



3 Planning Concept and Specific Plan Policies

The "Village Concept" finds expression in the Valley View Specific Plan as three distinct development areas: West Valley Village, White Rock Village and East Ridge Village. Because the physical setting of the Plan area is so diverse, these villages largely occupy land which shares similar conditions but are different from one another. Thus, the development concept for the Valley View Specific Plan is very much in the tradition of the historic pattern of residential neighborhoods in El Dorado Hills.

Of particular importance to the Valley View Specific Plan is its location in proximity to the major employment centers of the El Dorado Hills Business Park and Town Center. These manufacturing and retail commercial centers represent the largest concentration of employment in El Dorado County and one of the significant employment complexes in the region. Combined, they represent a potential for approximately 30,000 jobs.

The El Dorado County General Plan contains a number of objectives and policies pertaining to the desirability of minimizing employment commuting and reducing the burden of such trips upon Highway 50. The difficulty of achieving this is evident from the fact that most of the urbanized communities in El Dorado County are linked primarily by this single transportation route as is the entire County linked to the greater Sacramento metropolitan region by this same route. Few real opportunities of achieving a greater jobs-housing balance are possible because of this fact. Valley View, along with one or two other residential areas represent the rare opportunity to link housing choice to employment centers, even providing in the case of West Valley Village and White Rock Village an opportunity for nonvehicular commuting. For this reason the concentration of density exists in the General Plan and is carried out in this Specific plan nearest those employment centers.

Planning Concept

The underlying design concept for Valley View differs among the three villages. They offer diversity to potential homebuyers and future residents of El Dorado Hills in both the amenities they offer to potential residents and in terms of the location, affordability and other factors involved in housing choice. In the case of each village, this plan seeks to retain sufficient flexibility to respond to changes in residential market trends while ensuring a consistently high level of development quality within the overall concept for development.

West Valley Village

West Valley Village is a large subcommunity of approximately 638 acres located along Latrobe Road opposite the El Dorado Hills Business Park. This largest village within the Plan area is located in the southwestern portion of the site and consists of lowland rolling hillforms and flat land adjacent to Latrobe Road. Because West Valley Village is essentially devoid of tree cover and has a gently increasing slope, its pattern of development is generally uniform with increasing densities occupying the flatter terrain nearest the business park. A large, relatively steep, grass covered hillside provides a vertical backdrop to the village area. Within the village are a few intermediate ridgelines which receive special design treatment in this Plan.

West Valley Village is envisioned as a middle-priced, family oriented community with its centrally placed commercial and village center, internal trail/greenbelt system and local landform creating a unifying identity. The type of residential uses planned are predominately single family detached homes which occur in a mixture of graded and ungraded neighborhoods. Steeper areas within West Valley Village and exposed ridges will be developed with larger, estate-type lots on raised foundations. Flatter areas and those portions of the Village which are secluded from view by topographic and other elements will be graded into developable neighborhoods. A mixed use area described later in this Plan is situated on the westerly portion of the Village and is intended to blend attached single family dwellings, Multi-family uses and the possibility of more compact single family uses into the fabric of the village. These higher density uses will be developed in a compatible relationship to a limited amount of commercial services serving the neighborhood and within close proximity to major entrances of the El Dorado Hills Business Park.

At the northern end of West Valley Village is a 12 acre park, situated to contain the most prominent stand of oak trees in a setting of scattered rock outcroppings at the confluence of drainage systems. This "Oak Tree Park" is intended to preserve the native oak habitat and land form in its natural condition but may be improved with trails, picnic areas and other landscape improvements compatible with the natural values of the site. At other points of the Village will be a small neighborhood park within the Village Center and one of the planned elementary schools.

The Village Center will function as a thematic center-point, be both pedestrian and vehicle accessible, architecturally distinctive and provide an informal place for gathering and community events. The size and type of the retail component will depend upon needs and will be structured to be complementary to the commercial services offered in larger, nearby centers such as Town Center.

The design concept for West Valley Village also anticipates significant grading of developed areas in limited locations and the creation of building pads on each lot. Grading is intended to allow for the clustering of units within areas suitable for its intended

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density but not exposed to prominent public view. Because the area of each residential lot will be small, grading allows for the maximum utilization of the lots by homeowners. Grading of lots also allows for the engineered control of runoff to prevent sheet flows across lots and minimize drainage related problems over time. All grading will be conducted in a controlled fashion, subject to standards for maximum grade, drainage, erosion control, recontouring and landscaping contained within this Plan or incorporated in this Plan by specific reference.

Architecturally, all single family development within West Valley Village will be subject to a consistent level of review through an Architectural Review Committee process administered privately under the authority of recorded Conditions, Covenants and Restrictions (C.C.&R.'s). It will also implement special design programs such as standards governing the height of buildings, sufficiency of landscaping and compatibility of colors, textures and building massing which are given special consideration in this Plan in certain critical locations such as on ridgelines and along edges.

White Rock Village

White Rock Village, the smallest of the three villages proposed within Valley View, is located at the northern end of the Specific Plan area. It is bounded by White Rock Road on the north which places it within walking distance of the extensive commercial services under development in Town Center. Because of this relationship, White Rock Village will provide an opportunity for more affordable, higher density residential development. Carson Creek, which separates the area from a developed mobile home park on the west, and the El Dorado Hills Wastewater Treatment Plant on the southwest, also influences the design of White Rock Village by limiting the opportunity for interconnected roads and creating a need for buffering and separation.

A major element within White Rock Village is a community park of approximately 52 acres. Sited on generally flat land, this park can be developed with active ball fields and can accommodate sports and recreation facilities which meet the needs of community residents. No park of community scale currently exists in the southern portion of the El Dorado Hills area. The Parks Master Plan adopted by the El Dorado Hills Community Services District shows such a facility in White Rock Village and the adoption of this Specific Plan is a major step in the fulfillment of the overall community parks and recreation program. Part of this community park site may be dedicated in fulfillment of the requirements for park land dedication under County Ordinance.

The Community Park will also function as a buffer between the existing El Dorado Hills Wastewater Treatment Plant and developed uses within the village. It will extend westward across Carson Creek and will be designed to be accessible from both the north and east within White Rock Village.

Housing types within the village may include Multi-family apartments, Multi-family owner-occupied homes, townhomes and small lot single family residential detached.

East Ridge Village

East Ridge Village is the most remote residential area and lowest density of the three villages within the Valley View Specific Plan. It is intended to be developed as custom, semi-custom and production single family detached homesites designed to coexist with the natural terrain and native vegetation cover. East Ridge serves a function as a transitional land use between the intensively developed uses occupying the area around the Highway 50 interchange at Latrobe Road and the rural residential lands to the east and south. In its elevated position overlooking the community of El Dorado Hills and portions of the central valley, East Ridge Village also contains substantial view amenities which are highly desirable as custom residential properties.

East Ridge Village has been planned to limit the intrusion of residential structures into dominant ridgelines, enclose homes within the canopy of oak woodland and provide a transition in density to adjoining rural residential development on the border of the El Dorado Hills Community Region. The border of the village with the rural subdivisions of Marble Ridge and Ryan Ranch is also subject to design limitations that will ensure compatibility with adjacent developments and preserve the sense of privacy for their owners. No direct road connection is provided except for potential emergency access, necessary for the safety of residents of both areas.

The native oak woodland has been extensively studied. Its conservation through preservation of commonly owned and managed open space and protection in privately owned and managed areas which are transitional to the developed portions of lots is fundamental to this Plan.

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Specific Plan Policies

In addition to the policies derived from the El Dorado County General Plan which are cited in Chapter 2, this Specific Plan establishes a number of additional policies tailored to the development setting of Valley View.

Objectives for Overall Design Concept

1. Improve housing diversity within El Dorado Hills and the County of El Dorado by providing housing of various types within a variety of price ranges or rents.
2. Provide recreational and open space amenities accessible to all parts of the Plan area and all future residents.
3. Provide for higher density housing nearest employment and commercial centers and allow for a variety of housing types in these locations.
4. Provide transitions and buffering to surrounding rural residential neighborhoods.
5. Maintain and enhance landscape values of the site. Oak Tree Protection shall be carried out in conformance to the program described in Chapters 8 and 9 which emphasize the wildlife, aesthetic and fire protection considerations of certain oak woodland types and provides for management of woodlands transitional to developed areas and implementation of an oak regeneration program.
6. Provide underground utilities to all developed portions of the Plan area.
7. Provide a system of roadways designed to adequately handle projected traffic volumes while minimizing unnecessary grading in steeper portions of the site.

West Valley Village Policies

1. Residential development shall either be allowed as custom homes or production housing on prepared lots (*i.e.* mass pad graded lots) in situations which are of mild slope, or those lots which are substantially obscured from public view from adjacent major thoroughfares as a result of intervening topography or native terrain.



2. In graded areas, stormwater runoff shall be directed away from abutting lots, collected in subsurface drainage facilities and channeled to improved or natural facilities designed to handle project flows. Detention shall be provided as necessary to reduce peak flow conditions from impacting downstream properties.
3. Provide design controls on exposed intermediate ridges which limit grading and provide reduced densities (*See Chapter 9*).
4. Provide an aggressive landscaping program in both public and private spaces. Emphasize the use of drought tolerant and native species and provide for the use of reclaimed water in landscaping where feasible. Enhance natural oak regeneration in open space and lot transitional zones.
5. Create a village center consisting of neighborhood commercial and office uses and acting as a major node of activity.
6. Allow for mixed residential and nonresidential uses, encouraging innovation in design and fostering defensible space.

White Rock Village Policies

1. Establish a spatial and visual buffer between residential uses and the El Dorado Hills Wastewater Treatment Plant.
2. Create opportunities for more affordable housing, including rental housing and provide for higher density housing nearest to commercial uses present in Town Center East.
3. Protect residential areas and schools from 100 year stormwaters within the Carson Creek drainage.
4. Provide an attractive entrance statement to White Rock and East Ridge Villages from White Rock Road.

East Ridge Village Policies

1. Residential construction shall be allowed on a custom, semi-custom, or production basis. No mass pad grading shall occur but individual units may be constructed on foundation pads provided the preparation of the building site meets the criteria of the *Grading, Erosion, and Sediment Control Ordinance*.
2. Provide transitional densities adjacent to existing rural residential neighborhoods.

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3. Reduce the "footprint" of the developed portion of residential lots to provide an open landscape managed for fire protection, oak woodland conservation and interlinked wildlife corridors.

Architecture and Design Policies

1. An Architectural Review Committee shall be established under the provisions of the master CC&R's for the project which shall have the authority to review and approve building plans prior to construction.
2. A set of design guidelines shall be developed for the use of the Architectural Review Committee to ensure a consistent basis for its review of development plans. Such privately administered design guidelines shall be consistent with Chapter 9, Community Design but may provide additional controls on architectural style, the use of materials and color and on the siting of structures and other improvements.
3. Architectural review shall be limited to the siting of structures, landscaping, parking and access, exterior architectural treatment and signing and shall not regulate interior design.

Management and Construction Policies

1. All water, wastewater, electrical and telephone service lines shall be placed underground. Electrical transmission lines shall be underground to the extent feasible. Pumps, lift stations, transformers and other equipment may be located above ground but shall be installed in attractive enclosures and screened to the extent feasible.
2. Environmentally sensitive lands including wetlands may be managed by a public agency or private entity either through dedication in fee, through open space or conservation easements, or through provisions of the CC&R's. Where such environmentally sensitive land or buffer area is included within any private parcel, it shall be protected from development by appropriate restrictions or non-building designations made of record in the title of the property. Public access to environmentally sensitive areas shall generally be allowed but shall be directed away from wet areas or other fragile resources through designated paths, signing or other means.
3. Grading shall be conducted so as to minimize volumes, soften the effect of geometric cuts and fills and prevent unnecessary erosion. Grading shall be carried out in accordance with the standards of El Dorado County as contained in the *Grading, Erosion, and Sediment Control Ordinance*.

4. Construction activities shall be limited to 7:00 am to 7:00 pm, Monday through Saturday. Efforts shall be undertaken to minimize the adverse effects of construction including noise management and dust control. Watering or other dust control measures shall be followed during construction.

Public Financing Policies

1. Public improvements required to serve the project will be adequately financed and constructed in a timely manner, using public financing and/or private revenue sources.
2. Public financing programs will be equitable, financially feasible, and consistent with County guidelines and policies.
3. Bond proceeds will be efficiently allocated and utilized, subject to a combination of benefit, marketing, and public policy criteria.
4. All public financing programs shall be implemented to assure concurrency between the phasing of infrastructure and the phasing of development.