

2.0 VISION STATEMENT AND PLAN GOALS

2.1 Intent of the El Dorado County General Plan

The Plan must be consistent with the County's General Plan. According to the General Plan Land Use Map, the site is anticipated to accommodate residential development at various densities (Figure 2-1). The approximate developable acreage of the General Plan's land use designations for the property are summarized in Table 2-1.

Table 2-1

General Plan Land Uses for the Bass Lake Area

General Plan Land Uses	Acres*	% of Site
Community Regions		
High Density Residential	138.16	11.84
Medium Density Residential	855.33	73.31
Rural Regions		
Low Density Residential	173.31	14.85
Totals	1,166.80	100.00
*Acreage figures excludes area occupied by Bass Lake Road.		

2.2 Vision Statement

The Plan vision has been shaped through a series of public workshops and hearings. The vision for the Plan is as follows:

1. Maintain and protect the Plan area's natural beauty and environmental quality, by maintaining natural landscape features and the rural character, while accommodating new residential development and necessary support uses;
2. Maintain a visual separation between the communities of Cameron Park and El Dorado Hills;
3. Maintain open space areas between villages, and along roadways and streams;
4. Provide a circulation system to serve the Plan area that provides opportunities for circulation of vehicles, bicycles, and pedestrians;

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5. Provide for mix housing through a variety of housing types;
6. Improve and expand park and recreational facilities throughout the Plan area; and
7. Minimize visual impacts in the foreground area adjacent to U.S. Highway 50.

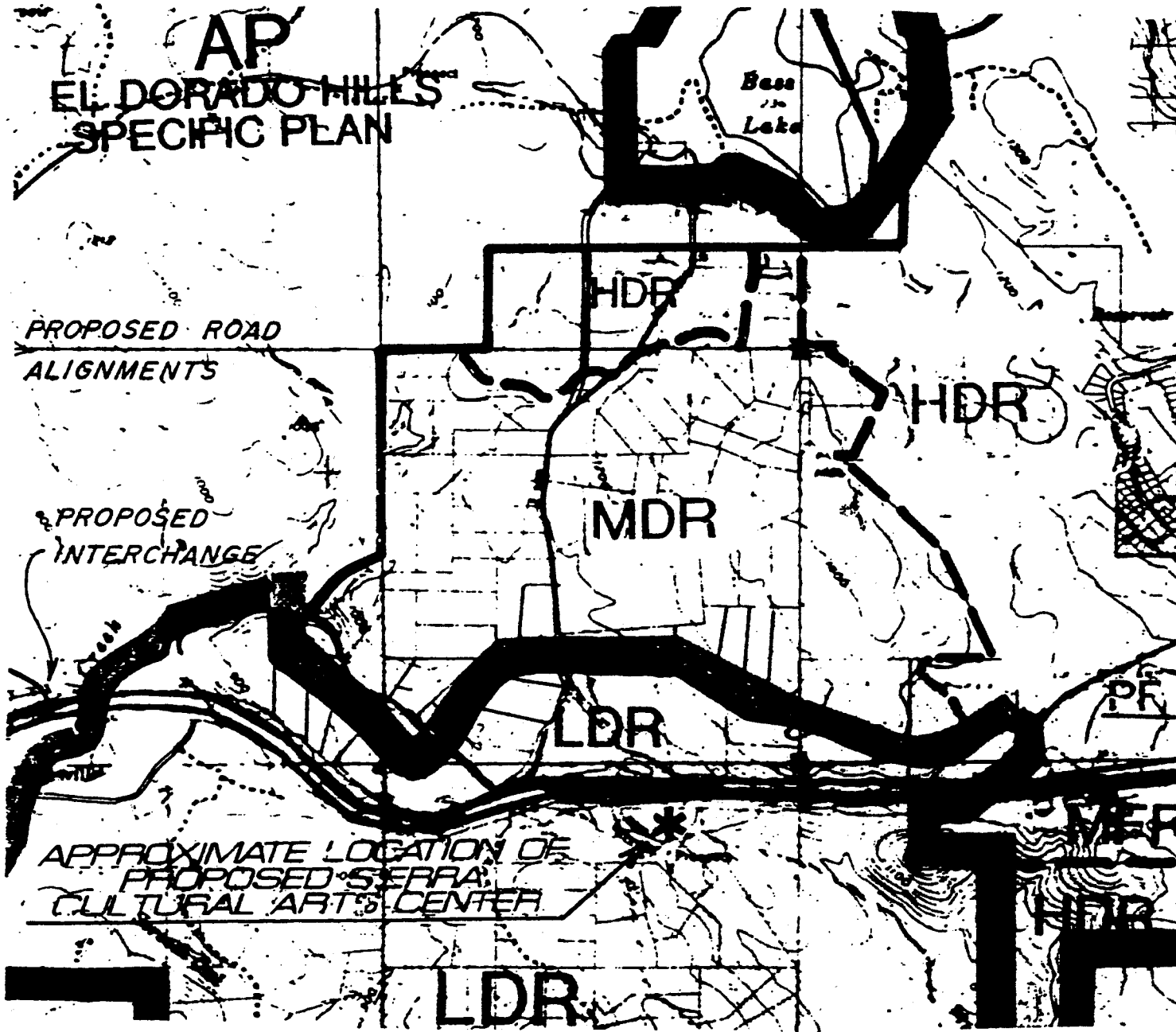
2.3 Specific Plan Goals

The Plan is intended to promote the vision of the Plan and the goals of the General Plan. Plan goals include the following:

1. To encourage comprehensively planned villages;
2. To create a functional, safe, and attractive residential community complimented by all necessary public facilities and services;
3. To create integrated open space and park amenities which enhance the quality of life for Plan area residents;
4. To facilitate development, while respecting and conserving the natural resources of the Plan area, that will continue to provide wildlife habitat
5. To provide mechanisms for the implementation, funding, enforcement, and maintenance of all aspects of this Plan;
6. To provide for the perception of open space of the site within the viewshed of U.S. Highway 50; and
7. To maintain visual and spatial separation between the Plan area and the adjacent communities to the west and east.

Figure 2-1

**General Plan Land Use Map
(Public Review Draft General Plan)**



HDR: High Density Residential (1-5 du/ac)
MDR: Medium Density Residential (1 du/1-5 ac)
LDR: Low Density Residential (1 du/5-20 ac)

2.4 Relationship to the El Dorado County General Plan

Government Code Section 65450 requires specific plans to include a statement of the relationship of the specific plan to the general plan. This section also states that a specific plan is prepared to implement the general plan. In addition, Section 65454 requires that a specific plan be consistent with the general plan. This section of the Bass Lake Hills Specific Plan describes the consistency of the Plan with the El Dorado County General Plan.

The following lists each of the applicable goals, objectives, and policies of the General Plan and describes how the Plan implements that policy or is otherwise consistent with its intent or requirements. The General Plan goals, objectives, and policies are shown in italics followed by a discussion of the consistency of the Plan with the policy.

LAND USE ELEMENT

GOAL 2.1: Land Use

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 balance uses that promote use of alternate transportation systems.

OBJECTIVE 2.1.1: COMMUNITY REGIONS

Provide opportunities that allow for continued population growth and economic expansion while protecting and preserving the character and extent of existing rural centers and urban communities, emphasizing both the natural setting and built design elements which contribute to the quality of life and economic health of the County.

Policy 2.1.1.2

Establish Community Regions to define those areas which are appropriate for the highest intensity of self-sustaining compact urban-type development within the County, based on the municipal spheres of influence, availability of infrastructure, public services, major transportation corridors and travel patterns, the location of major topographic patterns and features, and the ability to provide and maintain appropriate transitions at Community Region boundaries. These boundaries shall be shown on the General Plan Land Use Map.

Discussion: The Plan area is located within the underdeveloped eastern portion of El Dorado Hills (east of Serrano El Dorado) and adjacent to the west end of Cameron Park. The Plan area is located within the Community Region boundary with the exception of the southern portion of the Plan area located within the foreground of the U.S. Highway 50 viewshed which is located within the Rural Region. The property is bounded on the south by U.S. Highway 50 and is bisected by Bass Lake Road which runs north/south through the project site connecting U.S. Highway 50 with Green Valley Road. Public water and sewer service is available to serve the development proposed. (El Dorado County General Plan)

GOAL 2.6: CORRIDOR VIEWSHEDS

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

OBJECTIVE 2.6.1: SCENIC CORRIDOR IDENTIFICATION

Identification of scenic and historical roads and corridors.

Policy 2.6.1.1

A Scenic Corridor Ordinance shall be prepared and adopted for the purpose of establishing standards for the protection of identified scenic local roads and State Highways.

Discussion: As part of the preparation of the review draft El Dorado County Scenic Highways Ordinance dated June 1992, a viewshed study was conducted which identified the foreground and background viewsheds along U.S. Highway 50 from the City of Placerville to the El Dorado County/Sacramento County border. That portion of the Plan area located within the foreground viewshed of U.S. Highway 50 is located within the Rural Region and is designated LDR by the General Plan. The Plan designates this area Low Density Residential Planned Development (L.2PD) which allows for a maximum density of one dwelling unit per five acres. This is consistent with the General Plan and protects the foreground viewshed from U.S. Highway 50 by maintaining existing zoning and density. (El Dorado County General Plan, Bass Lake Hills Specific Plan Land Use Diagram)

CIRCULATION ELEMENT

OBJECTIVE 3.2.1: CONCURRENCY

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

Policy 3.2.1.1

Development proposals shall be reviewed to determine if significant traffic impacts or reductions in Level of Service (LOS) per Policy 3.5.1.5.11 will occur to existing public roads as a result of the proposed project. Project proponents shall be required to make necessary road improvements or to pay a traffic impact mitigation fee (TIM), or some combination of both, to accommodate increases in traffic caused by the proposed project.

Policy 3.2.1.2

Development review shall consider the adequacy of public and private roads for emergency vehicle access and for off-site traffic impacts. Inadequate roads shall be improved through such measures as "area of benefit" districts, fees, project approval conditions, assessment districts, or other means. Where no improvement or other acceptable mitigation measures are proposed to alleviate project induced situations concurrent with development, land development projects shall be denied.

Policy 3.2.1.3

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

Discussion: The Circulation Plan sets forth the location and design of the internal roadway system. Streets and roads will be constructed concurrently with the development of the Plan area. Appropriate road right-of-way will be acquired for Bass Lake Road to permit future expansion to four lanes. (Section 4.0)

GOAL 3.10. REDUCE VEHICLE DEMAND

Reduce the level of demand on County roadways through the implementation of policies and programs that minimize congestion and improve level of service.

OBJECTIVE 3.10.1: TRANSPORTATION ALTERNATIVES

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

Policy 3.10.1.1

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

Policy 3.10.1.3

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

Policy 3.10.1.4

Bus stops and turnouts shall be considered for inclusion into new developments.

Policy 3.10.1.5

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

Discussion: The Plan is designed to accommodate a variety of transportation options. A park-and-ride lot is provided at the northwest corner of Bass Lake Road and U.S. Highway 50. The Plan area will be provided non-vehicular access facilities, including a bicycle/pedestrian path along Bass Lake Road, bicycle paths along all local collector streets, and trails within public open space areas and parks. The Plan will also provide for the completion of the section of the Mormon-Carson National Historic Trail via the historic Clarksville Toll Road in conformance with the El Dorado County Hiking & Equestrian Trails Master Plan. (Section 4.0)

HOUSING ELEMENT

GOAL 4.1: HOUSING OPPORTUNITIES

A variety of housing opportunities by type, tenure, price, and neighborhood character to ensure the availability of decent housing within a suitable residential environment for all residents, regardless of income, race, gender, age, or any other arbitrary factor.

OBJECTIVE 4.1.1: HOUSING NEEDS

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

Policy 4.1.1.2

Specific plans need to address and provide for affordable housing.

Discussion: The Plan provides for a wide range of single-family residential densities which will accommodate a range of income levels from moderate to above moderate. The Plan anticipates the development of single-family attached units at the northern portion of the Plan area adjacent to the future commercial area. (Section 3.0)

OBJECTIVE 4.2.3: PLANNED DEVELOPMENTS

Use of planned developments to allow design flexibility and creativity to produce affordable housing.

Policy 4.2.3.1

Use of the Planned Development (PD) Combining Zone District shall be promoted to allow greater flexibility in development standards to encourage developers to include low- and moderate-income housing within residential developments.

Discussion: The application of the PD Combining Zone District will be required for the development of the entire Plan area to permit clustering, creation of open space, and allow for innovative design. Permitted flexibility in development standards should help reduce housing prices. (Section 3.3)

PUBLIC SERVICES AND UTILITIES ELEMENT

OBJECTIVE 5.1.2: CONCURRENCY

Ensure that adequate public services and utilities, including water supply, wastewater treatment and disposal, solid waste disposal capacity, storm drainage, schools, fire protection, police protection, and ambulance service are provided concurrent with discretionary development or through other mitigation measures provided.

Policy 5.1.2.1

Prior to the approval of any discretionary development, the Approving Authority shall make a determination of the adequacy of the public services and utilities to be impacted by that development. Where demand is determined to exceed capacity, the approval of the development shall be conditioned to require expansion of the impacted facility or service to be available concurrent with the demand, mitigated, or a finding made that a CIP project is funded and authorized which will increase service capacity.

Policy 5.1.2.2

Provision of public services to new discretionary development shall not result in a reduction of service below minimum established standards to current users.

Policy 5.1.2.3

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

Discussion: The Plan includes a Public Facility Financing Plan (PFFP) to ensure adequate funding of infrastructure needed to support Plan area development and to ensure that new development pays its share of infrastructure improvements. (Section 9.4)

OBJECTIVE 5.1.3: EFFICIENT DEVELOPMENT PATTERN

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

Policy 5.1.3.1

Growth and development and public facility expenditures shall be primarily directed to Community Regions and Rural Centers.

Discussion: The Plan area is located within the Community Region boundary with the exception of the southern portion of the Plan area located within the foreground of the U.S. Highway 50 viewshed which is located within the Rural Region. The property is bounded on the south by U.S. Highway 50 and is bisected by Bass Lake Road which runs north/south through the project site connecting U.S. Highway 50 with Green Valley Road. Public water and sewer service is available to serve the development proposed. (El Dorado County General Plan)

AGRICULTURE AND FORESTRY ELEMENT

GOAL 8.1: AGRICULTURE LAND CONSERVATION

Long-term conservation and use of existing and potential agricultural lands within the County, and limiting the intrusion of incompatible uses into agricultural lands.

OBJECTIVE 8.1.3: PROTECTION OF AGRICULTURAL LANDS

Protection of agricultural lands from adjacent incompatible land uses.

Policy 8.1.3.1

Agriculturally-zoned lands, including Williamson Act Contract properties, shall be buffered from increases in density on adjacent lands by requiring a minimum of ten (10) acres for any parcel created adjacent to such lands. Those parcels used to buffer agriculturally-zoned lands shall have the same width to length ratio of other parcels.

The Plan provides that development of those lands adjacent to agricultural lands shall maintain 10-acre minimum lot sizes to reduce conflicts with agricultural uses. (Section 7.3)

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