

## **SECTION 4. SPECIAL LAND USES ELEMENT**

The El Dorado Hills Specific Plan includes special land uses that are essential to the character and function of this planned community. Among these are the "Village Green/Community Center," the golf courses, and the clubhouse complex. Given the special importance of these uses and the character of the uses found there, it is appropriate to identify them within a separate land use element.

### **4.1 Village Green/Community Center**

The Village Green/Community Center site contains approximately 27 acres. The proposed land use as shown on the Conceptual Illustration of Village Green/Community Center (Figure 12) is summarized as follows:

- a. Parkland: approximately 10 acres (including such uses as children's play area, tennis courts, hardcourt, picnic area, and lake).
- b. Community Center: approximately 16 acres including:
  - "The Green": approximately 2.0 acres
  - Buildings: approximately 120,000 to 150,000 square feet
  - Parking, plaza, and landscaped circulation areas: approximately 11.5 acres

The Village Green/Community Center is intended to provide a focal point for the community. Uses to be included are recreation and leisure services, public services, and some retail commercial enterprise. Building floor space will be devoted primarily to community, public, and leisure services. Commercial space will be used by providers of goods and services. A general description of the range of activities and land uses envisioned within the Center appears in the subsections that follow.

#### **4.1.1 Recreation Use**

A significant portion (approximately 40 percent) of the Center is to be developed as parkland and will include the recreation facilities listed above. An area called "The Green" is proposed for a turfed area that will be suitable for informal recreation and community activities such as picnics and local festivals. It will be comparable to the "village green" or "town square" of many older communities.

#### **4.1.2 Community Services**

Multifunctional space within the Village Green/Community Center complex will allow for community and repertory theater performances, concerts, and other entertainment. Space for an amphitheater and arts/cultural auditorium also will be available for theatrical and musical events. The Center will augment the recreational, cultural, and educational services offered at the Oak Ridge High School, the community park, Brooks School, and other parks and schools in the Plan Area. The proximity of the Center to the high school and community park will create a pattern of activity that will reinforce this area as the focal point of community life for El Dorado Hills residents.

#### 4.1.3 Leisure Services

The Community Center will provide areas suitable for leisure activities, allowing for informal discussions, card playing, reading, music, and travelogues. Portions of the Community Center may be specifically dedicated to a Senior Citizens Center, a Youth Center, or similar uses.

#### 4.1.4 Public Services

In fulfilling the role of a focal point for the community, it is appropriate that public functions be included in the Village Green/Community Center. Such uses may include, but are not limited to:

- Sheriff Substation
- Fire Station
- Post Office
- Library

#### 4.1.5 Retail Commercial

Retail activities are limited to small, convenience-oriented shops and consequently have little impact on, or relationship to, the retail centers located on Silva Valley Parkway, Highway 50, El Dorado Hills Boulevard, or the Bass Lake area. Such uses may include, but are not limited to:

- Cafe
- Delicatessen
- Bakery
- Child care
- Florist
- Gift shop
- Small, professional service offices
- Real estate offices
- Hair stylist/barber
- Cleaners
- Pharmacy

#### 4.1.6 Prohibited Uses

Certain uses are considered inappropriate to the character of the Village Green/Community Center and should be prohibited. These would include, but are not limited to:

- Major grocery market (over 15,000 square feet)
- Super drug store
- Home improvement materials
- Department store
- Franchise fast food with drive-through facilities
- Service station

#### 4.1.7 Circulation and Access to the Village Green

##### a. Vehicular Access

The Village Green/Community Center is bounded by three arterial streets, making vehicular access from all points in the Plan Area convenient. Parking will be provided in accordance with the County Parking Ordinance and those requirements determined during Design Review, as provided in the Design Guidelines. Onstreet parking shall be prohibited on the perimeter of the Village Green/Community Center. Parking requirements for recreational uses, joint uses of parking, and a park and ride lot also will be established during Design Review.

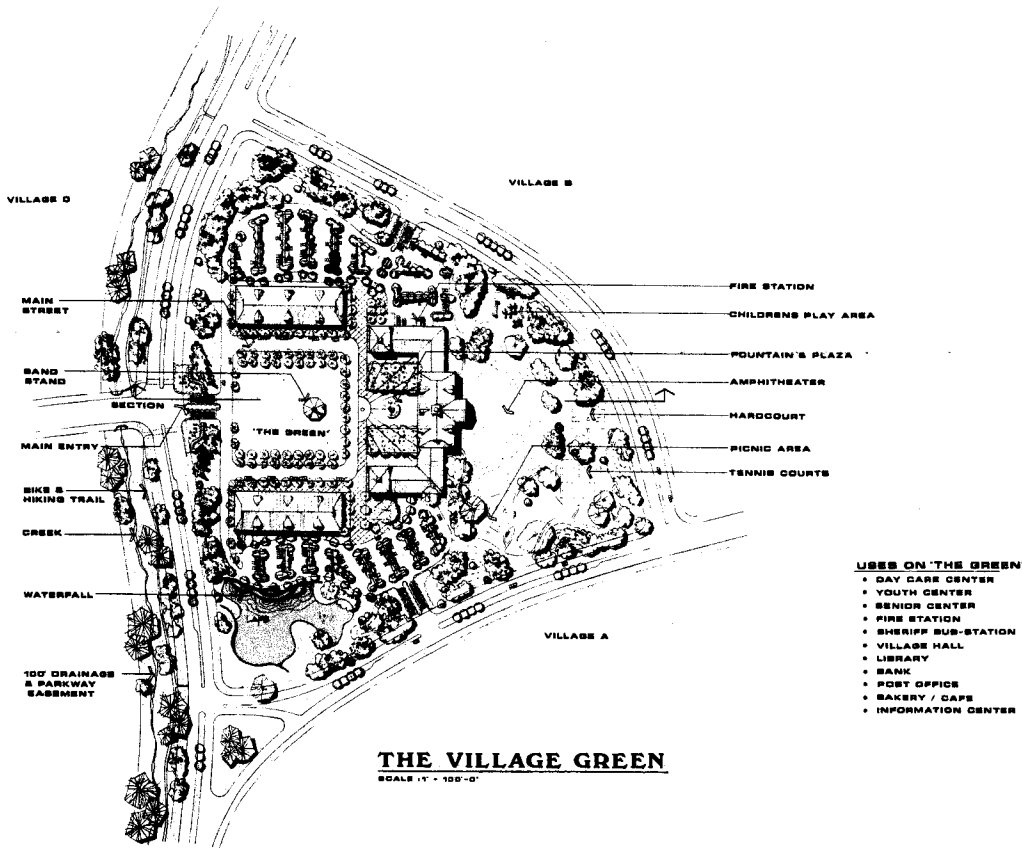
# EL DORADO HILLS

EL DORADO COUNTY, CA

## THE VILLAGE GREEN

(Illustrative) 4

Figure 12



**TYPICAL SECTION THROUGH THE VILLAGE GREEN**

NOT TO SCALE



**ELEVATION OF VILLAGE CENTER**

NOT TO SCALE

b. Pedestrian Access

The network of pedestrian paths and trails located throughout the Plan Area will be linked to the Community Center to facilitate nonvehicular access. Within the Community Center, well-defined pedestrian pathways will be provided.

c. Public Transportation

A bus stop, bus shelter, and bicycle racks will be installed in accordance with the architectural theme of the Village Green/Community Center. A park and ride lot also may be appropriate at the Center.

#### **4.2 Golf Courses and County Club**

The Specific Plan, in general, is centered around two potential golf courses and related country club facilities. The golf courses are located in low-lying areas and on intermittent drainage courses where the topography and natural features will accommodate such uses. The area containing each golf course is designated by the Specific Plan as "natural open space" and will remain in open space use until the courses are actually developed. The golf courses provide 370 acres of open space and will be the major recreational and land use attractions within the Plan Area.

Integration of residential development with the open space and recreational amenities provided by the golf courses, under provisions of the County's Planned Development Ordinance, enables greater flexibility in site planning and maximizes effective utilization of open space and preservation of natural areas. The precise location, layout, and boundaries of the golf courses in relation to open space and residential areas may vary upon final design. Although retained as open space prior to development, adjustments to the courses as presently shown will be necessary to accommodate natural features such as trees, rock outcroppings, and topographic changes identified during final design.

The courses are intended to incorporate the natural topography and drainage swales into the site design. Removal of existing trees will be limited, while additional trees will be of a variety indigenous to the area as required by the Design Guidelines.

To ensure that the boundaries of the courses blend visually with adjacent residential areas, fencing will be prohibited except where required for safety or security purposes. Where fencing is required, an open design shall be utilized, subject to site plan review.

The landscaping and water amenities of the golf courses, in conjunction with the elimination of grazing, will create beneficial conditions for riparian and other natural habitat where it does not now exist. The policies of this Specific Plan will encourage this habitat production and ensure its preservation and protection.

#### **4.3 Churches**

Two church sites are located in the scenic hillside areas near El Dorado Hills Boulevard and Wilson Boulevard. These two sites shall share a common access onto El Dorado Hills Boulevard. These sites are indicative of the appropriate character of sites for such uses, and additional sites also may be located within the Specific Plan area. The two designated church sites will remain as open space unless developed for churches.

#### **4.4 Other Uses**

Certain quasi-public uses are provided within the Specific Plan area to meet the needs of residents. Day care, senior care, and similar uses are likely to locate primarily within the Village Green/Community Center, but other locations within the Plan Area also may be suitable. Commercial recreation, such as a racquet club and lodge, are intended to be located in the vicinity of the golf course country club. However, other locations also may prove to be desirable over the buildout of the plan.

# EL DORADO HILLS

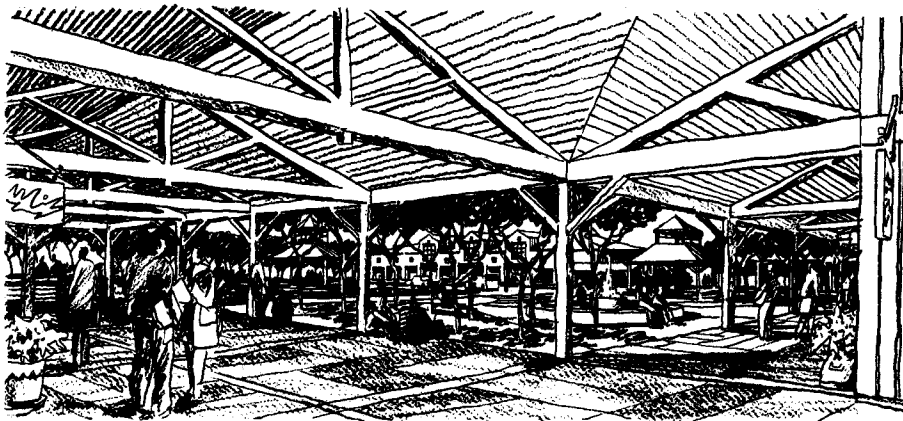
EL DORADO COUNTY, CA

## VIEWS OF THE VILLAGE GREEN (Illustrative) 5

Figure 13



VIEW OF THE GREEN



VIEW OF THE PLAZA

