
2. INTRODUCTION

2.1 Purpose and Authority

The Promontory Specific Plan (Plan) implements the goals, policies and objectives of the El Dorado County General Plan to create planned communities in the Western portion of the County. The purpose of this Plan is to facilitate development of a balance community with a mix of housing, business, schools, open spaces, and recreation areas arranged to protect the unique qualities of the site.

The Plan has been prepared pursuant to the provisions of the California Government Code, Title, 7 Division 1, Chapter 3, Article 8, Section 65450 through 65457. California Government Code Section 65450 et seq. permits a jurisdiction to prepare specific plans for the systematic implementation of the General Plan as it relates to a particular area. The Code requires a Specific Plan to include a text and diagram which specify:

- The location and extent of land uses for the plan area;
- The identification and discussion of what facilities will be required to serve the land uses;
- Standards for development and preservation;
- A program to implement the plan; and
- A discussion of the relationship between the Specific Plan and the jurisdiction's General Plan.

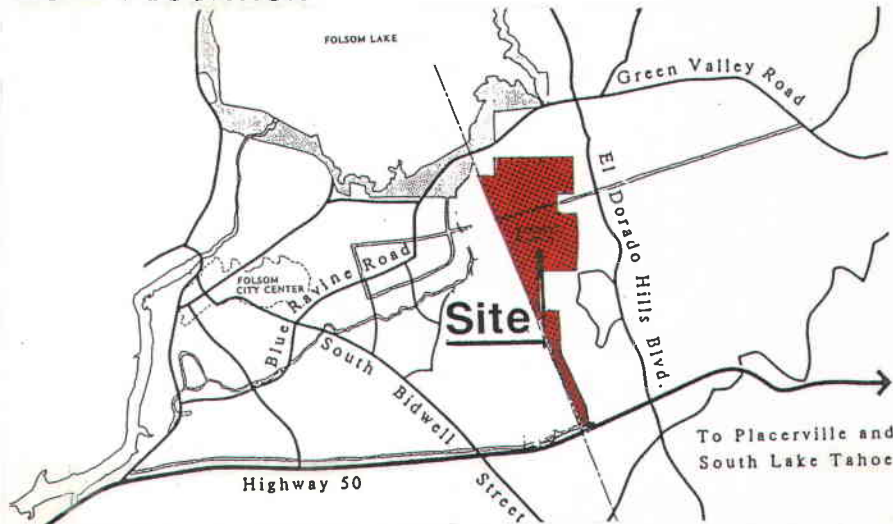
The Promontory Specific Plan was adopted by Ordinance #4470 and Resolutions 253-97, 254-97, and 255-97. Adoption of Ordinance #4470 rezoned the property to permit uses and require standards described in The Promontory Specific Plan. Resolution 253-97 certified the EIR for the project. Resolution 254-97 adopted the General Plan Amendment. Resolution 255-97 adopted findings of fact; a statement of overriding considerations; a mitigation monitoring program for the Specific Plan; and the adoption of The Promontory Specific Plan. It also binds landowners of the property, their assigns and successors in interest, to the conditions and mitigation measures adopted by the Board of supervisors for The Promontory Specific Plan.

The Promontory Specific Plan was amended on September 29, 1999, to incorporate the terms of a settlement agreement entered into between the County, the project applicant, and certain plaintiffs.

2.2 Location

The Promontory is located in El Dorado County adjacent to the County's western boundary. The 1,000 acre property stretches north from U.S. Highway 50 for approximately four miles. It is bounded on the east by El Dorado Hills and on the west by the City of Folsom, in Sacramento County.

FIGURE 1 LOCATION



2.3 Existing Conditions

Land Use

The Promontory was originally a part of Russell Ranch, which was used to graze cattle. No other land use has existed on the site with exception of two parallel transmission lines (one major, one minor) that bisect the site within a 300' utility easement.

Surrounding Land Use

Existing and planned developments surround The Promontory project. Developments underway include Stoneridge Village, Governors West, Parkview Heights, Ridgeview Village, and Ridgeview Village Estates. These projects, located to the east of the Plan area, offer lots ranging from one quarter acre to five acres in size, with an average density of 3.0 units per acre. North of The Promontory, several projects have been approved, including Crown Valley and San Francisco Oaks. In Folsom, on the western edge of The Promontory, the 1,700-acre Russell Ranch mixed use project is

being master planned. The approved density for the Russell Ranch is 3.0 units per acre. As depicted in Figure 2, Surrounding Land Use, The Promontory land uses and densities are lower than those of the surrounding area.

Topography

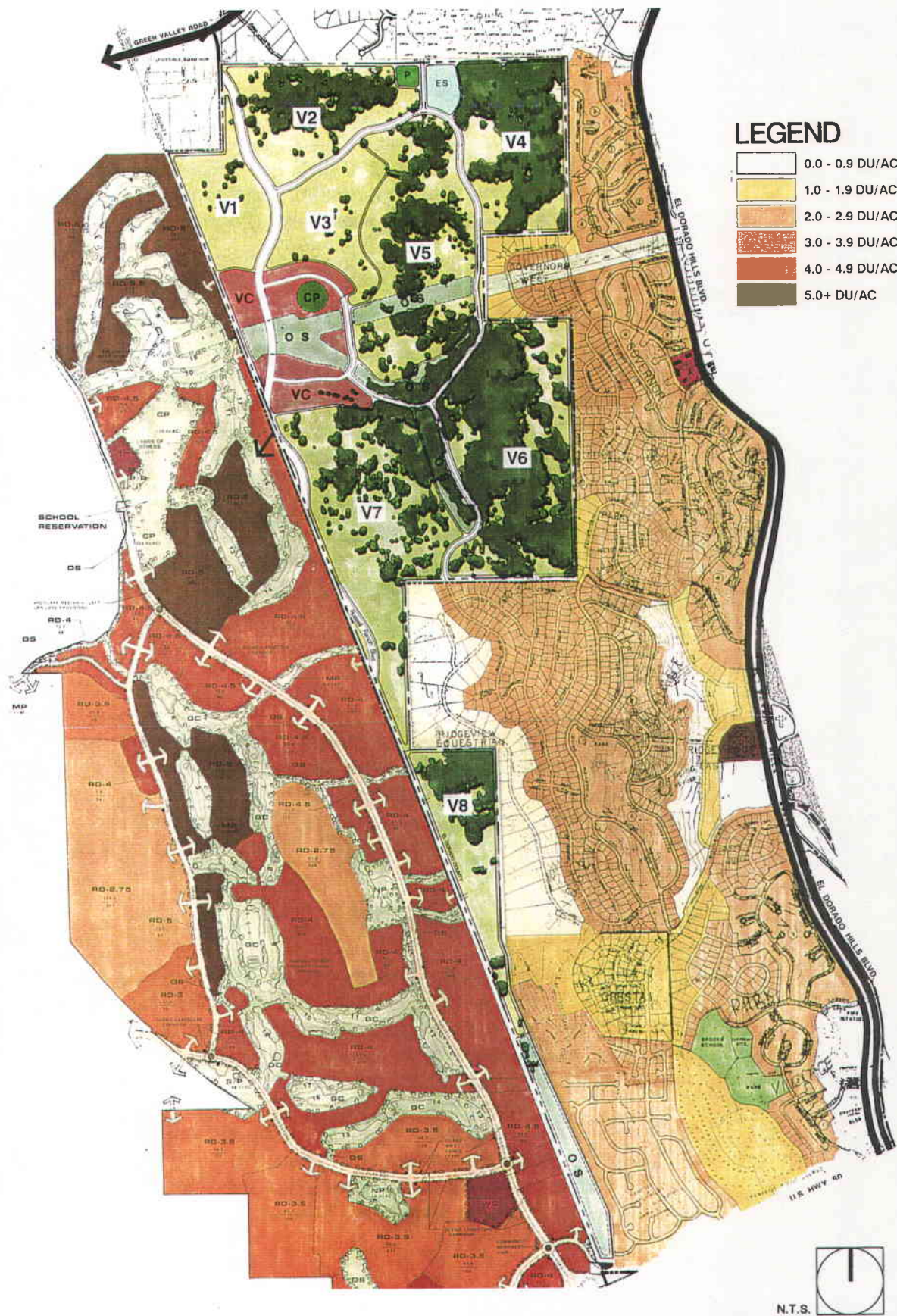
The site consists of rolling hill and valley terrain that provides panoramic views of Folsom Lake, the Sacramento Valley, and the coastal range. The site is topographically defined by two areas: the valley floor and the uplands area. The uplands portion of the site consists of slopes ranging from 10% to greater than 40%. The valley floor portion is an area of gently sloping to rolling hills with slopes from 0% to 20%. See Figure 3, Slope Map.

Vegetation

Natural vegetation on the site consists of grassland, chaparral and oak woodland, with blue oaks and valley oaks being dominant plant species. The oaks are generally found on side-slopes or ridge tops and may occur in isolation or in dense stands. The bulk of the dense tree cover occurs on the steeper portions of the site.

Approximately 11.9 acres of isolated wetlands are located on the site, including remnant riparian vegetation along drainage ways and sedge marsh on the alluvial plain. No endangered plant species are known to occur on the site. See Figure 4, Vegetative Analysis.

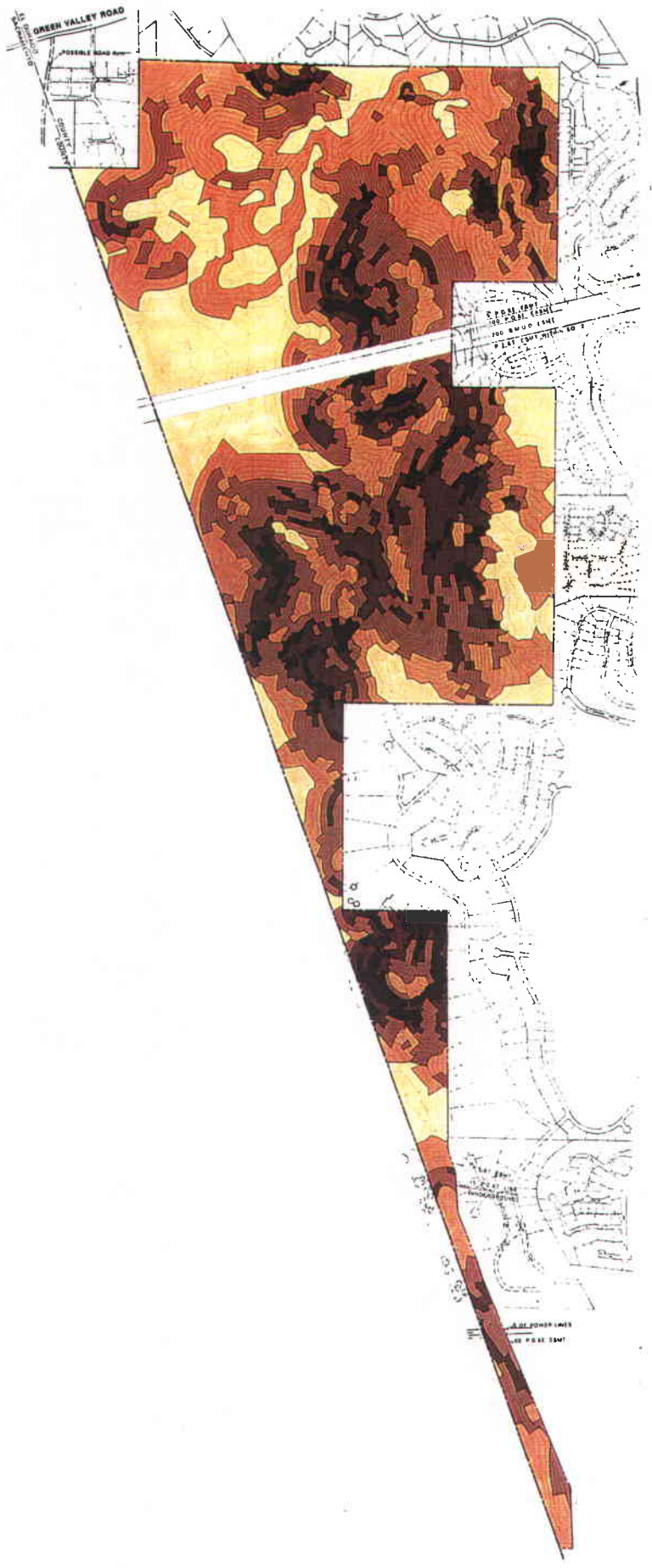
SURROUNDING LAND USES



N.T.S. 

The Promontory Specific Plan

FIGURE 2



SLOPE ANALYSIS

LEGEND

SLOPE	
	0 - 10%
	10 - 20%
	20 - 30%
	30 - 40%
	> 40%



VEGETATIVE ANALYSIS



2.4 Relationship to the General Plan

The El Dorado General Plan identifies implementation by means of The Promontory as Planned Community (Policy 2.1.4.1) and requires a specific plan (Policy 2.1.4.3). The Promontory Specific Plan implements this requirement of the Draft General Plan.

The General Plan's vision statement, strategies, and concepts provide direction that new developments shall retain and enhance natural resources, phased to ensure the availability of infrastructure, and be designed to provide a range of housing opportunities. This Specific Plan responds to this direction.

More specific documentation of General Plan Consistency is found in Appendix A, General Plan Consistency Analysis.

2.5 Using the Plan

The Plan is organized into seven sections. Section 1, Executive Summary, provides an overview of the Plan. Section 2, Introduction, provides a foundation for the more substantive sections of the Plan. Section 3, Development Plan, describes the major land use, and support circulation concepts authorized by the Plan. Section 4, Development Standards, contains the development standards and land use regulations governing the Plan. Section 5, Implementation, describes phasing and financing provisions necessary to carry out the plan. Section 6, Plan Administration, contains the processes and procedures for obtaining entitlement and amending the plan in the future. Section 7, Conditions of Approval, specifies the adopted conditions and mitigation measures, without which the Plan could not be implemented.