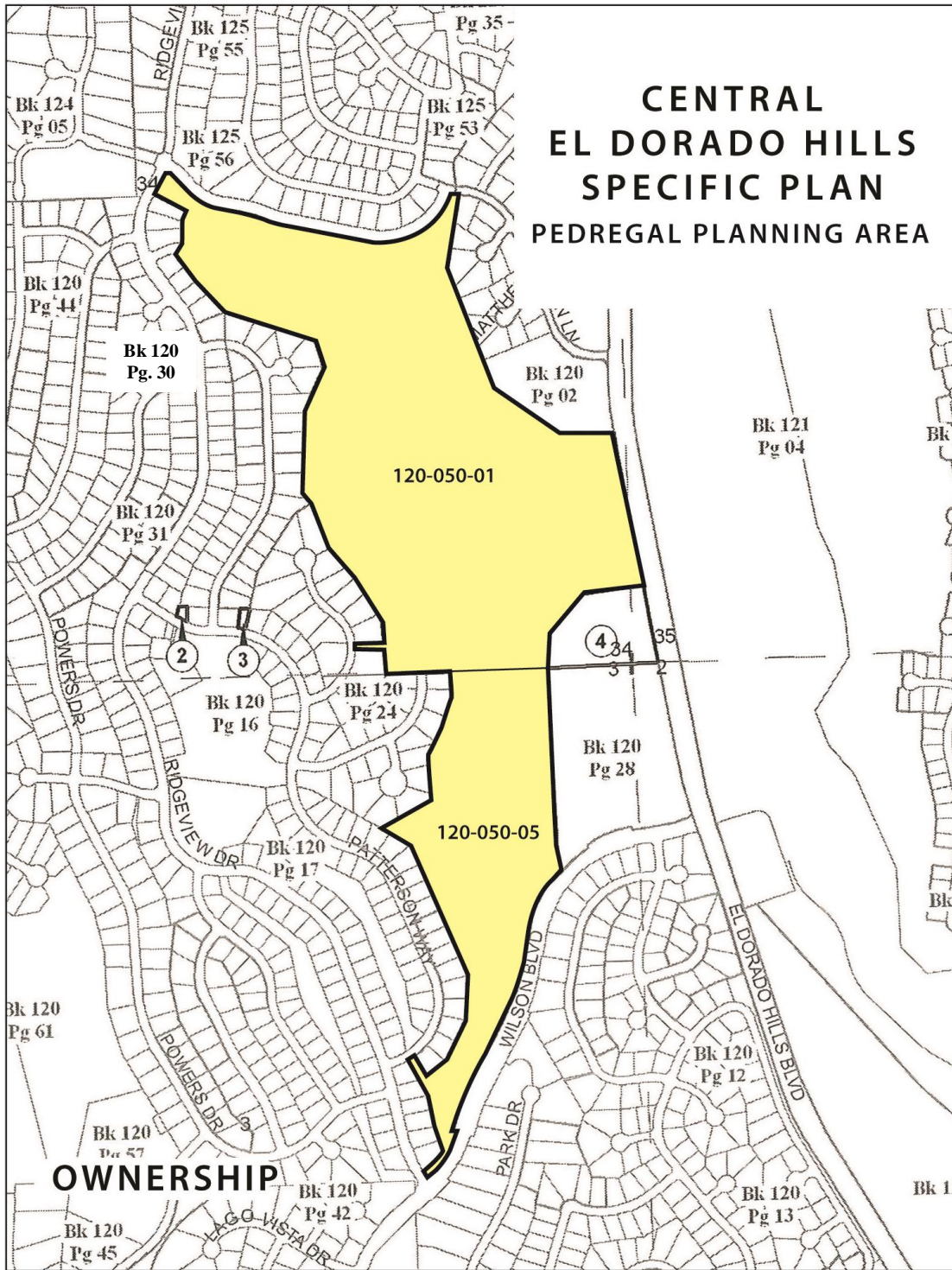


FIGURE 2.5:
OWNERSHIP - PEDREGAL PLANNING AREA
(SERRANO ASSOCIATES, LLC)



Refer to **Table 2.1 (Existing Plan Area Land Use, Zoning and Ownership)** and **Figure 2.6 (Existing Land Use)** for additional information on current land use and zoning designations for the various Plan Area tax lots.

2.5.4 El Dorado Hills Specific Plan Amendment

In 1988, the County of El Dorado approved the El Dorado Hills Specific Plan for 6,162 dwelling units and the specific plan has governed the development of the Serrano community for more than 20 years. Development of the El Dorado Hills Specific Plan has not reached its maximum build-out. Today, approximately 4,000 lots exist in the Serrano community. The County has approved tentative subdivision maps for an additional 650 lots and approximately 250 lots have tentative subdivision map approvals pending. The total anticipated build-out is estimated at 4,900 dwelling units, approximately 1,250 units less than approved. (Refer to **Figure 2.7: 1988 El Dorado Hills Specific Plan.**)

Adoption of this Specific Plan amends the existing El Dorado Hills Specific Plan as follows: (Refer to **Figure 2.8: El Dorado Hills Specific Plan Amendment.**)

- 135 planned dwelling units at Serrano Village D-1, Lots C and D convert to permanent, natural open space (approximately 50 acres), including a commensurate reduction in the total expected build-out by 135 dwelling units (from 6,162 DUs to 6,027 DUs).
- 141.67 acres of lands within the existing El Dorado Hills Specific Plan transfer to the Central El Dorado Hills Specific Plan
- 0.47 acres of the former El Dorado Hills Executive Golf Course transfer to the existing El Dorado Hills Specific Plan

All portions of the 1988 El Dorado Hills Specific Plan (EDHSP) area outside of the 341 acres included within this Specific Plan shall remain subject to the current EDHSP standards.

FIGURE 2.6:
EXISTING LAND USE

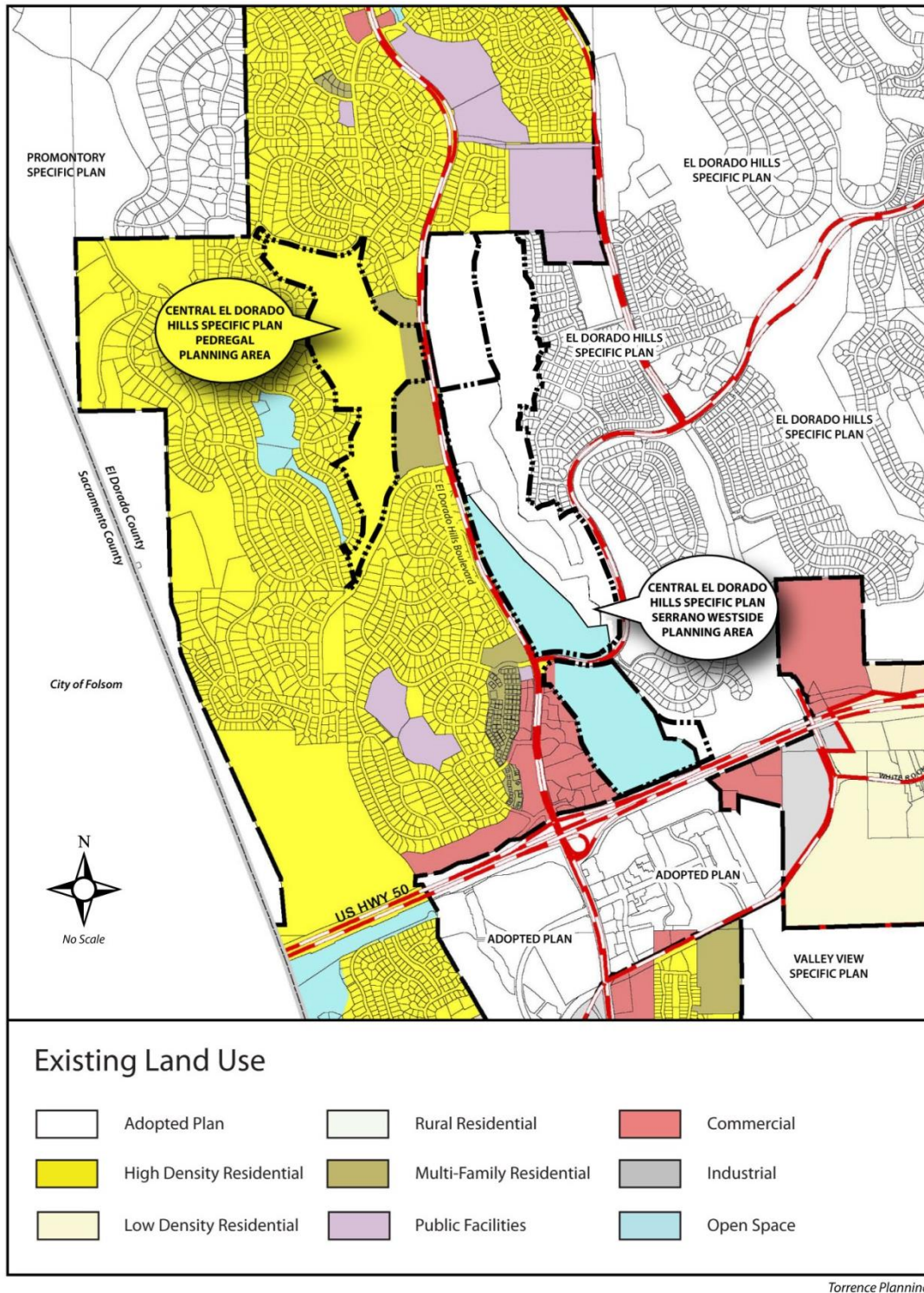
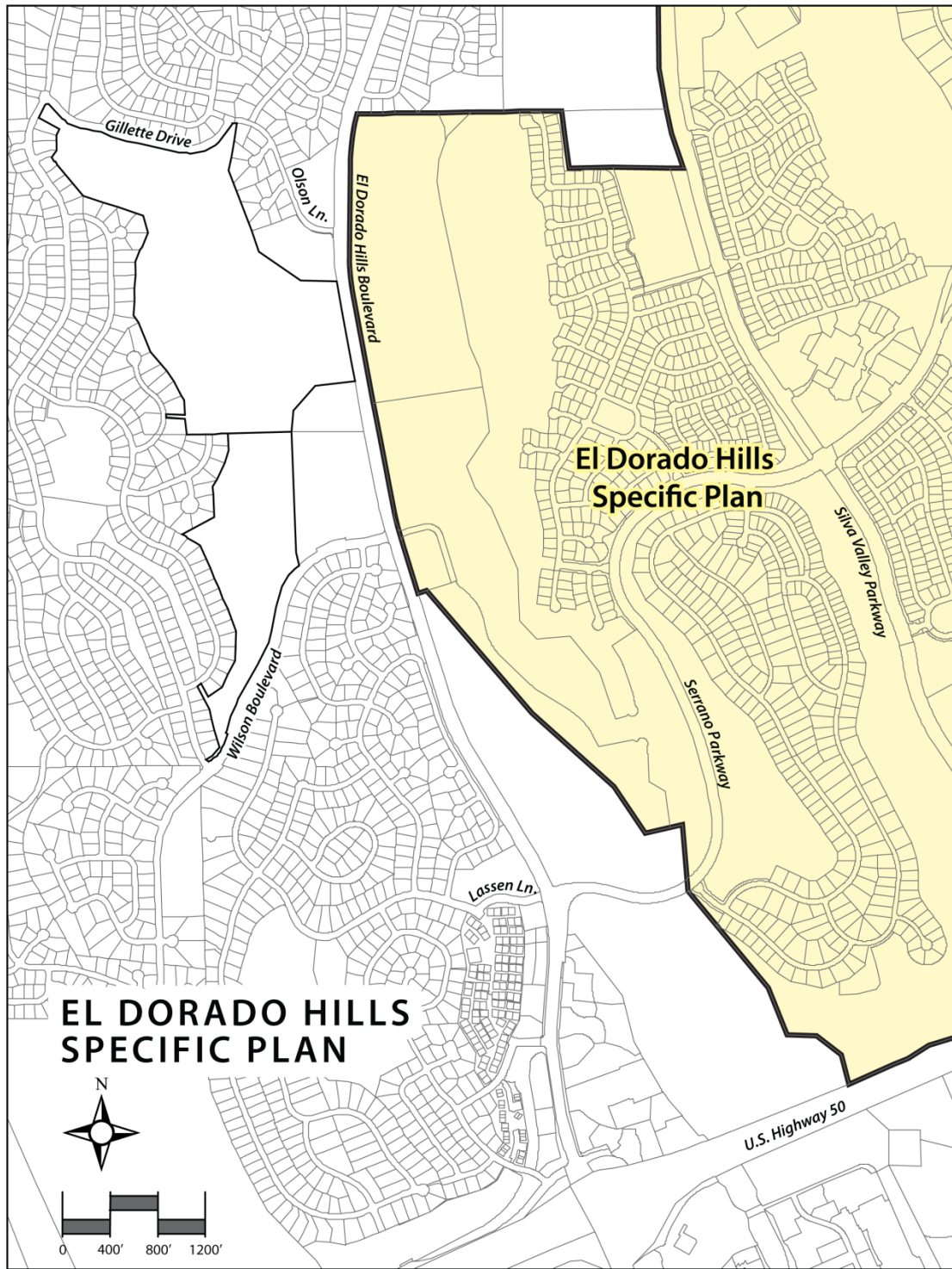
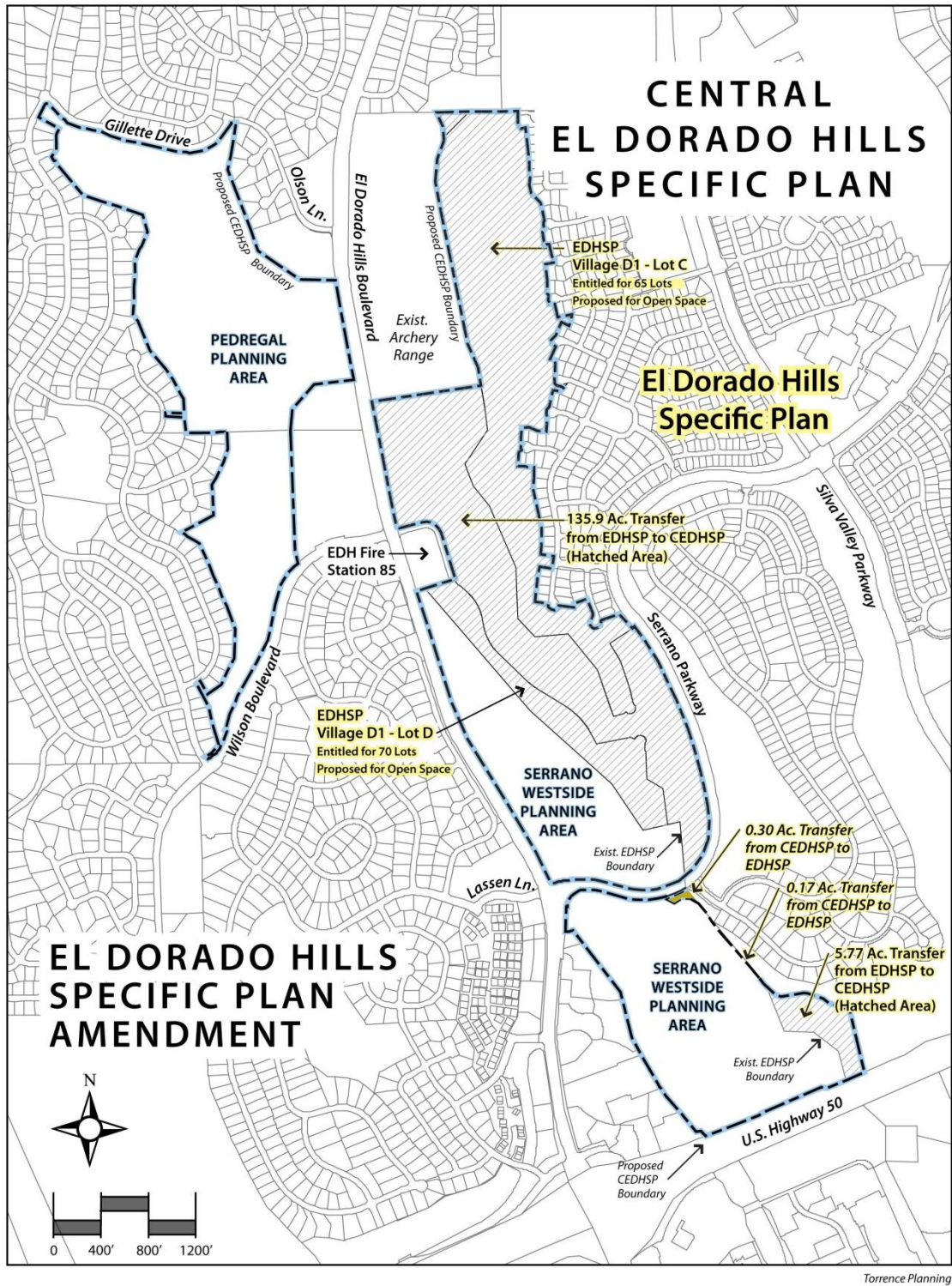


FIGURE 2.7:
1988 EL DORADO HILLS SPECIFIC PLAN



Torrence Planning

FIGURE 2.8:
EL DORADO HILLS SPECIFIC PLAN AMENDMENT



2.5.5 Surrounding Land Uses



*Raley's shopping complex,
El Dorado Hills*



*La Borgata retail center,
El Dorado Hills*

Existing residential and non-residential uses surround the Plan Area. **Figure 2.9 (Surrounding Uses)** shows the Plan Area in context of the developed portions of El Dorado Hills.

U.S. Highway 50 forms the southern boundary of the Serrano Westside Planning Area and the El Dorado Hills Town Center is located south of the highway. Existing office and retail uses at the La Borgata and Raley's shopping centers are within walking distance and contiguous to the southwest portion of the Plan Area. The El Dorado Hills Fire Station adjoins Serrano Westside on the north, and portions of the natural open space lands of the El Dorado Hills Specific Plan form the northeast and eastern boundaries. The existing residential developments of Serrano Villages D1 and D2 are also adjacent to the Serrano Westside Planning Area.

Existing residential uses and arterial or collector roads surround the Pedregal Planning Area. Ridgeview East, a residential subdivision, forms the western boundary. Wilson Boulevard and the Sterling Ranch Apartments are contiguous to the site to the south, as is Gillette Drive and the El Dorado Village Apartments to the north. The eastern-most portion of the Pedregal site is contiguous to El Dorado Hills Boulevard, the primary north-south arterial roadway serving El Dorado Hills.

2.5.6 Existing Services

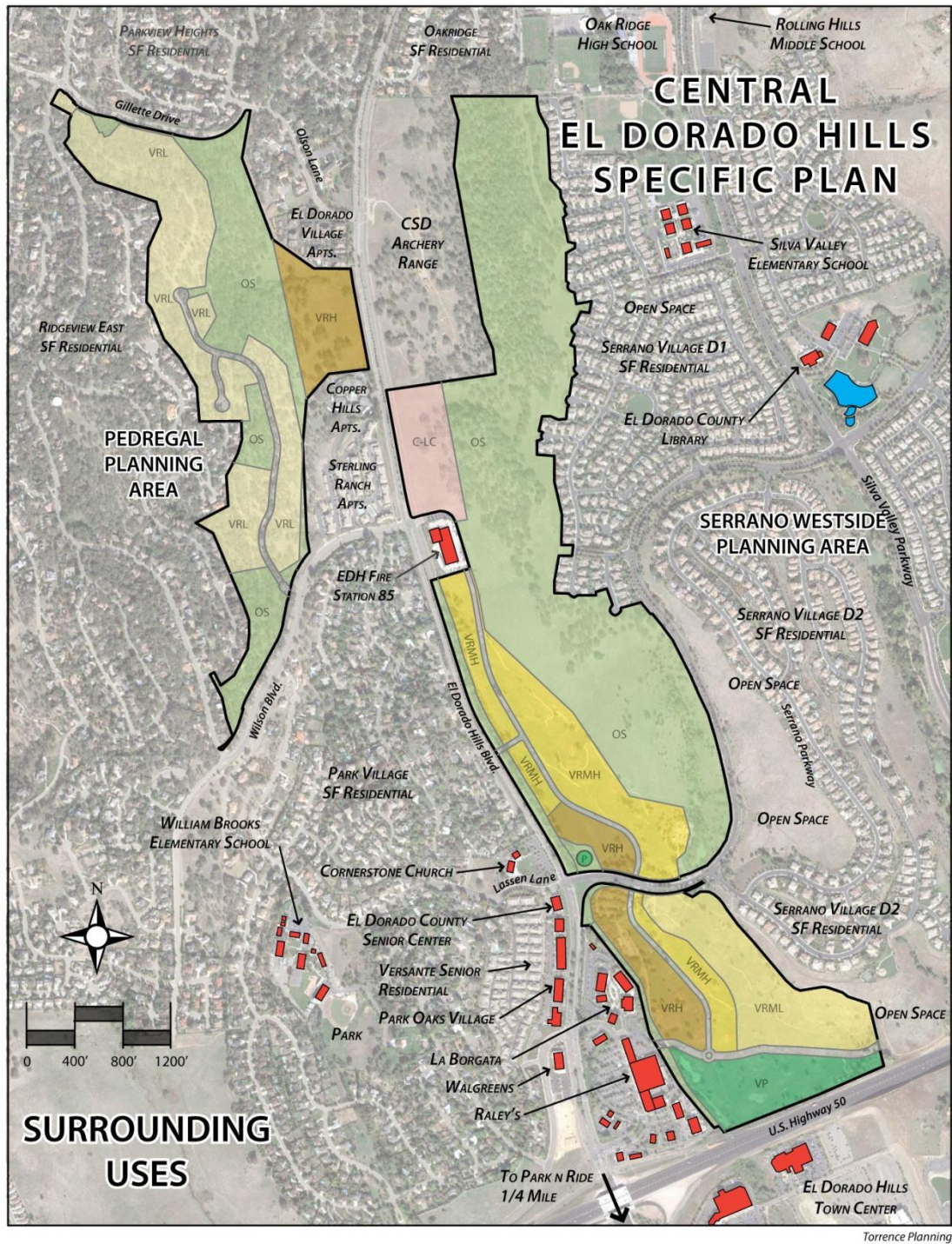
SCHOOL DISTRICTS

The Plan Area is within the boundaries of Buckeye Union School District and El Dorado Union High School District. Buckeye Union School District is a K-8 school district that serves the communities of Shingle Springs, El Dorado Hills, Cameron Park, and the surrounding area. As



[Continues on page 2-18]

FIGURE 2.9:
SURROUNDING USES





of the 2012-13 school year, the El Dorado Union High School District serves approximately 6,850 students who enter high school from twelve feeder elementary districts including Buckeye Union School District. Refer to Section 6.3 (Public Schools), Section 6.7 (Solid Waste Collection), and Section 7.7.4 (Cable Television) for additional information.



PARKS AND RECREATION, AND SOLID WASTE AND CABLE TELEVISION FRANCHISES

The Plan Area is located within the service boundary of the El Dorado Hills Community Services District. Refer to Section 6.4 (Parks and Recreation) for additional information.



SHERIFF PROTECTION

The El Dorado County Sheriff serves the Plan Area primarily from its Placerville location and currently, there is a substation in the El Dorado Hills Town Center. Refer to Section 6.5 (Law Enforcement) for additional information.



FIRE PROTECTION

The Plan Area is within the boundaries of the El Dorado Hills County Water District (El Dorado Hills Fire Department). Located between the two Planning Areas, the nearest fire station serving the Plan Area is El Dorado Hills Station 85 at El Dorado Hills Boulevard and Wilson Boulevard. Refer to Section 6.6 (Fire Protection) for additional information.



WATER, RECYCLED WATER, AND WASTEWATER

The Plan Area is located within the service boundary of the El Dorado Irrigation District. Refer to Section 7 (Utilities) for additional information.

2.5.7 Site Features

In order to comply with the objectives and policies of the Conservation and Open Space Element of the General Plan, the Project Proponent inventoried and analyzed significant site features to determine how they can best be conserved and protected while allowing development to occur. Consultants reviewed previous studies and completed new studies utilizing existing literature, field reconnaissance, and digital mapping technologies, including LiDAR (Light Detection and Ranging) and RGB hyperspectral imagery, to accurately determine the location

and extent of geological formations, soil types, oak canopy, natural drainages and wetlands, topography patterns and slope percentages, and areas of cultural resources. Refer to Section 5 (Conservation, Open Space, and Resource Management) for more information about the site features. Significant site features include geology, soils, topography, hydrology, vegetation communities, wildlife, and cultural resources, as more fully discussed below.

GEOLOGY

The Plan Area is located within the western foothills region of the Sierra Nevada Mountain Range. According to the General Geologic Map of the Folsom 15-Minute Quadrangle (R.C. Loyd, 1984) this portion of the foothills and the Plan Area are underlain by metavolcanic rocks of the Foothills Melange-Ophiolite Terrance of Lake Paleozoic to Mesozoic age and Copper Hill Volcanics of Jurassic period. The northernmost portion of the Plan Area is underlain by ultramafic bedrock, which may contain asbestos, while the remaining western majority is underlain by metavolcanic rocks (Youngdahl Consulting, Inc, 2012a and 2012b). According to the Fault Activity Map of California and Adjacent Areas (Jennings & Bryant, 2010), no active faults or Earthquake Fault Zones (Special Studies Zones) are located within the Plan Area.

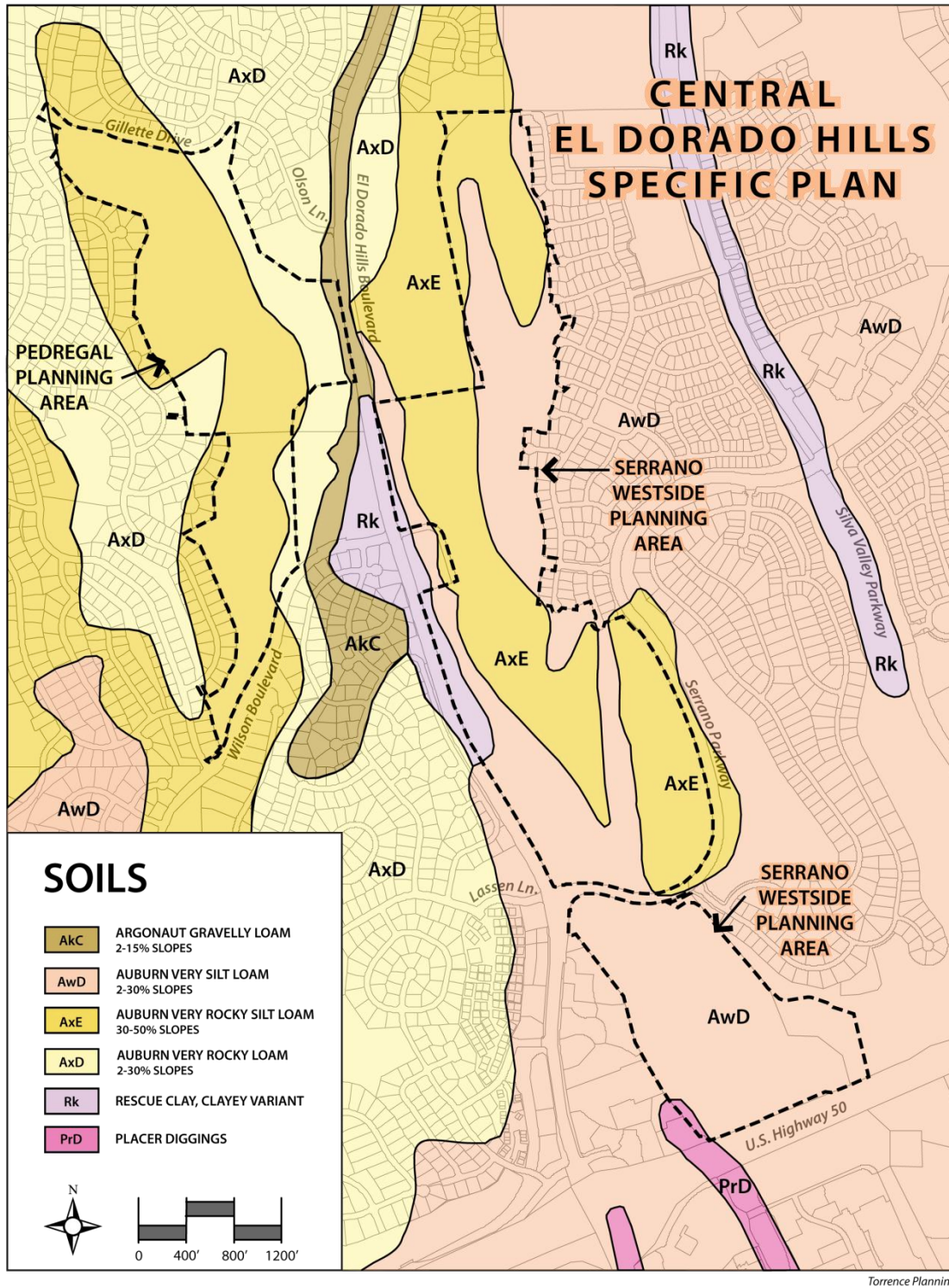
SOILS

The U.S. Department of Agriculture Soil Conservation Service *Soil Survey of El Dorado Area, California* (Rogers, 1974) indicates the near surface soils on the property to be Argonaut gravelly loam (2 to 15 percent slope), Auburn silt loam (2 to 30 percent slope), Auburn very rocky silt loam (2 to 30 percent slope), Auburn very rocky silt loam (30 to 50 percent slope), and Rescue clay (clayey variant). (Refer to **Figure 2.10: Soils.**)

DMG Open-File Report 2000-02 shows the Plan Area in an “*Area Most Likely to Contain Asbestos*” (California Geological Survey, 2000). Soil and rock testing conducted in Youngdahl Consulting Group, Inc. (2012c and 2012d) discovered traces (less than 0.25 percent) of asbestos in ten of 25 soil samples using the California Air Resources Board (CARB) Method 435.

[Continues on page 2-21]

FIGURE 2.10:
SOILS



The El Dorado County Air Quality Management District (AQMD) regulates Naturally Occurring Asbestos. AQMD Rule 223-2 requires management practices to reduce asbestos dust created from earth moving activities. Youngdahl Consulting Group, Inc. prepared Preliminary Geotechnical Studies in July and August 2012. These reports provide geotechnical information and design criteria for the development of the Plan Area.

TOPOGRAPHY

The Serrano Westside Planning Area is comprised of a valley floor and uplands area, with sloping terrain ranging in elevation from approximately 600 to 1,020 feet above sea level and slopes ranging between 0 percent to over 30 percent. The Pedregal Planning Area is primarily an uplands area, characterized by sloping terrain ranging in elevation between 740 to 1,060 feet above sea level and slopes ranging between 10 percent and over 30 percent. Consistent with General Plan Policy 7.1.2.1, R.E.Y Engineers, Inc. prepared a slope study to identify non-development areas steeper than 30 percent slope. (Refer to **Figure 2.11: Topography – Serrano Westside Planning Area, Figure 2.12: Topography – Pedregal Planning Area, Figure 2.13 Slopes: Serrano Westside Planning Area and Figure 2.14: Slopes – Pedregal Planning Area.**)

HYDROLOGY

Studies prepared by ECORP Consulting, Inc. (2009a, 2009b, and 2011) identified a total of 5.72 acres of Waters of the United States that meet the criteria for the U.S. Army Corps of Engineers (USACE) jurisdiction, including seasonal and perennial creeks, seasonal wetlands and swales, intermittent drainages, ponds, seeps, and drainage ditches. The Serrano Westside Planning Area includes 5.284 acres of Waters of the United States and the Pedregal Planning Area includes 0.436 acres of Waters of the United States. In July 2009 and June 2011, USACE concurred with the amount and location of wetlands and other water bodies within the Plan Area, except for an 85-acre area west of Serrano Village D1 proposed for open space uses. (Refer to **Figure 2.15: Hydrology - Serrano Westside Planning Area and Figure 2.16: Hydrology – Pedregal Planning Area.**)

[Continues on page 2-28]

FIGURE 2.11:
TOPOGRAPHY – SERRANO WESTSIDE PLANNING AREA

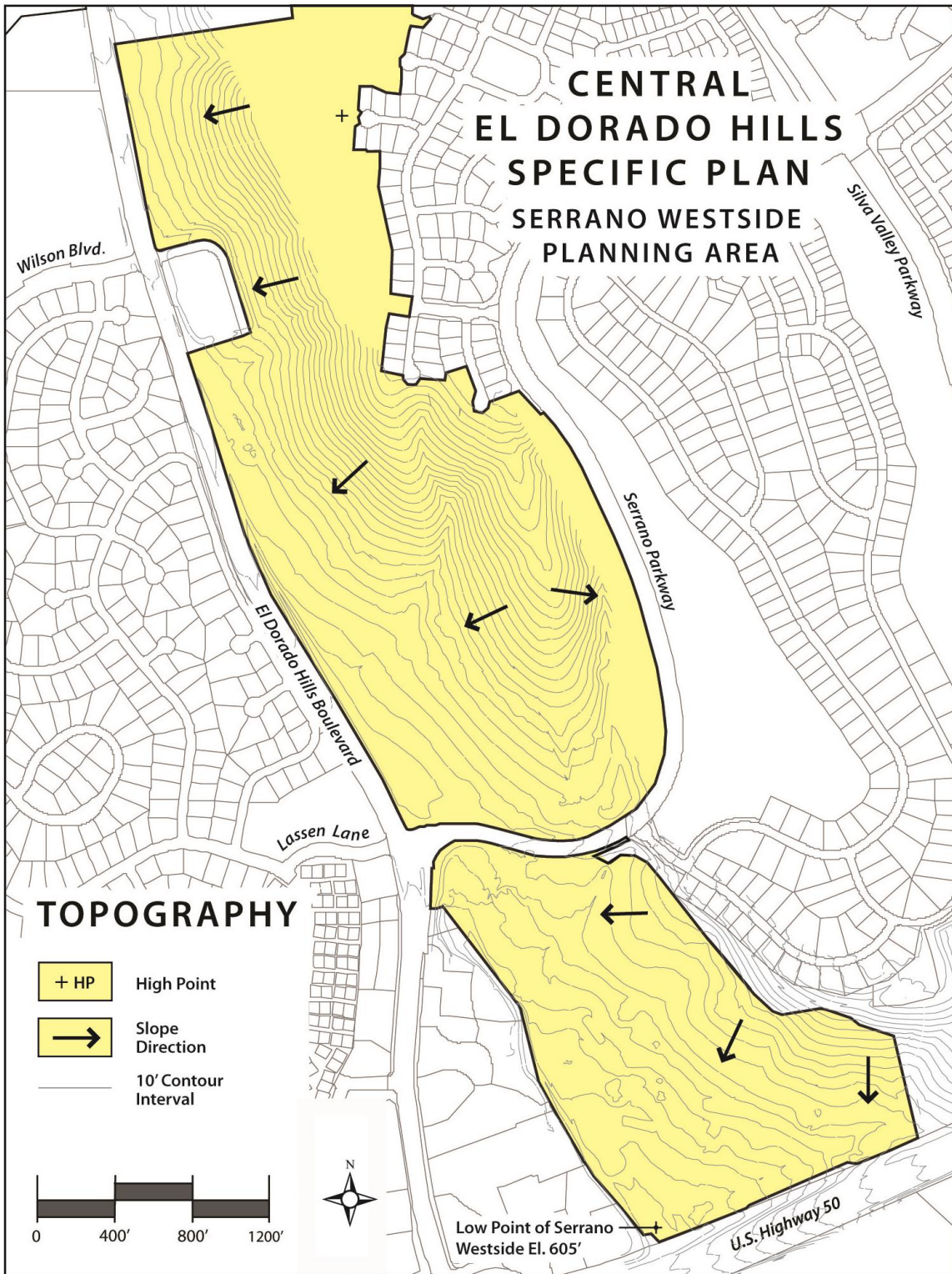
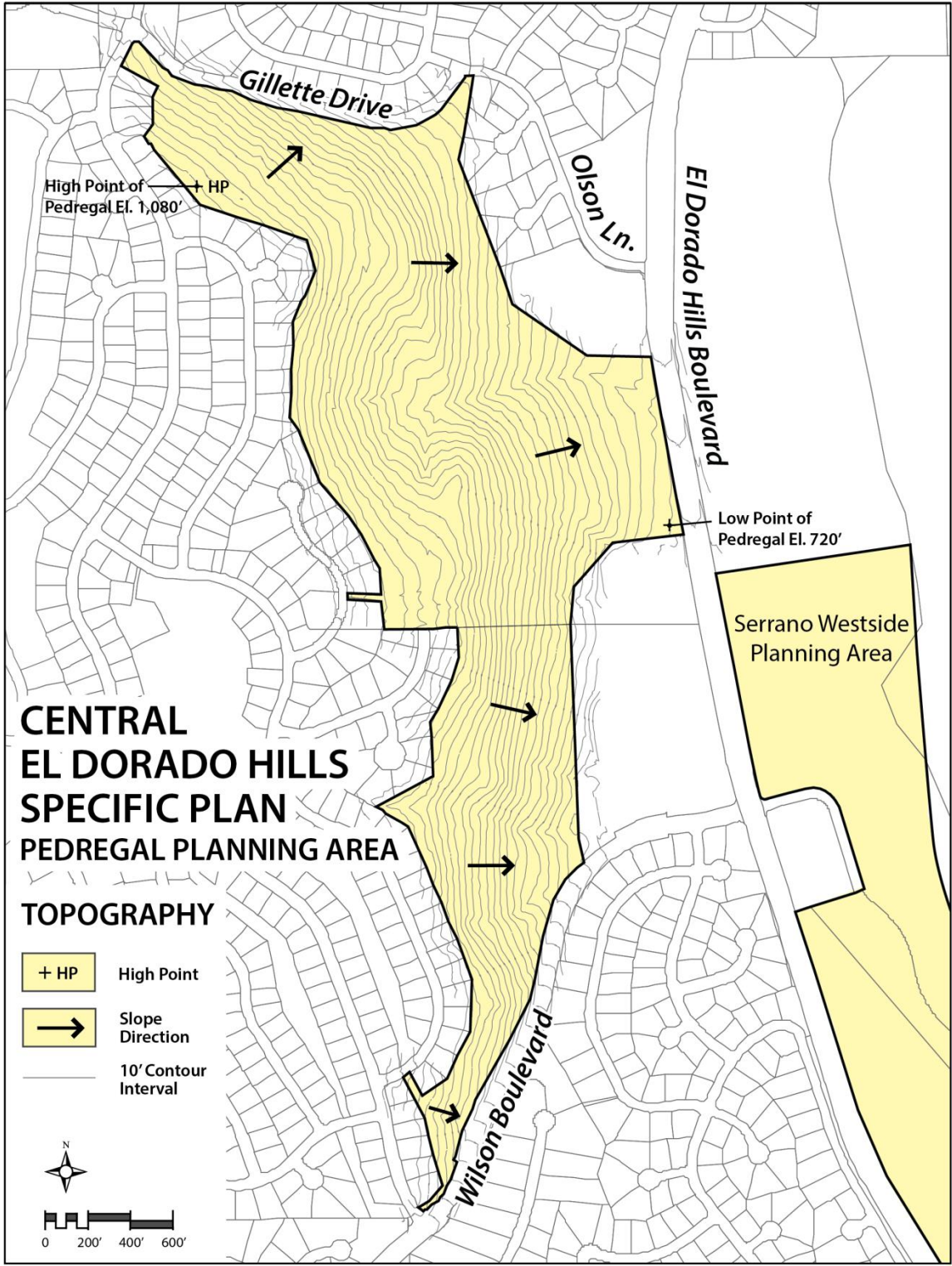


FIGURE 2.12:
TOPOGRAPHY – PEDREGAL PLANNING AREA



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FIGURE 2.13:
SLOPES – SERRANO WESTSIDE PLANNING AREA

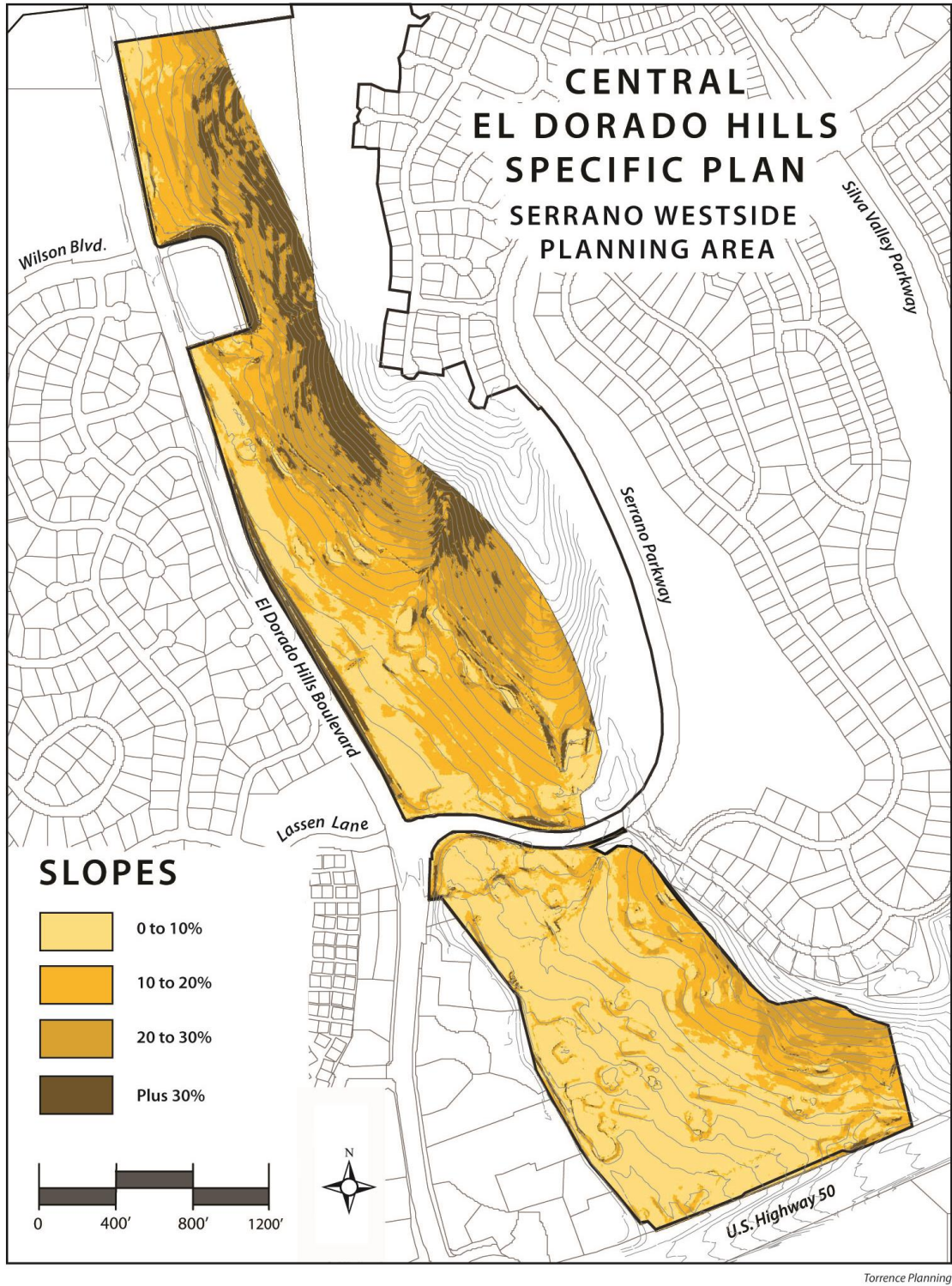
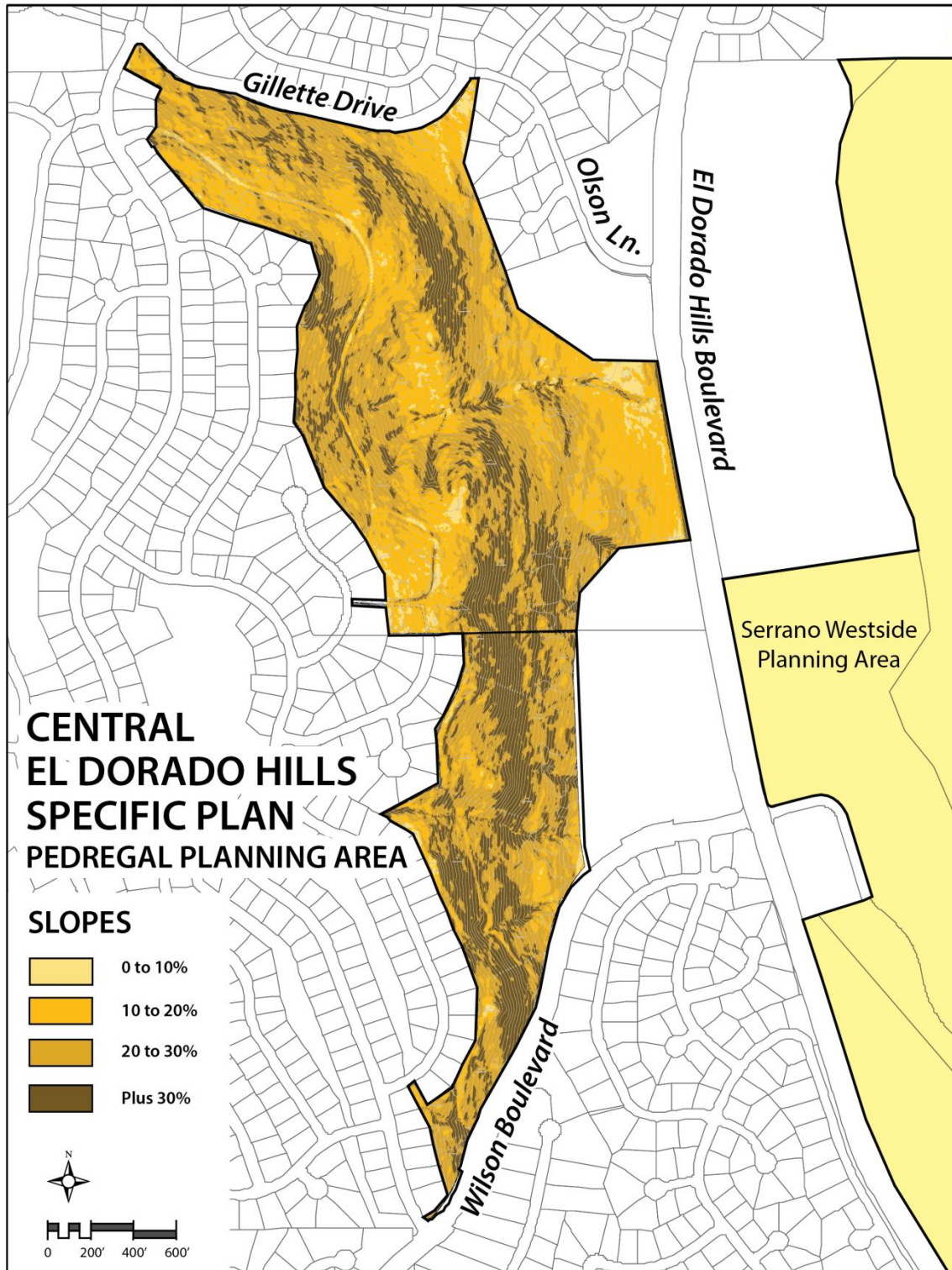


FIGURE 2.14:
SLOPES – PEDREGAL PLANNING AREA



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FIGURE 2.15:
HYDROLOGY - SERRANO WESTSIDE PLANNING AREA

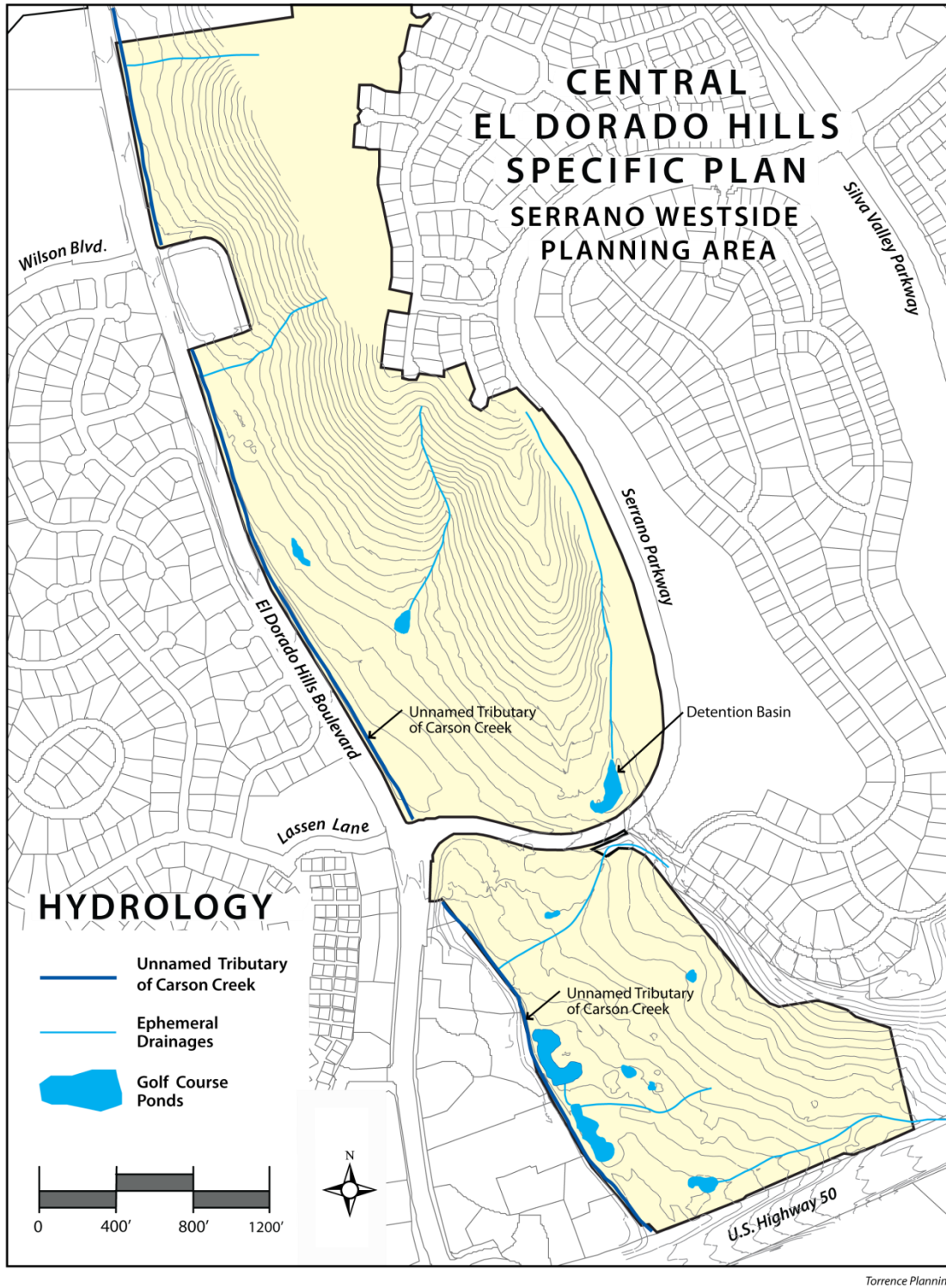
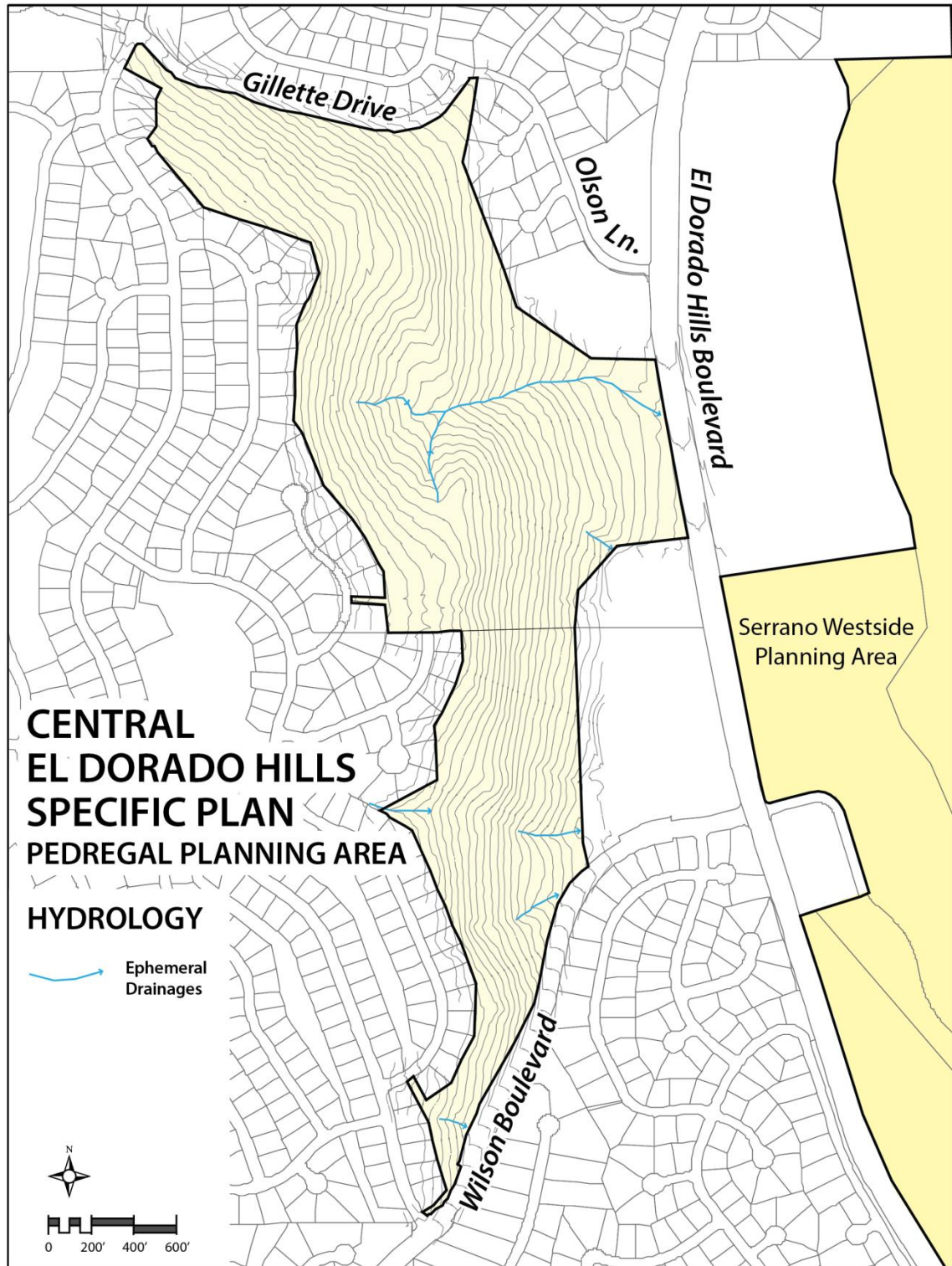


FIGURE 2.16:
HYDROLOGY – PEDREGAL PLANNING AREA



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General Plan Policy 7.3.3.4 requires amendment of the County's Zoning Ordinance to provide buffers and special setbacks for the protection of riparian areas and wetlands. Until the Zoning Ordinance establishes standards for buffers and special setbacks, the County shall apply a minimum setback of 100 feet from all perennial streams, and 50 feet from intermittent streams and wetlands. The County may modify these interim standards if more detailed information regarding slope, soil stability, vegetation, habitat, and other site-specific conditions demonstrate that a different setback is sufficient to protect the riparian area. Actual setbacks for the Plan Area will be determined during the Section 404 permitting process in consultation with USACE.

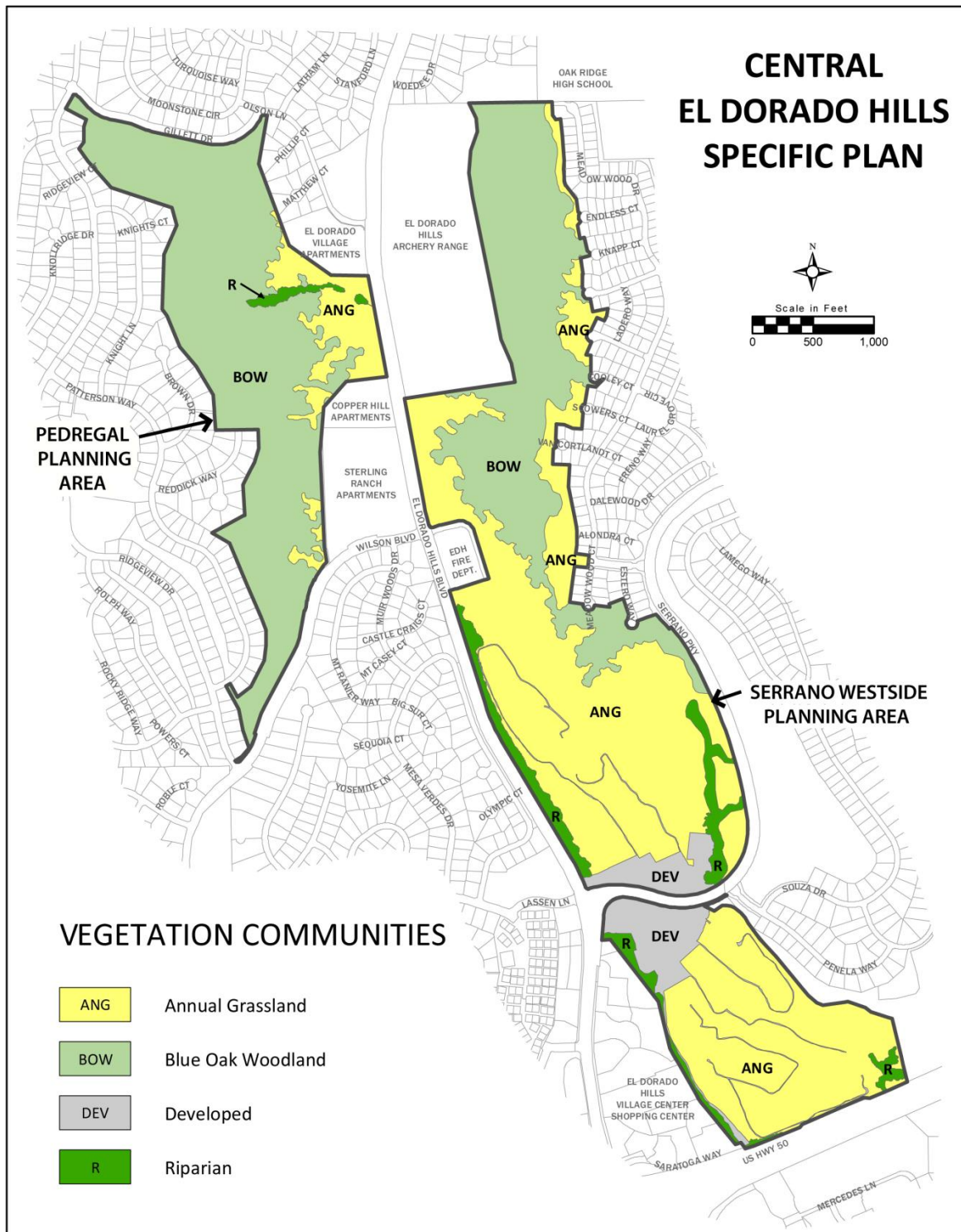
VEGETATION COMMUNITIES

Five biotic habitats have been identified in the Plan Area including oak woodlands, oak woodland/grassland savanna, serpentine chaparral, riparian corridors, and annual grasslands (Refer to **Figure 2.17: Vegetation Communities.**) The dominant oak woodlands canopy species include blue oak (*Quercus douglasii*) and poison oak (*Toxicodendron diversilobum*). No rare or endangered plants exist in the Plan Area. Using LiDAR technology and hyperspectral imagery, ECorp Consulting, Inc. (2014) identified 94.3 acres of oak woodland canopy (27.7 percent of the site area). General Plan Policy 7.4.4.4 regulates disturbance to oak canopy caused by new development. According to Policy 7.4.4.4, all new development projects that result in disturbance to oak canopy shall require one of two mitigation options: Option A or Option B. Due to legal challenges to Option B, the only mitigation option currently available is Option A, which requires the preservation of 85 percent of the existing oak canopy (approximately 14 acres). Option A also requires a project applicant to replace removed oak woodland habitat at a 1:1 ratio¹. Refer to Section 5.3.5 (Oak Woodlands) for additional information about oak woodlands preservation.

[Continues on page 2-30]

¹ As of the writing of this Specific Plan, the County has begun a process to update biological policies in the General Plan, including Policy 7.4.4.4.

FIGURE 2.17:
VEGETATION COMMUNITIES



ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

WILDLIFE

Consistent with General Plan policies, ECORP Consulting, Inc. surveyed the Plan Area proposed for development in 2012 and 2013 to determine the absence or presence of special status species, and prepared the following biological studies:

Bat Study Report

David T. Wyatt (2013), a consultant to ECORP, detected the presence of three species of bats, but the species are not considered sensitive species in California. Three other species were “*potentially detected*”, but inadequate data exists to conclusively identify these species. Of these three, only one species (*L. noctivagans*) is a sensitive species, but commonly found in higher elevations. The study concluded that the Plan Area provides some habitat for bat species, but seasonally based.

California Tiger Salamander Habitat Assessment

Due to aquatic and upland habitat conditions, ECORP biologists concluded that it is highly unlikely that California tiger salamanders occur in the Plan Area. The report noted that the Plan Area is approximately 18 miles from any known occurrence of California tiger salamander (ECORP Consulting, Inc. 2013a).

Foothill Yellow-Legged Frog Survey and Habitat Assessment

ECORP biologists did not observe any yellow-legged frogs during field surveys. All ranid frogs observed in the Plan Area were American bullfrogs, a non-native species that has spread throughout most of California (ECORP Consulting, Inc., 2013b).

California Red-Legged Frog Habitat Assessment

ECORP biologists concluded that there is an extremely low likelihood that the California red-legged frog occurs within the Plan Area due to the site’s distance from known populations and the positive identification of all ranid frogs observed during site assessments as non-native American bullfrogs. The report is assessment-level in nature, however, and a determinate level survey for the California Red-Legged Frog may be suggested by the U. S. Fish and Wildlife Service (ECORP Consulting, Inc., 2013c).

Blainville's Horned Lizard and Western Spadefoot Toad Survey

ECORP biologists did not observe any living horned lizards or signs of them (pellet/scat) during surveys and site assessments. There appears to be no suitable habitat for horned lizards. Biologists did not observe Western spadefoot toads or tadpoles during site assessment, and all locality records are from greater than 7.5 miles from the Plan Area. It is highly unlikely that Western spadefoot toads occur in the Plan Area (ECORP Consulting, Inc., 2013d).

Western Pond Turtle Survey

ECORP biologists observed Western pond turtles in the two largest ponds in the southwestern portion of the Serrano Westside Planning Area. Surrounding uplands ponds provide suitable habitat for egg-laying and aestivation or hibernation. The biologist did not observe any turtles within the Pedregal Planning Area (ECORP Consulting, Inc. 2013e).

Valley Elderberry Longhorn Beetle (VELB) Survey

ECORP biologists did not identify any Elderberry shrubs on the site, therefore there was no evidence of VELB presence (ECORP Consulting, Inc., 2013f).

Federally-listed Branchiopods – Dry Season

Following “dry season survey” protocols outlined in the *Interim Survey Guidelines for Recovery Permits under Section 10(a) (1) (A) of the Endangered Species Act for Listed Vernal Pool Branchiopods* (US Fish and Wildlife Service, 1996), ECORP biologists surveyed potential vernal pool branchiopod habitat ponds and identified no listed vernal pool branchiopods during the 2012 dry season (ECORP Consulting, Inc., 2013g).

Federally-listed Branchiopods – Wet Season

Following “wet season survey” protocols outlined in the *Interim Survey Guidelines for Recovery Permits under Section 10(a) (1) (A) of the Endangered Species Act for Listed Vernal Pool Branchiopods* (U.S. Department of the Interior, Fish and Wildlife Service, 1996), ECORP biologists surveyed potential vernal pool branchiopod habitat ponds and identified no listed vernal pool branchiopods during the 2012-2013 wet season (ECORP Consulting, Inc., 2013h).

Refer to Section 5 (Conservation, Open Space, and Resource Management) for specific policies that will protect and preserve sensitive natural habitat in the Plan Area.

CULTURAL RESOURCES

ECORP Consulting, Inc. (2013i) prepared a Section 106 Compliance Summary Report for the Plan Area. The report includes a records search, literature review, and field survey. As a result of the field survey, pre-historic and historic cultural resources are recorded within the Plan Area.

The statutory requirements of Senate Bill 18 provide advisory guidance to cities and counties on the process for consulting with Native American Indian tribes during the adoption or amendment of general plans or specific plans. The County initiated the SB 18 consultation in April 2013 with the Shingle Springs Band of Miwok Indians (SSBMI), United Auburn Indian Community (UAIC), and Wilton Rancheria Indian Community (WRIC). The County has provided the various cultural resource reports to the tribes for their review, and on May 16 and June 19, 2013, the County facilitated two consultation meetings with the tribes and the Project Proponent. Additionally, the Project Proponent hosted a site visit with representatives from the County, the County's environmental consultant, and members of SSBMI, UAIC, and WRIC on August 12, 2013.

Sections 6253, 6254, and 6254.10 of the California Government Code authorize state agencies to exclude archaeological site information from public disclosure under the Public Records Act. In addition, the California Public Records Act (Government Code §6250 et seq.) and California's open meeting laws (The Brown Act, Government Code §54950 et seq.) protect the confidentiality of Native American cultural place information. The Archaeological Resources Protection Act of 1979 (16 USC 470hh) prohibits the disclosure of cultural resources location information on federal lands. It is also exempted from disclosure under Exemption 3 of the Federal Freedom of Information Act (5 USC 5).

Likewise, the Information Centers of the California Historical Resources Information System (CHRIS) maintained by the Office of Historic Preservation prohibit public dissemination of records search

information. In compliance with these requirements, and those of the Code of Ethics of the Society for California Archaeology and the Register of Professional Archaeologists, the 2012 Section 106 Compliance Summary Report is a confidential document not intended for public distribution.

2.6 DEVELOPMENT CONSTRAINTS AND OPPORTUNITIES

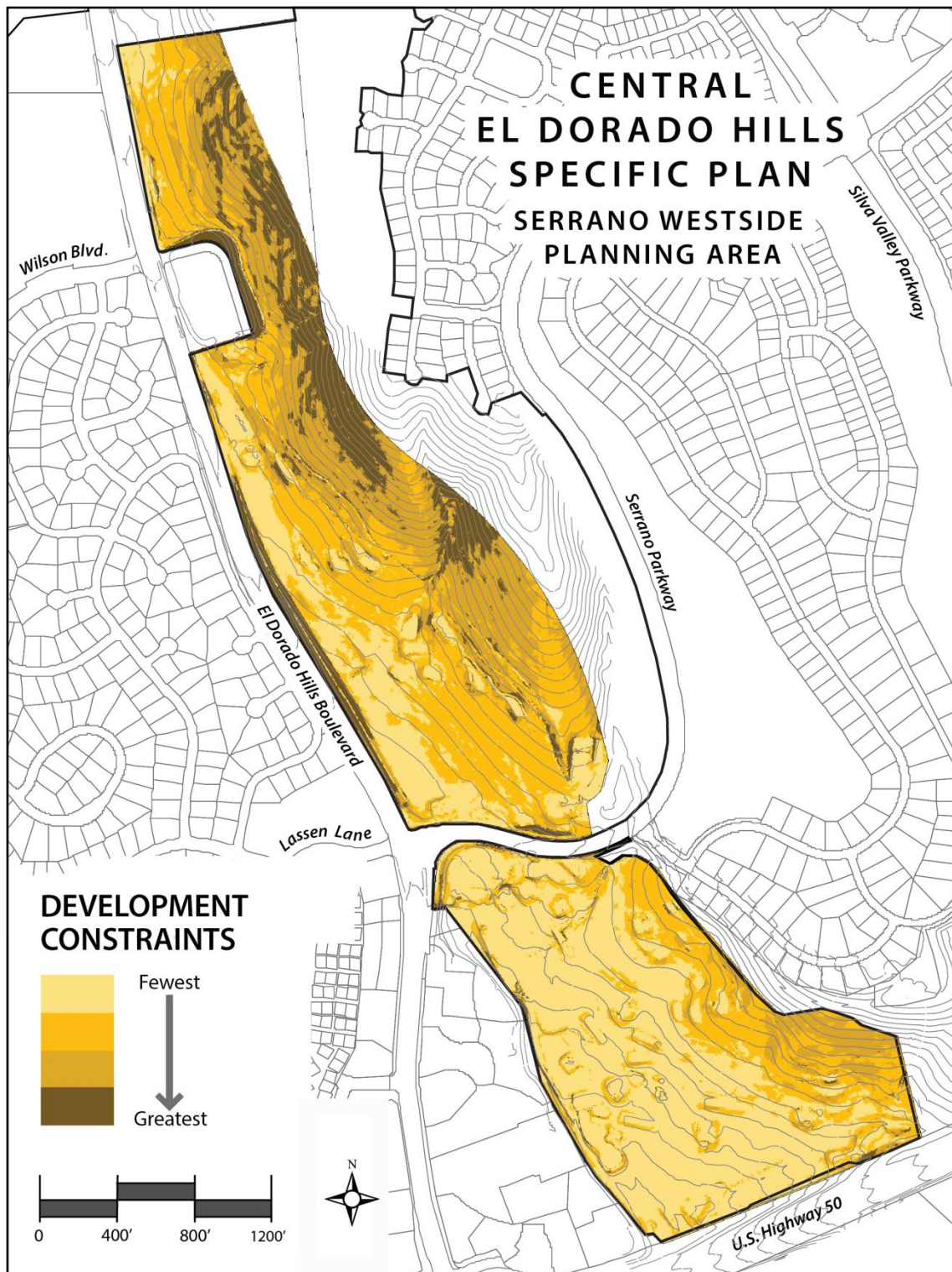
Based on the objectives and policies of the Conservation and Open Space Element of the General Plan, the Project Proponent analyzed the site features to determine the most favorable and least favorable development areas. The least favorable development areas contain slopes over 30 percent, dense oak canopy, natural drainages, and wetlands. The most favorable areas for development are sites with gentle slopes, little or no oak canopy, stable soils, and no natural drainages or wetlands. Based on this analysis, the Project Proponent identified approximately 175 acres of suitable development area. (Refer to **Figure 2.18: Development Constraints and Opportunities - Serrano Westside Planning Area** and **Figure 2.19: Development Constraints and Opportunities – Pedregal Planning Area.**)

2.7 PLANNING CONSIDERATIONS

In the preliminary stages of plan formulation, the Project Proponent and consultant team identified the key development issues, opportunities, and constraints. The identification of these concerns provided the initial direction for formulating the overall project concept and subsequent development standards. In this way, the Specific Plan has the ability to spatially define an area, analyze the development constraints and opportunities, and use these as criteria to form a development plan.

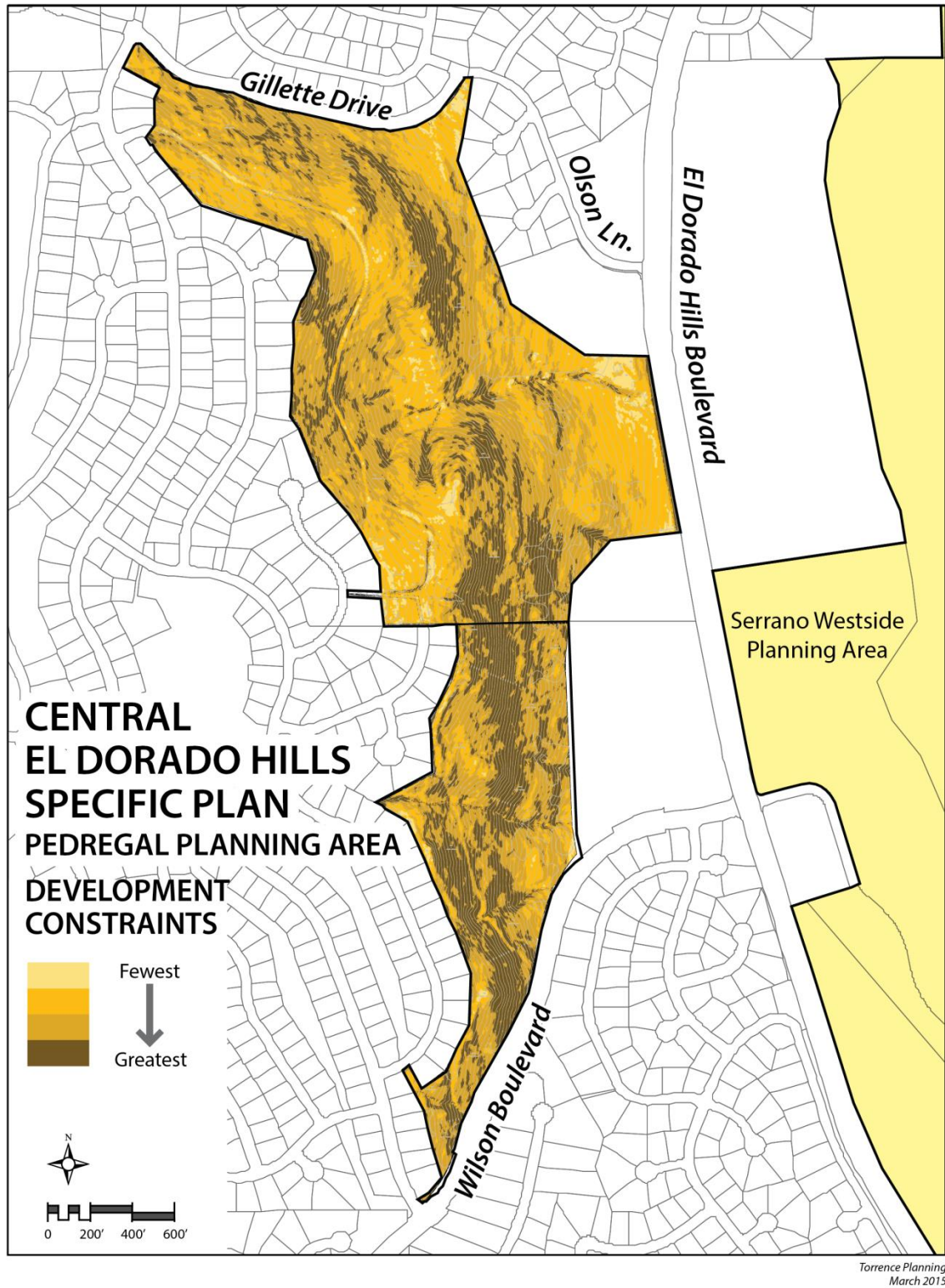
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FIGURE 2.18:
DEVELOPMENT CONSTRAINTS AND OPPORTUNITIES – SERRANO WESTSIDE PLANNING AREA



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FIGURE 2.19:
DEVELOPMENT CONSTRAINTS AND OPPORTUNITIES – PEDREGAL PLANNING AREA



2.7.1 Issues to Consider

The design of the Specific Plan considers the following issues:

LAND USE CATEGORIES AND CONFIGURATION

Establish a desirable spatial relationship between residential, multi-family, open spaces, riparian corridors, public services, and commercial and retail centers within, and adjacent to, the Plan Area. Provide adequate buffers between public use, residential development, and natural resources.

CIRCULATION AND ACCESS

Provide visual and recreational linkages between development areas, parks, and passive recreation corridors. Minimize the number of roadway and trail intersections to reduce conflicts between automobiles and pedestrians. Provide alternative circulation routes for pedestrians and bicyclists between parks, activity centers, and residential areas.

SITE DISTURBANCE AND GRADING

Properly consider the Plan Area's natural terrain through careful site planning and grading that reflects the natural contours of the property and steps up or down with the existing grade. Round and blend slope banks to existing contours to create a natural appearance. Avoid sharp and unnatural edges.

PUBLIC FACILITIES

Provide for major public facilities such as parks, trails, and water, wastewater, and drainage improvements to serve the Plan Area.

WETLANDS AND WILDLIFE HABITAT

Preserve, replace, or enhance significant wetlands and wildlife habitat.

OAK WOODLANDS

Preserve significant stands of oak trees or areas with a high percentage of oak tree canopy cover in open space, or design development areas to minimize intrusion onto heritage oak trees.

VISUAL INTEGRITY

Preserve ridgeline vistas by avoiding disturbance of prominent areas of 30 percent or greater slope.

CULTURAL RESOURCES

Preserve important cultural resources that are central to the history of El Dorado County.

WATER QUALITY

Implement water quality improvement measures to comply with the Clean Water Act standards for urban runoff from nonpoint sources.

HOUSING DIVERSITY AND POPULATION GROWTH

Diversify the available housing stock to meet the demands and interests of existing and future generations. Provide housing types and building massing consistent with the surrounding neighborhoods.

RECREATION AND PARKS

Provide adequate park areas for the Plan Area and overall community, and extend the network of pedestrian and bicycle trails within El Dorado Hills.

2.7.2 Constraints

The Project Proponent identified and considered the following constraints in the development of the land use plan:

- Avoid significant areas of 30 percent or greater slope.
- Minimize grading disturbance through sensitive site planning techniques, following the natural terrain as much as feasible, and balancing all cuts and fills on site.
- Preserve important stands of oak trees, areas with a high percentage of oak tree canopy cover, and natural wetland resources and riparian habitat.
- Identify a mixture of new land uses that integrate with and compliment, rather than compete with, existing land uses.

- Limit vehicular intrusion into existing neighborhoods while simultaneously improving the existing roadway network.
- Avoid the disturbance of valuable cultural resources and incorporate them into the site design without compromising their integrity.

2.7.3 Opportunities

The following opportunities illustrate the positive aspects of the Plan Area and the Project Proponent has integrated these criteria into the land use concept:

- The Plan Area is located within an established Community Region boundary and in proximity to population and employment centers.
- Create an integrated, mixed-use community of superior quality through comprehensive site planning and design.
- Through sensitive site design, preserve open spaces and significant natural and cultural resources so they relate to the proposed and surrounding land uses.
- Create uniform development standards to ensure a high quality project that residents and visitors will enjoy.
- Utilize undeveloped or underdeveloped infill locations to maximize infrastructure efficiency, promote contemporary planning principles, and create walkable environments.
- Incorporate significant riparian areas into the overall design concept to provide visual amenities and wildlife habitat.
- Cluster proposed development and intensity of use with minimal disruption of the existing terrain and minimize intrusive impacts.
- Develop a land use concept that contains a range of housing types and affordability, and increases the customer base for local businesses.

- Improve the recreation potential for existing and future residents by increasing park lands and providing for open spaces.
- Encourage alternative modes of transportation between the proposed on-site development and existing off-site uses.
- Eliminate U.S. Highway 50 as a barrier to pedestrian and bicycle traffic.
- Increase municipal revenues from property and sales taxes generated from development of the Plan Area.



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LAND USE

Section 3

3.1 OVERVIEW

This Section describes the intensity, location, and distribution of land uses within the Plan Area.

This Land Use Section provides the overall framework for the types and intensities of uses and desired forms of development within the Plan Area. The chapter sets forth the objectives, policies, and land use designations to guide the physical pattern of development permitted within the Plan Area, but it provides for a greater level of detail than simply identifying land uses. It provides the background for the concept plans, development controls, and design criteria specified in subsequent Sections to ensure realization of the plan vision.

The Plan Area is within the established Community Region of El Dorado Hills, a General Plan designation that denotes a geographic area in the County with suitable infrastructure and the ability to support higher intensity land uses. Community Regions promote alternative transportation systems and support local planning principles. They provide opportunities for continued population growth and economic expansion, distributing growth and development in a manner that preserves the character and extent of the County's Rural Centers and Rural Regions. With these goals in mind, the intent of the land use plan is to accommodate the long-term growth needs of the County while establishing a concentrated, compact development pattern with regionally balanced housing, employment, shopping, and recreation uses.

The land use plan underscores a mix of residential, open space, and public service uses that are common to El Dorado Hills. The Specific Plan utilizes four guiding principles to respond to current and future economic trends and contemporary planning strategies.

The first guiding principle is housing diversity. According to experts, national housing trends and demographics are evolving. The two largest segments of the population, the Baby Boomers (born between 1946 and 1964) and Generation Y (born between 1978 and 1994), are driving much of the demand for housing, which means housing will look significantly different than it has in recent decades. As Baby Boomers begin to retire, they will seek service-rich communities and senior-friendly lifestyles. Nationally speaking, trends also suggest that renter households with occupants over the age of 55 are projected to increase by more than three million in ten years. Generation Y is adding pressure to the housing projections as they struggle with high jobless rates, student debt, and doubled-up or delayed household formations. The combination of these demographic shifts along with the lingering effects of the 2005 Housing Bubble and fallout from the mortgage crisis places upward pressure on local jurisdictions to deliver a range of housing choices for its residents, including small lot single-family and attached units. The current housing stock in El Dorado Hills consists mostly of large lot single-family homes because of previous market demands. This same pattern of development, however, is no longer responsive to the current trends to provide a balanced mixture of housing types and densities for future populations.

The second guiding principle focuses on creating efficiencies among land uses, improving connectivity, and establishing patterns of development that can reduce reliance on the automobile and support alternative methods of transportation. The division of El Dorado Hills by U.S. Highway 50, however, poses a current-day challenge to promoting El Dorado Hills as a walkable, pedestrian-friendly community. Two existing connections under U.S. Highway 50 (El Dorado Hills Boulevard / Latrobe Road and Silva Valley Parkway / White Rock Road) provide minimal “*complete street*” improvements to accommodate and encourage a range of users, and therefore U.S. Highway 50 obstructs pedestrian connectivity between the majority of the housing on the north side, and the commercial and employment opportunities on the south. The Plan Area’s adjacency to U.S. Highway

50 provides an ideal opportunity to relocate a planned pedestrian overcrossing at the El Dorado Hills Boulevard / Latrobe Road interchange slightly east to provide a shorter and more direct route to the El Dorado Hills Town Center, and improving connectivity among planned and existing land uses. Inclusion of a combined riparian and pedestrian corridor within the Plan Area for walkers and cyclists generally parallel to El Dorado Hills Boulevard is an important design feature to supplement the pedestrian network and connectivity in El Dorado Hills.

With the first two principles in mind, the third guiding principle focuses on the need to support El Dorado County's local merchants, particularly those at The Shops, La Borgata, Raley's, Montano, and Town Center. These commercial centers have made steady progress in attracting retailers over the years, but have not achieved the maximum planned build-out.



La Borgata retail center, El Dorado Hills

An additional consideration centers on the delivery of a range of housing choices for the local population to support existing employers and attract new enterprises to the Business Park. Rather than devoting a significant portion of the Plan Area to high-intensity commercial, retail, and employment-based uses as direct competition to the existing community, the land use concept focuses instead on expanding the surrounding customer base and increasing the diversity of the housing stock through a mixture of residential densities. The intent is to promote business retention for the existing and future merchants in El Dorado Hills, and create housing options that meet a range of household budgets.



*Serrano open space,
El Dorado Hills*

Lastly, but equally important, the character of El Dorado Hills is defined by open spaces that separate land uses. Green spaces and natural areas serve as a key role in the design and function of the Plan Area for two reasons. First, the need for a comprehensive approach to open space planning is essential as the increasing demand for urban development continues. Second, open space is important for wildlife habitat, passive recreation, and preserving and maintaining large areas of natural resources for the overall aesthetic and visual atmosphere of El Dorado Hills.

The balance of Section 3 includes the following discussions:

- 3.2 Applicable General Plan Goals
- 3.3 Land Use Summary and Diagram
- 3.4 Land Use Designations
- 3.5 Specific Plan Objectives and Policies

3.2 APPLICABLE GENERAL PLAN GOALS

LAND USE (GOAL 2.1)

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

LAND USE DESIGNATIONS (GOAL 2.2)

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

NATURAL LANDSCAPE FEATURES (GOAL 2.3)

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

EXISTING COMMUNITY IDENTITY (GOAL 2.4)

Maintain and enhance the character of existing rural and urban communities, emphasizing both the natural setting and built design

elements that contribute to the quality of life, economic health, and community pride of County residents.

COMMUNITY IDENTITY (GOAL 2.5)

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

CORRIDOR VIEWSHEDS (GOAL 2.6)

Protection and improvement of scenic values along designated scenic road corridors.

3.3 LAND USE SUMMARY AND DIAGRAM

If the Board of Supervisors approves this Specific Plan, the County will designate the Plan Area as Adopted Plan (AP) on the County's General Plan Land Use Map and the Specific Plan's **Land Use Diagram (Figure 3.1)** becomes the County's adopted General Plan Map for the Plan Area. The Land Use Diagram sets forth the arrangement of land uses, transportation networks, and open spaces within the Plan Area. As required by State law, and provided the Board of Supervisors approves this Specific Plan, the land uses will be consistent with the El Dorado County General Plan. The land use concept focuses on a mixture of residential densities, civic and limited commercial uses, and public open spaces as shown in **Figure 3.1 (Land Use Diagram)** and summarized in **Table 3.1 (Land Use Summary)**. At build-out, the Plan Area can accommodate as much as 1,000 dwelling units, 15 acres of active recreation, an additional 11 acres of active recreation or 50,000 square feet of civic or limited commercial, and nearly 170 acres of open space.

SERRANO WESTSIDE PLANNING AREA

The land use plan for the Serrano Westside Planning Area allows for 763 dwelling units, a 15-acre public village park, 11 acres of civic or recreational use, 1-acre neighborhood park, and 129 acres of natural open space.

PEDREGAL PLANNING AREA

The land use plan for the Pedregal Planning Area allows 237 dwelling units and 39 acres of natural open space.

FIGURE 3.1:
LAND USE DIAGRAM

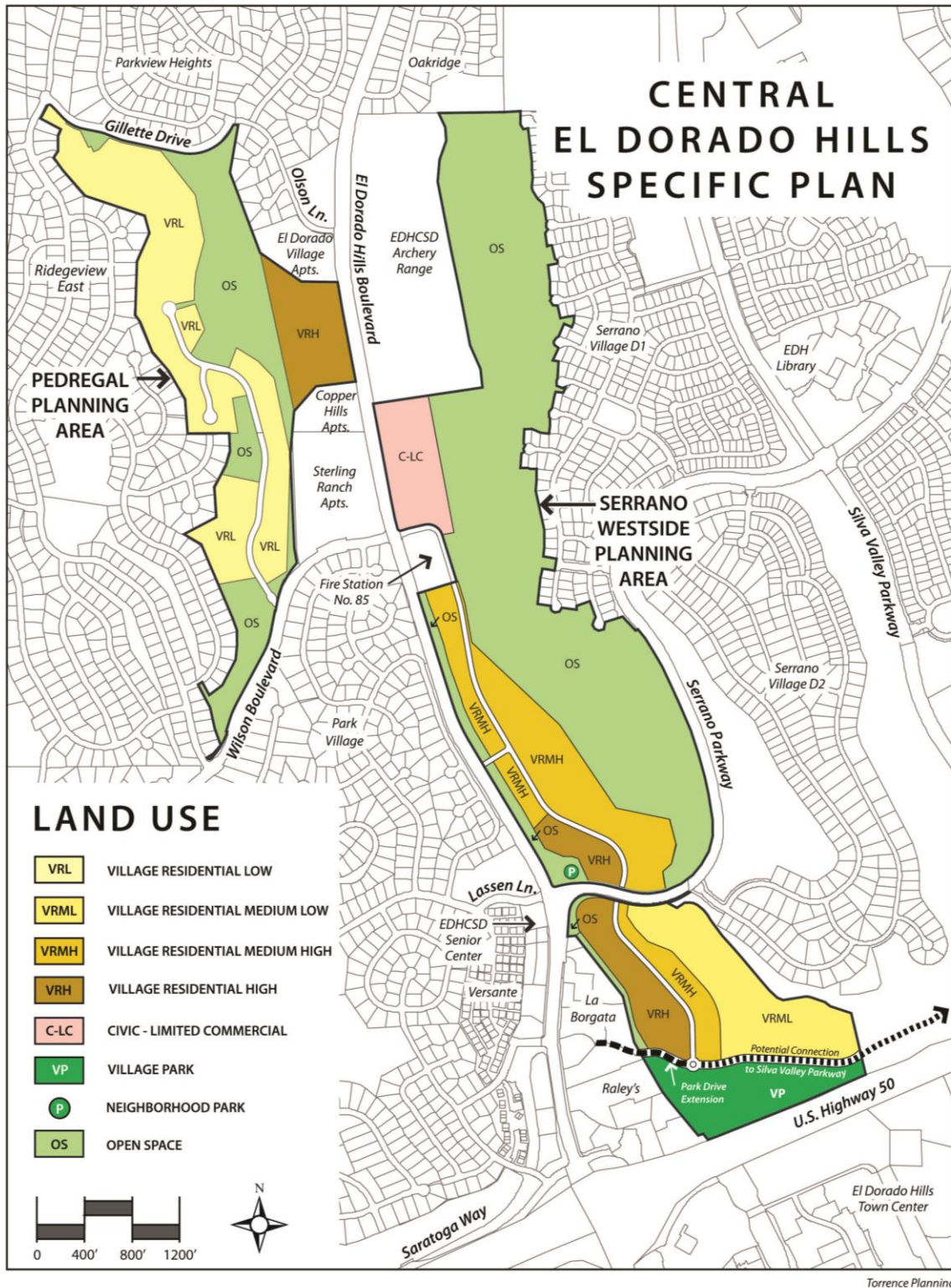


Table 3.1: Land Use Summary

Land Use Designation		Planning Area	Density Range		Area (Ac)	% of Total Area	Residential Units	% Res. Total	Commercial Area (SF)
Residential									
VRL	Village Residential - Low	[1]	< 1.0 Du/Ac	[3]	45	13%	37	4%	
VRM-L	Village Residential - Medium Low	[2]	5 - 8 Du/Ac	[3]	23	7%	123	12%	
VRM-H	Village Residential - Medium High	[2]	8 - 14 Du/Ac	[3]	37	11%	310	31%	
VRH	Village Residential - High	[2]	14 - 24 Du/Ac	[3]	16	5%	330	33%	
VRH	Village Residential - High	[1]	14 - 24 Du/Ac	[3]	13	4%	200	20%	
<i>Subtotal</i>					134	40%	1,000	100%	
Civic - Limited Commercial									
C-LC	Civic-Limited Commercial	[2]			11	3%			50,000
<i>Subtotal</i>					11	3%			50,000
Public Facilities									
VP	Village Park	[2]			15	4%			
<i>Subtotal</i>					15	4%			
Open Space									
OS	Open Space	[2] [4]			130	38%			
OS	Open Space	[1]			39	12%			
<i>Subtotal</i>					169	50%			
Road Right-of-Way and Landscape Lots									
	Road Right-of-Way & Landscape Lots	[2]			7	2%			
	Road Right-of-Way & Landscape Lots	[1]			5	1%			
<i>Subtotal</i>					12	3%			
Total					341	100%	1,000	100%	50,000

[1] Pedregal Planning Area (102 acres)

[2] Serrano Westside Planning Area (239 acres)

[3] Based on average dwelling units per acre for each residential land use designation

[4] Includes a 1.2 acre neighborhood park

3.4 LAND USE DESIGNATIONS

The Land Use Diagram identifies seven land use designations that are consistent with the El Dorado County General Plan. Four residential designations accommodate a variety of housing types and each residential designation establishes an average density, subject to density transfer provisions as set forth in Section 9.3.2 (Transfer of Residential Land Use Allocations). A small portion of the Plan Area accommodates public service or employment opportunities, and larger portions of the Plan Area are set aside for a public park and natural open space areas for community enjoyment.

3.4.1 Residential Land Use Designations

The residential component of the Specific Plan includes four land use designations to achieve the vision of housing diversity. The Specific Plan supports the development of small and large conventional-style detached units, and higher-density attached and detached product types to appeal to the aging population and changing demographics.

VILLAGE RESIDENTIAL - LOW (VRL)

The Village Residential - Low (VRL) land use designation creates neighborhoods composed of individually owned, single-family custom, semi-custom, or high-end production detached homes. The VRL designation permits one single-family dwelling and one secondary dwelling unit per legal lot, and is appropriate for the Pedregal Planning Area where the existing Ridgeview East CC&Rs restrict lot sizes to a minimum of 20,000 square feet.

The VRL designation allows for individually pad graded home sites to accommodate the hilly terrain and reduce disturbance to the oak woodland savannah. Additionally, the VRL designation acts as a low-intensity residential use to buffer the existing Ridgeview East residences from higher-intensity uses along El Dorado Hills Boulevard.

- Density Range: n/a
- Average Density: < 1.0 DU/ac
- Approximate Acreage: 45 ac.
- Dwellings: 37 DUs
- Associated Zoning: R20-PD
- Permitted Uses: Table A.4
- Development Standards: Table A.6



*Large lot custom or semi-custom single-family detached home, Serrano (VRL)
El Dorado Hills*



*High-end production home, Donatello at Serrano (VRL)
El Dorado Hills*

VILLAGE RESIDENTIAL - MEDIUM (VRM)

Consistent with contemporary planning goals, two categories of Village Residential - Medium (VRM) land use designations promote compact development and housing diversity. VRM neighborhoods are located in proximity of existing retail services and employment opportunities, and feature an interconnected system of streets to enhance walking and cycling opportunities.

Village Residential - Medium Low (VRML)

The Village Residential - Medium Low (VRML) designation allows for conventional detached, small-lot single-family homes. The VRML designation is appropriate for the Serrano Westside Planning Area in proximity to the existing residences in Serrano Village D2.

- Density Range: 5.0 – 8.0
- Average Density: 5.3 DU/ac
- Approximate Acreage: 23 ac.
- Dwellings: 123 DUs
- Associated Zoning: R4-PD
- Permitted Uses: Table A.4
- Development Standards: Table A.5



*Small lot single-family production home, Destinations at Serrano (VRML)
El Dorado Hills*

Village Residential - Medium High (VRMH)

The Village Residential - Medium High (VRMH) designation provides for a greater variety of single-family residential units, such as market-rate detached zero lot line homes, patio homes, duplexes, halfplexes, and attached cluster homes, and attached housing options, such as row houses, townhomes, and condominiums. These product types enhance home-ownership opportunities for a range of users, including young families, empty nesters, and seniors.

The VRMH designation is appropriate for the Serrano Westside Planning Area where it is centrally-located and easily accessible to public services such as El Dorado Hills Fire Department Station 85, the El Dorado Hills Senior Center, and shopping and dining activities at Raley's, La Borgata, and Town Center.

- Density Range: 8.0 – 14.0
- Average Density: 8.3 DU/ac
- Approximate Acreage: 37 ac.
- Dwellings: 310 DUs
- Associated Zoning: RM1-PD
- Permitted Uses: Table A.4
- Development Standards: Table A.7



*Halfplex home, Regalo at Serrano (VRMH)
El Dorado Hills*



Halfplex home, Versante, El Dorado Hills (VRMH)



Townhome, The Parkway at Folsom (VRMH)

VILLAGE RESIDENTIAL - HIGH (VRH)

The Village Residential – High land use designation (VRH) is the highest density residential land use in the Plan Area and the Specific Plan designates two VRH parcels. One parcel is located in the Serrano Westside Planning Area adjacent to the Raley’s and La Borgata shopping centers to encourage walking and bicycling to existing retail services. The second parcel is located in the Pedregal Planning Area on El Dorado Hills Boulevard between existing multi-family apartment complexes to facilitate access to public transportation.

Residential multiple family dwellings allowed in this designation include, but are not limited to, market-rate rental homes, apartments, stacked-flats, condominiums, and townhomes for sale or for rent.

- Density Range: 14.0 – 24.0
- Average Density: 18.3 DU/ac
- Approximate Acreage: 29 ac.
- Dwellings: 530 DUs
- Associated Zoning: RM2-PD
- Permitted Uses: Table A.4
- Development Standards: Table A.8



Vessona condominiums, Folsom (VRH)



Garden-style apartment (VRH)

TRANSFER OF RESIDENTIAL UNITS

The Specific Plan permits adjustments to the residential land use mix to reflect sensitive natural site features and changing market demand for a particular housing type. Transfer of residential units is permitted between certain residential parcels, and as such, the residential densities shown in **Table 3.1 (Land Use Summary)** may vary. If a particular residential parcel develops at less than its allocated density, the remaining undeveloped density may transfer to another residential parcel or parcels, pursuant to the criteria in Section 9.3.2 (Transfer of Residential Land Use Allocations) and provided that the maximum dwelling count within the Plan Area does not exceed 1,000 units (237 dwellings in the Pedregal Planning Area and 763 dwellings in the Serrano Westside Planning Area). Conversely, if a residential parcel develops at more than its allocated density, other residential parcels must develop lower than their allocated density. The total number of residential units shall not exceed 1,000 except by amendment of the Specific Plan. Refer to Section 9.3.2 (Transfer of Residential Land Use Allocations) for additional information.

3.4.2 Civic – Limited Commercial Land Use Designation

To supplement the mix of residential, and public and open space uses, the Specific Plan provides for limited, low-intensity civic or commercial uses consistent with local and regional development principles. The commercial component expands and enhances public services and employment opportunities for County residents, and promotes stable and attractive commercial development compatible with the neighboring residential uses.

CIVIC - LIMITED COMMERCIAL (C-LC)

The Civic-Limited Commercial (C-LC) land use designation provides for municipal, civic, and public services such as a fire station, sheriff substation, or public park and recreation activities. The C-LC designation also provides for professional and administrative office space for public sector agencies such as the County of El Dorado and the El Dorado Hills Community Services District (CSD), or other private-sector enterprise.

The C-LC designation is located in the northern segment of the Serrano Westside Planning Area between the CSD's Archery Range and the El Dorado Hills Fire Department Station 85. The site benefits from a signalized intersection at El Dorado Hills Boulevard and Wilson Boulevard, and relatively level terrain.

The Specific Plan allows flexibility in the development of the C-LC parcel in order to respond to community needs. The Specific Plan provides 11 acres of the C-LC land use designation for an estimated 50,000 square feet of building area (refer to **Table 3.1: Land Use Summary**), unless the community desires sports fields or other recreational uses. If the C-LC parcel develops at less than the allocated building area, the remaining un-built area shall not transfer to any other parcel in the Plan Area.

- Approximate Acreage: 11 ac.
- Approximate Square Footage: 50,000 sf
- Associated Zoning: CL1-PD
- Permitted Uses: Table A.9
- Development Standards: Table A.10



Municipal uses (Community Services District offices), El Dorado Hills



Sports fields and recreation (Community Services District Park), El Dorado Hills



*General office (Serrano Visitor's Center Building
El Dorado Hills*

3.4.3 Village Park Land Use Designation

The Village Park land use component is devoted to serving the recreational needs of the community, providing a focal point and gathering place for residents and visitors to the County.

VILLAGE PARK (VP)

The Village Park (VP) land use designation applies to a parcel planned for a formal, developed public park to be owned and maintained by the El Dorado Hills Community Services District (CSD). Village parks often include recreation facilities for organized sports and community activities, as well as passive recreation space. Because of their large service area, village parks require ancillary amenities such as parking and restrooms.

The CSD's 2006 Park Master Plan requires village parks to be 80% level, with a maximum of 2% slope, and the Village Park parcel responds to this requirement by devoting 15 acres of the flattest terrain within the

Plan Area. The CSD's Master Plan also requires access to the site via a collector or arterial street with walking or bicycling distance not exceeding ½ to 1 mile. The Plan Area's location contiguous to the planned extension of Park Drive will serve as the public thoroughfare to the park facility and the site's central location at the southern end of the Plan Area is within easy walking distance to existing and planned residences and existing retail establishments. The park site's adjacency along U.S. Highway 50 makes it a candidate for lighted athletic fields and artificial turf to promote tournament use, and will provide a perpetual green space and scenic corridor for highway travelers.

- Approximate Acreage: 15 ac.
- Approximate Square Footage: n/a
- Associated Zoning: RFH1-PD
- Permitted Uses: Table A.11
- Development Standards: Table A.12



Promontory park, El Dorado Hills

3.4.4 Open Space Land Use Designation

The Open Space land use designation defines the natural areas within the Plan Area that will be preserved in perpetuity, where no development will occur other than the minimum necessary for maintenance, fire prevention, resource enhancement, and limited passive recreational use.

In accordance with the General Plan, a minimum of 30% of the Plan Area is designated Open Space and encompasses natural features such as oak woodland savannah, preserved and enhanced wetlands, habitat and riparian corridors, visually prominent hillsides and ridgelines, and preserved cultural resources. All open space areas within the Plan Area, including the Pedregal Planning Area and Serrano Westside Planning Area, will be owned and maintained as specified in the Open Space Management Plan.

- Approximate Acreage: 169 ac.
- Approximate Square Footage: n/a
- Associated Zoning: OS1-PD
- Permitted Uses: Table A.13
- Development Standards: Table A.14



Serrano open space, El Dorado Hills

3.5 SPECIFIC PLAN OBJECTIVES AND POLICIES

Land Use

OBJECTIVE 3.1

Provide a mixed-use development pattern that allows for continued population growth and economic expansion consistent with the goals and objectives of local and regional planning objectives.

OBJECTIVE 3.2

Promote a compact community pattern by developing available infill locations and providing a range of land use designations that utilize infrastructure in an efficient, cost-effective manner.

OBJECTIVE 3.3

Integrate and organize land use types and patterns that are compatible with existing uses, promote alternative modes of transportation, reduce vehicle miles traveled, and remain sensitive to the natural constraints of the site.

POLICY 3.1

The Plan Area shall be an integral and complementary component of the El Dorado Hills community, and shall provide a range of facilities and services necessary for a self-contained community.

POLICY 3.2

Establish new residential uses in a manner that blends densities with existing subdivisions and locate multi-family sites in proximity to existing services or public transit opportunities to minimize automobile use.

Community Identity

OBJECTIVE 3.4

Establish a community setting with an identifiable character that meets the everyday needs of the residents, provides new recreational amenities, and improves quality of life for community members.

POLICY 3.3

Zoning within the Plan Area shall develop under planned development (PD) ordinances of the County of El Dorado.

POLICY 3.4

Design review and development proposals shall consider subdivision design, architectural review, site plan review, building materials, landscaping, lighting, grading, and improvement plans to create a sense of place and integrate with the existing character of El Dorado Hills.

POLICY 3.5

Concurrent with the recording of the small lot final subdivision map, applicants shall prepare a development notebook for any single-family detached lot of 20,000 square feet or greater that establishes building setbacks and site-specific development criteria.

POLICY 3.6

Create a distinctive character and high quality community by using design standards, and ensuring that site development, architectural design, and landscaping standards are consistent with the Specific Plan development standards.

Housing

OBJECTIVE 3.5

Provide an adequate supply of residential land use opportunities, including a range of housing densities and types.

POLICY 3.7

Provide a range of housing choices from small-lot single-family residences to multi-family attached dwelling units, furthering home-ownership and rental opportunities for a range of ages and income levels.

Open Space

OBJECTIVE 3.6

Set aside natural open space lands to preserve sensitive environmental resources and provide for wildlife habitat, while allowing for the passive recreational enjoyment of the community.

POLICY 3.8

Set aside a minimum of 30 percent open space consistent with the El Dorado County General Plan.

POLICY 3.9

Environmentally sensitive areas, such as significant wetlands and cultural resources, shall be protected in open space with landscape buffers as appropriate.

Recreation

OBJECTIVE 3.7

Provide parks and gathering spaces for a range of ages and users.

POLICY 3.10

Provide private neighborhood parks and public village parks at an overall minimum standard of 5 acres per 1,000 residents, linking them to residential areas and activity centers through a network of sidewalks, bike paths, and trails.

POLICY 3.11

All multi-family and high-density residential sites are encouraged to incorporate on-site recreational amenities for their residents.



TRANSPORTATION AND CIRCULATION

Section 4

4.1 OVERVIEW

*This Section describes
the network for
movement of
vehicles, pedestrians,
and bicyclists,
along with opportunities
for public transit.*

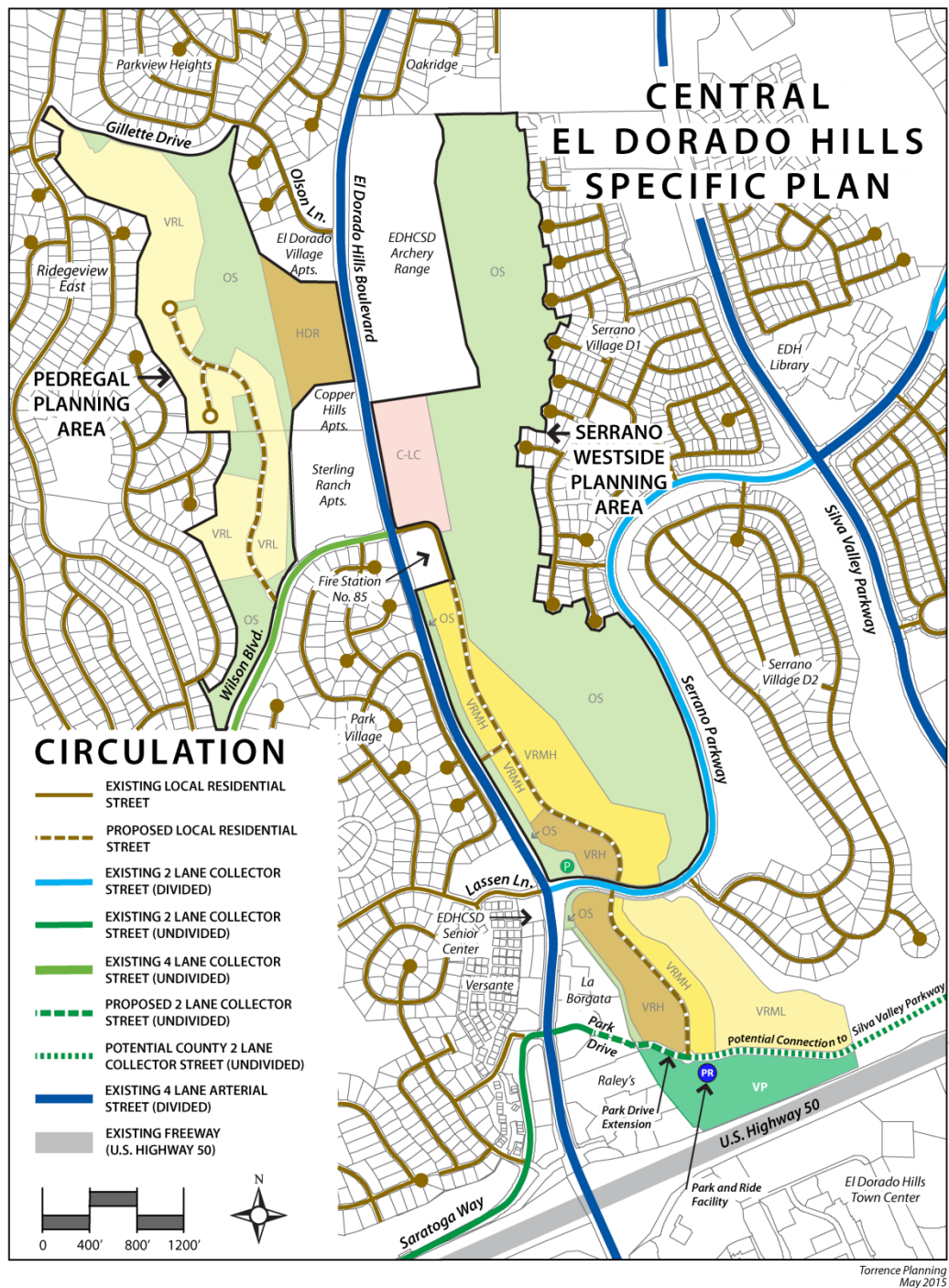
The Plan Area's circulation system emphasizes the principle of transportation choices and this Section of the Specific Plan sets forth the policies for the external and internal circulation and transportation system of the Plan Area. The circulation system addresses regional travel, both in terms of connectivity and capacity, as well as local internal connections and access. The circulation network provides a variety of transportation choices for the safe and efficient movement of vehicles and pedestrians, and addresses all forms of mobility and connectivity. The Specific Plan incorporates a hierarchy of roadway classifications, bikeways, pedestrian paths, sidewalks, and public transit opportunities to address mobility needs for a range of users, and to provide multiple transportation options that reduce reliance on the automobile, vehicle miles traveled, and carbon emissions. (Refer to **Figure 4.1: Circulation.**)

4.1.1 Measure Y

The Specific Plan's land use and circulation systems must also address level of service and concurrency. In 1998, El Dorado County voters adopted an initiative measure known as Measure Y, the "*Control Traffic Congestion Initiative.*" The initiative added several policies to

[Continues on page 4-3]

FIGURE 4.1:
CIRCULATION



the former General Plan requiring new development to fully pay its way to prevent traffic congestion from worsening in the County. Those policies, as well as several others, are included in the 2004 General Plan. The most critical policy for the Specific Plan to address is:

POLICY TC-Xa

(The following policies shall remain in effect until 31 December 2018)

1. Traffic from single-family residential subdivision development projects of five or more parcels of land shall not result in, or worsen, Level of Service F (gridlock, stop-and-go) traffic congestion during weekday, peak-hour periods on any highway, road, interchange or intersection in the unincorporated areas of the county.
2. The County shall not add any additional segments of U.S. Highway 50, or any other roads, to the County's list of roads that are allowed to operate at Level of Service F without first getting the voters' approval or by a 4/5ths vote of the Board of Supervisors.
3. Developer-paid traffic impact fees combined with any other available funds shall fully pay for building all necessary road capacity improvements to fully offset and mitigate all direct and cumulative traffic impacts from new development upon any highways, arterial roads and their intersections during weekday, peak-hour periods in unincorporated areas of the county.

Level of service and concurrency policies included in the 2004 General Plan, TC-Xd through TC-Xg, are included in the General Plan Consistency Matrix discussed in Section 1.5 (Specific Plan Authority and Requirements).

4.1.2 Assembly Bill 1358: Complete Streets Act of 2008

Commencing in January 2011, the California Complete Streets Act of 2008 requires all cities and counties *"to plan for a balanced, multi-modal transportation network that meets the needs of all users of streets, roads, and highways, defined to include motorists, pedestrians, bicyclists, children, persons with disabilities, seniors, movers of commercial goods, and users of public transportation"*. Consistent with

this legislation, the Specific Plan identifies and plans for a hierarchy of connected “*complete streets*” to ensure that pedestrian, bike, bus, and automobile modes of travel have direct and continuous connections throughout the Plan Area.

The Specific Plan’s circulation system is pedestrian and cyclist friendly to encourage walking and bicycling for routine errands to the neighboring shopping centers. Moreover, a network of Class I bike paths and sidewalks link directly with the Village Park. The circulation system envisions a reduction in overall vehicle miles traveled (VMT) with a commensurate reduction in greenhouse gas emissions.

4.1.3 El Dorado County Transportation Commission

The El Dorado County Transportation Commission (EDCTC) became El Dorado County’s Regional Transportation Planning Agency (RTPA) on July 23, 1975. As the RTPA, the EDCTC serves as the planning and programming authority for transportation projects on the western slope of El Dorado County, excluding those areas within the Tahoe Regional Planning Agency boundaries. Through a Memorandum of Understanding (MOU), the EDCTC works with the Sacramento Area Council of Governments (SACOG) to determine air quality conformity of transportation plans, programs, and projects.

4.1.4 Pedestrian and Bikeway Connections

The circulation system includes provisions for non-motorized modes of transportation, including bicycle and pedestrian travel. A comprehensive network of Class I bike paths, existing Class II bike lanes, and a system of sidewalks and unpaved trails, weaves throughout the Plan Area. The trail system integrates into the community-wide open space and street system, linking the residential neighborhoods to retail services. The trail network within the Serrano Westside Planning Area provides an opportunity to expand the countywide bicycle network by adding a bikeway parallel to the north side of U.S. Highway 50, connecting Silva Valley Parkway with El Dorado Hills Boulevard. Refer to Section 4.7 (Bikeway and Trail Network) for more information.

The balance of Section 4 includes the following discussions:

- 4.2 Applicable General Plan Goals
- 4.3 Regional Circulation
- 4.4 Roadway Classifications
- 4.5 Traffic Calming Features
- 4.6 Public Transit
- 4.7 Bikeway and Trail Network
- 4.8 Specific Plan Objectives and Policies

4.2 APPLICABLE GENERAL PLAN GOALS

ROADS AND HIGHWAYS (GOAL TC-1)

To plan for and provide a unified, coordinated, and cost-efficient countywide road and highway system that ensures the safe, orderly, and efficient movement of people and goods.

LEVELS OF SERVICE AND CONCURRENCY (GOAL TC-X)

To coordinate planning and implementation of roadway improvements with new development to maintain adequate levels of service on County roads.

TRANSIT (GOAL TC-2)

To promote a safe and efficient transit system that provides service to all residents, including senior citizens, youths, the disabled, and those without access to automobiles that also helps to reduce congestion, and improves the environment.

TRANSPORTATION SYSTEMS MANAGEMENT (GOAL TC-3)

To reduce travel demand on the County's road system and maximize the operating efficiency of transportation facilities, thereby reducing the quantity of motor vehicle emissions and the amount of investment required in new or expanded facilities.

NON-MOTORIZED TRANSPORTATION (GOAL TC-4)

To provide a safe, continuous, and easily accessible non-motorized transportation system that facilitates the use of the viable alternative transportation modes.

NON-MOTORIZED TRANSPORTATION (GOAL TC-5)

To provide safe, continuous, and accessible sidewalks and pedestrian facilities as a viable alternative transportation mode.

4.3 REGIONAL CIRCULATION

El Dorado Hills benefits from regional access via U.S. Highway 50, which connects with Interstate 80 (I-80), Interstate 5 (I-5), and State Route 99 (SR-99) in Sacramento. U.S. Highway 50 connects the El Dorado Hills area with the Sacramento metropolitan region to the west, and the Sierra Nevada mountains and Lake Tahoe to the east. El Dorado Hills is accessed by two highway interchanges at El Dorado Hills Boulevard / Latrobe Road and Bass Lake Road. The County commenced construction on a third highway interchange at Silva Valley Parkway / White Rock Road in 2014.

The primary circulation system throughout El Dorado Hills consists of several key arterial roadways. El Dorado Hills Boulevard / Latrobe Road, Silva Valley Parkway / White Rock Road, and Bass Lake Road provide north-south access through the western-most segment of the County. Green Valley Road, Serrano Parkway, and White Rock Road provide east-west access. The County's planned extension of Saratoga Way to Iron Point Road near the Sacramento County line will provide a convenient alternative to reach the City of Folsom without having to access U.S. Highway 50. A similar planned extension of Country Club Drive from Silva Valley Parkway through the Bass Lake Hills Specific Plan will provide connectivity to the Cameron Park community, and the future Marble Valley Parkway will link the Bass Lake Road Interchange with the Cambridge Road Interchange. However, the planned roadway extensions lack connectivity in the center of El Dorado Hills to provide a continuous roadway system from Cameron Park to Folsom Boulevard, meaning that trips re-direct to U.S. Highway 50. To address this lack of connectivity, the planned circulation system within this Specific Plan accommodates an extension of Park Drive within the existing Raley's shopping center to the Serrano Westside Planning Area, and a potential connection to Silva Valley Parkway. This potential connection to Silva Valley Parkway is designed to improve regional connectivity and provide for an uninterrupted roadway network parallel to U.S. Highway 50.

4.4 ROADWAY CLASSIFICATIONS

Table TC-1 of the El Dorado County General Plan establishes a functional road classification system for the County including Six-Lane Divided Roads, Four-Lane Divided Roads, and Four-Lane Undivided Roads for Community and Rural Regions; Major Two-Lane Roads for Community and Rural Regions; and Local Roads.

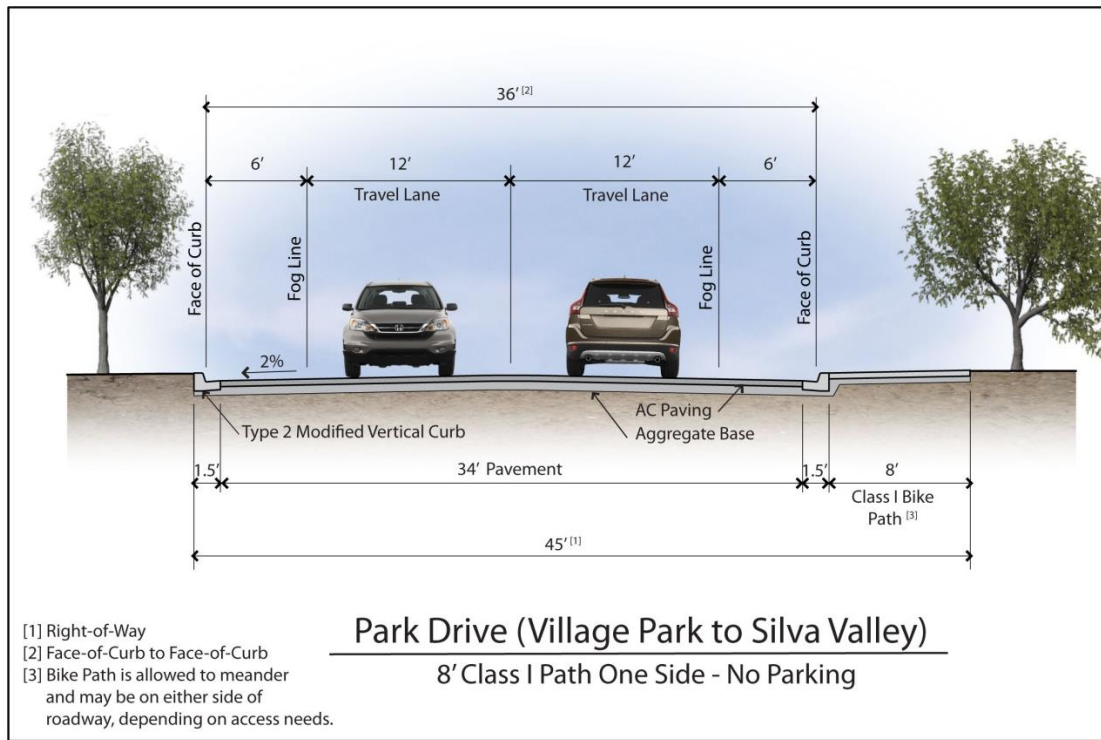
A selection of street widths and designs are included within the Specific Plan to accommodate a range of anticipated traffic volumes in a manner compatible with adjacent land uses. Consistent with the overall design theme of the Specific Plan, streets will generally be curvilinear in design, conforming both vertically, horizontally, and as closely as possible to natural topography. If the Board of Supervisors approves the Specific Plan, the Specific Plan's circulation system will be consistent with the County's functional road classification system and the following Sections provide a detailed description of each street type. (Refer to **Figure 4.1: Circulation.**)

4.4.1 Minor Collector - Park Drive (Public)

Collector streets serve to route traffic from local residential streets to an arterial street. The Specific Plan includes one minor collector for Park Drive between the Raley's shopping center and the Village Park, and a potential connection to Silva Valley Parkway. Park Drive consists of two travel lanes in a 45-foot right-of-way, with a Class I bike path on one side. Park Drive will be accessible by the public and maintained as specified in the Public Facilities Financing Plan. Parking is not allowed on the minor collector. The potential connection to Silva Valley Parkway includes the necessary right-of-way to accommodate road construction, but the Specific Plan does not provide for the construction of this roadway segment. (Refer to **Figure 4.2: Minor Collector – Park Drive.**)

West of the Plan Area, Park Drive will be realigned through the Raley's and La Borgata shopping centers. The westbound lane will transition to three lanes at El Dorado Hills Boulevard, creating dedicated lanes for through-traffic, and left and right turning movements. Eastbound from

FIGURE 4.2:
MINOR COLLECTOR – PARK DRIVE
(VILLAGE PARK TO SILVA VALLEY PARKWAY)



Torrence Planning

El Dorado Hills Boulevard, one lane will enter the shopping center complex and extend into the Plan Area. The existing 3-way intersection between the two shopping centers will be upgraded to a 4-way intersection, providing for a dedicated right turn into the Raley's center and including pedestrian crossings at the intersection.

The proposed extension of Park Drive to the Plan Area is a regionally significant improvement that facilitates a missing link in the County's transportation network. Within the County's Capital Improvement Program, the County will extend Saratoga Way to Iron Point Road in Folsom (west of the Plan Area) and Country Club Drive from east of Silva Valley Parkway to Cameron Park (east of the Plan Area). Currently, the County's CIP lacks a connection through the Plan Area; however, the proposed roadway network within the Serrano Westside Planning Area accommodates a potential extension of Park Drive to Silva Valley Parkway, serving as a vital connection between

Saratoga Way and Country Club Drive and providing much needed parallel capacity to U.S. Highway 50.

4.4.2 Primary Local Streets (Public or Private)

Primary local streets serve as the internal circulation system for residential neighborhoods. They support low traffic volumes, provide direct access to adjacent residential properties, and limit through traffic. Local residential streets accommodate two-way traffic, including emergency service vehicles and solid waste collection, and may contain traffic calming features such as traffic circles, mid-block bulb-outs, and intersection neckdowns. (Refer to Section 4.5 – Traffic Calming Features.) The typical local residential street section consists of two travel lanes with parking on one or both sides. Sidewalks of varied widths may be provided on one or both sides, and in some instances, such as cul-de-sac streets, there will be no sidewalks.

The local streets within each village will be unique in design and layout depending on topography and residential product type. To the extent feasible, local street segments will be no longer than one-half mile or approximately 2,500 linear feet without some sort of traffic control feature. Traffic controls include the traffic calming features described in Section 4.5 (Traffic Calming Features), or stop signs for full or partial intersections or ‘T’ intersections. The reduced street lengths and the effective implementation of traffic calming features and controls allows for the proposed reduction of street widths, assists in reducing traffic speeds in residential areas, increases pedestrian safety, and provides a more intimate streetscape for pedestrian enjoyment.

On-street parking is prohibited on any arterial or collector street, including Park Drive. On-street parking shall be allowed on local residential streets as described in **Table B.2 (On-Street Parking)**. Parking on both sides of the street is allowed with Fire Department approval, provided the CC&Rs include parking restrictions enforced by the Master Owners’ Association. A Master Owners’ Association will own and maintain any private local streets.

TYPICAL CROSS-SECTIONS

The Specific Plan includes four typical sections with varying right-of-way widths, similar to the existing roadways in the 1988 El Dorado Hills Specific Plan. Refer to **Table 4.1 (Local Road Cross-Sections)** for additional information.

Local 44' Residential Street

The 44' cross-section consists of two 16.5' travel lanes with 4' sidewalks on both sides of the street and parking allowed on both sides of the street. The total right-of-way width is 44'. **(Refer to Figure 4.3: Local 44' Residential Street.)**

Local 40' Residential Street

The 40' cross-section consists of two 16.5' travel lanes with a 4' sidewalk on one side of the street and parking allowed on both sides of the street. The total right-of-way width is 40'. **(Refer to Figure 4.4: Local 40' Residential Street.)**

Local 33' Residential Street with Parking on One Side

The 33' cross-section consists of two 13' travel lanes with a 4' sidewalk on one side of the street and parking allowed on one side of the street. The total right-of-way width is 33'. **(Refer to Figure 4.5: Local 33' Residential Street, Single Loaded.)**

Local 33' Residential Street with Parking on Both Sides

The 33' cross-section consists of two 13' travel lanes with a 4' sidewalk on one side of the street. Parking may be allowed on both sides of the street with CC&R restrictions, security enforcement, and guest parking provided on the lot. The total right-of-way width is 33'. **(Refer to Figure 4.6: Local 33' Residential Street.)**

Table 4.1: Local Road Cross-Sections										
Cross-section (Figure #)	Right-of-Way Width	Road Width CF-CF ¹	Road Width BC-BC ²	Curb and Gutter Type 1 ³	Type 2 ⁴	Parking One side	Both sides	Sidewalks One side	Both sides	Applicability
Local 44' (Figure 4.3)	44'	35'	36'	✓			✓		4'	Provide for pedestrian circulation and connectivity when a sidewalk cannot be accessed from a controlled intersection or a traffic calming feature.
Local 40' (Figure 4.4)	40'	35'	36'	✓			✓	4'		When connectivity exists, this typical section provides a connection without having to cross an uncontrolled street to access.
Local 33' (Figure 4.5) <i>single-loaded</i>	33'	28'	29'	✓	✓	✓		4'		When connectivity exists, this typical section provides a connection without having to cross an uncontrolled street to access or where driveway access is restricted or not necessary on the vertical curb side of the street.
Local 33' (Figure 4.6)	33'	28'	29'	✓			✓*	4'		When connectivity exists, this typical section provides a connection without having to cross an uncontrolled street to access.
Local 29' (Figure 4.7) <i>single-loaded</i>	29'	28'	29'	✓	✓	✓		None		Pedestrian connectivity and circulation is not needed or when sections do not have driveway access.
Local 29' (Figure 4.8) <i>cul-de-sac</i>	29'	28'	29'	✓			✓*		None	Maximum length of 800 feet or no more than 24 lots
27' Residential Alley (Figure 4.10)	27'	26'	27'	✓			None		None	Provide access to garages and surface parking for rear-loaded housing types, such as single-family homes, townhomes, apartments, and condominiums. Also provides access for fire, emergency, and garbage collection vehicles.

¹ Curb face to curb face

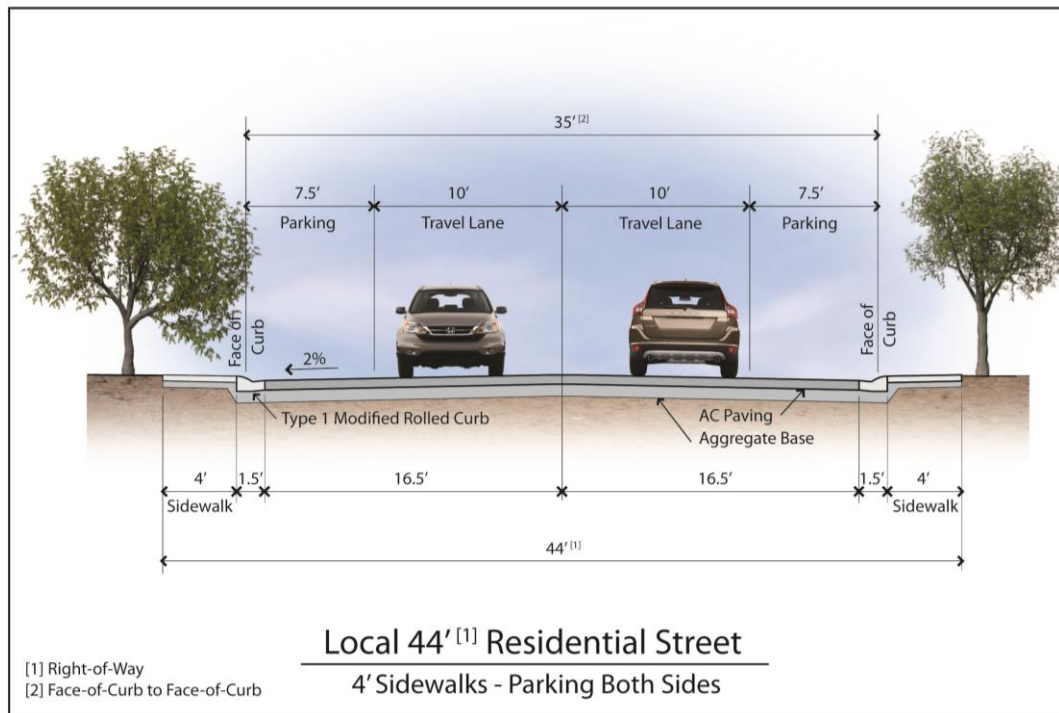
² Back-of-curb to back-of-curb

³ Modified rolled curb adjacent to residential lots

⁴ Modified vertical curb adjacent to common area lots, open space, or parks

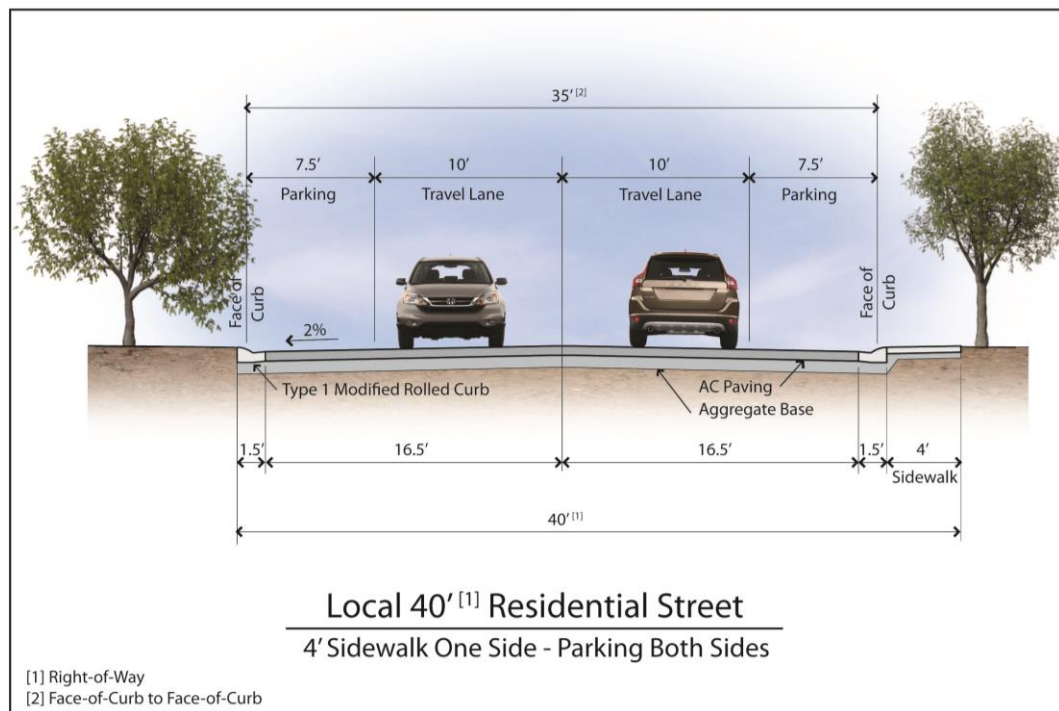
* Parking allowed on both sides of the street with Fire Department approval, provided the CC&Rs include parking restrictions enforced by the Master Owners' Association.

FIGURE 4.3:
LOCAL 44' RESIDENTIAL STREET



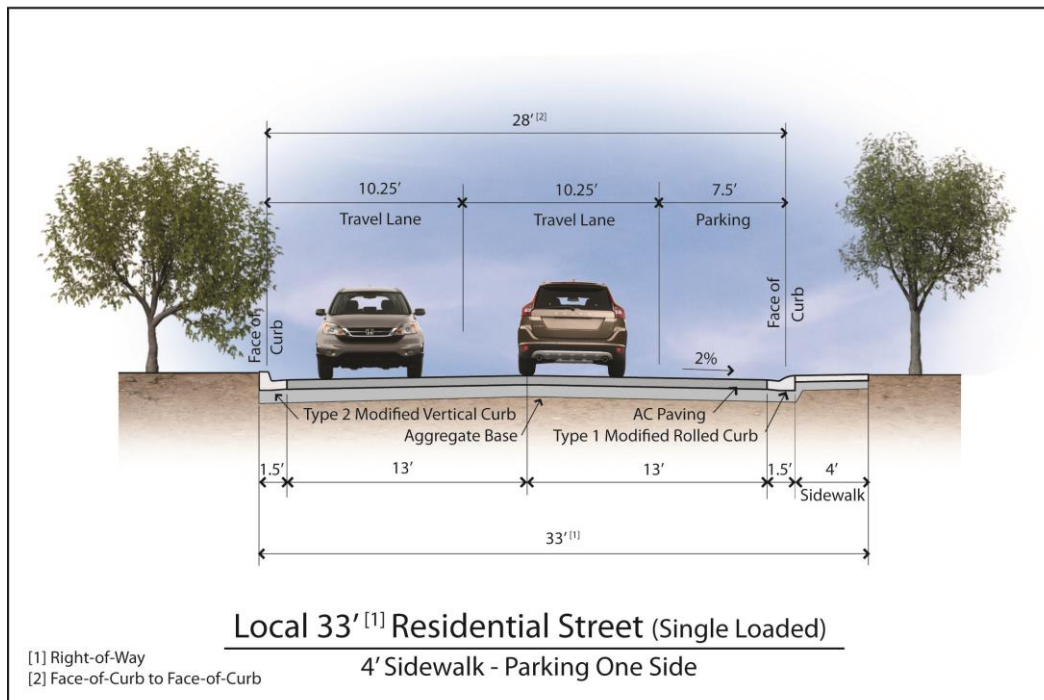
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FIGURE 4.4:
LOCAL 40' RESIDENTIAL STREET



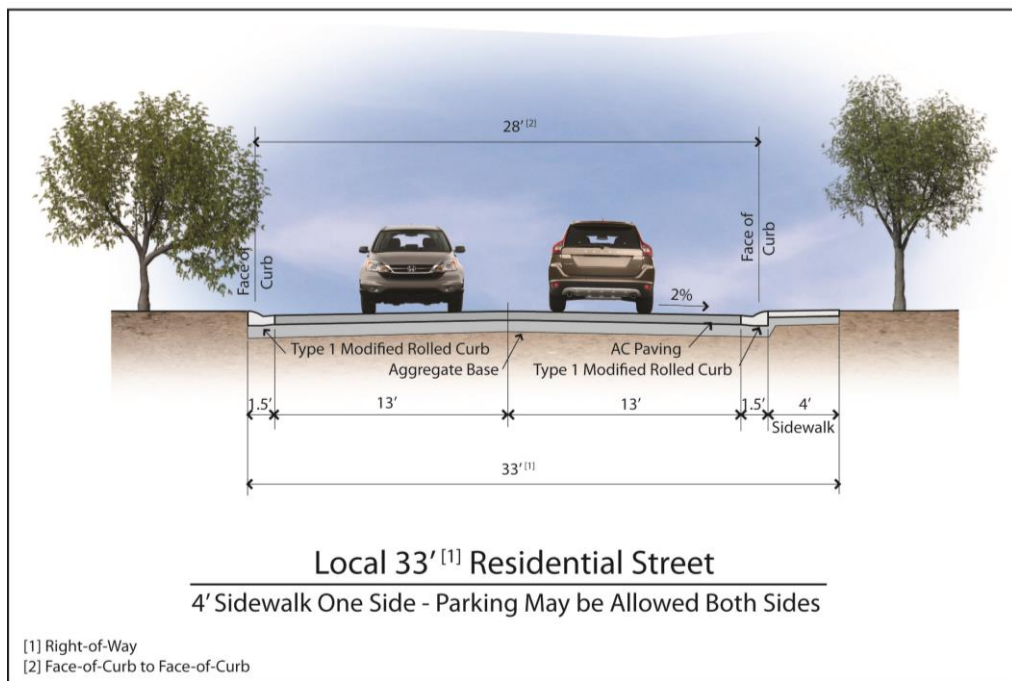
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FIGURE 4.5:
LOCAL 33' RESIDENTIAL STREET (SINGLE-LOADED)



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FIGURE 4.6:
LOCAL 33' RESIDENTIAL STREET



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4.4.3 Secondary Local Streets (Public or Private)

Secondary local streets connect to primary streets, but support lower traffic volumes and designed to limit through-traffic to enhance the neighborhood experience. Secondary streets consist of cul-de-sacs and alleyways that accommodate two-way traffic, including emergency service vehicles and solid waste collection.

Local 29' Residential Street

The 29' cross section consists of two 13' travel lanes and parking on one side of the street. Sidewalks are excluded from this design because of the limited through-traffic and lack of connectivity to activity centers or points of interest. Total right-of-way width is 29'. (Refer to **Figure 4.7: Local 29' Residential Street (Single-Loaded)** and **Figure 4.8: Local 29' Residential Cul-De-Sac Street.**)

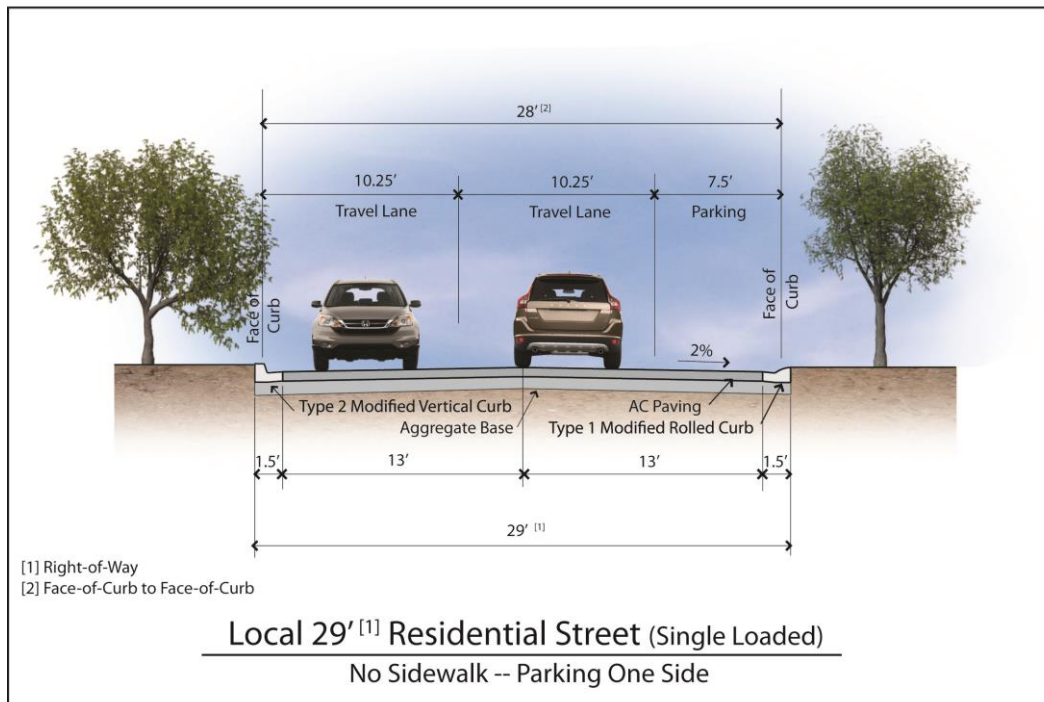
Typical Cul-de-Sac

The cul-de-sac provides for an 80' diameter improved turnaround surface in an 80' diameter right-of-way with no sidewalks. The turnaround may have an optional enhanced concrete paving or planted island. (Refer to **Figure 4.9: Typical Cul-de-Sac.**)

27' Residential Alley

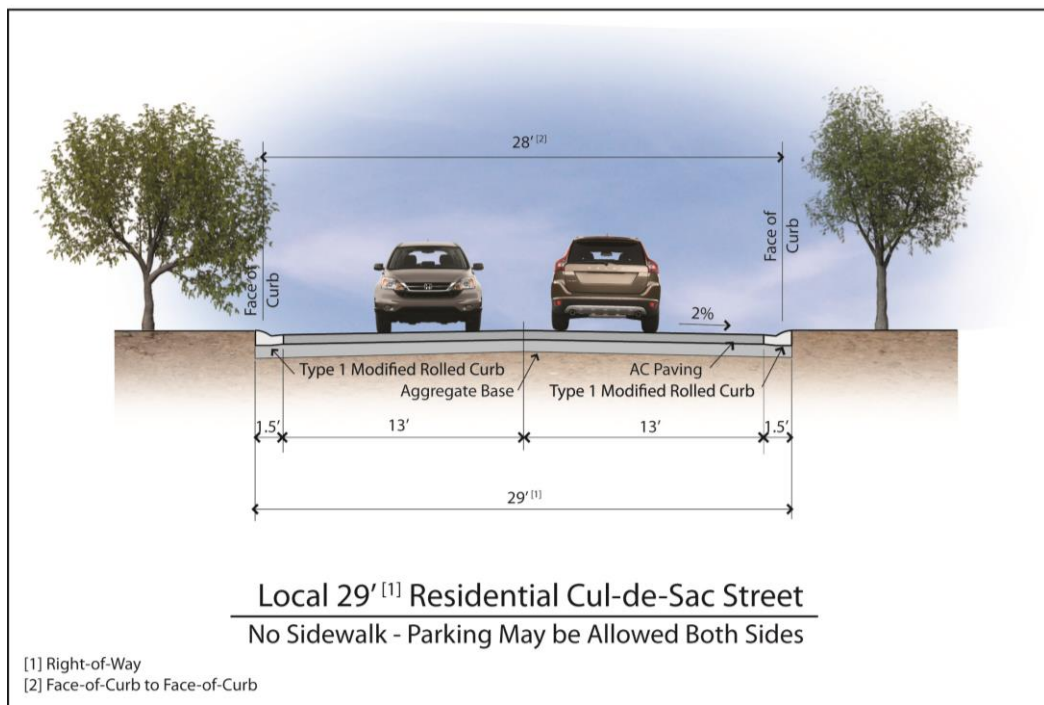
Residential alleys are private roads that provide access to garages and surface parking for rear-loaded housing types such as single-family homes, townhomes, apartments, and condominiums. Residential alleys also provide access for fire, emergency, and garbage collection vehicles. The typical residential alley section consists of two travel lanes and parking is prohibited. (Refer to **Figure 4.10: 27' Residential Alley.**)

FIGURE 4.7:
LOCAL 29' RESIDENTIAL STREET (SINGLE-LOADED)



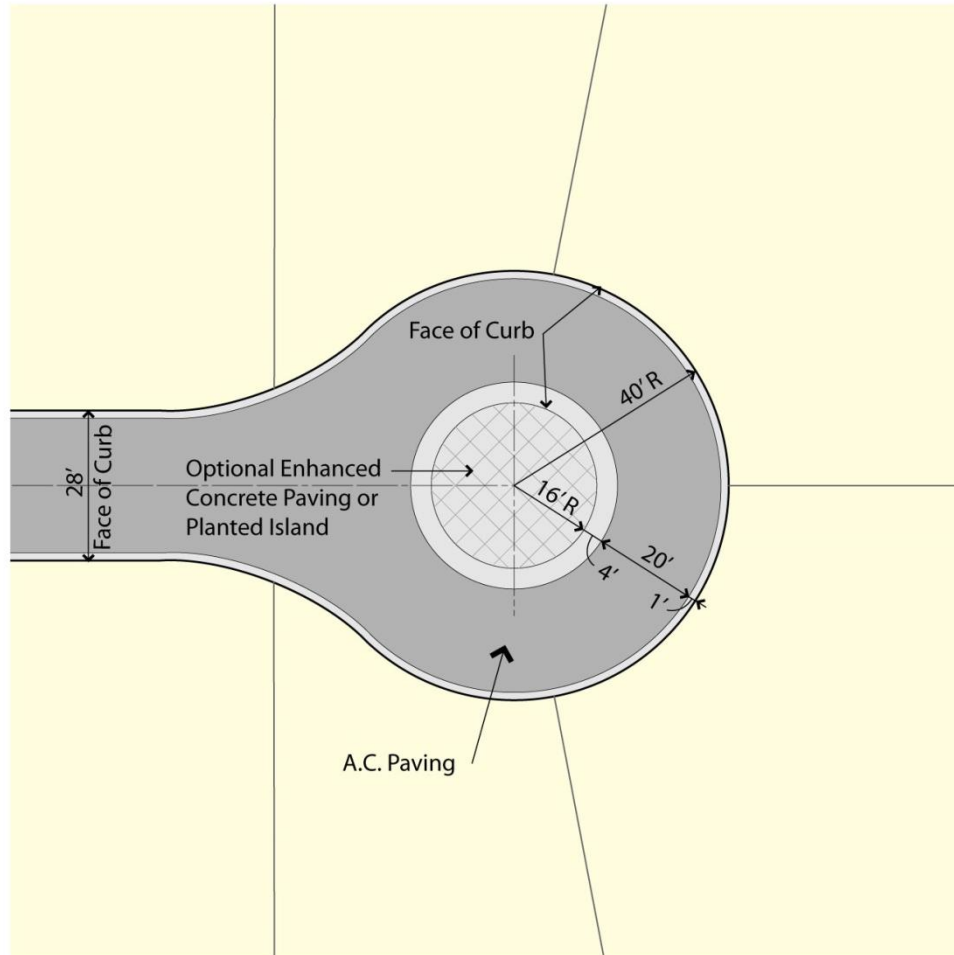
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FIGURE 4.8:
LOCAL 29' RESIDENTIAL CUL-DE-SAC



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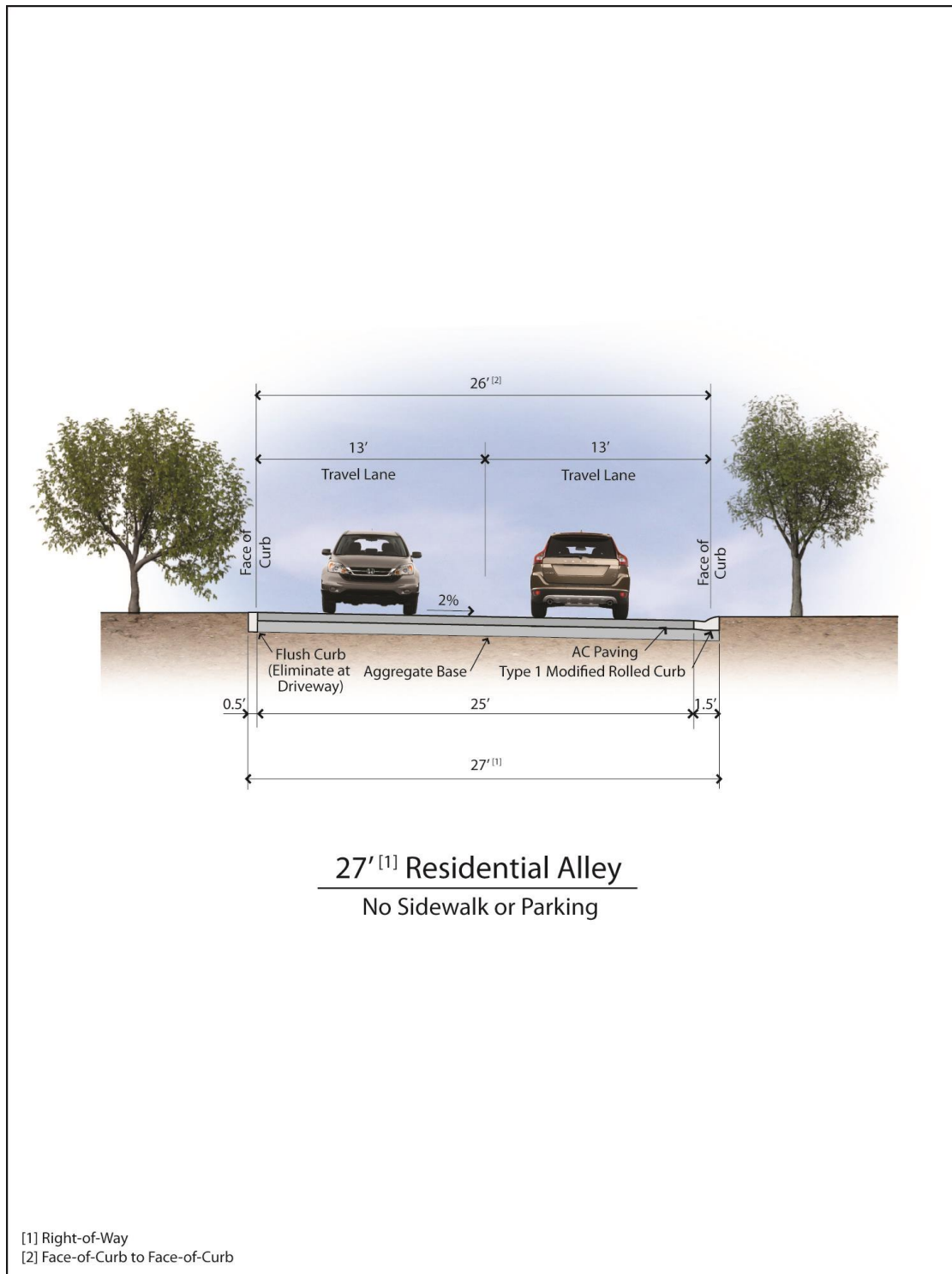
FIGURE 4.9:
TYPICAL CUL-DE-SAC



Typical Cul-de-Sac

Torrence Planning

FIGURE 4.10:
27' RESIDENTIAL ALLEY



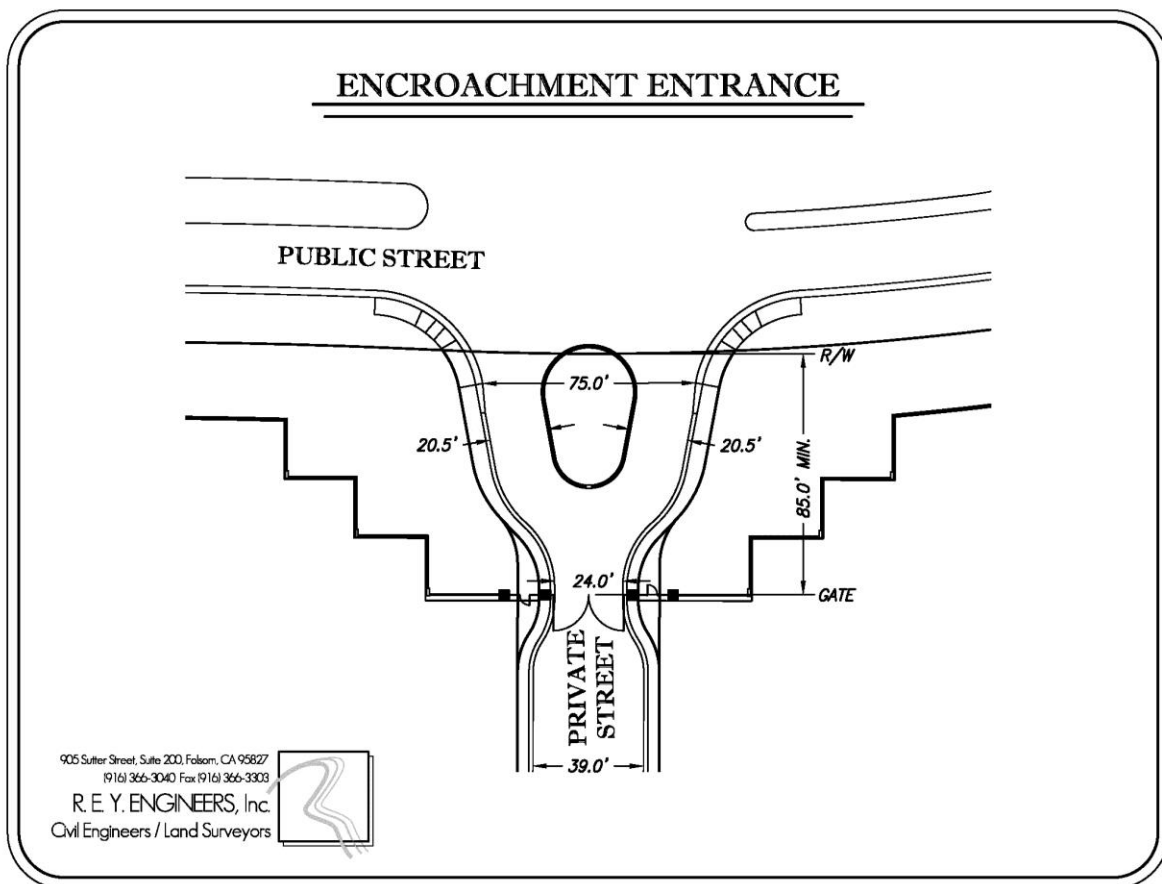
Torrence Planning

4.4.4 Gated Subdivision Entrances

The Serrano Westside Planning Area will have private roadways and gated subdivision entrances very similar, or identical to, the existing gated Serrano neighborhoods. (Refer to **Figure 4.11: Encroachment Entrance**.) A Master Owners' Association will maintain the private roads and gated entries.

The Pedregal Planning Area may or may not have private roads and gated subdivision entries. If the roadways are private, a Master Owners' Association may own and maintain the roadways and gated entries, or a funding source for the ongoing maintenance will be determined prior to the first sale of a lot in the subdivision.

FIGURE 4.11:
ENCROACHMENT ENTRANCE





Serrano entry gate, Serrano Parkway and Boundary Oaks Drive, El Dorado Hills

4.4.5 Emergency Vehicle Access

Emergency vehicle access (EVA) roads are private roads that provide access for fire and other emergency response vehicles only. The typical emergency vehicle access road consists of a 20' wide asphaltic concrete paved section. Unless required by the responsible fire protection district, the Specific Plan does not include any EVAs to the existing surrounding subdivisions.



*Emergency vehicle access, Oak Avenue Parkway and Blue Ravine Road
(The Parkway at Folsom)*

4.5 TRAFFIC CALMING FEATURES

The use of traffic calming features helps to create a safe and enjoyable residential neighborhood. The Specific Plan includes several traffic calming features including, but not limited to, roundabouts and traffic circles, intersection neckdowns, mid-block bulb-outs, center dividers, special pavement markings, and controlled on-street parking. Traffic calming features alert drivers of decision points, force vehicles to travel at slower speeds, and direct certain traffic movements for pedestrian safety. Applicants shall show proposed traffic calming features on subsequent small lot tentative subdivision map applications.

4.5.1 Roundabouts (Public or Private Streets) and Traffic Circles (Private Streets)

Roundabouts and traffic circles are alternative forms of traffic control that reduce traffic speeds and the amount of stopping at intersections while providing neighborhood focal points. The use of traffic circles and roundabouts depends on several factors, such as the amount of traffic projected along a street segment, surrounding land uses, and whether the roundabout or traffic circle is a more efficient intersection control device than a stop sign or signalized intersection. Roundabouts are permissible on public or private streets. Traffic circles and all other traffic calming techniques may be utilized within the private streets where appropriate. (Refer to **Figure 4.12: Traffic Circle.**)

The Plan Area includes a signature roundabout along Park Drive at the entrance to the Village Park land use designation to control intersection movements, traffic flow, and speeds. The roundabout will include an 8-foot truck apron and one traffic lane, and may include landscaping and lighting. Applicants will determine the island and outside radii during the small lot tentative subdivision map stage in consultation with a professional engineer. All roundabouts shall be properly engineered and applicants will show the pedestrian sidewalk locations and street crossings on subsequent small lot tentative subdivision maps or roadway improvement plans to the satisfaction of the County's Transportation Division.

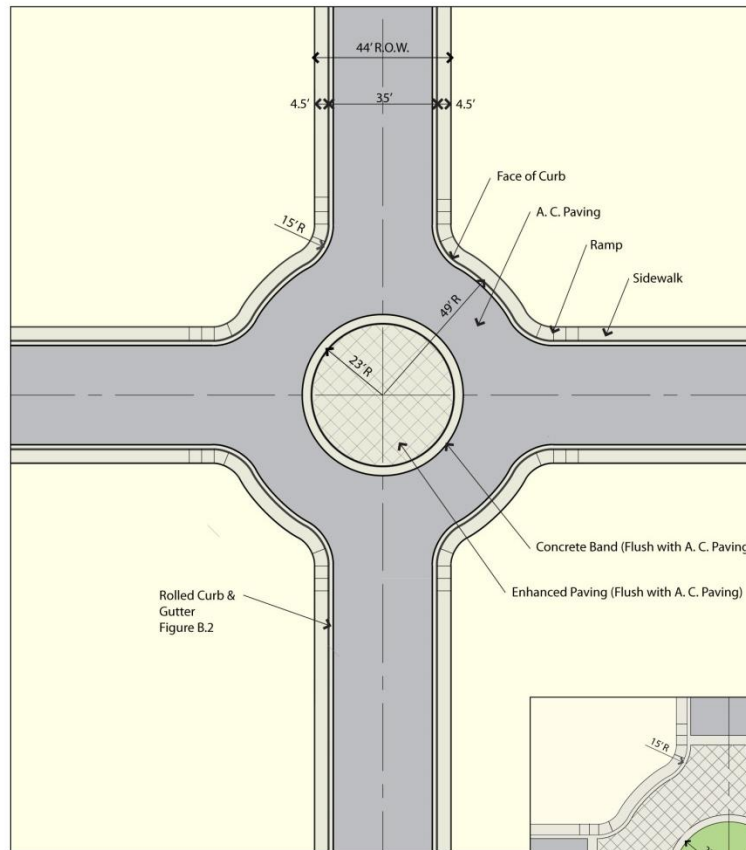


Roundabout, The Parkway at Folsom

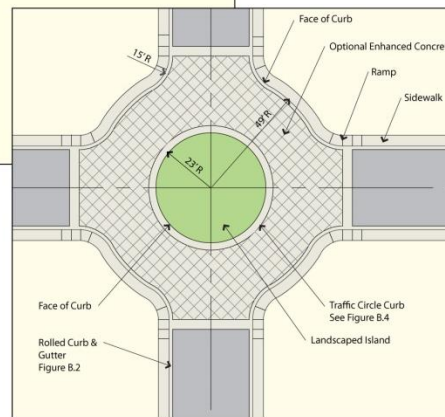


Traffic circle, midtown Sacramento

FIGURE 4.12:
TRAFFIC CIRCLE



Standard Design



Alternative Design

Traffic Circle

Use on 33', 40' & 44' Local Residential Streets

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4.5.2 Intersection and Mid-Block Controls (Private Streets)

Intersection and mid-block controls, such as **street intersection neckdowns (Figure 4.13)**, **mid-block bulb-outs (Figure 4.14)**, and **center islands (Figure 4.15)** may be used along roadways with high pedestrian activity to reduce the amount of time that pedestrians are exposed during roadway crossings. With the use of mid-block bulb-outs, on-street parking near intersections is eliminated to improve visibility. In addition to an increased feeling of safety for pedestrians, bulb-outs also serve as a way to decrease traffic speeds, especially when vehicles attempt to turn. This measure may include accent paving and landscaping that do not impair driver sight lines. Parking is restricted along bulb-out areas, and appropriate markings or signs will be provided as required or allowed by the fire protection agency.

4.5.3 Special Pavement Markings and Textured Paving (Private Streets)



Textured paving

Special pavement markings and textured paving serve as a visual reference for motorists of the likely presence of pedestrians and cyclists in the area. This measure may be used in conjunction with roundabouts and traffic circles, or as a stand-alone measure.

4.6 PUBLIC TRANSIT

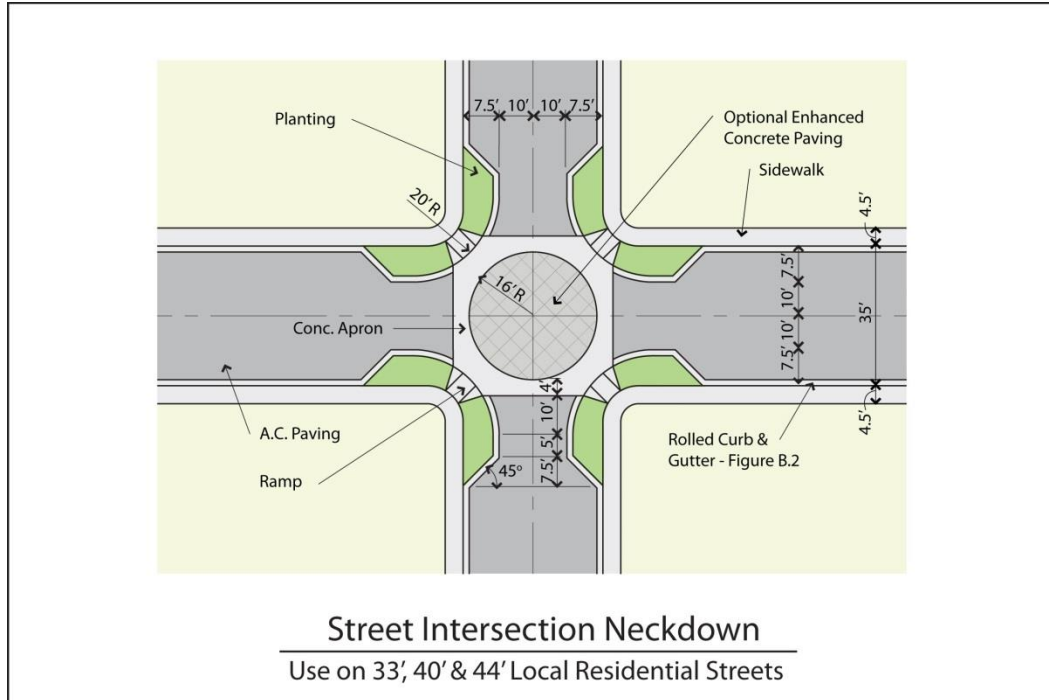
A comprehensive public transit plan increases the likelihood that pedestrian and transit-oriented development (TOD) will occur. The Plan Area is located in the center of El Dorado Hills and expected to promote future ridership to key destinations.

4.6.1 Existing Transit Service

The El Dorado County Transit Authority (EDCTA) currently provides transit service in El Dorado County. The EDCTA serves the residents of western El Dorado County with scheduled fixed-route service, daily commuter service to Sacramento, dial-a-ride service in Placerville and outlying communities, and chartered social service routes. Life-line service is also provided to the elderly, the disabled, and Sacramento commuters.

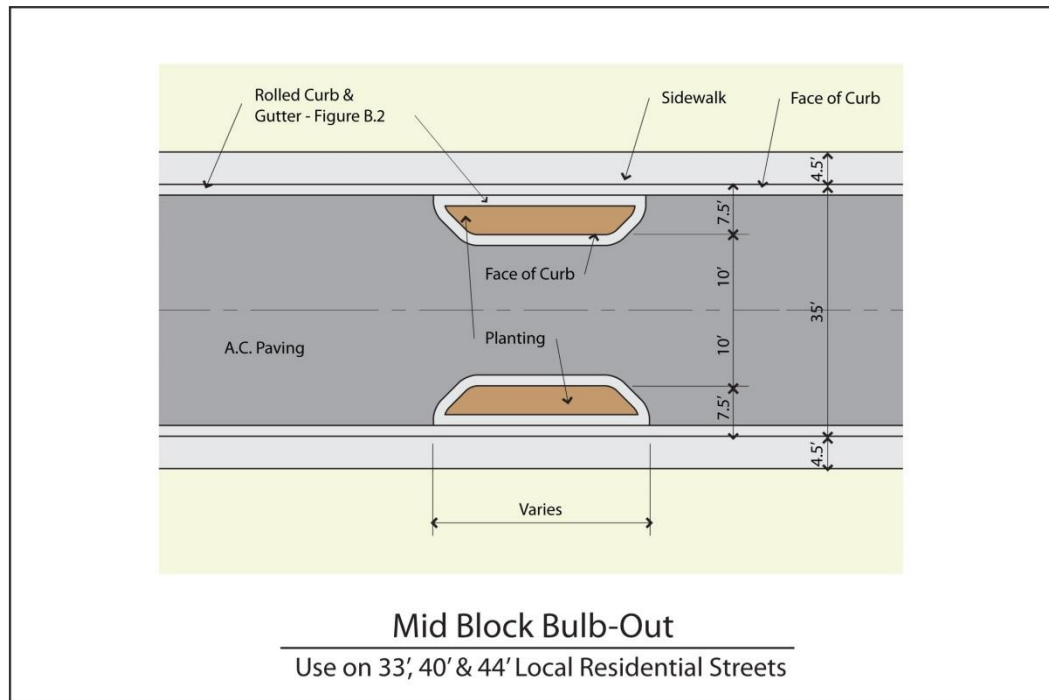
[Continues on page 4-26]

FIGURE 4.13:
STREET INTERSECTION NECKDOWN



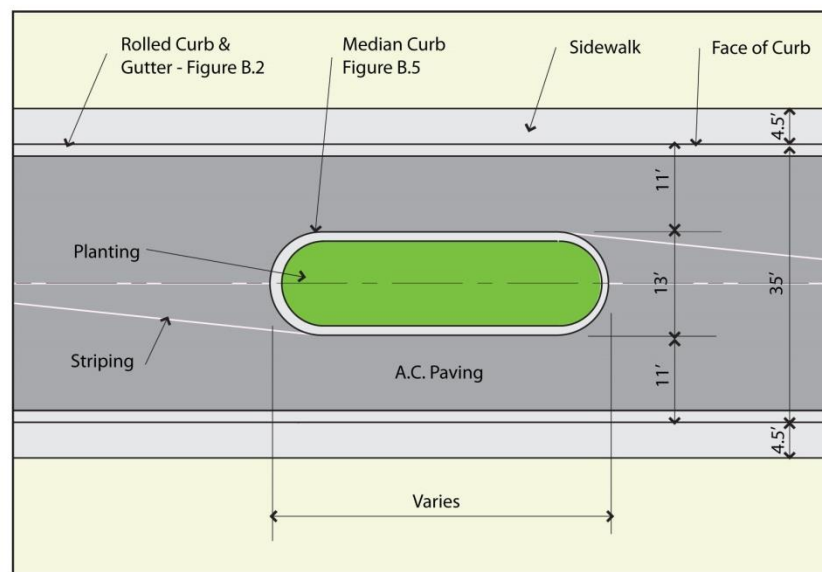
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FIGURE 4.14:
MID-BLOCK BULB-OUT



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FIGURE 4.15:
CENTER ISLAND



Center Island

Use on 33', 40' & 44' Local Residential Streets

The State of California and Van Pool Service, Inc. (VPSI) organize formal carpools and vanpools in El Dorado County. Six state vanpools are available to transport state employees residing in El Dorado Hills, Cameron Park, Shingle Springs, and Placerville to their jobs in Sacramento and Rancho Cordova.

El Dorado County currently provides 12 park-and-ride facilities concentrated along U.S. Highway 50 with a thirteenth planned for the Bass Lake Road interchange area. Additionally, the El Dorado County Transit Authority (El Dorado Transit) operates the Iron Point Connector bus service, which serves a loop from the Highway 50 park-and-ride station in El Dorado Hills, to Folsom Boulevard and the Iron Point Light Rail Transit station, Intel, Kaiser Permanente, Folsom Lake College, and the Broadstone and Palladio shopping centers.

4.6.2 Potential Public Transit Service

El Dorado Hills is an established, suburbanized community. However, it lacks daily, regularly scheduled public transit service, except for limited commuter and dial-a-ride services provided by the El Dorado Transit Authority. The commuter service provides eleven weekday morning trips from El Dorado County to downtown Sacramento with eleven return trips in the afternoon. Dial-a-ride services are available to local residents, but services are limited and not widely used. This limitation to the availability of routine public transit options for local commuters and other users, such as seniors, impedes connectivity between activity centers such as schools, commercial, recreational, and residential uses.

In 2013, the El Dorado County Transportation Commission prepared a Community Transit Needs Assessment for the El Dorado Hills area. Its primary purposes were to identify potential community transit ridership in El Dorado Hills, both residential and commercial, and determine and map transit routes, destinations, activity centers, and ridership zones. The needs assessment considered transportation to and from other areas within the county to activity centers in the El Dorado Hills area, including the business park located south of U.S. Highway 50. The Needs Assessment also evaluated consistent regional transit connections to and from Rancho Cordova, Folsom, and Sacramento. The intent of the plan was to determine the level of market demand or need for community transit service in El Dorado

Hills, a need that will likely increase in response to California’s recent legislation to reduce greenhouse gas emissions (AB 32 and SB 375), and provide for the strategic implementation of that service.

The Transit Needs Assessment revealed that a traditional, fixed schedule transit service would not meet adopted transit performance standards and, therefore, would not be a cost-effective use of public funding at this time. Alternatively, the El Dorado Hills Transit Plan focuses on two strategies to enhance public transit options in El Dorado Hills. The first strategy entails a taxi voucher program that provides a subsidy for eligible citizens to purchase transportation services at a discount, which is dependent on El Dorado Transit identifying taxi providers and the successful negotiation of flat fare rates. The second strategy is the implementation of a one-day-a-week “*activity bus*” available for demand-response service on Wednesdays from 8 a.m. to 4 p.m. to key destinations. The “*activity bus*” provides residents with a second travel option to the taxi voucher program and provides a good demonstration of potential scheduled transit service in the future (LSC Transportation Consultants, Inc., 2013).

Although El Dorado Hills does not currently have fixed route transit service, opportunities exist to accommodate a bus stop (turnout and bus shelter) on the east side of El Dorado Hills Boulevard adjacent to the Serrano Westside Planning Area, provided the existing Class I bike path is relocated to the east side of the drainage channel (discussed in Section 4.7.1 – Bikeways). An additional bus stop (turnout and bus shelter) may be accommodated on the future extension of Park Drive near the Village Park.

4.6.3 Park-and-Ride Location

The Specific Plan provides for a park-and-ride location in the Serrano Westside portion of the Plan Area, in proximity to U.S. Highway 50 and as a joint-use facility between El Dorado Transit and the El Dorado Hills CSD. As many as 50 parking stalls within the Village Park land use designation may be reserved for park-and-ride or vanpool/carpool use during weekday business hours when park activities are minimal. The details of the park-and-ride facility will be determined at the time the Village Park is developed.

4.7 BIKEWAY AND TRAIL NETWORK



The availability of bike paths, sidewalks, and trails within the Plan Area promotes healthy and viable alternatives to vehicular travel. The Specific Plan includes pedestrian-friendly, walkable streets that connect to the internal trail system. Consistent with the policies and regulations of The California Bicycle Transportation Act, the Federal Transportation Equity Act (TEA 21), and the California Complete Streets Act of 2008, the Specific Plan includes a comprehensive system of bike paths, sidewalks, and trails that connect various land uses within, and enhance pedestrian mobility throughout, the Plan Area. (Refer to **Figure 4.16: Bikeways and Trails.**)

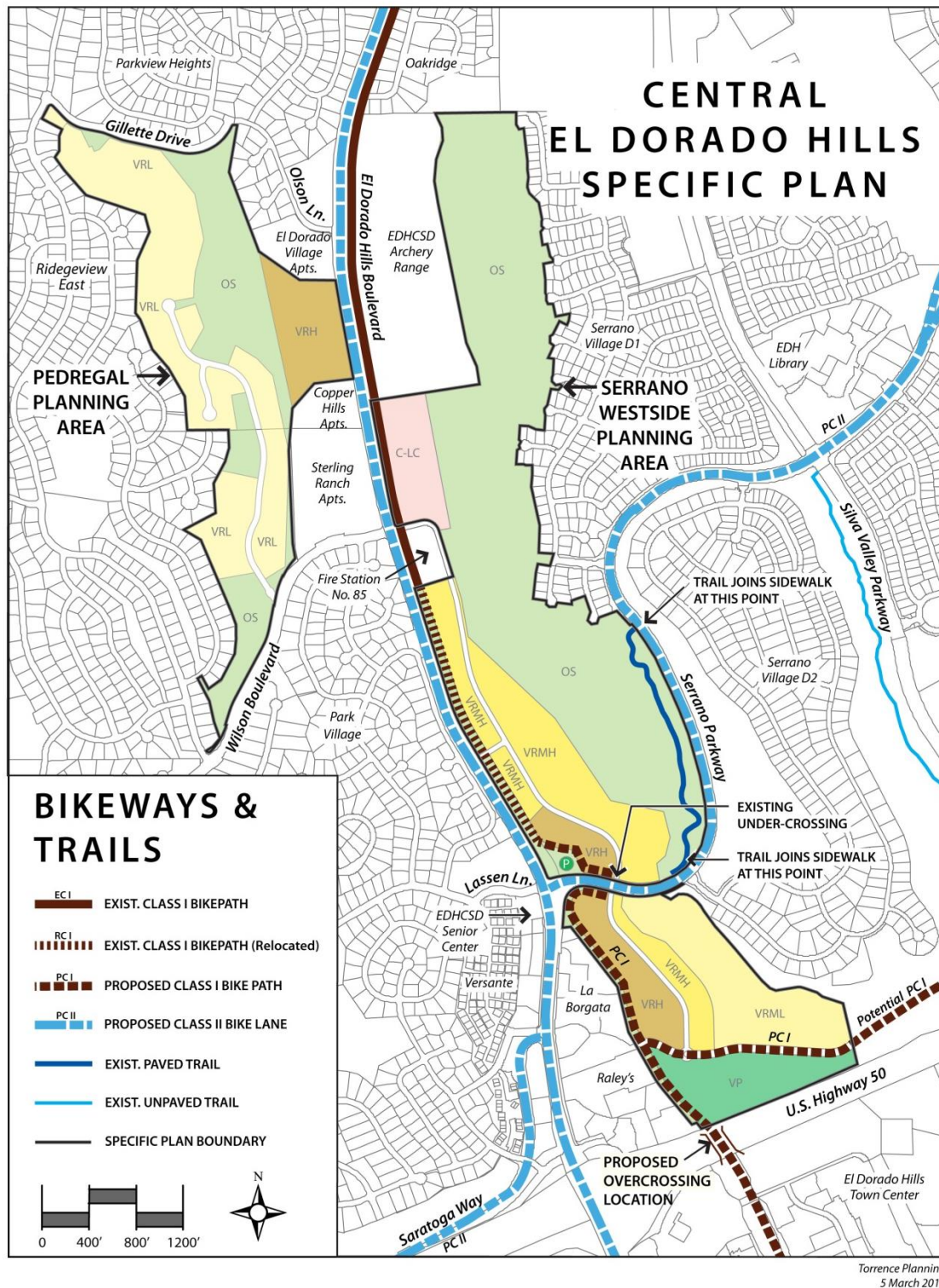
The Plan Area's circulation system includes provisions for non-motorized modes of transportation, including bicycle and pedestrian travel that integrate into the community-wide open space and street system. The pedestrian network links key activity centers such as retail services, employment opportunities, and recreational amenities with one another through a comprehensive network of Class I bike paths, sidewalks, and trails weaving throughout the Plan Area. The trail network includes two bridges spanning an unnamed tributary to Carson Creek to allow for pedestrian access to retail and shopping complexes. One bridge will provide connectivity to the La Borgata retail center and the other to the Raley's shopping complex.

4.7.1 Bikeways

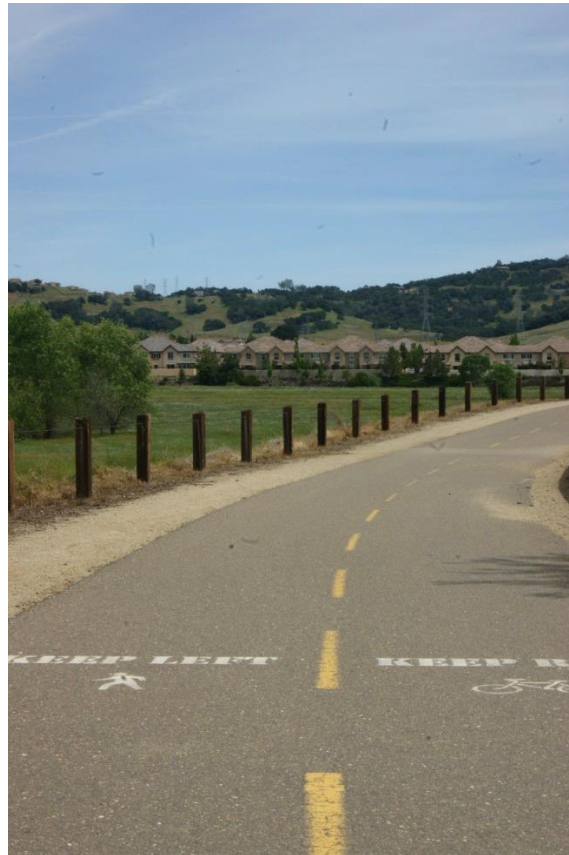
Consistent with the updated El Dorado County Master Bikeway Plan, the Specific Plan incorporates a Class I bike path parallel to El Dorado Hills Boulevard and can accommodate a Class I bike path parallel to U.S. Highway 50 if the County chooses to construct the potential connection of Park Drive to Silva Valley Parkway. The Class I system will connect to the existing network of Class I bike paths and Class II bike lanes. (Refer to **Figure 4.16: Bikeways and Trails.**)

[Continues on page 4-30]

FIGURE 4.16:
BIKEWAYS AND TRAILS



The existing Class I bike path on El Dorado Hills Boulevard between Wilson Boulevard and Serrano Parkway provides for limited separation of pedestrians and vehicular traffic. The Specific Plan includes relocating the existing bicycle path from the west side of the riparian area to the east side within the Serrano Westside Planning Area to improve pedestrian and bicyclist enjoyment and safety. An important design feature of the Specific Plan is to upgrade the drainage way along El Dorado Hills Boulevard to create a riparian corridor and bikeway for walkers and cyclists. The bikeway will utilize an existing golf cart undercrossing east of the intersection of Serrano Parkway and El Dorado Hills Boulevard to provide an uninterrupted bikeway and walking trail from Wilson Boulevard to U.S. Highway 50 without having to navigate a signalized intersection. Additionally, the Specific Plan facilitates the County's construction of an off-site Class I bike path parallel to the potential connection to Silva Valley Parkway east of the Village Park.



Class I bike path, The Parkway at Folsom

4.7.2 Pedestrian Overcrossing Location

The division of El Dorado Hills by U.S. Highway 50 poses a current-day challenge to promoting El Dorado Hills as a walkable, pedestrian-friendly community. Two existing connections under U.S. Highway 50 (El Dorado Hills Boulevard / Latrobe Road and Silva Valley Parkway / White Rock Road) include some pedestrian facilities to accommodate and encourage a range of travel modes, but the connections primarily serve vehicular users. Therefore, U.S. Highway 50 discourages pedestrian connectivity between the majority of the housing on the north side, and the commercial and employment opportunities to the south. The Plan Area's adjacency to U.S. Highway 50 provides an ideal opportunity to relocate a planned pedestrian overcrossing slightly east of El Dorado Hills Boulevard / Latrobe Road to provide a shorter and more direct route between the riparian areas of the Serrano Westside Planning Area and the El Dorado Hills Town Center.



Pedestrian overcrossing at East Natoma Street and Blue Ravine Road, Folsom

4.7.3 Sidewalks and Trails

The Specific Plan emphasizes the creation of a trail network for passive enjoyment. The Plan Area's location in the center of El Dorado Hills provides strong connectivity between new and existing neighborhoods and land uses, and convenient non-motorized access to employment, services, and recreation. The planned trail improvements will provide a safe network for walking, jogging, and cycling, and allow users to connect easily to a system of 17 miles of trails within the Serrano community.



Bull Frog Gully trail, Serrano, El Dorado Hills



*Unpaved trail,
The Parkway at Folsom*

Sidewalks are planned on at least one side of the minor collector and most primary local streets to provide connectivity to retail services at the Raley's and La Borgia shopping centers, activities and entertainment at Town Center, and the overall trail network. Sidewalks vary in width depending on the location and anticipated roadway volume. Sidewalks shall be no less than four feet in width and comply with the provisions of the Americans with Disabilities Act (ADA).

Additionally, open space areas and natural parkways may include gravel and unpaved trails, where feasible, thus offering increased pedestrian mobility and recreation throughout the entire Plan Area. Gravel trails are a minimum of six feet wide, with two feet of

vegetation clearing on each side. Paved trails are permissible within the open spaces and shall follow the standards established in **Figure 4.17 (Trail Sections)**.

4.8 SPECIFIC PLAN OBJECTIVES AND POLICIES

Circulation

OBJECTIVE 4.1

Design a mobility network that expands transportation choices and accommodates a range of users for safe and efficient travel between destinations in El Dorado Hills.

OBJECTIVE 4.2

Eliminate gaps in the roadway network and improve local travel routes as an alternative to highway usage.

OBJECTIVE 4.3

Preserve the quality of life within existing neighborhoods by avoiding roadway intrusions into neighboring subdivisions.

POLICY 4.1

The Plan Area must include choices among methods of transportation, including roadways, bikeways, and pedestrian ways that are well-connected for a walkable community.

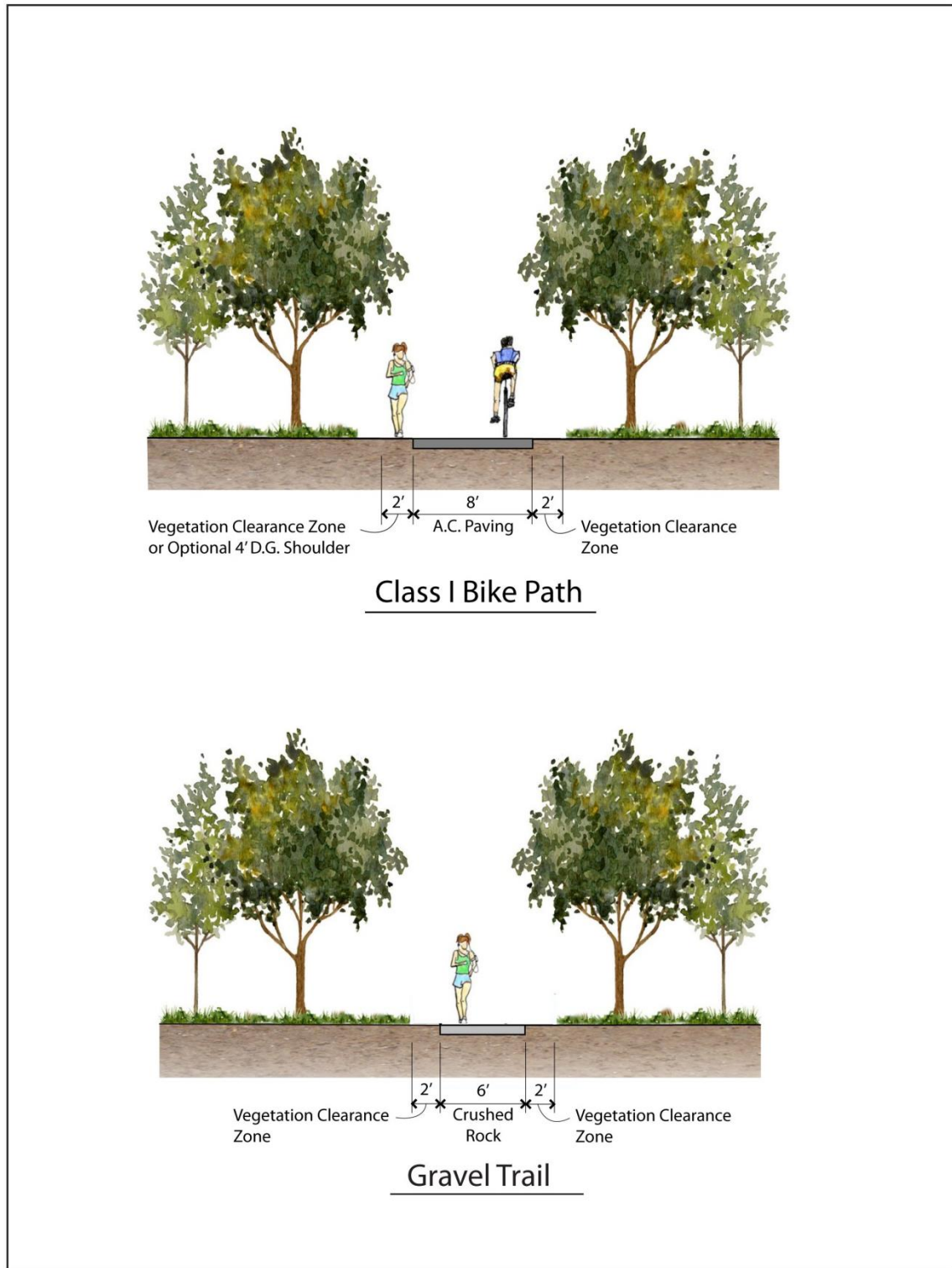
POLICY 4.2

Design the land use plan in a manner that accommodates a potential connection between the Serrano Westside Planning Area and Silva Valley Parkway as a collector road and parallel capacity to U.S. Highway 50.

POLICY 4.3

Design the local roadways in the Plan Area as internal systems that do not connect to existing roadways in neighboring subdivisions, unless required for Emergency Vehicle Access (EVA).

FIGURE 4.17:
TRAIL SECTIONS



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POLICY 4.4

All roads will comply with the 2010 California Fire Code, California Code of Regulations, Title 24, Part 9, Chapter 5, Section 503 and Title 14, California Code of Regulations, Division 1.5, Chapter 7, Subchapter 2, Article 2, and Emergency Access, Section 1273.01 of the Fire Safe Regulations.

POLICY 4.5

Development of the Plan Area shall comply with General Plan Policies TC-Xa through TC-Xi (Measure Y).

Mobility and Connectivity

OBJECTIVE 4.4

Design an accessible, safe, convenient, and integrated pedestrian system to encourage walking and bicycling.

OBJECTIVE 4.5

Eliminate U.S. Highway 50 as a barrier to pedestrian mobility, and improve connectivity between land uses on the north and south sides of the highway.

OBJECTIVE 4.6

Concentrate densities and a mix of land uses to encourage walking and bicycling for short trips, and improve the feasibility of future public transit options in El Dorado Hills.

POLICY 4.6

Reserve a location in the southwest segment of the Serrano Westside Planning Area for a U.S. 50 Highway pedestrian overcrossing. The incorporation of public art features is strongly encouraged to highlight El Dorado County's agri-tourism industry.

POLICY 4.7

Develop a cohesive pedestrian network of public sidewalks and street crossings that make walking a convenient and safe way to travel. Provide direct links between streets and major destinations, such as future transit stops, parks, and shopping centers, when feasible.

POLICY 4.8

Relocate the Class I bike path on El Dorado Hills Boulevard between Wilson Boulevard and Serrano Parkway to a riparian area on the western edge of the Serrano Westside Planning Area to improve pedestrian safety and eliminate potential vehicular conflicts.

POLICY 4.9

Utilize the existing undercrossing at Serrano Parkway to provide an un-interrupted bikeway from Wilson Boulevard to U.S. Highway 50.

POLICY 4.10

Applicants shall construct all trails and multi-use paths to ensure a minimum of 8' drivable width and 10' minimum vegetation clearance to allow for emergency response vehicles. The Wildfire Safety Plan may address additional clearance requirements.

Traffic Calming

OBJECTIVE 4.7

Improve the quality of life for the future residents of the Plan Area by implementing neighborhood traffic management techniques that do not impede emergency response service.

POLICY 4.11

Reduce vehicular speed by designing local roads with narrower traffic lanes, roundabouts, well-marked pedestrian crossings, bulb-outs, or median treatments to improve pedestrian travel and comfort.



CONSERVATION, OPEN SPACE, AND RESOURCE MANAGEMENT

Section 5

5.1 OVERVIEW

This Section describes the strategies to protect, conserve, and maintain natural resources and open space to enhance quality of life.

This Section of the Specific Plan recognizes the County's General Plan Principle of "....conserve and improve the County's existing natural resources and open space....", and focuses on the conservation of the natural features and cultural resources of the Plan Area, including soil resources, streams and wetlands, wildlife, oak woodlands, and historic cultural and prehistoric artifacts and sites. Adherence to this planning principle requires a thorough understanding and knowledge of the Plan Area to determine the best methods of conserving and protecting significant features. Prior to developing the Specific Plan, the Project Proponent completed a number of special studies to inventory and analyze significant site features, including geology and soils, topography, streams and wetlands, oak woodlands and vegetation communities, wildlife, and cultural and archaeological resources. The natural resource inventory and analysis serves as the basis for the Sections that follow.

The balance of Section 5 includes the following discussions:

- 5.2 Applicable General Plan Goals
- 5.3 Conservation of Natural Resources
- 5.4 Open Space
- 5.5 Specific Plan Objectives and Policies

5.2 APPLICABLE GENERAL PLAN GOALS

SOIL CONSERVATION (GOAL 7.1)

Conserve and protect the County's soil resources.

WATER QUALITY AND QUANTITY (GOAL 7.3)

Conserve, enhance, and manage water resources and protect their quality from degradation.

WILDLIFE AND VEGETATION RESOURCES (GOAL 7.4)

Identify, conserve, and manage wildlife, wildlife habitat, fisheries, and vegetation resources of significant biological, ecological, and recreational value.

CULTURAL RESOURCES (GOAL 7.5)

Ensure the preservation of the County's important cultural resources.

OPEN SPACE CONSERVATION (GOAL 7.6)

Conserve open space land for the continuation of the County's rural character, commercial agriculture, forestry and other productive uses, the enjoyment of scenic beauty and recreation, the protection of natural resources, for protection from natural hazards, and for wildlife habitat.

5.3 CONSERVATION OF NATURAL RESOURCES

The Serrano Westside and Pedregal Planning Areas provide approximately 169 acres of combined open space (50 percent of the Plan Area) for the conservation and protection of valuable natural resources, including intermittent drainages, wetlands, steep hillsides, oak woodlands, cultural resources, and scenic vistas. The following Sections describe the natural resources of the Plan Area, and the policies that will govern their conservation and management in perpetuity.

5.3.1 Soil Conservation and Steep Hillside

SOILS

A majority of the Plan Area is located on Auburn soils that drain well, possess low erosion potential and present few constraints for development. The planned development in the 1988 El Dorado Hills Specific Plan known as Serrano Village D1 Lots C and D are areas “*more likely to contain asbestos*” according to the Department of Conservation Mines & Geology Open-File Report 2000-002 (California Geological Survey, 2000). A majority of the Plan Area, except for the VRL land use in the Pedregal Planning Area, is within as an *Asbestos Review Area* and is subject to the requirements of El Dorado County AQMD Rule 223-2 (Fugitive Dust - Asbestos Hazard Mitigation) and the preparation of an Asbestos Dust Mitigation Plan. Refer to Section 2.5.7 (Site Features) for a preliminary assessment of naturally occurring asbestos.

STEEP HILLSIDES

As described in Section 2.5.7 (Site Features), REY Engineers, Inc. prepared slope maps for the Plan Area (refer to **Figure 2.13: Slopes – Serrano Westside Planning Area** and **Figure 2.14: Slopes - Pedregal Planning Area**) that depict areas of the site with slopes in excess of 30 percent (slope gradient). Consistent with General Plan Policy 7.1.2.1, large areas of steep hillsides are included in the Plan Area’s open space land use designation and restricted from development.



Serrano Village D1 – Lot C ridgeline (looking east from Wilson Boulevard), El Dorado Hills

If the County modifies its policies with respect to the disturbance of slopes 30 percent and greater, development of the Plan Area may occur consistent with those policies, subject to any required CEQA analysis and an amendment to this Specific Plan.

5.3.2 Water Quality

The Plan Area is within the Upper Deer Creek sub watershed of the Cosumnes River and the watershed serves many functions, including recreational opportunities, agricultural irrigation, wildlife habitat, and drinking water.



Cosumnes River

Urban development, especially the conversion of natural areas to impervious surfaces, plays a large part in the quantity and quality of runoff delivered to local creeks and rivers, and this in turn can degrade the beneficial uses of such protected “*Waters of the State*.” Implementing Best Management Practices such as storm detention basins, and low impact and on-site infiltration techniques reduce pollutant concentrations and flow velocity. Furthermore, storm water discharges in El Dorado County are required to obtain a Construction General Permit that requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). Refer to Section 7 (Utilities) for more information regarding storm water management strategies. Section 7 also includes requirements to comply with

applicable permits and regulations designed to protect the beneficial uses of local waterways.

County Code Chapter 110.14 authorizes the County's Transportation Division to regulate all grading activities and requires that applicants undertake such activities in a manner that prevents quantities of sediment or other materials substantially in excess of natural levels from leaving the site. The County Grading, Erosion, and Sediment Control Ordinance requires that permittees be responsible to: (1) prevent discharge of sediment from the site in quantities greater than before the grading occurred to any watercourse, drainage system, or adjacent property; and (2) protect watercourses and adjacent properties from damage by erosion, flooding, or deposition, which may result from the permitted grading. Moreover, development within the Specific Plan will be required to comply with the County's Phase II Municipal Separate Storm Sewer System (MS4) Permit for Regulated Projects.

As discussed in Section 8.8 (Low Impact Development), practices consistent with the current edition of the Storm Water Quality Design Manual for the Sacramento and South Placer Regions shall be utilized within the Plan Area. Consistent with these practices, storm water collection will be decentralized, its quality improved and its peak flows contained in storm water quality detention basins that will slowly release runoff back into natural drainage channels.

5.3.3 Wetlands and Waters of the United States

In 2009 and 2011, ECORP Consulting, Inc. surveyed and delineated a majority of the Wetlands and Waters of the United States within the Plan Area and the U.S. Army Corps of Engineers verified the delineations in the same years. ECORP Consulting, Inc. conducted the surveys according to the methods identified in the U.S. Army Corps of Engineers (USACE) 1987 wetlands delineation manual (Environmental Laboratory, 1987). ECORP Consulting, Inc. prepared a preliminary wetland assessment for the open space area west of Serrano Village D1, which has not been verified by the Corps of Engineers. ECORP identified a total of 5.72 acres of Waters of the United States. The Serrano Westside Planning Area contains 5.284 acres of Waters of the United States and the Pedregal Planning Area contains 0.436 acres.

(Refer to **Figure 2.15: Hydrology - Serrano Westside Planning Area** and **Figure 2.16: Hydrology – Pedregal Planning Area.**)

WETLANDS

Seasonal Wetland: There are approximately 0.072 acres of seasonal wetlands scattered throughout the Plan Area in topographic depressions and swales. Hydrologically, seasonal wetlands are similar to vernal pools because they remain inundated or saturated for extended periods during winter and spring.

Seasonal Wetland Swale: There are 0.297 acres of seasonal swales within the Plan Area.

Seep: There are approximately 0.242 acres of seeps present in the Plan Area. Freshwater seep communities occur on sites with permanently moist or wet soils resulting from the day lighting of groundwater.

OTHER WATERS

Intermittent Drainage: Approximately 0.678 acres of intermittent drainages are located within the Plan Area.

Ephemeral Drainage: Approximately 0.02 acres of ephemeral drainages are located with the Plan Area.

Drainage Ditch: Approximately 0.101 acres of ditches are present throughout the Plan Area. Ditches are excavated channels surrounded by small earthen levees. Some man made ditches are relics from historic prospecting activities, while others excavated to transport irrigation water.

Perennial Creek: A perennial creek runs year round and an unnamed tributary of Carson Creek that flows from north to south is classified as a perennial creek (1.048 acres).

Pond: Several ponded water features are scattered throughout the Serrano Westside Planning Area from the previous golf course operations. Ponds total 3.263 acres.



Pond 8, Serrano Westside Planning Area, El Dorado Hills

Of the 5.72 on-site acres, the land plan impacts approximately 2.94 acres. Off-site, there are potentially 7.602 acres of Wetlands and Waters, of which 1.93 acres may be impacted.

General Plan Policy 7.3.3.4 requires amendment of the County's Zoning Ordinance to provide buffers and special setbacks for the protection of riparian areas and wetlands. Until the Zoning Ordinance establishes standards for buffers and special setbacks, the County shall apply a minimum setback of 100 feet from all perennial streams, and 50 feet from intermittent streams and wetlands. The County may modify these interim standards if more detailed information regarding slope, soil stability, vegetation, habitat, and other site-specific conditions demonstrate that a different setback is sufficient to protect the riparian area. Actual setbacks for the Plan Area will be determined during the Section 404 permitting process in consultation with the U.S. Army Corps of Engineers.

5.3.4 Vegetation Communities and Wildlife

The Plan Area supports an abundant and diverse flora and fauna found within three vegetation communities (annual grassland, blue oak woodland, and riparian) identified by ECORP Consulting, Inc. The Plan

Area is mostly comprised of annual grasslands (50 percent) and Blue Oak Woodland (40 percent).

ANNUAL GRASSLAND



*Serrano annual grasslands,
El Dorado Hills*

Large segments of the Serrano Westside Planning Area and the eastern portion of the Pedregal Planning Area were mapped as annual grassland. The annual grassland is primarily comprised of non-native, naturalized Mediterranean grasses such as ripgut brome (*Bromus diandrus*), soft brome (*B. hordeaceus*), medusahead grass (*Elymus caput-medusae*), and foxtail barley (*Hordeum murinum*). Other species commonly found in this community include yellow star-thistle (*Centaurea solstitialis*), rose clover (*Trifolium hirtum*), twining brodiaea (*Dichelostemma volubile*), and hedge parsley (*Torilis arvensis*). In the Serrano Westside Planning Area, native and non-native ornamental trees have been planted throughout the annual grassland, including non-native pines (*Pinus* spp.), Valley oak (*Quercus lobata*), Interior live oak (*Q. wislizenii*), and Fremont's cottonwood (*Populus fremontii*).

BLUE OAK WOODLAND

The western portion of the Pedregal Planning Area and the northeast corner of the Serrano Westside Planning Area were mapped as blue oak woodland. The canopy of the blue oak woodland is dominated by blue oak (*Q. douglasii*) with occasional Interior live oak, California buckeye (*Aesculus californica*), and gray pine (*P. sabiniana*). The understory is dominated by a variety of nonnative annual grasses and forbs, including red brome (*B. madritensis* ssp. *rubens*), hedgehog dog-tail grass (*Cynosurus echinatus*), hedge parsley, and soft geranium (*Geranium molle*). Poison-oak (*Toxicodendron diversilobum*) is scattered throughout the blue oak woodland.

RIPARIAN

Riparian vegetation was mapped around the intermittent drainages, ponds, and creek in both planning areas. The overstory of the riparian community is dominated by Valley oak, Interior live oak, fig (*Ficus carica*), willow (*Salix* spp.), and Fremont's cottonwood. A dense vine/shrub understory of poison-oak and California wild grape (*Vitis californicus*) provides a closed canopy over much of the drainage in the Pedregal Planning Area, while a monoculture of Himalayan blackberry (*Rubus armeniacus*) provides a similar closed canopy in the riparian areas in the Serrano Westside Planning Area. Because of the primarily

closed canopy, herbaceous plants are mostly lacking from this community.

WILDLIFE



Western kingbird

Some of the most common wildlife species identified within these communities include the following: California quail, (*Callipepla californica*), white-tailed kite (*Elanus leucurus*), red-shouldered hawk (*Buteo lineatus*), red-tailed hawk (*Buteo jamaicensis*), American kestrel (*Falco sparverius*), great horned owl (*Bubo virginianus*), acorn woodpecker (*Melanerpes formicivorus*), northern flicker (*Colaptes auratus*), western kingbird (*Tyrannus verticalis*), western scrub jay (*Aphelocoma californica*); oak titmouse (*Baeolophus inornatus*), bushtit (*Psaltirparus minimus*), spotted towhee (*Pipilo maculatus*) lark sparrow (*Chondestes grammacus*), western meadow lark (*Sturnella neglecta*), grey fox (*Urocyon cinereoargenteus*), western gray squirrel (*Sciurus griseus*), black-tailed hare (*Lepus californicus*), as well as California myotis (*Myotis californicus*), and Mexican free-tailed bat (*Tadarida brasiliensis*).

The special status species documented onsite include: Western pond turtle (*Actinemys marmorata*), pallid bat (*Antrozous pallidus*), and western red-bat (*Lasiurus blossevillii*). Western pond turtle is a Species of Special Concern designated by the California Department of Fish and Wildlife. Both pallid bat and western red-bat are identified as California Species of Special Concern and as Western Bat Working Group High Priority Species.

5.3.5 Oak Woodlands



Blue oak

The conserved oak woodlands within the Plan Area provide habitat for a diverse range of native wildlife and plants, minimize climate modification by reducing temperature extremes, promote sound absorption, retain soil quality and nutrient exchange, reduce erosion control, and protect water quality. Additionally, conserving oak woodlands promotes aesthetic values and recreational opportunities, and increases land values. The State legislature recognized the value of oak woodlands and passed the Oak Woodlands Conservation Act of 2001 encouraging the preservation and enhancement of the state's existing oak woodlands.

The Plan Area's open space protects significant portions of the oak woodlands in their natural, undeveloped state; however, grading, roads, utilities, and other infrastructure improvements are required to serve the Plan Area. Generally, development is proposed for the portions of the planning areas with the fewest trees and the flattest topography.

Consistent with General Plan Policy 7.4.4.4, ECORP Consulting, Inc., prepared a Biological Resources Study and Important Habitat Mitigation Plan (BRS/IHMP) dated February 10, 2014 to quantify the oak canopy impacts within the Plan Area and recommend mitigation strategies. The following subsections summarize the findings and recommendations of the BRS/IHMP.

EXISTING OAK CANOPY

ECORP Consulting, Inc. measured the existing oak woodland canopy using LiDAR technology and hyperspectral imagery. Based on this analysis, the Plan Area contains 94.3 acres of oak woodlands (27.7 percent of the Plan Area). Because El Dorado Hills Boulevard bisects the Plan Area, there is no existing oak canopy between the Serrano Westside and Pedregal Planning Areas.

OAK CANOPY RETENTION

Based on the canopy retention rates required by Option A of General Plan Policy 7.4.4.4, the project is required to avoid 85 percent of the oak canopy and may impact 15 percent. Therefore, up to 14.15 acres of impacts to oak woodland canopy may occur as a result of the construction of the Plan Area. (Refer to **Figure 5.1** and **Table 5.1: Oak Canopy Retention**.) Actual impacts to oak woodlands may be transferred between land use categories, provided the total impact does not exceed 14.15 acres.

Table 5.1: Oak Canopy Retention (in acres)

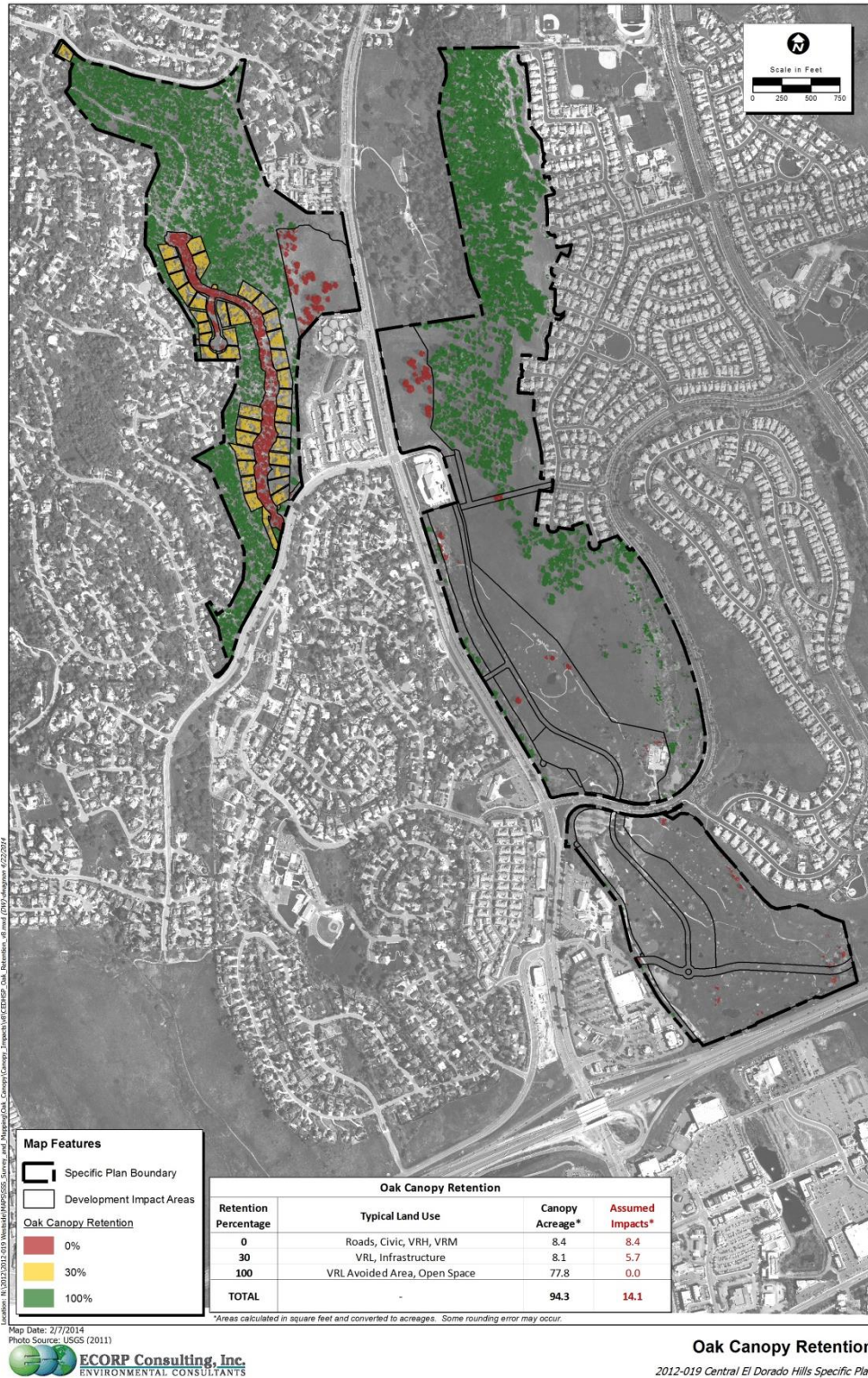
Retention Percentage	Land Use	Canopy Acreage	Estimated Impacts
0	Roads, Civic, VRH, VRM	8.4	8.4
30	VRL, Infrastructure	8.1	5.7
100	VRL Avoided Area, Open Space	77.8	0
Totals		94.3	14.1

Maximum Oak Canopy Impact per GP Policy 7.4.4.4 **14.15**

Minimum Oak Canopy to be Retained per GP Policy 7.4.4.4 **80.15**

In 2008, the Board of Supervisors adopted the Oak Woodland Management Plan (OWMP) and its implementing ordinance, to be codified as Chapter 17.73 of the County Code (Ord. 4771, May 6, 2008). The primary purpose of the OWMP is to implement the Option B provisions of General Plan Policy 7.4.4.4 and General Plan Measure CO-P. These provisions establish an Oak Conservation In-Lieu Fee for the purchase of conservation easements for oak woodland in areas identified as Priority Conservation Areas. In response to a lawsuit and an Appellate Court decision directing the County to prepare an environmental impact report, the County rescinded the implementing ordinance on September 11, 2012. On September 24, 2012, the Board of Supervisors directed the Community Development Agency to prepare a General Plan amendment to amend Policies 7.4.2.8, 7.4.2.9, 7.4.4.4, 7.4.4.5, 7.4.5.1, and 7.4.5.2 and their related implementation measures to clarify and refine the County's policies regarding oak tree protection and habitat preservation (County of El Dorado, 2013). The County is currently completing the environmental analysis and as of the writing of this Specific Plan, Option A of General Plan Policy 7.4.4.4 is the only policy available to mitigate impacts to oak woodlands. The BRS/IHMP prepared by ECORP Consulting, Inc. demonstrates the Specific Plan's consistency with Option A. However, if the County adopts Option B or a similar ordinance in the future, the Project Proponent may elect to pursue that option, in which additional impacts and mitigation to the oak woodlands may occur subject to any required CEQA analysis and an amendment to this Specific Plan.

FIGURE 5.1:
OAK CANOPY RETENTION





*Oak mitigation planting,
Serrano, El Dorado Hills*

OAK CANOPY MITIGATION

A total of 14.15 acres of oak canopy mitigation plantings will occur on-site within the Plan Area’s open space and development areas. (Refer to **Table 5.2: Oak Canopy Mitigation**, **Figure 5.2: Potential Oak Canopy Mitigation Areas - On-Site Open Space**, and **Figure 5.3: Potential Oak Mitigation Areas - On-Site Development Areas**.)

Table 5.2: Oak Canopy Mitigation (in acres)	
Mitigation Area	Plantable Area
On-Site Open Space ^[1]	
Blue/Live Oak Acorns or Plantings	10.1
Valley/Live Oak Acorns or Plantings	4.4
subtotal	14.5
On-Site Development Areas ^[2]	
	<i>As needed</i>
Totals	14.5

[1] Refer to Figure 5.2: Potential Oak Mitigation Areas - On-Site Open Space

[2] Refer to Figure 5.3: Potential Oak Mitigation Areas - On-Site Development Areas

Option A requires that oak mitigation be completed prior to final grading or building inspection and it also requires a very high success rate for mitigation plantings. To promote the highest success rate, it is important to properly install and maintain the mitigation plantings, and protect them from ground disturbing activities. As such, the BRS/IHMP indicates that grading be completed and utilities installed prior to on-site oak tree mitigation planting in order to provide the greatest protection of the replacement trees. To ensure sapling health, irrigation will be needed to supplement plant growth, but may not be feasible in many cases without an existing utility system in place. Irrigation is unnecessary (but recommended) for acorns and these may be planted prior to grading.

[Continues on page 5-16]

FIGURE 5.2:
POTENTIAL OAK CANOPY MITIGATION AREAS – ON-SITE OPEN SPACE

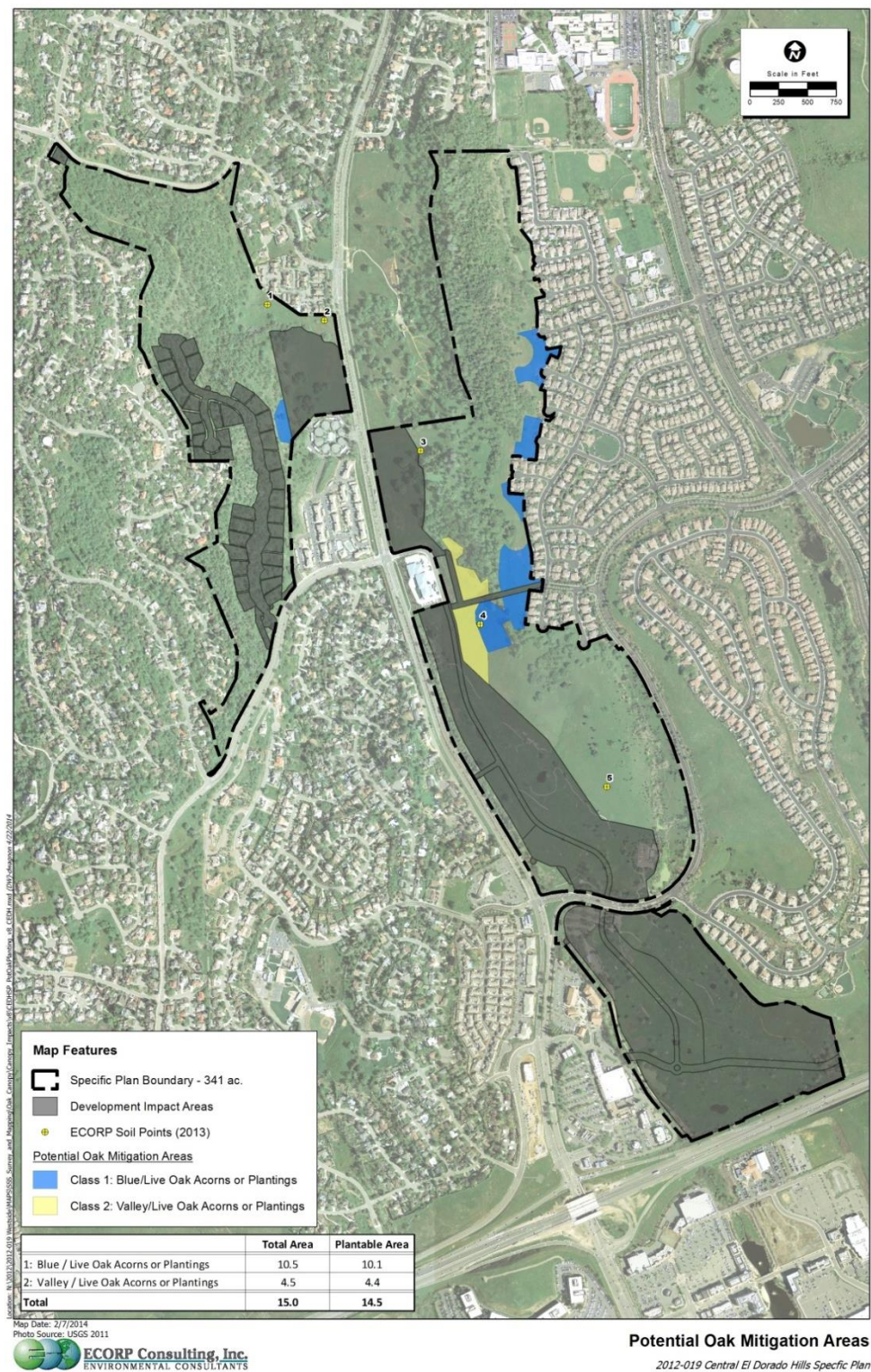
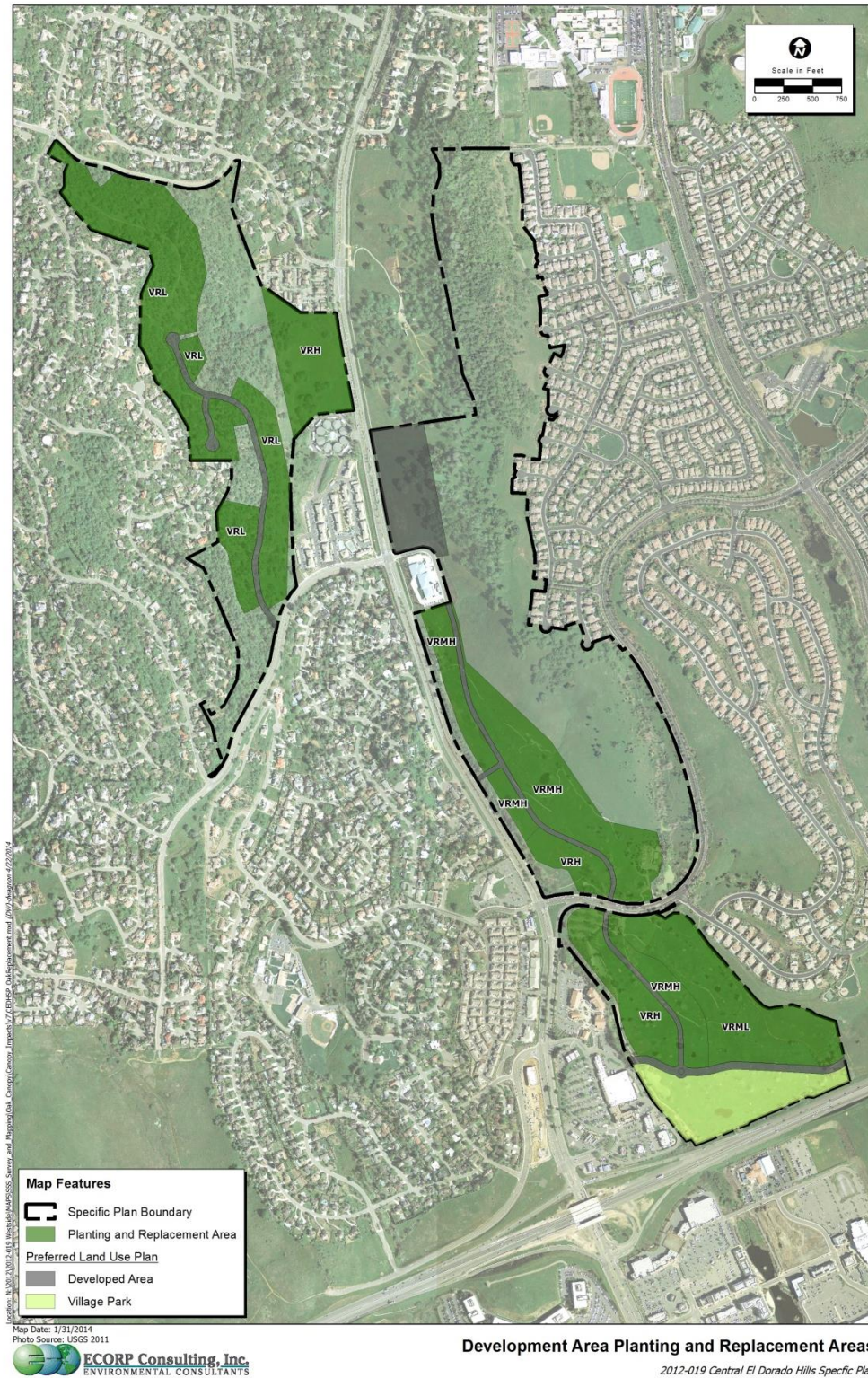


FIGURE 5.3:
POTENTIAL OAK CANOPY MITIGATION AREAS – ON-SITE DEVELOPMENT AREAS



The installation and irrigation of the mitigation plantings will be concurrent with development phasing. The BRS/IHMP includes a requirement to overplant by at least 10% as a contingency for potential mortality within the monitoring period. Development phasing will be contingent on market conditions and will focus on providing the most appropriate product at the time of construction. Applicants will determine the development phasing with the submittal of each small lot tentative subdivision map or similar discretionary application that proposes impacts to the oak canopy. At the discretionary permit stage, applicants will submit a tree survey, preservation, and replacement plan to the County that will identify landmark/heritage oak trees and impacts on a phase-by-phase basis, provide details on the mitigation plantings (saplings or acorns), and identify specific planting areas associated with that phase of development.

For replacement trees and additional plantings that will occur in the VRL lots, individually pad-graded lots, and multi-family attached product types, the installation of the plantings will occur after construction is completed on a given pad. Refer to the BRS/IHMP for additional details about mitigation strategies.

5.3.6 Historic, Pre-Historic, and Cultural Resources

Cultural resources in the Plan Area represent human occupation from prehistoric through historical time periods, with some prehistoric sites, and a greater number of historical sites dating from the late 19th century and early 20th century. Cultural and historic resources can be found across portions of the Plan Area, and include prehistoric bedrock mortars and habitation sites, and historic-era cabin sites. As discussed in Section 2.5.7 (Site Features), state and federal law prohibits the disclosure of cultural resources locations.

5.4 OPEN SPACE

The design of the Specific Plan exemplifies the philosophy that an interconnected framework of open space is essential to the development of a vibrant, livable community. The Serrano Westside and Pedregal Planning Areas provide approximately 169 acres of combined open space for the use and enjoyment of local residents, as

well as the conservation and protection of valuable natural resources including oak woodlands, intermittent tributaries, wetlands, steep hillsides, cultural resources, and scenic vistas. (Refer to **Figure 5.4: Open Space.**)

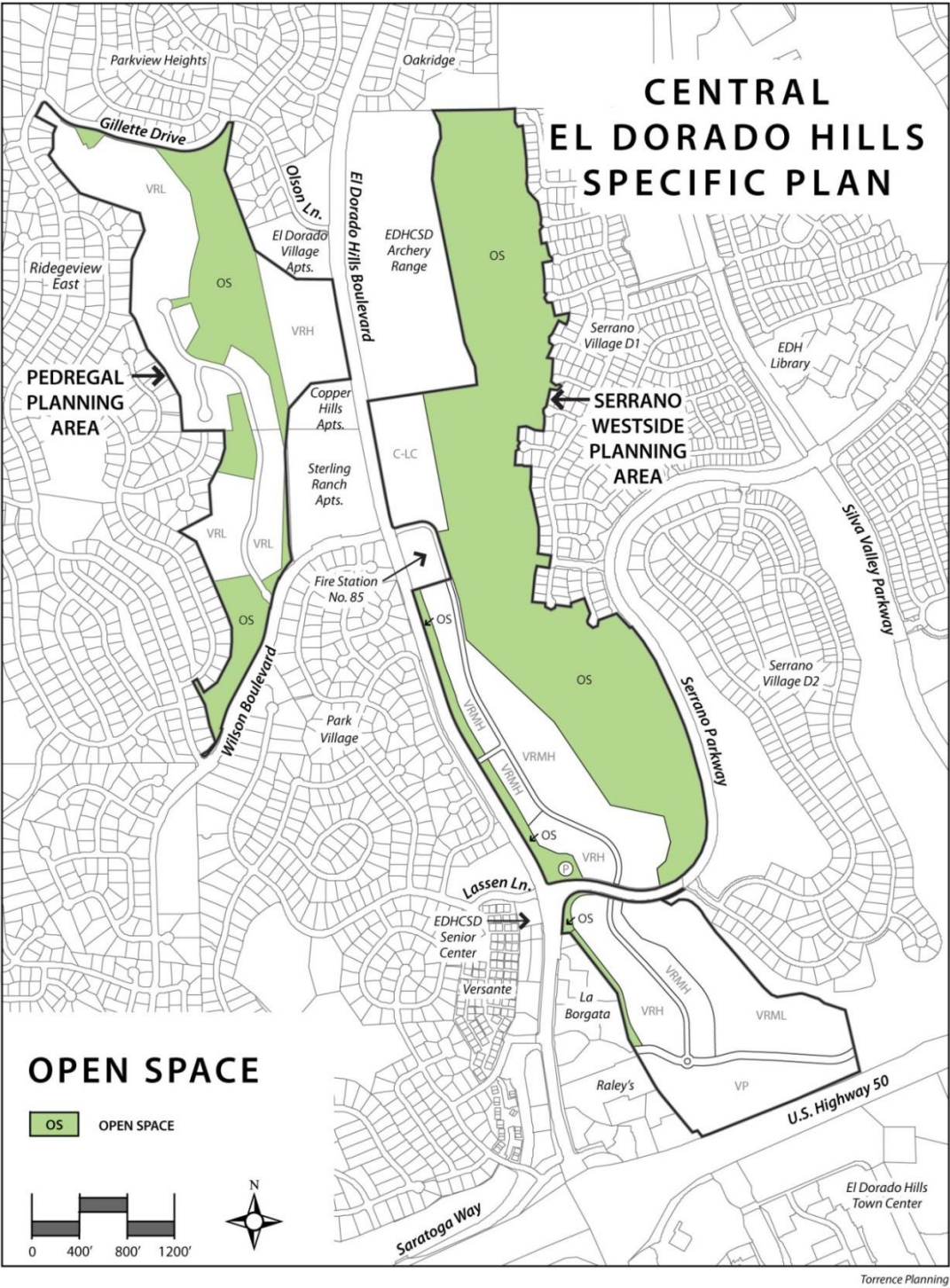


Serrano open space, El Dorado Hills

As previously described in Section 2.4 (Project Setting), the Plan Area encompasses a prominent ridgeline of oak woodland canopy planned for the development of Serrano Village D1, Lots C and D, which will be preserved in connection with the approval of this Specific Plan. This ridgeline is a significant visual resource for the El Dorado Hills community and incorporated into the Plan Area's open space plan as a permanent visual amenity.

The Specific Plan includes Class I bike paths, and paved and unpaved trails to make the riparian corridor east of El Dorado Hills Boulevard, and the La Borgata and Raley's shopping centers more accessible to the public. (Refer to **Figure 4.16: Bikeways and Trails.**) California central valley and foothills native plants will augment the riparian corridor.

FIGURE 5.4:
OPEN SPACE



5.4.1 Open Space Zoning

The Plan Area has a distinct open space zoning category as shown in **Figure A.1 (Zoning)**. Open Space zone OS1-PD provides passive recreation uses, including trails and bikeways for walking, hiking, cycling, and other passive recreational uses. The final boundaries of the OS1-PD zone will be determined by the recordation of small lot final subdivision maps for the surrounding residential development areas. **Table A.13 (Permitted Uses in Open Space Zones)** provides a full list of permitted uses and **Table A.14 (OS1-PD Development Standards)** provides the development standards for the open space zone.

Sensitive habitats of intermittent tributaries, wetlands, vernal pools, ponds, buffers, and other Waters of the United States that are under the jurisdiction of the U.S. Army Corps of Engineers, California Department of Fish and Wildlife, and/or Central Valley Regional Water Quality Control Board will be conserved, protected, owned, and managed as specified during the agency permitting process and set forth in the Section 404 Permit.

5.4.2 Open Space Ownership and Management

Ensuring the long-term viability of the open space is an important objective of the Specific Plan. Accordingly, the Project Proponent will prepare an Open Space Management Plan (OSMP) prior to the submittal of the first small lot tentative subdivision map. The OSMP will describe the ownership, funding, and necessary maintenance plans to ensure the long-term conservation of the Plan Area's open space. The Project Proponent may dedicate the open space lands to the County, El Dorado Hills CSD, or a Master Owners Association.

5.5 SPECIFIC PLAN OBJECTIVES AND POLICIES

Geologic Hazards

OBJECTIVE 5.1

Minimize exposure to geologic hazards, such as naturally occurring asbestos.

POLICY 5.1

All construction activities within an Asbestos Review Area shall adhere to El Dorado County AQMD Rule 223-2 – Fugitive Dust and Asbestos Hazard Mitigation. Prior to ground disturbing activities, the County shall approve an Asbestos Dust Mitigation Plan.

Water Quality

OBJECTIVE 5.2

Conserve and protect the quality of water resources and riparian zones.

POLICY 5.2

Except where impacts are necessary for road, trail, and/or utility crossings, natural drainage courses shall be avoided as required by state and federal regulatory agencies, and incorporated into the overall storm water drainage system.

POLICY 5.3

Trails located within open space areas or corridors shall be designed to include soil erosion control measures to minimize sedimentation of nearby creeks and maintain the natural state of drainage courses.

POLICY 5.4

Public recreational facilities (e.g., picnic areas and trails) located within open space areas or corridors shall be subject to urban storm water best management practices, as defined in Section 8 (Sustainability).

POLICY 5.5

Best management practices (BMPs) shall be incorporated into construction practices to minimize the transfer of water borne particulates and pollutants into the storm water drainage system in conformance with the most current edition of the El Dorado County Land Development Manual, the El Dorado County Storm Water Management Plan, the El Dorado County Grading, Erosion and Sediment Control Ordinance, as well as NPDES permit

requirements and State Water Resources Control Board's Construction General Permit requirements.

POLICY 5.6

Preference shall be given to biotechnical or non-structural alternatives, over alternatives involving revetments, bank re-grading, or installation of stream training structures.

Wetlands

OBJECTIVE 5.3

Minimize disturbance to natural wetlands, Waters of the United States, and riparian areas to reduce impacts to wildlife habitat and plant communities. Preserve as many natural features as possible for the enjoyment of the resident population.

POLICY 5.7

Delineated wetlands shall be conserved to the greatest extent feasible within open space areas and corridors, or otherwise provided for in protected areas as required by the Section 404 Permit for the Plan Area.

POLICY 5.8

Where conservation is not feasible, mitigation measures shall be carried out as specified in the Specific Plan EIR.

POLICY 5.9

Construction, maintenance, and monitoring of compensation wetlands shall be in accordance with requirements of the USACE, pursuant to the issuance of a Section 404 Permit. Compensation wetlands may consist of one of the following:

- Constructed wetlands within designated open space areas or corridors in the Plan Area;
- Wetland credits purchases from a mitigation bank; and/or
- The purchase of land at an off-site location to preserve, enhance, restore, or construct mitigation wetlands.

POLICY 5.10

As part of the Section 404 permitting process, the Project Proponent shall prepare a Wetland Mitigation and Monitoring Plan (WMMP). The WMMP shall include detailed information on

the habitats present within the conservation and mitigation areas, the long-term management and monitoring of these habitats, legal protection for the conservation and mitigation areas (e.g., conservation easement or declaration of restrictions), and funding mechanism information (e.g., endowment).

Plants and Wildlife

OBJECTIVE 5.4

Minimize the disturbance of rare, threatened, or endangered species consistent with federal and state regulations.

POLICY 5.11

Any special status vernal pool invertebrates shall be protected as required by state and federal regulatory agencies. Where protection is not feasible, vernal pool invertebrates shall be mitigated per the WMMP.

POLICY 5.12

If appropriate habitat were to be impacted, the applicant shall obtain an incidental take permit to avoid impacts on the Valley Elderberry Longhorn Beetle (VELB), unless delisting has occurred.

POLICY 5.13

Any special-status bat roosts shall be protected as required by state and federal regulatory agencies.

POLICY 5.14

The El Dorado County Vector Control District will provide year-round mosquito and vector control in accordance with state regulations and its Mosquito Management Plan.

Oak Woodlands

OBJECTIVE 5.5

Cluster development areas to minimize impacts to oak woodlands.

POLICY 5.15

Retain 80.15 acres of existing oak woodlands consistent with Option A of General Plan Policy 7.4.4.4 and the Biological Resources Study and Important Habitat Mitigation Plan

(BRS/IHMP) dated February 10, 2014. However, if the County adopts Option B or a similar ordinance in the future, additional impacts and mitigation to the oak woodlands may occur subject to any required CEQA analysis and an amendment to this Specific Plan.

POLICY 5.16

Implement the mitigation, conservation, and preservation strategies described in the BRS/IHMP, including, but not limited to, the following:

- Design and cluster development areas to minimize oak woodland impacts and reduce habitat fragmentation.
- To limit disturbance and impacts to biological resources, infrastructure elements such as bridges, roads, utilities, and pipelines will be placed within previously disturbed locations, where feasible.
- Oak woodland restoration or enhancement will be conducted at a 1:1 ratio concurrent with development phasing as specified in the BRS/IHMP.
- Retain contiguous stands of oak woodland habitat and corridors connecting the stands.
- To minimize impacts on custom or individually pad-graded lots, the CC&R Design Guidelines will set forth special design and construction measures to minimize impacts to oak trees, such as limiting excessive pad grading through the use of raised foundations, piers, post and beam construction and other similar measures, to the maximum extent feasible.
- In addition to the County's site plan review and approval procedures, the Architectural Control Committee of the Master Owners' Association (Serrano Westside Planning Area) or the Design Review Committee of the CSD (Pedregal Planning Area) will review and approve site and improvement plans for custom or individually pad-graded lots prior to ground-disturbing activities.
- If necessary, pruning, cabling, and other corrective measures for preserved trees will be specified by an ISA-Certified arborist, and will conform to pruning standards of the ISA.

- Each tree or group of trees to be preserved within one foot of the drip line of ground disturbance will be protected with a fence or other acceptable methods, such as warning tape, indicating grading limits prior to any grading or movement of heavy equipment. Grading limit line demarcation should be removed following construction and prior to installation of landscaping material.
- Signs will be posted on all sides of grading limit lines surrounding an individual tree or group of trees stating that each tree is to be preserved.
- Prior to construction, awareness training will be conducted for all construction personnel regarding the importance of the oak woodlands, the locations of preserved trees within the vicinity of the construction area, and preservation measures that are in place to protect them.
- To the extent feasible, no landscaping requiring permanent irrigation will be installed within the drip line of any preserved heritage or landmark tree, and to the extent possible, run-off, particularly from landscape irrigation, will be directed away from the root zone.
- Excavating and/or trenching within the drip line of trees (or a distance of half the drip line, outside of the drip line) will be avoided whenever feasible. However, if unavoidable, any authorized cut or fill occurring within the drip line of any preserved tree should be supervised by an ISA-Certified arborist.
- Any and all exposed roots will be covered with a protective material during construction.
- Native tree replacement will be used to mitigate the removal of native trees within the area, subject to approval by the County.
- Procedures and protocols for tree preservation and protection will comply with standards established by the County.
- Oak trees required to be planted as a condition of construction will be maintained after completion of construction.

POLICY 5.17

The details of ownership, long-term maintenance, and monitoring of the conserved oak woodlands shall be specified in the Open Space Management Plan.

POLICY 5.18

As part of any small lot tentative subdivision map application, planned development permit, grading permit, or other similar action that will impact oak canopy, applicants shall quantify site-specific and cumulative impacts, and prepare and submit a tree preservation and replacement plan for that phase of development.

POLICY 5.19

For each lot in the VRL land use designation within the Pedregal Planning Area, the applicant shall prepare a development lot notebook to identify the building area for the primary structure where oak trees are allowed to be impacted. Any oak tree outside of the building area shall not be disturbed or removed unless deemed unhealthy or unsafe by an ISA-certified arborist. The applicant shall prepare the development lot notebook concurrently with the recording of the small lot final subdivision map.

POLICY 5.20

Administrative modifications to the Specific Plan development standards, including, but not limited to the following, are permitted as part of the Planned Development (PD) approval process in order to conserve additional oak trees within development parcels.

- Reduced parking requirements;
- Reduced landscape requirements;
- Reduced front and rear yard building setbacks;
- Modified drainage requirements;
- Increased building heights; and
- Variations in lot area, width, depth, and site coverage.

POLICY 5.21

When oak trees are proposed for preservation in a development parcel, ensure their protection during and after construction as outlined in the tree preservation and replacement plan. Once an individual residence or commercial building has received an occupancy permit, conserved trees on the property are subject to the requirements of the preservation plan.

Cultural Resources

OBJECTIVE 5.6

Preserve significant cultural resources in designated open space areas or buffer sensitive resources to protect the resource's cultural integrity.

POLICY 5.22

Applicants shall complete the following prior to extensive grading or excavation, or otherwise comply with a Historic Properties Treatment Plan or the technical studies contained in the Environmental Impact Report:

- A qualified archaeologist, meeting the Secretary of the Interior's Professional Qualifications for Historic and Prehistoric Archaeology and familiar with the resource types in the Plan Area, shall review the existing cultural resources reports prepared for the Plan Area.
- The qualified archaeologist will determine whether or not the existing reports are current and apply to the geographic area proposed for grading or construction. If the existing reports are more than 10 years old, or are otherwise considered not current relative to professional standards, or do not provide coverage for all of the area proposed for grading or construction, then the archaeologist shall update the studies accordingly. This may include, but is not limited to, updated records searches, field surveys, and evaluations of eligibility (NRHP) and significance (CRHR).
- Where feasible, cultural resources that have been evaluated as eligible or significant shall be avoided. If adverse effects (significant impacts) to resources are

proposed, then the archaeologist shall develop a mitigation plan. Avoidance and mitigation plans shall not conflict with the Memorandum of Agreement for compliance with Section 106 of the National Historic Preservation Act.

- The qualified archaeologist shall submit copies of all relevant documentation to the County to demonstrate that the project area has been adequately surveyed and that all resources have been evaluated for eligibility and significance, and that appropriate mitigation measures are in place where applicable. Copies of all documentation shall be sent to the California Historical Resources Information System (CHRIS).

POLICY 5.23

Publicly accessible trails and facilities in open space areas shall be located to ensure the integrity and preservation of historical and cultural resources as specified in the Open Space Management Plan and Historic Properties Treatment Plan.

POLICY 5.24

Views toward cultural resources from publicly accessible trails and facilities shall be protected, where appropriate.

POLICY 5.25

Any interpretive displays near cultural resources shall be unobtrusive and compatible with the visual form of the resources.

Open Space

OBJECTIVE 5.7

Set aside open space lands for scenic or recreational enjoyment, avoidance of natural hazards, and corridors for the movement of wildlife.

POLICY 5.26

Create an open space zone, which may contain limited recreation uses and facilities, storm water quality detention basins, water quality structures, wetland and tree mitigation areas, and other potential public utilities.

POLICY 5.27

Open space areas shall incorporate sensitive natural resources, including oak woodlands, intermittent tributaries, steep hillsides, and cultural resources.

POLICY 5.28

Locate Class I bike paths, or paved and unpaved trails throughout the open space, unless prohibited by state or federal agencies, or the Historic Properties Treatment Plan.

POLICY 5.29

Carefully site infrastructure, including roads, wastewater and water facilities, trails, and trailheads to minimize impacts to oak woodlands, tributaries, hillside areas, and cultural resources.

POLICY 5.30

The open space zone may provide opportunities for educational programs that highlight the value of the various natural features of the Plan Area.

POLICY 5.31

Prior to the submittal of the first small lot tentative subdivision map, prepare a Draft Open Space Management Plan (OSMP) that describes the following:

- Plan purpose and objectives;
- General site description (vegetation, fuels, trails, fire environment, and environmental and cultural resources);
- Interim ownership;
- Long-term ownership;
- Funding options/alternatives;
- Anticipated maintenance costs; and
- Management recommendations (vegetation management/restoration, trail design standards, trail management, interpretive signage, prohibited activities, fuels management, environmental/cultural resource management, and vegetation monitoring).

The County shall review and approve the Draft OSMP prior to the approval of the first small lot tentative subdivision map.

Prior to dedicating the open space, prepare a Final OSMP for the long-term management owner. The boundaries of the open space will be defined by the recordation of small lot final subdivision maps for the residential villages. Said dedication may occur before or after the recordation of the last small lot final subdivision map, upon agreement between the Project Proponent and the long-term management owner.

POLICY 5.32

Prior to the submittal of the first small lot tentative subdivision map, prepare a Wildfire Safety Plan (WSP) based on standards and mitigation measures appropriate to the moderate and high fire classifications of the Plan Area on the Cal Fire Hazard Severity Zone Map for El Dorado County. The WSP shall include the following:

- Site and project description;
- Applicable codes and regulations;
- Fire department response capabilities;
- Site fire risk assessment (weather, fuels, topography, fire and ignition history, and potential fire behavior);
- Fire safety requirements (vegetation management, structural hardening site access, water availability, alternative materials and methods); and
- Project-specific recommendations.

The California Department of Forestry and Fire Protection and the responsible fire protection district shall review and approve the WSP prior to the approval of the first small lot tentative subdivision map.

POLICY 5.33

Outdoor open burning of vegetation in the open space and common areas is prohibited.



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PUBLIC FACILITIES AND SERVICES

Section 6

6.1 OVERVIEW

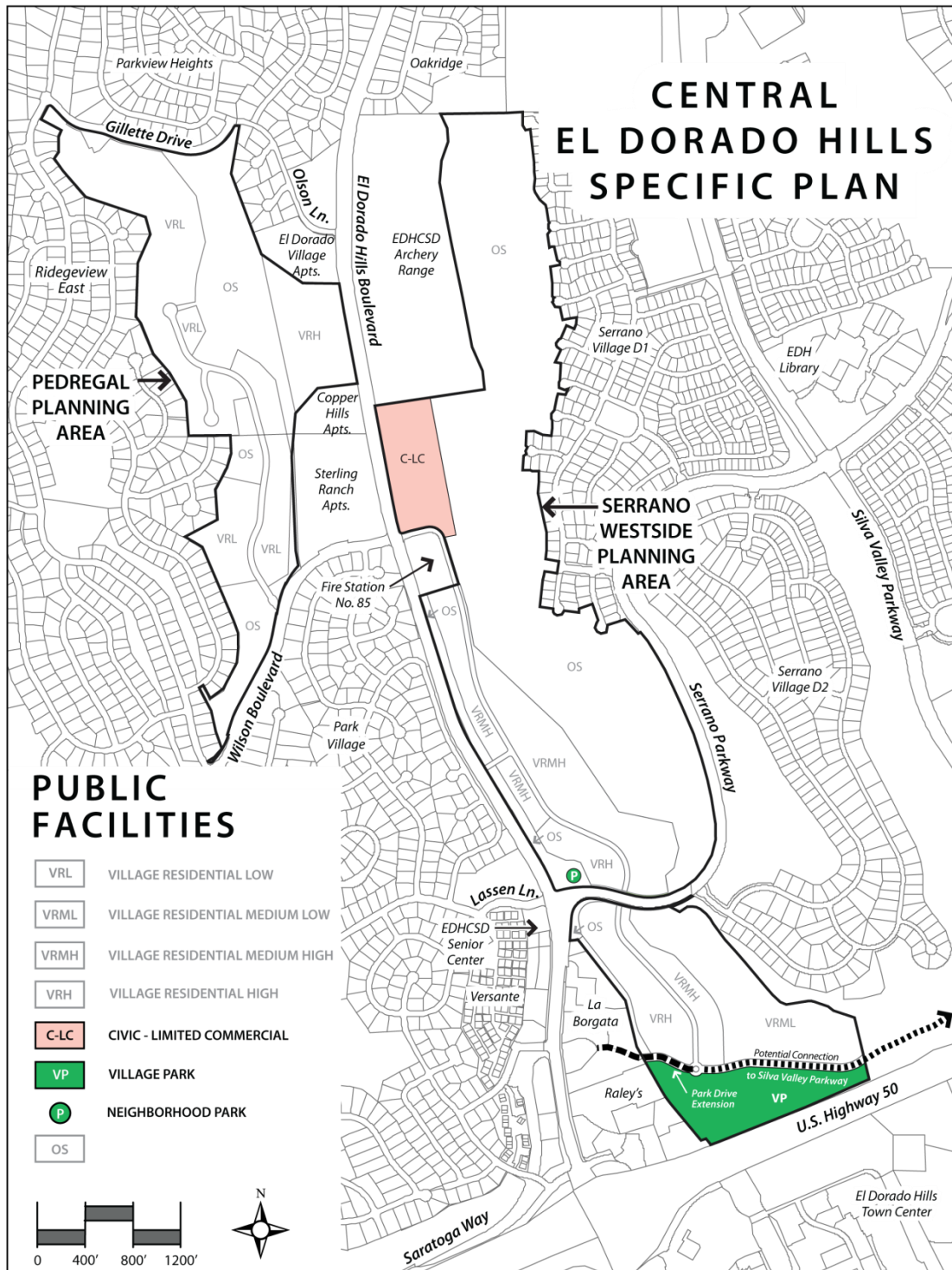
*This Section identifies
the types of public facilities
and services
needed to meet residents'
needs, such as fire
protection,
sheriff protection,
schools, parks, and
solid waste collection.*

The Plan Area is a balanced community that improves quality of life for existing and future residents, and does not create a burden upon existing County public services or infrastructure. To this end, the Specific Plan relies upon a variety of existing public and private entities to provide public services, such as schools, parks and recreation, emergency response, library, and medical and senior services. The Specific Plan also introduces a new recreational amenity for the residents of El Dorado Hills. (Refer to **Figure 6.1: Public Facilities.**)

The balance of Section 6 includes the following discussions:

- 6.2 Applicable General Plan Goals
- 6.3 Public Schools
- 6.4 Parks and Recreation
- 6.5 Law Enforcement
- 6.6 Fire Protection
- 6.7 Solid Waste Collection
- 6.8 Library Services
- 6.9 Hospital Care
- 6.10 Senior Services
- 6.11 Specific Plan Objectives and Policies

FIGURE 6.1:
PUBLIC FACILITIES



6.2 APPLICABLE GENERAL PLAN GOALS

SCHOOL SERVICES (GOAL 5.8)

An adequate, high-quality school system consistent with the needs of current and future residents.

PARKS AND RECREATION FACILITIES (GOAL 9.1)

Provide adequate recreation opportunities and facilities including developed regional and community parks, trails, and resource-based recreation areas for the health and welfare of all residents and visitors of El Dorado County.

EMERGENCY SERVICES (GOAL 5.7)

Adequate and comprehensive emergency services, including fire protection, law enforcement, and emergency medical services.

LIBRARIES AND CULTURAL FACILITIES (GOAL 5.9)

A quality County library system and other cultural facilities consistent with the needs of current and future residents.

6.3 PUBLIC SCHOOLS

The Plan Area is within the boundaries of the Buckeye Union School District (BUSD), serving kindergarten through 8th grade students, and the El Dorado Union High School District (EDUHSD), serving 9th grade through 12th grade students. Both Districts will serve the residents of the Plan Area and, as required by the County's General Plan, adequate school capacity must exist or new facilities constructed to serve residents concurrent with new development. As discussed in the Sections that follow, the expected number of new students within the Plan Area does not generate the need for new school facilities other than those facilities currently anticipated by the Districts. To the extent any portion of the Plan Area lies outside of the boundaries of the El Dorado Hills Schools Financing Authority (CFD-1), the Project Proponent may annex all or a portion of the Plan Area to CFD-1.

6.3.1 Buckeye Union School District (BUSD)

The original Buckeye School opened in 1857 to serve students in grades K-8 who lived predominantly in Shingle Springs. When

extensive development of the communities of Cameron Park and El Dorado Hills began in the late 1950s and early 1960s, the District added new elementary schools, including Buckeye Elementary School in 1958 (modernized in 2009) and William Brooks School in 1962 (modernized in 2009). The District then followed with Camerado Springs Middle School in 1976 (modernized in 2008), Blue Oak School in 1989, Silva Valley School in 1992, and Rolling Hills Middle School in 1998. The District opened Oak Meadow School in 2003 and is in the process of completing the construction on the Valley View Elementary School located in the Blackstone community. BUSD now serves the communities of Shingle Springs, El Dorado Hills, and Cameron Park.

According to BUSD's Master Plan (Williams and Associates, Inc., 2004), the twenty-year enrollment pattern has shown a steady growth since 1983. Between 1983 and 2003, BUSD's student enrollment increased by 2,816 students, a 192 percent increase. At the time BUSD completed the latest Master Plan in 2004, the District enrollment was 4,279 students. According to the California Basic Education Data System (CBEDS), the total 2012-13 District enrollment was 4,729 students. BUSD's 2012-13 Demographic Study (SchoolWorks, Inc., 2012a) shows a traditional District capacity of 4,849 students. While the Plan Area is within the boundaries of Oak Meadow Elementary, Silva Valley Elementary, and Rolling Hills Middle School, impacts to enrollment at those facilities may result in students also attending William Brooks Elementary, Valley View Elementary, and Camerado Springs Middle School.



Oak Meadow School, Silva Valley Parkway, Serrano, El Dorado Hills

6.3.2 El Dorado Union High School District (EDUHSD)

Located on the western slope of El Dorado County, the El Dorado Union High School District serves approximately 6,850 students as of the 2012-13 school year. District facilities include four comprehensive high schools, four alternative schools, a charter school, a regional occupational program (ROP), a community day school, a jail program, and a career technical education program. The District employs 300 certified employees and 225 classified employees.

Students enter the El Dorado Union High School District from 12 feeder elementary districts, including the Buckeye Union School District. In June 2008, District voters approved a \$66.3 million school bond to renovate and modernize educational facilities in the District.

All four of the comprehensive high schools have earned the distinction of California Distinguished School. This honor recognizes the schools for their superior standard of education. In 2008, one comprehensive high school also earned the national recognition as a Blue Ribbon School. In addition, the EDUHSD's charter school received the California Schools Association Certified Charter School recognition, and an alternative school received recognition as a Model Continuation School (SchoolWorks, 2012b).

The entire Plan Area is within the attendance boundary of Oak Ridge High School. Enrollment is projected to remain relatively level from its 2011-12 total of 2,262 students to 2,289 students by school year 2017-18 (SchoolWorks, Inc., 2012b). It is possible that the students generated by the Plan Area and other projects south of U.S. Highway 50 will attend a new high school to be constructed on a site the District owns on Latrobe Road.

6.3.3 Student Generation Factors

Both the Buckeye Union School District and the El Dorado Union High School District determine future enrollment by evaluating potential development patterns based on the current El Dorado County General Plan, including approved specific plans and tentative subdivision maps. **Table 6.1 (Student Generation Factors)** lists the student generation

factors for K-5, 6-8, and 9-12 grade levels (SchoolWorks, Inc., 2012a) as described in more detail in each District’s Master Plan.

Table 6.1: Student Generation Factors

Grade Level	Single-Family Residential	Multi-Family Residential
K-5 (Buckeye USD)	0.400	0.400
6-8 (Buckeye USD)	0.100	0.100
9-12 (El Dorado Union HSD)	0.177	0.177

6.3.4 Plan Area Student Generation

The expected number of students in the Plan Area can be determined by multiplying the District student generation factors in **Table 6.1 (Student Generation Factors)** by the number of single-family and multi-family dwelling units within the Plan Area. **Table 6.2 (Projected Plan Area Students)** shows the expected student population of 400 K-5 students, 100 6-8 students, and 177 9-12 students.

Table 6.2: Projected Plan Area Students

Residential Dwelling Type	Number of Residential Units	<u>K-5 Student</u>		<u>6-8 Student</u>	
		Yield Factor	Population	Yield Factor	Population
Single-Family & Duplex	470	0.400	188	0.100	47
Multi-Family	530	0.400	212	0.100	53
TOTAL	1,000		400		100
Residential Dwelling Type	Number of Residential Units	<u>9-12 Student</u>			
		Yield Factor	Population		
Single-Family & Duplex	470			0.177	83
Multi-Family	530			0.177	94
TOTAL	1,000				177

6.4 PARKS AND RECREATION

The Specific Plan provides opportunities for active and passive parks and recreation. Active park facilities typically consist of sports fields and playgrounds. Passive recreation facilities typically include walking paths, picnic and sitting areas, and landscaped areas. The Sections that follow provide additional detail on the local parks and recreation provider, planned park locations, classifications, and conceptual amenities.

6.4.1 El Dorado Hills Community Services District (EDHCSD)

The El Dorado Hills Community Services District (EDHCSD) provides the community with public parks and recreation services and facilities, design review approval and enforcement, cable television, and waste/recycling collection.

According to the EDHCSD's 2007 Park and Recreation Facilities Master Plan (CSD Master Plan), the CSD owns and manages over 170 acres of land including 130 acres of parks (of which, 41 acres are undeveloped). The CSD has plans for another 119 acres of parks and the CSD currently owns 95 acres of open space (MIG, Inc., 2007).

Using the 2007 Nexus Study and the current Parks and Recreation Facility Master Plan as a guide, the EDHCSD plans the development, implementation, and administration of a variety of parks and recreation projects, and other community-wide services addressing the needs of District residents. The District's planning efforts may include:

- District park and recreation facility planning;
- District park land acquisition negotiations and annexations;
- Funding capital improvements;
- Management of cable television franchise;
- Management of solid waste collection franchises;
- Recycling programs;
- Formation and administration of Landscape and Lighting Assessment Districts; and
- The annual review and update of park development impact fees.

6.4.2 Public Village Parks in the Plan Area

Village parks provide a focal point and gathering place for the broader community and serve a range of users. Village parks provide active and passive recreational opportunities for large and diverse user groups. Usually moderate in size, village parks serve residents in a 1-mile radius, or residents within both walking and driving distances. Village parks can accommodate large groups as well as individual activities.

At least 80 percent of the site should be relatively level (2 percent slope max), with usable sidewalks and bicycle lanes. Village parks may require support services such as restrooms, parking facilities and concession stands, and be accessible via collector or arterial roads, with easy walking and bicycling distance from nearby neighborhoods (MIG Inc., 2007). Examples of existing village parks include Bertelsen Park and Kalithea Park.

PUBLIC VILLAGE PARK

The Plan Area includes a 15-acre public village park located in the southern-most portion of the Serrano Westside Planning Area adjacent to U.S. Highway 50. This portion of the Plan Area is devoted to parks and recreation use because the terrain is relatively flat, requiring very little grading and rendering 100 percent of the site usable.



Promontory park, El Dorado Hills

Planned amenities may include a passive recreation area with walking paths and water features, sports fields for baseball, softball, and soccer (adult- or youth-sized; artificial or natural turf; lighted or unlighted), playground equipment, on-site parking, permanent restrooms, site furnishings, picnic shelters, community garden, off-leash dog park, and site identification. Due to its proximity to U.S. Highway 50 and existing commercial uses, and the substantial elevation difference from nearby residences in the original El Dorado Hills Specific Plan, field lighting is permissible. Prohibited improvements include indoor recreation centers, swimming pools, and large storage or maintenance buildings. It is expected the El Dorado Hills Community Services District will own and maintain the park improvements for community enjoyment.

As described in Section 4.6.3 (Park-and-Ride Location), the Specific Plan provides for a park-and-ride location within the Village Park designation as a joint-use facility between El Dorado Transit and the El Dorado Hills CSD. As many as 50 parking stalls within the Village Park land use designation may be reserved for park-and-ride or vanpool/carpool use during weekday business hours when park activities are minimal. The details of the park-and-ride facility will be determined at the time the Village Park is developed.

6.4.3 Private Neighborhood Parks in the Plan Area

Private neighborhood parks are specialized facilities that serve a concentrated or limited population or specific group. Neighborhood parks are designed primarily for non-supervised, non-organized recreation activities, and located within walking or cycling distance for most users. Neighborhood parks may feature children's play areas, quiet game areas, landscaping, gathering spaces, neighborhood gardens, site furnishings, natural and passive areas, and some limited active recreation uses, such as half-court basketball or volleyball. Typically, neighborhood parks range in size from 1 to 3 acres. Neighborhood parks shall be centrally located within individual residential neighborhoods to provide nearby residents with recreation amenities or sited adjacent to open space areas to provide pedestrian access to the open space.

PRIVATE NEIGHBORHOOD PARK

The Specific Plan provides for a 1-acre neighborhood park at the northeastern corner of Serrano Parkway and El Dorado Hills Boulevard. Designating this location for the neighborhood park maintains a spacious green area adjacent to the concrete “*El Dorado Hills*” community entry sign, which will remain a hallmark of the community. The precise acreage will be determined in the specific development plans or small lot tentative subdivision map for that phase of development in the Serrano Westside Planning Area.



Serrano Village B neighborhood park, El Dorado Hills

The neighborhood park will be owned and maintained by a Master Owners’ Association, but because it is publicly accessible, will receive 100 percent credit for satisfying Quimby park land dedication requirements.

6.4.4 Park Land Dedication

El Dorado County General Plan Policy 9.1.1.1 sets the guidelines for the acquisition and development of park lands at 5 acres per 1,000 population within the boundaries of the El Dorado Hills Community Services District. Section 120.12.090 of the El Dorado County Code establishes the population density for the purposes of park land dedications for the El Dorado Hills Community Services District as follows:

[Continues next page]

Single-family dwelling units
and duplexes: 3.3 persons per dwelling unit

Multiple family dwelling units: 2.1 persons per dwelling unit

Table 6.3 (Park Land Dedication Formula) establishes the park land dedication requirements for single-family and multi-family residential units in the Plan Area:

Table 6.3: Park Land Dedication Formula

Type of Dwelling	Population per Dwelling Unit [1]	Park Acreage per Dwelling Unit (5-Acre Standard)
Single-Family & Duplex	3.3	0.0165
Multi-Family	2.1	0.0105

[1] El Dorado County Code of Ordinances, Section 120.12.090 for property within the boundaries of the El Dorado Hills Community Services District.

The park land dedication formula shown in **Table 6.4 (Required Park Land Dedication)** indicates that the Plan Area must reserve 13.32 acres of land for public park use. As shown in **Table 3.1 (Land Use Summary)** and **Table 6.5 (Provided Park Land Dedication)**, the Specific Plan provides a minimum of 16 acres of village and neighborhood parks, thus exceeding the Quimby requirement by 2.68 acres. If the El Dorado Hills CSD uses the planned Civic-Limited Commercial site for recreation uses, total park acreage could be as much as 27 acres, or 200 percent of the required Quimby requirements. The Project Proponent will show the final size and location of village and neighborhood parks on the small lot tentative subdivision maps for that phase of development.

Table 6.4: Required Park Land Dedication

Type of Dwelling	Number of Residential Units	Park Acreage per Dwelling Unit	Required Quimby Park Acreage
Single-Family & Duplex	470	0.0165	7.755
Multi-Family	530	0.0105	5.565
	1,000		13.32 *

* Based on maximum build-out. Required park land may be less to reflect actual build-out.

Table 6.5: Provided Park Land Dedication

Park Type	Provided Quimby Park Acreage
Village Park	15
Neighborhood Park	1
TOTAL (minimum)	16
Civic-Limited Commercial *	11
TOTAL (maximum)	27

* If the El Dorado Hills CSD utilizes this site for recreation purposes.

6.5 LAW ENFORCEMENT

The El Dorado County Sheriff's Department (Sheriff) will provide law enforcement for the Plan Area. Currently, the Department consists of four divisions: Administrative Services, Custody, Investigative, and Patrol/Support. Total staff includes 357.5 positions – 159.5 peace officers, 88 correctional staff, and 110 professional and support staff – working out of the Placerville office, Lake Tahoe office, and Placerville jail. Currently, there is a substation in the El Dorado Hills Town Center, which serves as a satellite office for temporary deputy use and

occasionally staffed by S.T.A.R.S. (Sheriff's Team of Active Retirees) members during limited hours.

The fiscal year 2014-15 approved budget totals \$59 million and supports many programs including the operation of two correctional facilities, patrol of over 1700 square miles, the Office of Emergency Services, Coroner services, Civil services, Court, bailiff, transportation services, dispatch and radio communications, criminal records, boat patrol, public administration, investigations, and property and evidence.

The Sheriff's Department also includes over 600 volunteers who donate their time to supplement law enforcement needs for search and rescue, S.T.A.R.S., C.E.R.T. (Community Emergency Response Team) Explorers, the air squadron, and reserve deputies. ¹



El Dorado County Sheriff's Office, Placerville

¹ 1/25/12 Press release to the Citizens of El Dorado County by John D'Agostini, Sheriff, Coroner, Public Administrator

6.6 FIRE PROTECTION

One local fire protection district, the El Dorado Hills Fire Department (El Dorado County Water District), serves the Plan Area. The Plan Area also falls within a State Responsibility Area (SRA), an area where the State (Cal Fire) has financial responsibility for wildland fire protection. The following Sections provide an overview of the responsible fire protection district for the Plan Area.

6.6.1 El Dorado Hills Fire Department (EDHFD)

In 1963, the El Dorado Hills County Water District (Water District) formed to provide water and wastewater services to the community of El Dorado Hills. In the same year, the Fire Department was established under the County Water District Act. The citizens of El Dorado Hills voted in 1973 to have the water and wastewater systems operated by El Dorado Irrigation District, therefore, leaving only fire protection under the direction of the County Water District Board.

At its inception, the Water District included approximately 10,500 acres, ninety homes, one school, one market, and one fire station. During the past forty years, the Water District has expanded to approximately 30,000 acres, 13,215 homes, and an estimated population of 39,645. Public schools have grown to five elementary, two middle, and one high school. Commercial development includes a 900-acre business park with 110 buildings, totaling approximately 2.7 million square feet. The total commercial square feet in the Water District is approximately 4.0 million (El Dorado Hills Fire Department, 2012).

In 2003, the Water District completed the purchase of property at Wilson Boulevard and El Dorado Hills Boulevard, and began construction on a new Fire Station/Administrative Office to replace the forty-year old station at Lassen Lane. The Water District completed the construction of the new Administrative Office and Fire Station (Station 85) in January 2005, and this 26,000 square foot facility will accommodate the District needs for the next fifty years. Station 85 is staffed with sixteen administrative and eighteen fire personnel, and equipped with two engines, one quint (a dual-purpose engine and

ladder truck), and one medic unit. Station 85 is the closest EDHFD fire station for the Plan Area, and is between the Serrano Westside and Pedregal Planning Areas.



El Dorado Hills Fire Station # 85

6.6.2 California Department of Forestry and Fire Protection (Cal Fire)

The California Department of Forestry and Fire Protection (Cal Fire) is responsible for fire protection within State Responsibility Areas (SRA). SRAs are found in 56 of California's 58 counties, including the County of El Dorado, and totals more than 31 million acres. The Cal Fire Amador-El Dorado Unit is located in the Northern Central Sierra. The Unit includes Amador, El Dorado, Alpine, and portions of Sacramento and San Joaquin counties. The Unit encompasses over 2.6 million acres and has direct protection for nearly 900,000 acres (California Department of Forestry and Fire Protection, 2012).

6.7 SOLID WASTE COLLECTION

In 1962, the Local Agency Formation Commission empowered the El Dorado Community Services District (EDHCSD) to collect and dispose of residential and commercial garbage and refuse matter within EDHCSD

boundaries. An ordinance establishing mandatory garbage service also provided rules and regulations governing refuse disposal, fees, and services. In March 2003, the CSD Board of Directors adopted a more comprehensive *Multi-Cart* recycling program, improving the District's ability to meet the State of California's landfill diversion mandate (AB 939). The residential *Multi-Cart* program separates household waste into three carts for collection: one for recyclable waste, such as plastics, paper, glass, and aluminum; one for green waste, such as lawn clippings, leaves, and small branches for composting; and one for residential garbage for disposition to a landfill.

The EDHCSD contracts for waste and recycling services through a franchise agreement with El Dorado Disposal (Waste Connections, Inc.) In addition to providing residential waste and recycling collection services, El Dorado Disposal also provides low cost waste and recycling collection services for business and institutional customers.

El Dorado Disposal also provides containers for the drop-off of pre-sorted recyclable materials at its Recycle Disposal Centers located in El Dorado Hills, Placerville, and Cameron Park. El Dorado Disposal also operates a Material Recovery Center in Placerville for the disposal of special wastes and hazardous materials.

The EDHCSD's staff participates on the Solid Waste Advising Committee, and assists with the preparation and review of the Source Reduction and Recycling Plan for submission to the California Integrated Waste Management Board. The District submits Diversion Reports to El Dorado County quarterly documenting the EDHCSD's compliance with AB 939.

The EDHCSD's other waste collection and recycling responsibilities include:

- Monitoring compliance with the ordinance and franchise agreement;
- Assisting in resolving customer complaints;
- Coordinating and managing community events such as the Community Clean-up Day and Christmas Tree Chipping Program; and

- Monitoring delinquent accounts, including assessing liens when necessary.

6.8 LIBRARY SERVICES

Currently, the El Dorado County Main Library operates out of the County Government Center in Placerville in a 23,000 square foot facility. This main library has a collection of 140,000 items. Extended library services are provided to County residents through several branch locations including Cameron Park, Georgetown, Pollock Pines, South Lake Tahoe, and El Dorado Hills.

The most recent branch opened in El Dorado Hills in 2006. This 16,000 square foot facility features an adult reading room with a fireplace, a separate story-time room, a young adult area, and automated circulation system. The library has a capacity of 60,000 volumes (County of El Dorado, 2012) and will be the branch library serving the needs of the Plan Area residents.



El Dorado Hills Library

6.9 HOSPITAL CARE

Marshall Medical Center is an independent and non-profit community healthcare provider located in the Sierra foothills between Sacramento and South Lake Tahoe, near U.S. Highway 50. Marshall Hospital includes a fully accredited 105-bed acute care hospital located in Placerville, and several outpatient facilities in Cameron Park, Placerville, El Dorado Hills, and Georgetown. Marshall's services include a group of primary and specialty care physicians known as the Marshall Physician Clinic Services, and many community health and education programs. Marshall has over 190 affiliated physicians and a team of over 1,200 employees providing quality healthcare service to more than 150,000 residents of El Dorado County, and provides comprehensive physician and outpatient services throughout the west slope of El Dorado County (Marshall Medical Center, 2012). Marshall Hospital will be the primary provider of local hospital services for the Plan Area.



Marshall Hospital, Placerville

6.10 SENIOR SERVICES

Senior services in El Dorado Hills are available at the Ramona “Moni” Gilmore Senior Center located at the intersection of El Dorado Hills

Boulevard and Lassen Lane (in the former fire station at 990 Lassen Lane).

The County owns and maintains the facility, and they collaborate with the El Dorado Hills Community Services District to provide recreational programming and activities for adults age 50 and older. This unique partnership serves seniors in the community.



Moni Gilmore Senior Center, El Dorado Hills

The El Dorado Hills Senior Center offers many classes, including drawing, watercolor, line dance, digital photography, cooking, wreath making, and chair exercise. In addition, guest speakers provide information on senior related topics. The Senior Center also provides tax preparation and assistance, blood pressure checks, legal services, AARP (American Association of Retired Persons) mature driving classes, and a senior library (El Dorado Hills Community Services District, 2012). The Moni Gilmore Senior Center will serve the senior population within the Plan Area.

6.11 SPECIFIC PLAN OBJECTIVES AND POLICIES

Recreation

OBJECTIVE 6.1

Ensure that adequate parks and recreation, exist to serve the new residents in the Plan Area.

OBJECTIVE 6.2

Create new park and recreation opportunities within the Plan Area for the enjoyment of existing and new residents.

POLICY 6.1

To promote walking and cycling, village and neighborhood parks shall be connected to the pedestrian and bicycle network.

POLICY 6.2

Locate neighborhood parks reasonably central to the neighborhoods they are intended to serve.

POLICY 6.3

Neighborhood parks shall be a minimum of 1 acre.

POLICY 6.4

Acceptable amenities for neighborhood parks include open turf for unstructured play, landscape improvements, playground structures, site furnishings (picnic tables and shelters, benches, bike racks, drinking fountains, trash receptacles, etc.), site identification and interpretive signage, basketball court (full or half), natural areas, and walking paths. Sports fields, artificial turf, off-street parking, and restrooms are not allowed. Examples of neighborhood parks include Serrano Villages B, D, G, and K1/K2.

POLICY 6.5

For public parks to be owned and/or maintained by the EDHCSD, the Project Proponent will determine the type and design of the improvements in consultation with the EDHCSD.

POLICY 6.6

For private neighborhood parks owned by the Master Owners' Association, the Project Proponent will determine the type and design of the improvements.

POLICY 6.7

Village parks shall be located adjacent to public arterial or collector roadways.

POLICY 6.8

Village parks (VP land use designation) shall be no less than 15 acres (based on the proposed maximum build-out), but may be less to reflect actual build-out. See Policy 6.18 for more information.

POLICY 6.9

In addition to the acceptable amenities for neighborhood parks (refer to Policy 6.4), village parks may include sports fields (natural or artificial turf and lighted or unlighted); restrooms; active recreation facilities appropriate for the size, scale, and topography of the park; and off-street parking. Prohibited amenities include regional-scale facilities, large indoor facilities swimming pools, and large storage and maintenance buildings. Examples of village parks include Allan Lindsey Park and the planned park at Serrano Village J.

POLICY 6.10

Park designs shall accommodate a variety of active and passive recreational facilities and activities that meet the needs of Plan Area residents of all ages, abilities, and special interest groups, including the disabled.

POLICY 6.11

Village parks shall feature active recreational uses as a priority and may provide field lighting for nighttime sports uses and other activities as deemed appropriate by the EDHCSD.

POLICY 6.12

Master plans shall be prepared for all public village parks and shall include a lighting plan, if applicable.

POLICY 6.13

All park lighting fixtures shall be shielded and energy efficient.

POLICY 6.14

Design and landscape parks to provide shade, easy maintenance, and water efficiency.

POLICY 6.15

Public art is encouraged in village and neighborhood parks, where appropriate and feasible.

POLICY 6.16

Easements and designated open space shall not be credited as park land acreage. These areas may be used for park activities, but not to satisfy Quimby park land dedication requirements.

POLICY 6.17

Placement of stand-alone cell towers or antennas in village and neighborhood parks is prohibited.

POLICY 6.18

The Project Proponent shall dedicate park land acreage consistent with Quimby park land dedication requirements. It is currently contemplated that the Project Proponent will dedicate a minimum of 13.32 acres of park lands to the EDHCS as specified in the Public Facilities Financing Plan and any associated Development Agreement, provided the Plan Area builds out to its maximum dwelling count of 1,000 units.

Public Services

(Fire Protection, Solid Waste Collection, and Schools)

OBJECTIVE 6.3

Ensure that adequate public services, such as law enforcement, fire protection, solid waste collection, and schools exist to serve the new residents in the Plan Area.

POLICY 6.19

The local fire protection district shall review and approve all discretionary applications for tentative subdivision maps, parcel maps, and planned development permits prior to County approval to ensure the adequacy of emergency water supply, storage, conveyance facilities, and access for fire protection. Recommendations may be incorporated as conditions of approval.

POLICY 6.20

After the adoption of the Specific Plan and prior to the submittal of the first small lot tentative subdivision map, the Project Proponent will prepare a Wildfire Safety Plan (WSP). The California Department of Forestry and Fire Protection and El Dorado Hills County Water District will review and approve the WSP prior to the approval of the first small lot tentative subdivision map.

POLICY 6.21

All construction projects shall be consistent with the County's Construction and Demolition Debris Diversion Ordinance to reuse or recycle a minimum of 65 percent (consistent with Policy 8.29 of this Specific Plan) of construction and demolition debris.

POLICY 6.22

Green waste service for residential units shall be provided to the maximum extent feasible, and as determined by the El Dorado Hills CSD's *Multi-Cart* program and franchise agreement with El Dorado Disposal.



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UTILITIES

Section 7

7.1 OVERVIEW

This Section describes the infrastructure such as potable water, recycled water, wastewater, storm drainage, and dry utilities needed to serve the Plan Area.

This Section outlines the major backbone infrastructure and utilities required to support development of the Plan Area including potable water, recycled water, wastewater, storm water, and dry utilities. The information that follows is a conceptual overview of the distribution, location, and extent of infrastructure. Additional infrastructure may be required to develop the Plan Area and individual properties. The exact sizing and location of proposed utilities will be determined during the tentative mapping and improvement plan process, but should closely follow the conceptual figures contained in this Section.

Unlike green field developments that require substantial off-site infrastructure improvements to extend utilities to the site, the Plan Area is considered an infill location, requiring relatively minimal off-site and on-site backbone infrastructure improvements or upgrades to ensure the conveyance of potable water, recycled water for irrigation, wastewater, and storm water to the Plan Area. The Public Facilities Financing Plan (PFFP) and Section 9 (Implementation and Administration) of this Specific Plan describe the costs associated with these improvements and the implementation programs required to construct, manage, and maintain the facilities. Additionally, El Dorado Irrigation District (EID) Board Policy 9020 requires the submittal of an engineering Facility Plan Report (FPR) for the extension of EID facilities for subdivisions and commercial developments. The purpose of the report is to develop an understanding between the Project Proponent

and EID on what system improvements the developer must construct prior to receiving service. The Project Proponent will secure EID's approval of a FPR after the adoption of the Specific Plan.

The balance of Section 7 includes the following discussions:

- 7.2 Applicable General Plan Goals
- 7.3 Potable Water System
- 7.4 Recycled Water System
- 7.5 Wastewater System
- 7.6 Storm Water System
- 7.7 Dry Utilities
- 7.8 Specific Plan Objectives and Policies

7.2 APPLICABLE GENERAL PLAN GOALS

PROVISION OF PUBLIC SERVICES (GOAL 5.1)

Provide and maintain a system of safe, adequate, and cost-effective public utilities and services; maintain an adequate level of service to existing development while allowing for additional growth in an efficient manner; and, ensure a safe and adequate water supply, wastewater disposal, and appropriate public services for rural areas.

WATER SUPPLY (GOAL 5.2)

The development or acquisition of an adequate water supply consistent with the geographical distribution or location of future land uses and planned developments.

WASTEWATER COLLECTION AND TREATMENT (GOAL 5.3)

An adequate and safe system of wastewater collection, treatment, and disposal to serve current and future County residents.

STORM DRAINAGE (GOAL 5.4)

Manage and control storm water runoff to prevent flooding, protect soils from erosion, prevent contamination of surface waters, and minimize impacts to existing drainage infrastructure.

7.3 POTABLE WATER SYSTEM

EID provides water service to the western slope of El Dorado County and the Plan Area is within the EID service area. Existing water infrastructure improvements surround the Plan Area and are located within the existing neighborhoods of Ridgeview and Serrano, and roadways such as Serrano Parkway and El Dorado Hills Boulevard.

7.3.1 Potable Water Supply and Infrastructure

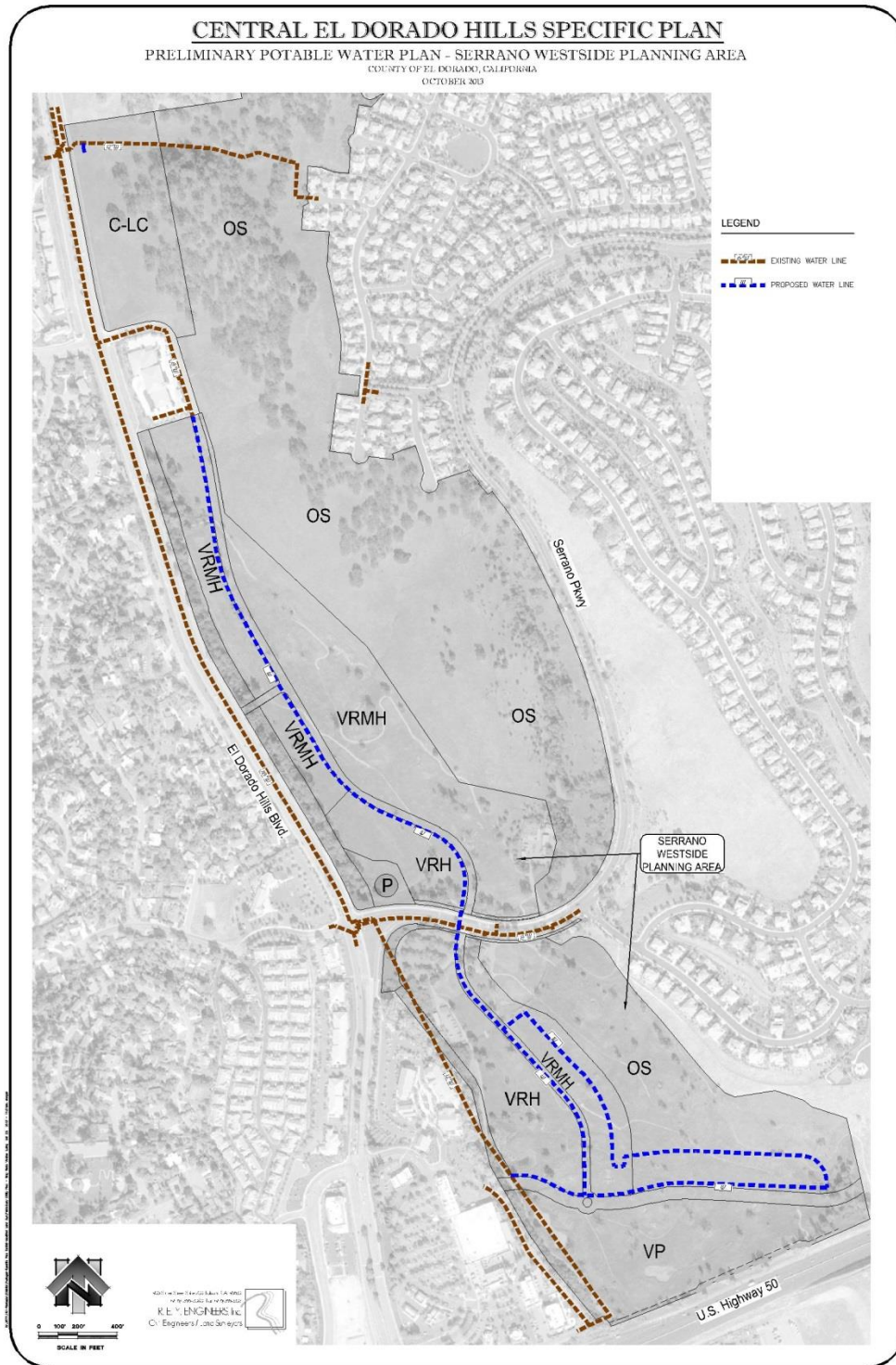
According to EID's 2013 Water Resources and Service Reliability Report (El Dorado Irrigation District, 2013), the District has available water supply in the El Dorado Hills supply area of approximately 4,600 Equivalent Dwelling Units (EDUs). EID's adopted Integrated Water Resources Master Plan (HDR, 2013) describes new water supply and transmission infrastructure necessary to increase the availability of water supply for the El Dorado Hills area.

An overall potable water system is in place for El Dorado Hills, including off-site transmission mains, storage tanks, and booster stations. Development of the Plan Area requires the construction and extension of distribution mains and laterals that will be constructed in phases. To serve the Pedregal Planning Area, two off-site water line extensions are needed to extend utilities from the Ridgeview subdivision (north water line) and the Sterling Ranch Apartments (south water line). (Refer to **Figure 7.1: Conceptual Potable Water Master Plan - Serrano Westside Planning Area** and **Figure 7.2: Conceptual Potable Water Master Plan – Pedregal Planning Area.**)

7.3.2 Potable Water Demand

As required by SB 610 (Water Supply Planning), the EID Board of Directors approved a Water Supply Assessment (WSA) for the Plan Area on August 26, 2013. The WSA identifies a total proposed project demand of 450 acre feet per year at build-out (Tully & Young, 2013), and the calculations are based on the **Land Use Diagram (Figure 3.1)**, the **Land Use Summary (Table 3.1)**, and the water efficiency and conservation policies outlined in Section 8 (Sustainability).

FIGURE 7.1:
CONCEPTUAL POTABLE WATER MASTER PLAN – SERRANO WESTSIDE PLANNING AREA



CENTRAL EL DORADO HILLS SPECIFIC PLAN
PRELIMINARY POTABLE WATER PLAN - PEDREGAL PLANNING AREA
 COUNTY OF EL DORADO, CALIFORNIA
 OCTOBER 2013

LEGEND

- EXISTING WATER LINE
- PROPOSED WATER LINE

Map labels include: Gillette Drive, VRL, OS, VRH, El Dorado Hills Blvd, PEDREGAL PLANNING AREA, C-LC, SERRANO WESTSIDE PLANNING AREA, VRMH, Wilson Blvd, and OS.

Scale: 0 100' 200' 400'

SCALE IN FEET

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 C. Engineers of Professional Engineers

7.4 RECYCLED WATER SYSTEM

EID provides recycled water service to El Dorado Hills and the western region of the County. EID Board Policy 7010 mandates the future use of recycled water, wherever economically and physically feasible. The Plan Area is within the EID service area and the Serrano Westside Planning Area is currently served with existing recycled water infrastructure.

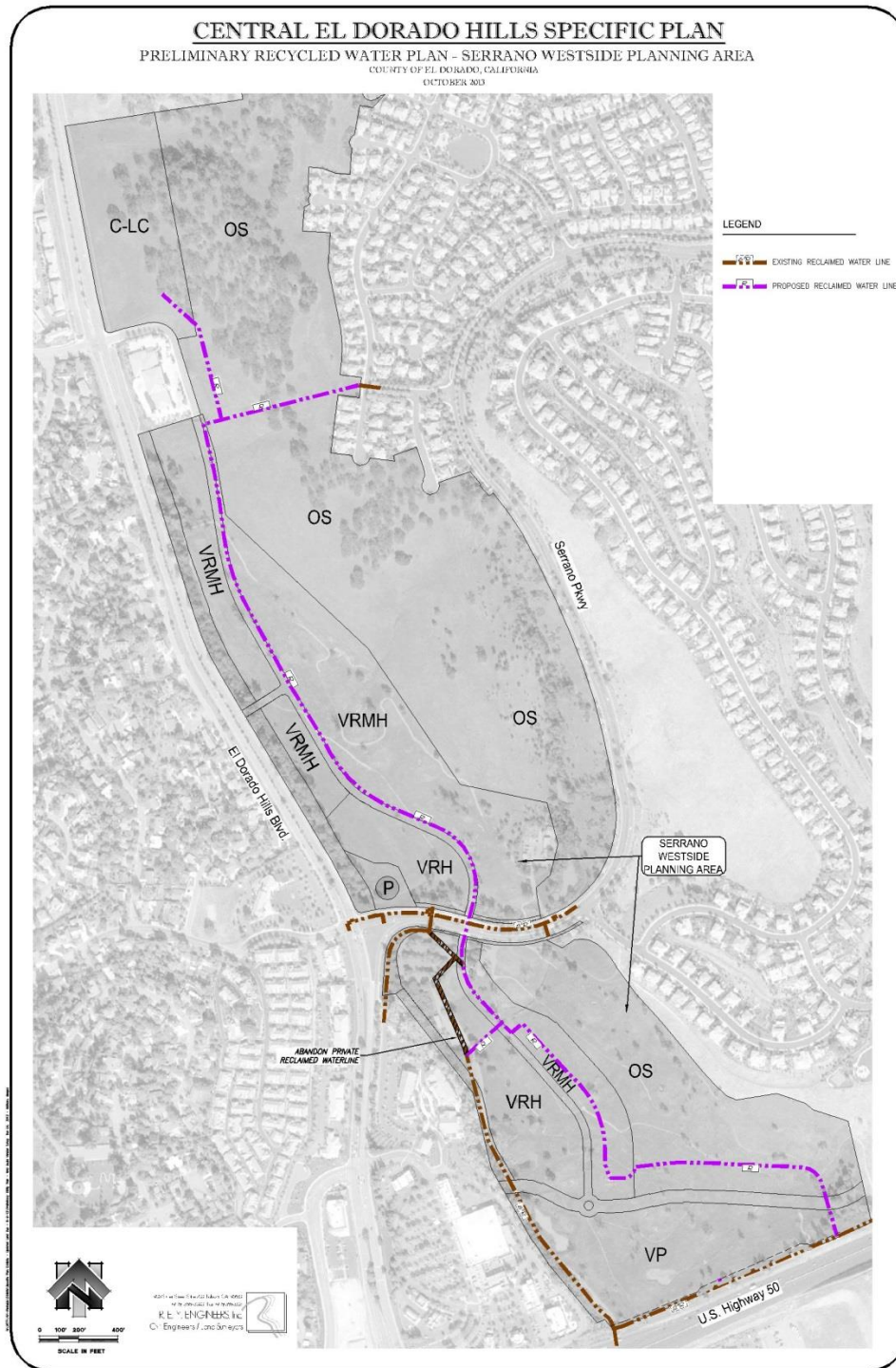
Recycled water comes from wastewater collected from the El Dorado Hills, Cameron Park, and Deer Creek / Mother Lode areas of EID's service area. This water is treated, filtered, and disinfected to a tertiary level that meets standards established by the California Department of Public Health. EID pumps recycled water for landscape irrigation purposes through a system of pipes that are completely separate from the potable (drinking) water system. Utilizing recycled water for landscape irrigation reduces the annual supply needs on the potable water system and creates a more reliable water supply for EID.

7.4.1 Recycled Water Supply and Infrastructure

A recycled water distribution system will serve the Serrano Westside Planning Area. The purpose of this recycled water system is to route recycled water to parks, landscape corridors, front and back yards of residences, and other locations appropriate for recycled water use. Existing on-site improvements include a recycled water pump station located in the southwestern corner of the Serrano Westside Planning Area. Development of the Serrano Westside Planning Area requires expanding a recycled waterline from the southeastern corner of the Plan Area to Silva Valley Parkway. The improvement footprint is approximately 1,718 feet long and if project timelines allow, this infrastructure element will be co-located with the potential Silva Valley Parkway Connection. (Refer to **Figure 7.3: Conceptual Recycled Water Master Plan - Serrano Westside Planning Area.**)

Currently, the indoor use of recycled water to supply water closets in residential applications is not permissible under current California building codes, but if regulatory conditions change in the future, recycled water use for water closet flushing is permissible within the Plan Area.

FIGURE 7.3:
CONCEPTUAL RECYCLED WATER MASTER PLAN – SERRANO WESTSIDE PLANNING AREA



7.4.2 Recycled Water Demand

As required by SB 610 (Water Supply Planning), the EID Board of Directors approved a Water Supply Assessment (WSA) for the Plan Area on August 26, 2013. Of the total 450 acre feet per year of projected water demand, 219 acre feet per year can be met with recycled water (Tully & Young, 2013). The calculations are based on the **Land Use Diagram (Figure 3.1)**, the **Land Use Summary (Table 3.1)**, and the water efficiency and conservation policies outlined in Section 8 (Sustainability).

7.5 WASTEWATER SYSTEM

The El Dorado Irrigation District provides wastewater collection and treatment services to El Dorado Hills and the western region of the County. Located south of U.S. Highway 50, the El Dorado Hills Wastewater Treatment Plant (EDHWWTP) will collect and treat domestic and commercial sewage. EID expanded the EDHWWTP in 2010 and has a rated average dry weather flow (ADWF) capacity of 4.0 million gallons per day (mgd). In 2012, the average daily wastewater flow was 2.17 mgd.

7.5.1 Wastewater Demand and Infrastructure

The backbone wastewater collection system is illustrated in **Figure 7.4 (Conceptual Wastewater Master Plan – Serrano Westside Planning Area)** and **Figure 7.5 (Conceptual Wastewater Master Plan – Pedregal Planning Area)**. The Plan Area expects to generate estimated peak flows of .99 mgd (.78 for the Serrano Westside Planning Area and .21 for the Pedregal Planning Area). Wastewater flows from the Plan Area will flow in a southerly direction to the EDHWWTP through a system of pipelines installed within road right-of-ways or public utilities easements.

An off-site segment of an existing wastewater line south of U.S. Highway 50 is at or near capacity, and may require an upgrade to serve the Plan Area and future developments in the El Dorado Hills area. The wastewater upgrade, which is in EID's Capital Improvement Plan, will occur from White Rock Road south to the EDHWWTP.

[Continues on page 7-11]

FIGURE 7.4:
CONCEPTUAL WASTEWATER MASTER PLAN – SERRANO WESTSIDE PLANNING AREA

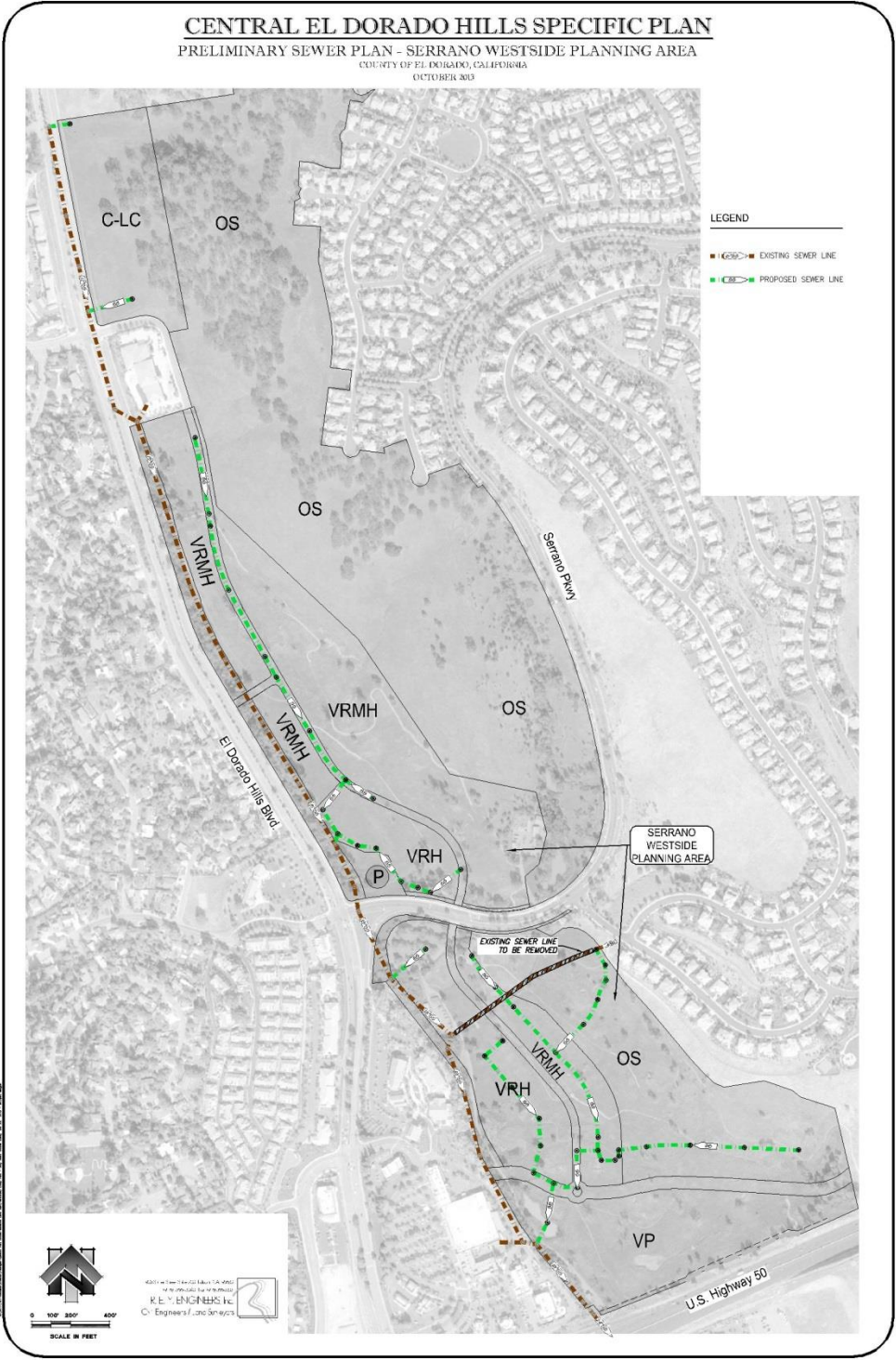
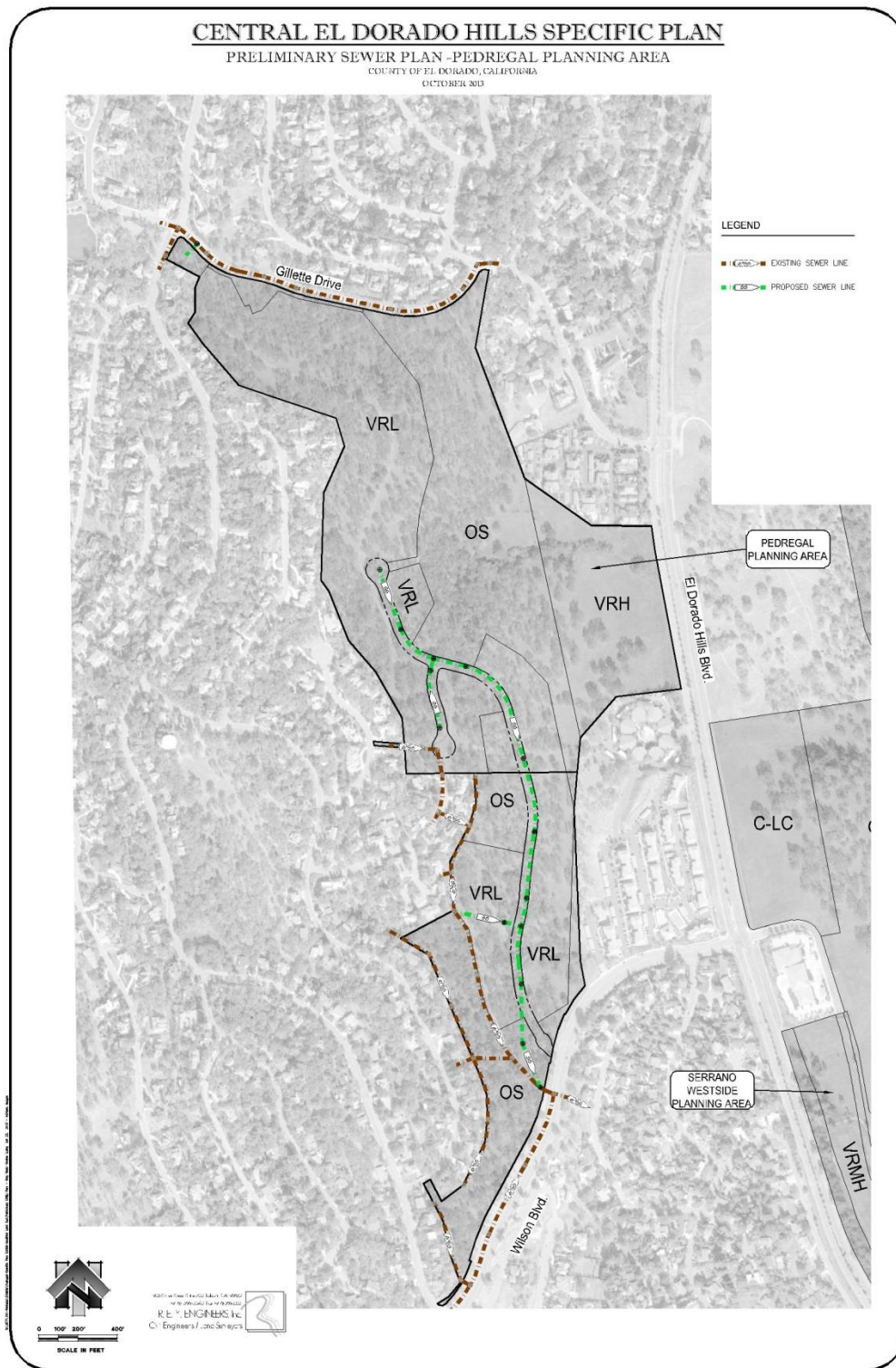


FIGURE 7.5:
CONCEPTUAL WASTEWATER MASTER PLAN – PEDREGAL PLANNING AREA



If not constructed by others, the Project Proponent or other project applicants would be responsible for implementing this improvement. If constructed by the Project Proponent or other project applicants, the respective party would be entitled to fee credit or reimbursement through EID's FCC fee program.

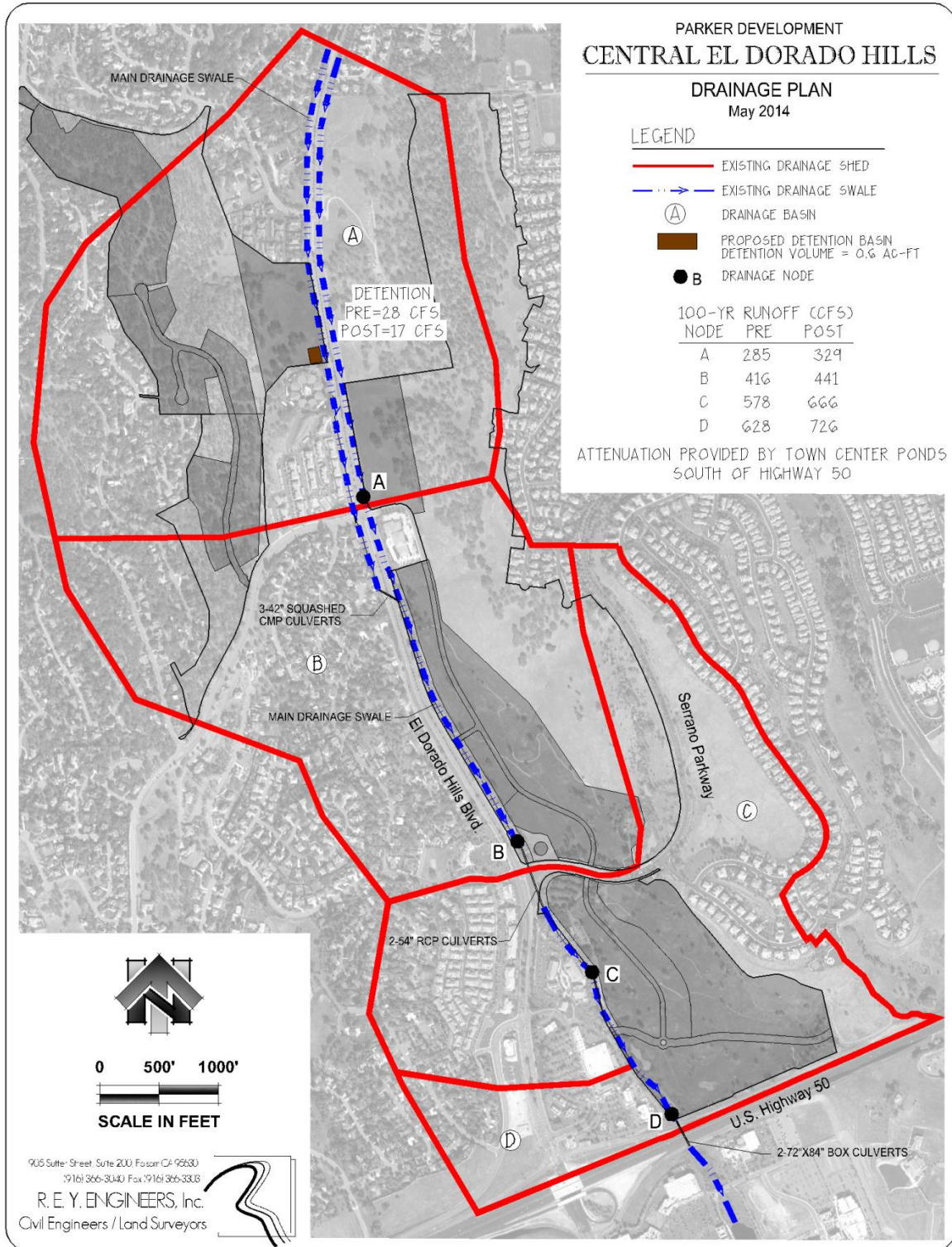
7.6 STORM WATER SYSTEM

The Specific Plan includes detention or retention facilities on site to attenuate peak storm water runoff to a level that does not impact downstream facilities. A hydrology analysis by Watermark Engineering, Inc. (2014) shows that existing culverts at Serrano Parkway and U.S. Highway 50 attenuate 100-year storm flows from the Serrano Westside Planning Area, but a detention basin is needed within the Pedregal Planning Area to attenuate post-development flows from the VRH parcel. **Figure 7.6 (Conceptual Storm Water Master Plan)** illustrates the conceptual detention basin and storm water outfall locations.

The proposed storm water collection system will comply with the requirements of the County's National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Permit in place at the time of subsequent development approvals. The County's existing permit requires it to control the volume, rate, and duration of runoff to avoid downstream habitat degradation. These requirements are in addition to storm water quality treatment requirements that address the quality of runoff. The design of the Plan Area's storm water management system will comply with the County's hydro-modification standards in place at the time of subsequent development project approvals.

To manage hydro-modification and avoid adverse impacts to Carson Creek and its tributaries, applicants shall design runoff controls so that the post development runoff does not detrimentally exceed pre-development runoff rates, durations, and volumes from the Plan Area. The primary strategies to manage hydro-modification will be through low impact development (LID), water quality basins, and best management practices (BMPs) incorporated into project design that address source and treatment controls.

FIGURE 7.6:
CONCEPTUAL STORM WATER MASTER PLAN



7.7 DRY UTILITIES

Natural gas, telephone, and cable television services will extend in joint trenches, and franchise or public utilities easements will extend along all major roads, making these services available to all parcels in the Plan Area. All new distribution facilities will be underground, with the exception of facilities such as transformers, switches, and other pedestal and pad-mounted equipment. Pacific Gas & Electric Company (PG&E), AT&T, and Comcast Communications will serve the Plan Area.

7.7.1 Natural Gas

PG&E will provide natural gas service. Estimated peak natural gas demand at build-out is approximately 47 Thousand Cubic Feet per Hour (47 MCFH). Several distribution and transmission facilities north of U.S. Highway 50 exist to provide natural gas service to the Plan Area.

PG&E will distribute natural gas service to the Plan Area by a network of six-inch and four-inch feeder mains. Distribution lines and services will extend from the feeder mains and sized based upon the anticipated gas loads to the various parcels. Two-inch distribution mains and one-inch services will serve residential neighborhoods (Capitol Utility Specialists, 2013). (Refer to **Figure 7.7: Conceptual Natural Gas Backbone Exhibit – Serrano Westside Planning Area** and **Figure 7.8: Conceptual Natural Gas Backbone Exhibit – Pedregal Planning Area.**)

7.7.2 Electric Service

PG&E will supply electric service to the Plan Area. Estimated peak electric demand at build-out for the residential units is approximately 4 megavolt amperes. The Serrano Westside Planning Area will be served by tapping a 600 amp main line circuit on Serrano Parkway and the La Borgata parking lot. The southern portion of the overhead main line 600 amp circuit that traverses the Pedregal Planning Area will be converted to underground and placed in a public utilities easement adjacent to or within a new roadway. The north portion will remain overhead in its current location (Capitol Utility Specialists, 2013).

[Continues on page 7-16]

FIGURE 7.7:
CONCEPTUAL NATURAL GAS BACKBONE EXHIBIT – SERRANO WESTSIDE PLANNING AREA
(Note: the underlying land plan is illustrative only)

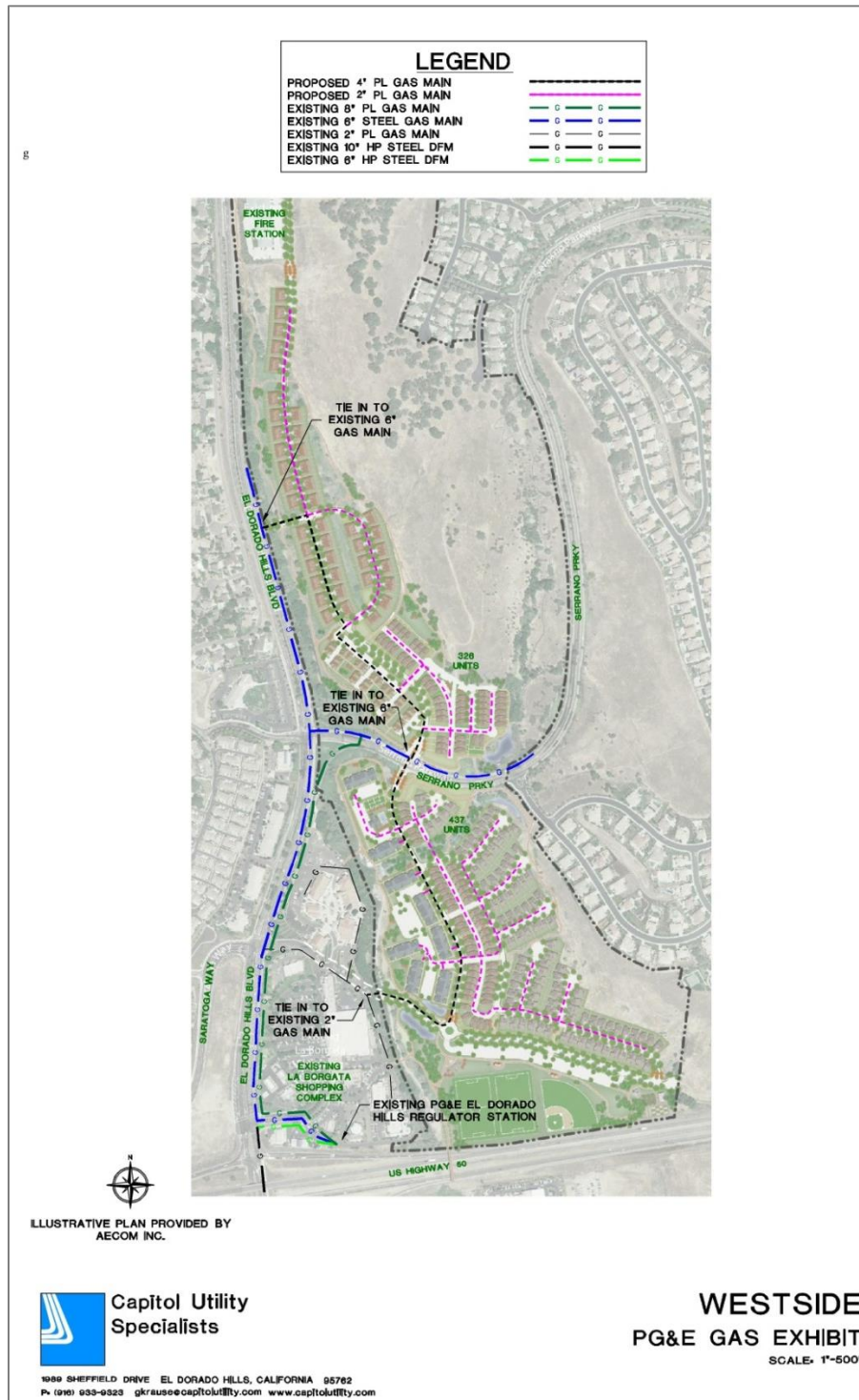
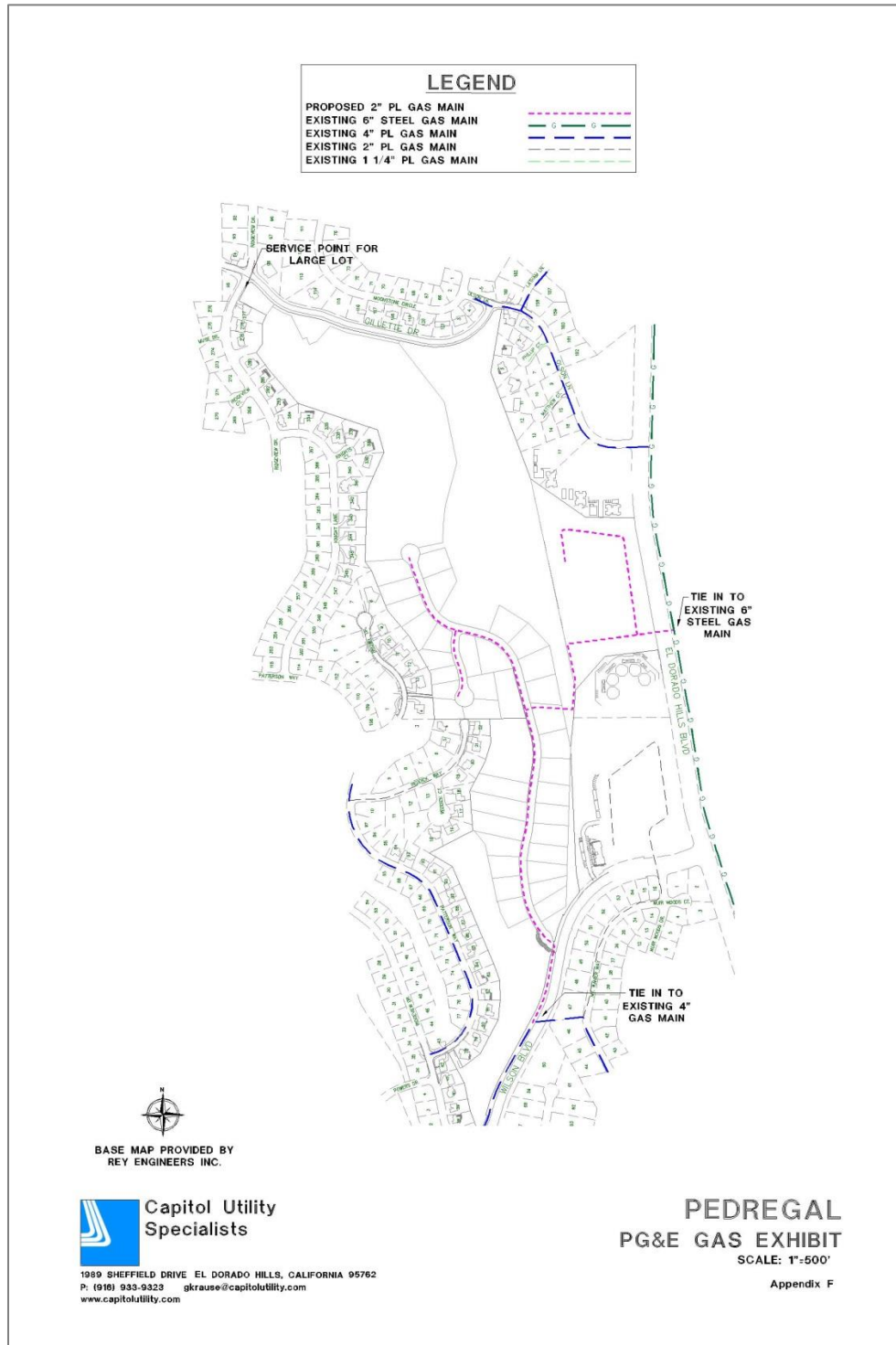


FIGURE 7.8:
CONCEPTUAL NATURAL GAS BACKBONE EXHIBIT – PEDREGAL PLANNING AREA



Light wire 12 kV circuits will be looped off the mainline circuits via pad-mounted fused switches and will distribute electric service to all commercial and residential parcels in the Plan Area. Transformers will be located in residential neighborhoods and at commercial sites, and will provide electric service to individual uses (Capitol Utility Specialists, 2013). (Refer to **Figure 7.9: Conceptual Electric Backbone Exhibit – Serrano Westside Planning Area** and **Figure 7.10: Conceptual Electric Backbone Exhibit – Pedregal Planning Area.**)

7.7.3 Telecommunication

AT&T is the incumbent local exchange carrier and the primary provider of telephone service to the Plan Area. The Plan Area will receive telecommunications service from the El Dorado Wire Center. The Plan Area will require a backbone network of conduits (4-4-inch conduits) and manholes in easements adjacent to the roads capable of supporting both copper and fiber systems. (Refer to **Figure 7.11: Conceptual Telephone Backbone Exhibit – Serrano Westside Planning Area** and **Figure 7.12: Conceptual Telephone Backbone Exhibit – Pedregal Planning Area.**)

Telecommunications service to Civic-Limited Commercial customers will be based on their requirements and will be either copper or fiber-optic services. One remote terminal site is anticipated to provide telecommunications service to the Plan Area.

The remote terminal site will most probably be either controlled environmental vaults or controlled environment cabinets, each fed by fiber-optic cable from the central office. Traditional copper pairs will be used for business telephone service. T-1 service through fiber-optic cable will be available for specific cases. Residential customers will receive telecommunications service via fiber-optic cable capable of providing internet access, dial tone, and video services (Capitol Utility Specialists, 2013).

Mobile communication service providers will provide the Plan Area's residents with wireless communications service from various existing or future wireless communication towers in El Dorado Hills. Communications facilities are permissible as shown in Appendix A (Zoning and Development Standards.)

FIGURE 7.9:
CONCEPTUAL ELECTRIC BACKBONE EXHIBIT – SERRANO WESTSIDE PLANNING AREA
(Note: the underlying land plan is illustrative only)

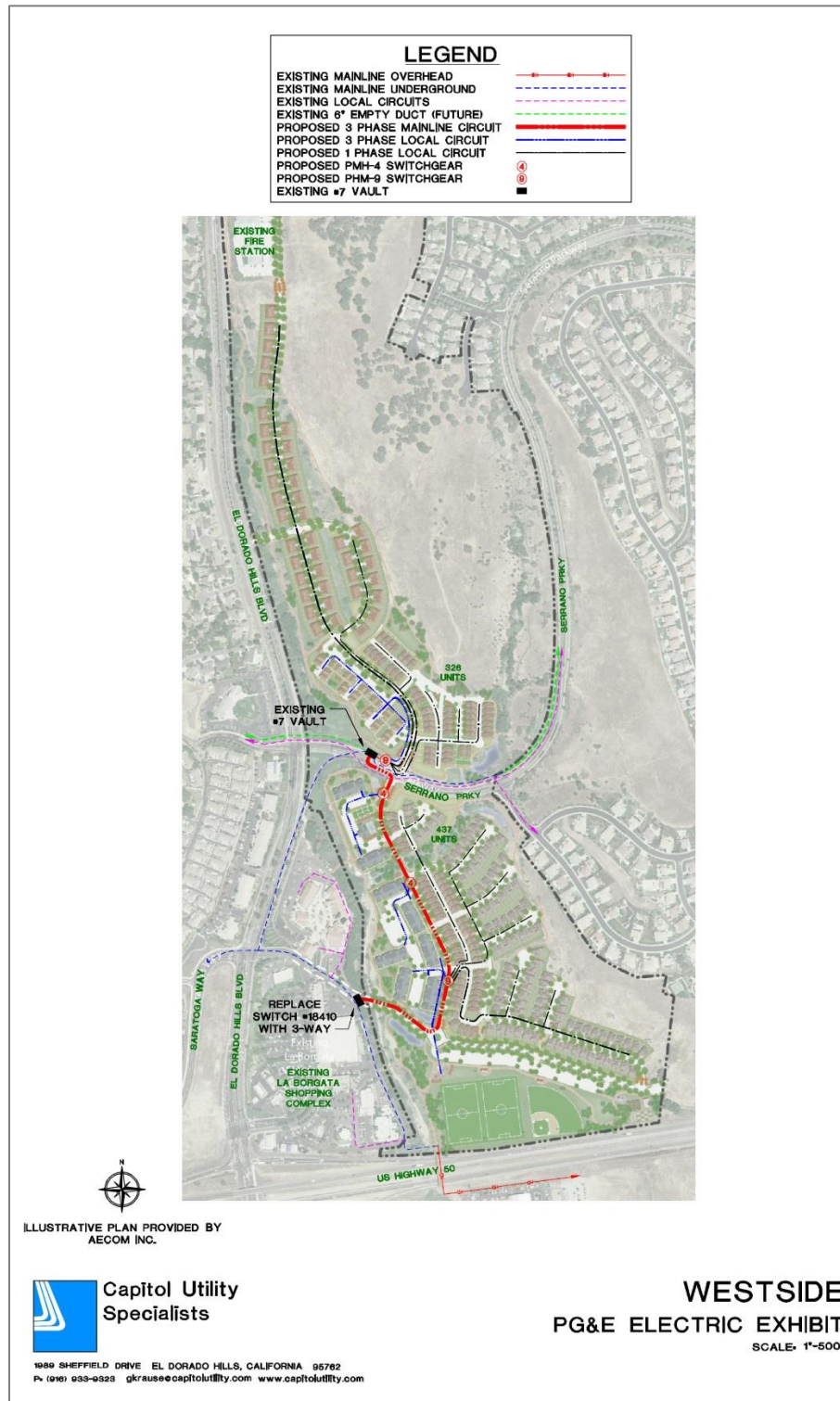


FIGURE 7.10:
CONCEPTUAL ELECTRIC BACKBONE EXHIBIT – PEDREGAL PLANNING AREA

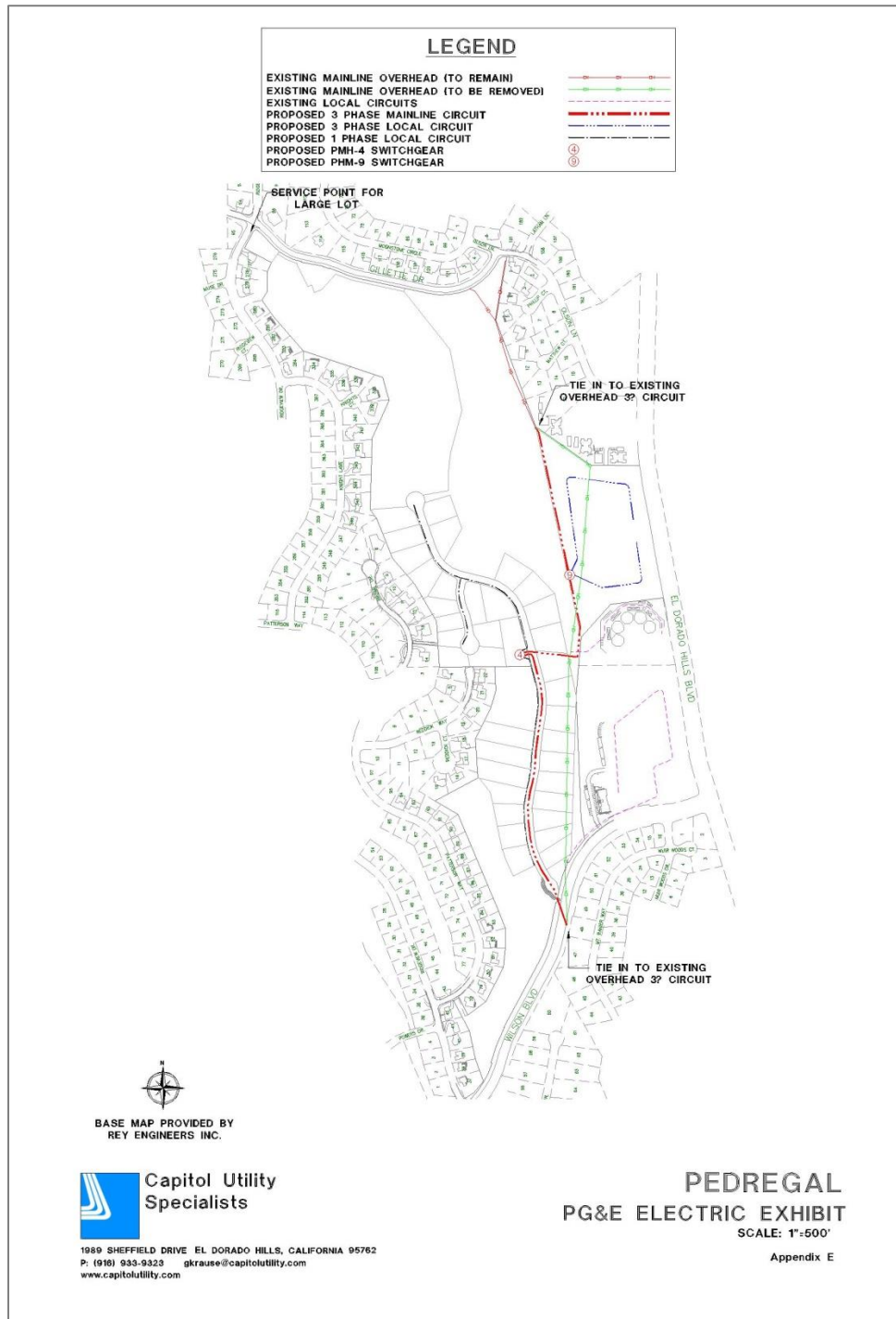
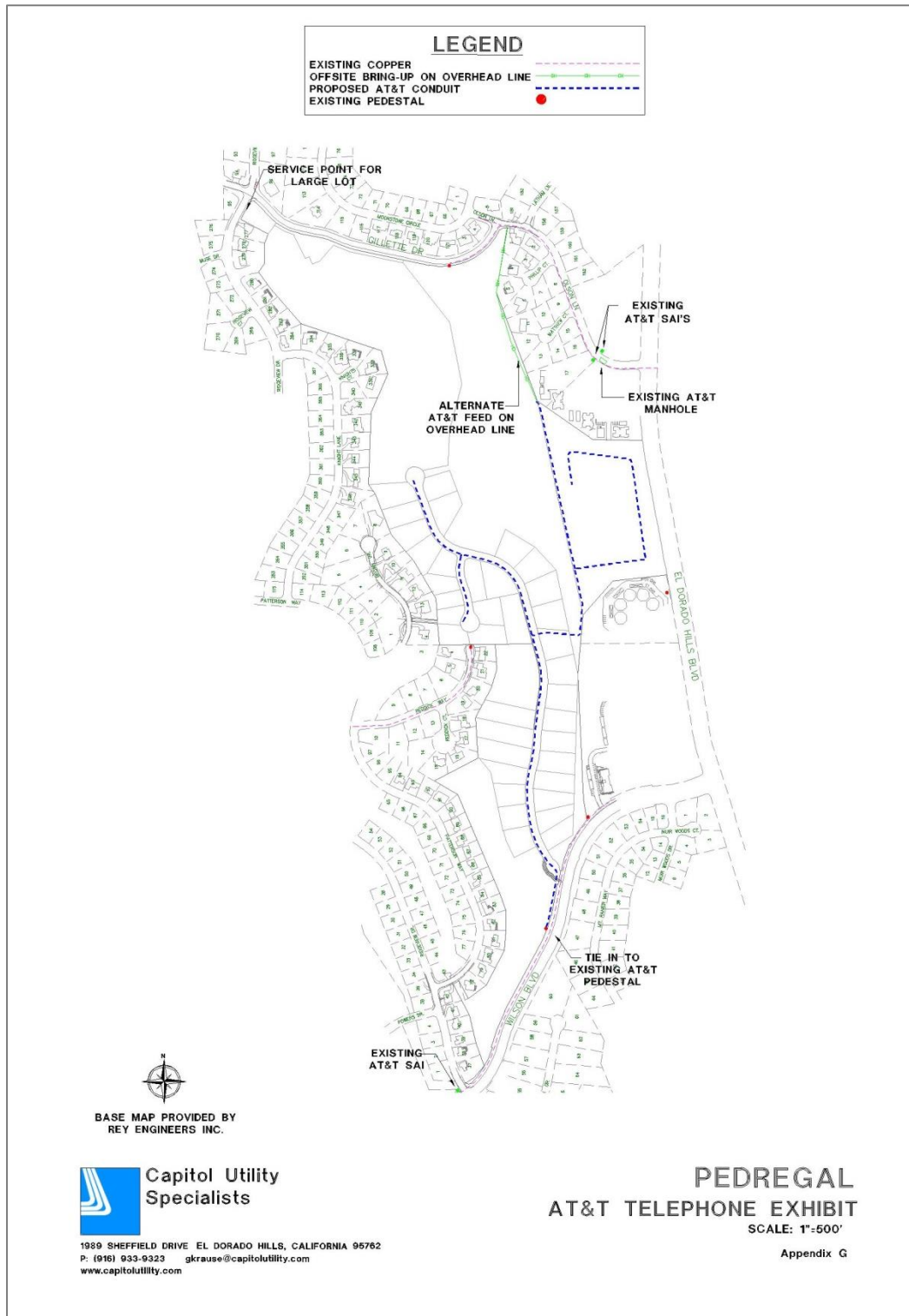


FIGURE 7.11:
CONCEPTUAL TELEPHONE BACKBONE EXHIBIT – SERRANO WESTSIDE PLANNING AREA
(Note: the underlying land plan is illustrative only)



FIGURE 7.12:
CONCEPTUAL TELEPHONE BACKBONE EXHIBIT – PEDREGAL PLANNING AREA



7.7.4 Cable Television

Comcast Communications is the cable television and broadband service provider for the Plan Area. Comcast Communications has potential facilities north of U.S. Highway 50 that may be extended into the Plan Area to provide service. Comcast Communications will install a fiber-optic/coaxial hybrid system and offer internet access, dial tone, and video services (Capitol Utility Specialists, 2013). (Refer to **Figure 7.13: Conceptual Cable TV Backbone Exhibit – Serrano Westside Planning Area** and **Figure 7.14: Conceptual Cable TV Backbone Exhibit – Pedregal Planning Area**). The El Dorado Hills Community Services District will manage the cable television service franchise (refer to Section 6.4.1 – El Dorado Hills Community Services District).

7.8 SPECIFIC PLAN OBJECTIVES AND POLICIES

Potable Water, Recycled Water Wastewater, and Dry Utilities

OBJECTIVE 7.1

Provide public utilities and services necessary to support the land uses within the Plan Area.

OBJECTIVE 7.2

New development shall not result in a reduction of minimum established standards and levels of service for the existing community and its users.

OBJECTIVE 7.3

Promote a development pattern that permits the efficient delivery of public utilities in a cost-effective manner.

OBJECTIVE 7.4

Locate utilities in locations that minimize aesthetic and visual effects, and impacts on natural resources, such as oak woodlands, stream channels, wetlands, and cultural resources.

[Continues on page 7-24]

FIGURE 7.13:
CONCEPTUAL CABLE TV BACKBONE EXHIBIT – SERRANO WESTSIDE PLANNING AREA
(Note: the underlying land plan is illustrative only)

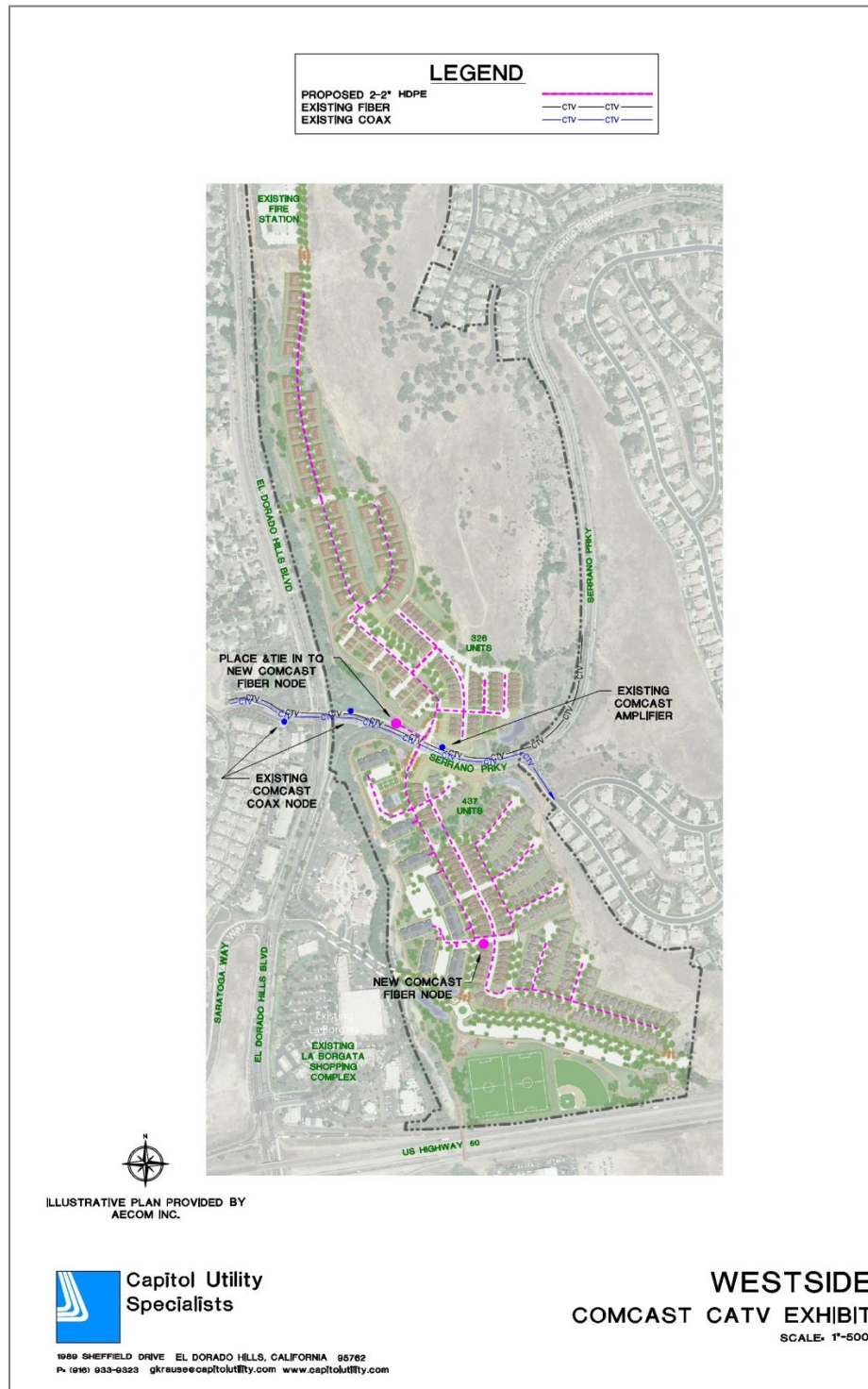
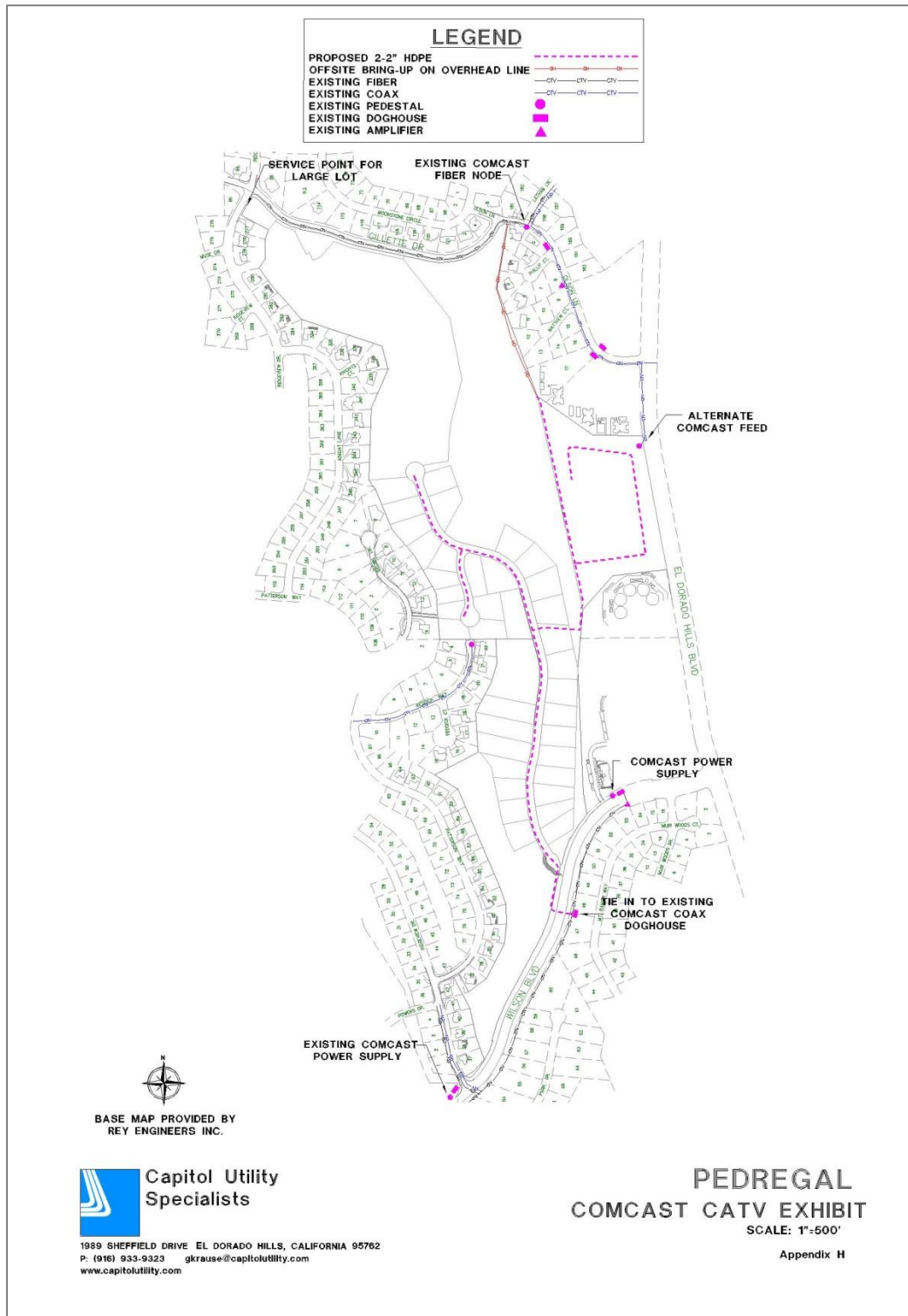


FIGURE 7.14:
CONCEPTUAL CABLE TV BACKBONE EXHIBIT – PEDREGAL PLANNING AREA



POLICY 7.1

Design and construct the necessary potable water, recycled water for irrigation, wastewater, and storm water infrastructure required to serve the Plan Area. All infrastructure improvements shall follow the conceptual Water, Wastewater, Recycled Water, and Storm Water Master Plans, and shall be constructed in sequence to meet the immediate needs of the individual development projects.

POLICY 7.2

Final master utility plans for water, recycled water, and wastewater shall be reviewed and approved by EID in a Facility Plan Report (FPR) at the improvement plan stage.

POLICY 7.3

Final master utility plans for dry utilities (gas, electric, telephone, and cable) shall be reviewed and approved by the appropriate public utility purveyor in joint trench designs and composite plans at improvement plan stage.

Storm Water

OBJECTIVE 7.5

Manage and control storm water runoff to prevent flooding, protect soils from erosion, and minimize impacts to existing drainage infrastructure.

POLICY 7.4

Storm water detention basins shall be reviewed and approved by the County prior to, or concurrently with, the first small lot tentative subdivision map.

POLICY 7.5

Protect public health and safety by preventing the increase in potential flood hazard or damage to surrounding properties.

POLICY 7.6

Treat urban runoff prior to discharging to a Water of the United States (i.e. creek or wetland) in accordance with the County's most current Drainage Manual for new developments.

POLICY 7.7

Utilize Best Management Practices (BMPs) where feasible and appropriate.

POLICY 7.8

Employ Low Impact Development (LID) practices as required by El Dorado County and in conformance with the County's storm water quality development standards.



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SUSTAINABILITY

Section 8

*This Section
describes design
and
development strategies
that
improve
sustainability.*

8.1 OVERVIEW

Sustainability is an integrated approach to decision-making and physical design that recognizes the interdependency of economic, environmental, and social benefits. Sustainable development seeks to balance economic growth and vitality, environmental protection, resource conservation, and community well-being. As a result, present and future generations benefit from improved health, economic conditions, and quality of life.

Sustainability is also frequently associated with the need to reduce greenhouse gas (GHG) emissions from fossil fuel combustion and other human activities, which on a cumulative basis are causing global warming and climate change. The United States, including California, is already experiencing the adverse impacts of climate change, and these impacts will increase unless global GHG emissions reduce significantly in the next several decades. In response to this threat, the California legislature passed a state law known as the California Global Warming Solutions Act of 2006 (AB 32), which requires a statewide reduction in GHG emissions to 1990 levels by the year 2020. A related state law, the Sustainable Communities and Climate Protection Act of 2008 (SB 375), requires each metropolitan planning organization (MPO) in the state to prepare a Sustainable Communities Strategy (SCS). The SCS is an integrated land use and transportation blueprint designed to achieve regional GHG emission reduction goals for major transportation

sources, and aligns regional housing needs with planned land uses and transportation investments in the region. The Sacramento Area Council of Governments (SACOG), the designated MPO for the Sacramento region, adopted the Metropolitan Transportation Plan/Sustainable Communities Strategy 2035 (MTP/SCS) in April 2012.

The Project Proponent comprehensively designed the Specific Plan with sustainability in mind. The Specific Plan is consistent with the Established Community and Developing Community designations in the MTP/SCS and provides a diverse land use mix of residential, civic or limited commercial, public facilities, open space, and special uses and design features that respect and preserve the rural character and history of the area. It provides complete streets and mobility options, and pedestrian and bicycle trails that will connect with the surrounding El Dorado Hills community and beyond. It provides for site and building designs that will save energy and water, minimize construction waste, encourage recycling and composting, ensure healthy indoor air quality, provide for the conservation of open space, protect water resources and habitat for sensitive species, and ensure ongoing sequestration of carbon dioxide (CO₂).

This Section addresses the Specific Plan policies and standards relating to sustainability. Because the concept of sustainability is fairly broad and cross-cutting, this Section addresses some topics already addressed in other Sections of the Specific Plan and provides additional policies or direction with respect to sustainability, where applicable.

The balance of Section 8 includes the following discussions:

- 8.2 Applicable General Plan Goals
- 8.3 Sustainable Land Use
- 8.4 Mobility and Connectivity
- 8.5 Energy Efficiency and Renewable Energy
- 8.6 Waste Reduction and Recycling
- 8.7 Water Conservation
- 8.8 Low Impact Development
- 8.9 Air Quality and Public Health
- 8.10 Specific Plan Objectives and Policies

8.2 APPLICABLE GENERAL PLAN GOALS

8.2.1 Land Use Element

LAND USE (GOAL 2.1)

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

LAND USE DESIGNATIONS (GOAL 2.2)

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

NATURAL LANDSCAPE FEATURES (GOAL 2.3)

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

EXISTING COMMUNITY IDENTITY (GOAL 2.4)

Maintain and enhance the character of existing rural and urban communities, emphasizing both the natural setting and built design elements which contribute to the quality of life, economic health, and community pride of County residents.

LIGHTING (GOAL 2.8)

Elimination of high intensity lighting and glare consistent with prudent safety practices.

8.2.2 Transportation and Circulation Element

TRANSIT (GOAL TC-2)

To promote a safe and efficient transit system that provides service to all residents, including senior citizens, youths, the disabled, and those without access to automobiles that also helps to reduce congestion, and improves the environment.

TRANSPORTATION SYSTEMS MANAGEMENT (GOAL TC-3)

To reduce travel demand on the County's road system and maximize the operating efficiency of transportation facilities, thereby reducing

the quantity of motor vehicle emissions and the amount of investment required in new or expanded facilities.

NON-MOTORIZED TRANSPORTATION (GOAL TC-4)

To provide a safe, continuous, and easily accessible non-motorized transportation system that facilitates the use of the viable alternative transportation modes.

NON-MOTORIZED TRANSPORTATION (GOAL TC-5)

To provide safe, continuous, and accessible sidewalks and pedestrian facilities as a viable alternative transportation mode.

8.2.3 Housing Element

GENERAL HOUSING (GOAL HO-1)

To provide for housing that meets the needs of existing and future residents in all income categories.

ENERGY CONSERVATION (GOAL HO-5)

To increase the efficiency of energy and water use in new and existing homes.

8.2.4 Public Services and Utilities Element

STORM DRAINAGE (GOAL 5.4)

Manage and control storm water runoff to prevent flooding, protect soils from erosion, prevent contamination of surface waters, and minimize impacts to existing drainage infrastructure.

SOLID WASTE (GOAL 5.5)

A safe, effective and efficient system for the collection and processing of recyclable and transformable materials and for the disposal of residual solid wastes which cannot otherwise be recycled or transformed.

GAS, ELECTRIC, AND OTHER UTILITY SERVICES (GOAL 5.6)

Sufficient utility service availability consistent with the needs of a growing community.

8.2.5 Health and Safety Element

AIR QUALITY MAINTENANCE (GOAL 6.7)

- A. Strive to achieve and maintain ambient air quality standards established by the U.S. Environmental Protection Agency and the California Air Resources Board.
- B. Minimize public exposure to toxic or hazardous air pollutants and air pollutants that create unpleasant odors.

8.2.6 Conservation and Open Space Element

SOIL CONSERVATION (GOAL 7.1)

Conserve and protect the County's soil resources.

WATER QUALITY AND QUANTITY (GOAL 7.3)

Conserve, enhance, and manage water resources and protect their quality from degradation.

WILDLIFE AND VEGETATION RESOURCES (GOAL 7.4)

Identify, conserve, and manage wildlife, wildlife habitat, fisheries, and vegetation resources of significant biological, ecological, and recreational value.

CULTURAL RESOURCES (GOAL 7.5)

Ensure the preservation of the County's important cultural resources.

OPEN SPACE CONSERVATION (GOAL 7.6)

Conserve open space land for the continuation of the County's rural character, commercial agriculture, forestry and other productive uses, the enjoyment of scenic beauty and recreation, the protection of natural resources, for protection from natural hazards, and for wildlife habitat.

8.2.7 Parks and Recreation Element

PARKS AND RECREATION FACILITIES (GOAL 9.1)

Provide adequate recreation opportunities and facilities including developed regional and community parks, trails, and resource-based recreation areas for the health and welfare of all residents and visitors of El Dorado County.

8.2.8 Economic Development Element

PUBLIC SERVICES AND INFRASTRUCTURE (GOAL 10.2)

Provide adequate levels of public services and infrastructure for existing residents and targeted industries and establish equitable methods to assure funding of needed improvements to existing infrastructure and services and new facilities to further economic development consistent with the County's custom, culture, and economic stability.

8.3 SUSTAINABLE LAND USE

The Plan Area is within the established Community Region of El Dorado Hills, a General Plan designation that denotes a geographic area in the county with suitable infrastructure and the ability to support higher intensity land uses. Community Regions promote alternative transportation systems and support local planning principles. They provide opportunities for continued population growth and economic expansion, distributing growth and development in a manner that preserves the character and extent of the County's Rural Centers and Rural Regions. With these goals in mind, the intent of the land use plan is to accommodate the long-term growth needs of the County while establishing a concentrated, compact development pattern with regionally-balanced housing, employment, shopping, and recreation uses.

The Specific Plan's two distinct planning areas, Serrano Westside and Pedregal, are consistent with the Developing Community and Established Community designations, respectively, in the MTP/SCS. The original MTP/SCS development assumptions for the portion of El Dorado Hills that is a Developing Community included approximately 1,472 new homes and 258 new jobs in the area by 2035; however planned capacity for this area includes an additional 1,967 employees and 1,064 housing units. The Specific Plan includes a combined 1,000 residential units and as much as 50,000 square feet of commercial within the 341-acre Plan Area. The net average density for both planning areas in the Specific Plan is expected to be about 9 dwelling units per acre, which exceeds the average net density of 2 units per acre assumed in the MTP/SCS for this area. Refer to the Draft Environmental Impact Report for more information.

8.3.1 Land Use Designations

Section 3.1 (Overview) of the Land Use Section identifies four key guiding principles that will enhance the long-term sustainability of the Plan Area, including:

- Housing diversity;
- Efficient, compact, mixed-use development;
- Support for local merchants in existing commercial centers; and
- Protection of open spaces.

Section 3.4 (Land Use Designations) of the Land Use Section contains a description of the seven specific land use designations and their relationship to other features within the development. The following describes key aspects of each designation that contribute to sustainability:

VILLAGE RESIDENTIAL - LOW (VRL)

The VRL designation permits one single-family dwelling and one secondary dwelling unit per legal lot. Secondary dwelling units promote opportunities for guest housing, accommodation of senior family members or friends, and other situations such as multi-generational living. An accessory unit can also help to reduce the demand for extended stay housing elsewhere, thereby reducing trips and vehicle miles traveled (VMT). This designation allows for individually pad graded home sites to accommodate hilly terrain and reduces disturbance to the oak woodland savannah.

VILLAGE RESIDENTIAL - MEDIUM (VRM)

The VRM designation promotes small lot, compact, single-family housing in the VRM-Low category; and detached zero lot line and patio homes, duplexes and half-plexes, and attached housing options such as rowhouses, townhomes, and condominiums in the VRM-High category. The VRM designations are intentionally located in closer proximity to existing retail services and employment opportunities along El Dorado Hills Boulevard near U.S. Highway 50, with enhanced walking and bicycling opportunities, thereby potentially reducing trips and VMT. Attached housing, in particular, is considerably more energy efficient than detached single-family due to shared walls and smaller unit sizes.

VILLAGE RESIDENTIAL - HIGH (VRH)

The VRH designation is the highest density residential land use in the Plan Area. The VRH parcel in the Serrano Westside Planning Area is located adjacent to the existing Raley's and La Borgata shopping complexes, allowing for easy pedestrian and bicycle access to shopping. Multi-family housing types allowed in this residential land use designation include, but are not limited to, attached townhomes, apartments, and condominiums. Attached housing is considerably more energy efficient than detached single-family due to shared walls and typically smaller unit sizes.

CIVIC – LIMITED COMMERCIAL (C-LC)

The C-LC designation provides areas for municipal, civic, and public services, such as a fire station, sheriff substation, or public park and recreation activities at the intersection of Wilson Boulevard and El Dorado Hills Boulevard. The C-LC designation also provides for professional and administrative office space for public-sector agencies or other related private-sector enterprise. By locating public uses in the Specific Plan, these public services and related operations enhance accessibility to the surrounding neighborhoods and commercial centers along El Dorado Hills Boulevard, thereby improving efficiency and reducing VMT.

VILLAGE PARK (VP)

The VP designation provides for active and passive recreational opportunities. The park site will be a formal, developed public park owned and maintained by the El Dorado Hills Community Services District (CSD). The site's location contiguous to the planned extension of Park Drive will serve to provide multi-modal access to the park facility. The site's central location at the southern end of the Plan Area is within easy walking and biking distance to existing and planned residences, and the existing Raley's and La Borgata shopping centers. Its adjacency along U.S. Highway 50 makes it a candidate for lighted athletic fields and artificial turf to promote tournament use, and will provide a perpetual green space and open corridor for highway travelers. In addition, the relocation of a planned pedestrian overcrossing of U.S. Highway 50 will connect the Class I bike path on the western edge of the Village Park site with shopping and employment uses at the Town Center south of the freeway, resulting in enhanced pedestrian and bicycle connectivity for the community.

OPEN SPACE (OS)

The OS designation encompasses half of the Plan Area and includes preservation and conservation of natural areas, such as oak woodland savannah, wetlands, habitat and riparian corridors, visually prominent hillsides and ridgelines, and preservation of cultural resources. The designation of open space has a number of important sustainability benefits, including protecting water quality and habitat, cultural resource conservation, ensuring for continued sequestration of carbon dioxide (CO₂), public access and outdoor recreation, and other co-benefits. The Conservation, Open Space, and Resource Management Section (Section 5) of the Specific Plan contains a number of detailed policies that will ensure that these benefits are achieved.

8.3.2 Development and Site Design Standards

In addition to the land use designations, the Specific Plan includes development standards that contribute to sustainable land use and site design.

Reducing or minimizing the amount of surface parking in the Plan Area has a number of important sustainability benefits, including reducing VMT, reducing the urban heat island effect, reducing the volume of storm water runoff during storm events, increasing pervious landscaped areas and open space, and providing more room for amenities.

Use of black asphalt paving dramatically increases surface temperatures, which can exacerbate the urban heat island effect, leading to increased heating and cooling demand in adjacent buildings and homes, and worsening air quality. Appropriate shading and use of “*cool pavement*” standards in the Plan Area’s parking lots, roadways, sidewalks and paved trails, and other paved surfaces are also an important consideration in mitigating climate impacts. This is particularly true over the long term, as anticipated effects of climate change could increase ambient average temperatures and lead to more frequent and more extreme heat wave events.

Providing adequate short term and long term bicycle parking and support facilities for bicyclists, and designating parking for low-emitting and fuel efficient vehicles in Civic-Limited Commercial, Village Residential - Medium, and Village Residential - High land use

designations (including plug-in electric vehicles (PEVs) and charging infrastructure), will also help to improve air quality and reduce GHG emissions through improved connectivity and support for green mobility options. Designing buildings to support low-emission, electric landscaping equipment is another simple technique that can help improve air quality and reduce GHG emissions.

8.4 MOBILITY AND CONNECTIVITY

This subsection focuses on aspects of the Transportation and Circulation Plan that contributes to the Specific Plan's sustainability. Transportation is an important part of everyday life, yet it is also the source of the majority of GHG emissions and other air pollutants. Sustainable transportation requires improved mobility and connectivity, which are the result of well-integrated land use and transportation planning and a mix of uses, complete streets, and safe routes that encourage walking, biking, and transit use. Transportation demand management is also an important component of ensuring that travel to work, school, and other shared destinations can be efficient and cost-effective. Together, all of these strategies work together to improve transportation efficiency, resulting in trip and VMT reductions to reduce GHG emissions and other pollutants from transportation sources.

8.4.1 Transportation and Circulation Plan Elements

Section 4.1.2 (Complete Streets Act of 2008) of the Transportation and Circulation Section describes the *"complete streets"* approach integrated throughout the Plan Area to ensure that pedestrian, bike, bus, and automobile modes of travel can be accommodated, and have direct and continuous connections throughout the Plan Area, and with the surrounding community and region. Complete streets ensure maximum diversity of mode choice for future users of the transportation system in the Plan Area, which contributes to reduced VMT, fewer vehicle trips, improved health due to higher activity levels, improved air quality, reduced transportation costs, and other co-benefits.

Section 4.5 (Traffic Calming Features) of the Transportation and Circulation Section describes the Specific Plan's use of various measures to reduce vehicle speeds and increase pedestrian enjoyment.

Several traffic calming features are proposed for incorporation in the Plan Area including, but not limited to, a roundabout at the planned extension of Park Drive and in private streets where applicable, intersection neckdowns, mid-block bulb-outs, center dividers, special pavement markings and textured paving, and on-street parking. Traffic calming features alert drivers of decision points, force vehicles to travel at slower speeds, and direct certain traffic movements for pedestrian safety. Traffic calming can also help improve vehicle fuel efficiency, and by reducing vehicle speeds, promotes a safer environment for walking and biking as viable travel options.

Section 4.6 (Public Transit) of the Transportation and Circulation Section discusses options to move multiple travelers with greater efficiency, such as public transit and park-and-ride facilities. The El Dorado County Transit Authority (EDCTA) provides existing, but limited, transit services. In addition, the County of El Dorado provides 12 park-and-ride lots along U.S. Highway 50, with a thirteenth planned north of the Bass Lake Road Interchange. In 2013, El Dorado Transit completed a Transit Needs Assessment for the El Dorado Hills area, revealing that a traditional, fixed schedule transit service would not meet adopted transit performance standards; and, therefore, would not be a cost-effective use of public funding at this time. Alternatively, the El Dorado Hills Transit Plan focuses on two strategies to enhance public transit options in El Dorado Hills. The first strategy entails a taxi voucher program that provides a subsidy for eligible citizens to purchase transportation services at a discount, which is dependent on El Dorado Transit identifying taxi providers and the successful negotiation of flat fare rates. The second strategy is the implementation of a one-day-a-week “*activity bus*” available for demand-response service on Wednesdays from 8 a.m. to 4 p.m. to key destinations. The “*activity bus*” provides residents with a second travel option to the taxi voucher program and provides a good demonstration of potential scheduled transit service in the future (LSC Transportation Consultants, Inc., 2013).

Section 4.7 (Bikeway and Trail Network) of the Transportation and Circulation Section addresses pedestrian circulation. Class I bike paths, Class II bike lanes, and pedestrian paths and sidewalks will connect residential areas with nearby shopping and employment centers, the Village Park site, open space and passive recreational areas, the surrounding community of El Dorado Hills, and beyond. A planned

pedestrian overcrossing of U.S. Highway 50 at El Dorado Hills Boulevard / Latrobe Road will be relocated to the east to connect the Village Park site and the off-street bike path with the El Dorado Hills Town Center south of the freeway, thereby improving non-motorized connectivity with a major retail destination, resulting in reducing vehicle trips and VMT.

8.4.2 Transportation Demand Management

In addition to the Transportation and Circulation Sections described above, a Transportation Management Association (TMA) established by the Master Owners' Association (MOA) will form and administer a comprehensive Transportation Demand Management (TDM) strategy, known as a Transportation Management Plan (TMP), in conjunction with other nearby developments in the El Dorado Hills community, including the Highway 50 Corridor TMA. The TMP will provide employees of local retail, office, and other commercial businesses and the residents within the Plan Area with programs and direct assistance in using alternative modes of travel. The goals of the TMA are to reduce trips and VMT, improve the cost effectiveness of travel to work, improve air quality, reduce GHG emissions, and improve quality of life. Examples of TMP strategies can include, but are not limited to:

- Carpooling encouragement;
- Ride-matching assistance;
- Preferential carpool parking;
- Telecommuting and alternative work schedules;
- Flexible schedules for carpools;
- Half time transportation coordinator;
- Vanpool assistance;
- Bicycle end-trip facilities and programming;
- Subsidized or discounted transit program;
- Parking cash-out program;
- Employer or TMA-sponsored shuttles to park-and-ride lots or transit stops; and
- School ridesharing or enhanced bus programs.

8.5 ENERGY EFFICIENCY AND RENEWABLE ENERGY

Building energy usage is typically one of the largest sources of GHG emissions in California communities, second only to transportation, and provides one of the most cost-effective means for reducing GHG emissions today through investments in increased efficiency. Designing homes and commercial buildings with improved insulation standards, highly-efficient HVAC (heating, ventilating, and air conditioning) systems, high-efficiency lighting, and maximizing passive solar heating and cooling benefits, can significantly improve efficiency in new construction and result in long-term energy cost savings for future homeowners and tenants. Common area and public lighting is another important opportunity to ensure that any indoor and outdoor lighting is both energy efficient, and minimizes outdoor glare and dark-sky impacts.

Renewable energy is another important method of reducing GHG emissions that is becoming more and more cost effective. While electric utilities throughout California are required to generate at least 33 percent of their electric energy portfolio from renewable sources by 2020, maximizing rooftop solar and other “*distributed generation*” technologies is an important opportunity for developing communities, where investments can be achieved at scale in new construction. The layout of subdivisions and orientation of buildings are simple design techniques that can maximize solar orientation for both passive solar benefits and active rooftop solar photovoltaic installations.



Photovoltaic solar panels

Integrating energy efficiency and renewable energy in building design and construction to achieve zero net energy (ZNE)¹ is a newly emerging approach that is becoming more commonplace. By maximizing energy efficient design, on-site renewable energy systems can be downsized, thereby improving the overall cost-effectiveness and achieving considerable energy and cost savings over the life cycle of a home or building. By 2020, all new residential development in California will be required to meet ZNE standards, and by 2030, all new commercial development in California will be required to meet ZNE standards.²

Technology and design techniques can afford significant reductions in energy use; however, more advanced technology is likely to become available during phasing and should be implemented, affording such benefits as greater efficiency, ease of implementation, and cost effectiveness.



Recycle container

8.6 WASTE REDUCTION AND RECYCLING

Much of the waste generated from both construction and everyday living ends up in landfills, but consumers and suppliers can divert much of it for recycling or reuse the materials. Organic components of landfilled waste tend to decompose anaerobically, which generates a potent greenhouse gas known as methane. Waste reduction, reuse, and recycling are important steps to reduce the volume of waste sent to landfills. Other benefits include reducing the impacts of resource extraction, processing, and transportation; producing less truck hauling to distant landfills; saving natural resources; reducing GHG emissions and other pollutants; and lowering construction costs.

Consumers and suppliers can accomplish the reduction, recycling, and reuse of building materials through a number of efficient and sustainable building techniques in the construction of the Plan Area. Existing El Dorado Disposal programs for residential and commercial recycling of paper, plastic, glass, metal, and yard waste are important in reducing the amount of waste that goes to landfills. However, commercial food waste and household kitchen waste, in particular, can also be diverted and composted through simple techniques either on-

¹ A zero net energy (ZNE) building is one that produces as much clean, renewable, grid-tied energy on-site as it uses when measured over a calendar year.

² <http://www.cpuc.ca.gov/PUC/energy/Energy+Efficiency/eesp/>

site or off-site. “Green waste” from yard and landscaping trimmings can also be composted or processed on-site into mulch, all of which can be reused in landscaping and gardens within the Plan Area. Providing easy-to-access waste reuse, recycling and composting opportunities for Plan Area residents and employees, and ensuring that on-site recycling and composting facilities will be encouraged in the design of future residential neighborhoods and commercial uses, will be important to ensure the minimization of organic waste sent to landfills.

8.7 WATER CONSERVATION



Recycled water notification sign

Water has been and continues to be an undeniable force in shaping the economic, ecological, and cultural face of California. However, there is growing awareness that water is a finite resource. Water users and purveyors must carefully manage water supplies to ensure its continued availability. Conservation of existing water supplies will help ensure that water will be available in the future, particularly as water supplies from the Sierra Nevada snowpack are likely to be further constrained as the effects of climate change continue to manifest themselves in California over the long-term.

The El Dorado Irrigation District (EID) has been at the forefront of providing essential water services in the county since 1925. EID also produces recycled water from both its Deer Creek and El Dorado Hills wastewater treatment plants. A separate “purple pipe” system delivers the recycled water to the front and back yards of approximately 4,000 homes, and to commercial and public landscapes in the county. EID believes that every drop of recycled water used is a drop saved in the drinking water bank. Use of recycled water in outdoor landscaped areas in the Serrano Westside Planning Area will reduce demand for potable water. Encouraging the use of on-site gray water reuse systems for outdoor landscape irrigation in the Pedregal Planning Area will also reduce potable water demands.

As the demand for water grows, more water is extracted, treated, and transported sometimes over great distances and can require a lot of energy. Recycling water on site or nearby reduces the energy needed to move water long distances or pump water from deep within an aquifer. Tailoring water quality to a specific water use also reduces the

energy needed to treat water. The water quality required to flush a toilet is less stringent than the water quality needed for drinking water and requires less energy to achieve. Using recycled water that is of lower quality for certain uses saves energy and money by reducing treatment requirements (U.S. Environmental Protection Agency, 2013a).

Indoor water conservation techniques will be achieved through installation of low-flow fixtures and water-efficient appliances in new construction. However, nearly two-thirds of total annual household water usage in the Sacramento region goes to outdoor landscape irrigation. Outdoor landscaping has intrinsic aesthetic value, enhances community character, and affords shade during the hot summer months; but given the realities of climate change and the likelihood of future limitations on water supply, landscaping and accompanying irrigation systems must be carefully designed to minimize water use. The California Model Water Efficient Landscape Ordinance sets mandatory efficient irrigation system standards for all California communities. Additional tips and best management practices are also available from the Regional Water Authority, River-Friendly Landscaping, and the California Urban Water Conservation Council to maximize conservation opportunities.

8.8 LOW IMPACT DEVELOPMENT

Low Impact Development (LID) is an approach to land development (or re-development) that works with nature to manage storm water as close to its source as possible (U.S. Environmental Protection Agency, 2013b). The proposed storm water system serving the Plan Area will employ a balanced, centralized, and LID storm water management system to capture and treat storm water runoff both at its source, as well as in centralized detention basins. The storm water drainage system in the Plan Area will preserve open space and undisturbed site areas, and provide functional landscaping for infiltration, evaporation, and storm water treatment. Applicants will construct storm water facilities consisting of surface swales and detention basins along natural drainage courses to mimic natural drainage patterns.

Applicants will also utilize LID techniques for individual lots, landscape corridors, parks, and streets, while centralized detention basins will serve the open space areas. Potential LID features include drainage courses within landscaped greenways and buffers; drainage swales in roadways, parking medians and planting strips; vegetated curb extensions along neighborhood streets; and rain or infiltration gardens. Refer to Section 7.6 (Storm Water System) for additional information on storm water.



Low impact development feature

8.9 AIR QUALITY AND PUBLIC HEALTH

Sustainable development needs to take into account both indoor and outdoor air quality and public health. Certain building products and practices often contain substances that are hazards to the environment and to public health. Refrigerants used in HVAC systems like chlorofluorocarbons (CFCs) cause depletion of the earth's ozone layer and global warming, while chemicals commonly found in paints or treated wood products, such as Volatile Organic Compounds (VOCs) and formaldehyde, adversely affect human health in indoor environments. Limiting or eliminating these chemicals and compounds from buildings, and introducing best construction management practices to control moisture and mold, will protect and enhance the comfort and health of future residents in the Plan Area.

Certain geologic formations near the Plan Area have the potential to contain naturally occurring asbestos (NOA), which is hazardous to human health. The Project Proponent designed the land use plan in a manner that avoids exposure to known areas with NOA in the vicinity. The Conservation, Open Space, and Resource Management Section (Section 5) also contain policies to help minimize risk of ground

disturbing activities within any Asbestos Review Area subject to El Dorado County Air Quality Management District Rule 223-2.

8.10 SPECIFIC PLAN OBJECTIVES AND POLICIES

The 2010 California Green Building Standards Code, known as CALGreen, became effective in 2011. It sets forth a number of prescriptive, mandatory, and voluntary measures designed to improve building energy efficiency, reduce water usage, and improve the working environment. Many of the Specific Plan Policies that follow come from the CALGreen code and the August 2010 *California Air Pollution Control Officers Association (CAPCOA) Quantifying Greenhouse Gas Mitigation Measures*. Notwithstanding the voluntary or mandatory nature of the CALGreen code, the following standards become the adopted policies of the Specific Plan and shall apply in the respective circumstances as worded by the policies that follow.

Sustainable Land Use

OBJECTIVE 8.1

Reduce the urban heat island effect by using cool roofing and paving materials, shading, reducing paved surface areas, and other techniques, which reduce surface temperatures.

OBJECTIVE 8.2

Encourage bicycling and support the adoption of low-emitting, fuel-efficient vehicles (including plug-in electric vehicles) by providing critical “end-of-trip” facilities and infrastructure.

POLICY 8.1

Minimum off-street parking requirements shall be flexible where shared parking arrangements, on-street parking, car-sharing, or other applicable measures or programs lead to reduced peak parking demand (California Air Pollution Control Officers Association (CAPCOA) PDT-1; CALGreen A5106.6 Parking Capacity).

POLICY 8.2

Short term and long term bicycle parking and support facilities shall be provided in all Civic-Limited Commercial, Village Park, Village Residential - Medium, and Village Residential - High designations in accordance with CALGreen Nonresidential Tier 1

Voluntary Measures (see CALGreen A5 106.4; CAPCOA SDT-6 and 7).

POLICY 8.3

Off-street parking in all Civic-Limited Commercial, Village Park, Village Residential - Medium, and Village Residential - High land use designations shall include a minimum number of dedicated public parking spaces for Low-Emitting and Fuel-Efficient Vehicles³, in accordance with CALGreen Nonresidential Tier 1 Voluntary Measures (see CALGreen A5.106.5.1 for specific standards).

POLICY 8.4

Off-street parking in all Civic-Limited Commercial, Village Park, and Village Residential - High designations shall provide some dedicated parking for plug-in electric vehicles (PEVs) and install minimum Level 2 PEV charging stations in each dedicated PEV parking space, in accordance with CALGreen Nonresidential Tier 1 Voluntary Measures (see CALGreen A5.106.5.3 for specific standards; CAPCOA SDT-8).

POLICY 8.5

Off-street parking in private garages or other dedicated enclosed off-street parking spaces in all Village Residential - Low and Village Residential - Medium designations are encouraged to be pre-wired for future installation of minimum Level 2 PEV charging stations, in accordance with Section 406.7 of the California Building Code.

POLICY 8.6

Electrical outlets shall be provided along the front and rear exterior walls in all Residential designations to allow for the use of electric landscape maintenance tools (CAPCOA A-3).

POLICY 8.7

The use of “cool pavement” materials will be encouraged, where feasible and subject to the approval of the local agency, in the designs and specifications for all paved surfaces, including, but not limited to, sidewalks, driveways, parking lots,

³ See CALGreen Section 5.102 for full definition of Low-Emitting and Fuel Efficient Vehicles.

and streets; thereby reducing surface temperatures and radiant heat from paved surfaces. Cool pavements include those meeting Solar Reflectance Index (SRI) values of 29 or greater (LEED-ND GIB Credit 9: Heat Island Reduction).

POLICY 8.8

Trees shall be interspersed throughout all parking lots so that in fifteen (15) years, fifty (50) percent of the parking lot will be in shade at high noon. At planting, trees shall be equivalent to a 15 gallon container or larger.

POLICY 8.9

Solar canopies, intended to both shade parking lots and generate renewable energy, shall be encouraged.

Mobility and Connectivity

OBJECTIVE 8.3

Reduce trips and VMT by providing enhanced mobility options for Plan Area residents and employees.

POLICY 8.10

The Master Owners' Association (MOA) shall work with area residents, businesses, and other interested parties, such as the Highway 50 Corridor TMA, to create or participate in a transportation management association (TMA), and prepare and implement a multi-strategy Transportation Management Plan (TMP) for the Plan Area. The TMP shall incorporate transportation demand management strategies as described in Section 8.4.2 (Transportation Demand Management), and will be managed through the TMA, as administered by the MOA or other similar organizations (CAPCOA TRT-1 through TRT-15).

Energy Efficiency

OBJECTIVE 8.4

Protect energy supplies, and reduce energy costs and GHG emissions, by ensuring that all development within the Plan Area is energy efficient, and encourage and maximize on-site generation of renewable energy.

POLICY 8.11

All buildings shall exceed energy efficiency standards in Title 24, Part 6 of the 2008 California Building Standards Code by a minimum of 15 percent, according to the performance method prescribed in the code (CALGreen Residential: A4.203.1; Nonresidential: A5.203.1; CAPCOA BE-1).

POLICY 8.12

All buildings should, if feasible, incorporate site design measures that reduce heating and cooling needs by orienting buildings on the site to reduce heat loss and gain, depending on the time of day and season of the year.

POLICY 8.13

Cool roofing materials shall be encouraged in both residential and nonresidential buildings, consistent with CalGreen Tier 1 voluntary measures (CALGreen A4.106.5 for Residential; A5.106.11.2 for Nonresidential).

POLICY 8.14

All buildings shall be designed to incorporate the use of high quality, energy-efficient glazing to reduce heat loss and gain.

POLICY 8.15

All buildings shall include programmable thermostats, home energy management systems, or other similar technologies (CAPCOA BE-2).

POLICY 8.16

Appliances and any applicable equipment installed prior to occupancy shall be EnergyStar certified, including residential appliances and HVAC systems, nonresidential appliances, office equipment, HVAC, and lighting control systems (CAPCOA BE-4).

POLICY 8.17

Any covenants, conditions, and restrictions shall allow for the temporary use of clothes lines, drying racks, or similar temporary structures, in order to encourage natural air-drying of laundry and conservation of energy.

POLICY 8.18

The use of vegetative or man-made shading devices for east-, south-, and west-facing walls with windows shall be encouraged in order to reduce heat gain. Where feasible, wall surface materials shall be minimum SRI 25 (aged), for 75 percent of opaque wall areas (CALGreen A5.106.7).

POLICY 8.19

All new construction shall obtain third-party commissioning and verification prior to occupancy to ensure that all building systems and components are planned, designed, installed, tested, and operated and maintained to meet the owner's project requirements (CALGreen 5.410.2 for commercial and, A4.207.2 for residential; CAPCOA BE-3).

POLICY 8.20

Lighting in publicly- or commonly-accessed outdoor areas in all Village Residential - Medium and Village Residential - High, Civic-Limited Commercial, and Village Park designations shall both minimize energy use and protect dark-sky conditions through the installation of high-efficiency LED or similar lighting with automatic, dimmable controls (CAPCOA LE-1; LE-2).

POLICY 8.21

Public street-lighting shall be high-efficiency LED (light emitting diode) or incorporate similar technologies, and be designed with automatic, dimmable controls to both minimize energy use and protect dark-sky conditions, as allowed by the local public agency (CAPCOA LE-1).

POLICY 8.22

Commercial, residential, and public buildings shall be designed to allow for the installation of renewable energy systems including active solar, wind, or other emerging technologies, and shall comply with the following standards:

- All buildings shall, at a minimum, be prewired for future solar photovoltaic (PV) system installation. Conduit shall be installed from the building roof or eave to a location within the building identified as suitable for future installation of a charge controller (regulator) and inverter (CALGreen A5.211.4);

- Where applicable, rooftop PV arrays or solar water heating systems (SWHS) shall be installed in accordance with the State Fire Marshal safety regulations and guidelines;
- Standard rooftop mechanical equipment shall be located in a manner that does not preclude the installation of solar panels;
- Alternative energy mechanical equipment and accessories installed on the roof of a building shall be integrated with roofing materials and/or blend with the structure's architectural form, if feasible ; and
- Any covenants, conditions, and restrictions shall allow for the installation of appropriate solar energy collection systems or other architectural features to collect, store, or utilize renewable energy on-site, provided that the systems comply with design guidelines and height limits established in the Specific Plan development standards and applicable provisions of the County Code.

POLICY 8.23

Solar water heating systems, radiant heating systems, or similar types of energy efficient technologies, shall be required in commercial and multi-family buildings, and encouraged in single-family homes and swimming pools, where applicable.

Waste Reduction and Recycling

OBJECTIVE 8.5

Incorporate green building techniques that minimize resource extraction and waste, maximize recycling and reuse of building materials, and encourage the use of sustainable materials.

OBJECTIVE 8.6

Encourage recycling and composting in both private residences and public spaces.

POLICY 8.24

Residential construction shall incorporate foundation systems, which result in not less than a 20 percent reduction in cement

use in the foundation mix design through use of fly ash, slag, silica fume, or rice hull ash (CALGreen Residential A4.403.2).

POLICY 8.25

Nonresidential construction shall use cement and concrete made with recycled products (CALGreen Nonresidential A5.405).

POLICY 8.26

Residential and nonresidential construction shall incorporate efficient framing techniques, where applicable (Residential: CALGreen A4.404; Nonresidential: A5.404.1).

POLICY 8.27

Residential and nonresidential construction shall incorporate sustainably-sourced, regional, bio-based, and reused materials, where applicable and available (CALGreen Res. A4.405 and Nonres. A5.405, CAPCOA MISC-3).

POLICY 8.28

Prior to construction, applicants shall prepare a construction waste management plan for individual construction projects, in accordance with local and state requirements (El Dorado County C&D Waste Ordinance; CALGreen mandatory measures 4.408, 5.408).

POLICY 8.29

A minimum of 65 percent of the non-hazardous construction waste generated at a construction site shall be recycled or salvaged for reuse (CALGreen A4.408.1; CAPCOA SW-2).

POLICY 8.30

Topsoil displaced and stockpiled during grading and construction shall be placed in a designated area for future reuse and covered or protected from erosion (CALGreen A4.106.2.3).

POLICY 8.31

One hundred percent of trees, stumps, rocks, and associated vegetation and soils resulting primarily from land clearing associated with subdivision construction shall be reused or

recycled, to the extent feasible (CALGreen Mandatory Measure 5.408.4).

POLICY 8.32

Any covenants, conditions, and restrictions shall allow for on-site composting of residential yard waste and non-hazardous household food waste.

POLICY 8.33

On-site composting of commercial food waste, landscaping green waste, and other forms of organic waste shall be allowed in Civic-Limited Commercial and Village Park designations, in accordance with any applicable local and state regulations.

POLICY 8.34

On-site reuse of compost and mulch shall be encouraged in privately-owned gardens and landscaping or within common landscaped areas in the Plan Area.

POLICY 8.35

Easily-accessible, screened, and well-maintained recycling and composting areas shall be provided for the depositing, storage, and collection of all non-hazardous recyclable or compostable materials (including paper, plastic, glass, metal, and yard and food waste).

Water Conservation

OBJECTIVE 8.7

Protect local and regional water supplies using indoor and outdoor water conservation techniques.

POLICY 8.36

Residential indoor water use shall be reduced by a minimum of 20 percent from the 2008 Plumbing Code baseline as demonstrated by the prescriptive fixture-based method or according to a water use baseline, in accordance with CALGreen Mandatory Measures (CALGreen Residential 4.303 and Nonresidential 5.303; CAPCOA WUW-1).

POLICY 8.37

Nonresidential indoor water use shall be encouraged to be reduced by a minimum of 30 percent as demonstrated by the prescriptive fixture-based method or according to a water use baseline, in accordance with CALGreen Nonresidential Voluntary Tier 1 Measures (CALGreen Nonresidential 5.303; CAPCOA WUW-1).

POLICY 8.38

Maximum flow rates for residential kitchen sink faucets shall not be greater than 1.5 gallons per minute at 60 psi (CALGreen Residential A4.303.1; CAPCOA WUW-1).

POLICY 8.39

Waterless urinals and toilets shall be encouraged in all Civic-Limited Commercial and Village Park buildings or facilities, where applicable (CALGreen Residential A4.303.2; CAPCOA WUW-1).

POLICY 8.40

A backbone recycled water system shall be designed and installed within the Serrano Westside Planning Area to supply recycled water to residential yards, commercial landscaping, park sites, landscape corridors, and other landscaped spaces. (CAPCOA WSW-1; EID Board Policy 7010).

POLICY 8.41

The use of site-specific gray-water irrigation systems shall be encouraged in the Pedregal Planning Area, in accordance with CALGreen Tier 1 Voluntary Measures (CALGreen Residential A4.305.1; Nonresidential A5.304.8).

POLICY 8.42

Nonresidential buildings and facilities in the Serrano Westside Planning Area shall be dual-plumbed for potable and recycled water systems for toilet flushing when indoor recycled water is available for use, if allowed by the enforcing authority (CALGreen A5.305.5).

POLICY 8.43

Outdoor water conservation measures shall include weather-based irrigation controllers, low-water consumption irrigation systems, the establishment of water budgets, and other measures where applicable (CALGreen Residential 4.304 and A4.304, Nonresidential 5.304; CAPCOA WUW-3,4).

POLICY 8.44

Hydro-zoning techniques shall be incorporated into landscape designs for all post-construction landscapes (CALGreen A4.106.3; CAPCOA WUW-3).

POLICY 8.45

A minimum 75 percent of the Plan Area planting palette shall feature California Central Valley and foothills native plant species as described in the most current edition of River-Friendly Landscape Guidelines and drought tolerant adaptive plant species (CALGreen A4.160.3; CAPCOA WUW-3, -5, -6). Neighborhood entry gateways and similar high visibility locations in the Plan Area may feature conventional ornamental plant species.

POLICY 8.46

Consistent with CALGreen Tier 2 voluntary measures, all non-public uses within the Plan Area shall limit the use of turf to no more than 25 percent of the total landscaped area (CALGreen A4.106.3; CAPCOA WUW-5).

POLICY 8.47

The use of turf is not allowed on slopes greater than 25 percent where the toe of the slope is adjacent to an impermeable hardscape (Model Water Efficient Landscape Ordinance adopted 9/10/09, Section 492.6).

Low Impact Development

OBJECTIVE 8.8

Improve storm water management practices and protect water quality and habitat by incorporating Low Impact Development (LID) techniques into landscaping, drainage, and related development standards.

POLICY 8.48

Site-specific development projects shall incorporate LID design strategies to achieve the following:

- Minimize and reduce the impervious surface of site development by reducing the paved area of roadways, sidewalks, driveways, parking areas, and roof tops (see also reduced parking standards referenced in Section A.6 – Parking Requirements);
- Break up large areas of impervious surface area and direct storm water flows away from these areas to stabilized vegetated areas;
- Minimize the impact of development on sensitive site features such as streams, floodplains, wetlands, woodlands, and significant on-site vegetation;
- Maintain natural drainage courses, to the extent feasible;
- Provide runoff storage dispersed uniformly throughout the site, using a variety of LID detention, retention, and runoff techniques that may include:
 - Bio-retention facilities and swales (shallow vegetated depressions engineered to collect, store, and infiltrate runoff); and
 - Landscape buffers, parkways, parking medians, filter strips, vegetated curb extensions and planter boxes containing grass or other low-growing vegetation planted between polluting sources (such as roads or parking lots and a downstream receiving water body).

POLICY 8.49

Seek to limit the use of pesticides, herbicides, or other toxic substances in post-construction landscape maintenance, in order to ensure that LID techniques achieve storm water quality

and habitat protection goals. Integrated Pest Management (IPM) techniques shall be encouraged.⁴

Air Quality and Public Health

OBJECTIVE 8.9

Protect public health and improve indoor air quality by incorporating sustainable building materials, furnishings, and construction methods.

OBJECTIVE 8.10

Protect local air quality and reduce harmful ozone-depleting and greenhouse gas emissions.

POLICY 8.50

Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with US EPA Phase II emission limits where applicable. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances (CALGreen Residential Mandatory Measure 4.503.1, Nonresidential 5.503.1).

POLICY 8.51

Installation of open-hearth wood-burning fireplaces shall be prohibited in favor of more energy-efficient and less polluting heating devices using cleaner burning fuels, such as natural gas. All fireplaces and stoves shall be natural gas fired.

POLICY 8.52

Duct openings and other related air distribution component openings shall be covered during construction (CALGreen 4.504.1).

POLICY 8.53

All building materials, finishes, fixtures, and other components installed at time of construction shall be compliant with VOC and other toxic compound limits established in state law, including:

- Adhesives, sealants, and caulks;
- Paints, stains, and other coatings; and

⁴ More info on IPM is available at UC Davis' Statewide IPM Program website: <http://www.ipm.ucdavis.edu/>

- Carpets, carpet systems, and window coverings.

Documentation shall be provided to any future occupant to verify that all materials and finishes are in compliance with established VOC and other toxic compound limits (CALGreen Residential 4.504.2,3,4, 4.503.3; Nonresidential 5.504).

POLICY 8.54

A minimum of 80 percent of resilient flooring installed shall comply with low-VOC flooring standards, in accordance with CALGreen Tier 1 Measures (CALGreen Residential A4.504.2, Nonresidential A504.4).

POLICY 8.55

Thermal insulation installed shall comply with low-VOC insulation standards, in accordance with CALGreen Tier 1 Measures (CALGreen A4.504.3).

POLICY 8.56

Particleboard, medium density fiberboard (MDF), and hardwood plywood shall comply with low formaldehyde emission standards, in accordance with CALGreen Tier 1 Measures (CALGreen A4.504.5).

POLICY 8.57

Residential designs shall incorporate interior moisture control measures, including:

- Vapor retarders and capillary breaks shall be installed at slab on grade foundations; and
- Moisture content of building materials used in wall and floor framing shall be checked before enclosure (CALGreen 4.505.2,3).

POLICY 8.58

Residential and nonresidential projects shall incorporate applicable water resistance and moisture management techniques during construction, in accordance with CALGreen Tier 1 Measures (Residential: CALGreen A4.407; Nonresidential 5.407).

POLICY 8.59

Indoor air quality and exhaust measures shall be utilized, including:

- All bathrooms shall contain exhaust fans which terminate outside the building;
- Higher than MERV 6 filters are installed on residential central air or ventilation systems, and higher than MERV 8 in nonresidential central air or ventilation systems; and
- Direct vent appliances are used or isolated from the conditioned space (CALGreen Residential 4.506, A4.506).

POLICY 8.60

All HVAC and fire suppression systems shall contain no chlorofluorocarbons (CFCs), hydro chlorofluorocarbons (HCFCs), or halons (LEED EA Credit 4: Enhanced Refrigerant Management).



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IMPLEMENTATION AND ADMINISTRATION

Section 9

9.1 OVERVIEW

This Section provides an overview of the various entitlement approvals required by local, state, and federal agencies, administrative procedures for oversight of the Specific Plan, and companion infrastructure financing and phasing documents.

Government Code Section 65451 mandates that a specific plan shall include a program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the proposed land uses and development as outlined in the specific plan. This Section addresses the methods by which the County will implement the Specific Plan and includes subsections on approvals and entitlements, administrative procedures, development financing, and phasing.

El Dorado County (County) staff will use the Specific Plan in reviewing and approving development entitlements within the Plan Area. The Specific Plan includes goals, objectives, policies, development standards, and design guidelines that will help guide the development and build-out of the Plan Area. Responsibility for the interpretation of the goals, objectives, policies, development standards, and design guidelines contained herein rests with the County. The County will administer the Specific Plan in concert with its General Plan and other Specific Plan documents including, but not limited to, any of the following:

- EIR and Mitigation Monitoring and Reporting Program;
- Master Utility Plans;
- Public Facilities Financing Plan;

- Development Agreement;
- Open Space Management Plan; and
- Wildfire Safety Plan.

The balance of Section 9 includes the following discussions:

- 9.2 Approvals and Entitlements
- 9.3 Administrative Procedures
- 9.4 Development Phasing Plan
- 9.5 Backbone Infrastructure and Public Facilities
- 9.6 Financing, Phasing, and Maintenance of Public Infrastructure and Facilities
- 9.7 Specific Plan Objectives and Policies

9.2 APPROVALS AND ENTITLEMENTS

A number of initial and subsequent County approvals are required in order to proceed with development of the Plan Area, including the El Dorado Irrigation District's approval of the Water Supply Assessment. Additionally, the U.S. Army Corps of Engineers must approve the Section 404 wetland permit prior to any construction in the Plan Area.

9.2.1 Initial El Dorado County Specific Plan Actions and Approvals

The El Dorado County Board of Supervisors (Board) has or may approve the following Specific Plan documents and agreements:

ENVIRONMENTAL IMPACT REPORT

The Board certified the Specific Plan Environmental Impact Report (EIR) (State Clearinghouse # 2013022044), including any Findings of Fact, Statement of Overriding Considerations, Mitigation Measures, and the Mitigation Monitoring and Reporting Program on _____ *[if approved by the Board of Supervisors, insert date]* (Resolution No. _____ *[if approved by the Board of Supervisors, insert number]*).

GENERAL PLAN AMENDMENT

As required by California Government Code Section 65454, a specific plan must be consistent with a city's or county's General Plan. To ensure consistency between the Specific Plan and the General Plan, the

Board of Supervisors approved a General Plan Amendment (A 14-0003) on _____ *[if approved by the Board of Supervisors, insert date]*(Resolution No. _____ *[if approved by the Board of Supervisors, insert number]*) as part of their consideration of the Specific Plan.

THE CENTRAL EL DORADO HILLS SPECIFIC PLAN (CEDHSP)

The Board approved the Central El Dorado Hills Specific Plan (SP 12-0002) on _____ *[if approved by the Board of Supervisors, insert date]*(Resolution No. _____ *[if approved by the Board of Supervisors, insert number]*).

REZONING AND PLANNED DEVELOPMENT

The entire Plan Area has been rezoned per the Specific Plan zoning categories and development standards, including adoption of a Planned Development overlay. The Board approved the rezoning (Z 14-0005) and Planned Development (PD 14-0004) on _____ *[if approved by the Board of Supervisors, insert date]* (Ordinance No. _____ *[if approved by the Board of Supervisors, insert number]*).

DEVELOPMENT AGREEMENT

As allowed under California law, the Board may approve a Development Agreement (DA 14-0003) between the County and Serrano Associates, LLC concurrently with the Specific Plan or after the adoption of the Specific Plan.

PUBLIC FACILITIES FINANCING PLAN (PFFP)

The Public Facilities Financing Plan describes the details of public infrastructure, financing, and conceptual construction phasing. The Board approved the PFFP concurrently with the Specific Plan on _____ *[if approved by the Board of Supervisors, insert date]* (Resolution No. _____ *[if approved by the Board of Supervisors, insert number]*).

LARGE LOT TENTATIVE SUBDIVISION MAP

The County may approve a large lot tentative subdivision map (TM 14-1516) concurrently with the adoption of the Specific Plan or after the adoption of the Specific Plan to facilitate the sale, lease, and financing of the Plan Area. The County shall not issue any building permit for any large lot until the corresponding small lot final subdivision map records.

OPEN SPACE MANAGEMENT PLAN

After the adoption of the Specific Plan and prior to the submittal of the first small lot tentative subdivision map, the Project Proponent will prepare a Draft Open Space Management Plan (OSMP). The County will review and approve the Draft OSMP prior to the approval of the first small lot tentative subdivision map.

9.2.2 U.S. Army Corps of Engineers (USACE) Approvals

ECORP Consulting, Inc. prepared a wetland delineation for most of the Serrano Westside Planning Area in 2009 and the USACE verified the delineation on May 8, 2009. ECORP Consulting, Inc. also prepared a wetland delineation for the Pedregal Planning Area in 2006 and 2011, and the USACE verified the delineation on June 7, 2011. The USACE will issue a Section 404 wetland permit subsequent to the adoption of the Specific Plan.

9.2.3 El Dorado Irrigation District (EID) Approvals

The adoption of SB 610 (Water Supply Planning) in 2002 requires a Water Supply Assessment (WSA) to determine whether available water supplies are sufficient to serve the demand generated by the Plan Area. The WSA also examines the reasonably foreseeable cumulative demand in the region over the next 20 years under average normal year, single dry year, and multiple dry year conditions. Pursuant to SB 610 and California Water Code Sections 10910-10915 (as amended by SB 610), EID's Board of Directors approved the Water Supply Assessment on August 26, 2013.

Additionally, EID Board Policy 9020 requires the submittal of an engineering Facility Plan Report (FPR) for the extension of EID facilities for subdivisions and commercial developments. The purpose of the report is to develop an understanding between the Project Proponent and EID on what system improvements the developer must construct prior to receiving service. The Project Proponent will obtain EID's approval of a FPR after the adoption of the Specific Plan.

9.2.4 Fire Protection District Approvals

After the adoption of the Specific Plan and prior to the submittal of the first small lot tentative subdivision map, the Project Proponent will prepare a Wildfire Safety Plan (WSP). The California Department of Forestry and El Dorado Hills County Water District will review and approve the WSP prior to the approval of the first small lot tentative subdivision map.

9.2.5 Subsequent El Dorado County Approvals and Entitlements

The Specific Plan will provide the basis for considering all subsequent discretionary and ministerial project approvals and entitlements, subject to proper environmental analysis under the EIR. The Plan Area will develop in multiple phases with full build-out expected in 2030 or later. To move forward with a particular Specific Plan project, the County will require full compliance with the Specific Plan policies and development standards; the EIR Mitigation Measures; applicable chapters of the County Code; and other County standards, policies, and regulations. Processing of individual development applications shall be subject to review and approval by the County of one or more of the following discretionary or ministerial entitlements:

DISCRETIONARY PROJECT APPROVALS

Planned Development (PD) Permit

All Specific Plan zoning categories, including single-family detached residences, shall contain the PD suffix to provide a level of review by the County that assures that all development is consistent with the Specific Plan and other County policies, as applicable. Conceptual site plans, building elevations (including colors and materials), and landscape, lighting, and signage plans are required for all civic-limited commercial, multi-family, and single-family attached residential projects as part of the PD approval process. PD applications may include one or more land parcels and one or more land uses.

Design Guidelines

The County may adopt Design Guidelines subsequent to the adoption of the Specific Plan. Design Guidelines provide criteria to guide the County staff in their review of proposed projects. The Design Guidelines specify policy governing architectural treatment, site planning, landscaping, lighting, and signage. Design Guidelines help ensure a unified development character for the Plan Area, while providing flexibility and guidance for individual projects. Design Guidelines approved by the Planning Commission or Board of Supervisors have the regulatory authority of an ordinance, and once adopted, the Director of the Community Development Agency may administratively approve development applications that are consistent with the Design Guidelines.

Subdivisions

There are two types of subdivisions: Parcel Maps, which are land divisions resulting in four or fewer lots; and Subdivision Maps, which create five or more lots. In the State of California, a property owner cannot subdivide land without local government approval. Based on the Subdivision Map Act (CA Govt. Code Section 66410), local ordinances regulate the division of land for sale. The Specific Plan, in conjunction with the elements of the County Code and other adopted manuals not previously addressed by this Specific Plan, will govern the design of the Plan Area's subdivisions, including the size of lots and types of improvements that will be required as conditions of approval. If there is a conflict between the provisions of this Specific Plan and the County Code or other adopted County manuals, the provisions of the Specific Plan shall prevail. If the Specific Plan does not address an issue, the County Code or adopted manual shall prevail.

Tentative Maps (Parcel Map or Subdivision Map)

For residential projects, all tentative map applications require a PD Permit approval concurrently with the approval of a tentative map, and shall expire with the associated tentative map. For commercial projects, all tentative map applications require a PD Permit approval

concurrently with, prior to, or after the approval of a tentative map, and shall expire with the associated tentative map. Tentative map approvals also require California Environmental Quality Act (CEQA) compliance and a public hearing before the Planning Commission or other Approving Authority. The Planning Commission’s approval of a tentative map is final unless appealed to the Board of Supervisors as provided for in the County Code. Tentative map approvals are also subject to conditions that must be met within a specified time period in accordance with the Subdivision Map Act, unless any associated Development Agreement specifies otherwise. Conditions of approval require the applicant to provide public improvements such as streets, storm water facilities, and water supply and wastewater lines to serve the subdivision.

MINISTERIAL PROJECT APPROVALS

Large Lot Final Subdivision Maps

The County may approve a large lot final subdivision map as a ministerial action to facilitate the sale, lease, and financing of the Plan Area. The County shall not issue a building permit for any large lot until the corresponding small lot final subdivision map records.

Small Lot Final Subdivision Maps

The County may approve a small lot final subdivision map as a ministerial action, provided that the conditions of approval are satisfied, improvement plans have been prepared and approved, and all improvements shown on the plans have been installed or their installation guaranteed by a bond or other security. The Board of Supervisors will grant the final approval of the subdivision map and the County Recorder’s office will accept the final subdivision map for recording.

Building and Grading Permits

Building and grading permit applications are ministerial project approvals.

Boundary Line Adjustments

A boundary line adjustment, or lot line adjustment, is a minor adjustment to a property line between two or more parcels that does not create additional parcels. Applicants may apply for a boundary line adjustment to increase or decrease parcel sizes, correct minor and accidental trespasses or encroachments (e.g.; structures constructed beyond the property line or within the required setback), add acreage to a parcel, and other similar adjustments, provided they are consistent with the Specific Plan, the County Code, and the Subdivision Map Act.

ENVIRONMENTAL REVIEW

The County will review all subsequent project entitlement applications for consistency with the Specific Plan and ensure the implementation of the EIR Mitigation Measures pursuant to the Mitigation Monitoring and Reporting Program approved by the Board of Supervisors. Residential projects part of an adopted specific plan and an EIR approved after January 1, 1980 are exempt from environmental review pursuant to Section 15182 of the CEQA guidelines, provided the project does not create any impacts not identified in the EIR. Environmental review for subsequent project approvals will be in accordance with CEQA guidelines (Project Level EIR) and commercial projects within the Specific Plan may require a separate CEQA document. Discretionary and ministerial actions and approvals by federal and state agencies not listed in the Specific Plan, but required to implement the Specific Plan, may rely on or tier-off of the Specific Plan EIR.

TWO-STEP APPROVAL SYSTEM

A two-step approval system will apply to all significant construction projects within the Plan Area. The first step in the approval process requires non-governmental design approval by an Architectural Control Committee (ACC) of the Masters Owners' Association as it relates to the Serrano Westside Planning Area or the El Dorado Hills Community Services Design Review Committee (DRC) as it relates to the Pedregal Planning Area. Prior to submittal of discretionary or ministerial applications to the County for subdivision maps, use permits, building permits, and zoning amendments or other development plans, applicants will be required to submit their plans to the ACC or DRC for review and approval. The standards established by the recorded

CC&Rs and Architectural Design Guidelines will be used by the ACC or DRC as the standards for approval of such plans.

If approved by the ACC or DRC, the applicant may submit plans to the County for review to determine compliance of the plans with the CC&Rs, Specific Plan, Zoning Ordinance, and other County ordinances. **Table 9.1 (Design Review Matrix)** allocates applications and design considerations to governmental and non-government design review.

9.3 ADMINISTRATIVE PROCEDURES

The County is responsible for the interpretation of the policies and development standards contained within the Specific Plan. The County is also responsible for the administration, implementation, and enforcement of the Specific Plan. While the Specific Plan has defined the process and procedures for subsequent entitlement approval, the Community Development Agency may defer, at its discretion, review and action of any item where it has decision-making authority to the Planning Commission and/or the Board of Supervisors. The County shall review individual project applications to determine consistency with the Specific Plan and other applicable regulatory documents.

The County will also administer the Specific Plan, as appropriate, in conjunction with its General Plan, County Code, and adopted manuals. If approved by the Board of Supervisors, the entire Plan Area is rezoned AP (Adopted Plan), and includes unique zoning categories and development standards, including a Planned Development overlay. In any instance where the Specific Plan provisions conflict with the standards or requirements of the County Code or adopted manuals, the Specific Plan provisions shall take precedence. Where the Specific Plan is silent, the County Code or adopted manuals shall prevail.

9.3.1 Administrative Modifications and Specific Plan Amendments

It is the intent of the Specific Plan to present a comprehensive set of standards and guidelines for the development of the Plan Area. These standards and guidelines promote a high quality development while allowing for creativity and flexibility in design. However, changes in

[Continues on page 9-11]

Table 9.1: Design Review Matrix

Design Review	Detached Residential		Attached Residential and Non-Residential	
	County	ACC or DRC	County	ACC or DRC
Maps and Plans				
Tentative Subdivision Map	•	•	•	•
Planned Development [1]			•	•
Phasing Plans	•	•	•	•
Grading and Drainage Plans	•	•	•	•
Lighting Plans (Public ROW)	•	•	•	•
Major Vegetation Removal in Public Open Space	•	•	•	•
Major Vegetation Removal in Private Open Space	•	•	•	•
Architectural Theme/Style		•	•	•
Landscaping in Public ROW and Drainage Easements	•	•	•	•
Compliance with Approved Plans	•		•	
Design Features				
Setbacks	•	•	•	•
Site Landscaping		•	•	•
Pools and Spas	•	•	•	•
Accessory Uses (sheds, shade structures, outdoor kitchens and fireplaces, etc.)	•	•	•	•
Fencing and Screening		•	•	•
Signage		•	•	•
Site Lighting		•	•	•
Solar (roof or ground mounted)	•	•	•	•
Earthwork and Retaining Walls		•	•	•
Trash Enclosures		•	•	•
Circulation, Driveways and Vehicle Access	•	•	•	•
Parking		•	•	•
Siding and Exterior Materials			•	•
Exterior Design		•	•	•
Color		•	•	•
Roofing Materials		•	•	•
Placement of Mechanical Equipment and Screening		•	•	•
Street Furniture		•	•	•
Bus Shelters	•	•	•	•
Building Envelopes	•	•	•	•
Plant List	•	•	•	•

[1] Pursuant to Chapter 130.50 of the County Code, as established and implemented under the development and site design standards of the Specific Plan.

market conditions or County or applicant interests may result in the need for modifications or amendments to the Specific Plan.

ADMINISTRATIVE MODIFICATIONS

Administrative Modifications shall not change the overall intent of the Specific Plan, shall be consistent with the objectives and policies of the Specific Plan, and may include, but are not limited to, the following:

- Minor adjustments to the land use locations and parcel boundaries shown in **Figure 3.1 (Land Use Diagram)** and **Figure A.1 (Zoning)**, or the land use acreages shown in **Table 3.1 (Land Use Summary)**;
- Changes to the general land use pattern that remain substantially consistent with the intent and spirit of the Specific Plan, including transfers of residential land use allocations as described in Section 9.3.2 (Transfer of Residential Land Use Allocations);
- The addition of new information to the Specific Plan maps or text (including interpretations thereof) that does not change the effect of any regulations adopted by ordinance or resolution;
- Changes to the community infrastructure, such as drainage, water and wastewater systems, and roadways, which do not have the effect of increasing or decreasing development capacity in the Specific Plan Area, nor change the concepts of the Specific Plan;
- Modifications that are equal or superior improvements to development capacity or standards;
- Modifications that do not increase environmental impacts beyond those identified in the EIR; and
- Relocated park parcels that continue to meet the standards established in the Specific Plan for the type of proposed park.

At its discretion, the Director of the Community Development Agency may review and administratively approve Administrative Modifications without Planning Commission or Board of Supervisors approval. An applicant may appeal a Community Development Agency decision to the Planning Commission, which shall have authority to approve or

deny the Administrative Modification. An applicant may appeal a Planning Commission decision to the Board of Supervisors, which shall have the authority to make a final decision.

SPECIFIC PLAN AMENDMENTS

Amendments to the Specific Plan are major changes to the original intent of the Specific Plan. A Specific Plan Amendment is required for any proposed change to the Specific Plan that substantially increases environmental impacts or other major changes that may include, but are not limited to, the following:

- Significant changes to the distribution of land uses beyond those allowed by the Specific Plan such as increasing the number of residential units beyond 1,000 or increasing the maximum commercial building area beyond 50,000 square feet;
- New land use categories not specifically described in the Specific Plan;
- Changes that exceed the analysis limitations of the Specific Plan EIR unless such changes are required or mandated by public agencies after approval of the Specific Plan EIR; and
- Changes to the Development Standards that would significantly alter the quality or character of the Plan Area.

The Planning Commission and Board of Supervisors shall review, and approve or deny Specific Plan Amendments in the same manner they approved the Specific Plan pursuant to California Government Code Section 65453. The Planning Commission and/or Board of Supervisors may amend the Specific Plan as often as deemed necessary.

9.3.2 Transfer of Residential Land Use Allocations

The land use designations contained in the Specific Plan allow flexibility in responding to current market conditions and consumer demands for a particular housing type. Transfers of residential unit allocations are allowable as an Administrative Modification consistent with Section 9.3.1 (Administrative Modifications and Specific Plan Amendments).

Any such transfer may result in an increase or decrease in dwelling counts or densities from those shown in **Table 3.1 (Land Use Summary)**, provided that the maximum entitlement of 237 dwelling units (Pedregal) and 763 dwelling units (Serrano Westside) is not exceeded. At the time of a requested transfer and related development application, the Project Proponent will prepare and/or update a dwelling and building area allocation table to track the actual construction of residential units to document the number of residential units available for transfer. The Project Proponent may utilize a template provided by the County or provide its own form as long as the details of the density transfer between parcels is clearly documented.

In addition to the requirements set forth in Section 3.4.1 (Residential Land Use Designations, Transfer of Residential Units), the County shall approve residential dwelling unit allocation transfers or density adjustments between any residential land use parcel or parcels, provided the following conditions are met:

- The transferor and transferee parcel or parcels conform to all applicable Development Standards contained in Appendix A (Zoning and Development Standards);
- The transfer of units does not result in increased impacts beyond those identified in the Specific Plan EIR; and
- The transfer of units does not adversely impact planned infrastructure, roadways, or other public facilities; any affordable housing agreements; or fee programs and assessment districts, unless such impacts are reduced to an acceptable level through project-specific mitigation measures.

While the overall maximum dwelling count in the Specific Plan is 1,000, the number of dwelling units in either Planning Area may vary as described below. The restrictions on the transfer of densities in the following subsections ensures that the dwelling counts in each Planning Area will not be exceeded, but allows flexibility to deliver fewer dwelling units if market conditions dictate accordingly.

SERRANO WESTSIDE PLANNING AREA

The maximum dwelling count in the Serrano Westside Planning Area is 763 units. Actual residential units within land use designations may develop at less than the maximum entitlement. If the maximum allotment within land use designations is not achieved, transfer of density between residential land use designations within the Serrano Westside Planning Area is permitted. Any such transfer may result in an increase or decrease in dwelling counts or densities from those shown in **Table 3.1 (Land Use Summary)**, provided that the maximum entitlement of 763 dwelling units is not exceeded and a minimum of 130 acres of natural open space lands is provided at build-out. The Specific Plan prohibits the transfer of any unused density from the Serrano Westside Planning Area to the Pedregal Planning Area.

PEDREGAL PLANNING AREA

The maximum dwelling count in the Pedregal Planning Area is 237 units. Actual residential units within land use designations may develop at less than the maximum entitlement. If the maximum allotment within either land use designation is not achieved, the Specific Plan prohibits the transfer of the remaining dwelling counts or densities to any other land use designation within the Pedregal Planning Area and prohibits transfer of the remaining dwelling counts and densities to the Serrano Westside Planning Area.

9.3.3 Use Permits

The County may grant Use Permits if the request is consistent with the Development Standards in Appendix A (Zoning and Development Standards) and follows the process outlined in the County Code.

9.3.4 Variances

Requests for variances to the Development Standards outlined in Appendix A (Zoning and Development Standards) shall be considered a PD amendment or otherwise follow the process outlined in the County Code.

9.3.5 EIR Mitigation Measures

As part of the approval of the Specific Plan and EIR, the Board approved a Mitigation Monitoring and Reporting Program to ensure compliance with the EIR Mitigation Measures (refer to the Specific Plan EIR Mitigation Measures and the Mitigation Monitoring and Reporting Program).

9.3.6 Appeals

An applicant may appeal any decision of the Community Development Agency to the Planning Commission as provided for in the County Code. An applicant may appeal any decision of the Planning Commission to the Board of Supervisors as provided for in the County Code.

9.4 DEVELOPMENT PHASING PLAN

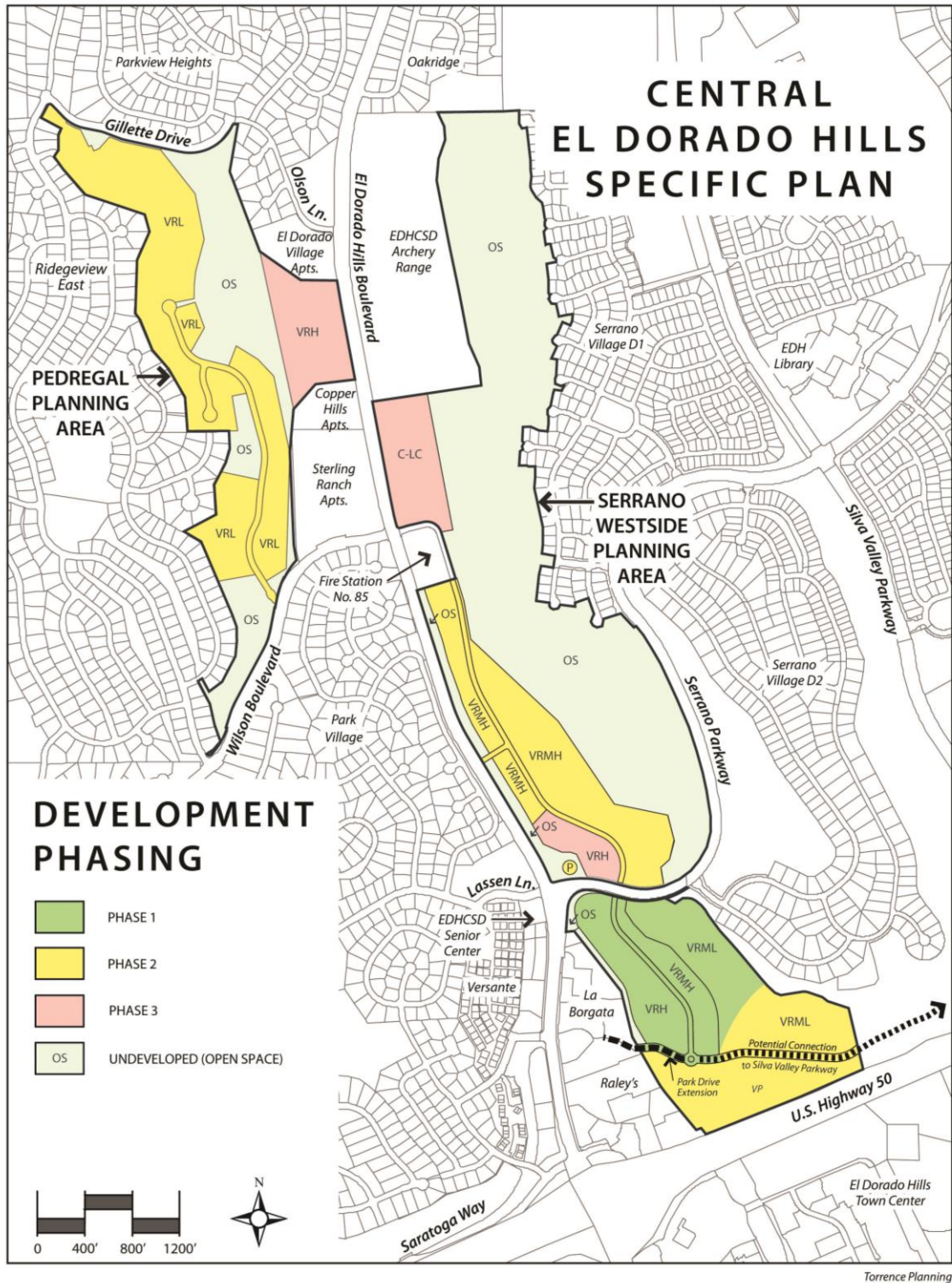
The Specific Plan provides for a full range of services, facilities, and infrastructure required to support the growth and development of the Plan Area through final build-out. **Figure 9.1 (Conceptual Development Phasing)** depicts the conceptual development phases based on the logical placement of infrastructure, utilities, roads, and land uses that may or may not develop as depicted. Furthermore, shifts in market demand and available financing mechanisms will also play a role in the way the Plan Area develops over time. For additional information about the development phasing, refer to the Public Facilities Financing Plan (PFFP).

9.5 BACKBONE INFRASTRUCTURE AND PUBLIC FACILITIES

Backbone infrastructure refers to the physical improvements such as streets, bikeways, trails, potable and recycled water lines, wastewater and storm water facilities, utilities, and parks needed to deliver public services to a community. The sizing and location of the Plan Area's

[Continues on page 9-17]

FIGURE 9.1:
CONCEPTUAL DEVELOPMENT PHASING



backbone infrastructure will serve the needs of the residents in the Plan Area. The Specific Plan, Utility Master Plans, Public Facilities Financing Plan (PFFP), and future Facility Plan Reports detail the ultimate on-site and off-site backbone infrastructure for the Plan Area.

The Project Proponent may construct the backbone infrastructure in advance of the construction of individual development parcels. Construction of infrastructure for individual development parcels may occur before or after the approval and recording of final small lot subdivision maps. For specific funding and conceptual phasing of the backbone infrastructure and public facilities, refer to the PFFP and any associated Development Agreement.

The Specific Plan includes three types of backbone infrastructure: regional, primary, and secondary, as discussed in the Sections that follow.

9.5.1 Regional Backbone Infrastructure

Regional backbone infrastructure refers to any improvement that benefits residents within and outside of the Plan Area. Examples include, but are not limited to, any U.S. Highway 50 Interchange improvement (El Dorado Hills or Silva Valley Parkway), the U.S. Highway 50 pedestrian overcrossing, the extension of Park Drive to Silva Valley Parkway, and off-site wastewater, recycled water, and potable water upgrades that provide capacity beyond the level of service demanded by the Plan Area. The Public Facilities Financing Plan includes a phasing plan for these improvements, along with funding mechanisms such as impact fee programs.

9.5.2 Primary Backbone Infrastructure

Primary backbone infrastructure consists of the critical segments of on-site and off-site roads, potable water, recycled water, wastewater, storm water, and other utilities that must be constructed prior to, or concurrently with, development. Other primary backbone infrastructure may include off-site potable water and recycled water transmission lines, potable water and recycled water storage tanks and booster pumps, wastewater pump stations, and force mains as illustrated in the conceptual Master Utility Plans.

9.5.3 Secondary Backbone Infrastructure

Secondary backbone infrastructure includes primary and secondary roads, water, wastewater, recycled water, storm water mains, storm water detention basins, and the dry utilities that are required for the construction of each development area. All required segments of secondary backbone infrastructure must be constructed concurrent with the construction of individual development areas. Applicants will specify the particular details of the secondary backbone infrastructure such as pipe alignments, sizes, and appurtenances in the improvement plans for individual development areas.

9.5.4 Public Facilities

The Specific Plan provides the necessary parks, trails, and open space to support the needs of the Plan Area residents. Dedications of land for parks and open space will occur pursuant to the terms of the Public Facilities Financing Plan, the Specific Plan, and any associated Development Agreement. The public facilities include:

PARKS

Approximately 15 acres of village park and a 1-acre neighborhood park in the Serrano Westside Planning Area (refer to Section 6.4 – Parks and Recreation).

OPEN SPACE

Approximately 130 acres of open space in the Serrano Westside Planning Area and approximately 39 acres of open space in the Pedregal Planning Area (refer to Section 5.4 – Open Space).

TRAILS

Approximately 7,500 feet of public walking and bicycling trails in the Serrano Westside Planning Area (refer to Section 4.7 – Bikeway and Trail Network).

CIVIC AND RECREATIONAL

Approximately 11 acres of civic and recreational use in the Serrano Westside Planning Area (refer to Section 3.4.2 – Civic-Limited Commercial Land Use Designation).

9.6 FINANCING, PHASING, AND MAINTENANCE OF PUBLIC INFRASTRUCTURE AND FACILITIES

9.6.1 Financing

The Specific Plan is a comprehensive document that calls for the construction of a vast network of public infrastructure including roads, potable water and recycled water, wastewater systems, storm water conveyance, dry utilities, and the construction of parks. The Public Facilities Financing Plan (PFFP) describes in detail the Plan Area's infrastructure and its sources of funding and development timing. As discussed in Section 9.5 (Backbone Infrastructure and Public Facilities), the infrastructure is categorized as regional, primary, or secondary. Each of these categories may have its own financing and phasing plan.

One or more Community Facilities Districts, impact fees (Specific Plan and/or County), private developer financing, and other available funding mechanisms will fund the construction of all required backbone infrastructure and other public improvements within the Plan Area. For more information, refer to the PFFP and any associated Development Agreement.

COMMUNITY FACILITIES DISTRICT (CFD)

The Mello-Roos Community Facilities Act of 1982 allows any county, city, special district, school district, or joint powers authority to establish a Mello-Roos Community Facilities District (CFD) for the financing of public improvements and services including streets, water and wastewater systems, police and fire protection, schools, parks, libraries, landscaping, and other public facilities. A local government agency creates a CFD with the approval of 2/3 of the landowners within the proposed boundaries of the CFD. Once approved, each property within the CFD receives a special tax lien and each property owner pays the tax annually. The Plan Area may have one or more CFDs to finance backbone infrastructure and other project-related public facilities.

In May 1991, the El Dorado Schools Financing Authority consisting of the Buckeye Union School District, the Rescue Union School District, and the El Dorado Union High School District formed Community Facilities District No. 1. The CFD funds up to four elementary / intermediate schools within the 1988 El Dorado Hills Specific Plan as well as a high school at an undetermined site. To the extent any portion of the Plan Area lies outside of the boundaries of CFD No. 1, the Project Proponent may seek to annex a portion or the entire Plan Area to CFD No. 1 to fund the construction of the school facilities as authorized by the CFD.

EL DORADO IRRIGATION DISTRICT

CAPITAL IMPROVEMENT PLAN AND FACILITY CAPACITY CHARGES

A Capital Improvement Plan (CIP) is a five-year plan that identifies and plans for necessary improvements to ensure the safety and reliability of the El Dorado Irrigation District's (EID) infrastructure. The EID Board of Directors reviews and adopts an updated plan every year, only approving specific project funding on an as-required basis. Through the preparation and adoption of the CIP, the District can ensure that adequate long-term funding pays for important infrastructure projects. The Board adopted the 2013-2017 CIP on June 14, 2013.

Applicants who meet EID's requirements for service shall pay a facility capacity charge (FCC) for each service connection. Applicants pay this and all other appropriate fees, surcharges, and inspection and construction costs, if any, in full prior to receiving service.

EL DORADO COUNTY IMPACT AND CAPITAL IMPROVEMENT FEES

The County has adopted a number of development impact and capital improvement fees to finance capital improvement projects. Payment of these fees is due at issuance of a building permit. The County collects the following fees:

- Road impact fees;
- Capital improvement fees (general, fire, sheriff, and park equipment);
- Quimby Act (park land dedication in-lieu fees);
- Countywide park fees;

- Solid waste capital improvements; and
- School impact fees.

DEVELOPER FINANCING

Developers may finance the construction of backbone infrastructure that is not funded by other funding sources. Individual developer financing may also fund in-tract infrastructure construction.

9.6.2 Phasing

As previously discussed in Section 9.4 (Development Phasing Plan), development phasing is permitted as long as the necessary infrastructure improvements are constructed to support that phase of development. Phasing plans will be determined at the time of tentative subdivision map approvals. Refer to the PFFP for additional information on backbone infrastructure phasing and funding.

9.6.3 Maintenance

The Plan Area will have significant public improvements that require maintenance and management. Such improvements include open space, landscape corridors, bikeways and trails, landscape features such as decorative walls and fences, signs, light fixtures, benches, and trash receptacles. Two methods for maintaining these facilities include the Landscape and Lighting Assessment District (LLAD) and Master Owners' Association (MOA).

Sections 22500-22509 of the California Streets and Highways Code authorize the establishment of Landscape and Lighting Assessment Districts. Upon the formation of the LLAD, each parcel receives an annual assessment and the County collects the payment of the fee with the annual property tax payments. The County remits the LLAD assessment to the LLAD administrator, who then determines maintenance procedures and policies.

In 2006, the El Dorado Hills CSD authorized the formation of the North Commercial Boulevard LLAD. The LLAD is a funding source to maintain approximately 133,800 square feet of landscaping, concrete walkways, and lighting improvements located along El Dorado Hills Boulevard from U.S. Highway 50 to Serrano Parkway, and a portion of Serrano

Parkway east of El Dorado Hills Boulevard along the frontage of the Serrano Westside Planning Area. A majority of the Serrano Westside Planning Area is in the LLAD and assessed an annual levy pursuant to rates adopted by the CSD Board in an annual Engineer's Report.

Master Owners' Associations function in a similar way to LLADs, except that the MOA collects the annual assessment instead of the County. A Board of Directors administers the MOA, sets the amount of the annual assessment, and determines the maintenance and operations procedures and policies.

Any combination of LLAD, MOA, and other funding sources may be used for the maintenance of improvements such as roadways and streetscape. Refer to the PFFP for additional information.

9.7 SPECIFIC PLAN OBJECTIVES AND POLICIES

Financing

OBJECTIVE 9.1

Identify and secure the necessary capital resources to fund public improvements in a timely manner to serve the needs of the Plan Area.

POLICY 9.1

The Specific Plan shall fund its proportional share of regional backbone infrastructure costs, and the full costs for primary and secondary backbone infrastructure as detailed in the Public Facilities Financing Plan and any associated Development Agreement.

POLICY 9.2

The Specific Plan shall fund its proportional share for schools through the payment of school impact fees or other funding sources (such as a CFD).

POLICY 9.3

The Specific Plan shall fund the full cost (capital improvement and maintenance) of neighborhood parks.

POLICY 9.4

El Dorado County impact and capital improvement fees generated by the Plan Area shall be used to fund Specific Plan backbone infrastructure and public facilities where allowed by law. Any such fees may be combined with other available funds where allowed by law, including, but not limited to, private sources described in the Public Facilities Financing Plan, grants, and the like.

POLICY 9.5

One or more Community Facilities Districts for the Specific Plan may finance backbone infrastructure, public facilities costs, and other eligible improvements and/or fees.

POLICY 9.6

Create one or more Landscape and Lighting Assessment Districts or Master Owners' Associations in the Plan Area for the maintenance and operation of public improvements and public open space.

POLICY 9.7

Explore alternative funding sources for the on-going operation and maintenance of the public open space including such options as grants and non-profit foundations.



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ZONING AND DEVELOPMENT STANDARDS

Appendix A

A.1 OVERVIEW

This Appendix contains the zoning, permitted uses, and development and parking standards for the zoning designations within the Specific Plan.

The Specific Plan land use designations established in Section 3 (Land Use) determine the overall character and development intensity of the Plan Area. Appendix A classifies and regulates the development of land within the Specific Plan to ensure consistency with **Figure 3.1 (Land Use)** and Section 3.4 (Land Use Designations). Section A.2 (Zoning Map), Section A.3 (Permitted Uses), and **Tables A.4 (Permitted Uses in Residential Zones), A.9 (Permitted Uses in Civic Zone), A.11 (Permitted Uses in Recreational Facility High Zone), and A.13 (Permitted Uses in Open Space Zone)** outline in detail the permitted uses in each zoning category. Section A.4 (Zoning Categories) and **Tables A.5 (R4-PD Development Standards), A.6 (R20-PD Development Standards), A.7 (RM1-PD Development Standards), A.8 (RM2-PD Development Standards), A.10 (CL1-PD Development Standards), A.12 (RFH1-PD Development Standards), and A.14 (OS1-PD Development Standards)** describe the development standards for each zone including minimum lot size, building setbacks, and parking requirements. Section A.5 (Specific Use Regulations) contains regulations applicable to certain specified uses and parking requirements are set forth in Section A.6 (Parking Requirements). Zoning categories, their allowable uses,

development standards, and other provisions of the Specific Plan supersede the provisions contained in:

- Chapter 130 (Zoning) of the El Dorado County Code of Ordinances;
- El Dorado County Hillside Standards;
- County of El Dorado Design and Improvement Standards Manual;
- County of El Dorado Land Development Manual; and
- County of El Dorado Grading Design Manual.

Where conflicts exist between Chapter 130, other County ordinances and standards, and the provisions of the Specific Plan, and any implementing ordinance adopted with its approval, the Specific Plan standards shall govern. Where the Specific Plan is silent, Chapter 130 and other County Ordinances and Standards shall govern. As part of the planned development or tentative map approval process, an applicant may submit a request to the County to rezone, revise, or modify the zoning requirements and development standards contained in the Specific Plan as design waivers or variances, subject to the criteria and findings in the County Code.

The balance of Appendix A includes the following discussions:

- A.2 Zoning Map
- A.3 Permitted Uses
- A.4 Zoning Categories
- A.5 Specific Use Regulations
- A.6 Parking Requirements
- A.7 Definitions

A.2 ZONING MAP

The El Dorado County Zoning Map designates the Plan Area as the Central El Dorado Hills Specific Plan, and the zoning categories shown on **Figure A.1 (Zoning)** and summarized in **Table A.1 (Zoning Summary)** are the adopted zoning categories for the Plan Area. **Figure A.2 (Zoning by Parcel Number)** shows the location of parcels referenced in **Table A.1 (Zoning Summary)** and **Table A.2 (Zoning by Parcel Number)** summarizes the zoning designations on a parcel-by-parcel basis. **Table A.3**

(**Land Use and Zoning Consistency Matrix**) confirms consistency between the zoning categories and the Plan Area's land use designations.

A.3 PERMITTED USES

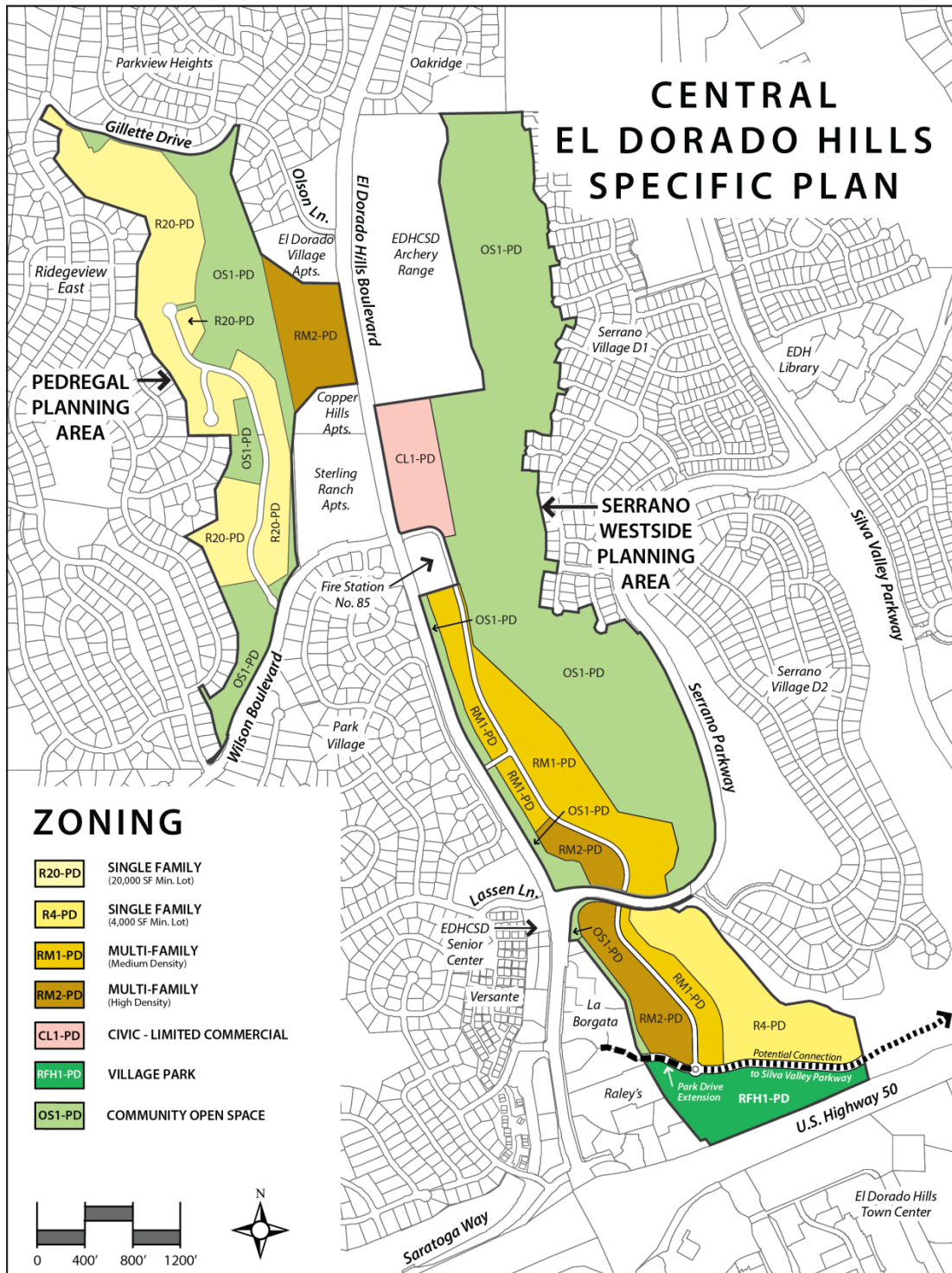
Tables A.4 (Permitted Uses in Residential Zones), A.9 (Permitted Uses in Civic Zone), A.11 (Permitted Uses in Recreational Facility High Zone), and A.13 (Permitted Uses in Open Space Zone) list the uses permitted by the Specific Plan. Uses permitted by right are shown with a (P) in the Tables and are subject to all applicable requirements of the Specific Plan. Uses not allowed in a zone are shown as (NP). The County's Director of the Community Development Agency may allow any use not listed in the Tables as a Minor Administrative Modification of the Specific Plan (refer to Section 9.3.1 – Administrative Modifications and Amendments) if the County determines that the proposed use will not involve a greater intensity of development than the allowed use and it has:

- The characteristics of and activities associated with the use are similar to one or more of the listed uses, and will not involve a greater intensity than the uses listed in the zone;
- The use will be consistent with the purposes of the applicable zone;
- The use will be consistent with the General Plan and the Specific Plan;
- The use will be compatible with the other uses permitted in the zone; and
- The use is not listed as permitted in another zone.

A.4 ZONING CATEGORIES

The Specific Plan zoning categories are consistent with the Specific Plan land use designations and designed to regulate the permitted uses in each zone. The following Sections and Tables describe the permitted uses and development standards for each zone.

FIGURE A.1:
ZONING



Torrence Planning
March 2015

Table A.1: Zoning Summary

Land Use Designation		Zoning	Area (Ac)	% Plan Area	Units	Commercial Area (SF)
Residential						
VRL	<i>Village Residential - Low (< 1.0 Du/Ac)</i>					
	<i>Parcels 1A, 1B, 1C, 1D</i>	R20-PD	45	13%	37	
	Subtotal VRL Residential		45	13%	37	
VRML	<i>Village Residential - Medium Low (5.0 - 8.0 Du/Ac)</i>					
	<i>Parcel 2A</i>	R4-PD	23	7%	123	
	Subtotal VRML Residential		23	7%	123	
VRMH	<i>Village Residential - Medium High (8.0 - 14.0 Du/Ac)</i>					
	<i>Parcels 3A, 3B, 3C, 3D</i>	RM1-PD	37	11%	310	
	Subtotal VRMH Residential		37	11%	310	
VRH	<i>Village Residential - High (14.0 - 24.0 Du/Ac)</i>					
	<i>Parcels 4A, 4B</i>	RM2-PD	16	5%	330	
	<i>Parcel 4C</i>	RM2-PD	13	4%	200	
	Subtotal VRH Residential		29	9%	530	
	Total Residential		134	40%	1,000	
Civic-Limited Commercial						
C-LC	<i>Civic - Limited Commercial (Parcel 5A)</i>	CL1-PD	11	3%		50,000
	Total Civic - Limited Commercial		11	3%		50,000
Village Park						
VP	<i>Village Park (Parcel 6A)</i>	RFH1-PD	15	4%		
	Total Village Park		15	4%		
Open Space						
OS	<i>Community Open Space (Parcels 7A, 7B, 7C, 7D, 7E, 7F, 7G)</i>	OS1-PD	169	50%		
	Total Open Space		169	50%		
Roads						
	<i>Impact Area and Future Right-of-Way [1]</i>		7	2%		
	<i>Impact Area and Future Right-of-Way [1]</i>		5	1%		
Totals			341	100%	1,000	50,000

[1] Includes actual right-of-way and oak woodland impact area.

FIGURE A.2:
ZONING BY PARCEL NUMBER

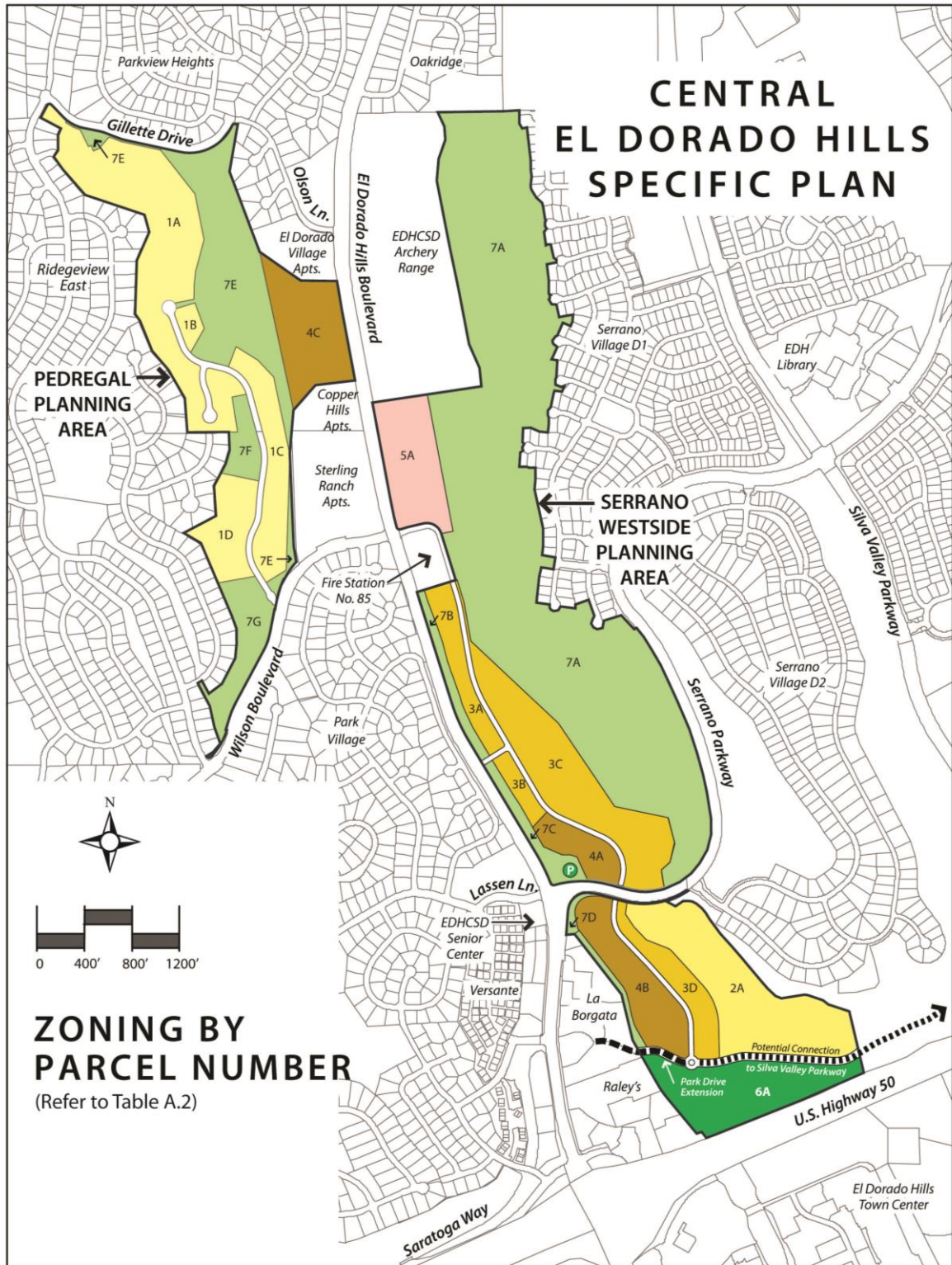


Table A.2: Zoning by Parcel Number

Parcel No. ^[1]	Land Use ^[2]	Zoning ^[3]
1A	VRL	R20-PD
1B	VRL	R20-PD
1C	VRL	R20-PD
1D	VRL	R20-PD
2A	VRML	R4-PD
3A	VRMH	RM1-PD
3B	VRMH	RM1-PD
3C	VRMH	RM1-PD
3D	VRMH	RM1-PD
4A	VRH	RM2-PD
4B	VRH	RM2-PD
4C	VRH	RM2-PD
5A	C-LC	CL1-PD
6A	VP	RFH1-PD
7A	OS	OS1-PD
7B	OS	OS1-PD
7C	OS	OS1-PD
7D	OS	OS1-PD
7E	OS	OS1-PD
7F	OS	OS1-PD
7G	OS	OS1-PD
-	Roads	Roads

Notes

[1] As shown in Figure A.2 (Zoning by Parcel Number)

[2] As shown in Figure 3.1 (Land Use Diagram)

[3] As shown in Figure A.1 (Zoning)

Table A.3: Land Use and Zoning Consistency Matrix

ZONING CATEGORIES	LAND USE DESIGNATIONS						
	Residential				Civic	Village Park	Open Space
	VRL	VRML	VRMH	VRH	C-LC	VP	OS
R20-PD	•						
R4-PD		•					
RM1-PD			•				
RM2-PD				•			
CL1-PD					•		
RFH1-PD						•	
OS1-PD							•

A.4.1 Planned Development Overlay Zone

All zoning categories in the Plan Area include the Planned Development (PD) suffix to provide additional design review by the County to ensure that the proposed development is consistent with the adopted Specific Plan. Consistent with the El Dorado County Zoning Ordinance, the PD suffix requires the approval of a Planned Development (PD) concurrently with the approval of a residential tentative map, and concurrently with, prior to, or after the approval of a commercial tentative map. The PD designation does not allow for a density bonus.

A.4.2 Residential Zones

The Plan Area residential zones provide for a range of housing types including both attached and detached single-family and multi-family dwelling units.

RESIDENTIAL ZONES

The Specific Plan's single-family zones provide low-density residential development consistent with the goal of conserving natural site features such as hillsides, oak woodlands, and intermittent drainages. Single-family zones provide for production housing, custom homes, and semi-custom homes with lot sizes ranging from 4,000 square feet to 20,000 square feet and greater.

R4-PD: The R4-PD single-family zone provides for the highest density single-family development with a minimum lot size of 4,000 square feet. Where there are unique constraints, an applicant may request a reduction in the minimum lot size for specific individual lots with a PD application. The R4-PD zone allows for the construction of a wide variety of housing types including conventional single-unit homes, zero-lot-line homes, half-plex units and duplex structures. Access and use easements for zero-lot-line and half-plex units are permissible. (Refer to **Table A.4: Permitted Uses in Residential Zones** and **Table A.5: R4-PD Development Standards.**)

R20-PD: The R20-PD zone provides for the construction of the lowest density single-family development in the Plan Area with a minimum size of 20,000 square feet. Where there are unique constraints, an applicant may request a reduction in the minimum lot size for specific individual lots with a PD application, unless otherwise restricted by the Master CC&Rs. This zone is for the construction of custom, semi-custom, or high-end production homes in areas of the Specific Plan with steeper terrain and oak woodlands. (Refer to **Table A.4: Permitted Uses in Residential Zones** and **Table A.6: R20-PD Development Standards.**)

MULTI-FAMILY ZONES

Multi-family zones support the highest density of residential development within the Plan Area. Multi-family zones are located in areas of the Specific Plan with minimal oak woodlands and gentle slopes and in proximity to public facilities, major circulation corridors, and services. Multi-family zones permit the construction of high density attached and detached housing types including townhomes and condominiums as well as some high density single-family attached and detached housing.

RM1-PD: The RM1-PD zone provides for a range of attached and detached housing types from high density single-family products such as zero-lot-line and two family dwellings, to lower density multi-family housing types including townhomes and condominiums between 8 and 14 dwelling

units per acre. (Refer to **Table A.4: Permitted Uses in Residential Zones** and **Table A.7: RM1-PD Development Standards.**)

RM2-PD: The RM2-PD zone provides for the highest density residential development in the Plan Area and the housing types are limited to attached and detached townhomes, condominiums, and apartments between 14 and 24 dwelling units per acre. (Refer to **Table A.4: Permitted Uses in Residential Zones** and **Table A.8: RM2-PD Development Standards.**)

[Continues next page]

Table A.4: Permitted Uses in Residential Zones

	Zoning Category				Specific Use Regulation
	R4-PD	R20-PD	RM1-PD	RM2-PD	
Residential Uses					
Single Family Dwellings					
SF Detached	P	P	P	P	
Zero Lot Line	P	P	P	P	
Two Family Dwellings					
Halfplex	P	P	P	P	
Duplex	P	P	P	P	
Multiple Family Dwellings					
Townhouses	P	NP	P	P	
Condominiums	P	NP	P	P	
Apartments	P	NP	NP	P	
Second Dwelling Unit	P	P	NP	NP	A.5.10
Guest House	NP	P	NP	NP	A.5.4
Accessory Structures	P	P	NP	NP	A.5.1
Home Occupations	P	P	P	P	A.5.5
Day Care Homes and Centers					
Small Family Day Care Homes	P	P	P	P	A.5.2
Large Family Day Care Homes	NP	NP	NP	NP	
Child Day Care Centers	NP	NP	P	P	A.5.2
Employer-Sponsored Child Day Care Center	NP	NP	NP	NP	
Senior Housing (Independent or Assisted)	P	P	P	P	
Temporary Real Estate Sales Office	P	P	P	P	A.5.12
Public/Quasi Public Uses					
Public Parks	P	P	P	P	
Private Parks	P	P	P	P	
EID Facilities					
Water	P	P	P	P	A.5.8
Wastewater	P	P	P	P	A.5.8
Recycled Water	P	P	P	P	A.5.8
Storm Water Facilities	P	P	P	P	
Utilities					
Electric & Natural Gas	P	P	P	P	A.5.8
Communication Facilities	CUP ^[1]	CUP ^[1]	CUP ^[1]	CUP ^[1]	A.5.3
Solar Collection	P	P	P	P	A.5.11
Public Schools	P	P	P	P	

Permitted (P) / Not Permitted (NP)

[1] Conditionally permitted based upon distance from residences as determined by a Conditional Use or Special Use Permit approved by the County.

Table A.5: R4-PD Development Standards

	Housing Type			
	SF Detached	Zero Lot Line	Halfplex	Duplex
Minimum Lot Size				
Interior Lot	4,000 SF	4,000 SF	2,000 SF	4,000 SF
Corner Lot	5,000 SF	5,000 SF	2,500 SF	5,000 SF
Flag Lot ^[1]	4,000 SF	4,000 SF	2,000 SF	4,000 SF
Maximum Lot Coverage				
Percentage of Lot Area	65%	65%	65%	65%
Minimum Lot Width				
Interior Lot ^[2]	40 FT	40 FT	20 FT	40 FT
Corner Lot ^[2]	50 FT	50 FT	25 FT	50 FT
Cul-de-sac Lot ^[3]	30 FT	30 FT	15 FT	30 FT
Minimum Setbacks				
Front ^[4]				
Garage (Front Loaded)	18 FT	18 FT	18 FT	18 FT
Garage (Side Loaded)	10 FT	10 FT	10 FT	10 FT
Primary Structure	10 FT	10 FT	10 FT	10 FT
Secondary Structure	10 FT	10 FT	10 FT	10 FT
Porch/Covered Entry	10 FT	10 FT	10 FT	10 FT
Accessory Structure				
Solid Fences and Walls > 40" tall	10 FT	10 FT	5 FT	5 FT
Open Fences and Walls > 40" tall ^[5]	5 FT	5 FT	5 FT	5 FT
Structures > 40" tall	10 FT	10 FT	5 FT	5 FT
Structures < 40" tall	5 FT	5 FT	5 FT	5 FT
Architectural Extensions ^[6]	3 FT	3 FT	3 FT	3 FT
Chimneys	3 FT	3 FT	3 FT	3 FT
Ground Mounted Solar	NA	NA	NA	NA
Sides				
Interior	3 FT	0 & 6 FT ^[6]	3 FT ^[7]	3 FT
Corner (facing street)	10 FT	10 FT	10 FT	10 FT
Accessory Structure				
AC/Pool Equipment	3 FT	0 FT	3 FT	3 FT
Solid Fences and Walls > 40" tall	0 FT	0 FT	0 FT	0 FT
Open Fences and Walls > 40" tall ^[5]	0 FT	0 FT	0 FT	0 FT
Structures > 40" tall	5 FT	0 FT	5 FT	5 FT
Structures < 40" tall	3 FT	0 FT	3 FT	3 FT
Pergola/Trellis	5 FT	0 FT	5 FT	5 FT
Swimming Pool and Spa (Underground)	5 FT	5 FT	5 FT	5 FT
Portable Sheds < 120 sf	0 FT	0 FT	0 FT	0 FT
Architectural Extensions ^[8]	3 FT	3 FT	3 FT	3 FT
Chimneys	3 FT	3 FT	3 FT	3 FT
Ground Mounted Solar	5 FT	5 FT	5 FT	5 FT

[Continues next page]

Table A.5: R4-PD Development Standards

	Housing Type			
	SF Detached	Zero Lot Line	Halfplex	Duplex
Rear				
Primary Structure	10 FT	10 FT	10 FT	10 FT
Detached Garage (Front Loaded)	3 FT	3 FT	3 FT	3 FT
Garage (Alley Loaded) ^[9]	18 FT	18 FT	18 FT	18 FT
Secondary Structure	10 FT	10 FT	10 FT	10 FT
Accessory Structure				
AC/Pool Equipment	5 FT	5 FT	5 FT	5 FT
Solid Fences and Walls > 40" tall	0 FT	0 FT	0 FT	0 FT
Open Fences and Walls > 40" tall ^[5]	0 FT	0 FT	0 FT	0 FT
Structures > 40" tall	5 FT	5 FT	3 FT	3 FT
Structures < 40" tall	3 FT	3 FT	3 FT	3 FT
Pergola/Trellis	5 FT	5 FT	3 FT	3 FT
Swimming Pool and Spa (Underground)	5 FT	5 FT	5 FT	5 FT
Portable Sheds < 120 sf	5 FT	5 FT	3 FT	3 FT
Architectural Extensions ^[8]	3 FT	3 FT	3 FT	3 FT
Chimneys	3 FT	3 FT	3 FT	3 FT
Ground Mounted Solar	5 FT	5 FT	5 FT	5 FT
Maximum Height				
Main Structure	35 FT ^[10]	35 FT ^[10]	35 FT ^[10]	35 FT ^[10]
Detached Garage	30 FT ^[10]	30 FT ^[10]	30 FT ^[10]	30 FT ^[10]
Second Dwelling Unit	35 FT ^[10]	35 FT ^[10]	35 FT ^[10]	35 FT ^[10]
Accessory Structure	20 FT ^[10]	20 FT ^[10]	20 FT ^[10]	20 FT ^[10]
Minimum Off-Street Parking				
Covered ^[11]	1	1	1	1
Uncovered ^[11]	1	1	1	1

[1] Measured without the pole

[2] Measured at front setback line

[3] Measured at front setback line (cord of circle)

[4] Measured from back of sidewalk or back of curb if no sidewalk

[5] 50% or more open and less than 7 feet tall

[6] 0 FT on zero side of house; 6 FT on opposite sideyard

[7] 0 FT on common wall; 3 FT on opposite sideyard

[8] Uninhabitable space

[9] 5 FT if additional parking bays provided

[10] Structures on residential lots contiguous to Serrano Village D2 shall meet the height limitations shown in the table, or shall be no higher than the floor elevation of the adjacent Village D2 lot, whichever is more restrictive.

[11] Tandem garage allowed

Table A.6: R20-PD Development Standards

	Housing Type SF Detached
Minimum Lot Size	
Interior Lot	20,000 SF
Corner Lot	22,000 SF
Flag Lot ^[1]	20,000 SF
Maximum Lot Coverage	
Percentage of Lot Area	35%
Minimum Lot Width	
Interior Lot ^[2]	80 FT
Corner Lot ^[2]	100 FT
Cul-de-sac Lot ^[3]	50 FT
Minimum Setbacks	
Front ^[4]	
Garage (Front Loaded)	20 FT
Garage (Side Loaded)	20 FT
Primary Structure	20 FT
Secondary Structure	20 FT
Porch/Covered Entry	20 FT
Accessory Structure	
Solid Fences and Walls > 40" tall	15 FT
Open Fences and Walls > 40" tall ^[5]	15 FT
Structures > 40" tall	15 FT
Structures < 40" tall	10 FT
Architectural Extensions ^[6]	10 FT
Chimneys	10 FT
Ground Mounted Solar	NA
Sides	
Interior	5 FT
Corner (facing street)	15 FT
Accessory Structure	
AC/Pool Equipment	10 FT
Solid Fences and Walls > 40" tall	0 FT
Open Fences and Walls > 40" tall ^[5]	0 FT
Structures > 40" tall	10 FT
Structures < 40" tall	5 FT
Pergola/Trellis	10 FT
Swimming Pool and Spa (Underground)	10 FT
Portable Sheds < 120 sf	5 FT
Architectural Extensions ^[6]	5 FT
Chimneys	10 FT
Ground Mounted Solar	5 FT

[Continues next page]

Table A.6: R20-PD Development Standards

	Housing Type
	SF Detached
Rear	
Primary Structure (most lots)	20 FT
Primary Structure (lots adjacent to Ridgeview)	40 FT
Detached Garage (Front Loaded)	5 FT
Garage (Alley Loaded)	NA
Secondary Structure	20 FT
Accessory Structure	20 FT
AC/Pool Equipment	
Solid Fences and Walls > 40" tall	0 FT
Open Fences and Walls > 40" tall ^[5]	0 FT
Structures > 40" tall	10 FT
Structures < 40" tall	5 FT
Pergola/Trellis	10 FT
Swimming Pool and Spa (Underground)	10 FT
Portable Sheds < 120 sf	10 FT
Architectural Extensions ^[6]	5 FT
Chimneys	10 FT
Ground Mounted Solar	5 FT
Maximum Height	
Main Structure	35 FT
Detached Garage	30 FT
Second Dwelling Unit	35 FT
Accessory Structure	20 FT
Minimum Off-Street Parking	
Covered ^[7]	2
Uncovered ^[7]	1

[1] Measured without the pole

[2] Measured at front setback line

[3] Measured at front setback line (cord of circle)

[4] Measured from back of sidewalk or back of curb if no sidewalk

[5] 50% or more open and less than 7 feet tall

[6] Uninhabitable space

[7] Tandem garage allowed

Table A.7: RM1-PD Development Standards

	Housing Type			
	Zero Lot Line	Halfplex	Townhouses	Condominiums
Minimum Lot Size				
Interior Lot	4,000 SF	2,000 SF	PD ^[2]	PD ^[2]
Corner Lot	5,000 SF	2,500 SF	PD ^[2]	PD ^[2]
Flag Lot ^[1]	4,000 SF	2,000 SF	PD ^[2]	PD ^[1]
Maximum Lot Coverage				
Percentage of Lot Area	PD ^[2]	PD ^[2]	PD ^[2]	PD ^[2]
Minimum Lot Width				
Interior Lot ^[3]	40 FT	20 FT	NA	NA
Corner Lot ^[3]	45 FT	25 FT	NA	NA
Cul-de-sac Lot ^[4]	30 FT	15 FT	NA	NA
Minimum Setbacks				
Front ^[5]				
Garage	18 FT	18 FT	18 FT	18 FT
Primary Structure	10 FT	10 FT	10 FT	10 FT
Secondary Structure	10 FT	10 FT	10 FT	10 FT
Porch/Covered Entry	10 FT	10 FT	10 FT	10 FT
Accessory Structure				
Solid Fences and Walls > 40" tall	5 FT	5 FT	5 FT	5 FT
Open Fences and Walls > 40" tall ^[6]	2 FT	2 FT	2 FT	2 FT
Structures > 40" tall	5 FT	5 FT	5 FT	5 FT
Structures < 40" tall	2 FT	2 FT	2 FT	2 FT
Architectural Extensions ^[7]	5 FT	5 FT	3 FT	3 FT
Chimneys	5 FT	5 FT	3 FT	3 FT
Ground Mounted Solar	NA	NA	NA	NA
Sides				
Interior	0 & 6 FT ^[7]	3 FT ^[8]	3 FT ^[8]	10 FT
Corner (facing street)	10 FT	10 FT	10 FT	10 FT
Accessory Structure				
AC/Pool Equipment	3 FT	3 FT	0 FT	0 FT
Solid Fences and Walls > 40" tall	0 FT	0 FT	0 FT	0 FT
Open Fences and Walls > 40" tall ^[6]	0 FT	0 FT	0 FT	0 FT
Structures > 40" tall	5 FT	5 FT	5 FT	5 FT
Structures < 40" tall	3 FT	3 FT	3 FT	3 FT
Pergola/Trellis	5 FT	5 FT	5 FT	5 FT
Swimming Pool and Spa (Underground)	5 FT	5 FT	5 FT	5 FT
Portable Sheds < 120 sf	3 FT	3 FT	0 FT	0 FT
Architectural Extensions ^[9]	3 FT	3 FT	3 FT	3 FT
Chimneys	5 FT	5 FT	3 FT	3 FT
Ground Mounted Solar	5 FT	5 FT	5 FT	5 FT

[Continues next page]

Table A.7: RM1-PD Development Standards

	Housing Type			
	Zero Lot Line	Halfplex	Townhouses	Condominiums
Rear				
Primary Structure	10 FT	10 FT	10 FT	10 FT
Detached Garage (Front Loaded)	3 FT	3 FT	3 FT	3 FT
Garage (Alley Loaded) ^[10]	18 FT	18 FT	18 FT	NA
Secondary Structure	10 FT	10 FT	10 FT	10 FT
Accessory Structure				
AC/Pool Equipment	0 FT	0 FT	0 FT	0 FT
Solid Fences and Walls > 40" tall	0 FT	0 FT	0 FT	0 FT
Open Fences and Walls > 40" tall ^[6]	0 FT	0 FT	0 FT	0 FT
Structures > 40" tall	3 FT	3 FT	3 FT	3 FT
Structures < 40" tall	0 FT	0 FT	0 FT	0 FT
Pergola/Trellis	3 FT	3 FT	3 FT	3 FT
Swimming Pool and Spa (Underground)	3 FT	3 FT	3 FT	3 FT
Portable Sheds < 120 sf	0 FT	0 FT	0 FT	0 FT
Architectural Extensions ^[9]	3 FT	3 FT	3 FT	3 FT
Chimneys	3 FT	3 FT	3 FT	3 FT
Ground Mounted Solar	5 FT	5 FT	5 FT	5 FT
Maximum Height				
Main Structure	35 FT	35 FT	40 FT	40 FT
Detached Garage	30 FT	30 FT	30 FT	30 FT
Second Dwelling Unit	35 FT	35 FT	NA	NA
Accessory Structure	20 FT	20 FT	NA	NA
Minimum Off-Street Parking				
Covered ^[11]	1	1	1	1
Uncovered ^[11]	1	1	0.5	0.5

[1] Measured without the pole

[2] As determined by a Planned Development Permit approved by the County.

[3] Measured at front setback line

[4] Measured at front setback line (cord of circle)

[5] Measured from back of sidewalk or back of curb if no sidewalk

[6] 50% or more open and less than 7 feet tall

[7] 0 FT on zero side of house; 6 FT on opposite sideyard

[8] 0 FT on common wall; 3 FT on opposite sideyard

[9] Uninhabitable space

[10] 5 FT if additional parking bays provided

[11] Tandem garage allowed

Table A.8: RM2-PD Development Standards

	Housing Type		
	Townhouses	Condominiums	Apartments
Minimum Lot Size			
	PD ^[1]	PD ^[1]	PD ^[1]
Maximum Lot Coverage			
Percentage of Lot Area	PD ^[1]	PD ^[1]	PD ^[1]
Minimum Lot Width			
Interior Lot ^[2]	PD ^[1]	PD ^[1]	PD ^[1]
Corner Lot ^[2]	PD ^[1]	PD ^[1]	PD ^[1]
Minimum Setbacks			
Front ^[3]			
Garage	18 FT	18 FT	18 FT
Primary Structure	10 FT	10 FT	10 FT
Secondary Structure	10 FT	10 FT	10 FT
Porch/Covered Entry	10 FT	10 FT	10 FT
Accessory Structure			
Solid Fences and Walls > 40" tall	5 FT	5 FT	0 FT
Open Fences and Walls > 40" tall ^[4]	2 FT	2 FT	0 FT
Structures > 40" tall	5 FT	5 FT	5 FT
Structures < 40" tall	2 FT	2 FT	3 FT
Architectural Extensions ^[5]	5 FT	5 FT	3 FT
Chimneys	5 FT	5 FT	3 FT
Ground Mounted Solar	NA	NA	NA
Sides			
Interior	10 FT ^[6]	10 FT ^[6]	10 FT
Corner (facing street)	10 FT	10 FT	10 FT
Accessory Structure			
AC/Pool Equipment	3 FT	3 FT	0 FT
Solid Fences and Walls > 40" tall	0 FT	0 FT	0 FT
Open Fences and Walls > 40" tall ^[4]	0 FT	0 FT	0 FT
Structures > 40" tall	5 FT	5 FT	0 FT
Structures < 40" tall	3 FT	3 FT	0 FT
Pergola/Trellis	5 FT	5 FT	NA
Swimming Pool and Spa (Underground)	5 FT	5 FT	NA
Portable Sheds < 120 sf	3 FT	3 FT	NA
Architectural Extensions ^[5]	3 FT	3 FT	3 FT
Chimneys	5 FT	5 FT	3 FT
Ground Mounted Solar	5 FT	5 FT	5 FT

[Continues next page]

Table A.8: RM2-PD Development Standards

	Housing Type		
	Townhouses	Condominiums	Apartments
Rear			
Primary Structure	3 FT	3 FT	3 FT
Detached Garage (Front Loaded)	5 FT	5 FT	5 FT
Garage (Alley Loaded) ^[7]	18 FT	18 FT	18 FT
Secondary Structure	10 FT	10 FT	10 FT
Accessory Structure			
AC/Pool Equipment	0 FT	0 FT	0 FT
Solid Fences and Walls > 40" tall	0 FT	0 FT	0 FT
Open Fences and Walls > 40" tall ^[4]	0 FT	0 FT	0 FT
Structures > 40" tall	3 FT	3 FT	0 FT
Structures < 40" tall	0 FT	0 FT	0 FT
Pergola/Trellis	3 FT	3 FT	NA
Swimming Pool and Spa (Underground)	3 FT	3 FT	NA
Portable Sheds < 120 sf	0 FT	0 FT	NA
Architectural Extensions ^[5]	3 FT	3 FT	3 FT
Chimneys	3 FT	3 FT	3 FT
Ground Mounted Solar	5 FT	5 FT	5 FT
Maximum Height			
Main Structure	40 FT	40 FT	40 FT
Detached Garage	30 FT	30 FT	30 FT
Second Dwelling Unit	NA	NA	NA
Accessory Structure	NA	NA	NA
Minimum Off-Street Parking			
Covered	1 ^[8]	1 ^[8]	1 ^{[8] [9]}
Uncovered	0.5 ^[8]	0.5 ^[8]	0.5 ^{[8] [9]}

[1] As determined by a Planned Development Permit approved by the County.

[2] Measured at front setback line

[3] Measured from back of sidewalk or back of curb if no sidewalk

[4] 50% or more open and less than 7 feet tall

[5] Uninhabitable space

[6] 0 FT on common wall; 10 FT on opposite sideyard

[7] 5 FT if additional parking bays provided

[8] Tandem garage allowed

[9] Subterranean parking allowed

A.4.3 Civic Zone

The Specific Plan provides a civic zone that allows for the development of a wide range of recreational, civic, municipal, and general office uses. Retail uses are expressly prohibited.

CL1-PD (Civic): The CL1-PD zone regulates the development of financial and professional services, limited commercial, and research and development uses. (Refer to **Table A.9: Permitted Uses in Civic Zone** and **Table A.10: CL1-PD Development Standards**.)

Table A.9: Permitted Uses in Civic Zone

Use	CL1-PD	Specific Use Regulation
Education, Recreation, and Public Assembly		
Child Day Care Center	P	A.5.2
Club, Lodge, private meeting hall	P	
Conference/convention facility	P	
Community Center	P	
Country club	NP	
Fitness/health/athletic club	P	
Park, Public	P	
Park, Private	NP	
Religious facility	P	
School, public or private	P	A.5.7
School, trade	CUP ^[1]	A.5.7
Senior Activity Center	P	
Sports Fields	P	
Tennis Courts	P	
Theatre, Performing Arts	P	
Industry, Manufacturing, and Processing		
Printing and Publishing	NP	
Laundry/dry cleaning	NP	
Manufacturing (Light)	NP	
Recycling Facility	P	A.5.9

Permitted (P) / Not Permitted (NP)

[1] Conditionally permitted if the proposed use is compatible with surrounding land uses and as approved by the County.

[Continues next page]

Table A.9: Permitted Uses in Civic Zone

Use	CL1-PD	Specific Use Regulation
Lodging		
Bed & Breakfast Inn	NP	
Hotel/Motel	NP	
Retail		
Art Gallery	NP	
Artisan or Specialty Shop	NP	
Automotive	NP	
Bar, Tavern, Night Club	NP	
Beauty Shop or Personal Services	NP	
Gas Station	NP	
Grocery Store under 20,000 SF	NP	
Outdoor Retail Sales, Temporary	NP	
Outdoor Retail Sales, Permanent	NP	
Restaurants, Coffee Shop, Bistro, Deli	NP	
Travel Agency	NP	
Winery	NP	
Businesses		
Banks, Financial Institutions, ATMs	NP	
Medical Laboratory	P	
Medical Services (Minor)	P	
Offices (Business, Professional, Governmental)	P	
Infrastructure		
Storm Water Facilities	P	
Utilities		
EID Water Facility	P	A.5.8
EID Wastewater Facility	P	A.5.8
EID Reclaimed Water Facility	P	A.5.8
Communication Facilities	P	A.5.3
Solar Collection	P	A.5.11
Residential		
Apartments	NP	
Condominiums	NP	
Senior Housing (Independent or Assisted)	P	

Permitted (P) / Not Permitted (NP)

[1] Conditionally permitted if the proposed use is compatible with surrounding land uses and as approved by the County.

Table A.10: CL1-PD Development Standards

CL1-PD	
Minimum Lot Size	
	1 Ac. Min.
Maximum Floor Area Ratio (FAR) ^[1]	
	.25 Max.
Minimum Building Setbacks ^[2]	
Front	10 FT
Sides	10 FT
Rear	10 FT
Maximum Building Height	
Main Building	50 FT
Minimum Off-Street Parking	
Uncovered or Covered	1 per 350 SF Bldg. Area

[1] Maximum buildable area as a percentage of lot area

[2] Measured from property line or assumed property line if multiple buildings on one legal parcel.

A.4.4 Recreational Facility High Zone

The Specific Plan includes a Recreational Facility High (RFH1) Zone to regulate and promote recreational uses and activities for Plan Area residents and the El Dorado Hills community, such as lighted sports fields, basketball and volleyball courts, community gardens, and other passive recreation activities typically found in a public village park.

RFH1-PD: The RFH1-PD zone regulates the development of active and passive recreation uses for El Dorado Hills’ residents, such as organized sports, children’s playgrounds, and other recreational and leisure activities. (Refer to **Table A.11: Permitted Uses in Recreational Facility High Zone** and **Table A.12: RFH1-PD Development Standards.**)

Table A.11: Permitted Uses in Recreational Facility High Zone

Use	RFH1-PD	Specific Use Regulation
Agriculture and Natural Resources		
Animal Raising and Keeping	NP	
Barn or Stable	NP	
Contractor's Office - Off-site	NP	
Crop Production	NP	
Dairy	NP	
Farmers Market	NP	
Gardens	P	
Grazing	NP	
Kennel	NP	
Livestock	NP	
Lodging		
Bed and Breakfast	NP	
Resort and Corporate Retreat	NP	
Dining Facility	NP	
Guest Cottages	NP	
Nursery Plants	NP	
Produce Sales	NP	
Ranch Marketing	NP	
Service Yards	NP	
Timber	NP	
Vineyards	NP	
Wine Tasting	NP	
Recreation and Open Space		
Archery Range	NP	
Bocce Ball Court	P	
Basketball Court	P	
Campground, Day Use	NP	
Campground, Overnight	NP	
Concession Stand	P	
Golf Course	NP	
Gymnasium	NP	
Indoor Recreation	NP	
Horseshoe Pit	P	
Hunting Club	NP	
Off-Highway Vehicle Recreation Area	NP	
Park, Day Use	P	

*Permitted (P) / Not Permitted (NP)**[Continues next page]*

Table A.11: Permitted Uses in Recreational Facility High Zone

Use	RFH1-PD	Specific Use Regulation
Park, Dog	P	
Performance Area, Indoor	NP	
Performance Area, Outdoor	P	
Picnic Area and/or Gazebo	P	
Playground	P	
Resource Protection and Restoration	P	
Turf Area, Natural or Artificial	P	
Skate Park	NP	
Special Events, temporary	P	
Sports Field, Lighted or Un-Lighted	P	
Stable, Commercial	NP	
Storage or Maintenance Building, Small	P	
Storage or Maintenance Building, Large	NP	
Riding Arena (equestrian)	NP	
Swimming Pool, Public	NP	
Tennis Court	P	
Trail Head Parking or Staging Area	P	
Trails, Equestrian	NP	
Trails, Mountain Biking	NP	
Trails, Walking and Bicycling	P	
Volleyball Courts	P	
Water Park	NP	
Residential		
Childcare	NP	
Dwellings, Single-family or multi-family	NP	
Employee Housing	NP	
Guest House	NP	
Home Occupation	NP	
Education/Recreation and Public Assembly		
Conference Facility	NP	
Public K-5, K-6 or K-8 Schools	NP	

Permitted (P) / Not Permitted (NP)

[Continues next page]

Table A.11: Permitted Uses in Recreational Facility High Zone

Use	RFH1-PD	Specific Use Regulation
Infrastructure		
Fire Station	NP	
Parking Lot (Public) or Park-and-Ride	P	
Restrooms, Permanent	P	
Restrooms, Portable	NP	
Roadways	P	
Solar or Wind Farms	NP	
Stormwater Facilities	P	
Utilities		
EID Water Facility	P	A.5.8
EID Wastewater Facility	P	A.5.8
EID Reclaimed Water Facility	P	A.5.8
Communication Facilities	NP	

Permitted (P) / Not Permitted (NP)

Table A.12: RFH1-PD Development Standards

RFH1-PD	
Minimum Lot Size	
	NA
Maximum Floor Area Ratio (FAR)	
	.25 Max.
Minimum Lot Width	
	NA
Minimum Setbacks	
Front	10 FT
Sides	10 FT
Rear	
Primary Structure	10 FT
Accessory Structure	10 FT
Maximum Height	
Main Structure	PD ^[1]
Accessory Structure	PD ^[1]
Minimum Off-Street Parking	
Covered	0
Uncovered	3 per 1,000 SF

[1] As determined by a Planned Development Permit approved by the County.

A.4.5 Open Space Zone

The Specific Plan open space zones set aside land to meet Specific Plan and General Plan goals and objectives for the preservation of scenic corridors and other visual resources; the conservation of steep hillsides, riparian corridors, wildlife habitat, oak woodlands, and other sensitive plant communities; and the provision of passive recreational activities. The open space zone is consistent with the Open Space land use designation described in Section 3.4.4 (Open Space Land Use Designations).

OS1-PD (Community Open Space): The Community Open Space zone regulates passive recreation uses primarily for the residents of El Dorado Hills. Proposed amenities include trails, bikeways for walking, hiking and cycling, and other passive recreational uses. (Refer to **Table A.13: Permitted Uses in Open Space Zone** and **Table A.14: OS1-PD Development Standards**.)

[Continues next page]

Table A.13: Permitted Uses in Open Space Zone ^[1]

Use	OS1-PD	Specific Use Regulation
Agriculture and Natural Resources		
Animal Raising and Keeping	NP	
Barn or Stable	NP	
Contractor's Office - Off-site	NP	
Crop Production	NP	
Dairy	NP	
Farmers Market	NP	
Gardens	NP	
Grazing	NP	
Kennel	NP	
Livestock	NP	
Lodging		
Bed and Breakfast	NP	
Resort and Corporate Retreat	NP	
Dining Facility	NP	
Guest Cottages	NP	
Nursery Plants	NP	
Produce Sales	NP	
Ranch Marketing	NP	
Service Yards	NP	
Timber	NP	
Vineyards	NP	
Wine Tasting	NP	
Recreation and Open Space		
Archery Range	NP	
Campground, Day Use	NP	
Campground, Overnight	NP	
Golf Course	NP	
Hunting Club	NP	
Off-Highway Vehicle Recreation Area	NP	
Park, Neighborhood	P	
Park, Other	NP	
Picnic Area	P	
Resource Protection and Restoration	P	

Permitted (P) / Not Permitted (NP)

[1] Unless otherwise restricted by the Section 404 Permit for the Plan Area as issued by the USACE.

[Continues next page]

Table A.13: Permitted Uses in Open Space Zone ^[1]

Use	OS1-PD	Specific Use Regulation
Special Events, Temporary	P	
Stable, Commercial	NP	
Riding Arena (equestrian)	NP	
Trail Head Parking or Staging Area	P	
Trails, Equestrian	NP	
Trails, Mountain Biking	NP	
Trails, Walking and Bicycling	P	
Residential		
Childcare	NP	
Dwellings, Single-family or multi-family	NP	
Employee Housing	NP	
Guest House	NP	
Home Occupation	NP	
Education/Recreation and Public Assembly		
Conference Facility	NP	
Public K-5, K-6 or K-8 Schools	NP	
Infrastructure		
Fire Station	NP	
Restrooms or Rest Areas	NP	
Roadways	P	
Solar Collection or Wind Farms	NP	
Storm Water Facilities	P	
Utilities		
EID Water Facility	P	A.5.8
EID Wastewater Facility	P	A.5.8
EID Reclaimed Water Facility	P	A.5.8
Solar Collection	NP	
Communication Facilities	P	A.5.3

Permitted (P) / Not Permitted (NP)

[1] Unless otherwise restricted by the Section 404 Permit for the Plan Area as issued by the USACE.

Table A.14: OS1-PD Development Standards ^[1]

OS1-PD	
Minimum Lot Size	
	NA
Maximum Floor Area Ratio (FAR)	
	.25 Max.
Minimum Lot Width	
	NA
Minimum Setbacks	
Front	10 FT
Sides	10 FT
Rear	
Primary Structure	10 FT
Accessory Structure	10 FT
Maximum Height	
Main Structure	PD ^[2]
Accessory Structure	PD ^[2]
Minimum Off-Street Parking	
Covered	0
Uncovered	3 per 1,000 SF

[1] Unless otherwise restricted by the Section 404 Permit for the Plan Area as issued by the USACE.

[2] As determined by a Planned Development Permit approved by the County.

A.5 SPECIFIC USE REGULATIONS

This Section contains regulations applicable to certain specified uses that may be allowed, either by right or by discretionary permit, in the Specific Plan zones. This Section provides appropriate standards for the design, location, and operation of the uses consistent with the Specific Plan.

A.5.1 Accessory Structures and Uses

In addition to the principal use or uses expressly established in **Tables A.4 (Permitted Uses in Residential Zones), A.9 (Permitted Uses in Civic Zone), A.11 (Permitted Uses in Recreational Facility High Zone), and A.13 (Permitted Uses in Open Space Zone)**, each use may include such accessory uses customarily associated with the principal use(s). For those uses not specifically identified in Tables A.4, A.9, A.11, and A.13, the Director of the Community Development Agency shall determine whether such use is customarily associated with the principal use of the zone.

Small sheds or other storage or maintenance structures that do not require a building permit for installation shall be exempt from the provisions of this Section, but shall remain subject to the setback requirements of the zone and any Design Guidelines.

Relationship of Accessory Use or Structure to Primary Use

Accessory uses and structures shall be consistent with the primary use. Accessory uses and structures shall be established or constructed at the same time or after the establishment or construction of the primary use or structure on a lot, except where an Administrative Permit authorizes earlier establishment or construction. Where the County issues building permits concurrently for the primary and accessory structures, the County may approve the permit for the accessory structure for final occupancy prior to completing the primary structure.

Residential Accessory Structures Uses

In addition to the primary dwelling, the Specific Plan allows the following residential accessory structures and uses that are customarily associated with the primary structure in compliance

with specific regulations under this Section and the development standards of each zone.

- Garages, carports, and storage sheds;
- Swimming pools and spas;
- Shade structures, arbors, trellises, and gazebos;
- Decks and other outdoor residential amenities such as outdoor kitchens and free standing fireplaces with chimneys;
- Accessory structures providing habitable space subject to the following:
 - A structure no greater than 600 square feet (R4 zone) or 800 square feet (R20 zone) that is designated as a guest house
 - A structure up to 1,600 square feet that is designated a secondary dwelling
 - A structure to be used by the property owner as a pool house, workshop, artist studio, or other similar use, may contain two full bathrooms along with a changing room or work area, and kitchen and/or cooking facilities, and may be utilized for housing residents or guests
- Solar energy systems subject to the requirements of A.5.11 (Solar Collection Systems); and
- Activities typically associated with residential uses are allowed on all parcels occupied by a residential use. Examples of such residential accessory uses included vehicle parking, gardens, vehicle and boat storage, the keeping of domestic pets, composting of household organic and yard waste, and other similar activities.

A.5.2 Child Day Care Facilities

Child day care homes may be provided in any residential zone in compliance with California Health and Safety Code Section 1596.70. The following permit requirements shall apply:

- Small Family Day Care Homes: Use permitted by right
- Large Family Day Care Homes: Use permitted where shown in Table A.4 (Permitted Uses in Residential Zones)
- Child Day Care Centers: Use permitted where shown in Table A.4 (Permitted Uses in Residential Zones)

- Employer-sponsored Child Day Care Centers: Employer-sponsored child day care centers shall be permitted as part of a commercial complex where shown in Table A.9 (Permitted Uses in Civic Zone)

A.5.3 Communication Facilities

This Section provides for the orderly development of commercial and private wireless communication facilities including transmission and relay towers, cellular towers, dishes, antennas, and other similar facilities.

Communication Service Providers

- Communication service providers shall employ all reasonable measures to site their antennas on existing structures as facade mounts, roof mounts, or co-location on existing towers prior to applying for new towers or poles.
- Service providers shall co-locate where feasible. Where co-location on an existing site is not feasible, develop new sites, that are multi-carrier to facilitate future co-location, thereby reducing the number of sites countywide.
- Minimize the visual impacts of wireless communication facilities by limiting the number of facilities. However, the County may require construction of a number of smaller facilities instead of a single monopole or tower if it finds that multiple smaller facilities are less visually obtrusive or otherwise in the public interest.

Permit Requirements

- Wireless communication facilities shall be allowed as specified in the Specific Plan Use Tables, subject to the requirements of the County Code.

A.5.4 Guest House or Casita

A guest house or casita attached to or detached from the primary dwelling may be established as an accessory use in any zone allowing single-unit residential development, subject to the general development requirements listed below:

- A guest house or casita shall conform to the setbacks, height limits, lot coverage, and other requirements of the zone in which it is located;
- The maximum floor area allowed for a guest house or casita is 600 square feet for single family lots in the R4-PD zone, and 800 square feet for single family lots in the R20-PD zone. Floor area shall be measured from the outside of the exterior guest house walls including all enclosed habitable or potentially habitable space;
- A guest house or casita may contain a living area, a maximum of two bedrooms, and two bathrooms. The living area may contain a wet bar. A laundry facility and a kitchen or cooking facility, or room for the installation of a stove, full size refrigerator, or sink other than the bathroom or wet bar sinks, shall be allowed;
- A guest house or casita may be connected to the primary structure via a breezeway and may contain a dedicated entrance and garage space separate from the primary structure;
- A guest house or casita may be used for temporary, non-commercial sleeping quarters by visitors of the property owner or rented by the property owner to long-term lessees; and
- A guest house or casita shall not be provided an electric meter or water service separate from the primary dwelling.

A.5.5 Home Occupations

This Section regulates home-based businesses compatible with surrounding residential, commercial, and agricultural uses. A home occupation shall be allowed in any zone that allows single or multi-unit residential uses in compliance with the standards and permitting requirements of the Specific Plan.

General Standards

A home occupation shall be allowed in compliance with the following standards:

- All business is conducted within permitted structures on the lot or outdoors, provided the business is screened from a right-of-way or road easement. The appearance of the structure shall not be altered nor shall the occupation be conducted in a manner that would cause the structure to

differ from its residential character either by the use of colors, materials, construction, lighting, or signs.

- For home occupations conducted in any part of a garage or a detached building, the activity shall not be visible from a right-of-way or road easement, nor shall it require vehicles of the property owner to be routinely parked on the street.
- The business shall be owned and operated by a person or persons residing on the premises. The business owner may have on-site meetings with other business personnel who provide support service to the home occupation, such as accountants and transcribers. Full or part-time employees under the direct payroll and supervision of the business owner, or an independent contractor shall be allowed to work at the site of the home occupation.
- Retail sales may occur on the premises by appointment only, or when conducted by telephone, mail, or internet, with delivery occurring off-site.
- Student instruction shall be provided by appointment only, subject to the following standards:
 - Group lessons shall be limited to a maximum of six students per group lesson at any one time, once per day, in the R4-PD and R20-PD zones. Parking space that meets on-site residential requirements, as well as available parking space along the road frontage may be used.
 - No concerts, recitals, performance events, or showings shall be held on the site.
 - Student instruction shall be allowed between the hours of 7:00 a.m. and 9:00 p.m.
- A building permit for change of use for that portion of the residence utilized as an office, workroom, sales area, and restroom facilities for employees and commercial customers shall receive final occupancy approval subject to Building Code Section 1101B.6 (Commercial Facilities Located in Private Residences) prior to business license approval.
- As part of the home occupation, no equipment or process shall be used that creates noise, vibration, dust, glare, fumes, odors, or electrical interference detectable to the normal senses off-site. In the case of electrical interference, no equipment or process shall be used that creates visual or audible interference in any radio or television receivers, or

that causes fluctuations in line voltage off-site. Businesses that do not meet these standards may be subject to a Conditional Use Permit.

- Commercial delivery vehicles that are normally associated with residential uses may be utilized for the pick up or delivery of materials related to the home occupation.
- No Heavy Commercial Vehicles used as part of the home occupation shall be stored or parked on-site or on the road frontage.

Prohibited Home Occupation Uses

The following uses shall not be allowed as home occupations:

- Motor vehicle and other vehicle repair or maintenance (body or mechanical) including, but not limited to the repair of engine, muffler, or drive train components of the vehicle; and upholstering, painting, or detailing work
- The storage of motor vehicles, including but not limited to automobiles, motorcycles, heavy commercial vehicles, recreational vehicles, trailers, and boats
- Carpentry and cabinet making, with the exception of woodworking that results in the creation of small wood products or single orders of furniture where delivery occurs off-site or on-site by appointment only
- Food preparation and food sales, except as part of a catering business where prepared food will be delivered off-site, subject to Environmental Health permit requirements
- Commercial kennels or catteries
- Personal services
- Medical and dental offices, clinics, and medical laboratories
- Veterinary services
- Repair shops or service establishments, with the exception of repairing small electrical appliances, cameras, or other similar items where pick-up and delivery occurs off-site or on-site by appointment only
- Commercial stables
- Large-scale upholstering service, with the exception of upholstering single orders of furniture or other objects where pick-up and delivery occurs off-site

- Welding and machining, except when incidental to small-scale production or parts assembly; or work or craft that is the activity of creative artists.

Signs

- One non-illuminated sign not exceeding one square feet in size is allowed on the wall at the front entrance to the home occupation.

A.5.6 Outdoor Retail Sales

This Section regulates the operation of permanent and temporary outdoor retail.

Garage Sales

Garage sales or similar uses are governed by the Plan Area CC&Rs.

A.5.7 Schools in Civic Zone

Schools (public or private) and their accessory uses are allowed in the Civic Zone (CL1-PD) zone and are subject to the standards and permitting requirements of this Section. Trade schools may be allowed, provided the use is compatible with surrounding land uses. Schools are allowed in the CL1-PD zone when the Director of the Community Development Agency can make the following findings:

- There is sufficient land or structures available in the civic zone in which the school is located to accommodate the expected demand.
- Sufficient outdoor play area is provided to accommodate the number of children anticipated or approved by the discretionary permit, with age-appropriate play facilities on the site of the school.
- The location of the school will not detract from or compromise surrounding uses.
- The school conforms to all other requirements of this Section, including, but not limited to parking and signs.

General Standards

- Where it can be demonstrated that shared parking can accommodate the anticipated parking demand based on alternating use schedules, a school shall not be required to provide additional parking with the exception of meeting ADA requirements for access to the school building.
- An adjacent site may be utilized for parking with submittal of a written, binding agreement with the adjacent land owner allowing use of their site for this purpose or as otherwise set forth in the CC&Rs.
- Utilization of parking and/or loading areas for outdoor play shall be prohibited.
- A drop-off and pick-up area shall be provided that does not conflict with traffic flow or impact parking areas.

A.5.8 Public Utility Infrastructure

Public utility infrastructure is allowed by right and may be established as an allowed use in any Specific Plan zone when said facilities do not exceed the height limit of the zone by more than 15 feet and do not create potential safety and health hazards to adjacent property owners, present or future.

A.5.9 Recycling Facilities

Small recycling collection facilities no larger than 500 square feet, which are intended for collection of recyclable materials, have room for limited day-to-day storage of material, and do not include power driven processing equipment, are allowed as a secondary use in the Civic zone (CL1-PD).

General Standards

- The facility is set back a minimum of ten feet from any road easement, is screened from view from said easement, and does not obstruct pedestrian or vehicular circulation;
- The facility is no larger than 500 square feet and occupies no more than five parking spaces, not including space that will be

periodically needed for removal of materials or exchange of containers;

- A parking analysis demonstrates that existing parking capacity is not already fully utilized by the primary use during the time the recycling facility will be on the site. A reduction of 20 percent of available parking in an established parking facility may then be allowed up to a maximum of 15 spaces. When the primary use is a community facility, a maximum reduction of five spaces will be allowed.
- Containers for the 24 hour donation of materials are located at least 30 feet from any property zoned or occupied for residential use, unless there is a recognized service corridor and acoustic shielding between the containers and the residential use that will reduce noise impacts, and the containers are fully screened from view from said residential properties;
- The collection containers are insulated so that noise generated by associated activities shall not exceed thresholds for non-transportation noise sources under the County Code;
- The facility will use containers that will be of a sufficient capacity to accommodate the daily collection of materials. The containers will be constructed and maintained with durable waterproof and rust resistant material that will remain covered and secured from unauthorized entry and removal of material;
- Containers are to be clearly marked to identify the type of material which may be deposited in each;
- The facility will be maintained free of litter and will be swept at the end of each collection day. All other undesirable materials are to be removed at the end of each collection day.

A.5.10 Secondary Dwellings

This Section implements California Government Code Section 65852.150 et seq. regarding secondary dwellings. In all zones that permit single-unit residential development, the expansion of the primary dwelling or the construction of a new structure for the purpose of creating a secondary dwelling shall be allowed by right subject to the provisions of this Section.

Development Standards

- The floor area of a secondary dwelling shall be measured from the outside of the exterior walls including all enclosed habitable or potentially habitable space, such as living areas, hallways, stairwells, attics, basements, storage areas, and equipment rooms, but excluding attached garages. The maximum floor area allowed for both attached and detached dwellings shall not exceed 600 square feet in the R4-PD zone, and 800 square feet in the R20-PD zone, providing an attached secondary dwelling does not exceed 30 percent of the square footage of the primary dwelling, as follows:
- A secondary dwelling may be attached or detached from the primary structure, and shall conform to the setbacks, height limits, lot coverage, and other requirements of the zone in which it is located.
- Attached Secondary Dwellings:
 - An attached secondary dwelling shall share a common wall with the primary dwelling or garage. The common wall or portion thereof shall measure a minimum of 10 linear feet on the horizontal plane of the shared surface, to be considered an attached dwelling.
 - Secondary dwellings may be attached to the primary structure via a breezeway.
 - In order for the primary dwelling to maintain its single-unit residential character, the entrance to an attached secondary dwelling shall not be located on the same building face as the entrance to the primary dwelling unless separate entrances to both the primary and secondary dwellings are off of a shared entrance.
- Parking shall comply with the requirements under Table A.15 (Parking Requirements). Said parking space(s) may be in tandem with the parking spaces required for the primary dwelling unless tandem parking is not feasible based upon specific site, fire, or safety restrictions.
- Secondary dwellings may be connected to the power source, water supply, and sewage disposal system of the primary dwelling or may have separate connections that provide the same standards required of the primary dwelling, subject to the requirements of the CC&Rs, and applicable service providers

and/or the El Dorado County Environmental Management Department.

- One of the residential dwelling units shall be occupied by the property owner. This subsection is explicitly intended to prohibit two rental units on lots zoned for one single-unit residential dwelling. A notice of restriction on the subject property that is signed and notarized by the property owner declaring this limitation shall be filed with the El Dorado County Planning Department prior to issuance of the certificate of occupancy for the secondary dwelling. The Master Owners' Association shall enforce this provision.

A.5.11 Solar Collection Systems

Active solar collection systems may be allowed in any residential or civic-limited commercial zone in compliance with the general standards below:

- Solar panels located on the roof of an existing structure shall be subject to the height requirements for the zone.
- Solar panels located on the ground shall be classified as accessory structures, and shall be subject to rear and side yard setback requirements for the zone.
- Solar collection systems constructed for the primary purpose of generating power for sale to a public utility, even if generating power for the use on-site, shall be subject to a Conditional Use Permit.

A.5.12 Temporary Real Estate Sales Offices

A temporary real estate sales office for the exclusive sale of property within an approved subdivision may be allowed in residential zones before completion of the subdivision improvements subject to the standards below.

General Standards

- Where a temporary sales office is a separate structure and not located within a model home, a site plan shall be submitted to the Master Owners' Association demonstrating compliance with all

applicable development standards under the zone, such as setbacks and building height, as well as building and fire codes, and grading and encroachment ordinances.

- Any off-site parking areas shall be in compliance with Section A.6 (Parking Requirements) except that the surface may be gravel instead of pavement.
- Exterior lighting shall be in compliance with the design guidelines of the CC&Rs of the Master Owners' Association. Floodlights are prohibited.
- The facility must be landscaped to community standards or to Design Guidelines.
- On-site signage and landscaping shall be in compliance with the Master CC&Rs.
- A temporary sales office shall be allowed until the sale of the final lot in the subdivision.
 - Site restoration shall be required within 60 days of the time limits specified as follows:
 - The real estate sales office shall be removed from the site if it is in a trailer or mobile home. If it is in the garage of a model home, the office shall be converted back to a garage and any off street parking area or other custom features shall be converted back to standard residential uses and guidelines.
 - All temporary structures and related improvements shall be completely removed from the subject site.

A.6 PARKING REQUIREMENTS

A.6.1 Off-Street Parking

PARKING REQUIREMENTS

The Specific Plan adjusts residential and commercial off-street parking requirements to meet more realistic parking demand as evidenced by recent national parking demand research. **Table A.15 (Parking Requirements)** includes vehicular and bicycle parking standards for all Plan Area zoning categories.

[Continues next page]

Table A.15: Parking Requirements

Land Use Designation Zoning Category	Parking Type	
	Uncovered	Covered
Village Residential Low (VRL) R20-PD	See Table A.6	See Table A.6
Village Residential Medium Low (VRML) R4-PD	See Table A.5	See Table A.5
Village Residential Medium High (VRMH) RM1-PD	See Table A.7	See Table A.7
Village Residential High (VRH) RM2-PD	See Table A.8	See Table A.8
Civic-Limited Commercial (C-LC) CL1-PD	See Table A.10	See Table A.10
Village Park (VP) RFH1-PD	See Table A.12	See Table A.12
Loading Requirements	Gross Floor Area in sq. ft.	Loading / Unloading Space (#)
Civic-Limited Commercial	9,999 or less	1
Bicycle Parking Requirements		
Land Use	Requirement	Notes
Multi-Family Dwelling Units without a garage	1 space per dwelling unit	Long term bicycle storage shall consist of either a (1) bicycle locker; (2) a locked room with access limited to cyclists only; or (3) a standard bicycle rack in a location that is monitored.
Civic-Limited Commercial	2 spaces (1 short-term and 1 long-term) per 20 required vehicle parking spaces plus 1 additional space for every 10 additional vehicle parking spaces provided.	Short term parking shall include bicycle racks that allow a cyclist to use a padlock and chain, cable, or U-shaped locks to secure a bicycle to the rack. Long term parking shall consist of either a (1) bicycle locker; (2) a locked room with access limited to cyclists only; or (3) a standard bicycle rack in a location that is monitored.
Public Facilities	Number spaces = 30% of required vehicle parking spaces.	Short term parking shall include bicycle racks that allow a cyclist to use a padlock and chain, cable, or U-shaped locks to secure a bicycle to the rack

A.7 DEFINITIONS

A.7.1 Fences, Walls, and Retaining Walls

No fences shall be allowed within a road easement or County maintained road right-of-way. Fence height shall be measured as the vertical distance between the natural or finished grade at the base of the lowest side of the fence and the top edge of the fence material. For fences or walls located on top of a retaining wall or within 5 feet of a retaining wall, the retaining wall height shall be included in the fence height calculation.

Front Yard Fence and Wall Height Limits

Fences or walls at least 50 percent open between rails or boards shall be allowed up to a height of 7 feet in both primary and secondary front yard setbacks. Fences or walls which are less than 50 percent open shall not exceed 40 inches in height in the primary front yard setback.

Secondary Front Yard Fence and Wall Height Limits

Fences or walls which are less than 50 percent open between rails or boards may be allowed up to a height of 7 feet in the secondary front yard setback provided they are no closer than 10 feet to the right-of-way line.

A.7.2 Height Limits (Building and Structure)

All buildings and structures on pad-graded lots shall conform to the maximum height requirements established in **Tables A.5 (R4-PD Development Standards), A.7 (RM1-PD Development Standards), A.8 (RM2-PD Development Standards), A.10 (CL1-PD Development Standards), and A.12 (RFH1-PD Development Standards)**. The height of a building or structure is determined by calculating the average finished grade of each building wall, and measuring the distance between this average point and the highest point of the building. If each wall has a different height, then an average of all four walls is calculated to determine the actual building height.

All buildings and structures on non-padded lots shall conform to the maximum height requirements established in **Table A.6 (R20-PD**

Development Standards) and **Table A.14 (OS1-PD Development Standards)**. The height limit shall not be greater than the maximum height indicated in the Tables from existing natural grade versus finished pad grade.

Exceptions:

Chimneys (except as required by building code); church spires; elevator, mechanical and stair housing; flag poles; tower; vents; and other similar structures which are not used for human activity may be up to 20 percent higher than the maximum height requirement in the Tables. No such structures shall be employed for any commercial or advertising use unless specifically allowed by the Specific Plan and the Design Guidelines.

A.7.3 Lot Area

The minimum lot area for each zoning category is defined in the Tables regardless of existing natural or proposed graded slope.

A.7.4 Lot Coverage

Lot coverage is the percentage of the total site area occupied by buildings and structures including the primary structure, garages, carports, storage sheds, and permanent covered patios. Lot coverage does not include driveways, walks, swimming pools, spas, and other hardscape surfaces. Lot coverage shall not exceed the maximum specified in the Tables.

A.7.5 Lot Width

For single-family detached, zero-lot-line, half-plex, and duplex lots, minimum lot width is measured at the street right-of-way and shall not be less than the minimum lot widths shown in the Tables except for:

- Lot width for patio homes, cluster homes, townhouses, condominiums, apartments and other similar attached or detached housing types (as well as commercial and agricultural uses) will be specified on the Development Plan submitted with a Planned Development application.

- Residential flag lot width shall be measured at the portion of the lot not containing the access strip; however, the flag pole portion of the lot must maintain a minimum width of 25 feet.

A.7.6 Projections into Required Setbacks

Cornices, window canopies, eaves, bay windows, or similar architectural features, which do not qualify as habitable area under the Uniform Building Code; attached heating and air conditioning equipment; and uncovered and unenclosed decks of 30 inches in height or less, excluding handrails, may extend into any required setback by not more than 50 percent provided that no such feature shall be allowed within three feet of any side lot line.

- For uncovered and unenclosed decks, setbacks shall be measured from the closest portion of the deck, such as flooring, footing, or foundation, to the property line.
- When located within a required setback, accessory mechanical equipment that generates noise (such as air conditioning or swimming pool equipment) shall be enclosed with an appropriate noise barrier when located less than 5 feet from the property line or otherwise necessary to reduce noise levels consistent with the County Code.

The following specific uses are allowed to project into required setbacks provided there is no encroachment into any public utility or drainage easement:

- Fences and walls as allowed in the Tables and the requirements of the Design Guidelines.
- Portable sheds as allowed in the Tables and the requirements of the Design Guidelines.
- Chimneys (at Ground Level) as allowed in the Tables and the requirements of the Design Guidelines.
- Solar Collectors (Ground Mounted) as allowed in the Tables and the requirement of the Design Guidelines.
- Shade trellis, gazebo, and pergola:
 - Open roof structures, attached or detached from the primary dwelling, shall be subject to the setback requirements for Pergola/Trellis listed under the Tables.

- Solid roof structures, attached or detached from the primary dwelling, shall be considered a structure and subject to the Primary Structure setback requirements outlined in the Tables.

A.7.7 Setbacks (Building and Structure)

A building or structure setback is the horizontal distance a building or structure must be from either a property line, the edge of a road easement, or the edge of a road right-of-way and is measured perpendicularly to the nearest point of the foundation or support of a building or structure. Except as provided below, all structures and buildings shall be located on a lot so as to conform to the setback requirements established in the Tables unless and until a Variance is granted.

- Front yard setbacks shall be measured from either the back of sidewalk, or road right-of-way or road easement, whichever is more restrictive.
- Side yard setbacks are as indicated in the Tables, regardless of building height.
- Side yard setbacks for interior lots shall be measured at right angles to the side yard property line.
- Side yard setbacks for corner lots shall be measured at right angles to the back of sidewalk or road right-of-way, whichever is more restrictive.
- Rear yard setbacks shall be measured at right angles to the rear property line.

Residential corner lots with frontage on two streets shall have a primary and secondary front yard setback as specified in the Tables. Through or double frontage non-corner lots shall maintain front yard setbacks for the primary frontage containing the driveway encroachment and rear yard setbacks for the opposite frontage, provided that vehicular access is restricted. Where vehicular access is allowed, front yard setbacks shall apply.



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SITE DESIGN STANDARDS

Appendix B

B.1 OVERVIEW

*This Appendix describes
site design standards
within the
Specific Plan
including street,
hillside, and
grading standards.*

In addition to the General Development Standards outlined in Appendix A, the Specific Plan includes its own unique Site Design Standards that customize the requirements contained in the County of El Dorado Design and Improvement Standards Manual (including the Hillside Standards), the Grading Design Manual, the Land Development Manual, or any other adopted manual (collectively referred to as the Manuals). The Site Design Standards contained herein are applicable for all Specific Plan discretionary development permits including, but not limited to, tentative subdivision maps, parcel maps, planned developments, conditional use permits, and design review. The Site Design Standards also apply to ministerial commercial and multi-unit residential projects. In any instance where the Specific Plan Site Design Standards conflict with the requirements of the Manuals, the Specific Plan provisions shall govern. Where the Specific Plan does not identify a particular standard, the Manuals shall govern. The County shall approve modifications to the standards contained in this Section as a Design Exception (rather than a Design Waiver) upon the recommendation of a professional engineer.

The balance of Appendix B includes the following discussions:

- B.2 Street Standards
- B.3 Hillside Standards

B.4 Grading

B.2 STREET STANDARDS

The Plan Area streets shall comply with the street types identified in Section 4 (Transportation and Circulation) and the criteria contained in this Appendix.

B.2.1 Design Speeds

Design speeds for all roadways (public or private) will be determined with tentative subdivision map submittals or other appropriate design stage. Local roads shall have a design speed of 25 mph and public roads shall have a design speed according to the County's standard plans in effect at the time.

B.2.2 Horizontal and Vertical Geometry

Applicants and the County shall use the following standards as guidelines, which are subject to change on a case-by-case basis where unique conditions dictate or revisions warranted.

- The County shall allow roads on slopes in excess of 30 percent; however, consistent with the General Plan, the County shall prohibit development areas on slopes in excess of 30 percent.¹ Areas of 30 percent and greater may occur within a lot or parcel, provided development footprints remain outside of such areas.
- Local streets may exceed 2,000 ADT upon the review and recommendation of a traffic engineer, without limitation to driveway placement or driveway ingress/egress. Applicants shall design local streets to minimize traffic speeds, utilizing traffic calming devices to be determined at the tentative subdivision map stage.

¹ Refer to Section 5.3.1 (Soil Conservation and Steep Hillsides) for additional information should the County modify its policies with respect to 30 percent and greater slope.

- Horizontal Centerline Curve Radii:
 - Local Cul-de-Sac Streets: Not less than 75 feet
 - Local Streets: Not less than 100 feet
 - Collector Streets: Not less than 300 feet
 - Arterial Streets: Not less than 600 feet

- Street Intersection Offsets:
 - Local Streets: A minimum of 100 feet at street centerline
 - Collector Streets: A minimum of 200 feet at street centerline
 - Arterial Streets: A minimum of 500 feet at street centerline

- Maximum Street Gradient:
 - Local Streets: 15 percent maximum
 - Collector Streets: 10 percent maximum
 - Arterial Streets: 8 percent maximum

- Curb and Gutter – Pavement Section:
 - All local road curb and gutter radius shall be 25.5' at lip of gutter.
 - All public collector curb and gutter radius shall be determined at the design stage to the satisfaction of the County's Transportation Division.
 - Project-specific geotechnical R-Value testing results shall determine minimum pavement sections on local roads.
 - The County's Manuals shall determine minimum pavement sections on collector or arterial roads.

B.2.3 Dead End Streets

The County shall allow dead end streets not exceeding 2,640 feet with the following turnarounds, or as otherwise approved by the Planning Commission or Board of Supervisors at the time of design:

Table B.1: Dead End Street Turnaround

Lot Size	Dead End Street Length	Min. Road Width	Required Turnaround	Notes
0.00 - 0.99 ac.	0 to 800'	20' Minimum	80' Dia. (Figure B.1)	Alt. Hammerhead or Y *
1.00 - 4.99 ac.	801' to 1,320'	20' Minimum	80' Dia. (Figure B.1)	Alt. Hammerhead or Y *
5.00 - 19.99 ac.	1,321' to 2,640'	20' Minimum	80' Dia. (Figure B.1)	Alt. Hammerhead or Y * Intermediate turnaround required @ 1,321'

* As approved by the Fire Department.

B.2.4 On-Street Parking

On-street parking is prohibited on any collector or arterial street, including Park Drive. On-street parking shall be allowed on local residential streets as described in **Table B.2 (On-Street Parking)**. The CC&Rs of the Master Owners' Association shall establish restrictions for on-street parking to the satisfaction of the applicable Fire Department and shall enforce all parking restrictions.

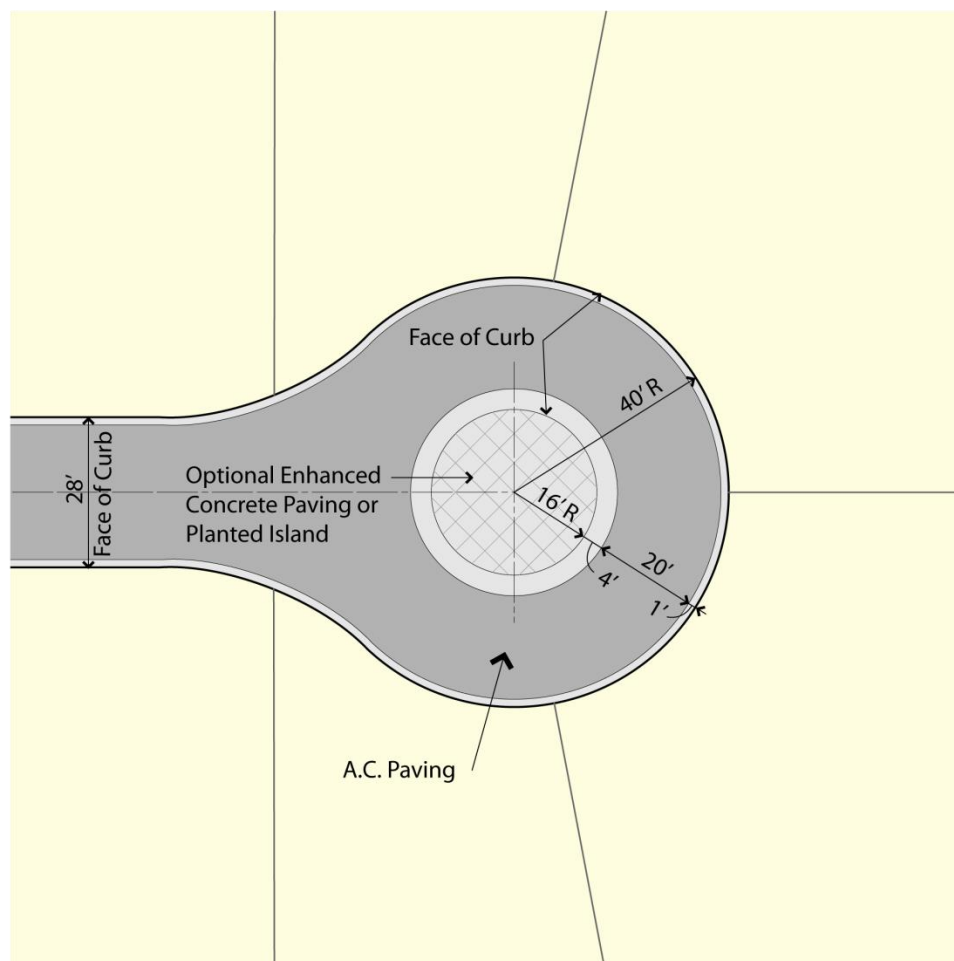
Table B.2: On-Street Parking

Street Type or Name	Figure No.	No Parking Allowed	Parking Allowed One Side Street	Parking Allowed Both Sides of Street
Minor Collector - Park Drive	4.2	✓		
Local 44' Residential Street	4.3			✓
Local 40' Residential Street	4.4			✓
Local 33' RS (Single Loaded)	4.5		✓	
Local 33' Residential Street	4.6			✓*
Local 29' RS (Single Loaded)	4.7		✓	
Local 29' Residential Cul-de-Sac	4.8			✓*
27' Residential Alley	4.10	✓		

* Parking allowed on both sides of the street with Fire Department approval, provided the CC&Rs include parking restrictions enforced by the Master Owners' Association.

[Continues on page B-6]

FIGURE B.1:
TYPICAL CUL-DE-SAC



Typical Cul-de-Sac

Torrence Planning

As may be required, no parking signs may or may not be posted on both sides of Park Drive. Where on-street parking is prohibited, replacement parking shall be provided in parking bays positioned to take advantage of terrain features and minimize grading.

B.2.5 Curb and Gutter

Concrete curb and gutter is required on Plan Area streets as shown in the typical cross-sections in Chapter 4 (Transportation and Circulation). Refer to **Table B.3 (Curb and Gutter)** for the type of curb and gutter required for each street type, and **Figures B.2 (Type 1 Rolled Curb)**, **B.3 (Type 2 Vertical Curb)**, **B.4 (Roundabout/Traffic Circle Island Curb)**, and **B.5 (Median Curb)** for construction details.

Table B.3: Curb and Gutter						
Street Type or Name	Figure No.	None	Curb Type			
			Rolled (Fig. B.2)	Vertical (Fig. B.3)	Island (Fig. B.4)	Median (Fig. B.5)
Minor Collector - Park Drive	4.2			✓	✓	✓
Local 44' Residential Street	4.3		✓			✓
Local 40' Residential Street	4.4		✓			✓
Local 33' RS (Single Loaded)	4.5		✓	✓*		✓
Local 33' Residential Street	4.6		✓			✓
Local 29' RS (Single Loaded)	4.7		✓	✓*		
Local 29' Residential Cul-de-Sac	4.8		✓			
27' Residential Alley	4.10		✓			
Roundabout	-				✓	✓
Traffic Circle	4.12				✓	✓

* Single loaded side of street

FIGURE B.2:
TYPE 1 ROLLED CURB

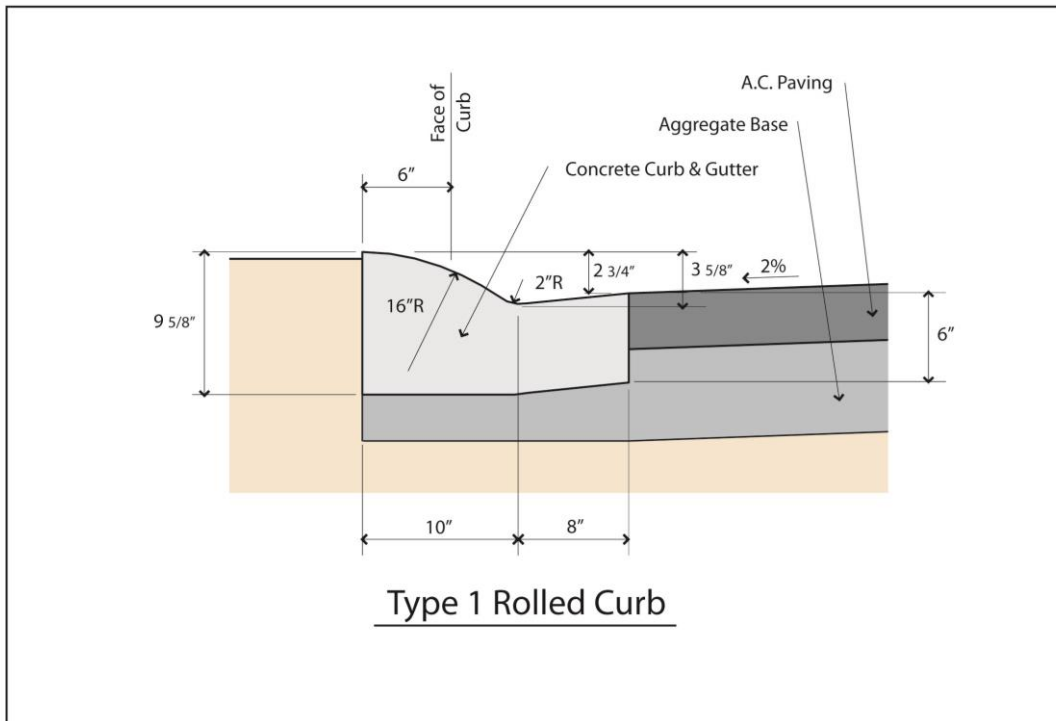


FIGURE B.3:
TYPE 2 VERTICAL CURB

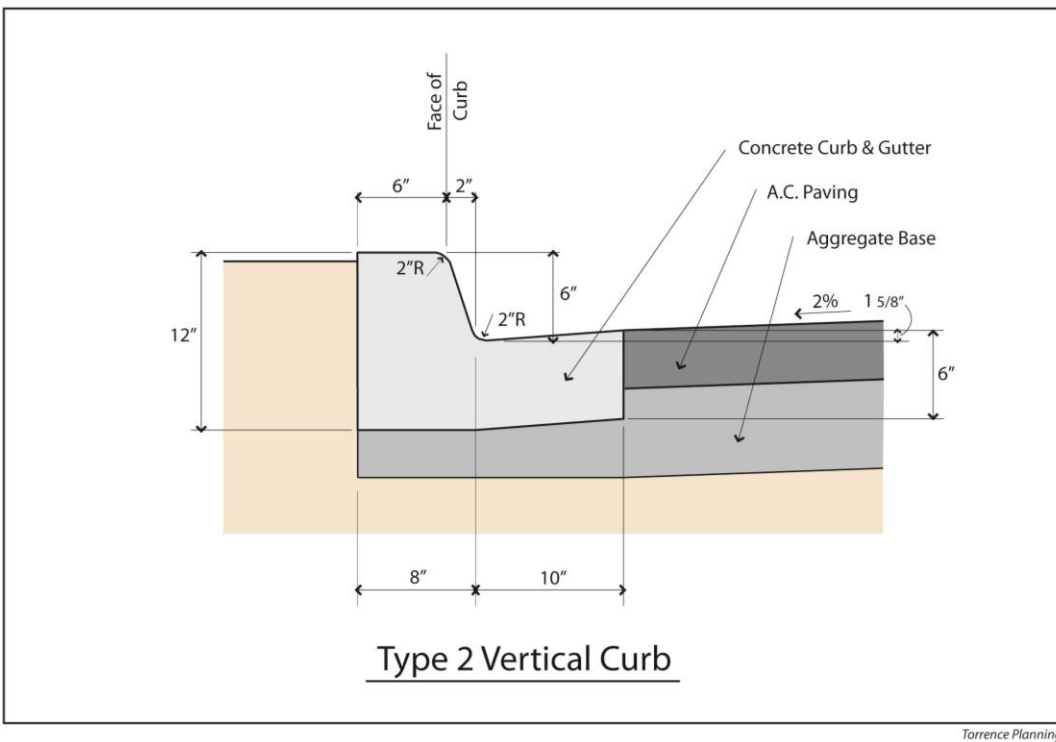
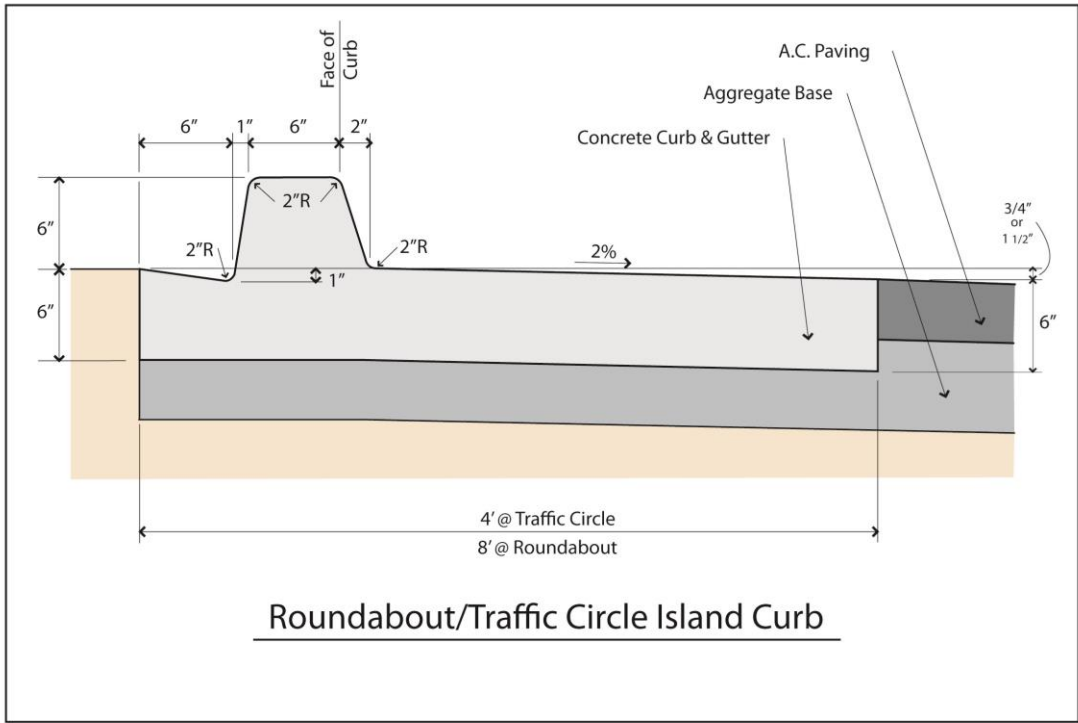
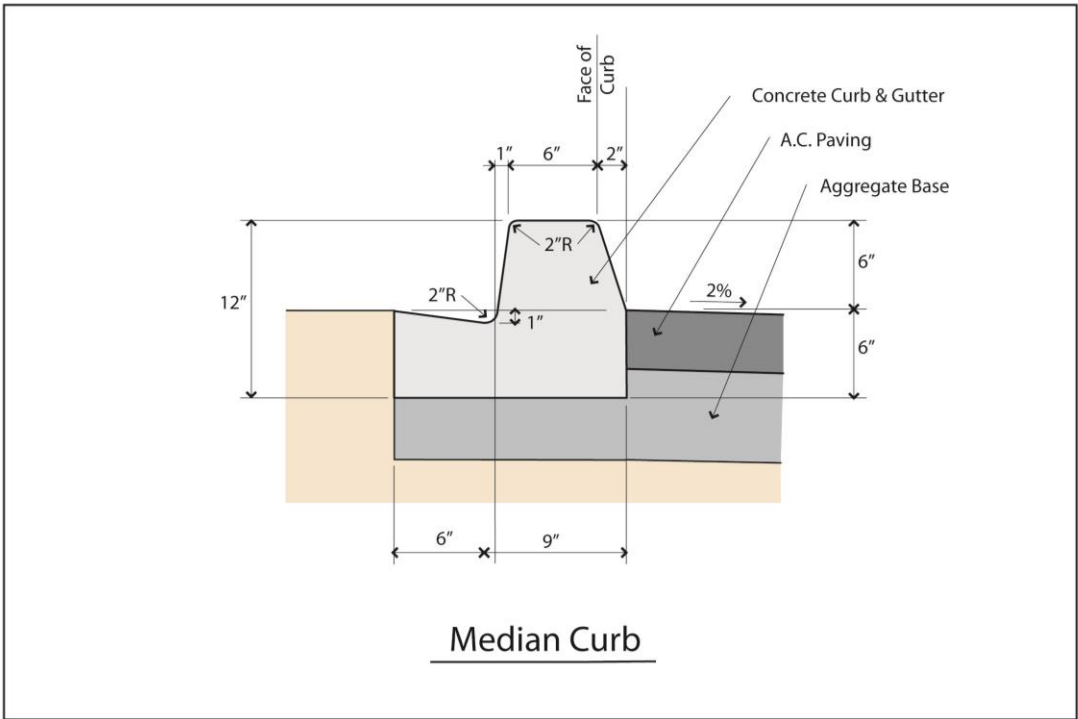


FIGURE B.4:
ROUNDBABOUT / TRAFFIC CIRCLE ISLAND CURB



Torrence Planning

FIGURE B.5:
MEDIAN CURB



Torrence Planning

B.2.6 Street and Sidewalk Details

Sidewalks and/or Class I bike paths are required on the majority of the Plan Area streets. Refer to **Table B.4 (Sidewalks and Bike Paths)** for required sidewalks for each street type.

Table B.4: Sidewalks and Bike Paths

Street Type or Name	Figure No.	Sidewalk or Class I Bike Path			
		4' Both Sides	4' One Side	8' One Side Bike Path	None
Minor Collector - Park Drive	4.2			✓	
Local 44' Residential Street	4.3	✓			
Local 40' Residential Street	4.4		✓		
Local 33' RS (Single Loaded)	4.5		✓		
Local 33' Residential Street	4.6		✓		
Local 29' RS (Single Loaded)	4.7				✓
Local 29' Residential Cul-de-Sac	4.8				✓
27' Residential Alley	4.10				✓

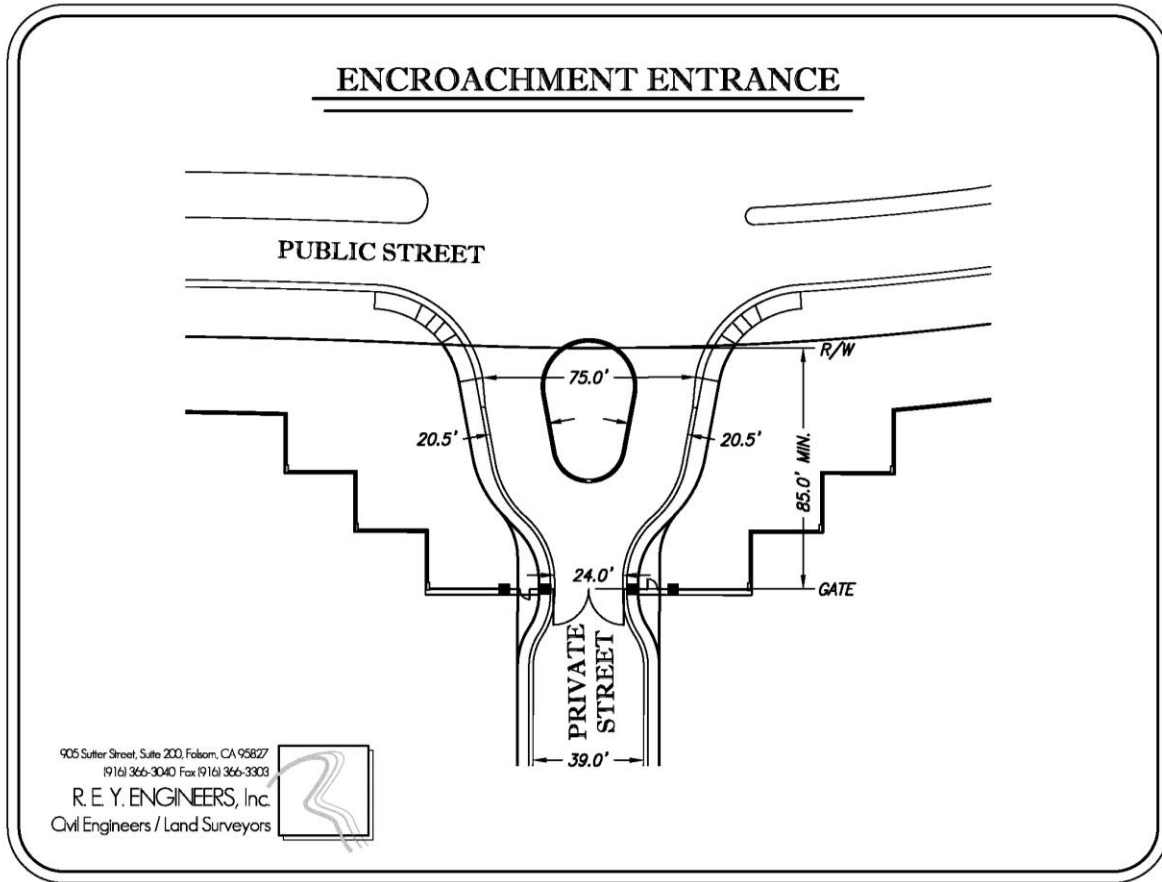
B.2.7 Encroachment Entrance and Gates

The County shall permit private gated entries on non-County maintained roads, which are allowed to encroach into the public street right-of-way as shown in **Figure B.6 (Encroachment Entrance)**. The County shall allow gates by right in the Plan Area, subject to the following provisions:

- Minimum unobstructed travel lane width of 14 feet for a divided street or 24 feet for an undivided street; and
- Automatic gates shall be equipped with the following:
 - A “Knox” emergency access override system that consists of a low security key activated switch located in accordance with fire district requirements;
 - The ability for all first responders to remotely open any private gated entry via telephone, cellular phone, or dispatch center;

[Continues next page]

FIGURE B.6:
ENCROACHMENT ENTRANCE



- A linear receiver device and transmitters approved by the responsible fire district to allow remote activation by emergency vehicles. The decision to require the installation of an "Opticom" receiver to open any gate will be at the discretion of the Fire Marshal;
- A mechanical release device;
- A loop system located on the inside portion of the gate to permit vehicular traffic to exit the gated area without any special knowledge, action, or codes and shall keep the gate open as long as traffic is passing through the gate;
- A means to automatically open and remain fully open during power failures;

- The ability to reach the fully open position with a total time not to exceed 1 second for each 1 foot of total width;
- A receiving device so the signal from the transmitter will open the gate approximately 25 feet from the gate location;
- The gradient of the road for 30 feet on either side of the gate shall not exceed 10 percent to provide a relatively level landing area for emergency vehicle parking to manually operate a gate;
- Applicants shall provide a turnaround at the gate as shown in **Figure B.6 (Encroachment Entrance)** or if the gate creates a dead-end road in excess of 150 feet; and
- Direction limiting devices, such as fixed tire spikes, and devices that would delay emergency access, such as speed bumps, shall be prohibited.

B.2.8 Emergency Vehicle Access (EVA)

The County shall permit Emergency Vehicle Access gates as allowed by the Fire Department subject to the following provisions:

- The ability for all first responders to remotely open any EVA via telephone, cellular phone, or dispatch center;
- Applicants shall equip all EVA gates with manual overrides from both sides of the gate to allow for vehicles and pedestrians to open in case of emergencies. Applicants shall provide audible alarms with the overrides and an outside service shall monitor the manual override to minimize inappropriate use of this access; and
- EVAs will also have video surveillance and private, on-site security will patrol the EVAs.

B.2.9 Transit Stops

Transit stops may be required on Park Drive and El Dorado Hills Boulevard based on the recommendations of the El Dorado Transit Authority. When provided, transit stops shall comply with the latest edition of the El Dorado County Transit Authority Transit Design Manual. No transit stops shall be required on Serrano Parkway, Wilson Way, Gillette Way, or local residential streets.

B.2.10 Street Lighting

Applicants shall minimize street lighting along collector and arterial streets to minimize light pollution. Applicants should only provide street lighting at key local public street intersections, particularly at all roundabouts or entrances to public parks, commercial, and other similar uses. Applicants will determine the design, location, and construction of the street lighting, subject to the County's approval and any other appropriate public agency.

B.2.11 Street Signs

Applicants will determine the type and construction of street name signs, subject to County approval and any other appropriate public agency. Applicants shall place street signs at intersections along collector and arterial streets, and at all local residential streets.

Traffic control signs shall be placed along arterial and collector streets where designated by the County and shall comply with the California Manual of Uniform Traffic Control Devices. Applicants may place traffic control devices along local residential streets at locations determined by the applicants, and subject to County and applicable Fire Department approvals.

B.2.12 Street Drainage

Applicants shall provide drainage improvements in the Plan Area according to the requirements of the adopted El Dorado County Drainage Manual, and other local and state regulations in effect at the time of design, including curb and gutter as outlined in **Table B.3 (Curb and Gutter)** or well-defined roadside ditches or inlets directing surface water away from the street to an adequate drainage system. Water shall not cross the street surface but shall be conveyed through culverts of adequate size to accommodate storm water without flooding the street. Roadside ditches may also be used for water quality devices and may be landscaped with appropriate types of low growing approved materials. Street flow is to be allowed and designed to accept 100-year flood events with appropriately designed and sized overland releases utilizing ditches or channels.

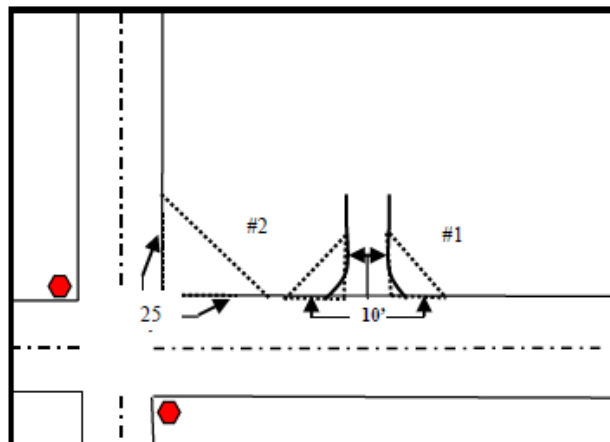
B.2.13 Cross Visibility Area

The definition of a cross visibility area (CVA) is as follows:

1. At a corner formed by any encroachment onto a road, a triangle having two sides 10 feet long, running along the driveway/encroachment edge and the road edge-of-pavement, said length beginning at their intersection, and the third side formed by a line connecting the two ends, as shown in the **Figure B.7 (Cross Visibility Area)** below (see #1), or
2. On corner lots, a triangle having two sides 25 feet long, running along each right of way or road easement, said length beginning at their intersection, and the third side formed by a line connecting the two ends, as shown in **Figure B.7 (Cross Visibility Area)** below (see #2).

Sight distance for intersections to collectors and arterials shall be provided in accordance with the current version of the AASHTO Policy for the Geometric Design of Highways and Streets. The County shall permit fences, walls, and landscaping of any height in the CVA for local roads, so long as the improvement does not impede sight distance as recommended by the applicant's professional engineer.

FIGURE B.7:
CROSS VISIBILITY AREA



B.3 GENERAL LOT STANDARDS

B.3.1 Flag Lots

Flag lots are permitted in all PD zones, and on mass-pad graded and un-padded lots, provided they conform to the following standards:

- The lot's "*flagpole*" shall have a minimum width, at any point, of 25 feet, except when two flag lots are directly adjacent to one another as provided below.
- All cut or fill slope areas created by the driveway shall be contained within the flagpole or slope easements.
- Two adjacent flag shaped lots may use a common driveway provided the "*flagpoles*" are adjacent and meet the following:
 - The lot's flagpoles shall have minimum widths at any point of 12.5 feet;
 - The driveway is 20 feet wide and contains a turnaround if the flagpole is over 150 feet long; and
 - An access and utility easement shall be provided to the use and benefit of both lots served.

B.3.2 Lot Length to Width Ratio

The County shall allow lot length to width ratios greater than 3:1, where unusual natural or other unique field conditions or features occur.

B.3.3 Utility Easements

Side yard utilities between residential lots, when necessary for both wet and dry utilities, shall be allowed within recorded easements, stating appropriate access needs, and defining the allowed surface improvements, limitations, and restrictions. Access will be limited to maintenance and replacement of the facilities. Easement areas may be fenced with approved surface improvements allowed, subject to disturbance or removal as required and defined in the easement document.

B.4 HILLSIDE STANDARDS

B.4.1 Applicability and Criteria

The Project Proponent has included hillside standards in the Specific Plan so that applicants plan, design, and construct residential building sites in hillside areas in a manner that preserves or enhances, to the greatest extent possible, physical features that optimize the aesthetic quality and public safety of the final built environment. The County and applicants shall use these hillside standards as a guide to encourage creative site planning, meeting the challenges of steep terrain and minimizing the effects of construction on the visual quality of natural hillsides. These standards, however, are not intended to inhibit or restrict development in the Plan Area.

The hillside standards apply only to the residential zoned **R20-PD** parcels. The hillside standards are not applicable for Plan Area parcels proposed for, or have the potential for mass pad grading in, sites zoned R4-PD, RM1-PD, RM2-PD, RFH1-PD, or CL1-PD.

The hillside standards are a guide to be used under circumstances where the natural site cross-slope of R20-PD parcels is 10 percent or greater. Utilizing the Design Guidelines in the Ridgeview East CC&Rs, the Design Review Committee of the El Dorado Hills CSD or the Architectural Control Committee of the Master Owners' Association will review and approve each proposed grading plan where individual lot notebooks will be established for each lot. These individual lot notebooks will establish the setbacks, building envelopes, and the man-made and natural constraints that may be unique to each lot.

Cross-slope shall be calculated by either dividing the vertical distance by the horizontal distance on a section drawn perpendicular to the contours for the full dimension of the proposed lot at 50 foot intervals with a minimum of two such sections per lot; or by making the same calculation between the highest and lowest point within the lot, whichever results in the highest average cross-slope. The cross-slope is then the average of the sections taken for each lot. Cross-slopes ending in one-half percent or more shall be rounded to the next highest whole number.

The County will consider alternative standards for R20-PD parcels that will also require a site-specific erosion and sediment control plan developed and certified by a Civil Engineer.

B.4.2 Lot Frontage

Table B.5 (Hillside Lot Frontage) shall be used only as a planning guide for determining recommended lot frontage width. However, depending on the average natural slope of the lot, the actual width versus depth, and other potential opportunities or constraints, the lot width may be less than the guide recommends.

Table B.5: Hillside Lot Frontage

Natural Cross Slope Gradient	Minimum Lot Width
10 to 15%	75 Feet
16 to 20%	90 Feet
21 to 25%	105 Feet
26 to 30%	120 Feet
31 to 35%*	135 Feet
36 to 40%*	150 Feet

* Lots with natural slopes over 30% are permitted. However, building sites may be limited to areas of the lot less than 30% natural slope.

B.4.3 Recommended Lot Size

For initial planning purposes, applicants shall use the recommended lot sizes based on natural cross slope gradient shown in **Table B.6 (Recommended Lot Size)** subject to the applicability criteria in Section B.4.1 (Applicability and Criteria). However, site-specific characteristics, such as oak canopy, rock outcroppings, and any other special features of individual lots may dictate a larger or smaller lot size and may differ from those shown in Table B.6.

Table B.6: Recommended Lot Size

Natural Cross Slope Gradient	Recommended Minimum Lot Size
10%	10,000 Sq. Ft.
15%	15,000 Sq. Ft.
20%	20,000 Sq. Ft.
25%	25,000 Sq. Ft.
30%	30,000 Sq. Ft.
31%	32,000 Sq. Ft.
33%	36,000 Sq. Ft.
35%	40,000 Sq. Ft.
36%	50,000 Sq. Ft.
37%	60,000 Sq. Ft.
38%	70,000 Sq. Ft.
39%	80,000 Sq. Ft.
40%*	90,000 Sq. Ft.

* Any portion of a lot with slopes exceeding 40% shall not be considered as part of the required minimum lot area.

B.5 GRADING

B.5.1 Purpose

The purpose of this Section is to set forth the standards and procedures for Plan Area grading, to protect lives, property, and public improvements from damage due to unregulated grading, and to limit water quality, erosion, and sediment impacts. Except as otherwise

noted in this Section, the provisions of the currently adopted “*Soils and Foundations*” and “*Grading Appendix*” chapters of the California Building Code (CBC), shall apply. This Section is not intended to supersede or otherwise pre-empt any applicable local, state, or federal law or regulation. Where conflicts occur between this Section and the California Building Code or the adopted El Dorado County Grading Ordinance, the more restrictive requirements shall govern. Any requirement in this Section may be modified if recommended in an acceptable Geologic Report or Geotechnical Report.

Applicants shall properly consider the site’s natural terrain through careful site planning and grading that reflects the natural contours of the property, and steps up or down with the existing grade. Round and blend slopebanks to existing contours to create a natural appearance. Avoid sharp and unnatural edges. (Refer to **Figure B.8: Preliminary Rough Grading Exhibit – Serrano Westside Planning Area** and **Figure B.9: Preliminary Rough Grading Exhibit – Pedregal Planning Area.**)

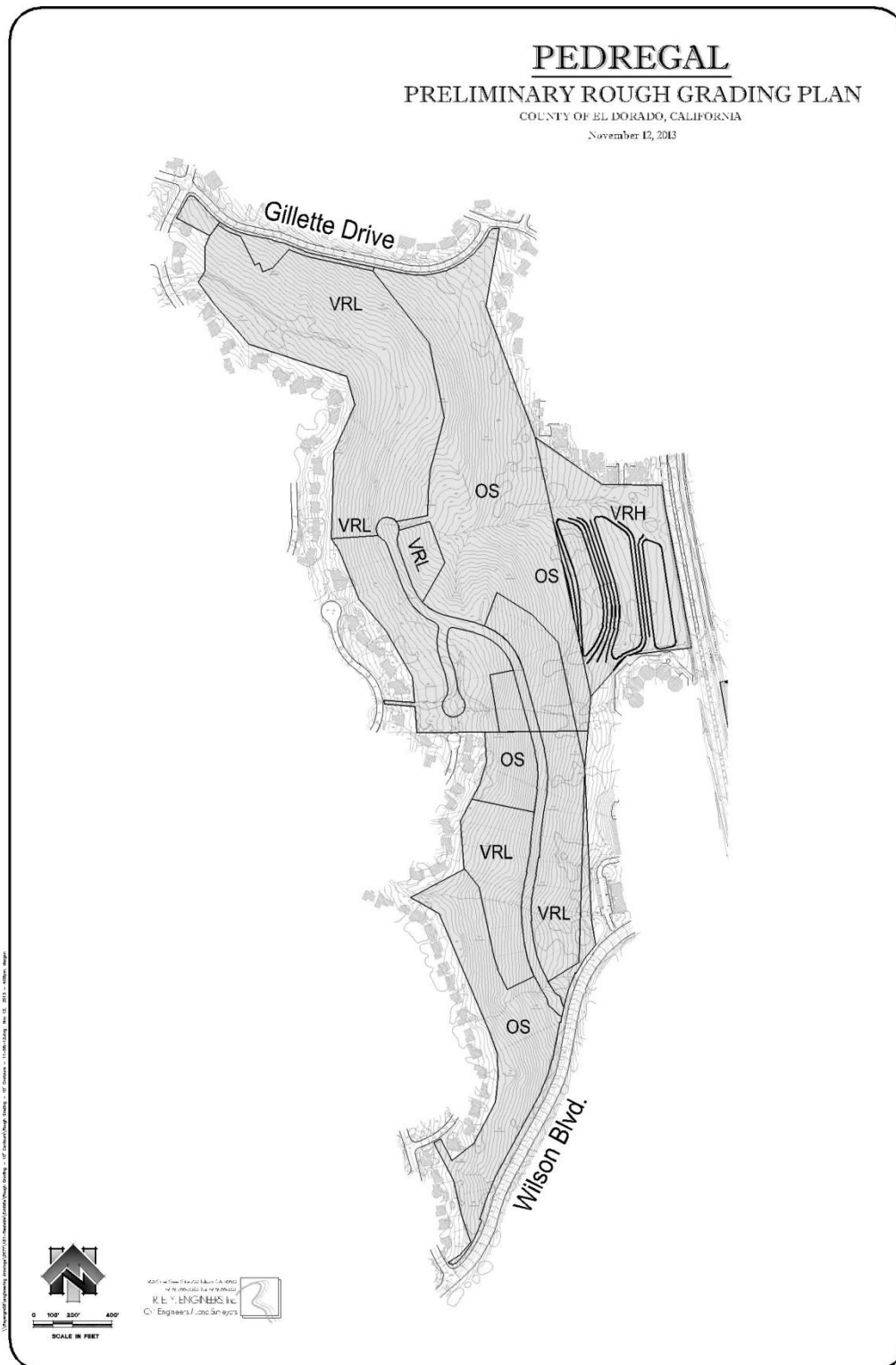
B.5.2 Mass Pad Grading

Due to the hilly terrain in the county, grading may be required to create adequately drained, near-level building sites and to provide for adequate access to development areas. The volume of grading shall be limited to that necessary to accomplish the proposed development. All grading shall reflect, to the greatest extent possible, the natural gradient and contours of the site. Grading shall be designed to minimize the creation of extensive, artificial banks or terraces, which may be visible from public streets or other public views. Grading shall conform to the design standards provided in the Grading and Design Manual adopted by the Board of Supervisors, unless demonstrated through adequate analysis and to the satisfaction of the Transportation Division that an alternate design can provide a stable slope that avoids severe erosion and other hazards. Mass pad grading, or the grading of any individual lot of a development parcel, shall be allowed by right in the R4-PD, RM1-PD, RM2-PD, RFH1-PD, and CL1-PD zones.

FIGURE B.8:
PRELIMINARY ROUGH GRADING EXHIBIT – SERRANO WESTSIDE PLANNING AREA



FIGURE B.9:
PRELIMINARY ROUGH GRADING EXHIBIT – PEDREGAL PLANNING AREA



B.5.3 Contour Grading

Contour grading of cut and fill slopes should attempt, where possible, to be curvilinear in plan rather than linear. Transition zones and slope intersections are generally encouraged to have some rounding applied with the resultant pad configurations with the tops and toes of all slopes to be curvilinear. (Refer to **Figure B.10: Contour Grading Example.**) Within the Plan Area, contour grading shall occur in hillside graded slope transition areas as well as highly visible areas where visual aesthetics are an important consideration.

FIGURE B.10:
CONTOUR GRADING EXAMPLE



In order to minimize a “stair step” effect on front yard streetscapes in padded lot areas, the transitional slope areas along the side lot lines in the front yards shall be softened by reducing the slope or by contouring the top and toe of the slope into the front yards of each unit. Applicants (merchant builders) are expected to install front yard landscaping in areas where mass pad grading is combined with a build out program. To maximize usable rear yard space and to provide proper drainage between lots, contour grading shall not be required along rear lot lines nor alongside lot lines in those areas that are not visible from a public street.

B.5.4 Streets and Drainage

As will be established through the Plan Area's recorded CC&Rs, the following standards shall apply to all private streets, drainage easements, and other drainage facilities within the private property:

- A. Private streets, drainage easements, and drainage facilities (other than drainage facilities accepted by the County of El Dorado) shall be offered to the Master Owners' Association simultaneously with the recordation of the final subdivision map providing for such streets, unless a particular map is recorded prior to the formation of the Master Owners' Association. In the latter event, such private streets, drainage easements, and drainage facilities shall be offered immediately after the formation of the Master Owners' Association or Village Association. Private streets and drainage facilities shall be offered in fee.
- B. Public streets shall be offered to the County of El Dorado.
- C. "*Downhill*" lots shall be designed to accept drainage from the "*uphill*" lots.

B.5.5 Cross Lot and Rear Lot Drainage

Cross lot or rear lot storm water runoff for each individual home site must be handled on site by properly contouring the grading so runoff can be directed to its natural drainage areas or to storm drainage facilities if they have been provided. Lots at lower elevations will likely be subject to drainage runoff originating from home sites or open space at higher elevations. Site drainage routes, and the collection and dissipation of the drainage, must be detailed on individual grading plans. The individual lot owner is fully responsible for water runoff and drainage control on their property and for drainage leaving their property. Landscaping may not be installed in any manner that interferes with developer-installed storm drainage improvements or easements, except as provided in approved plans. Irrigation runoff should not leave the property at any time. Site and drainage plans shall be closely studied to ensure that proper drain systems and/or diversion routes are designed to prevent runoff into sensitive areas or other home sites.

B.5.6 Retaining Walls

Retaining walls are allowed by right in the Plan Area, and their design and construction shall be designed in accordance with the applicable Chapters and Appendices of the latest edition of the CBC, in addition to the applicable provisions provided in this Section and Appendix A (Zoning and Development Standards). All retaining walls requiring a permit shall consider earthquake loading in accordance with the applicable Chapters of the Building Code. All retaining walls located within a County-maintained road right-of-way, or immediately adjacent to a right-of-way and supporting or protecting a County maintained road, are subject to review and approval by the County's Transportation Division. All retaining wall heights are measured from the bottom of the footing to the top of the wall.

Retaining walls on non-pad graded custom, semi-custom, or high-end production lots shall be installed no higher than 6 feet above natural grade when outside an established building envelope.

RETAINING WALL PERMITS

Construction of retaining walls requires a permit from the County, and is regulated by County building codes and the Specific Plan. Walls retaining less than four feet of earth measured from the bottom of the footing, and that have a finish grade above and below the wall sloping less than 5:1 (five horizontal to one vertical) and do not impound Class I, II, or III-A liquids as those liquids are defined in the CBC, are exempt from permits. Walls built on a property line or within a perpendicular distance from the property line equal to the height of the exposed wall face shall not be constructed of wood.

RETAINING WALL TYPES

Retaining walls may be of any height or configuration (e.g., one large wall or a series of smaller walls) as recommended by a professional engineer and approved by the Master Owners' Association's Architectural Control Committee. Acceptable retaining walls shall include, but are not limited to, keystone, rockery, block masonry, and wood; however, wood retaining walls shall not exceed 4 feet in height.

B.5.7 Storm Water Management, Erosion, and Sediment Control

Control of storm water, erosion, sediment, and other construction related pollutants is required for all Plan Area grading projects. The Plan Area storm water management, erosion, and sediment control and drainage plan shall comply with the adopted Drainage Manual, Storm Water Management Plan (SWMP), NPDES Municipal Separate Storm Sewer System (MS4) Permit, and current California State Water Resources Control Board's (SWRCB) Order(s) regulating construction activities in effect at the time of design. Additionally, a Storm Water Pollution Prevention Plan (SWPPP) is required for grading projects exceeding one acre in area. Best Management Practices (BMPs) shall be utilized in all storm water, erosion, and sediment control plans.

B.5.8 Preliminary Landscape and Irrigation Plan

As part of any discretionary application required by the County Code, applicants shall submit a preliminary landscaping and irrigation plan to the County to demonstrate consistency with El Dorado County Chapter 130 (Zoning Ordinance).



SUMMARY OF SPECIFIC PLAN POLICIES

Appendix C

*This Appendix repeats
and consolidates
the various
Specific Plan
policies contained
at the end of Sections 3
through 9 as a
quick reference guide
to aid in the assessment of
future development
applications.*

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C.1 AIR QUALITY AND PUBLIC HEALTH

- 8.50 Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with US EPA Phase II emission limits where applicable. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances (CALGreen Residential Mandatory Measure 4.503.1, Nonresidential 5.503.1).
- 8.51 Installation of open-hearth wood-burning fireplaces shall be prohibited in favor of more energy-efficient and less polluting heating devices using cleaner burning fuels, such as natural gas. All fireplaces and stoves shall be natural gas fired.
- 8.52 Duct openings and other related air distribution component openings shall be covered during construction (CALGreen 4.504.1).
- 8.53 All building materials, finishes, fixtures, and other components installed at time of construction shall be compliant with VOC and other toxic compound limits established in state law, including:
- Adhesives, sealants, and caulks;
 - Paints, stains, and other coatings; and
 - Carpets, carpet systems, and window coverings.
- Documentation shall be provided to any future occupant to verify that all materials and finishes are in compliance with established VOC and other toxic compound limits (CALGreen Residential 4.504.2,3,4, 4.503.3; Nonresidential 5.504).
- 8.54 A minimum of 80 percent of resilient flooring installed shall comply with low-VOC flooring standards, in accordance with CALGreen Tier 1 Measures (CALGreen Residential A4.504.2, Nonresidential A504.4).
- 8.55 Thermal insulation installed shall comply with low-VOC insulation standards, in accordance with CALGreen Tier 1 Measures (CALGreen A4.504.3).
- 8.56 Particleboard, medium density fiberboard (MDF), and hardwood plywood shall comply with low formaldehyde emission standards, in accordance with CALGreen Tier 1 Measures (CALGreen A4.504.5).
- 8.57 Residential designs shall incorporate interior moisture control measures, including:
- Vapor retarders and capillary breaks shall be installed at slab on grade foundations; and
 - Moisture content of building materials used in wall and floor framing shall be checked before enclosure (CALGreen 4.505.2,3).

Policy #	Policy
8.58	Residential and nonresidential projects shall incorporate applicable water resistance and moisture management techniques during construction, in accordance with CALGreen Tier 1 Measures (Residential: CALGreen A4.407; Nonresidential 5.407).
8.59	Indoor air quality and exhaust measures shall be utilized, including: <ul style="list-style-type: none"> ▪ All bathrooms shall contain exhaust fans which terminate outside the building; ▪ Higher than MERV 6 filters are installed on residential central air or ventilation systems, and higher than MERV 8 in nonresidential central air or ventilation systems; and ▪ Direct vent appliances are used or isolated from the conditioned space (CALGreen Residential 4.506, A4.506).
8.60	All HVAC and fire suppression systems shall contain no chlorofluorocarbons (CFCs), hydro chlorofluorocarbons (HCFCs), or halons (LEED EA Credit 4: Enhanced Refrigerant Management).

C.2 CIRCULATION

- | | |
|-----|--|
| 4.1 | The Plan Area must include choices among methods of transportation, including roadways, bikeways, and pedestrian ways that are well-connected for a walkable community. |
| 4.2 | Design the land use plan in a manner that accommodates a potential connection between the Serrano Westside Planning Area and Silva Valley Parkway as a collector road and parallel capacity to U.S. Highway 50. |
| 4.3 | Design the local roadways in the Plan Area as internal systems that do not connect to existing roadways in neighboring subdivisions, unless required for Emergency Vehicle Access (EVA). |
| 4.4 | All roads will comply with the 2010 California Fire Code, California Code of Regulations, Title 24, Part 9, Chapter 5, Section 503 and Title 14, California Code of Regulations, Division 1.5, Chapter 7, Subchapter 2, Article 2, and Emergency Access, Section 1273.01 of the Fire Safe Regulations. |
| 4.5 | Development of the Plan Area shall comply with General Plan Policies TC-Xa through TC-Xi (Measure Y). |

C.3 COMMUNITY IDENTITY

- 3.3 Zoning within the Plan Area shall develop under planned development (PD) ordinances of the County of El Dorado.
- 3.4 Design review and development proposals shall consider subdivision design, architectural review, site plan review, building materials, landscaping, lighting, grading, and improvement plans to create a sense of place and integrate with the existing character of El Dorado Hills.
- 3.5 Concurrent with the recording of the small lot final subdivision map, applicants shall prepare a development notebook for any single-family detached lot of 20,000 square feet or greater that establishes building setbacks and site-specific development criteria.
- 3.6 Create a distinctive character and high quality community by using design standards, and ensuring that site development, architectural design, and landscaping standards are consistent with the Specific Plan development standards.

C.4 CULTURAL RESOURCES

- 5.22 Applicants shall complete the following prior to extensive grading or excavation, or otherwise comply with a Historic Properties Treatment Plan or the technical studies contained in the Environmental Impact Report:
- A qualified archaeologist, meeting the Secretary of the Interior's Professional Qualifications for Historic and Prehistoric Archaeology and familiar with the resource types in the Plan Area, shall review the existing cultural resources reports prepared for the Plan Area.
 - The qualified archaeologist will determine whether or not the existing reports are current and apply to the geographic area proposed for grading or construction. If the existing reports are more than 10 years old, or are otherwise considered not current relative to professional standards, or do not provide coverage for all of the area proposed for grading or construction, then the archaeologist shall update the studies accordingly. This may include, but is not limited to, updated records searches, field surveys, and evaluations of eligibility (NRHP) and significance (CRHR).
 - Where feasible, cultural resources that have been evaluated as eligible or significant shall be avoided. If adverse effects (significant impacts) to resources are proposed, then the archaeologist shall develop a mitigation plan. Avoidance and mitigation plans shall not conflict with the Memorandum of Agreement for compliance with Section 106 of the National Historic Preservation Act.
 - The qualified archaeologist shall submit copies of all relevant documentation to the County to demonstrate that the project area has been adequately surveyed and that all resources have been evaluated for eligibility and significance, and that appropriate mitigation measures are in place where applicable. Copies of all documentation shall be sent to the California Historical Resources Information System (CHRIS).

Policy #	Policy
5.23	Publicly accessible trails and facilities in open space areas shall be located to ensure the integrity and preservation of historical and cultural resources as specified in the Open Space Management Plan and Historic Properties Treatment Plan.
5.24	Views toward cultural resources from publicly accessible trails and facilities shall be protected, where appropriate.
5.25	Any interpretive displays near cultural resources shall be unobtrusive and compatible with the visual form of the resources.
C.5 ENERGY EFFICIENCY	
8.11	All buildings shall exceed energy efficiency standards in Title 24, Part 6 of the 2008 California Building Standards Code by a minimum of 15 percent, according to the performance method prescribed in the code (CALGreen Residential: A4.203.1; Nonresidential: A5.203.1; CAPCOA BE-1).
8.12	All buildings should, if feasible, incorporate site design measures that reduce heating and cooling needs by orienting buildings on the site to reduce heat loss and gain, depending on the time of day and season of the year.
8.13	Cool roofing materials shall be encouraged in both residential and nonresidential buildings, consistent with CalGreen Tier 1 voluntary measures (CALGreen A4.106.5 for Residential; A5.106.11.2 for Nonresidential).
8.14	All buildings shall be designed to incorporate the use of high quality, energy-efficient glazing to reduce heat loss and gain.
8.15	All buildings shall include programmable thermostats, home energy management systems, or other similar technologies (CAPCOA BE-2).
8.16	Appliances and any applicable equipment installed prior to occupancy shall be EnergyStar certified, including residential appliances and HVAC systems, nonresidential appliances, office equipment, HVAC, and lighting control systems (CAPCOA BE-4).
8.17	Any covenants, conditions, and restrictions shall allow for the temporary use of clothes lines, drying racks, or similar temporary structures, in order to encourage natural air-drying of laundry and conservation of energy.
8.18	The use of vegetative or man-made shading devices for east-, south-, and west-facing walls with windows shall be encouraged in order to reduce heat gain. Where feasible, wall surface materials shall be minimum SRI 25 (aged), for 75 percent of opaque wall areas (CALGreen A5.106.7).

Policy #	Policy
8.19	All new construction shall obtain third-party commissioning and verification prior to occupancy to ensure that all building systems and components are planned, designed, installed, tested, and operated and maintained to meet the owner's project requirements (CALGreen 5.410.2 for commercial and, A4.207.2 for residential; CAPCOA BE-3).
8.20	Lighting in publicly- or commonly-accessed outdoor areas in all Village Residential - Medium and Village Residential - High, Civic-Limited Commercial, and Village Park designations shall both minimize energy use and protect dark-sky conditions through the installation of high-efficiency LED or similar lighting with automatic, dimmable controls (CAPCOA LE-1; LE-2).
8.21	Public street-lighting shall be high-efficiency LED (light emitting diode) or incorporate similar technologies, and be designed with automatic, dimmable controls to both minimize energy use and protect dark-sky conditions, as allowed by the local public agency (CAPCOA LE-1).
8.22	Commercial, residential, and public buildings shall be designed to allow for the installation of renewable energy systems including active solar, wind, or other emerging technologies, and shall comply with the following standards: <ul style="list-style-type: none"> ▪ All buildings shall, at a minimum, be prewired for future solar photovoltaic (PV) system installation. Conduit shall be installed from the building roof or eave to a location within the building identified as suitable for future installation of a charge controller (regulator) and inverter (CALGreen A5.211.4); ▪ Where applicable, rooftop PV arrays or solar water heating systems (SWHS) shall be installed in accordance with the State Fire Marshal safety regulations and guidelines; ▪ Standard rooftop mechanical equipment shall be located in a manner that does not preclude the installation of solar panels; ▪ Alternative energy mechanical equipment and accessories installed on the roof of a building shall be integrated with roofing materials and/or blend with the structure's architectural form, if feasible ; and ▪ Any covenants, conditions, and restrictions shall allow for the installation of appropriate solar energy collection systems or other architectural features to collect, store, or utilize renewable energy on-site, provided that the systems comply with design guidelines and height limits established in the Specific Plan development standards and applicable provisions of the County Code.
8.23	Solar water heating systems, radiant heating systems, or similar types of energy efficient technologies, shall be required in commercial and multi-family buildings, and encouraged in single-family homes and swimming pools, where applicable.

C.6 FINANCING

9.1	The Specific Plan shall fund its proportional share of regional backbone infrastructure costs, and the full costs for primary and secondary backbone infrastructure as detailed in the Public Facilities Financing Plan and any associated Development Agreement.
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Policy #	Policy
9.2	The Specific Plan shall fund its proportional share for schools through the payment of school impact fees or other funding sources (such as a CFD).
9.3	The Specific Plan shall fund the full cost (capital improvement and maintenance) of neighborhood parks.
9.4	El Dorado County impact and capital improvement fees generated by the Plan Area shall be used to fund Specific Plan backbone infrastructure and public facilities where allowed by law. Any such fees may be combined with other available funds where allowed by law, including, but not limited to, private sources described in the Public Facilities Financing Plan, grants, and the like.
9.5	One or more Community Facilities Districts for the Specific Plan may finance backbone infrastructure, public facilities costs, and other eligible improvements and/or fees.
9.6	Create one or more Landscape and Lighting Assessment Districts or Master Owners' Associations in the Plan Area for the maintenance and operation of public improvements and public open space.
9.7	Explore alternative funding sources for the on-going operation and maintenance of the public open space including such options as grants and non-profit foundations.

C.7 GEOLOGIC HAZARDS

5.1	All construction activities within an Asbestos Review Area shall adhere to El Dorado County AQMD Rule 223-2 – Fugitive Dust and Asbestos Hazard Mitigation. Prior to ground disturbing activities, the County shall approve an Asbestos Dust Mitigation Plan.
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C.8 HOUSING

3.7	Provide a range of housing choices from small-lot single-family residences to multi-family attached dwelling units, furthering home-ownership and rental opportunities for a range of ages and income levels.
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C.9 LAND USE

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| 3.1 | The Plan Area shall be an integral and complementary component of the El Dorado Hills community, and shall provide a range of facilities and services necessary for a self-contained community. |
| 3.2 | Establish new residential uses in a manner that blends densities with existing subdivisions and locate multi-family sites in proximity to existing services or public transit opportunities to minimize automobile use. |
| 8.1 | Minimum off-street parking requirements shall be flexible where shared parking arrangements, on-street parking, car-sharing, or other applicable measures or programs lead to reduced peak parking demand (California Air Pollution Control Officers Association (CAPCOA) PDT-1; CALGreen A5106.6 Parking Capacity). |
| 8.2 | Short term and long term bicycle parking and support facilities shall be provided in all Civic-Limited Commercial, Village Park, Village Residential - Medium, and Village Residential - High designations in accordance with CALGreen Nonresidential Tier 1 Voluntary Measures (see CALGreen A5 106.4; CAPCOA SDT-6 and 7). |
| 8.3 | Off-street parking in all Civic-Limited Commercial, Village Park, Village Residential - Medium, and Village Residential - High land use designations shall include a minimum number of dedicated public parking spaces for Low-Emitting and Fuel-Efficient Vehicles , in accordance with CALGreen Nonresidential Tier 1 Voluntary Measures (see CALGreen A5.106.5.1 for specific standards). |
| 8.4 | Off-street parking in all Civic-Limited Commercial, Village Park, and Village Residential - High designations shall provide some dedicated parking for plug-in electric vehicles (PEVs) and install minimum Level 2 PEV charging stations in each dedicated PEV parking space, in accordance with CALGreen Nonresidential Tier 1 Voluntary Measures (see CALGreen A5.106.5.3 for specific standards; CAPCOA SDT-8). |
| 8.5 | Off-street parking in private garages or other dedicated enclosed off-street parking spaces in all Village Residential - Low and Village Residential - Medium designations are encouraged to be pre-wired for future installation of minimum Level 2 PEV charging stations, in accordance with Section 406.7 of the California Building Code. |
| 8.6 | Electrical outlets shall be provided along the front and rear exterior walls in all Residential designations to allow for the use of electric landscape maintenance tools (CAPCOA A-3). |

Policy #	Policy
8.7	The use of “cool pavement” materials will be encouraged, where feasible and subject to the approval of the local agency, in the designs and specifications for all paved surfaces, including, but not limited to, sidewalks, driveways, parking lots, and streets; thereby reducing surface temperatures and radiant heat from paved surfaces. Cool pavements include those meeting Solar Reflectance Index (SRI) values of 29 or greater (LEED-ND GIB Credit 9: Heat Island Reduction).
8.8	Trees shall be interspersed throughout all parking lots so that in fifteen (15) years, fifty (50) percent of the parking lot will be in shade at high noon. At planting, trees shall be equivalent to a 15 gallon container or larger.
8.9	Solar canopies, intended to both shade parking lots and generate renewable energy, shall be encouraged.

C.10 LOW IMPACT DEVELOPMENT

- 8.48 Site-specific development projects shall incorporate LID design strategies to achieve the following:
- Minimize and reduce the impervious surface of site development by reducing the paved area of roadways, sidewalks, driveways, parking areas, and roof tops (see also reduced parking standards referenced in Section A.6 – Parking Requirements);
 - Break up large areas of impervious surface area and direct storm water flows away from these areas to stabilized vegetated areas;
 - Minimize the impact of development on sensitive site features such as streams, floodplains, wetlands, woodlands, and significant on-site vegetation;
 - Maintain natural drainage courses, to the extent feasible;
 - Provide runoff storage dispersed uniformly throughout the site, using a variety of LID detention, retention, and runoff techniques that may include:
 - Bio-retention facilities and swales (shallow vegetated depressions engineered to collect, store, and infiltrate runoff); and
 - Landscape buffers, parkways, parking medians, filter strips, vegetated curb extensions and planter boxes containing grass or other low-growing vegetation planted between polluting sources (such as roads or parking lots and a downstream receiving water body).
- 8.49 Seek to limit the use of pesticides, herbicides, or other toxic substances in post-construction landscape maintenance, in order to ensure that LID techniques achieve storm water quality and habitat protection goals. Integrated Pest Management (IPM) techniques shall be encouraged.

C.11 MOBILITY AND CONNECTIVITY

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| 4.6 | Reserve a location in the southwest segment of the Serrano Westside Planning Area for a U.S. 50 Highway pedestrian overcrossing. The incorporation of public art features is strongly encouraged to highlight El Dorado County's agri-tourism industry. |
| 4.7 | Develop a cohesive pedestrian network of public sidewalks and street crossings that make walking a convenient and safe way to travel. Provide direct links between streets and major destinations, such as future transit stops, parks, and shopping centers, when feasible. |
| 4.8 | Relocate the Class I bike path on El Dorado Hills Boulevard between Wilson Boulevard and Serrano Parkway to a riparian area on the western edge of the Serrano Westside Planning Area to improve pedestrian safety and eliminate potential vehicular conflicts. |
| 4.9 | Utilize the existing undercrossing at Serrano Parkway to provide an un-interrupted bikeway from Wilson Boulevard to U.S. Highway 50. |
| 4.10 | Applicants shall construct all trails and multi-use paths to ensure a minimum of 8' drivable width and 10' minimum vegetation clearance to allow for emergency response vehicles. The Wildfire Safety Plan may address additional clearance requirements. |
| 8.10 | The Master Owners' Association (MOA) shall work with area residents, businesses, and other interested parties, such as the Highway 50 Corridor TMA, to create or participate in a transportation management association (TMA), and prepare and implement a multi-strategy Transportation Management Plan (TMP) for the Plan Area. The TMP shall incorporate transportation demand management strategies as described in Section 8.4.2 (Transportation Demand Management), and will be managed through the TMA, as administered by the MOA or other similar organizations (CAPCOA TRT-1 through TRT-15). |

C.12 OAK WOODLANDS

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| 5.15 | Retain 80.15 acres of existing oak woodlands consistent with Option A of General Plan Policy 7.4.4.4 and the Biological Resources Study and Important Habitat Mitigation Plan (BRS/IHMP) dated February 10, 2014. However, if the County adopts Option B or a similar ordinance in the future, additional impacts and mitigation to the oak woodlands may occur subject to any required CEQA analysis and an amendment to this Specific Plan. |
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Policy #	Policy
5.16	<p>Implement the mitigation, conservation, and preservation strategies described in the BRS/IHMP, including, but not limited to, the following:</p> <ul style="list-style-type: none"> ▪ Design and cluster development areas to minimize oak woodland impacts and reduce habitat fragmentation. ▪ To limit disturbance and impacts to biological resources, infrastructure elements such as bridges, roads, utilities, and pipelines will be placed within previously disturbed locations, where feasible. ▪ Oak woodland restoration or enhancement will be conducted at a 1:1 ratio concurrent with development phasing as specified in the BRS/IHMP. ▪ Retain contiguous stands of oak woodland habitat and corridors connecting the stands. ▪ To minimize impacts on custom or individually pad-graded lots, the CC&R Design Guidelines will set forth special design and construction measures to minimize impacts to oak trees, such as limiting excessive pad grading through the use of raised foundations, piers, post and beam construction and other similar measures, to the maximum extent feasible. ▪ In addition to the County's site plan review and approval procedures, the Architectural Control Committee of the Master Owners' Association (Serrano Westside Planning Area) or the Design Review Committee of the CSD (Pedregal Planning Area) will review and approve site and improvement plans for custom or individually pad-graded lots prior to ground-disturbing activities. ▪ If necessary, pruning, cabling, and other corrective measures for preserved trees will be specified by an ISA-Certified arborist, and will conform to pruning standards of the ISA. ▪ Each tree or group of trees to be preserved within one foot of the drip line of ground disturbance will be protected with a fence or other acceptable methods, such as warning tape, indicating grading limits prior to any grading or movement of heavy equipment. Grading limit line demarcation should be removed following construction and prior to installation of landscaping material. ▪ Signs will be posted on all sides of grading limit lines surrounding an individual tree or group of trees stating that each tree is to be preserved. ▪ Prior to construction, awareness training will be conducted for all construction personnel regarding the importance of the oak woodlands, the locations of preserved trees within the vicinity of the construction area, and preservation measures that are in place to protect them. ▪ To the extent feasible, no landscaping requiring permanent irrigation will be installed within the drip line of any preserved heritage or landmark tree, and to the extent possible, run-off, particularly from landscape irrigation, will be directed away from the root zone. ▪ Excavating and/or trenching within the drip line of trees (or a distance of half the drip line, outside of the drip line) will be avoided whenever feasible. However, if unavoidable, any authorized cut or fill occurring within the drip line of any preserved tree should be supervised by an ISA-Certified arborist. ▪ Any and all exposed roots will be covered with a protective material during construction. ▪ Native tree replacement will be used to mitigate the removal of native trees within the area, subject to approval by the County. ▪ Procedures and protocols for tree preservation and protection will comply with standards established by the County. ▪ Oak trees required to be planted as a condition of construction will be maintained after completion of construction.

Policy #	Policy
5.17	The details of ownership, long-term maintenance, and monitoring of the conserved oak woodlands shall be specified in the Open Space Management Plan.
5.18	As part of any small lot tentative subdivision map application, planned development permit, grading permit, or other similar action that will impact oak canopy, applicants shall quantify site-specific and cumulative impacts, and prepare and submit a tree preservation and replacement plan for that phase of development.
5.19	For each lot in the VRL land use designation within the Pedregal Planning Area, the applicant shall prepare a development lot notebook to identify the building area for the primary structure where oak trees are allowed to be impacted. Any oak tree outside of the building area shall not be disturbed or removed unless deemed unhealthy or unsafe by an ISA-certified arborist. The applicant shall prepare the development lot notebook concurrently with the recording of the small lot final subdivision map.
5.20	<p>Administrative modifications to the Specific Plan development standards, including, but not limited to the following, are permitted as part of the Planned Development (PD) approval process in order to conserve additional oak trees within development parcels.</p> <ul style="list-style-type: none"> ▪ Reduced parking requirements; ▪ Reduced landscape requirements; ▪ Reduced front and rear yard building setbacks; ▪ Modified drainage requirements; ▪ Increased building heights; and ▪ Variations in lot area, width, depth, and site coverage.
5.21	When oak trees are proposed for preservation in a development parcel, ensure their protection during and after construction as outlined in the tree preservation and replacement plan. Once an individual residence or commercial building has received an occupancy permit, conserved trees on the property are subject to the requirements of the preservation plan.

C.13 OPEN SPACE

3.8	Set aside a minimum of 30 percent open space consistent with the El Dorado County General Plan.
3.9	Environmentally sensitive areas, such as significant wetlands and cultural resources, shall be protected in open space with landscape buffers as appropriate.

Policy #	Policy
5.26	Create an open space zone, which may contain limited recreation uses and facilities, storm water quality detention basins, water quality structures, wetland and tree mitigation areas, and other potential public utilities.
5.27	Open space areas shall incorporate sensitive natural resources, including oak woodlands, intermittent tributaries, steep hillsides, and cultural resources.
5.28	Locate Class I bike paths, or paved and unpaved trails throughout the open space, unless prohibited by state or federal agencies, or the Historic Properties Treatment Plan.
5.29	Carefully site infrastructure, including roads, wastewater and water facilities, trails, and trailheads to minimize impacts to oak woodlands, tributaries, hillside areas, and cultural resources.
5.30	The open space zone may provide opportunities for educational programs that highlight the value of the various natural features of the Plan Area.
5.31	<p>Prior to the submittal of the first small lot tentative subdivision map, prepare a Draft Open Space Management Plan (OSMP) that describes the following:</p> <ul style="list-style-type: none"> ▪ Plan purpose and objectives; ▪ General site description (vegetation, fuels, trails, fire environment, and environmental and cultural resources); ▪ Interim ownership; ▪ Long-term ownership; ▪ Funding options/alternatives; ▪ Anticipated maintenance costs; and <ul style="list-style-type: none"> ▪ Management recommendations (vegetation management/restoration, trail design standards, trail management, interpretive signage, prohibited activities, fuels management, environmental/cultural resource management, and vegetation monitoring). <p>The County shall review and approve the Draft OSMP prior to the approval of the first small lot tentative subdivision map.</p> <p>Prior to dedicating the open space, prepare a Final OSMP for the long-term management owner. The boundaries of the open space will be defined by the recordation of small lot final subdivision maps for the residential villages. Said dedication may occur before or after the recordation of the last small lot final subdivision map, upon agreement between the Project Proponent and the long-term management owner.</p>

Policy #	Policy
5.32	<p>Prior to the submittal of the first small lot tentative subdivision map, prepare a Wildfire Safety Plan (WSP) based on standards and mitigation measures appropriate to the moderate and high fire classifications of the Plan Area on the Cal Fire Hazard Severity Zone Map for El Dorado County. The WSP shall include the following:</p> <ul style="list-style-type: none"> ▪ Site and project description; ▪ Applicable codes and regulations; ▪ Fire department response capabilities; ▪ Site fire risk assessment (weather, fuels, topography, fire and ignition history, and potential fire behavior); ▪ Fire safety requirements (vegetation management, structural hardening site access, water availability, alternative materials and methods); and ▪ Project-specific recommendations. <p>The California Department of Forestry and Fire Protection and the responsible fire protection district shall review and approve the WSP prior to the approval of the first small lot tentative subdivision map.</p>
5.33	Outdoor open burning of vegetation in the open space and common areas is prohibited.

C.14 PLANTS AND WILDLIFE

5.11	Any special status vernal pool invertebrates shall be protected as required by state and federal regulatory agencies. Where protection is not feasible, vernal pool invertebrates shall be mitigated per the WMMP.
5.12	If appropriate habitat were to be impacted, the applicant shall obtain an incidental take permit to avoid impacts on the Valley Elderberry Longhorn Beetle (VELB), unless delisting has occurred.
5.13	Any special-status bat roosts shall be protected as required by state and federal regulatory agencies.
5.14	The El Dorado County Vector Control District will provide year-round mosquito and vector control in accordance with state regulations and its Mosquito Management Plan

C.15 POTABLE WATER, RECYCLED WATER, WASTEWATER, AND DRY UTILITIES

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| 7.1 | Design and construct the necessary potable water, recycled water for irrigation, wastewater, and storm water infrastructure required to serve the Plan Area. All infrastructure improvements shall follow the conceptual Water, Wastewater, Recycled Water, and Storm Water Master Plans, and shall be constructed in sequence to meet the immediate needs of the individual development projects. |
| 7.2 | Final master utility plans for water, recycled water, and wastewater shall be reviewed and approved by EID in a Facility Plan Report (FPR) at the improvement plan stage. |
| 7.3 | Final master utility plans for dry utilities (gas, electric, telephone, and cable) shall be reviewed and approved by the appropriate public utility purveyor in joint trench designs and composite plans at improvement plan stage. |

C.16 PUBLIC SERVICES *(Fire Protection, Solid Waste Collection, Schools, and Parks)*

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| 6.19 | The local fire protection district shall review and approve all discretionary applications for tentative subdivision maps, parcel maps, and planned development permits prior to County approval to ensure the adequacy of emergency water supply, storage, conveyance facilities, and access for fire protection. Recommendations may be incorporated as conditions of approval. |
| 6.20 | After the adoption of the Specific Plan and prior to the submittal of the first small lot tentative subdivision map, the Project Proponent will prepare a Wildfire Safety Plan (WSP). The California Department of Forestry and Fire Protection and El Dorado Hills County Water District will review and approve the WSP prior to the approval of the first small lot tentative subdivision map. |
| 6.21 | All construction projects shall be consistent with the County's Construction and Demolition Debris Diversion Ordinance to reuse or recycle a minimum of 65 percent (consistent with Policy 8.29 of this Specific Plan) of construction and demolition debris. |
| 6.22 | Green waste service for residential units shall be provided to the maximum extent feasible, and as determined by the El Dorado Hills CSD's Multi-Cart program and franchise agreement with El Dorado Disposal. |

C.17 RECREATION

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| 3.10 | Provide private neighborhood parks and public village parks at an overall minimum standard of 5 acres per 1,000 residents, linking them to residential areas and activity centers through a network of sidewalks, bike paths, and trails. |
| 3.11 | All multi-family and high-density residential sites are encouraged to incorporate on-site recreational amenities for their residents. |
| 6.1 | To promote walking and cycling, village and neighborhood parks shall be connected to the pedestrian and bicycle network. |
| 6.2 | Locate neighborhood parks reasonably central to the neighborhoods they are intended to serve. |
| 6.3 | Neighborhood parks shall be a minimum of 1 acre. |
| 6.4 | Acceptable amenities for neighborhood parks include open turf for unstructured play, landscape improvements, playground structures, site furnishings (picnic tables and shelters, benches, bike racks, drinking fountains, trash receptacles, etc.), site identification and interpretive signage, basketball court (full or half), natural areas, and walking paths. Sports fields, artificial turf, off-street parking, and restrooms are not allowed. Examples of neighborhood parks include Serrano Villages B, D, G, and K1/K2. |
| 6.5 | For public parks to be owned and/or maintained by the EDHCSD, the Project Proponent will determine the type and design of the improvements in consultation with the EDHCSD. |
| 6.6 | For private neighborhood parks owned by the Master Owners' Association, the Project Proponent will determine the type and design of the improvements. |
| 6.7 | Village parks shall be located adjacent to public arterial or collector roadways. |
| 6.8 | Village parks (VP land use designation) shall be no less than 15 acres (based on the proposed maximum build-out), but may be less to reflect actual build-out. See Policy 6.18 for more information. |

Policy #	Policy
6.9	In addition to the acceptable amenities for neighborhood parks (refer to Policy 6.4), village parks may include sports fields (natural or artificial turf and lighted or unlighted); restrooms; active recreation facilities appropriate for the size, scale, and topography of the park; and off-street parking. Prohibited amenities include regional-scale facilities, large indoor facilities swimming pools, and large storage and maintenance buildings. Examples of village parks include Allan Lindsey Park and the planned park at Serrano Village J.
6.10	Park designs shall accommodate a variety of active and passive recreational facilities and activities that meet the needs of Plan Area residents of all ages, abilities, and special interest groups, including the disabled.
6.11	Village parks shall feature active recreational uses as a priority and may provide field lighting for nighttime sports uses and other activities as deemed appropriate by the EDHCSD.
6.12	Master plans shall be prepared for all public village parks and shall include a lighting plan, if applicable.
6.13	All park lighting fixtures shall be shielded and energy efficient.
6.14	Design and landscape parks to provide shade, easy maintenance, and water efficiency.
6.15	Public art is encouraged in village and neighborhood parks, where appropriate and feasible.
6.16	Easements and designated open space shall not be credited as park land acreage. These areas may be used for park activities, but not to satisfy Quimby park land dedication requirements.
6.17	Placement of stand-alone cell towers or antennas in village and neighborhood parks is prohibited.
6.18	The Project Proponent shall dedicate park land acreage consistent with Quimby park land dedication requirements. It is currently contemplated that the Project Proponent will dedicate a minimum of 13.32 acres of park lands to the EDHCSD as specified in the Public Facilities Financing Plan and any associated Development Agreement, provided the Plan Area builds out to its maximum dwelling count of 1,000 units.

C.18 STORM WATER

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| 7.4 | Storm water detention basins shall be reviewed and approved by the County prior to, or concurrently with, the first small lot tentative subdivision map. |
| 7.5 | Protect public health and safety by preventing the increase in potential flood hazard or damage to surrounding properties. |
| 7.6 | Treat urban runoff prior to discharging to a Water of the United States (i.e. creek or wetland) in accordance with the County's most current Drainage Manual for new developments. |
| 7.7 | Utilize Best Management Practices (BMPs) where feasible and appropriate. |
| 7.8 | Employ Low Impact Development (LID) practices as required by El Dorado County and in conformance with the County's storm water quality development standards. |

C.19 TRAFFIC CALMING

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| 4.11 | Reduce vehicular speed by designing local roads with narrower traffic lanes, roundabouts, well-marked pedestrian crossings, bulb-outs, or median treatments to improve pedestrian travel and comfort. |
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C.20 WASTE REDUCTION AND RECYCLING

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| 8.24 | Residential construction shall incorporate foundation systems, which result in not less than a 20 percent reduction in cement use in the foundation mix design through use of fly ash, slag, silica fume, or rice hull ash (CALGreen Residential A4.403.2). |
| 8.25 | Nonresidential construction shall use cement and concrete made with recycled products (CALGreen Nonresidential A5.405). |

Policy #	Policy
8.26	Residential and nonresidential construction shall incorporate efficient framing techniques, where applicable (Residential: CALGreen A4.404; Nonresidential: A5.404.1).
8.27	Residential and nonresidential construction shall incorporate sustainably-sourced, regional, bio-based, and reused materials, where applicable and available (CALGreen Res. A4.405 and Nonres. A5.405, CAPCOA MISC-3).
8.28	Prior to construction, applicants shall prepare a construction waste management plan for individual construction projects, in accordance with local and state requirements (El Dorado County C&D Waste Ordinance; CALGreen mandatory measures 4.408, 5.408).
8.29	A minimum of 65 percent of the non-hazardous construction waste generated at a construction site shall be recycled or salvaged for reuse (CALGreen A4.408.1; CAPCOA SW-2).
8.30	Topsoil displaced and stockpiled during grading and construction shall be placed in a designated area for future reuse and covered or protected from erosion (CALGreen A4.106.2.3).
8.31	One hundred percent of trees, stumps, rocks, and associated vegetation and soils resulting primarily from land clearing associated with subdivision construction shall be reused or recycled, to the extent feasible (CALGreen Mandatory Measure 5.408.4).
8.32	Any covenants, conditions, and restrictions shall allow for on-site composting of residential yard waste and non-hazardous household food waste.
8.33	On-site composting of commercial food waste, landscaping green waste, and other forms of organic waste shall be allowed in Civic-Limited Commercial and Village Park designations, in accordance with any applicable local and state regulations.
8.34	On-site reuse of compost and mulch shall be encouraged in privately-owned gardens and landscaping or within common landscaped areas in the Plan Area.
8.35	Easily-accessible, screened, and well-maintained recycling and composting areas shall be provided for the depositing, storage, and collection of all non-hazardous recyclable or compostable materials (including paper, plastic, glass, metal, and yard and food waste).

C.21 WATER CONSERVATION

- 8.36 Residential indoor water use shall be reduced by a minimum of 20 percent from the 2008 Plumbing Code baseline as demonstrated by the prescriptive fixture-based method or according to a water use baseline, in accordance with CALGreen Mandatory Measures (CALGreen Residential 4.303 and Nonresidential 5.303; CAPCOA WUW-1).
- 8.37 Nonresidential indoor water use shall be encouraged to be reduced by a minimum of 30 percent as demonstrated by the prescriptive fixture-based method or according to a water use baseline, in accordance with CALGreen Nonresidential Voluntary Tier 1 Measures (CALGreen Nonresidential 5.303; CAPCOA WUW-1).
- 8.38 Maximum flow rates for residential kitchen sink faucets shall not be greater than 1.5 gallons per minute at 60 psi (CALGreen Residential A4.303.1; CAPCOA WUW-1).
- 8.39 Waterless urinals and toilets shall be encouraged in all Civic-Limited Commercial and Village Park buildings or facilities, where applicable (CALGreen Residential A4.303.2; CAPCOA WUW-1).
- 8.40 A backbone recycled water system shall be designed and installed within the Serrano Westside Planning Area to supply recycled water to residential yards, commercial landscaping, park sites, landscape corridors, and other landscaped spaces. (CAPCOA WSW-1; EID Board Policy 7010).
- 8.41 The use of site-specific gray-water irrigation systems shall be encouraged in the Pedregal Planning Area, in accordance with CALGreen Tier 1 Voluntary Measures (CALGreen Residential A4.305.1; Nonresidential A5.304.8).
- 8.42 Nonresidential buildings and facilities in the Serrano Westside Planning Area shall be dual-plumbed for potable and recycled water systems for toilet flushing when indoor recycled water is available for use, if allowed by the enforcing authority (CALGreen A5.305.5).
- 8.43 Outdoor water conservation measures shall include weather-based irrigation controllers, low-water consumption irrigation systems, the establishment of water budgets, and other measures where applicable (CALGreen Residential 4.304 and A4.304, Nonresidential 5.304; CAPCOA WUW-3,4).

Policy #	Policy
8.44	Hydro-zoning techniques shall be incorporated into landscape designs for all post-construction landscapes (CALGreen A4.106.3; CAPCOA WUW-3).
8.45	A minimum 75 percent of the Plan Area planting palette shall feature California Central Valley and foothills native plant species as described in the most current edition of River-Friendly Landscape Guidelines and drought tolerant adaptive plant species (CALGreen A4.160.3; CAPCOA WUW-3, -5, -6). Neighborhood entry gateways and similar high visibility locations in the Plan Area may feature conventional ornamental plant species.
8.46	Consistent with CALGreen Tier 2 voluntary measures, all non-public uses within the Plan Area shall limit the use of turf to no more than 25 percent of the total landscaped area (CALGreen A4.106.3; CAPCOA WUW-5).
8.47	The use of turf is not allowed on slopes greater than 25 percent where the toe of the slope is adjacent to an impermeable hardscape (Model Water Efficient Landscape Ordinance adopted 9/10/09, Section 492.6).

C.22 WATER QUALITY

5.2	Except where impacts are necessary for road, trail, and/or utility crossings, natural drainage courses shall be avoided as required by state and federal regulatory agencies, and incorporated into the overall storm water drainage system.
5.3	Trails located within open space areas or corridors shall be designed to include soil erosion control measures to minimize sedimentation of nearby creeks and maintain the natural state of drainage courses.
5.4	Public recreational facilities (e.g., picnic areas and trails) located within open space areas or corridors shall be subject to urban storm water best management practices, as defined in Section 8 (Sustainability).
5.5	Best management practices (BMPs) shall be incorporated into construction practices to minimize the transfer of water borne particulates and pollutants into the storm water drainage system in conformance with the most current edition of the El Dorado County Land Development Manual, the El Dorado County Storm Water Management Plan, the El Dorado County Grading, Erosion and Sediment Control Ordinance, as well as NPDES permit requirements and State Water Resources Control Board's Construction General Permit requirements.
5.6	Preference shall be given to biotechnical or non-structural alternatives, over alternatives involving revetments, bank re-grading, or installation of stream training structures.

C.23 WETLANDS

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| 5.7 | Delineated wetlands shall be conserved to the greatest extent feasible within open space areas and corridors, or otherwise provided for in protected areas as required by the Section 404 Permit for the Plan Area. |
| 5.8 | Where conservation is not feasible, mitigation measures shall be carried out as specified in the Specific Plan EIR. |
| 5.9 | <p>Construction, maintenance, and monitoring of compensation wetlands shall be in accordance with requirements of the USACE, pursuant to the issuance of a Section 404 Permit. Compensation wetlands may consist of one of the following:</p> <ul style="list-style-type: none">▪ Constructed wetlands within designated open space areas or corridors in the Plan Area;▪ Wetland credits purchases from a mitigation bank; and/or▪ The purchase of land at an off-site location to preserve, enhance, restore, or construct mitigation wetlands. |
| 5.10 | As part of the Section 404 permitting process, the Project Proponent shall prepare a Wetland Mitigation and Monitoring Plan (WMMP). The WMMP shall include detailed information on the habitats present within the conservation and mitigation areas, the long-term management and monitoring of these habitats, legal protection for the conservation and mitigation areas (e.g., conservation easement or declaration of restrictions), and funding mechanism information (e.g., endowment). |



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