

## **3.0 LAND USE PLAN**

### **3.1 Specific Plan Land Use Summary**

The Plan provides comprehensive policy direction and public facility plans for the development of the 1,196-acre Plan area. Ultimately, the Plan area will accommodate a maximum of 1,458 dwellings and a population of approximately 4,811 persons (based on County average of 3.3 persons per dwelling) within eighteen separate, inwardly-oriented villages.

The Specific Plan Land Use Diagram is illustrated in Figure 3-1. A tabular summary of Plan land use is provided in Table 3-1 and a summary of village residential densities is shown in Table 3-2.

### **3.2 Land Use Concept**

The Plan provides for distinct residential villages that provide for a range of housing types and densities. The entire Plan area is divided into a series of eighteen (18) discrete villages defined by major streets and open space areas. Villages are inwardly focused and have limited opportunities for through vehicular traffic. The potential number of dwellings in each village ranges from 10 to 240.

Village densities range from 1 du/5 ac to 4 du/ac and vary throughout the Plan area. Maximum average densities (4 du/ac) are proposed at the north end of the Plan area, adjacent to a future commercial site within the EDHSP. Medium densities (1 du/ac) occur in a radial pattern away from the EDHSP commercial area. The LPD designation is introduced to specifically avoid sensitive visual, oak woodland and riparian resources and to provide a means to cluster development to enhance opportunities for more efficient infrastructure service. The U.S. Highway 50 foreground, 1 du/5 acres is the maximum allowable density.

A Conceptual Site Plan is provided in Figure 3-2 for purposes of illustrating the potential lotting pattern and placement of residential units following the development of the Plan area.

### LANDUSE DESIGNATION

- H4FD** = HIGH DENSITY RESIDENTIAL PLANNED DEVELOPMENT  
H4FD 1.0 UNITS PER ACRE AVERAGE DENSITY
- H3FD** = HIGH DENSITY RESIDENTIAL PLANNED DEVELOPMENT  
H3FD 1.5 UNITS PER ACRE AVERAGE DENSITY
- MFD** = MEDIUM DENSITY RESIDENTIAL PLANNED DEVELOPMENT  
MFD 1.0 UNITS PER ACRE AVERAGE DENSITY
- L7FD** = LOW DENSITY RESIDENTIAL PLANNED DEVELOPMENT  
L7FD 0.7 UNITS PER ACRE (1.4 ACRES PER UNIT) AVERAGE DENSITY
- L2FD** = LOW DENSITY RESIDENTIAL PLANNED DEVELOPMENT  
L2FD 0.2 UNITS PER ACRE (5.0 ACRES PER UNIT) AVERAGE DENSITY
- P** = PARK AND REZ
- F** = FIRE STATION SITE
- C** = COMMERCIAL

NOTES  
 1. ALL DEVELOPMENT DENSITIES ARE CALCULATED  
 ON A 600' X 600' GRID.  
 2. PARKS, SEE PARKS AND OPEN SPACE

### LANDUSE TABULATION

VILLAGE	AREA (ACRES)	LOTS
A	18.3	18
B	18.3	18
C	18.3	18
D	18.3	18
E	18.3	18
F	18.3	18
G	18.3	18
H	18.3	18
I	18.3	18
J	18.3	18
K	18.3	18
L	18.3	18
M	18.3	18
N	18.3	18
O	18.3	18
P	18.3	18
Q	18.3	18
R	18.3	18
S	18.3	18
T	18.3	18
U	18.3	18
V	18.3	18
W	18.3	18
X	18.3	18
Y	18.3	18
Z	18.3	18
AA	18.3	18
AB	18.3	18
AC	18.3	18
AD	18.3	18
AE	18.3	18
AF	18.3	18
AG	18.3	18
AH	18.3	18
AI	18.3	18
AJ	18.3	18
AK	18.3	18
AL	18.3	18
AM	18.3	18
AN	18.3	18
AO	18.3	18
AP	18.3	18
AQ	18.3	18
AR	18.3	18
AS	18.3	18
AT	18.3	18
AU	18.3	18
AV	18.3	18
AW	18.3	18
AX	18.3	18
AY	18.3	18
AZ	18.3	18
BA	18.3	18
BB	18.3	18
BC	18.3	18
BD	18.3	18
BE	18.3	18
BF	18.3	18
BG	18.3	18
BH	18.3	18
BI	18.3	18
BJ	18.3	18
BK	18.3	18
BL	18.3	18
BM	18.3	18
BN	18.3	18
BO	18.3	18
BP	18.3	18
BQ	18.3	18
BR	18.3	18
BS	18.3	18
BT	18.3	18
BU	18.3	18
BV	18.3	18
BW	18.3	18
BX	18.3	18
BY	18.3	18
BZ	18.3	18
CA	18.3	18
CB	18.3	18
CC	18.3	18
CD	18.3	18
CE	18.3	18
CF	18.3	18
CG	18.3	18
CH	18.3	18
CI	18.3	18
CJ	18.3	18
CK	18.3	18
CL	18.3	18
CM	18.3	18
CN	18.3	18
CO	18.3	18
CP	18.3	18
CQ	18.3	18
CR	18.3	18
CS	18.3	18
CT	18.3	18
CU	18.3	18
CV	18.3	18
CW	18.3	18
CX	18.3	18
CY	18.3	18
CZ	18.3	18
DA	18.3	18
DB	18.3	18
DC	18.3	18
DD	18.3	18
DE	18.3	18
DF	18.3	18
DG	18.3	18
DH	18.3	18
DI	18.3	18
DJ	18.3	18
DK	18.3	18
DL	18.3	18
DM	18.3	18
DN	18.3	18
DO	18.3	18
DP	18.3	18
DQ	18.3	18
DR	18.3	18
DS	18.3	18
DT	18.3	18
DU	18.3	18
DV	18.3	18
DW	18.3	18
DX	18.3	18
DY	18.3	18
DZ	18.3	18
EA	18.3	18
EB	18.3	18
EC	18.3	18
ED	18.3	18
EE	18.3	18
EF	18.3	18
EG	18.3	18
EH	18.3	18
EI	18.3	18
EJ	18.3	18
EK	18.3	18
EL	18.3	18
EM	18.3	18
EN	18.3	18
EO	18.3	18
EP	18.3	18
EQ	18.3	18
ER	18.3	18
ES	18.3	18
ET	18.3	18
EU	18.3	18
EV	18.3	18
EW	18.3	18
EX	18.3	18
EY	18.3	18
EZ	18.3	18
FA	18.3	18
FB	18.3	18
FC	18.3	18
FD	18.3	18
FE	18.3	18
FF	18.3	18
FG	18.3	18
FH	18.3	18
FI	18.3	18
FJ	18.3	18
FK	18.3	18
FL	18.3	18
FM	18.3	18
FN	18.3	18
FO	18.3	18
FP	18.3	18
FQ	18.3	18
FR	18.3	18
FS	18.3	18
FT	18.3	18
FU	18.3	18
FV	18.3	18
FW	18.3	18
FX	18.3	18
FY	18.3	18
FZ	18.3	18
GA	18.3	18
GB	18.3	18
GC	18.3	18
GD	18.3	18
GE	18.3	18
GF	18.3	18
GG	18.3	18
GH	18.3	18
GI	18.3	18
GJ	18.3	18
GK	18.3	18
GL	18.3	18
GM	18.3	18
GN	18.3	18
GO	18.3	18
GP	18.3	18
GQ	18.3	18
GR	18.3	18
GS	18.3	18
GT	18.3	18
GU	18.3	18
GV	18.3	18
GW	18.3	18
GX	18.3	18
GY	18.3	18
GZ	18.3	18
HA	18.3	18
HB	18.3	18
HC	18.3	18
HD	18.3	18
HE	18.3	18
HF	18.3	18
HG	18.3	18
HH	18.3	18
HI	18.3	18
HJ	18.3	18
HK	18.3	18
HL	18.3	18
HM	18.3	18
HN	18.3	18
HO	18.3	18
HP	18.3	18
HQ	18.3	18
HR	18.3	18
HS	18.3	18
HT	18.3	18
HU	18.3	18
HV	18.3	18
HW	18.3	18
HX	18.3	18
HY	18.3	18
HZ	18.3	18
IA	18.3	18
IB	18.3	18
IC	18.3	18
ID	18.3	18
IE	18.3	18
IF	18.3	18
IG	18.3	18
IH	18.3	18
II	18.3	18
IJ	18.3	18
IK	18.3	18
IL	18.3	18
IM	18.3	18
IN	18.3	18
IO	18.3	18
IP	18.3	18
IQ	18.3	18
IR	18.3	18
IS	18.3	18
IT	18.3	18
IU	18.3	18
IV	18.3	18
IW	18.3	18
IX	18.3	18
IY	18.3	18
IZ	18.3	18
JA	18.3	18
JB	18.3	18
JC	18.3	18
JD	18.3	18
JE	18.3	18
JF	18.3	18
JG	18.3	18
JH	18.3	18
JI	18.3	18
JJ	18.3	18
JK	18.3	18
JL	18.3	18
JM	18.3	18
JN	18.3	18
JO	18.3	18
JP	18.3	18
JQ	18.3	18
JR	18.3	18
JS	18.3	18
JT	18.3	18
JU	18.3	18
JV	18.3	18
JW	18.3	18
JX	18.3	18
JY	18.3	18
JZ	18.3	18
KA	18.3	18
KB	18.3	18
KC	18.3	18
KD	18.3	18
KE	18.3	18
KF	18.3	18
KG	18.3	18
KH	18.3	18
KI	18.3	18
KJ	18.3	18
KK	18.3	18
KL	18.3	18
KM	18.3	18
KN	18.3	18
KO	18.3	18
KP	18.3	18
KQ	18.3	18
KR	18.3	18
KS	18.3	18
KT	18.3	18
KU	18.3	18
KV	18.3	18
KW	18.3	18
KX	18.3	18
KY	18.3	18
KZ	18.3	18
LA	18.3	18
LB	18.3	18
LC	18.3	18
LD	18.3	18
LE	18.3	18
LF	18.3	18
LG	18.3	18
LH	18.3	18
LI	18.3	18
LJ	18.3	18
LK	18.3	18
LL	18.3	18
LM	18.3	18
LN	18.3	18
LO	18.3	18
LP	18.3	18
LQ	18.3	18
LR	18.3	18
LS	18.3	18
LT	18.3	18
LU	18.3	18
LV	18.3	18
LW	18.3	18
LX	18.3	18
LY	18.3	18
LZ	18.3	18
MA	18.3	18
MB	18.3	18
MC	18.3	18
MD	18.3	18
ME	18.3	18
MF	18.3	18
MG	18.3	18
MH	18.3	18
MI	18.3	18
MJ	18.3	18
MK	18.3	18
ML	18.3	18
MM	18.3	18
MN	18.3	18
MO	18.3	18
MP	18.3	18
MQ	18.3	18
MR	18.3	18
MS	18.3	18
MT	18.3	18
MU	18.3	18
MV	18.3	18
MW	18.3	18
MX	18.3	18
MY	18.3	18
MZ	18.3	18
NA	18.3	18
NB	18.3	18
NC	18.3	18
ND	18.3	18
NE	18.3	18
NF	18.3	18
NG	18.3	18
NH	18.3	18
NI	18.3	18
NJ	18.3	18
NK	18.3	18
NL	18.3	18
NM	18.3	18
NN	18.3	18
NO	18.3	18
NP	18.3	18
NQ	18.3	18
NR	18.3	18
NS	18.3	18
NT	18.3	18
NU	18.3	18
NV	18.3	18
NW	18.3	18
NX	18.3	18
NY	18.3	18
NZ	18.3	18
OA	18.3	18
OB	18.3	18
OC	18.3	18
OD	18.3	18
OE	18.3	18
OF	18.3	18
OG	18.3	18
OH	18.3	18
OI	18.3	18
OJ	18.3	18
OK	18.3	18
OL	18.3	18
OM	18.3	18
ON	18.3	18
OO	18.3	18
OP	18.3	18
OQ	18.3	18
OR	18.3	18
OS	18.3	18
OT	18.3	18
OU	18.3	18
OV	18.3	18
OW	18.3	18
OX	18.3	18
OY	18.3	18
OZ	18.3	18
PA	18.3	18
PB	18.3	18
PC	18.3	18
PD	18.3	18
PE	18.3	18
PF	18.3	18
PG	18.3	18
PH	18.3	18
PI	18.3	18
PJ	18.3	18
PK	18.3	18
PL	18.3	18
PM	18.3	18
PN	18.3	18
PO	18.3	18
PP	18.3	18
PQ	18.3	18
PR	18.3	18
PS	18.3	18
PT	18.3	18
PU	18.3	18
PV	18.3	18
PW	18.3	18
PX	18.3	18
PY	1	

**Table 3-1****Bass Lake Hills Specific Plan Land Use Summary Table**

Land Use	Description	Acres	Density (du/ac)	Dwelling Units	Population <sup>(2)</sup>
H4PD	High Density Residential	49.01	3.69	181	597
H3PD	High Density Residential	148.65	2.45	364	1,201
MPD	Medium Density Residential	437.09	1.50	655	2,162
L.7PD	Low Density Residential	360.92	0.62	225	743
L.2PD	Low Density Residential	171.14	0.19	33	109
Parks <sup>(1&amp;3)</sup>		19.40			
Required Open Space <sup>(3)</sup>		151.15			
Schools <sup>(3)</sup>		9.20			
(1 Elementary)					
Bass Lake Road		15.95			
Local Collectors <sup>(3)</sup>		44.75			
Park & Ride		1.00			
Fire Station Site		1.50			

(1) Acreage parks based on a standard of 5 acres per 1,000 population.  
(2) Population based on County standard of 3.3 persons per dwelling.  
(3) Included in residential gross acreage for density calculation purposes.

**Table 3-2****Summary of Residential Village Densities**

<b>Village</b>	<b>Acres</b>	<b>Density (du/ac)</b>	<b>Dwelling Units</b>	<b>Population</b>
A	38.83	2.99	116	383
B	34.53	4.00	138	455
C	38.15	1.91	73	241
D	31.28	1.85	58	191
E	23.42	1.96	46	152
F	28.11	1.74	49	162
G	78.84	1.61	127	419
H	54.38	1.75	95	314
I	60.38	2.34	141	465
J	34.28	1.58	54	178
K	34.59	1.71	59	195
L	85.24	0.67	57	188
M	56.08	1.11	62	205
N	204.52	0.68	140	462
O	134.21	0.98	132	436
P	121.53	0.32	39	129
Q	84.08	0.19	16	53
R	26.65	2.10	56	185
<b>TOTALS</b>	<b>1166.81</b>	<b>1.25</b>	<b>1458</b>	<b>4813</b>



### 3.3 Residential Development Standards

1. All village PDs shall include a visual simulation of project design from the following travel-way vantage points:
  - a. U.S. Highway 50 and Bass Lake Road eastbound off-ramp;
  - b. U.S. Highway 50 eastbound and El Dorado Hills Boulevard off-ramp; and
  - c. U.S. Highway 50 westbound at Crazy Horse Campground.

2. "Conservation setbacks" which include open space and conservation easements, recorded non-building setbacks, or any other method to permanently set aside property for the purposes of natural resources conservation shall be the primary method of protection for such resources. Commonly held open space areas within a PD can also be used to establish natural resource conservation areas.

"Conservation easements," as described in this Plan, require the restriction of development rights within a defined area to a public agency such as the County or the Community Services District (CSD). Commonly owned open space is owned and maintained by the homeowners association of the subdivision. It is a separate lot with a deed restriction restricting improvements to trails, public utilities and recreational facilities. A conservation easement or commonly owned open space does not, in and of itself, provide for access by the general public. Public access is provided only where public access easements are recorded, generally in conjunction with a pedestrian pathway. Also see Section 9.1.7 regarding conservation easements.

3. Neighborhood service zones within villages shall be permitted per Land Use Element Policy 2.3.9 of the General Plan. Non-residential uses such as daycare facilities, churches and group homes will be permitted within parcels identified for neighborhood service uses in accordance with the County Zoning Ordinance. Such facilities will be designed and constructed consistent with Plan design guidelines. Said facilities shall locate on corner lots at road intersections.
4. Newly subdivided residential lots shall not have direct access to urban collectors or primary local roads.
5. Villages shall be separated from Bass Lake Road, Country Club Drive, and primary local road pavement by landscape easements and unpaved right-of-way areas or berms which conform to Section 8.6, Design Guidelines, and the El Dorado Hills Community Services District (EDHCSD) Landscaping Guidelines.
6. Villages shall be zoned to include the PD Zone District overlay prior to development. Clustering of residential units shall be encouraged in order to maximize land use while conserving natural site features and resources and creation of open space.

7. Parking requirements shall comply with Chapter 17.18, Off-Street Parking and Loading of the El Dorado County Code. The use of common parking areas within villages is encouraged.
8. To preserve the natural appearance of the hillside in 20-30 percent slope areas, solid fences shall not be used, except within recorded building envelopes. Open fencing, such as wire, wrought iron and split rail, is permitted outside the building envelope.
9. As part of any subdivision application, the pre-designating and zoning of lands neighborhood service shall occur at a ratio of 2 acres per 40 units.

