

## SECTION 3. COMMERCIAL LAND USE ELEMENT

### 3.1 Concept

Commercial land uses are limited by the Specific Plan to the major commercial area designated by the El Dorado Hills/Salmon Falls Area Plan which lies south of Highway 50 at Latrobe Road and is designated in this plan as Villages "U" and "T"; a neighborhood shopping area in Village "J" in the vicinity of Bass Lake Road; a low-intensity office and professional park at Silva Valley Road and Highway 50; and an existing retail commercial center located at El Dorado Hills Boulevard and Highway 50. It is the intent of the Specific Plan to protect and preserve these designated commercial areas and to avoid a proliferation of commercial uses.

### 3.2 Characteristics of Commercial Land Use

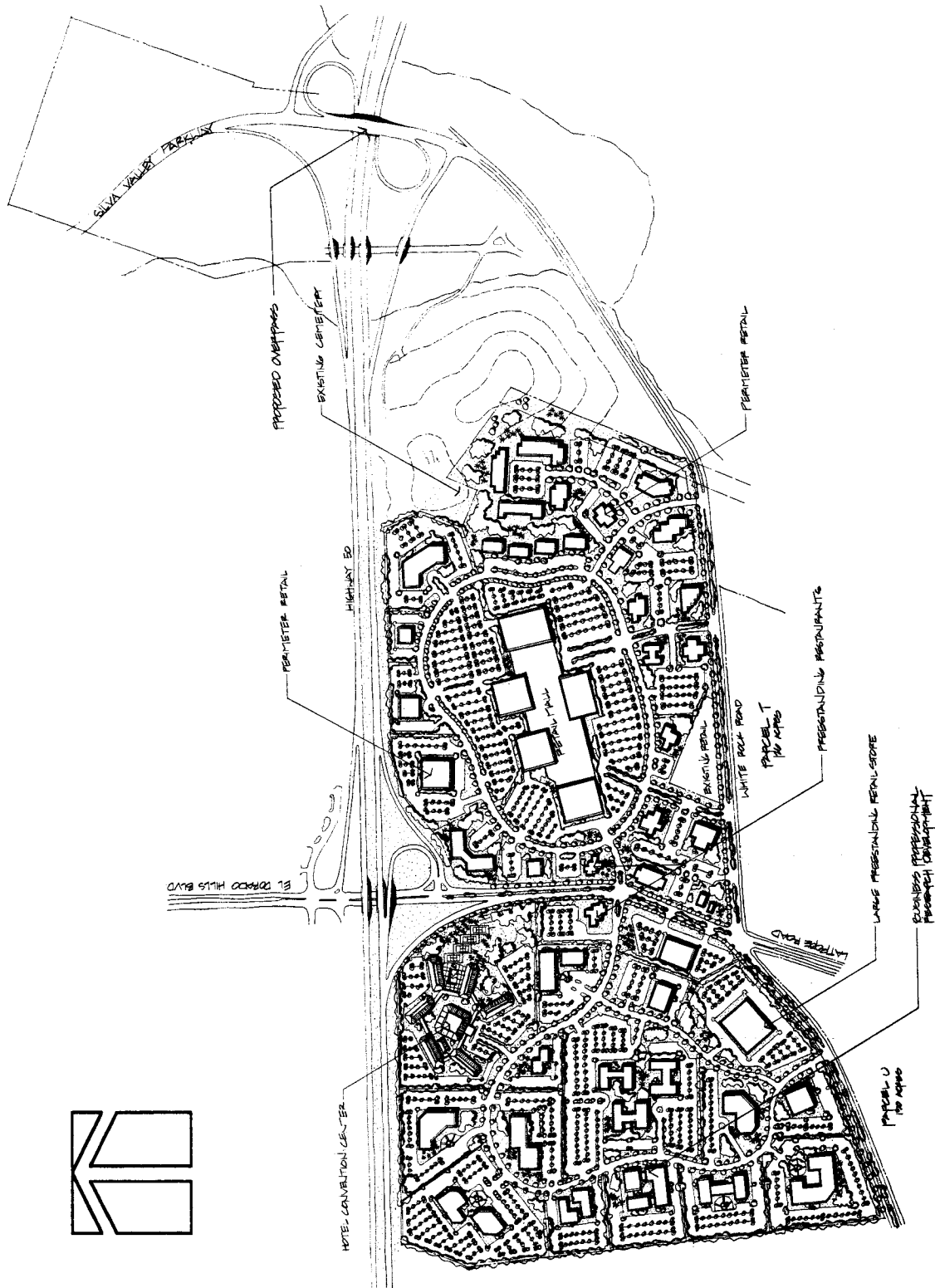
#### 3.2.1 Regional Commercial (Villages U and T)

These two villages, totaling approximately 256 acres, are intended to provide for commercial uses of greater variety and at a higher intensity than provided elsewhere in the Specific Plan area or in the greater El Dorado Hills/Cameron Park area. Further, in addition to serving the needs of area residents, commercial uses in this area will also serve Highway 50 travelers. Approximately 2.4 million square feet of floor space could accommodate a combination of retail and service commercial uses. The types of uses to be included in this area include, but are not necessarily limited to:

|                                      | Village T | Village U |
|--------------------------------------|-----------|-----------|
| Major retail department stores ..... | X         |           |
| Sporting goods .....                 | X         |           |
| Home improvement center .....        | X         |           |
| Automotive sales and service .....   | X         |           |
| Hotel/convention center .....        |           | X         |
| Restaurants .....                    | X         | X         |
| Medical facilities .....             |           | X         |
| Home furnishings .....               | X         |           |
| Highway commercial .....             | X         | X         |
| Office parks .....                   | X         | X         |

Interim commercial uses may be developed in this location to provide an economic base and services to the El Dorado Hills Community until the population can support a regional commercial center.

Figure 11  
 Conceptual Development Neighborhood #4



### 3.2.2 Village J (Bass Lake Area)

An area totaling 45 acres in this village designated for commercial use is intended to provide for a limited range of consumer goods and services. This area will constitute the primary convenience shopping center for the North and South Uplands Golf Course Neighborhoods and proposed developments east of Bass Lake Road. These uses are intended to meet most of the frequently recurring consumer needs of the Specific Plan area residents.

Types of commercial uses in this village include, but are not necessarily limited to:

- Grocery store
- Drug store
- Variety store
- Beauty/barber shop
- Restaurant/coffee shop
- Cleaners

Site design, architecture, and signage are intended to be harmonious with the Specific Plan concept and, in particular, with nearby residential uses of the village. Multifamily uses are expressly prohibited in this portion of Village J.

### 3.2.3 Specific Plan Area

Additional retail commercial uses may be required to serve the residential neighborhoods of the Specific Plan area. Any such additional shopping area shall be consistent with the goals and policies of the Specific Plan, shall be located to serve a particular neighborhood, and shall not exceed five acres in size. These additional locations will be sited to conveniently serve the trade area while minimizing traffic and noise impacts for the village.

### 3.2.4 Village Green/Community Center

The Village Green/Community Center will contain a limited number of retail commercial uses deemed compatible with the concept of the Center. A relatively small portion of the total building floor space will be available for such uses. Commercial uses at the Village Green/Community Center are intended to be secondary to the community service and recreation functions of the Center.

A complete description of this feature of the Plan Area is contained in Section 4 "Special Land Uses Element."

### 3.2.5 Golf Courses and Country Club Area

Provision of approximately 370 acres of open space will permit the layout of two 18-hole championship golf courses within the Plan Area. A pro shop, clubhouse, visitor accommodations, ancillary facilities, and restaurants will be permitted uses to complement the golf courses. In addition to serving the recreational needs of the community, the design of the golf courses provides a significant open space greenbelt throughout a large portion of the Plan Area.

### 3.2.6 Garden Office and Park Professional Center

In conjunction with the County's review of the Silva Valley Interchange, the County shall consider an area located adjacent to Highway 50 and Silva Valley Parkway, and exclusive of designated open space areas, to provide opportunities for office and professional uses to serve the Community. Because this area is located in a visually important area, development of these uses will incorporate substantial landscaping, and buildings shall be limited to a maximum of two stories. In addition, pole signs shall be prohibited and, to the maximum extent feasible, a single monument sign shall be used for public identification of the center. Site design, architecture, and lighting shall be harmonious with the Specific Plan concept and, in particular, nearby residential uses located opposite Silva Valley Parkway.

