

# Consistency with the El Dorado Hills/ Salmon Falls Area Plan

## Area Plan Goals

The following is a list of the Area Plan Community Goals and policies and an analysis of this Specific Plan as to the degree of consistency. Policies and goals from the El Dorado Hills portion of the Area Plan are enumerated as contained in the adopted El Dorado Hills/Salmon Falls Area Plan.

## General Goals

The citizens and property owners of the El Dorado Hills/Salmon Falls Area Plan feel that the quality of life currently enjoyed in the area should be maintained in the future by orderly growth which considers attractive, efficient and environmentally sound planning along with considering local values, issues and balanced needs of a growing community.

- A. The citizens of the Plan Area desire to retain the rural atmosphere while striving for a well-balanced community.
- B. Local planning efforts should include an integrated, comprehensive community plan that insures functional, healthy and aesthetically pleasing land uses.
- C. The integrity of the environment, quality of air, water and noise levels should be considered a priority in all development.
- D. Retention of a feeling of open space is desired through provision of open space areas, and consideration of viewsheds, ridgelines and natural features.
- E. Future development should consider the compatibility of land uses, scenic corridors and retention of basic natural and physical features of the community.
- F. Future residential development should be compatible with existing concepts.
- G. A local committee should be established to monitor local growth and design to assist the County in implementing the Plan.
- H. Residential, commercial and industrial land uses should be provided in a suitable area where existing developments are not adversely affected.
- I. Review of development should insure that high levels of services provided in the past are perpetuated as the area grows and that new services

and facilities will be developed for future development.

J. Efficient energy usage and conservation should be consistently encouraged in development.

K. Effective emergency and fire protection service is a high priority.

L. A quality circulation system, which safely and efficiently accommodates development and recognizes all transportation modes is desired for the Area

M. Development for additional recreational facilities through proper planning is a priority to local citizens.

N. Quality neighborhood school sites are a priority to local citizens and should be considered as the area grows.

**Consistency:** This Specific Plan supports all of these general community goals.

### Area Plan Policies

The following is a list of the Area Plan policies and an analysis of this Specific Plan as to the degree of consistency:

### General Policies (A.1-14)

1. "General Plan Amendments, Rezonings, Subdivisions, Parcel Maps and Special Use Permits", hereinafter referred to as "developments", shall be considered in light of presently available or projected required public utilities and public service capabilities. Subdivisions, parcel maps and special use permits may be approved upon the determination that adequate capacity is available or projected in all required public utilities and public services.

**Consistency:** Present and projected availability of public utilities and public service capabilities is appropriate for the proposed level of specific plan development.

2. Transitional land uses shall be designed into development projects in order to alleviate land use conflicts in differing residential density areas, commercial, industrial and agricultural areas. Typical transitions may consist of:

- a. Special Setbacks for Agricultural Protection (Section 17.06.150);
- b. Landscape areas;
- c. Densities between residential developments that blend existing development to the proposed density;

- d. Use of natural terrain and vegetation to separate incompatible land uses.

**Consistency:** The "Village" concept includes the scaling down of intensities from a commercial area to multi family to single family development. The Plan proposes a commercial area at the intersection of Green Valley Road and Francisco Drive with multi-family units surrounding this commercial area and single family development within three residential villages. Each village is separated by circulation or natural open space terrain. Since agricultural uses do not occur in the Plan Area, agricultural protection is not applicable.

4. Public facilities shall be considered in light of future development and growth within the Plan Area. Public use facilities, will include, but are not limited to, school sites, public buildings, "park 'n ride" lots, etc.

**Consistency:** The Plan supports this policy. However, the Plan Area identifies the existing Marina Village Intermediate School, the water treatment Plant, the fire station and the parks as the designated public facilities in the Plan.

5. The Plan has large areas designated for future urban development. These areas may be developed concurrently with the formation of the assessment districts to provide necessary public services. Developers may enter into development agreements with the County in order to meet the objectives of the Area Plan.

**Consistency:** This area is designated for urban development. Assessment districts and development agreements shall be utilized in the Plan Area.

9. All parcels one (1) acre in size or less shall be required to be supplied with both public water and sewer service. This policy shall only apply to those lands located within the El Dorado Hills portion of this land use plan.

**Consistency:** The Plan supports this policy.

10. All those areas general planned for high intensity use (commercial, industrial, SFR-HD, Single Family Residential-High Density and RM, Multi-Family Residential) shall not be rezoned until such time as a commitment for the required services for the requested zoning, e.g., public water and sewer, can be secured from the appropriate agency.

**Consistency:** The Plan strongly supports this concept. Developers in the Plan Area have received commitments for the required services for those areas requiring zoning.

12. To insure a sufficient vehicular and pedestrian system on commercial, industrial and multi-family properties, all development within this land use category shall be required to either improve street frontage, dedicate land for

right-of-way, provide a combination of the above prior to or in conjunction with a site plan approval or issuance of a building permit. Standards shall be developed by the County and be on file at the Planning Department.

**Consistency:** The Plan supports this requirement for improved street frontage and dedicating land for right-of-way in conjunction with a site Plan approval or issuance of a building permit.

13. The County shall establish a design review procedure to review construction design, landscaping and architectural considerations under a design control district for industrial, commercial and multiple family zones.

**Consistency:** The Plan supports this policy. Landscape Design guidelines have been developed.

14. The physical setting in the Plan Area shall be protected in the proposal review and approval process by: (items a-h)

**Consistency:** The factors described in Policies 14 a-h are addressed in various elements of the Specific Plan and in the Landscape Design Guidelines prepared for the Plan Area. Further, many of these factors are addressed by existing County ordinance and review procedures, and the environmental review process.

## Residential Policies (B.1-4)

1. Public water and sewer shall be required for high density and multi-family residential development.

**Consistency:** The Plan does provide water and sewer facilities for the 26.6 acres of multi-family development. High density development (defined as 3 units/acre or 5 units/acre with a PUD) will also be accommodated with water and sewer.

2. Residential developments in urban areas shall be developed as "villages" similar to the existing ones;

- a. Projects will be internally focused;
- b. Circulation shall be planned to enhance "village" identity.

**Consistency:** The Plan supports internal focus for projects and circulation has been designed to enhance "village" identity by the creation of a loop system and cul-de-sacs.

3. Within the high density land use designation, a maximum of three (3) units to the acre shall be allowed unless accompanied by a planned development, in which case five (5) units to the acre will be permitted.

**Consistency:** The Plan supports these densities.

**Commercial Land  
Use Policy  
(C.1-6)**

4. Within the multi-family land use designation, a maximum of twelve (12) units to the acre shall be allowed unless accompanied by a planned development, in which case twenty (20) units to the acre will be permitted.

**Consistency:** The Plan is consistent with this proposal. The multi-family land is designated not to exceed 16 DU/AC in a PUD.

1. El Dorado Hills Boulevard/US Highway 50 intersection shall be the major commercial center for the Plan Area.

**Consistency:** The Plan supports this policy.

2. Expansion of commercial land uses beyond what is shown on the land use map, shall be considered when accompanied with a specific development plan and a projected need has been demonstrated.

**Consistency:** Need has been demonstrated for the limited commercial proposed within the Plan. Commercial use is also proposed at this location in the General Plan.

3. Circulation within commercial developments shall be designed to be internal with minimal encroachments on the public thoroughfares.

**Consistency:** The Plan supports this policy.

4. Proposed new commercial development within one (1) mile of a school site shall require notification to the school district.

**Consistency:** The Plan supports this policy.

5. Commercial land uses shall be required to have public water and sewer.

**Consistency:** The Plan supports this policy. All commercial property in the Plan will have public water and sewer.

6. Commercial subdivisions, complexes and structures shall be required to include adequate landscaping and noise attenuation systems to reduce related business noise and provide a harmonious setting.

**Consistency:** The Plan supports the provision of a landscaped/noise attenuating corridor along Francisco Drive to reduce related business noise and provide visual relief.

**Recreation Policy  
(E.1-2)**

1. The El Dorado Hills Community Service District Recreation Master Plan and the El Dorado County Recreation Element of the General Plan shall be the guideline for future park and trail developments.

**Circulation  
Policy  
(F.1-7)**

2. A regional community park should be developed in the future, east of El Dorado Hills Boulevard, south of the SMUD utilities easement.

**Consistency:** The Plan supports both policies and also identifies the present park land needed for the projected Plan Area population. A regional community park is being developed outside the Specific Plan Area.

1. Future road extensions outlined on the Land Use Map shall be constructed as areas develop.

**Consistency:** The Specific Plan supports this concept. See Circulation Element Phasing.

2. A traffic circulation study shall be prepared and implemented for the Plan area which considers the land uses adopted by this Plan.

**Consistency:** This Specific Plan supports this proposal and could benefit from its analysis and recommendations.

3. A specific traffic study shall be prepared for El Dorado Hills, Francisco Drive and Green Valley Road. "Area of Benefit" type districts shall be considered, along with other means of financing which may be available, to accomplish those recommended improvements as identified with the study.

**Consistency:** The Specific Plan includes by reference a traffic impact analysis for the Northwest El Dorado Hills Specific Plan prepared by Omni-Means, Ltd. , October 15, 1986. The recommendations specified in the traffic analysis are included in the Specific Plan.

4. Transportation alternatives, which are cost effective, shall be strongly encouraged. A transit system linking employment and shopping areas with residential areas should be studied as the area grows. El Dorado Hills Boulevard and US Highway 50 shall be designated Transportation Corridors.

**Consistency:** Transportation alternatives which are cost effective were considered as it related to the "Village" concept versus the typical subdivision layout. The "village" concept with both looped and cul-de-sac circulation has been proposed in this document. The Plan supports a study of a transit system linking employment and shopping areas with residential areas.

5. Bus stops shall be considered for inclusion into new developments.

6. Potential "park 'n ride" lots as identified on the land use map, shall be considered with the development of those parcels.

**Consistency:** Bus stops and potential "park 'n ride" lots are included in the Plan.

**Historic Preservation  
Policy  
(G.1)**

1. Significant historical sites located within the Plan Area boundaries shall be protected. Upon application for a development, historical sites shall be identified and a means by which they will be protected shall be provided.

**Consistency:** Historical sites have been identified in the Plan Area and are addressed in the Northwest El Dorado Hills Specific Plan Environmental Impact Report. The EIR identifies specific mitigation measures that are to be taken to protect any significant sites found in the Plan Area.

**The following policies are not applicable to this Specific Plan:**

**A. GENERAL**

**Policy 3:** Marble Valley-Cowell Foundation property is located outside of the Plan Area.

**Policy 6:** Commitment for the required services from the appropriate agency has been made in the context of this Plan.

**Policies 7 & 8:** There is no agricultural land within the Plan Area.

**Policy 11:** Bass Lake Road is located outside the Plan Area.

**D. INDUSTRIAL**

**Policies 1-5:** There is no industrial land within the Plan Area.

**H. MINERAL RESOURCES**

**Policy 1:** There are no classified areas of mineral deposits within the Plan Area.