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## APPENDIX "A"

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### General Plan Consistency Analysis

This Appendix contains an analysis of The Promontory Specific Plan consistency with the El Dorado County General Plan. The Government Code requires specific plans to be consistent with the General Plan's goals, objectives, policies and programs. In the following subsections, applicable excerpts from the General Plan are presented along with consistency responses *shown in italics*.

In many cases, a goal statement and supporting objectives and policies will all be supported by a single consistency response. Where a consistency statement is more focused, it follows the specific objective or policy to which it refers. In either case, each statement in italics responds to the General Plan excerpt(s) preceding it.

It should be noted that the analysis contained in this Appendix has been expanded to reflect The Promontory Specific Plan as adopted. The expanded analysis, incorporated herein by reference, is contained in Exhibit "C" of the El Dorado County staff report to the Board of Supervisors dated November 4, 1997.

### LAND USE

#### GOAL 2.1: LAND USE

Protection and conservation of existing and rural centers; creation of new sustainable communities; curtailment of urban/suburban sprawl; location and intensity of future development consistent with the availability of adequate infrastructure; and mixed and balanced uses that promote use of alternate transportation systems.

#### OBJECTIVE 2.1.4: PLANNED COMMUNITIES

Creation of new balanced communities in areas identified as suitable for intensive development due to the availability of adequate infrastructure and services.

##### Policy 2.1.4.1

Planned communities within the County are identified as Planned Communities (-PC): "The Promontory (Russell Ranch)"; "Carson Creek"; "Pilot Hill Ranch"; and "Missouri Flat Area."

*The Promontory Specific Plan encompasses the area identified in the policy as "The Promontory (Russell Ranch)." The Specific Plan implements those goals, objectives and policies appropriate to a development project which is fundamentally residential in character. It achieves balance of uses within the Specific Plan area itself and adds balance to the surrounding area as well. In this manner it implements the General Plan on two geographic scales.*

**Policy 2.1.4.2**

Planned communities should be designed with an emphasis on alternative modes of transportation to minimize the use of personal motorized vehicles to the maximum extent possible. Pedestrian/bicycle pathways shall be encouraged. These pathways should be separated from roadways whenever possible to allow for greater safety for the pedestrian and bicyclist and to allow vehicular traffic to move more freely.

*Pedestrian and bicycle routes are an integral part of the Plan's design. Where routes are not specifically designated, development standards ensure that adequate provisions for pedestrian and bicycle movement are made possible. Vehicular traffic is separated wherever feasible in light of the varied terrain and limited right-of-way in certain sectors of the planning area.*

**Policy 2.1.4.3**

All planned communities are designated with the Planned Community (-PC) overlay designation and, except for the Missouri Flat Area Planned Community, which is governed by Policy 2.1.4.8, shall require the processing of a specific plan pursuant to Government Code Sections 65450-65457, unless otherwise specified herein. The specific designation of such lands, as well as permissible densities and intensities of use, shall be consistent with the applicable Land Use Summary Table. For these lands, the -PC overlay designation shall function as the General Plan designation governing the types and densities and intensities of allowed land uses and with which implementing planning actions such as adoption of specific plans and zoning must be consistent. Although these lands also have underlying land use designations (e.g., Low Density Residential), those designations will not control the allowed types and densities and intensities of land uses unless the -PC overlay designation and Land Use Summary Table are removed through a General Plan amendment pursuant to Policy 2.1.4.6. Thus, for example, although the underlying designation (e.g., LDR) may seem to permit only residential uses at relatively low densities, the -PC overlay designation will allow the County to approve, without General Plan amendments, specific plans authorizing some residential densities and land use intensities greater than that permissible pursuant to the

underlying designation. (See tables below for densities allowed in a specific Planned Community.)

*The Promontory Specific Plan is in substantial conformance with The Promontory Planned Community Land Use Summary Table referenced in Policy 2.1.4.3. To protect visual and vegetation resources and provide convenient, local commercial services, The Promontory Specific Plan has slightly reduced residential densities and acreage, while slightly increasing commercial and open-space areas. Approximately 860 residential acres are proposed, compared to the 900 in the Land Use Summary Table. Commercial acreage of about 15 acres is proposed, as compared to five acres in the Land Use Summary Table. Thus, while remaining in substantial conformance with the General Plan, the Specific Plan provides an improved balance of residential and commercial uses, particularly in view of the need for commercial uses to serve other residential areas in the vicinity. In addition, the Specific Plan is significantly more sensitive to the General Plan's open-space provisions.*

#### **Policy 2.1.4.4**

Specific plans for planned communities include negotiable design features for public benefit. Examples of these features are:

- A. Separate bicycle and pedestrian paths that connect residential areas to employment, retail, school, community facilities and recreation areas;
- B. On-street parking;
- C. Establish reduced mandatory building setbacks that encourage parking lots to the rear of commercial buildings or within the interior;
- D. Street landscaping within medians and along sidewalks;
- E. Bus and commuter transit stops;
- F. Integration of open-space amenities to protect environmentally sensitive features;
- G. Common parking structures within business areas;
- H. Pedestrian circulation from one retail site to another;
- I. Pocket parks and plazas and parklands as recommended in the Parks and Recreation Element;
- J. Bicycle parking and/or storage facilities conveniently located;
- K. Satellite job center sites for multiple employers/businesses;
- L. Neighborhood Service Centers;
- M.. Outdoor art, statues, etc;
- N. Town/community centers distinguished with major public buildings, parks/plazas or other focal points;
- O. A financial element that includes payment of all capital costs for infrastructure and ongoing operations and maintenance;

- P. A distribution of housing units to meet the needs of all income levels as specified in Policies 4.1.1.1 and 4.1.1.2 of the Housing Element;
- Q. Provide for Neighborhood Service opportunities with residential land uses in accordance with Policy 2.2.5.8;
- R. Maintain significant historic and prehistoric sites, steep slope areas, and stream corridors in continuous and permanently dedicated open space;
- S. Provide on-site employee services such as restaurants, banks, etc;
- T. A common continuous landscape program that includes planting and design guidelines consistent with the setting, including street landscaping that creates separate walkways and bicycle routes, where appropriate; and
- U. Shielded, low and efficient lighting.

*The Specific Plan incorporates 17 of the 21 public benefit features listed above, including items A through J, N, and P through U. Only four of the 31 features noted above are not a part of the Plan because of its fundamentally residential character.*

*Satellite job centers for multiple employers/businesses (Item K) are not provided because the location is not conducive to industrial/business park development. Neighborhood service centers (Item L) are not provided because the scale and location of the Village Center suffice to provide services for this project and even some adjacent existing residential development. Outdoor public art (Item M) is not provided because it is more typically afforded by employment centers, particularly those with a significant office component.*

**Policy 2.1.4.5**

To achieve a desired mix of uses within a planned community and emphasize the goal of improving the county’s employment base, the following target percentages shall be incorporated into the Specific Plan:

Residential	40-50%
Commercial /Office	1-15%
Research & Development/Industrial	0-15%
Public Facilities/Parks/Open Space	20 + %

The actual mixture of uses will be refined and defined through the Specific Plan process. Where the mix of uses within a proposed planned community is substantially consistent with these target percentages, a specific plan for such a community may be approved without a General Plan amendment.

*The Specific Plan is substantially consistent with targeted General Plan land use percentages as summarized in the following Table 1, Land Use Category Percentage Comparisons. While residential acreage is about 32% higher than the 50% target acreage, a significant amount of residentially designated acreage will actually be open space, set aside to protect sensitive views, oak trees and hillside areas. There are approximately 286 acres of combined public and private open space, constituting 28% of the total project. Although some of this will be privately owned, it will offer benefits to the community at large by maintaining visual and other natural amenities of the site that will be enjoyed by residents and visitors.*

**Table 1 Land Use Category Percentage Comparisons**

LAND USE CATEGORY	GENERAL PLAN LAND USE TARGET PERCENTAGES	APPROX. PROPOSED LAND USE PERCENTAGES, THE PROMONTORY
Residential	40-50	86
Commercial/Office	1-15	2
Research & Development/Industrial	0-15	0
Public Facilities/Parks/Opens Space	20+	12.5

**Policy 2.1.4.6**

In areas designated Planned Community overlay there will be no further land divisions until such time as the County adopts a specific plan. Development pursuant to the underlying land use designation shall not occur unless there is a General Plan amendment to remove the Planned Community designation.

*The land use designations and development standards of The Promontory Specific Plan will replace the underlying zoning for the Planned Community area.*

**Policy 2.1.4.7**

Planned Community densities reflected in a Board of Supervisors approved specific plan or development agreement shall supersede the underlying land use designation.

*The Promontory Specific Plan densities as approved by the Board of Supervisors will supersede the underlying land use designation for the Planned Community area.*

**Policy 2.1.4.9**

Parcels within a Planned Community shall not be subdivide below 40 acres until such time as a specific plan, or other planning document specified herein, is adopted by the County.

*The Promontory Specific Plan is designated to allow subdivision of land upon Board of Supervisors' adoption of the Plan. Parcels smaller than 40 acres will not be created prior to the Plan's adoption.*

**GOAL 2.2: LAND USE DESIGNATIONS**

A set of land use designations which provide for the maintenance of the rural and open character of the County and maintenance of a high standard of environmental quality.

**OBJECTIVE 2.2.2: OVERLAY LAND USE DESIGNATIONS**

Establishment of overlay designations to provide additional direction for the development of land where circumstances apply generally to the lands regardless of the underlying land use designations.

**Policy 2.2.2.6**

The purpose of the *Planned Community* (-PC) overlay designation is to supersede underlying land use designations, as set forth in Policy 2.1.4.3, and to:

- A. Identify lands suitable for new communities that require a specific plan in accordance with Government Code Sections 65450-65457 and common planning and funding for infrastructure and life cycle costs.
- B. Allow use of modern planning and development techniques, effect more efficient utilization of land, and to allow flexibility of development;
- C. Aid in the reduction of development costs, and provide for a combination of different land uses which complement each other but which may not in all aspects conform to the existing zoning regulations;
- D. Encourage a more efficient use of public and/or private services;
- E. Place the primary emphasis on clustering intensive land uses to minimize impact in various natural and man-made resources, minimize public health concerns, minimize aesthetic concerns, and

provide for the creation of open-space lands and the community land uses.

F. Provide for public benefit.

*The Plan meets the purposes of the Planned Community (-PC) overlay designation. A complementary and supportive mix of land uses, combined with design concepts which minimize impact on the site's natural features, from the basis of this Plan. The significant amount of residential concentration and private open-space preservation also contribute to meeting the objectives of this policy by effecting more efficient utilization of the land.*

*Each residential village in the Plan is designed to adapt building footprints on each lot to the nature of the terrain on which it is located. Likewise, lot sizes are varied according to the same principle. The effect is to "fit" development to the topography, rather than uniformly mass grading the entire development.*

*The Plan locates the higher density development in lower valley areas away from oak groves and steep terrain to minimize the environmental impacts. Any cultural resources will be identified and mitigated in accordance with state law. Appropriate public services will be provided to address public health and safety issues.*

*The overall goal statement embodying these public benefit purposes is found in the Development Concept description, Section 3.2 of this Plan.*

*Open-space and park lands in The Promontory Specific Plan encompass approximately 286 acres, or 28% of the site. These areas include the parkway system, natural open-space areas for preserving wetlands, riparian habitat, and private conservation easements on private hillside lots. Therefore, the amount of open space provided is in substantial conformance with Policy 2.2.3.1 A(1).*

*Clustered housing, lot design requirements, and appropriate road design are incorporated into the Specific Plan to conform to natural topography. The density transfer provisions of the Plan further reinforce this policy by allowing limited intensification where the land is relatively flat and prohibiting transfer of units into sensitive environmental portions of the site.*

## **OBJECTIVE 2.2.5: GENERAL POLICY SECTION**

### **Policy 2.2.5.8**

The Neighborhood Service Zoning District shall be permitted in all residential designations within Community Regions, Rural Centers, Medium Density and High Density Platted Lands. Uses within the

Neighborhood Service Zone District should provide a direct service to the family and/or community, and may include educational facilities, day care services, places of worship, lodges, community or group meeting centers, fire stations, libraries, other public facilities, recreational facilities and commercial uses. Development proposals shall include applications for pre-designating and zoning lands Neighborhood Service Zone at a ratio of up two acres per 40 units within a new residential subdivision.

*The Promontory Specific Plan provides for the formation of a Neighborhood Service Zoning District in Villages 1, 2, and 3 that will allow the types of facilities identified in Policy 2.2.5 (See the Development Standards, Section 4.11)*

**Policy 2.2.5.9**

The County recognizes the need to allow for certain types of extended family support services and institutional uses in areas in which residential uses are allowed on the General plan Land Use Map. This policy recognizes the need to provide for support services to both the urban and rural residential areas throughout the County. While allowing for the establishment of such support services, this policy will protect the residential areas by only allowing the establishment of such support services with a Special Use Permit. This will require a finding that the establishment of the uses will have no significant adverse affect on surrounding property or the permitted uses thereof.

*Uses addressed in this policy provide a direct service to the family and/or community and include educational institutions, day care services, places of worship, cemeteries, community and group meeting centers, fire stations, libraries, public utility facilities, other public facilities, and recreational facilities. These uses are allowed in the Residential Villages with a Use Permit.*

**GOAL 2.3: NATURAL LANDSCAPE FEATURES**

Maintain the characteristic natural landscape features unique to each area of the County.

**OBJECTIVE 2.3.1: TOPOGRAPHY AND NATIVE VEGETATION**

Provide for the retention of distinct topographical features and conservation of the native vegetation of the County.

**Policy 2.3.1.1**

The County shall continue to enforce the tree protection provisions in the Grading Erosion and Sediment Control Ordinance and utilize the hillside road standards.

*A priority of the Specific Plan is to adapt development densities and development standards to the topography and natural vegetation within the site. Special hillside development standards are incorporated in the Residential Villages in which they are appropriate. Likewise, oak tree preservation is provided for in those areas containing significant stands of trees. Finally, mass grading is allowed under the Plan only in those areas which are relatively flat and which contain no significant tree concentrations.*

**OBJECTIVE 2.3.2: HILLSIDES AND RIDGE LINES**

Maintain the visual integrity of hillsides and ridge lines.

**Policy 2.3.2.1**

Disturbance of slopes forty (40) percent or greater shall be discouraged to minimize the visual impacts of grading and vegetation removal.

*Slopes of 40% or greater comprise a very small portion of the Specific Plan area. Measures have been incorporated into the Specific Plan to reduce impacts on all steeply sloped hillside areas, including accessing lots from up-hill roads, contouring roads to conform to topography, and restrictions on building footprints in steeper slope areas.*

**GOAL 2.5: COMMUNITY IDENTITY**

Carefully planned new communities incorporating visual elements which enhance and maintain the rural character and promote a sense of community.

**OBJECTIVE 2.5.1: PHYSICAL AND VISUAL SEPARATION**

Provision for the visual and physical separation of communities from new development.

**Policy 2.5.1.1**

Low intensity land uses shall be incorporated into new development projects to provide for the physical and visual separation of communities. Low intensity land uses may include any one or a combination of the following: parks and natural open-space areas, special setbacks, parkways, landscaped roadway buffers, natural landscape features and transitional development densities.

### **Policy 2.5.1.2**

Greenbelts or other means of community separation shall be included within a specific plan and may include any of the following: preserved open space, parks, agricultural districts, wildlife habitat, rare plant preserves, riparian corridors and designated Natural Resource areas.

*Separation of the Specific Plan project site from adjacent land uses is achieved through a combination of open space, landscape areas and transitional development densities. Open-space areas along Russell Ranch Boulevard, together with single family densities lower than those proposed to the west, provide for the physical and visual separation of The Promontory from Russell Ranch property to the west. Similarly, along the northern and eastern boundaries of the site, landscaping and transitional densities provide for community separation.*

### **OBJECTIVE 2.5.2: COMMERCIAL FACILITIES**

Designate lands to provide greater opportunities for El Dorado County residents to shop within the County.

#### **Policy 2.5.2.1**

Neighborhood commercial centers shall be oriented to serve the needs of the surrounding area, grouped as a clustered, contiguous center where possible, and should incorporate but not be limited to the following design concepts as farther defined in the Zoning Ordinance:

- A. Maximum first floor building size should be sized to be suitable for the site;
- B. Residential use on second story;
- C. No outdoor sales or automotive repair facilities;
- D. Reduced setback with landscaping and walkways;
- E. Interior parking, or the use of parking structure;
- F. Bicycle access with safe and convenient bicycle storage area;
- G. On-street parking to reduce the amount of on-site parking;
- H. Community bulletin boards/computer kiosks;
- I. Outdoor artwork, statues, etc. in prominent places; and
- J. Pedestrian circulation to adjacent commercial centers.

*Opportunities for neighborhood commercial services are located within the Village Center and are intended to serve the shopping and service needs of The Promontory community and surrounding areas. The applicable design concepts of this policy are reflected in the retail commercial development standards of the Specific Plan.*

**Policy 2.5.2.2**

New commercial development should be located nearby existing commercial facilities to strengthen existing shopping locations and avoid strip commercial.

*This policy, while appropriate in many locations in which existing commercial development could benefit from reinforcement, does not apply to the area in which The Promontory is located.*

*No significant commercial development is adjacent The Promontory. The proposed commercial area (Village Center) is located near the center of The Promontory and in proximity to other residential areas that will depend on this commercial component for services.*

**Policy 2.5.2.3**

New community shopping centers should also contain the applicable design features of Policy 2.5.2.1.

*The Promontory Specific Plan contains the applicable features of this policy. Special attention is given to design features of the Village Center planning area because of its central location, prominent role in the community and contribution to the identity of this project.*

**OBJECTIVE 2.8.1: LIGHTING**

Provide standards, consistent with prudent safety practices, for the elimination of high intensity lighting and glare.

**Policy 2.8.1.1**

Include standards, consistent with prudent safety practices, for outdoor lighting to reduce high intensity nighttime lighting and glare in the update of the County zoning Ordinance.

*As stated in The Promontory Specific Plan El Dorado County ordinances shall have effect in areas which are not covered by the standards addressed in the Specific Plan for the project.*

**CIRCULATION**

**OBJECTIVE 3.2.1: CONCURRENCY**

Ensure that safe and efficient transportation and circulation facilities are provided for concurrently with new development.

**Policy 3.2.1.1**

Development proposals shall be reviewed to determine if significant traffic impacts or reductions in Level of Service (LOS) per Policy 3.5.1.1 will occur to the existing public roads as a result of the proposed project. Project proponents shall be required to make necessary road improvements or to pay a traffic impact mitigation fee (TIM), or some combination of both, to accommodate increases in traffic caused by the proposed project.

**Policy 3.2.1.2**

Development review shall consider the adequacy of public and private roads for emergency vehicle access and for off-site traffic impacts. Inadequate roads shall be improved through such measures as "area of benefit" districts, fees, project approval conditions, assessment districts or other means.

**Policy 3.2.1.3**

All developments may be required to either improve street frontage, dedicate land for road right-of-way, provide road improvements, enter into a street improvement agreement, pay fees, provide appropriate mitigation for alternative transportation modes, or provide a combination of the above as may be appropriate for the project.

**Policy 3.2.1.4**

Where no improvement or other acceptable mitigation measures are proposed to alleviate project-induced situations concurrent with development, land development projects shall be denied.

*Traffic analysis conducted as part of the planning process led to the definition of a circulation system and phasing concept which provides for the location, design, and implementation of a comprehensive circulation system to support development as it occurs. This approach specifically responds to the County's concurrency requirements. Included in this circulation program will be arterial highways, collectors, local streets, pedestrian ways and bikeways.*

**OBJECTIVE 3.9.1: TRANSPORTATION ALTERNATIVES**

Promote the development of strategies that increase the capacity of the highway system, reduce the level of demand placed on the system, or spread the period of peak demand.

**Policy 3.9.1.1**

Transportation alternatives that are cost-effective shall be strongly encouraged. A public transit system linking employment, shopping areas, and schools with residential areas should be encouraged.

**Policy 3.9.1.2**

The County, in cooperation with the El Dorado County Transportation Commission (EDCTC), shall cooperate with providers of transit, commercial bus, and taxi services in the planning and implementation of new or improved service.

**Policy 3.9.1.3**

The County shall continue to work with employers, residents, and other agencies to encourage increased car pools, vanpools, and park and ride lots.

**Policy 3.9.1.5**

Project review shall take into account all forms of transportation and circulation systems, including rail, bicycle trails, pedestrian paths, equestrian easements, off-site and on-site parking where appropriate.

*The circulation system and parking provisions supporting it contain those features appropriate to the location and character of the proposed development. The site is not served by rail and no uses require such service. Other vehicular and pedestrian access is provided, including motor vehicle, pedestrian, and bicycle improvements.*

**Policy 3.9.1.7**

Planned communities shall be designed to incorporate all of the measures under Goal 3.9 and provide for a greater mixture of land uses in closer proximity to better accommodate alternative transportation modes.

*The mix of uses appropriate to this location included a variety of residential densities and commercial service uses. They are provided through a system of Villages making up the total development concept. The site development standards induce a proximity of development even in larger lot areas by focusing development footprints on the flatter portion of each lot, generally along the road providing access to it. The Village Center commercial service Village is a centrally located as possible and is linked with Residential Villages by an internal trail system to facilitate pedestrian and bicycle access. The Plan incorporates all of the measures specified under Goal 3.9 that are feasible for this type of project.*

**HOUSING**

**GOAL 4.1: HOUSING OPPORTUNITIES**

A variety of housing opportunities by type, tenure, price, and neighborhood character to ensure the availability of sufficient quantities of buildable land to

allow the construction of decent housing within a suitable residential environment for all residents, regardless of income, race, gender, age or any other arbitrary factor.

#### **OBJECTIVE 4.1.1: HOUSING NEEDS**

Attainment of the County's projected share of the regional housing needs.

##### **Policy 4.1.1.3**

Specific plans need to address and provide for affordable housing.

*By providing a range of densities and a variety of types of housing The Promontory Specific Plan promotes the development of affordable housing including apartments, and attached single family (duplex through eight-plex units).*

#### **GOAL 4.2: HOUSING SITES**

Adequate housing sites suitable for residential development of all types that are properly located in response to environmental constraints, community facilities, and public services.

#### **OBJECTIVE 4.2.4: PLANNED DEVELOPMENTS FOR PLANNED COMMUNITIES**

Development of planned communities containing a mix of housing types.

##### **Policy 4.2.4.1**

Boundaries delineating the location of Planned Communities (-PC) shall be shown on the General Plan Land Use Map. It is intended that these -PC areas will contain a variety of high-intensity residential uses and housing types. Planned Communities shall be planned and developed through the Specific Plan process to ensure a variety of housing types and mixed uses.

*The Plan provides for a wide range of housing types at various densities to meet the housing needs of diverse households.*

#### **PUBLIC SERVICE AND UTILITIES**

#### **OBJECTIVE 5.1.2: CONCURRENCY**

Ensure through consultation with responsible service and utility purveyors that adequate public services and utilities, including water supply, wastewater treatment and disposal, solid waste disposal capacity, storm drainage, fire protection, police protection, and ambulance service are provided concurrently

with discretionary development or through other mitigation measures provided, and ensure that adequate school facilities are provided concurrent with discretionary development to the maximum extent permitted by State law. It shall be the policy of the County to cooperate with responsible service and utility purveyors in ensuring the adequate provision of service. Absent evidence beyond a reasonable doubt, the County will rely on the information received from such purveyors and shall not substitute its judgment for that of the responsible purveyors on questions of capacity or levels of service.

**Policy 5.1.2.3**

New development shall be required to pay its proportionate share of the costs of infrastructure improvements required to serve the project to the extent permitted by State law. Lack of available public or private services or adequate infrastructure to serve the project which cannot be satisfactorily mitigated shall be grounds for denial of any project or cause for the reduction of size, density, and/or intensity otherwise indicated to the General Plan Land Use Map to the extent permitted by State law.

*The Plan includes phasing options and financing alternatives for the infrastructure improvements required by the project. Infrastructure needed for each phase will be provided at the time that phase is developed. The financing plan provides for the use of a variety of mechanisms through which the new development will pay a proportionate share of the infrastructure costs.*

**OBJECTIVE 5.3.1: WASTEWATER CAPACITY**

Ensure the availability of wastewater collection and treatment facilities of adequate capacity to meet the needs of multi-family, high, and medium density residential areas, and commercial and industrial areas.

**Policy 5.3.1.1**

High-density and multi-family residential, commercial, and industrial projects shall be required to connect to public wastewater collection facilities as a Condition of Approval except in Rural Centers.

*The Plan area will be connected to the El Dorado Hills Sewage Treatment plant located off Latrobe Road south of Highway 50.*

**OBJECTIVE 5.4.1: DRAINAGE AND FLOOD MANAGEMENT PROGRAM**

Initiate a county-wide drainage and flood management program to prevent flooding, protect soils from erosion, and minimize impacts on existing drainage facilities.

**Policy 5.4.1.1**

Require storm drainage systems for discretionary development that protect public health and safety, preserve natural resources, prevent erosion of adjacent and downstream lands, prevent the increase in potential for flood hazard or damage on either adjacent, upstream or downstream properties, minimize impacts to existing facilities, meet the National Pollution Discharge Elimination System (NPDES) requirements, and preserve natural resources such as wetlands and riparian areas.

*The project site will accommodate storm drainage, stormwater runoff and natural flooding by means of storm drainage lines, natural channels, detention ponds, culverts, and bridges. Detention ponds will be landscaped with native plants and trees to create a natural appearance.*

**Policy 5.4.1.2**

Discretionary development shall protect natural drainage patterns, minimize erosion, and ensure existing facilities are not adversely impacted while retaining the aesthetic qualities of the drainage way.

*The Specific Plan preserves the primary drainage course as an open-space corridor, thus preserving the natural drainage patterns.*

**OBJECTIVE 5.5.2: RECYCLING, TRANSFORMATION AND DISPOSAL FACILITIES**

Ensure that there is adequate capacity for solid waste processing, recycling, transformation and disposal to serve existing and future users in the County.

**Policy 5.5.2.1**

Concurrently with the approval of new development, evidence will be required that capacity exists within the solid waste system for the processing, recycling, transformation and disposal of solid waste.

*Solid waste services will be provided by El Dorado County and capacity exists to serve this development.*

**OBJECTIVE 5.7.1: FIRE PROTECTION**

Ensure sufficient emergency water supply, storage and conveyance facilities available, and adequate access, concurrently with development.

**Policy 5.7.1.1**

Prior to approval of new development, the applicant will be required to demonstrate that adequate emergency water supply, storage,

conveyance facilities, and access for fire protection either are or will be provided concurrently with development.

*A water plan has been prepared as part of this Specific Plan, showing how water service will be provided for the area. That plan will be used to ensure concurrency of water service so development occurs.*

#### **OBJECTIVE 5.7.4: MEDICAL EMERGENCY SERVICES**

Adequate medical emergency services available to serve existing and new development, recognizing that levels of service may differ between Community Regions, Rural Centers and Rural Regions.

##### **Policy 5.7.4.1**

Prior to approval of new development, the applicant shall be required to demonstrate that adequate medical emergency services are available and that adequate emergency vehicle access will be provided concurrently with development.

*Street designs conforms to County standards for emergency vehicle access.*

#### **OBJECTIVE 5.8.1: SCHOOL CAPACITY**

##### **Policy 5.8.1.1**

School districts affected by a proposed development shall be relied on to evaluate the development's adverse impacts on school facilities or the demand therefor. No development that will result in such impacts shall be approved unless:

1. The applicant and the appropriate school district(s) have entered into a written agreement regarding the mitigation of impacts to school facilities; or
2. The impacts to school facilities resulting from the development are mitigated, through Conditions of Approval, to the greatest extent allowed by State law.

The County shall condition or deny a request for a quasi-legislative approval, including any such request necessary for a proposed development, if the development impact fees allowed by State law for development projects would not result in the full avoidance or reduction to an acceptable level of the impacts of the approval or development on school facilities or the demand therefore, or the County shall condition or deny such a request unless the applicant or developer enters into a development agreement with the County requiring that the applicant or

developer enter into a written agreement with the appropriate school district(s) for the mitigation of impacts to school facilities or the demand therefore.

*The Specific Plan provides a 10 acre elementary school site to serve new residents. Appropriate agreements will be entered into with the Rescue Unified School District to ensure compliance with State law regarding school capacity adequacy and fee payment. The Buckeye School District will also be expanding nearby facilities with the school impact fees generated from this development, thus a school facility for the Buckeye District is not necessary.*

**Policy 5.8.1.3**

Whenever feasible, develop joint (shared) school facilities, recreational facilities, and educational and service programs between school districts and other public agencies.

*The elementary school is located adjacent to a park to allow for joint use of facilities.*

**OBJECTIVE 5.8.2: LAND FOR SCHOOL FACILITIES**

Support the identification and acquisition of land for the purpose of siting new school facilities to serve existing and future residents.

**Policy 5.8.2.1**

Where feasible, elementary schools shall be centrally located within the communities they serve.

**Policy 5.8.2.3**

Specific plans shall identify and set aside land for new schools to serve new communities. A funding mechanism for site acquisition and construction shall be provided.

*The Specific Plan identifies an elementary school site. The location of the site has been unofficially accepted by The Rescue Unified School District. The El Dorado Hills Union High School district has determined that a school site is not required within the project.*

**OBJECTIVE 6.2.3: ADEQUATE FIRE PROTECTION**

Application of uniform fire protection standards to development projects by fire districts.

**Policy 6.2.3.1**

As a requirement for approving new development, the applicant must demonstrate that, concurrently with development, adequate emergency water flow, fire access and fire access and fire fighting personnel and equipment will be provided in accordance with applicable State and local fire district standards.

*The water plan prepared as a part of this Specific Plan includes provisions for emergency flows for fire protection. Fire protection services will be provided by the El Dorado Hills Fire District and coordination with that agency will be carried out as needed during project development.*

**Policy 6.2.3.2**

As a requirement of new development, the applicant must demonstrate that adequate access exists, or can be provided to ensure that emergency vehicles can access the site and private vehicles can evacuate the area.

*The circulation system design has been coordinated with County traffic officials and the El Dorado Hills Fire District to ensure adequacy of emergency vehicle access as well as private vehicle evacuation during emergency conditions.*

**AIR QUALITY**

**OBJECTIVE 6.7.4: PROJECT DESIGN AND MIXED USES**

Encourage project design that protects air quality and minimizes direct and indirect emissions of air contaminants.

**Policy 6.7.4.1**

Reduce automobile dependency by permitting mixed land use patterns which locate services such as banks, child care facilities, schools, shopping centers and restaurants in close proximity to employment centers and residential neighborhoods.

**Policy 6.7.4.2**

Promote the development of new residential uses within walking or bicycling distance to the County's larger employment centers.

**Policy 6.7.4.3**

New development on large tracts of undeveloped land near the rail corridor shall, to the extent practical, be transit supportive with high density or intensity of use.

**Policy 6.7.4.4**

All discretionary development applications shall be reviewed to determine the need for pedestrian/bike paths connecting to adjacent development and to common service facilities (e.g., clustered mail boxes, bus stops, etc.).

**Policy 6.7.4.5**

Specific plans submitted for the development of lands designated Planned Development (-PD) on the General Plan Land Use Map shall provide for the implementation of all policies contained under Objective 6.7.4 herein.

*Proximity of school and park areas, pivotal location of the Village Center as convenient to residential neighborhoods as possible, and the internal trail system for bicyclists and pedestrians contribute to opportunities for reducing unnecessary vehicle trips and reducing target pollutant emissions. Higher density housing and commercial uses are concentrated in the Village Center area. These land use pattern and design features combine to facilitate transit use, and non-motorized access between commercial, public use, recreation and residential uses.*

**CONSERVATION AND PROTECTION OF WATER RESOURCES**

**OBJECTIVE 7.3.3: WETLANDS**

Protection of natural and man-made wetlands, vernal pools, wet meadows, and riparian areas from impacts related to development for their importance to wildlife habitat, water purification, scenic values, and unique and sensitive plant life.

**Policy 7.3.3.1**

A site-specific wetland investigation shall be required on all development projects within those areas identified as wetlands on the Important Biological Resources Map. If it is determined by the presence of hydrophilic plants and wetland hydrology that a wetland may exist in an area not identified on the map, a site-specific investigation shall also be required. This study shall be conducted using the Corps of Engineers Wetland Delineation Program and Manual. The study shall determine the boundaries of all wetland areas that can be classified wetlands under the Corps of Engineers' definition.

**Policy 7.3.3.2**

All feasible project modification shall be considered to avoid wetland disturbance. Direct or indirect losses of wetlands and/or riparian vegetation associated with discretionary application approval shall be

compensated by replacement, rehabilitation, or wetlands habitat on a no-net-loss basis. Compensation may result in provision of wetlands habitat on- or off-site at a minimum of a 1:1 ratio as associated with the disturbed resource. A wetland study and mitigation monitoring program shall be submitted to the County and concerned State and Federal agencies for approval prior to permit approval.

*A wetlands permit has been obtained for The Promontory Specific Plan. Wetlands will be preserved, restored and enhanced as natural open space. Where filling wetlands or otherwise reducing habitat area is unavoidable, mitigation will take place with no net loss subject to a mitigation plan approved by the agencies with jurisdiction.*

#### **OBJECTIVE 7.3.4: DRAINAGE**

Protection and utilization of natural drainage patterns.

##### **Policy 7.3.4.1**

Natural watercourses shall be integrated into new development in such a way that they enhance the aesthetic and natural character of the site without disturbance.

*The major drainage corridors are integrated as open-space designations into the Plan to enhance the aesthetic and natural character of the site.*

##### **Policy 7.3.4.2**

Modification of natural stream beds and flow shall be regulated to ensure that adequate mitigation measures are utilized.

*The natural channel of the major drainage way will be preserved as open space to allow for its natural character to be maintained.*

#### **OBJECTIVE 7.4.4: FOREST AND OAK WOODLAND RESOURCES**

Protect and conserve forest and woodland resources for their wildlife habitat, recreation, water production, domestic livestock grazing, production of sustainable flow of wood products, and aesthetic values.

##### **Policy 7.4.4.2**

Through the review of discretionary projects, the County, consistent with any limitations imposed by State law, shall encourage the protection, planting, restoration and regeneration of native trees in new developments and within existing communities.

**Policy 7.4.4.3**

Utilize the clustering of development, to retain the largest contiguous areas possible in wildland (undeveloped) status.

**OBJECTIVE 7.4.5: NATIVE VEGETATION AND LANDMARK TREES**

Protect and maintain native trees including oaks and landmark and heritage trees.

**Policy 7.4.5.1**

A tree survey, preservation and replacement plan shall be required to be filed with the County prior to issuance of a grading permit for discretionary permits on all high-density residential, multi-family residential, commercial and industrial projects. To ensure that proposed replacement trees survive, a mitigation monitoring plan should be incorporated into discretionary projects when applicable and shall include provisions for necessary replacement of trees.

**Policy 7.4.5.2**

The County shall require, as a condition of development, approval for Commercial, Industrial, and Multi-Family Residential uses, that at a minimum 50 percent of the proposed landscaping is consistent with the predominant plant community, and fits the natural vegetation native to the area. Exotic or introduced plant species not consistent with the plan community in which proposed development is located shall be discouraged.

*The Plan provides for the careful siting of each lot dependent upon slope and tree cover. The Plan also specifies that a building envelope be identified on steeply sloped lots at the tentative map stage based on prescribed standards set forth by the Specific Plan.*

**CULTURAL RESOURCES**

**OBJECTIVE 7.5.1: PROTECTION OF CULTURAL HERITAGE**

Creation of an identification and preservation program for the County’s cultural resources.

**Policy 7.5.1.3**

Cultural resource studies shall be conducted prior to approval of discretionary projects. Studies may include, but are not limited to, record searches through the North Central Information Center at California State University, Sacramento, filed surveys, subsurface testing

and/or salvage excavations. The avoidance and protection of sites shall be encouraged.

*Archaeological studies have been prepared by Elenora Derr and Associates, and the Archaeological Conservancy. A 100-year management plan has been prepared by the Archeological Conservancy, a non-profit organization that will maintain and monitor the site.*

## **PARKS AND RECREATION**

### **OBJECTIVE 9.1.1: PARK ACQUISITION AND DEVELOPMENT**

The County shall assume primary responsibility for the acquisition and development of regional parks and assist in the acquisition and development of neighborhood and community parks to serve County residents and visitors.

#### **Policy 9.1.1.2**

Neighborhood parks shall be primarily focused on serving children's walk-to or bike-to recreation needs. When possible, neighborhood parks should be adjacent to schools. Neighborhood parks are generally 2 to 10 acres in size and may include a playground, tot lot, turf areas, and picnic tables.

*A local park of approximately 3.6 acres will be located near the planned elementary school.*

#### **Policy 9.1.1.3**

Community parks and recreation facilities shall provide a focal point and gathering place for the larger community. Community parks are generally 10 - 44 acres in size, are for use by all sectors and age groups, and may include multi-purpose fields, ballfields, group picnic areas, tot lot, multi-purpose headcourts, swimming pool, tennis courts, and a community center.

*A Community Park of approximately 10 acres is centrally located in the Village Center. Accessible from surrounding single family neighborhoods, this park will provide the opportunity for a variety of recreational facilities and activities.*

#### **Policy 9.1.1.5**

Parkland dedicated under the Quimby Act must be suitable for active recreation uses and:

- A. Shall have a maximum average slope of 10 percent;
- B. Shall have sufficient access for a community or neighborhood park; and

- C. Shall not contain significant constraints that would render the site unsuitable for development.

*The areas designated for parks meet the criteria for dedication. All parks included in The Promontory Specific Plan area will meet the County's requirements as outlined in the Quimby Act.*

### **OBJECTIVE 9.1.3: INCORPORATION OF PARKS AND TRAILS**

Incorporate parks and non-motorized trails into urban and rural areas to promote the scenic, economic, and social importance of recreation and open-space areas.

#### **Policy 9.1.3.1**

Linear parks and trails may be incorporated along rivers, creeks, and streams, wherever possible.

*The Plan establishes a linear parkway through a designated open-space corridor within the power line easement running east and west through the site.*

### **OBJECTIVE 9.2.2: QUIMBY ACT**

Land dedicated to the County under the Quimby Act and Quimby in-lieu fees shall continue to be used primarily to meet neighborhood park needs but may assist in meeting the community park standards as well.

#### **Policy 9.2.2.2**

Require that new development projects of 50 or more lots provide for the local recreation needs (e.g., primarily neighborhood parks) of its residents and provide mechanisms (e.g., homeowners associations, or benefit assessment districts) for the ongoing development and maintenance needs of these facilities.

*Quimby Act Requirements will be met through the dedication of approximately 13.6 acres of land and the payment of Quimby in-lieu fees.*