

EL DORADO
H I L L S



VALLEY VIEW

S P E C I F I C P L A N



A Community by



The
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C O M P A N Y

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Valley View Specific Plan

Prepared for El Dorado County Planning Department
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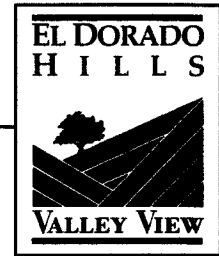
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1 Introduction

The development of new communities and large scale developments in California has brought increased attention to the complexity of the interrelationship of private and public investments in infrastructure and new facilities. This complexity has demanded greater comprehensiveness and a higher level of cooperation between property owners and local government. The use of Specific Plans has become more prevalent as a means of addressing such complex planning issues. The State Office of Planning and Research has noted that such plans do not replace the General Plan of a city or county but can act to modify it or enhance it in any of three ways:

- By acting as statements of planning that refine the general plan policies applicable to a specific area;
- By directly regulating land uses; and/or,
- By bringing together detailed policies and regulations into a focused development program.

State Requirements

Specific Plans are second only to the County's General Plan in the hierarchy of planning tools. They are sometimes regarded as a "bridge" between the more general policy statements and land use designations found in a general plan and individual development proposals. One major difference between a Specific Plan and other types of planning tools is that a Specific Plan is required to contain diagrams or descriptions of the major infrastructure components necessary to serve the project (*Gov. Code §65451*) and some discussion of the methods which may be undertaken to finance the infrastructure improvements described in the Plan.

As an unincorporated area, residents of El Dorado Hills receive services from a variety of public agencies and special districts as well as the County itself. Water, fire protection, parks and recreation and in some areas wastewater treatment are among the services provided by special districts. State law requires that special districts and school districts pay heed to adopted general and specific plans through their capital improvement plans in the acquisition of land and the construction of publicly owned facilities (*Gov. Code §65403*). While a provision exists in the law for overriding a finding of inconsistency with adopted general and specific plans by special districts, this requirement exists to further coordination and planning among agencies providing services to a local area.



Specific Plans in El Dorado County

El Dorado County has considered and approved a number of Specific Plans since the early 1980's. At least four of these have been located in El Dorado Hills and its surrounding area. These include the Northwest El Dorado Hills Specific Plan, the El Dorado Hills Specific Plan (*now Serrano*), the Bass Lake Specific Plan and most recently the Carson Creek Specific Plan. In each case these plans reflect the special circumstances of the planning area through their statements of public policy and their description of the process for development in each unique area. The El Dorado Hills Specific Plan was prepared by The Mansour Co. on behalf of El Dorado Hills Investors, Ltd., the same proponent as is the case for this Plan.

The Valley View Specific Plan

This Specific Plan for Valley View has been prepared under the direction of the County Planning Department. All costs for the preparation of the Specific Plan and related studies have been borne by the single land owner of properties within the Plan area at the time of its preparation, El Dorado Hills Investors, Ltd.

The Valley View Specific Plan will provide for orderly and unified development on approximately 2,037 acres of land. It covers an area located in the southeast section of what has historically been considered the community of El Dorado Hills and is the last large area of the community to be planned. The concept for development of Valley View closely follows the traditional concept of "villages" established in the original planning of the community. Valley View is, in fact, composed of three such villages: West Valley Village, East Ridge Village and White Rock Village.

The Valley View area has been given a number of urban land use designations in the El Dorado County General Plan (which were preceded by similar designations in the El Dorado Hills Area Plan). The arrangement of these designations as research and development, high density residential, Multi-family residential, and medium density residential areas is very generalized and does not represent precise planning of the site. This Specific Plan represents the next level of planning for the area by refining the location and limits of planned uses and, in most cases reducing the intensity or scope of permitted development. Development standards, implementation programs and design guidelines specifically tailored to the physical and environmental conditions found on the site have been included. In many cases these standards and programs function as *mitigation measures* and are intended to avoid or reduce the level of environmental impact associated with the process of the development of the Plan area.