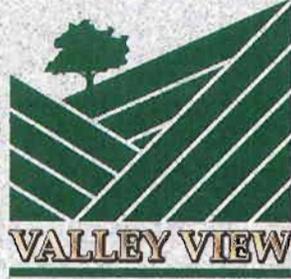


EL DORADO
H I L L S



SPECIFIC PLAN

A Community by



The
Mansour
COMPANY

December 8, 1998



Valley View Specific Plan

Prepared for El Dorado County Planning Department
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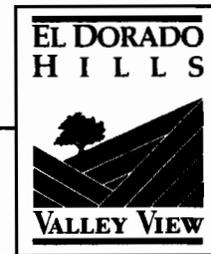
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Contents



Chapter 1	Introduction	1	Chapter 9	Community Design	87
Chapter 2	Setting	3	Basic Provisions	88	
Physical Context	4		Residential Development	90	
Historic Context	5		Multi-family Development	96	
Governmental Context	7		Commercial Development	97	
Chapter 3	Planning Concept and Policies	17	Sign Guidelines	99	
Specific Plan Policies	21		Fencing	100	
Chapter 4	Land Use Plan	25	Lighting	103	
Specific Plan Buildout	26		Landscape Guidelines	104	
Single Family Residential District	28		Oak Woodland Conservation Techniques	114	
Estate Residential District	31		Oak Woodland Landscaping Techniques	118	
Core Residential District	35		Oak Tree Regeneration Techniques	119	
Mixed Use District	38		Chapter 10	Specific Plan Administration	123
Multifamily Residential District	41		Administration	123	
Village Center	42		Alternative Implementation	127	
Multi Use Open Space District	44		Public Services Financing	127	
Open Space District	45		Index	131	
Chapter 5	Circulation Plan	47	Figures		
External Roads	47		Figure 2.1	Vicinity Map	3
Internal Roads	48		Table 2.1	General Plan Buildout	9
Major Collector Roads	50		Figure 4.1	Land Use Table	26
Local Roads	54		Figure 4.2	Land Use Plan	27
Public Transportation	57		Figure 5.1	Latrobe Road (Type 1)	47
Nonvehicular Circulation	57		Figure 5.2	Latrobe Road (Type 2)	48
Chapter 6	Public Services and Facilities	59	Figure 5.3	Circulation Plan	49
Schools	59		Figure 5.4	Entrance Parkway	51
Police Services	60		Figure 5.5	Major Collector (Variation B-1)	52
Fire Protection	60		Figure 5.6	Major Collector (Variation C-2)	52
Parks and Recreation	61		Figure 5.7	Major Collector (East Ridge-Var. D)	53
Water System	63		Figure 5.8	Major Collector (East Ridge-Var. E)	53
Wastewater System	66		Figure 5.9	Minor Collector	54
Drainage and Flood Control	69		Figure 5.10	East Ridge Local Roads	55
Chapter 7	Phasing	71	Figure 5.11A	Standard Local Road (sidewalks)	55
Large Lot Map	71		Figure 5.11B	Standard Local Road (w/o sidewalks)	56
Phasing of Subsequent Maps	72		Figure 5.12	Bus Turnout	57
Relationship to Public Financing	73		Figure 6.1	Open Space and Neigh. Facilities	62
Chapter 8	Environmental Protection	75	Figure 6.2	Water System Diagram	65
Historic and Archaeological Resources	75		Figure 6.3	Wastewater System Diagram	68
Oak Woodland	77		Figure 8.1	Woodland Community Table	78
Noise	83		Figure 8.2	Wetlands Table	83
Wetlands	83		Figure 9.1	Village Gateways	88
Scenic Resources	84		Figure 9.2	Neighborhood Entrances	89
			Figure 9.3	Commercial Fencing (Perimeter)	101
			Figure 9.4	Residential Fencing (Perimeter)	101
			Figure 9.5	East Ridge Interior Fencing	102
			Figure 9.6	Open Space Fencing	102
			Figure 9.7	Lighting Standard	103



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.

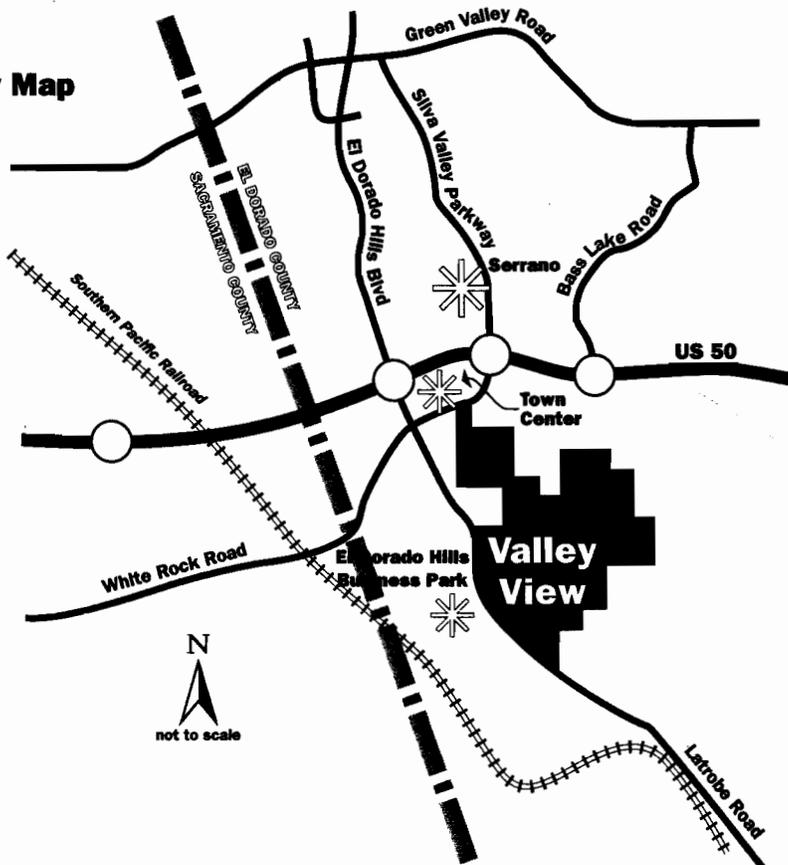
The Valley View area has been given a number of urban land use designations in the El Dorado County General Plan (which were preceded by similar designations in the El Dorado Hills Area Plan). The arrangement of these designations as research and development, high density residential, Multi-family residential, 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.



2 Setting

Valley View represents the largest remaining site within the original El Dorado Hills Community which is undeveloped. Its approximately 2,037 acres lie east of Latrobe Road and south of the Town Center commercial area in the southern part of the Community. Valley View's regional location near Highway 50 at the foot of the Sierra foothills, places it within a major economic and transportation activity corridor of the Sacramento region. This strategic location means that Valley View is an important part of not only the economic and social community of El Dorado County, but also of the economic and housing market of greater Sacramento.

Figure 2.1
Vicinity Map



Physical Context

The majority of the Plan area occupies the eastern side of an open valley containing the El Dorado Hills Business Park, the Town Center, the planned Carson Creek Specific Plan and an existing residential area commonly known as Springfield Meadows. North of Valley View can also be found the historic town site of Clarksville, one of the early mining and supply centers of the gold rush era.

Geology, Land Form and Vegetation

Within the valley portion of the Plan are the proposed villages of White Rock and West Valley. Beyond the eastern ridge of the valley lies an additional 600 acres of the Plan area which is planned as East Ridge Village. The ridge, itself, is the dominant land form of the site. From relatively flat and rolling terrain at the Latrobe Road edge, it rises approximately 500 feet from the valley floor. Maximum slopes averaging 20% to 30% are found nearest the ridge. Actual elevations across the Plan area range from 530 feet to a little over 1100 feet above sea level at the eastern edge of East Ridge Village.

Geologically, the Plan area lies within the western belt of metamorphic rocks of the Sierra Nevada. This area has undergone several complex stages of geologic change which has resulted in a generally northwest trending structural fabric of rock units and fault zones. The western branch of the Bear Mountain Fault Zone runs through the Plan area at the base of the dominant ridge. This fault, considered to be potentially active with a recurrence interval of 65,000 years, has not been historically active within the Plan area.

Bedrock consisting of volcanics and metavolcanics are covered generally by rocky soils typically 1.8 to 7 feet in depth. Some deeper loams can be found on the site along with isolated instances of disturbed creek beds containing the deposited tailings of historic placer mining.

These soils support a number of plant communities including open grassland dominated by introduced pasture grasses and weeds, and open woodland. The latter community is particularly characteristic of the upper portion of the Plan area where East Ridge Village is located. Isolated micro systems associated with wet swales and other wetland and riparian locations can also be found on the site.

Climate is mild and relatively dry with an annual rainfall of 20 to 30 inches concentrated in the cooler months of the year. This hot summer-cool winter cycle typical of the lower Sierra foothills, tends to favor annual grasses, nonnative herbs and drought adapted species such as blue oaks, interior live oaks and foothill pine. Species of willow and cottonwood predominate in isolated locations along creek beds. No commercially significant timber or mineral resources exist on the site.

2 **Setting**

The major surface hydrological features of the Plan area are Carson Creek in the north-west portion of the site, Screech Owl Creek, a tributary of Carson Creek, in the northern part of the Plan, and Plunkett Creek in the eastern upland area. All three are identified as "intermittent" streams. In the western portion of the Plan area runoff flows generally westerly of the dominant ridge and into any one of a number of small seasonal drainages leading to the named creeks. Stormwaters leave the site rapidly.

In general, the physical setting of Valley View is fairly typical of the lower foothill region. Major physical conditions affecting the design of this Plan are slope, the presence or absence and quality of oak woodland cover, and the limited and isolated presence of such special environments as wetlands or riparian zones.

Surrounding Land Uses

The Valley View Specific plan area lies at the southeast corner of the El Dorado Hills community. To the north is the major commercial center known as Town Center, a part of the El Dorado Hills Specific Plan. West of the site lies the 800 acre El Dorado Hills Business Park. Both of these uses represent major, long term sites of expanding employment and economic growth.

Also lying immediately west of a portion of the Plan area is the existing El Dorado Hills Wastewater Treatment Plant operated by the El Dorado Irrigation District. This facility is, at the time of preparation of this Plan, undergoing improvements designed to provide higher levels of treatment. Modifications will have the effect of reducing odor emissions and other environmental risks.

To the south and east of the Plan area are more rural uses including portions of the rural subdivisions of Marble Mountain, Marble Ridge and Ryan Ranch. The Plan area also has about one half mile of common boundary with the proposed Marble Valley Specific Plan. These areas are generally not served by public water and sewer services. Valley View represents the planned limits of these public services in this portion of the county.

Historical Context

Valley View lies near the southern extent of prehistoric occupation of the Southern Maidu or Nisenan people who generally occupied the lower reaches of the Yuba, Bear and American Rivers. It is also likely that the site was familiar to the Northern Sierra Miwok, a people generally occupying the lands south of the Cosumnes River. The Nisenan people living in the foothill belt were organized in small groups, often referred to as "tribelets" of 15 to several hundred people living in permanent villages or small outlying "winter villages". These habitation sites were typically found along streams or on knolls or ridges having southern exposure and available water and food supplies. Villages might include dwellings, acorn granaries, a sweat house and dance



SPECIFIC PLAN

house. Acorns, nuts, herbs and berries along with deer, fish and small game made up the typical diet.

While largely unaffected by the early European occupation of California, the foothill Nisenan population was devastated by epidemics in the 1830's and their territory was overrun by miners in the 1850's and 1860's. Some evidence exists in anthropological literature of a major village site known as Po lun kit in the Clarksville area near Valley View.

Early Historic Period

The Gold Rush period of the late 1840's and 1850's brought a number of changes and a rapid increase in population to the foothill area. Placer mining was carried out on most of the streams and drainages of the area including Carson Creek and its tributaries adjoining the Plan area. The town of Clarksville was established at an early time as a supply center, waystop and transportation hub. A number of businesses including taverns, stores and, briefly, a pony express stop and Wells Fargo station were established. The townsite of Clarksville is immediately east and north of the Plan area.

Following the decline of major mining activity, the Clarksville area was home to a number of settlers engaged in farming and livestock. Descendants of some of these early residents remain in the area and the family names of Tong, Euer, Cothrin and Ryan remain prominent in the area. A *Clarksville Heritage Society* was informally organized in the 1980's by descendants of some of these early pioneers and is comprised today of approximately 60 members.

Later History

In the late 1950's and early 1960's most of the land which is today commonly known as El Dorado Hills was assembled by an early area developer, Mr. Alan Lindsay. Lindsay commissioned a master plan for the long term development of over 10,000 acres which stretched from north of Green Valley Road to what is today the southern portion of the Valley View Plan. This master plan was prepared by the firm of Victor Gruen & Associates, a prominent planning and architecture firm of the time. The Gruen plan formed the basis of the original "village concept" which has guided planning and urban form in the community since that day even though comprehensive planning of that type was not commonly practiced by public agencies of that period. The Gruen Plan was never officially proposed for adoption by El Dorado County but its essential concept became embodied later in the El Dorado Hills Area Plan.

Net densities within the single family villages were designed to be typically 2 to slightly over 3 dwelling units per acre (du's/ac). A number of Multi-family areas were also planned which were designed to be built to up to 40 du's/ac. The early villages of Park Village, Governors Village, Crown Village and St. Andrews village were direct products of that original planning process.

2 **Setting**

The John Hancock Life Insurance Co. became the owner of the undeveloped acreage from Lindsay's holdings in the late 1960's, with less than 10% of the plan developed up to that date. Little further development occurred until 1981 when a partnership formed by Mr. Anthony Mansour, now known as El Dorado Hills Investors (EDHI), acquired approximately 7,000 acres of the original property and began the work of replanning and developing the community in a comprehensive fashion. The first major product of this work was the El Dorado Hills Specific Plan, a project under construction today and commonly known as the *Serrano* project. The last major piece of the community is this Valley View Specific Plan.

Supporting infrastructure in the El Dorado Hills area has necessarily followed a pattern of phased construction, designed for concurrency of improvements with development. In the early 1980's a private-public partnership between EDHI, other land owners and the El Dorado Irrigation District (EID) was forged which created the first process for the financing of expanded water and wastewater treatment and collection systems designed to serve expanding demands. Assessment District #3 was formed to assign the cost of needed improvements to undeveloped lands so that as they developed, funds would be made available to finance the costs of infrastructure by EID. Development Agreements were approved by the County, including one for the Valley View Plan area, which linked the commitment to fund infrastructure to the ability to develop properties to planned densities. The policy of assigning the costs of needed public improvements to the developing properties which they serve is today formally embodied in the El Dorado County General Plan. Although the actual mechanisms employed to create financing are more diverse today and include such things as special development fees, Mello-Roos Community Facility Districts as well as traditional assessment districts, the policy remains a cornerstone of the economic growth of the community.

Governmental Context

Equally important to the physical setting of the Plan area from a planning perspective, is the governmental context of public agencies providing services and the environment of government regulation which affects land use.

Public Agencies Providing Services to the Plan Area

As an unincorporated community, a number of local agencies provide services to the El Dorado Hills and Valley View areas. The County, itself, provides police protection, primarily from the Sheriff's Department. Other services are provided by line departments such as the Planning and Building Departments, Environmental Management, Health, the Department of Social Services, and the Probation Department and Court system. To the extent that all planned roadways for Valley View are proposed to be public, the County Department of Transportation will assume responsibility for maintenance.

Water for both domestic use and irrigation is provided by the El Dorado Irrigation (EID) District and the planned wastewater collection and water storage and distribution systems are proposed to be owned and operated by this agency. Public education is provided by Buckeye School District for both elementary and intermediate levels and the El Dorado Unified High School District for secondary education. Public parks and recreation needs are met by the El Dorado Hills Community Services District. Fire protection is provided primarily by the El Dorado Hills County Water District which at one time also operated community water systems until their acquisition by EID.

The plans, programs and service capabilities of these agencies are discussed in more detail in later sections of this Specific Plan and in the EIR. In many cases this Plan provides for improvements to the service capabilities of these agencies either through payment of fees, provision of land or facilities, or through separate negotiated agreements to be entered into prior to development. In all cases, it is the intention of this Plan to implement the General Plan policy which requires that new development provide for improvements to existing infrastructure or new public services systems at no net cost to existing residents (Policy 10.2.1.5 of the El Dorado County General Plan). Furthermore, all necessary public facilities shall be provided concurrent with demand (Policy 5.1.2.1 of the El Dorado County General Plan).

El Dorado County General Plan

In 1989, the El Dorado County Board of Supervisors initiated work on a new County General Plan. The new Plan was ultimately adopted on January 23, 1996. This Plan superseded a program of Area Plans covering most of the County which had suffered from a lack of a consistent policy basis and internal conflicts. For the first time, the General Plan contained a comprehensive policy framework derived from a county-wide vision statement developed at a number of community workshops near the end of 1990. The vision centered around a concept of protection of the county's considerable natural and environmental values through coordinated land use and transportation planning and encouragement of clustered development and economic balance.

Conceptually, the General Plan identifies three primary types of environments where future growth is to be accommodated and more intense development directed. These are: *Community Regions* making up the majority of existing urban communities; *Rural Centers* which serve as the commercial and service core of outlying rural communities; and *Planned Communities* of which four are specifically identified in the new General Plan. Although Valley View lies within a Community Region and is not required to be developed under the provisions of a Specific Plan, a Specific Plan has been prepared by the project proponent in order to allow the County and the project proponent the opportunity to take advantage of the many benefits offered by the specific plan process, including comprehensive planning, greater design controls and the coordination of necessary public facilities and services.

2 **Setting**

A Specific Plan is a subordinate, though more detailed, level of planning than a general plan and is required under state law to be consistent with the General Plan of the County. The determination of consistency is a decision calling for a judgement by the County Planning Commission and ultimately by the Board of Supervisors. The Land Use Element of the El Dorado County General Plan currently designates Valley View by a number of high and low intensity uses including the following:

Table 2.1 General Plan Buildout

LU Designation	Acreage	Density	Yield²	
MFR	272	5-24	6528	Multi-family Residential
HDR	1453	1-5	7265	High Density Residential
LDR	84	0.1-0.2	16	Low Density Residential
R&D	195	.25 FAR	2.1M sf	Research & Development
PF	2	n.a.	n.a.	Public Facilities
Total	2006¹	-	13,809 (du's)	

¹Acreage total based upon Planning Department records which varies from surveyed acreage.

²Maximum theoretical yield in dwelling units or Millions of square feet of floor area for R&D.

The El Dorado County General Plan and each of its elements contain a great many policy statements. In many cases these policies are not relevant to the setting or nature of the Valley View Specific Plan area, while in others, the relevancy is quite clear. In still others, the relevancy is indirect or even ambiguous and must be interpreted by decision makers in a reasonable fashion with regard to the overall aims of the General Plan. The exercise of reasonable judgement is also involved in the future in the consideration of amendments to this Plan.

No exhaustive attempt is made within the body of this Specific Plan to reference all relevant sections of the County General Plan. But some of those policies which directly provide a foundation to this Plan and have guided its preparation are cited below for reference.

Land Use Element

2.1.1.2 Establish Community Regions to define those areas which are appropriate for the highest intensity of self-sustaining compact urban-type development or suburban type development within the County based upon the municipal spheres of influence, availability of infrastructure, public services, major transportation corridors and travel patterns, the location of major topographic patterns and features, and the ability to provide

and ~~to~~ maintain appropriate transitions at Community Region boundaries. These ~~same~~ boundaries shall be shown on the General Plan land use map.

2.1.1.3 ~~to~~ ~~be~~ Mixed Use developments which combine commercial, research and development, and residential uses on a single parcel are permissible and encouraged within Community Regions provided the commercial use is the ~~the~~ primary and dominant use of the land. Within Community Regions, the ~~the~~ mixed uses may occur vertically. In mixed use projects, the maximum residential density shall be 10 dwelling units per acre within Community Regions.

2.1.1.5 ~~to~~ Pursuant to Objective 3.5.1 and Policies 3.5.1.1 and 3.5.1.6, roadways with ~~which~~ or serving the Community Regions may experience temporary congestion during peak periods. Such congestion is considered acceptable in light ~~of~~ of the economic benefits of development and the costs of sizing roads to ~~deal~~ deal solely with peak periods.

While ~~not~~ not a Planned Community, itself, the Valley View Specific Plan has been developed in accordance with the following general policy adopted by El Dorado ~~County~~ County in regard to Specific Plans for Planned Communities:

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

A. ~~to~~ Identify lands suitable for new communities that require a specific plan ~~in~~ in accordance with Government Code §65450-65457 and common plan ~~and~~ and funding for infrastructure and life cycle costs.

B. ~~to~~ Allow use of modern planning and development techniques, effect more efficient utilization of land, and to allow flexibility of development;

C. ~~to~~ Aid in the reduction of development costs and provide for a combination ~~of~~ of different land uses which complement each other but which may not ~~in~~ in all aspects conform to the existing zoning regulations;

D. ~~to~~ Encourage a more efficient use of public and/or private services;

E. ~~to~~ Place the primary emphasis on clustering intensive uses to minimize impact ~~on~~ on various natural and man-made resources, minimize public health ~~and~~ and concerns, minimize aesthetic concerns, and provide for the creation ~~of~~ of open space and other community land uses.

F. ~~to~~ Provide for public benefit.

2 **Setting**

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

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 Resources areas.

Circulation Element

3.9.1.4 School and public bus stops and turnouts shall be considered for inclusion into new developments.

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.

3.9.2.3 Higher intensity land uses shall be encouraged adjacent to public transportation routes to ensure compatible and supportive relationships.

Housing Element

El Dorado County has adopted goals in its Housing Element which relate to the provision of low and moderate income housing. While applicable to the county as a whole, these goals are not required to be implemented in each project, in all areas of the county. The Valley View project, however, contains some of the elements which favor affordable housing and implement, in part, the County's adopted housing policies.

4.1.1.3 Specific Plans need to address and provide for affordable housing.

4.2.1.2 To further the County's regional share of lower income housing needs, those sites designated Multi-family Residential (MFR) on the General Plan land use map shall be further evaluated for application of a combining zone district which shall provide for a density range not to be less than 10 units per acre. The application of the combining zone district shall be based upon suitability to support the density. The County shall target 25% of the available MFR designated lands for application of said combining zone.

Public Services and Utilities Element

- 5.1.2.2 ... Provision of public services to new discretionary development shall not result in a reduction of service below minimum established standards to current users...*
- 5.2.1.4 Rezoning and subdivision approvals in Community Regions or other areas dependent on public water supply shall be subject to the availability of a permanent and reliable water supply.*
- 5.2.1.8 The preparation and approval of specific plans may occur without the availability of water guarantees. The timing for water guarantees shall be established within the policies of each specific plan consistent with Policy 5.2.1.4.*
- 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.*
- 5.4.1.1 Require storm drainage systems for discretionary development that protect public health and safety, preserve natural resources, prevent flooding, protect soils from erosion, and minimize impacts to existing facilities, meet the National Pollution Discharge Elimination System (NPDES) requirements, and preserve natural resources such as wetlands and riparian areas.*

Public Health, Safety and Noise Element

- 6.2.3.1 As a requirement for approving new development, the applicant shall demonstrate that, concurrent with development, adequate emergency water flow, fire access, and fire fighting personnel and equipment will be provided in accordance with applicable State and local fire district standards.*
- 6.5.1.2 ... Noise walls shall be discouraged... in favor of less intrusive noise mitigation (e.g., landscape berms, setbacks) along... high volume roadways.*
- 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.*

2 **Setting**

Conservation and Open Space Element

7.3.5.5 Encourage water reuse programs to conserve raw or potable water supplies consistent with State law.

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

7.4.4.4 The County shall apply tree canopy coverage standards to discretionary permit review applicable to oak woodland habitats. Parcels having tree canopy cover of at least 10%, as determined from base line aerial photography or by site survey performed by a qualified licensed arborist or botanist, are subject to canopy coverage retention or replacement standards:

<i>Existing Canopy Cover</i>	<i>Fraction of Canopy to be Retained</i>
<i>80-100%</i>	<i>.60</i>
<i>60-79%</i>	<i>.70</i>
<i>40-59%</i>	<i>.80</i>
<i>20-30%</i>	<i>.85</i>
<i>0-19%</i>	<i>.90</i>

Agriculture and Forestry Element

This element of the General Plan establishes a number of policies pertaining to the protection of agricultural and timber lands, particularly those protected under Williamson Act and Timber Preserve Zone (TPZ) statutes. Generally, the element recognizes the need for protecting the viability of such lands from encroachment of conflict where they are adjacent to existing or planned urban uses such as the Community Regions and Planned Communities.

Parks and Recreation Element

9.1.1.1 The County shall assist in the development of regional, community and neighborhood parks, ensure a diverse range of recreational opportunities at a regional, community, and neighborhood level, and provide park design guidelines and development standards for park development. The following national standards shall be used as guidelines for the acquisition and development of park facilities:

El Dorado Hills Community Services District..... 5ac/1,000 pop

Economic Development Element

10.1.9.2 Encourage specific plans and large planned developments in Community Regions and Rural Centers to include a mix of housing types and relate it to local wage structures to achieve balance with existing and forecasted resident household needs.

Other Applicable Standards and Regulations

The El Dorado County **Zoning Ordinance** (Chapter 17 of the El Dorado County Code) is the basic regulation affecting land use and development in the county. Its provisions may be affected by the presence of approved Development Agreements, such as the one approved for the Valley View Plan area. The Zoning Ordinance has been modified many times over the years and is today a collection of procedures and requirements that do not completely reflect the current concepts in the General Plan. As of 1996, it is a long term project of the Planning Department to completely rewrite the Zoning Ordinance to make it a more modern planning tool.

An attempt has been made to incorporate some of the more recent zoning and development standards in this Specific Plan such as the Hillside Development Standards, but for the most part the land use categories and development standards in this Plan have been derived directly from the new General Plan and are intended to replace the Zoning Ordinance as the primary regulatory mechanism for Valley View.

The **Land Division Ordinances** (Chapter 16 of the El Dorado County Code) locally implement the requirements of the State Subdivision Map Act (Government Code §66400 *et. seq.*) For the most part these requirements continue in effect for the Valley View Specific Plan area. However, this Plan deviates in some of the specific standards for road configuration and other improvements from general county practice as identified in the *Design Manual* adopted by reference in the Subdivision Ordinance. In most cases these standards are exceeded in this Plan or are modified to allow for certain public amenities such as landscaping which are not commonly required or are designed to minimize grading effect of road construction in hilly areas. All requirements for contents of maps filed, final maps, dedications and improvement security and enforcement remain in effect. This Specific Plan shall not be interpreted in any way to abridge or circumvent the requirements which are mandated under the State Subdivision Map Act.

Outside of local requirements, a number of state and federal regulatory requirements apply to Valley View. Paramount among these is **§404 of the Federal Clean Water Act** which requires that a permit be obtained from the Army Corps of Engineers for any fill in designated wetlands or waters of the United States. Valley View contains some of these wet environments which are subject to federal regulation.

2 Setting

Other agencies have special jurisdictional interest in the Plan area, though they may lack actual permit authority. These agencies are commonly referred to as *Responsible Agencies*. They include a number of State agencies such as the Department of Fish and Game, which issues permits for stream crossings as well as having general state jurisdiction for wildlife management; State agencies regulating public health and water resources; the Central Valley Regional Water Quality Control Board which enforces certain provisions of the Clean Water Act and various state statutes related to water quality; the State Office of Historic Preservation; and local agencies mentioned previously. These agencies are involved in the review of this Specific Plan and EIR as to their specific areas of interest.



SPECIFIC PLAN



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 ridge-lines 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

3 Planning Concept and Specific Plan Policies

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.

3 Planning Concept and Specific Plan Policies

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.

3 Planning Concept and Specific Plan Policies

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.



4 Land Use Plan

This Specific Plan stresses a mix of housing types and densities designed to include a broad range of lifestyles and respond to changing preferences in housing preferences. It is the intent of this Plan to accommodate current trends in housing and to allow for future innovations in the housing market and in preferences, to the extent feasible.

Development regulation in El Dorado County is based upon a zoning ordinance developed over many years which was not originally designed to deal with modern trends in housing design like attached single family housing and such concepts as “zero lot line” units. For this reason, new categories allowing for the development of contemporary housing concepts have been developed. These categories replace more traditional zoning classifications, such as R-3 (Multi-family), which contain standards originally designed for the type of apartment projects common in the 1950’s and 60’s.

The Valley View Plan replaces the common zoning designations with a set of eight land use categories described in this chapter. The CR (Core Residential), VC (Village Center) and MU (Mixed Use) classifications, particularly, are responses to the need to create “zones” which flexibly allow for a broad range of housing opportunities which exists in today’s market but controls it so that the average density of a particular neighborhood remains within, planned limits. The development will be permitted under a set of development controls which are more related to the actual product proposed and less dependant upon a single set of predetermined standards, such as exists in a typical “zone”. Where certain design criteria or development standards are not listed, the provisions of Title 17 of the El Dorado County Code (Zoning) shall apply.

The following land use districts are hereby established for the Valley View Specific Plan:

Single Family Residential	SFR
Estate Residential	ER
Core Residential	CR
Mixed Use	MU
Multi-family Residential	MFR
Village Center	VC
Open Space	OS
Multi Use Open Space	MOS

Land Use Table and Specific Plan Buildout

The buildout of the densities and intensities of planned uses is tabulated in Figure 4.1. These land uses are shown in Figure 4.2, the Land Use Plan for Valley View which appears on the following page.

Figure 4.1
Land Use Table

Land Use District	Abbreviation	Density Range ¹ / Intensity ²	Acreage	% of Plan	Dwelling Units ³ /Sq Footage ⁴
Estate Residential [.25-2.0 dus/ac]	ER-LL	.25/	206	10%	
	ER-1	1/	172	8%	
	ER-2	2/	648 ⁷	32%	
Single Family Residential	SFR	4/	152	7%	
Core Residential	CR	6-15/	53 ⁷	3%	
Multi-family Residential	MFR	12/	11	0.5%	
Mixed Use	MU	10/.20	11 ⁵	0.5%	
Village Center	VC	12/.25	18 ⁶	1%	
[Subtotal: Developed]			1271	62%	
Open Space/Buffer	OS	n.a.	617	30%	
Multiuse Open Space	MOS	n.a.	86	5	
[Subtotal: Open Space]			703	35%	
School Sites	varies	n.a.	24	1%	
Major Roads	n.a.	n.a.	39	2%	
[Subtotal: Public]			63	3%	
Total		1.44	2037	100%	2840/100

¹Gross density, including local roads, expressed in dwelling units per acre. All acreages are approximate.

²Expressed as a floor area ratio (FAR), the ratio of the total gross leaseable floor area as a percentage of the site devoted to the commercial or research and development use.

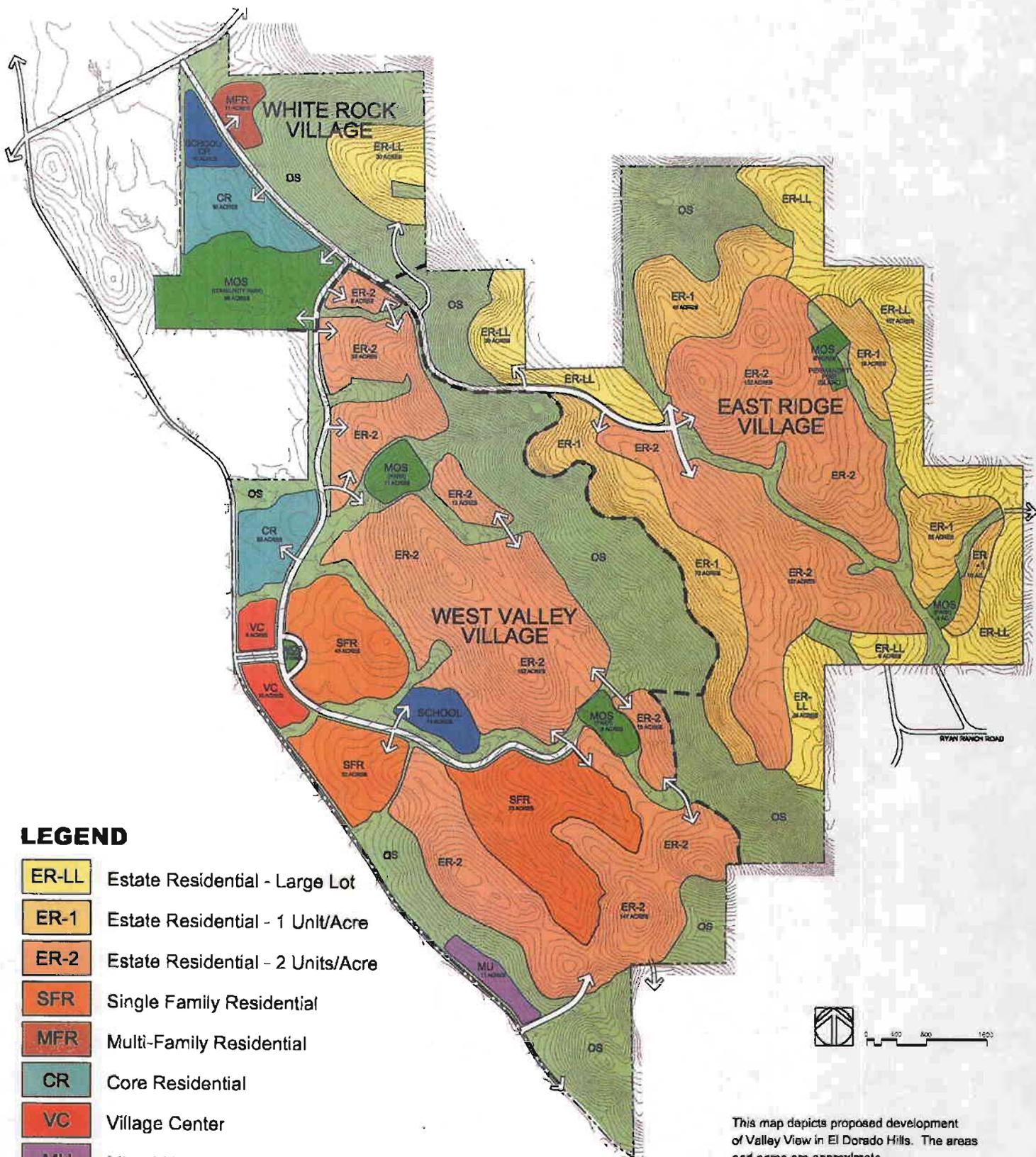
³Projected dwelling units including attached units. Actual units may vary but shall not exceed a total of 2840 d.u.'s for the entire Plan area.

⁴Total gross leaseable floor area in 1000' s of square feet.

⁵50% of total acreage assumed to be developed as residential, 50% as office.

⁶70% of total acreage assumed to be developed as residential, 30% as commercial

⁷CR or ER acreage will increase if school site(s) are not accepted by district.



LEGEND

- ER-LL Estate Residential - Large Lot
- ER-1 Estate Residential - 1 Unit/Acre
- ER-2 Estate Residential - 2 Units/Acre
- SFR Single Family Residential
- MFR Multi-Family Residential
- CR Core Residential
- VC Village Center
- MU Mixed Use
- MOS Multi-Use Open Space
- OS Open Space
- School Site (MOS District)
- Village Boundary

Figure 4.2
Land Use Plan
Valley View

Single Family Residential (SFR)

The Single Family Residential District is intended to be developed with detached single family homes at densities averaging four (4) units per gross acre. The SFR District makes up less than 9% of the Plan area and is exclusively limited to West Valley Village. Neighborhoods are intended to be developed primarily as production housing on prepared (padded) lots which meet certain architectural criteria, but custom and semi-custom housing may also occur in SFR areas. Streets will have curb and gutter, and for minor collectors, a sidewalk. In some cases, pedestrian trails or bikeways which serve neighborhood residents will exist in adjacent greenbelts and in other cases may be included within road rights-of-way.

The SFR District is not located on a ridgeline and is not visible from Latrobe Road or U.S. Highway 50. Because of this, the El Dorado County Hillside Design Standards (Resolution 322-92) are hereby superceded by the Valley View Specific Plan for the SFR District to allow for mass pad grading in the area.

Uses Permitted (SFR District)

Primary Use

Single Family Residential.

Accessory Uses

Home Occupations carried out by the residents of the property such as professional services or sales utilizing telecommunications as a primary communication medium and not involving excessive vehicular traffic or delivery of goods or products beyond that which is customarily present in residential neighborhoods. Storage of goods or products must be carried out within the residential structures or detached garage, if any. No commercial signs shall be present and the predominant use of the property shall remain residential.

Public or Private Parks, Tot Lots, or Similar active open spaces for the enjoyment of neighborhood residents.

Appurtenant residential improvements such as *garages, storage buildings, swimming pools, spas,* and other home recreational improvements.

Storage for one RV or boat provided it is screened from public view.

Residential Care Facilities or Day Care Facilities having six or less persons receiving care.

Uses Requiring a Special Use Permit

The following uses shall not be established unless approved under a valid Special Use Permit issued in accordance with §17.20 of the El Dorado Code.

Churches, Temples and other Places of Worship

Private Schools

Residential Care Facilities or Day Care Facilities having more than six persons receiving care.

Home Occupations which may, in the opinion of the Planning Director, generate noise, excessive traffic or other adverse environmental or visual effects not normally associated with a residential neighborhood.

SFR Development Standards

Residential parcels shall observe the following characteristics for density and configuration

Density: The average gross density throughout all SFR areas, including local street right-of-ways shall not exceed an average of 4 du's per acre. Net density of development within an SFR district may be permitted in excess of 4.0 du's per acre provided that the total number of units within the SFR District does not exceed that shown in Figure 4.1; or, is authorized under the provisions of an affordable housing density bonus granted pursuant to §4.3 of the El Dorado County General Plan or §65915 *et. seq.* of the Government Code.

Lot Size: Residential parcels shall not be created less than 6,200 square feet in area.

Lot Coverage: No lot coverage requirement shall apply.

Lot Geometry:

Lot Width: 60 feet

Lot Depth: 100 feet

Side lot lines shall intersect the right-of-way at no more acute angle than 70°. "Flag" lots shall be permitted provided that the narrow portion of the lot has a minimum of 20 feet frontage for a single flag lot, or 25 feet if shared by two adjacent flag lots and the total depth of the "pole" portion of the lot is not greater than 120' in depth.

Height: Building height shall not exceed 36 feet measured as set forth in Section 17.07.050 (R) of the El Dorado County Code except that chimneys, turrets and similar architectural projections shall not exceed 38 feet.

Standard Yard Setbacks:

Front yard: 20 feet

Side Yards: 5 feet plus 1 foot for each foot of building height above 25', except 10 feet on the street side of a corner lot

Rear Yard: 15 feet

Defined Building Envelope:

A *building envelope diagram* may be submitted for approval at the time of consideration of any tentative subdivision map proposing developable parcels within the Single Family Residential District (SFR) to define building setbacks. Once approved or conditionally approved by the County, the *building envelope diagram* shall serve to define structural setbacks for that portion of the Plan.

The *building envelope diagram* may reflect standard setbacks as established in the previous section or may be used to allow for innovative residential designs such as reduced front setbacks for neo-traditional homes having porches and detached garages in the rear of the lot; shared or "swing" driveway combinations; or, irregular or "zero" lot line configurations providing greater utility of yard spaces. In this case, the *building envelope* may be allowed within any standard setback area provided it is approved by the County.

The *building envelope diagram* shall show the location of the area of each parcel which can be improved with a residence or other structure in relation to similar areas on adjacent parcels. Compliance with the minimum standard setbacks shall not be required. However, in approving the *building envelope diagram* the County shall take into consideration the requirements for structural separation and/or fire walls present in the Uniform Building Code.

Parking

Each residential unit in the SFR District shall be provided with a minimum of *two enclosed parking spaces* within a garage and a minimum of two paved spaces which may be provided in tandem on a driveway. Garages may be attached or detached from the main residence.

Landscaping and Design

A program of street trees shall be required to be installed at the time of subdivision into final lots for sale in areas lacking substantial native tree cover. At least one street tree shall be provided for each interior lot and two for each corner lot.

In general, landscaping of private residential parcels in the SFR District shall be the responsibility of the homeowner. However, front yard landscaping shall be installed either as a part of construction by the builder or shall be required to be installed by the initial buyer within six months. The builder may employ rebate programs or other incentives to ensure compliance.

Estate Residential (ER)

The Estate Residential District is the lowest density residential classification in the Valley View Specific Plan and makes up approximately 50% of the Plan area. It occurs throughout East Ridge Village and in certain portions of West Valley Village. It is intended to be developed at densities averaging between 0.25 and 2 units per gross acre. A unique feature of the ER District is the use of a density combining suffix to control density and lot size.

The Estate Residential District is employed primarily in areas which contain significant slope, tree cover or exposed views and in certain circumstances is used together with density controls to provide for a transition of development densities to adjacent rural residential areas outside the Plan boundaries. To minimize grading and the removal of native tree cover, homes may be produced as custom, semi-custom, or production units on built-up foundations or on pads limited to the general areas of the footprint of the structure.

In this section and in the discussion of ER lands under Chapter 9, *Community Design*, ER lots in the East Ridge Village area are intended to provide a transition into surrounding open spaces and provide for a contiguous oak woodland and habitat canopy. ER lots in East Ridge are distinguished by a *Primary Building Area* and a *Transitional Open Space Area* within each lot. Generally, the Primary Building Area is synonymous with the *building envelope* which may be enclosed by fencing and which contains all structural improvements and intensive landscaping. The Transitional Open Space provides interlinked corridors of open space within the neighborhoods in East Ridge which can be maintained to conserve habitat and minimize fire hazard but which will not contain structures, fencing or irrigations systems except as may be necessary to provide "green fire breaks".

Uses Permitted (ER District)

Primary Use

Single Family Residential.

Accessory Uses

Home Occupations carried out by the residents of the property such as professional services or sales utilizing telecommunications as a primary communication medium and not involving excessive vehicular traffic or delivery of goods or products beyond that which is customarily present in residential neighborhoods. Storage of goods or products must be carried out within the residential structures or detached garage, if any. No commercial signs shall be present and the predominant use of the property shall remain residential.

Public or Private Parks, Tot Lots, or Similar active open spaces for the enjoyment of neighborhood residents.

Appurtenant residential improvements such as *garages, storage buildings, swimming pools, spas,* and other home recreational improvements.

Storage for one RV or boat, provided it is screened from public view.

Residential Care Facilities or Day Care Facilities having six or less persons receiving care.

Uses Requiring a Special Use Permit

The following uses shall not be established unless approved under a valid Special Use Permit issued in accordance with §17.20 of the El Dorado Code.

Private Schools

Residential Care Facilities or Day Care Facilities having more than six persons receiving care.

Home Occupations which may, in the opinion of the Planning Director, generate noise, excessive traffic or other adverse environmental or visual effects not normally associated with a residential neighborhood.

Density and Lot Size Suffix

Density and lot size in the Estate Residential District is controlled through the use of a combining suffix as follows:

ER-2: Average density shall not be greater than 2 units per gross acre. Minimum lot size shall be 12,000 square feet in West Valley and 18,000 square feet in East Ridge Village when not utilizing clustering concept.

ER-1: Average density shall not be greater than 1 unit per gross acre. Minimum lot size shall be 40,000 square feet when not utilizing clustering concept.

ER-LL (Large Lot): Average density shall not be greater than 0.25 units per gross acre. Minimum lot size shall be 2 acres when not utilizing clustering concept.

Lot Coverage: No lot coverage requirement shall apply.

ER Development Standards

Lot Geometry: Side lot lines shall intersect the right-of-way at no more acute angle than 70°. “Flag” lots shall be permitted provided that the narrow portion of the lot has a minimum of 20’ frontage for a single flag lot, or 25 feet if shared by two adjacent flag lots and the total depth of the “pole” portion of the lot is not greater than 250’ in depth.

Height: Building height shall not exceed 36 feet from the highest finished grade except that chimneys, turrets and similar architectural projections shall not exceed 38 feet.

Standard Yard Setbacks:

	ER-2	ER-1	ER-LL
Front Yard	20’	25’	30’
Side Yards	7’	10’	10’
Rear Yard	35’	35’	35’

Defined Building Envelope:

A *building envelope diagram* shall be submitted for approval at the time of consideration of any tentative subdivision map proposing developable parcels within the Estate Residential District (ER) to define building setbacks. Once approved or conditionally approved by the County, the *building envelope diagram* shall serve to define structural setbacks for that portion of the Plan.

The *building envelope diagram* may be used to prevent construction within resource sites such as biologically sensitive locations including wetlands or riparian areas, cultural resource sites, oak woodlands or other areas determined to require special protection. In East Ridge Village, the building envelope diagram shall be used to cluster development and to create *Transitional Open Space Areas*. The *building envelope diagram* shall be used to provide a mechanism for retaining a substantial percentage of existing tree canopy within each estate parcel. The *building envelope* may be allowed within any standard setback area provided it is approved by the County.

The *building envelope diagram* shall show the location of the area of each parcel which can be improved with a residence or other structure in relation to similar areas on adjacent parcels. CC&R's may also be developed which place other restrictions on land outside the building envelope such as a restriction on removal of healthy oak trees. Compliance with the minimum standard setbacks shall not be required. However, in approving the *building envelope diagram* the County shall take into consideration the requirements for structural separation and/or fire walls present in the Uniform Building Code.

Parking

Each residential unit in the ER District shall be provided with a minimum of *two enclosed parking spaces* within a garage and a minimum of two paved spaces which may be provided in tandem on a driveway. Garages may be attached or detached from the main residence.

Landscaping and Design

A program of street trees may be required to be installed at the time of subdivision into final lots for sale in areas lacking substantial native tree cover. In areas where street trees are provided, at least one street tree shall be provided for each interior lot and two for each corner lot. Landscaping of private residential parcels in the ER District shall be responsibility of the homeowner.

Where oak woodlands, wetlands or riparian areas may exist on an ER parcel, landscaping and the design of site improvements shall be carried out in regard to the special requirements for such areas discussed in Chapter 8, *Environmental Protection*, and Chapter 9, *Community Design*.

Core Residential (CR)

The Core Residential District is found in both West Valley Village and White Rock Village on flatter terrain. It is intended that this district will be developed with a mix of moderate density residential products including single family detached homes on parcels up to 6,200 square feet in area; high density single family detached homes such as patio homes or “zero lot line” units; attached single family homes including “halfplexes”, condominiums or townhouses; and Multi-family homes including apartments. A high degree of flexibility in both design and density is encouraged in the CR district to promote both affordability and diversity.

Uses Permitted (CR District)

Primary Uses

Single Family Residential, attached and detached

Multi-family Residential

Accessory Uses

Home Occupations carried out by the residents of the property such as professional services or sales utilizing telecommunications as a primary communication medium and not involving excessive vehicular traffic or delivery of goods or products beyond that which is customarily present in residential neighborhoods. Storage of goods or products must be carried out within the residential structures or detached garage, if any. No commercial signs shall be present and the predominant use of the property shall remain residential.

Public or Private Parks, Tot Lots, or Similar active open spaces for the enjoyment of neighborhood residents.

Appurtenant residential improvements such as *garages, storage buildings, swimming pools, spas*, and other home recreational improvements.

Residential Care Facilities or Day Care Facilities having six or less persons receiving care.

Uses Requiring a Special Use Permit

The following uses shall not be established unless approved under a valid Special Use Permit issued in accordance with §17.20 of the El Dorado Code.

Private Schools

Residential Care Facilities or Day Care Facilities having more than six persons receiving care.

Home Occupations which may, in the opinion of the Planning Director, generate noise, excessive traffic or other adverse environmental or visual effects not normally associated with a residential neighborhood.

CR Development Standards

Residential developments in the CR district shall observe the following characteristics for density and configuration:

Density: Net density of development within a CR district may be permitted up to 15 du's per acre.

Lot size: In general, lots intended for a single family, detached residence shall not be greater than 6200 square feet (sf) in area. However, smaller townhouse or "halfplex" parcels corresponding to the "footprint" of the individual unit in attached single family structures shall be permitted subject to a staff level Specific Plan Review. For this reason, there shall be no minimum lot coverage requirement.

Lot Geometry: Because of the wide variety of medium density residential products and varied parcel requirements involved with each, no standard geometric configuration shall be required except that lots lines shall generally not intersect in more acute angles than 70°.

Height: Building height shall not exceed 40 feet measured as set forth in Section 17.07.050 (R) of the County Code except that chimneys, turrets and similar architectural projections shall not exceed 50 feet.

Defined Building Envelope:

A *building envelope diagram* may be submitted for approval at the time of consideration of any tentative subdivision map proposing developable single family parcels within the Core Residential District (CR), including townhouse, "halfplex" or other common-wall, attached single family projects; "zero lot line" or "Z" lot parcels; and airspace condominiums. Once approved or conditionally approved by the County, the *building envelope diagram* shall serve to define structural setbacks for that portion of the Plan.

For production housing projects, including townhouse, "halfplex" or other common-wall, attached single family projects; "zero lot line" or "Z" lot parcels; and airspace condominiums, the application for a tentative map shall also include the following exhibits:

1. A Site Plan showing the location of all proposed structures, parking areas, landscape areas, internal circulation improvements, and recreation or other common amenities.
2. A Preliminary Landscape Plan showing the types, locations and densities of all plantings, hardscape or other improvements proposed.
3. Elevations or perspective renderings of the primary exposures of all major structures and any other views or exposures requested by the Planning Director.
4. Fencing, signing, lighting or other design details which may be requested by the Planning Director in order to evaluate compliance with this Plan.

The *building envelope diagram* shall be used to minimize construction within resource sites such as biologically sensitive locations including wetlands or riparian areas, cultural resource sites or other areas determined to require special protection.

The *building envelope diagram* shall show the location of the area of each parcel which can be improved with a residence or other structure in relation to similar areas on adjacent parcels. In approving the *building envelope diagram* the County shall take into consideration the requirements for structural separation and/or fire walls present in the Uniform Building Code.

Parking

Each single family attached or detached residential unit in the CR District shall be provided with a minimum of two enclosed parking spaces within a garage or parking structure. Parking for Multi-family projects may be provided in open parking areas and shall be provided in the ratio of 1.6 spaces for each studio or 1 bedroom unit and 2 spaces for each 2 bedroom or larger unit. One guest parking space shall be provided for each four dwelling units. If covered parking or carports are proposed within multiple family developments, the design of the structure shall be architecturally compatible with the residential structures.

The requirements for driveways, stall size, parking lot surfacing and other structural improvement standards shall meet the provisions of Chapter 17.18 of the El Dorado County Code, *Off-street Parking and Loading*. No compact car spaces shall be allowed for required residential parking.

Mixed Use (MU)

The Mixed Use District is found in West Valley Village at its southerly access point along Latrobe Road. It is intended that this district will be developed with mix of higher density residential and professional offices. Uses may be mixed either vertically on the same site or may occur in separate structures or on adjacent sites.

Uses Permitted (MU District)

Residential Uses

Single Family Residential, attached

Multi-family Residential

Accessory Uses

Home Occupations carried out by the residents of the property such as professional services or sales utilizing telecommunications as a primary communication medium and not involving excessive vehicular traffic or delivery of goods or products beyond that which is customarily present in residential neighborhoods. Storage of goods or products must be carried out within the residential structures or detached garage, if any. No commercial signs shall be present and the predominant use of the property shall remain residential.

Public or Private Parks, Tot Lots, or Similar active open spaces for the enjoyment of neighborhood residents.

Appurtenant residential improvements such as *garages, storage buildings, swimming pools, spas,* and other home recreational improvements.

Residential Care Facilities or Day Care Facilities having six or less persons receiving care.

Service and Professional Offices

Professional offices and financial institutions

MU Development Standards

Residential developments in the MU district shall observe the following characteristics for density and configuration:

Density: Net density of residential development within a MU district may be permitted up to 10 du's per acre. For mixed residential and offices uses occurring on the same parcel, the allowable density shall be considered for the entire site and the presence of office uses shall not affect the allowable density except for the indirect effect of compliance with parking and landscaping requirements.

Lot Coverage: The maximum impervious surface shall be 85% of the lot area.

Lot Geometry: Because of the wide variety of high density residential products and varied parcel requirements involved with each, no standard geometric configuration shall be required except that lots lines shall generally not intersect in more acute angles than 70°.

Height: Building height shall not exceed 40 feet measured as set forth in Section 17.07.050 (R) of the El Dorado County Code except that chimneys, turrets and similar architectural projections shall not exceed 42 feet.

Defined Building Envelope:

A *building envelope diagram* may be submitted for approval at the time of consideration of any tentative subdivision map proposing developable residential, office or mixed use parcels within the Mixed Use District (MU), including townhouse, "halfplex" or other common-wall, attached single family projects and airspace condominiums. Once approved or conditionally approved by the County, the *building envelope diagram* shall serve to define structural setbacks for that portion of the Plan.

For production housing projects, including townhouse, "halfplex" or other common-wall, attached single family projects and airspace condominiums, the application for a tentative map shall also include the following exhibits:

1. A Site Plan showing the location of all proposed structures, parking areas, landscape areas, internal circulation improvements, and recreation or other common amenities.
2. A Preliminary Landscape Plan showing the types, locations and densities of all plantings, hardscape or other improvements proposed.
3. Elevations or perspective renderings of the primary exposures of all major structures and any other views or exposures requested by the Planning Director.
4. Fencing, signing, lighting or other design details which may be requested by the Planning Director in order to evaluate compliance with this Plan.

The *building envelope diagram* shall be used to minimize construction within resource sites such as biologically sensitive locations including wetlands or riparian areas, cultural resource sites or other areas determined in to require special protection.

The *building envelope diagram* shall show the location of the area of each parcel which can be improved with a residence or other structure in relation to similar areas on adjacent parcels. In approving the *building envelope diagram* the County shall take into consideration the requirements for structural separation and/or fire walls present in the Uniform Building Code.

Parking

Each single family attached or detached residential unit in the MU District shall be provided with a minimum of two enclosed parking spaces within a garage or parking structure. Parking for Multi-family projects may be provided in open parking areas and shall be provided in the ratio of 1.6 spaces for each studio or 1 bedroom unit and 2 spaces for each 2 bedroom or larger unit. One guest parking space shall be provided for each four dwelling units. If covered parking or carports are proposed within multiple family developments, the design of the carport shall be architecturally compatible with the residential structures.

In general, parking for residential uses and offices uses occurring on the same parcel shall be separated by landscape planters, textured pavers or otherwise marked to show its intended use. Where it can be demonstrated that shared parking is appropriate due to the type of uses proposed, the number of parking spaces may be reduced by the approving authority.

The requirements for driveways, stall size, parking lot surfacing and other structural improvement standards shall meet the provisions of Chapter 17.18 of the El Dorado County Code, *Off-street Parking and Loading*. Compact car parking shall not be con-

sidered as part of the required parking for residential uses but may be provided for offices uses or as excess parking spaces.

Multi-family Residential (MFR)

Multi-family Residential land is found only on the extreme northerly portion of White Rock Village on the northeast side of the entrance road from White Rock Road. The MFR district is intended to developed exclusively with high density condominiums or townhouses or apartments as a single, unified project.

Uses Permitted (MFR District)

Primary Uses

Multi-family Residential

Accessory Uses

Home Occupatons carried out by the residents of the property such as professional services or sales utilizing telecommunications as a primary communication medium and not involving excessive vehicular traffic or delivery of goods or products beyond that which is customarily present in residential neighborhoods. Storage of goods or products must be carried out within the residential structures or detached garage, if any. No commercial signs shall be present and the predominant use of the property shall remain residential.

Appurtenant residential improvements such as *garages, storage buildings, swimming pools, spas,* and other recreational improvements.

MFR Development Standards

Residential developments in the MFR district shall observe the following characteristics for density and configuration:

Density: Net density of development within an MFR district may be permitted up to 12 du's per acre.

Lot Coverage: No lot coverage requirement shall apply.

Height: Building height shall not exceed 40 feet measured as set forth in Section 17.07.050 (R) of the El Dorado County Code except that chimneys, turrets and similar architectural projections shall not exceed 42 feet.

Parking

Parking for single family attached units including townhouses and condominiums shall be provided at a minimum ratio of 2 enclosed spaces per unit. Parking for other Multi-family projects may be provided in open parking areas and shall be provided in minimum the ratio of 1.6 spaces for each studio or 1 bedroom unit and 2 spaces for each 2 bedroom or larger unit. One guest parking space shall be provided for each four dwelling units. If covered parking or carports are proposed within multiple family developments, the design of the carport shall be architecturally compatible with the residential structures.

The requirements for driveways, stall size, parking lot surfacing and other structural improvement standards shall meet the provisions of Chapter 17.18 of the El Dorado County Code, *Off-street Parking and Loading*. No compact car spaces shall be allowed for required residential parking.

Village Center

The Village Center District appears in the Plan only at the entrance to West Valley Village. This important site is enhanced by the intensity of development as an activity center for the Plan. The Village Center provides neighborhood commercial services within a focussed architectural theme, encouraging the opportunities for social interaction through the presence of integral residential use. The proximity of the Village Center to the entrance park shown on Figure 4.2 provides a pedestrian and open space linkage to other parts of West Valley Village and a positive visual contrast.

Uses Permitted (VC District)

Primary Uses

Retail

Art Galleries and gift shops

Bakeries

Convenience stores

Food stores and markets

General merchandise

Hardware stores

Liquor stores

Restaurants and cafes, except fast food, but including outdoor seating areas

Video and other rental businesses contained entirely within a building

Other similar retail uses contained entirely within a building

4 Land Use Plan

Service and Professional Offices

Business services including copying, equipment repair and similar indoor uses

Day care centers

Medical offices and laboratories

Personal services such as barbers, beauty salons, dry cleaners and similar uses

Private clubs, lodges and fraternal organizations

Professional offices and financial institutions

Veterinary offices

Residential Uses

Multi-family Residential including high density townhouses or condominiums.

Accessory Uses

Temporary uses including outdoor displays or promotions by established businesses not exceeding two consecutive days nor seven total days per year.

VC Development Standards

Village Center parcels shall observe the following characteristics for size and configuration.

Density: Net density of residential development within a VC district may be permitted up to 18 du's per acre but with the overall density of 12 du's per acre. For mixed residential and commercial uses occurring on the same parcel, the allowable density shall be considered for the entire site and the presence of commercial uses shall not affect the allowable density except for the indirect effect of compliance with parking and landscaping requirements.

Lot Coverage: No lot coverage requirement shall apply.

Lot width and depth: No minimum shall be required but lots shall be designed to contain all facilities related to their proposed use including parking, landscaping and appurtenant facilities.

Height: Building height shall not exceed 50 feet from the highest finished grade.

Lot Coverage: Lot coverage shall not exceed 85% of the lot area.

Parking

Amount Required

Residential: Parking for single family attached units including townhouses and condominiums shall be provided at a minimum ratio of 2 enclosed spaces per unit. Parking for other Multi-family projects may be provided in open parking areas and shall be provided in a minimum ratio of 1.6 spaces for each studio and 1 bedroom unit and 2 spaces for each 2 bedroom and larger unit. One guest parking space shall be provided for each four dwelling units. If covered parking or carports are proposed within multiple family developments, the design of the carport shall be architecturally compatible with the residential structures.

Retail: One space per 250 square feet of gross leasable floor area.

Offices and service uses: One space per 300 square feet of gross leasable floor area.

The requirements for driveways, stall size, parking lot surfacing and other structural improvements standards shall meet the provisions of Chapter 17.18 of the El Dorado County Code, *Off-street parking and Loading*. No compact car parking shall be allowed for required residential parking.

Multi Use Open Space (MOS)

The Multi Use Open Space (MOS) classification encompasses all actively used open spaces including parks, school sites and those open spaces which fulfill a complementary public utility function such as providing for drainage or stormwater detention. It makes up slightly less than 5% of the Plan area. MOS parcels may be in either public or private ownership. Property designated as MOS is characterized by the presence of improvements and/or landscaping which provides a setting for permitted activities and compatible uses.

Uses Permitted (MOS District)

Primary Uses

Active parks, playgrounds, picnic areas and tot lots

Schools and day care centers

Drainage, water storage, stormwater detention and similar uses

4 Land Use Plan

Accessory Uses

Bikepaths, trails and similar improvements

Parking

Snack bars and concession uses in conjunction with recreational or educational use

Storage and maintenance facilities for recreational uses

Wetlands and environmental mitigation and management areas

MOS Development Standards

Because of the highly varied nature of open space uses, MOS parcels shall not be subject to set standards as to shape, size or the necessity for access. Such requirements shall be determined at the time of creation of MOS parcels depending upon their intended use and the spatial requirements for that use.

In general, public agencies, such as school districts, fire districts, special districts providing recreational services and the county itself, have separate statutory authority for approving development of public facilities under their control. Such agencies should be guided by the standards and requirements contained within this Plan, including Chapter 9, *Community Design*, but are not bound by its provisions.

Open Space (OS)

The Open Space (OS) designation is used primarily for passive open spaces, buffers and environmentally sensitive natural areas intended for permanent protection from development and incompatible use. These uses make up slightly more than 27% of the Plan area.

Uses Permitted (OS District)

Primary Uses

Protection of natural and cultural resources including wetlands, riparian systems and significant cultural resources

Visual landscape barriers and buffers

Accessory Uses

Wetlands and environmental mitigation management areas

Watershed management

Bikepaths, roads, trails and similar improvements where necessary to provide access connections between developed uses

OS Development Standards

Because of the highly varied nature of passive open spaces and buffers, OS parcels shall not be subject to set standards as to shape, size or the necessity for access. Such requirements shall be determined at the time of creation of OS parcels depending upon their intended use and the nature of the resource being protected or managed.



5 Circulation Plan

The dominant transportation mode in the El Dorado Hills area remains the private car. Arterial road systems servicing the community generally filter traffic to Highway 50, the major east-west regional highway serving El Dorado County. On the south side of the highway, Latrobe Road serves to collect traffic from the mostly commercial and industrial uses which currently exist. This route will continue to be the primary external road serving the proposed Valley View Specific Plan area. It is planned to be expanded north of the primary project entrance to a four lane configuration to White Rock Road and then to 6 lanes from White Rock north to Highway 50.

White Rock Road at the north end of the Plan area will eventually connect to a second major freeway interchange planned at Silva Valley Parkway. White Rock Road, itself will undergo expansion to an ultimate 6 lane configuration between Latrobe Road and the new interchange. Improvements to planned capacities of both Latrobe and White Rock are to be carried out under the County's established Road Impact Fee program to which all development in Valley View shall contribute. These improvements will be carried out externally to this Specific Plan.

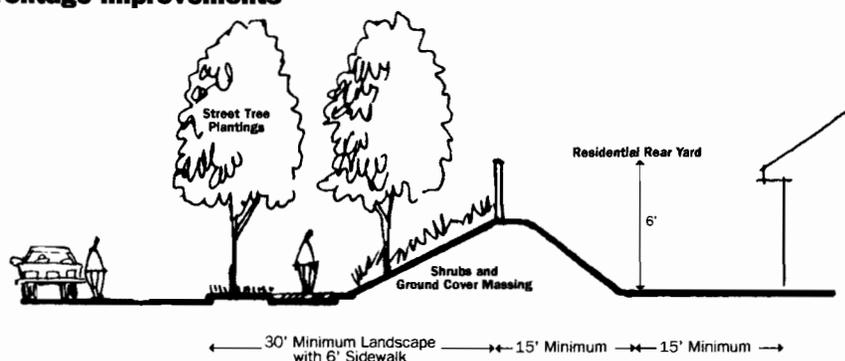
External Roads

Valley View has approximately 2 miles of frontage on Latrobe Road. The extent of this frontage abuts planned uses in the CR, VC, and SFR land use classifications and also is adjacent to substantial open space in the OS category. In order to provide a more attractive street scape and to provide visual and noise buffering of adjacent residential uses, special treatment of the Latrobe frontage shall be required. These improvements are depicted in Figures 5.1 and 5.2.

Latrobe Road

Figure 5.1

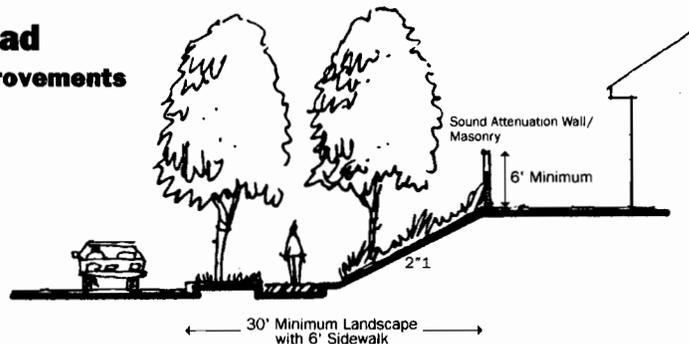
"L" Latrobe Road Type 1 Frontage Improvements



Type 1 improvements illustrated in Figure 5.1 are intended to be used where the grade of adjacent residential development is at or near the grade of Latrobe Road, itself. Figure 5.2 is an alternative configuration where the developed parcel is in an elevated situation. Where open space abuts the road, the landscape improvements will be continued except that no noise wall or berm need be constructed.

Figure 5.2

**"L" Latrobe Road
Type 2 Frontage Improvements**



White Rock Road

The 750 foot White Rock Road frontage contains the course of Carson Creek along its length. Carson Creek is a major drainage for the El Dorado Hills area and has a peak storm flow of approximately 3500 cubic feet per second (cfs) in this vicinity. Its broad channel is broken into a number of intermediate drainages interspersed with occasional depressions classified as wetlands. The minimum road width at the crossing and the least amount of improvements within the channel are desirable in order to minimize the disruption of the floodway and wetlands. Pavement width will be held at 40 feet including bikeway.

Internal Roads

The road system planned for Valley View focuses inward. No roads within the project connect with other collector roads to provide through access to any other neighborhood or other developed area. As a result, this Plan has been developed with road profiles and circulation standards which are unique to the Plan area and differ in a number of ways from standard road configurations used in the county.

Planned internal roadways fall into one of two basic categories: major collector roads and minor collector and local roads. Major collector roads including special design entrance road segments are illustrated on the following figure 5.3, the Circulation Plan. Variations of a basic 80 foot major collector will be employed in response to the presence of slope constraints and other environmental conditions near the planned road alignment. While local roads intended to serve as access to private parcels within neighborhoods are not shown on the Circulation Plan, their typical configurations are established later in this chapter.

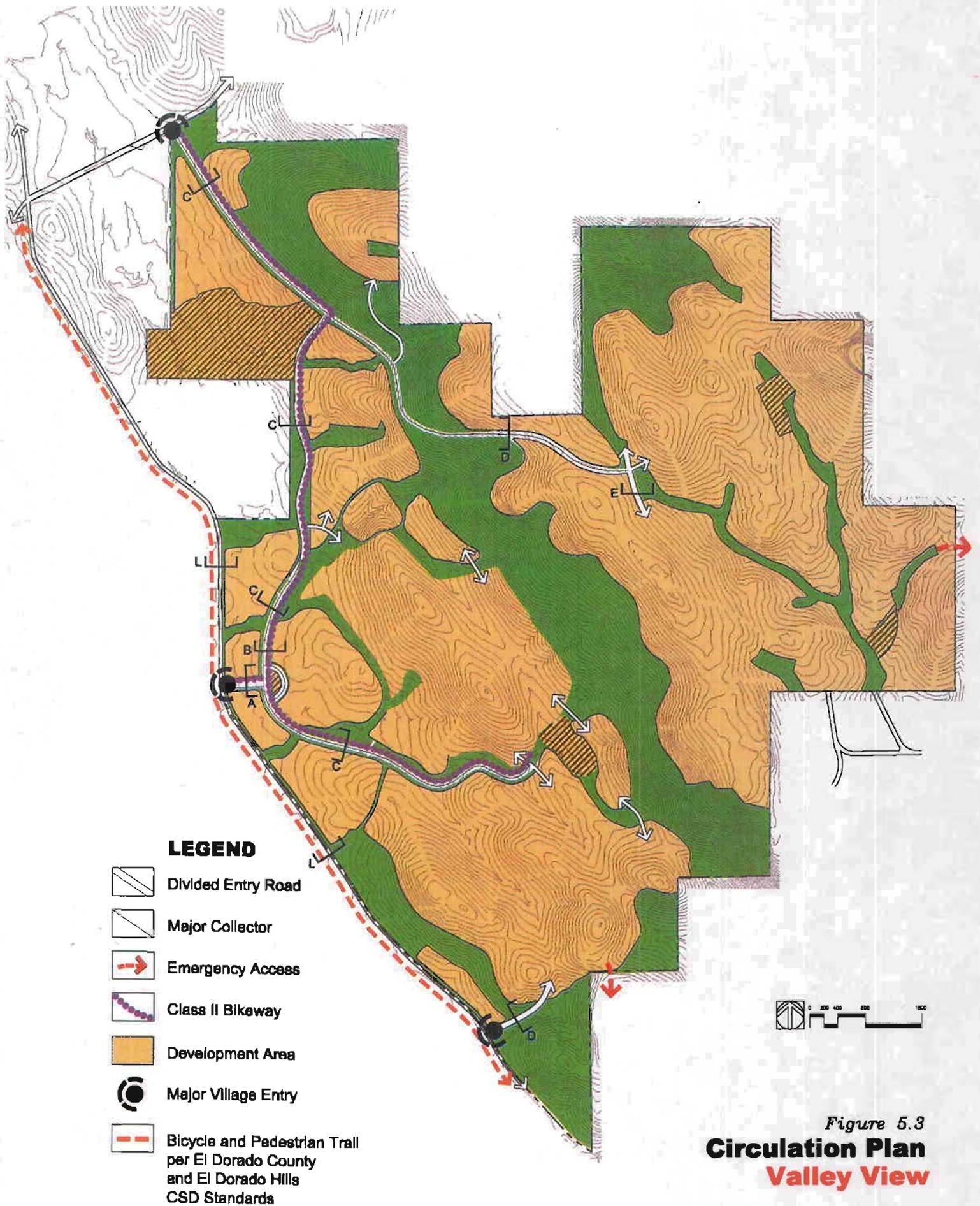


Figure 5.3
Circulation Plan
Valley View

Circulation Concepts

All residential and commercial parcels will be provided access from a network of public roads. In order to construct safe roads which have the capacity to handle project traffic in areas of moderate to steep terrain, roadway dimensions and rights-of-way will be reduced below that which may prevail on flatter land. This serves the purpose of reducing the extent of grading in order to construct the road and also minimizes the visual impact of such construction. In other respects, roads shall meet or exceed all standards of El Dorado County contained in the *El Dorado County Subdivision Ordinance*, the *Design Manual*, and/or *Hillside Development Ordinance* as to structural section, intersection design and the maximum allowable horizontal and vertical gradients.

Due to the curvilinear nature of planned roads which is dictated by terrain, cul-de-sacs shall be encouraged in road design and flexible lot designs such as allowance for "flag" lots shall be allowed. Sidewalks shall not be required in ER neighborhoods. Streetlights shall be sited only where necessary for reasons of safety.

At key nodes such as the Village Center, the road surface may be enhanced or sidewalks accentuated by special treatment including the use of decorative concrete curbing or textured pavement surfaces subject to the approval of the El Dorado County Department of Transportation. The use of such decorative elements within the public right-of-way shall not be mandatory but may be used to complement architectural treatment of abutting properties.

Major Collector Roads

Major collector roads in Valley View are designed to carry the highest volumes of traffic and convey it to the main arterial roads of Latrobe Road and White Rock Road. They can be either two lane or four lane roads depending upon projected traffic loads and intersection requirements. Design speeds are generally 30 mph or greater. For the most part, ingress and egress onto abutting properties is to be limited to controlled intersections and driveways to major uses such as parks and commercial development.

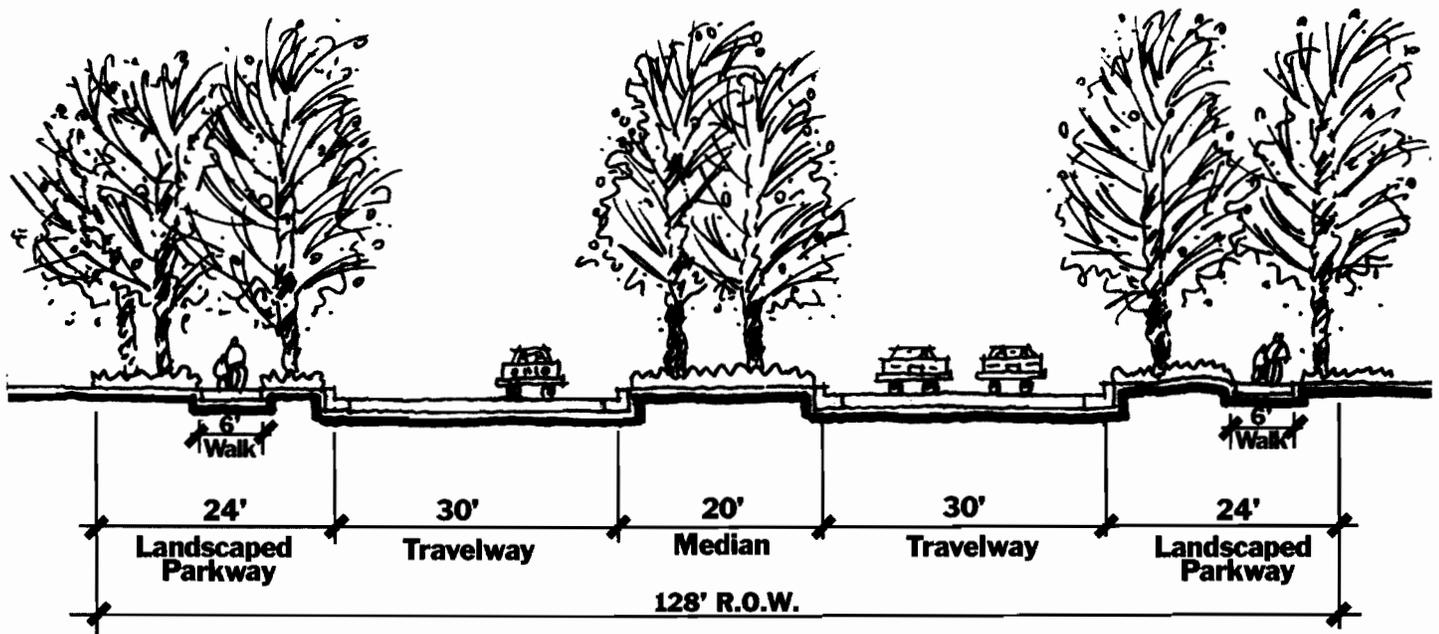
The **Entrance Parkway** (Figure 5.4) occurs only at the short segment of road bisecting the two Village Center (VC) parcels in West Valley Village. This short road is anticipated to carry the highest level of traffic of any internal roadway. The section shown is typical but does not contain any turn pockets or deceleration lanes which may be warranted by traffic considerations and projected movements. A single right-in, right-out access point may be permitted to the adjoining parcel on either the north or south but no break in the proposed landscape median shall be permitted. Road surfaces may be enhanced or sidewalks accentuated by the use of textured pavement. Such treatment

5 Circulation Plan

shall not be mandatory but may be employed in order to complement adjacent architectural treatment within the Village Center. Within the 30 foot travelway, a 6 foot bikelane shall be provided.

Figure 5.4

"A" Entrance Parkway West Valley Village



The **Major Collector Roads** are illustrated in Figures 5.5 and 5.6 and are typical limited-access roadways designed to carry residential traffic to individual neighborhoods within West Valley Village and White Rock Village. Where the collector road travels adjacent to an open space containing wetlands or other natural features, and where special buffering is necessary such as next to the El Dorado Hills Wastewater Treatment Plant (Figure 5.6), the standard configuration has been modified to indicate the presence of landscaping contained within a landscape easement adjacent to the right-of-way. Where the collector road runs parallel to an open space such as a linear wetland/drainage feature or school or park site, a modification showing a smooth, integrated transition from the road to the open space is desirable (Figure 5.6).

Figure 5.5

"B" Major Collector/with Residential Uses on Both Sides
Variation "1": West Valley and White Rock

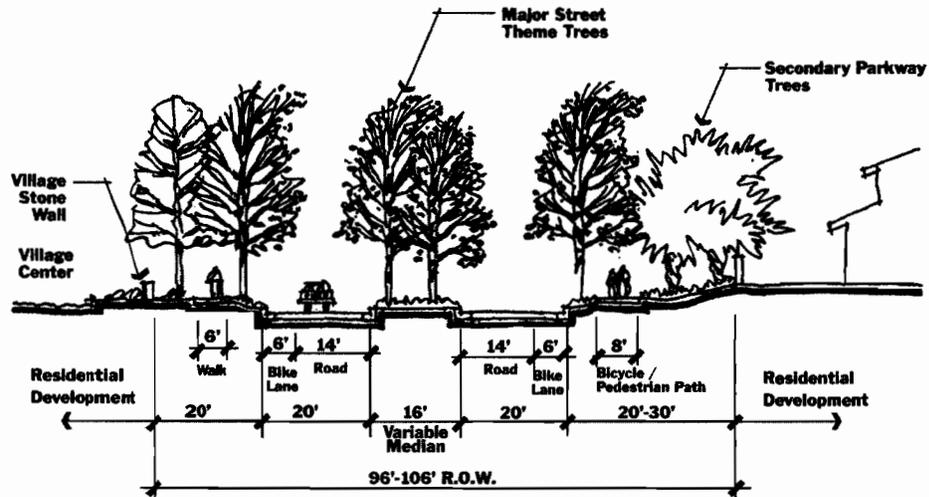
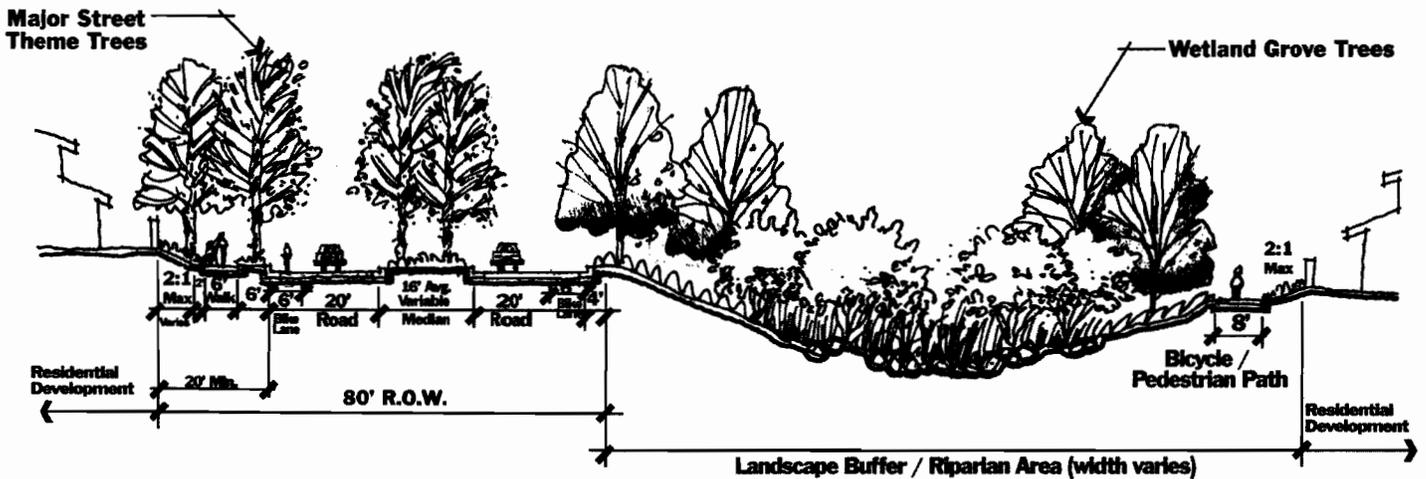


Figure 5.6

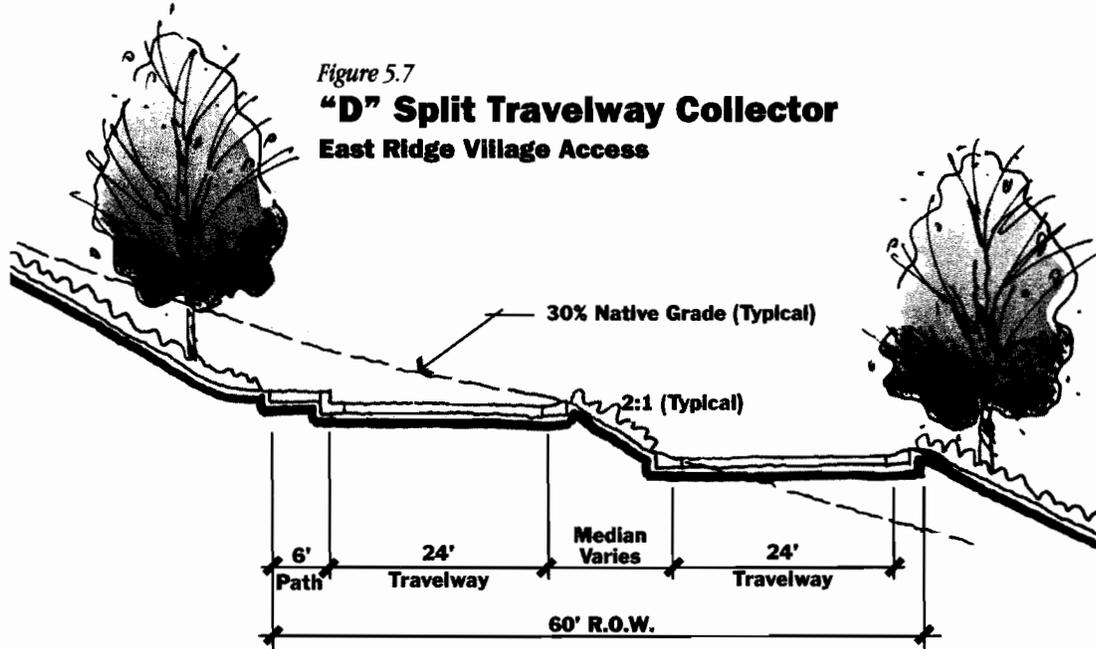
"C" Major Collector/with Landscape Buffer
Variation "2": West Valley and White Rock



5 Circulation Plan

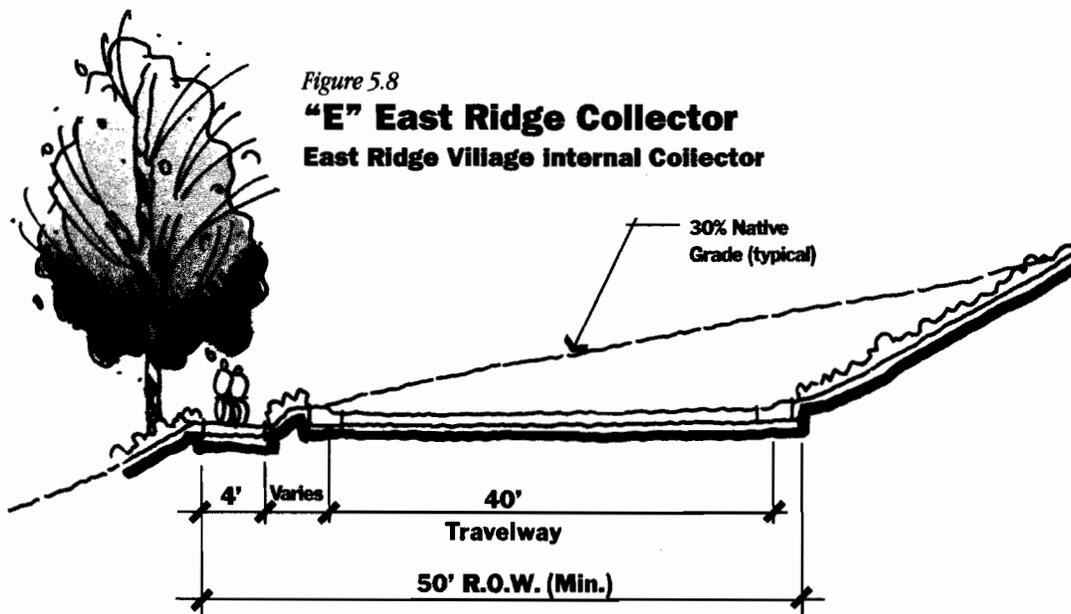
In East Ridge Village and for the main road accessing the Village, the need to minimize grading cuts and fills and reduce the area affected by road construction makes special collector road standards necessary. Figure 5.7, a **Split Travelway Collector**, will be used in the steeper portions of the exposed slope from White Rock to the developed area of East Ridge as the main access that traverses through open space areas.

Figure 5.7
"D" Split Travelway Collector
 East Ridge Village Access



Residential properties shall generally not be served directly from major collector roads in order to prevent conflicting traffic movements which reduce capacity and sometimes present hazards. However, where future traffic loading is low, such as in portions of East Ridge Village, ingress and egress from residential driveways may be allowed. The **East Ridge Collector** standard shown in Figure 5.8 shows a paved 40 foot travelway

Figure 5.8
"E" East Ridge Collector
 East Ridge Village Internal Collector



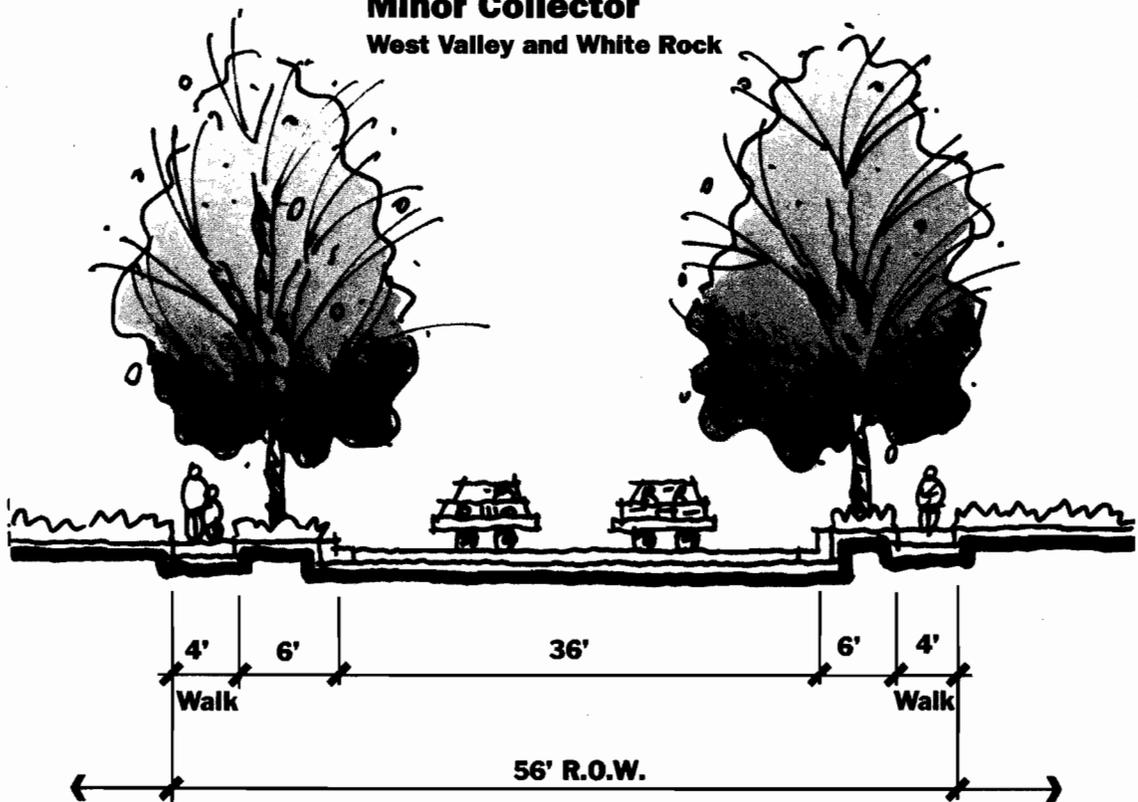
and rolled curb and gutter. Depending upon the slope of the terrain, the presence of drainage collection features and the location of the proposed pedestrian path may be adjusted to fit the situation. Direct access to this collector from residential driveways may be allowed in the interior of the Village where traffic loads are light and safety concerns are not present.

Local Roads

Local roads within the Plan area are designed to provide access to residential parcels and to carry neighborhood traffic at low design speeds. They are distinguished in West Valley and White Rock Villages as either **minor collector roads**, having a 36 foot pavement width and sidewalk on both sides and **local roads** which have no sidewalk in the ER Districts and sidewalks on both sides in all other districts. The County may delete sidewalks at the tentative map stage based upon slope and grading constraints and may require additional sidewalks at the tentative map stage based upon the site's proximity to schools and parks.

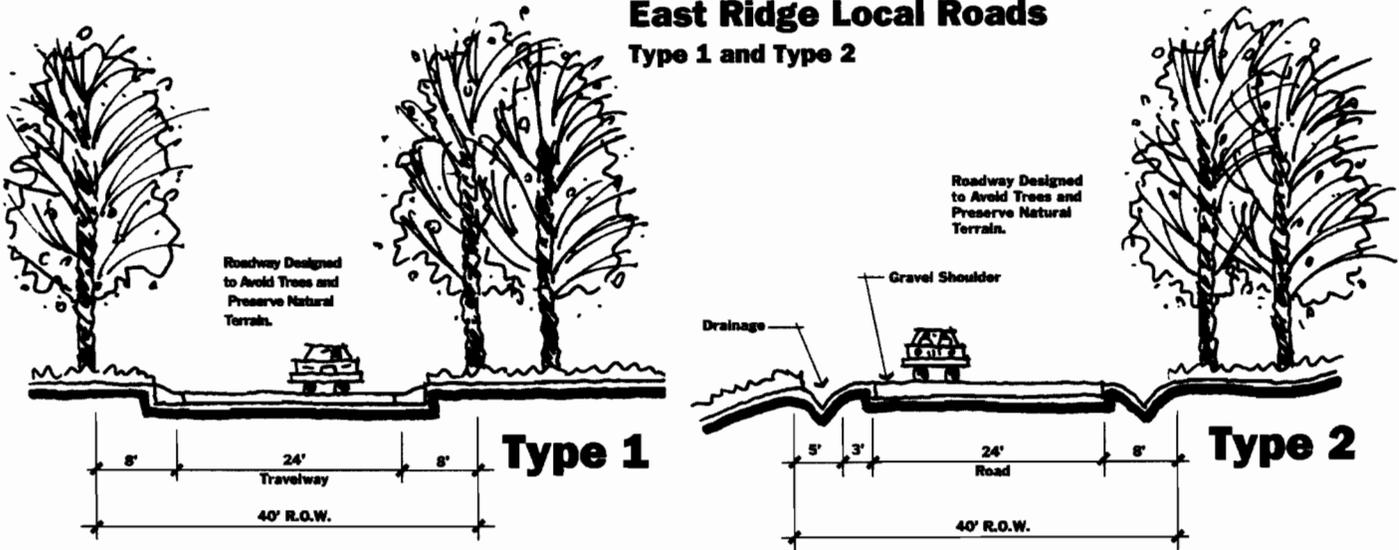
Figure 5.9

Minor Collector West Valley and White Rock



5 Circulation Plan

Figure 5.10
East Ridge Local Roads
 Type 1 and Type 2



Local Roads in West Valley and White Rock Villages are shown by Figure 5.11A and 5.11B, the **Standard Local Road** sections. The Section in 5.11B shall be utilized where the County has determined at the time of subdivision approval, that no sidewalk is necessary. The sidewalks may be located adjacent to the curb, in which case a vertical curb shall be constructed, or set back from the travelway with a landscape strip between.

Figure 5.11A
Standard Local Road with Sidewalks
 West Valley and White Rock Villages

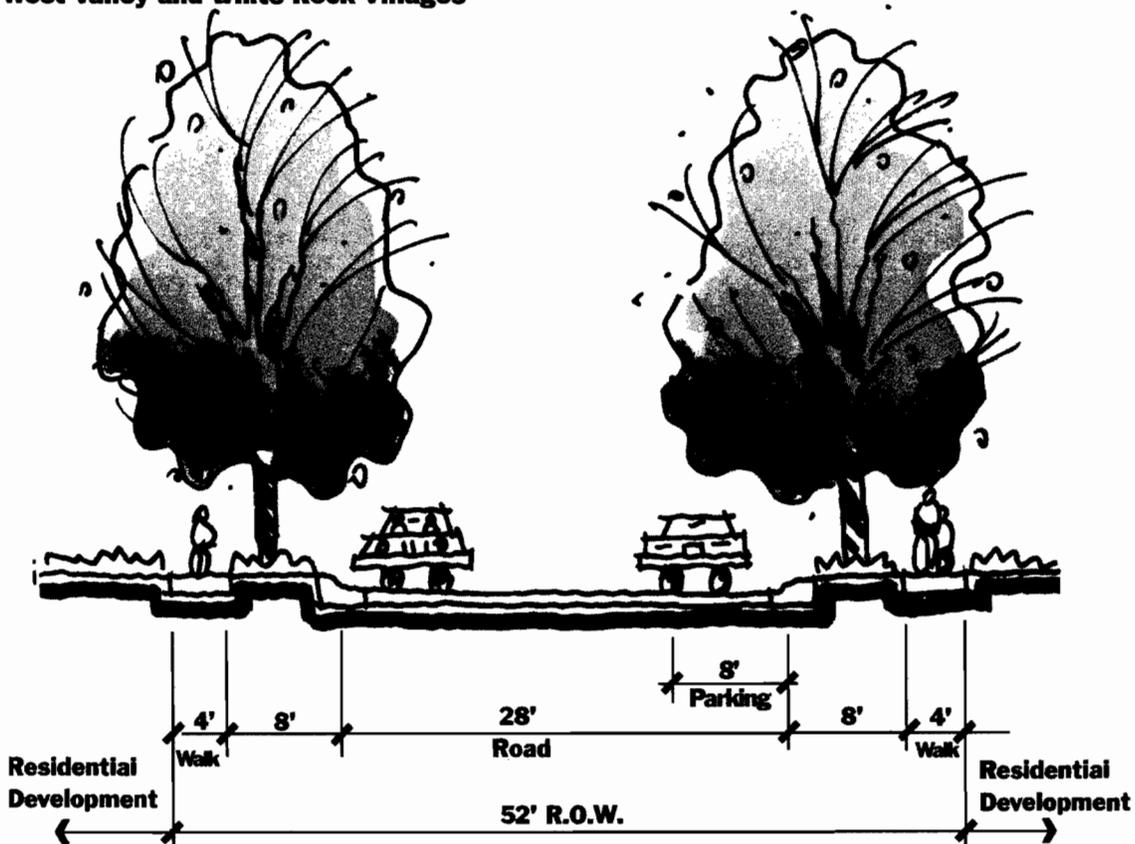
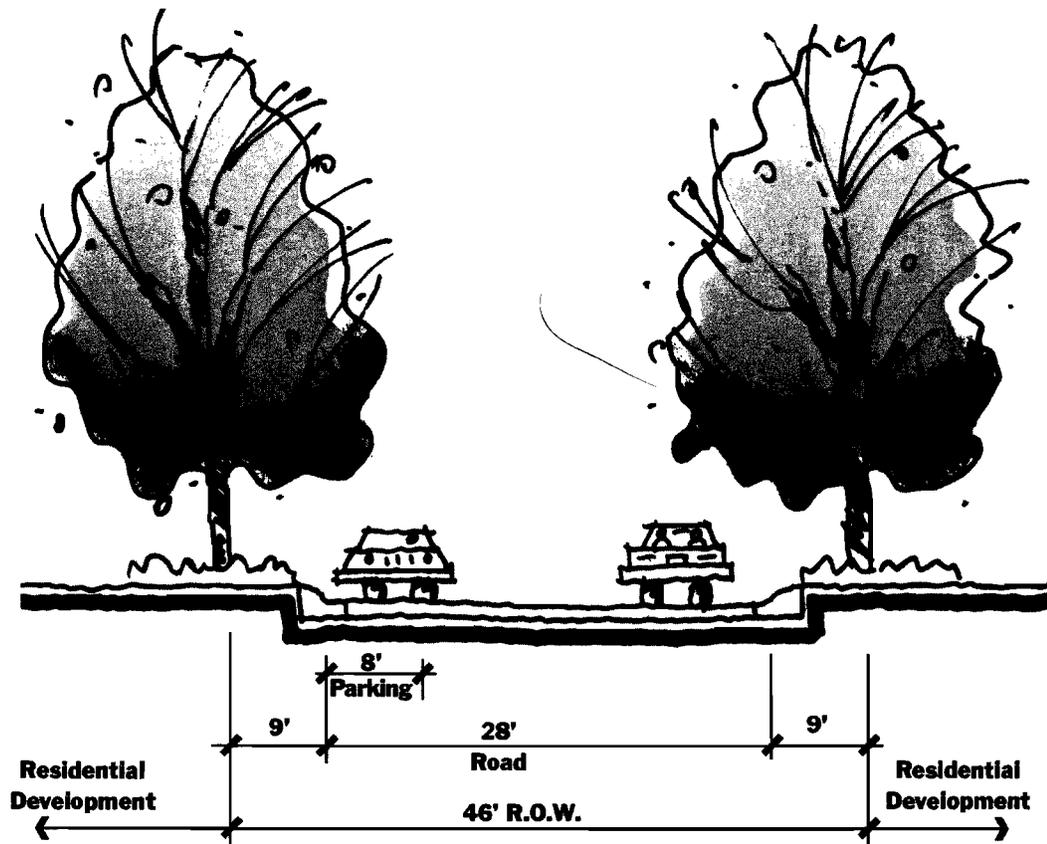


Figure 5.11B

Standard Local Road without Sidewalks
West Valley and White Rock Villages



Public Transportation

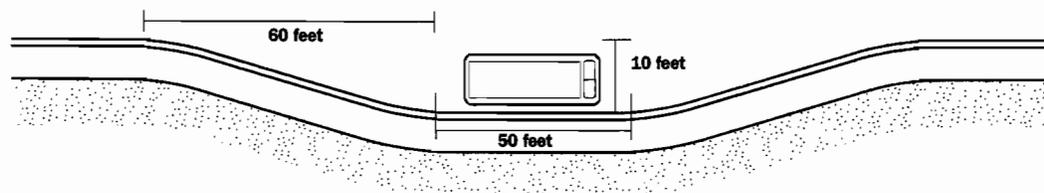
Fixed route and dial-a-ride public transit services are provided by the El Dorado County Transit Authority. Ridership is low compared to the amount of trips taken on a daily basis by residents of the county in private cars but continued improvements to the system make it an increasingly viable option.

Fixed route service is provided daily from El Dorado Hills to Sacramento and dial-a-ride service is also available in the community. These services are easily available from West Valley and White Rock Villages at the Multimodal facility recently established in Town Center.

Future improvements to the system may bring fixed route shuttle routes to El Dorado Hills at such time as the service may be commercially viable. Bus turnouts will be provided within the Plan area at key locations which can serve such uses. These facilities can also help to serve school bus service within the community. The dimensions of such turnouts shall be in accordance with Figure 5.12.

Figure 5.12

Bus Turnout Minimum Dimensions



Nonvehicular Circulation

Within the Plan area and its immediate surroundings, opportunities exist for non-motorized transportation primarily by bicycle and foot. West Valley and White Rock Villages, particularly, are within easy walking and riding distance of the neighborhood services planned for the Village Center and also within a short distance of major commercial and office uses and the Multi Modal Transfer facility located in Town Center East. For certain individuals who will be fortunate enough to both live in Valley View and work at businesses located in the adjacent employment centers, commuting can be accomplished without dependence upon the automobile.

Bicycle and pedestrian paths will be developed within the collector street system of Valley View and White Rock Villages leading to the entrances at White Rock Road and at the Village Center. These routes will also link neighborhoods to the two schools which are planned within each village. Bicycle paths will be installed both in the right-of-way as Class 2 facilities and, where feasible, within adjacent open space and greenbelt areas.

EL DORADO
HILLS

VALLEY VIEW
SPECIFIC PLAN



6 Public Services and Facilities

Schools

Public education in the Valley View Specific Plan area is carried out by two separate school districts. Buckeye Union School District is responsible for primary education through grade 8 while the El Dorado Union High School District provides secondary education through grade 12. Sustained growth over a number of years and the general uncertainty over State Department of Education funds for new facilities have left both districts in a continual search for new school sites and funds for facilities. The High School District, in particular, has experienced overcrowding at all of its facilities.

Pupil generation from development planned for Valley View will be spread out over many years as residential areas within the Plan area are developed and occupied. Nonetheless, the long term nature of school siting and construction requires planning well in advance of need. For this reason, joint preliminary planning has occurred in advance of the preparation of this Plan with the land owner and both districts. This has resulted in the siting of two elementary schools encompassing approximately 24 acres within the Plan area, one near the project entrance off White Rock Road and another in the interior of West Valley Village. The final decisions to secure and improve these sites by the Buckeye School District will not occur until following the adoption of the Valley View Specific Plan and the district retains complete discretion over whether either of these sites or other sites will be developed.

Less certain is the solution to the provision of adequate future classroom space for high school students. Clearly the development of Valley View, the Carson Creek project, Serrano project and others in the El Dorado Hills area cannot be accommodated by the existing high school which serves the area, Oak Ridge High School. The district has begun the process of examining alternative sites for a new high school campus.

Final decisions on the siting of identified schools and the possibility of joint use facilities with the El Dorado Hills Community Services District rests with each respective agency and their governing boards. This Specific Plan identifies two elementary school sites pending final determinations by the Buckeye Union School District and the State Office of Education. In addition to these school sites, the County of El Dorado has established a school facilities mitigation fee for both Buckeye Union and El Dorado Union High School District, to be paid by new development. All residential development within the Plan will be required to pay this fee unless other mitigation satisfactory to each District and the developer has been agreed to by the parties involved.

Police Services

Police protection is provided by the El Dorado County Sheriff's Department and to a lesser extent by the California Highway Patrol which provides regular traffic patrols on and in the vicinity of Highway 50.

Fire Protection

Fire protection within Valley View is provided by the El Dorado Hills Water District which mans two existing fire stations serving its 39 square miles. The nearest station to the Plan area is located at the corner of Park Drive and El Dorado Hills Blvd. approximately two miles from the planned Village Center. In the future, the district may add another station south of Highway 50, most likely in the El Dorado Hills Business Park.

Fire flow will be provided within all developed portions of the Valley View Specific Plan at a minimum level of 1,500 gpm at a minimum of 20 psi for a duration of two hours.

Hydrants will be provided within developed portions of the Plan area and spaced in accordance with district standards. Standpipes and automatic sprinkler systems will be provided in commercial structures in accordance with the Uniform Fire Code.

6 Public Services and Facilities

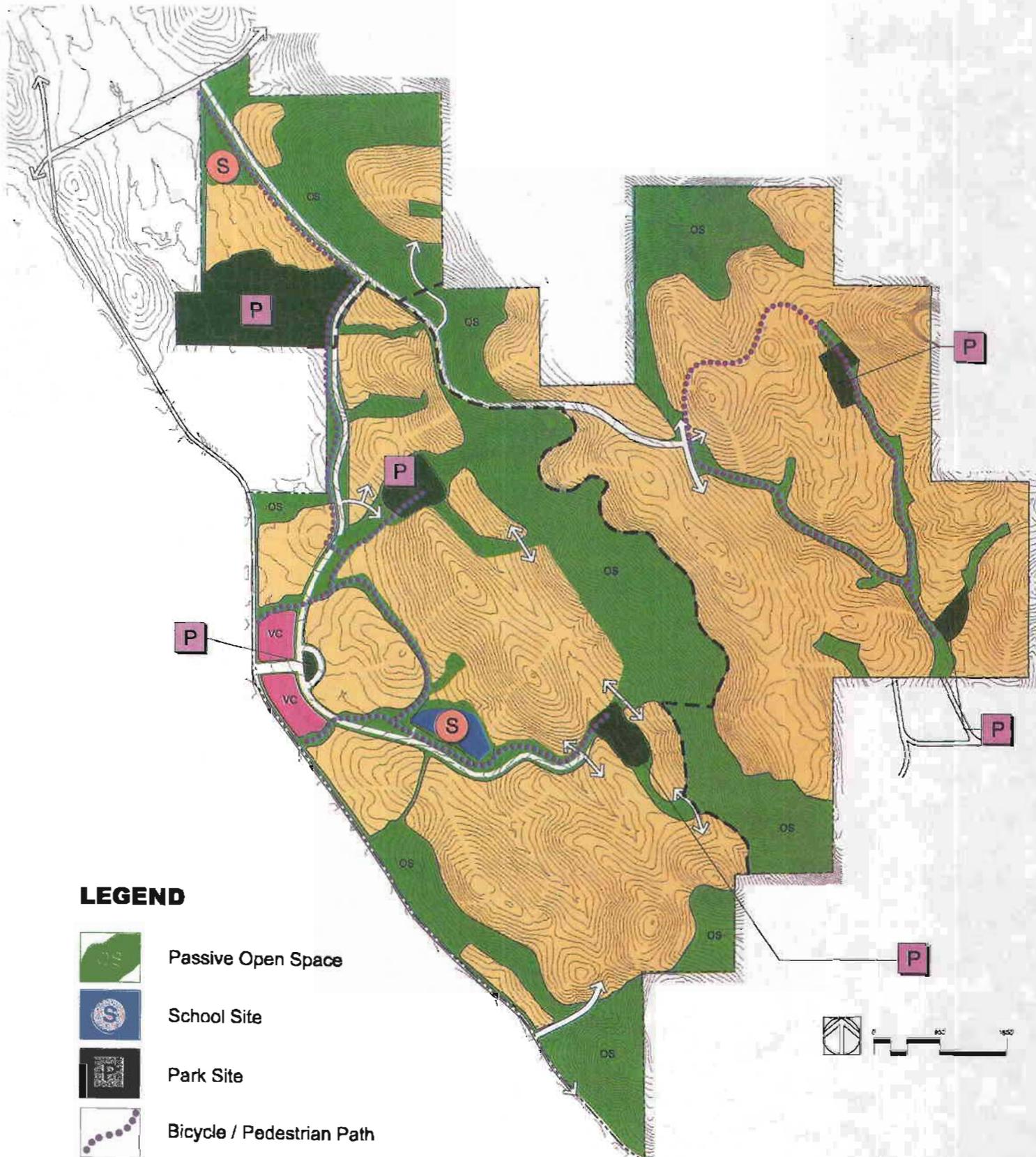
Parks and Recreation

The El Dorado Hills Community Services District (CSD) has provided parks and recreation services to the community for many years and recently began administering the work of street and parkway landscape maintenance to a number of villages through separate Lighting and Landscaping Assessment Districts (LLAD's). It is anticipated that a similar mixture of services will be provided to the Valley View area by the district or a homeowners association.

The major recreation feature planned in Valley View is a 55 acre community park within White Rock Village. This site is of substantially level terrain and can be developed with ball fields and other recreational improvements for organized activities, including lighted fields for night time play.

Other recreational land which may be accepted by the CSD includes the 11 acre Oak Tree Park in West Valley Village and the 617 acres of passive open space which link all three villages and provide an opportunity for paths and trails throughout the Plan area. The development of hiking trails scattered with minimum improvements such as benches and picnic tables at suitable locations can act as a unifying element to the community and an alternative to more organized recreation. Smaller, neighborhood parks will also be provided in West Valley and East Ridge Villages as shown on the Public Facilities and Open Space Figure.

The network of neighborhood related public facilities is shown in Figure 6.1, Open Space and Neighborhood Facilities. These public elements are designed to serve and to connect all portions of White Rock and West Valley Villages through green belt corridors and bikeways.



LEGEND

-  Passive Open Space
-  School Site
-  Park Site
-  Bicycle / Pedestrian Path
-  Village Center
-  Village Boundary



Figure 6.1
Open Space
and Neighborhood Facilities
Valley View

Water System

A complete treated water distribution and fire protection system is proposed for the Valley View Project. Water service to the area is provided by the El Dorado Irrigation District (E.I.D.).

There are currently two water sources for the El Dorado Hills area in which Valley View is included. Water is pumped from Folsom Lake to the El Dorado Hills Water Treatment Plant where it is treated and then pumped through the distribution system. According to the El Dorado Hills Master Facilities Plan prepared in November, 1995, current capacity of the El Dorado Hills Water Treatment Plant is 12 million gallons per day (mgd). Ultimately this treatment plant is planned to be expanded to 20 mgd capacity. This capacity will allow E.I.D. to utilize its full allotment of raw water from Folsom Lake. A second source of water is from the Gold Hill Intertie which currently provides an additional 7.3 mgd to the El Dorado Hills and Cameron Park areas. In order to support the build out projected from the El Dorado County General Plan, an alternative water supply will need to be developed.

Since 1990, EID has been issuing a yearly Supply/Demand Report, which presents a detailed accounting of the water needs of the District's existing customers, including reservation of water for water meters not in use and water meters sold but not yet connected. The report also includes an evaluation of the District's available water supplies, as well as potentially available water based on existing water rights.

The District defines its Firm Yield as the water available to its customers 95 percent of the time, with maximum shortages of 20 percent due to droughts during the remaining 5 percent of the time. For 1997, EID declared a System Firm Yield of 41,700 acre feet of water compared to a System Potential Demand of 36,800 acre feet resulting in the availability of 4,900 acre feet of water, adequate for 8,166 water meters for sale to new customers. EID's report also explained that the District's potential firm yield, based on existing water rights, was 44,100 acre feet of water, leading to the potential availability of 12,166 additional water meters to sell.

El Dorado County prepares an annual water availability evaluation report that takes all available existing unserved parcels into account. For 1997, the county report indicated the presence of 4,455 existing parcels less than acre unserved by water. The report also included the presence of zoning for 3,264 Multi-family residential units on 272 acres in the Valley View Specific Plan.

A recent study by CH2M HILL for EID's El Dorado Hills service area indicates that the most likely immediate future water sources are 7,500 acre feet from the Central Valley Project water supply contract under Public Law 101-514 (Section 206) to be obtained from Folsom Lake and an additional 17,000 acre feet from El Dorado County's State Filed Application 5,645 from the California State Water Resources Control Board. The

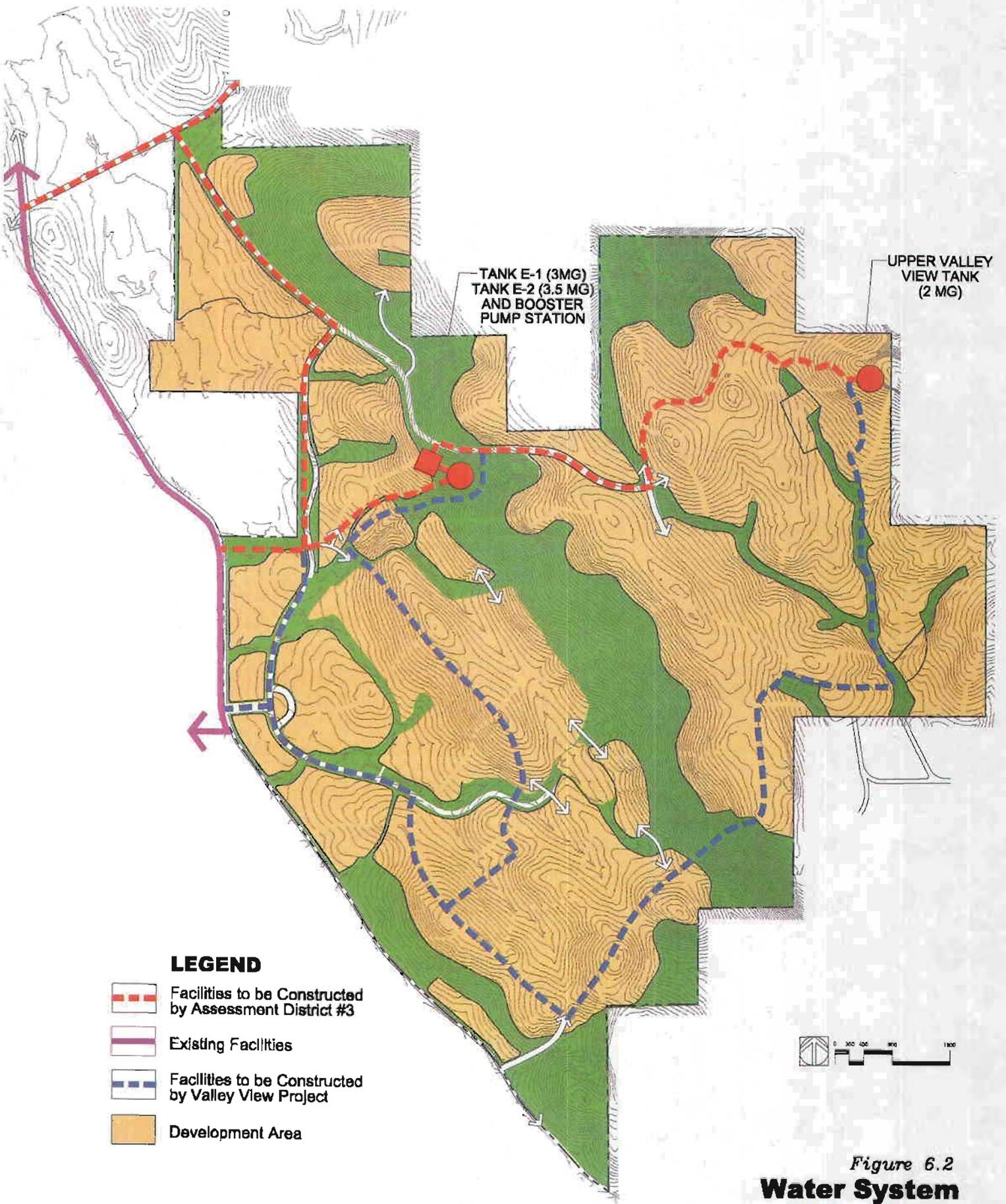


proposed draft decision regarding this water right by the State Water Board is presently under consideration for final approval.

A number of system improvements are proposed to provide future capacities. Treatment plant expansions, water storage tanks and conveyance structures needed to meet development in the area are discussed in the Facilities Master Plan. Certain improvements are anticipated by Assessment District No. 3 and additional improvements will be made through AD 3 as well as a new district which is anticipated to be in place prior to the completion of construction in Valley View. Since this water system is the regional water supply solution for El Dorado Hills, assessment district improvements have been structured to keep ahead of development in the area.

The Master Facilities Plan has divided the Valley View project into two overall pressure zones—those areas below elevation 710 feet and those above this elevation. These pressure zones are established by the position of water storage tanks both currently under construction and proposed to serve the existing business park and the Valley View projects. Tank E-1 is a 3 mgd storage tank currently under construction and is located close to the existing Business Park Tank which is being converted to store reclaimed water from the El Dorado Hills Wastewater Treatment Plant. Tank E-1 is the first of two tanks proposed for this location and with a high water surface elevation of approximately 820 feet which will serve those areas in Valley View as well as the business park below elevation 710 feet. This tank will be supplied by water mains tied to transmission mains in Latrobe Road. To serve those areas of Valley View above elevation 710 and provide additional needed capacity for the Zone E service area and additional fire storage for the business park, a third tank is proposed to be located in the East Ridge area of Valley View. It is proposed that this Upper Valley View Tank will have a capacity of 2 mgd and with a high water surface elevation of approximately 1260 feet it will serve those areas below elevation 1160 feet. Water will be supplied to this tank by a booster pump station which will pump water from the main waterline serving Tank E-1. A limited number of lots in the East Ridge area of the project may be able to be served directly from this pump station prior to the construction of the Upper Valley View Tank if at that time E.I.D. feels this is a desirable interim system.

Planned Water System improvements are shown in Figure 6.2. Because the varying topography of the Valley View site contains multiple ridges, the two major pressure zones may be divided into as many as eight different pressure service zones. All but the highest of these service zones can be served by gravity flow from the proposed tank systems. The highest zone located in the East Ridge area in the vicinity of the proposed Upper Valley View Tank will require its own pressure boosting pump station. This pump station will consist of a pump and hydro-pneumatic tank system to provide adequate domestic and fire flow pressures. Water will be distributed throughout the project area by a backbone water distribution system. The locations of these mains will be determined on the basis of the final lot study for the project. It is anticipated that most of the backbone mains will be located within road right of ways. These mains together



TANK E-1 (3MG)
TANK E-2 (3.5 MG)
AND BOOSTER
PUMP STATION

UPPER VALLEY
VIEW TANK
(2 MG)

LEGEND

-  Facilities to be Constructed by Assessment District #3
-  Existing Facilities
-  Facilities to be Constructed by Valley View Project
-  Development Area



Figure 6.2
Water System
Valley View

with neighborhood mains will provide multiple looped systems throughout the project area as well as interconnection between pressure zones. Proper pressures will be maintained in each zone by the use of pressure reducing and pressure sustaining valves. Higher pressure lots within any particular zone may be controlled by individual service pressure reducing valves. Since the storage tanks are part of the regional water supply solution, some of the mains within the project will be constructed by assessment districts. The remainder will be developer constructed. All water mains, fire hydrants, pump stations, services, valves and other appurtenances will be constructed to E.I.D. standards.

Wastewater System

The Valley View project is planned to have a full wastewater collection system which will receive wastewater from all lots within the project and transport it via gravity mains and wastewater pump stations and force mains to the El Dorado Hills Wastewater Treatment Plant. The El Dorado Hills Wastewater Treatment Plant is located on the east side of Latrobe Road and is surrounded by the Valley View Project.

A conventional gravity wastewater collection system is planned for the Valley View project. The piping system will consist of 6" to 15" diameter PVC sewer lines and will be designed and constructed to E.I.D. standards so that when completed, E.I.D. will accept the facilities into their system for maintenance. To the maximum extent possible, sewers are proposed to be constructed within road rights-of-way to facilitate access and maintenance. Because of the presence of ridgeline lots proposed in this development, rear lot sewer lines will be necessary in some areas to avoid excessively deep sewers or individually pumped lots. Where these rear lot sewers occur, they will be placed in easements outside of fenced areas with maintenance access acceptable to E.I.D. provided. These maintenance accesses could selectively be used for recreational purposes such as hiking trails. The placement of these lines will be treated as sensitively as possible to reduce disturbance of the exposed hillsides.

The Valley View project is comprised of four major collection areas. West Valley forms the largest collection area. Above it is the East Ridge area. A small area at the north end of East Ridge has an isolated drainage forming another area. The fourth area is the White Rock portion of the site. Wastewater collection and pumping facilities are shown in Figure 6.3.

The northern East Ridge pump station will serve less than 100 lots. This pump station has two alternative force main discharge points. The shortest force main run discharges to the south to the large East Ridge collection area. This alternative requires the construction of the other two East Ridge pump stations discussed below. The other alternative discharges to the gravity system on the west side of the high ridge. This alternative is not dependent on the construction of the other portion of East Ridge. The wastewater from the remainder and largest part of the East Ridge area will be

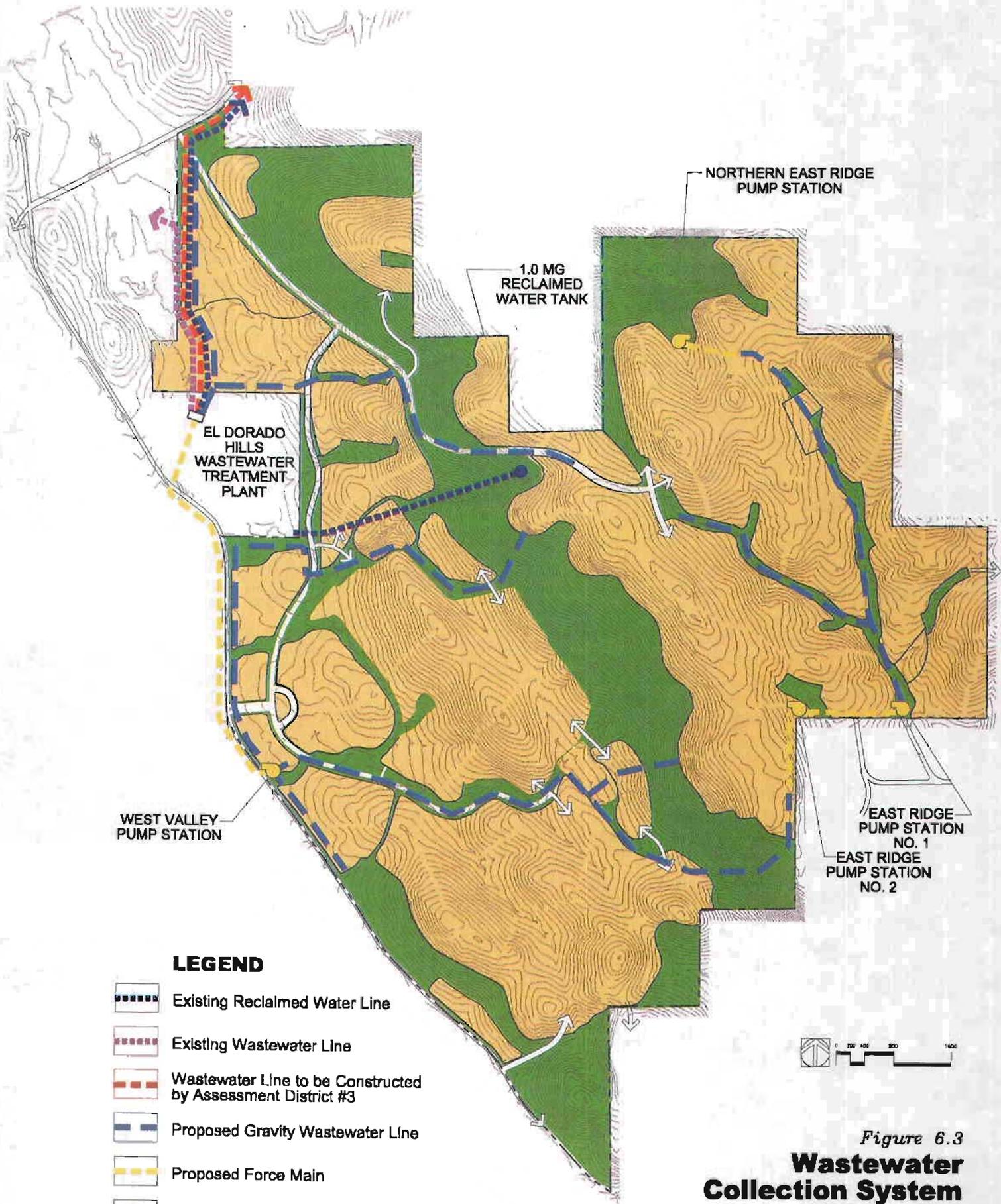
6 Public Services and Facilities

collected and piped to a wastewater pump station located at the south end of the East Ridge drainage. This pump station will lift the wastewater over an intermediate ridge to a second pump station. The second pump station will then pump the wastewater over the high ridge to a manhole which is part of the gravity system for the west slope ridge lots. This gravity system flows into the main collector for the West Valley area.

The wastewater from the West Valley area is directed by gravity pipes to the low area just south of the main entrance to the Valley View development. The collector into this pump station will be 12" to 15" in diameter. This pump station will pump the wastewater nearly 6,000 LF to the headworks of the El Dorado Hills Wastewater Treatment Plant. The West Valley pump station is required because elevations at the development entry are more than 30' below the headworks of the treatment plant. It is intended that the White Rock area of the development can flow by gravity directly into the treatment plant or existing mains which run through this portion of the project.

All of the proposed pump stations will be designed as dual pump facilities with either pump being capable of meeting peak wet weather flows and will be designed in accordance with E.I.D. standards. Pump stations will be located on separate fenced and screened parcels. It is intended that the pump stations will use submersible pumps where possible for reliability and reduced maintenance. Pump stations of this type have very little above ground structure and will produce little to no noise. A typical station would require about 1,000 sq. ft. area. Above ground improvements would include a manhole lid providing access to the wet well and vent pipes. When standby power is required, portable generators stored at the wastewater treatment plant can be brought to the pump stations to provide electricity through special connections at the control module. Odor absorption beds can be constructed in locations where pump stations are located immediately adjacent to homes.

It is anticipated that current improvements to the El Dorado Hills Wastewater Treatment Plant will provide adequate treatment capacity for the initial phases of the Valley View development. Currently the treatment plant capacity is being expanded from 1.6 to 3.0 million gallons per day (MGD). In addition, the water reclamation facilities are being upgraded. Ultimately the treatment plant capacity will be expanded to 8.6 MGD as outlined in the "El Dorado Hills Master Facilities Plan" dated November, 1995. Treatment plant improvements are being made by the existing Assessment District No. 3 and future improvements will be made by this district as well as a new district which is anticipated to be in place prior to the start of improvements in Valley View. Since this treatment plant is the regional wastewater solution for El Dorado Hills, the assessment district improvements have been structured to keep pace with development.



- LEGEND**
-  Existing Reclaimed Water Line
 -  Existing Wastewater Line
 -  Wastewater Line to be Constructed by Assessment District #3
 -  Proposed Gravity Wastewater Line
 -  Proposed Force Main
 -  Proposed Wastewater Pump Station
 -  Development Area

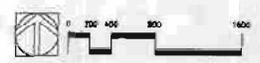


Figure 6.3
**Wastewater
 Collection System
 Valley View**

Drainage and Flood Control

The existing terrain of the Valley View project consists of oak woodlands and open grasslands. The woodland areas are located predominantly on the eastern portion of the project while the open grassland areas are located on the western side of the project. The soils in the area consist of shallow soils over nearly impervious materials and have low infiltration rates. They are categorized in the Soil Conservation Service (SCS) hydrologic soil group D which are soils with high runoff potential.

Storm water drainage from the project is split by a ridge with the majority of the project draining to the west ultimately into Carson Creek and the remainder draining east into Plunkett Creek which flows south into Deer Creek. Proposed residential development on the west side varies from large estate lots to small single family lots as well as some limited Multi-family areas. The west side also includes some small commercial areas, school sites, and park space. Approximately 30% of the west drainage will remain as open space. The east watershed will consist of low density estate residential development ranging from 2 units/acre to 0.25 units/acre.

In 1996 a regional drainage study was done for Carson Creek. The report analyzed the watershed contributing to flows in Carson Creek and provided a unified plan for stormwater management for runoff in the creek within El Dorado County. The study examined the watershed in anticipation of the future growth and development expected within El Dorado County and developed mitigation measures to manage stormwater in the creek. The goal of the mitigation measures is to control the peak flows in Carson Creek as it leaves El Dorado County. The regional drainage study identifies three stormwater detention facilities to be a part of the Valley View project. Two are intended to control runoff directly from the project while the third will provide regional detention on Carson Creek. While detention facilities can reduce the peak flows from a watershed, they also have the effect of delaying the time at which the peak flow occurs. The regional study addressed this concern and adjustments were made to insure that lag times to peak flows from contributing watersheds did not occur coincidentally and actually increase downstream flows. The detention facilities to be constructed as part of Valley View will be designed to reduce flows with lag times consistent with the Carson Creek drainage study. The drainage study used SCS runoff coefficients based upon the amount and types of development expected throughout the watershed. Preliminary design confirmed that the runoff curve numbers used in the drainage study for Valley View are consistent with what is currently proposed.

All drainage design and facilities will be made in accordance with El Dorado County Standards and a design report will be prepared for the county for their review. Facilities for watersheds greater than 100 acres will be designed to convey runoff from an event with a average recurrence of 100 years. Facilities for areas less than 100 acres will be designed to convey stormwater with a recurrence of 10 years and all buildings will be protected from storms with a recurrence of 100 years. Drainage facilities on



SPECIFIC PLAN

the west side of the project will primarily consist of subsurface drainage structures that will outfall to the existing natural drainage swales. Drainage will be conveyed in large lot neighborhoods by roadside ditches and overland flow. Where detention facilities are proposed, an effort will be made to provide additional wetland areas and minimize the impacts to existing wetlands. Drainage facilities crossing Latrobe Road from Valley View will be analyzed to insure that they are adequately sized.

Drainage on the east watershed will be conveyed primarily in roadside ditches and overland flow draining to the existing natural water courses which will remain as open space. As Plunkett Creek leaves Valley View and flows to Deer Creek, there is approximately 505 acres contributing to the watershed, 390 acres from Valley View and 115 acres which flow through Valley View. Preliminary design estimates indicate that proposed development will increase the peak runoff from the project by approximately 10%. This is due to the combination of existing soils with a high runoff potential and development proposed with relatively low density. No detention facilities are proposed for the east watershed, however facilities on Plunkett Creek downstream from Valley View will be analyzed to ensure that additional runoff will not adversely impact existing facilities.



7 Phasing

Development within the Valley View Specific Plan will occur over many years and may involve multiple builders and developers. Like other projects of this magnitude, the residential and commercial uses described in this Plan will be constructed in phases together with those necessary public facilities needed to support each phase of development.

Large Lot Map

In order to divide the Plan area into units of development corresponding to residential neighborhoods, phases, or parcels intended for a single use, a “large lot” or “superblock” subdivision map may be approved at the onset of development. Such a map is necessary in certain cases in order to create parcels which can be encumbered for specific financing purposes.

In other cases, the superblock map can create parcels intended to be conveyed to a public agency or other entity. The Community Park site may be an example of this type of parcel. Approval of a large lot map shall consider the following:

- A large lot map shall not require the construction of roads or other improvements which may be necessary to support the ultimate development of the neighborhood parcels which it may contain, but may be conditioned to prohibit any use of those parcels until a subsequent subdivision map is approved creating the actual residential or other parcels intended for sale.
- A large lot map shall not trigger the requirement for the payment of fees required at the time of recordation of a final map creating residential parcels. Examples of such fees include Quimby in-lieu fees, and other fees related to the recordation of maps as opposed to the issuance of building permits.
- The large lot map, itself, may be phased.
- Any large lot map shall comply with the provisions of the State Subdivision Map Act (§66410 *et. seq.* of the Government Code).

Project Phasing

The development of the Valley View Specific Plan area may be phased so that component subdivisions and other portions of the development can respond to market demand. Phasing shall otherwise conform to the following principles:

1. All public improvements necessary to support any phase are developed concurrently with that portion of the Plan.
2. Phases shall generally consist of areas containing 250 to 300 dwelling units but may be higher to contain logical neighborhood units or lower to reflect slow economic cycles or market absorption.
3. Planned improvements to Major Collector roads within or abutting a phase, shall generally be installed to their final improvement standard.
4. Discontiguous phases may be allowed and any connecting elements which may be necessary (roads, bikepaths or utilities) may be installed in an interim condition pending development of the intervening phase.
5. Prior to subdivision of the VC, MU, or CR areas, a conceptual plan shall be submitted to the Planning Director. Said plan shall contain provisions for vehicular and pedestrian circulation, general building location and massing diagrams, and layout of other infrastructure needs consistent with the Valley View Specific Plan. The plan may be approved by the Planning Director or his designee, and all subsequent development in the specified areas shall conform to the plan.

Phasing of Subsequent Maps

The phases which create lots for sale or development, shall generally follow established County procedure requiring multiple points of primary access with secondary emergency only access permitted in certain situations. These phases will require certain public improvements necessary to support the development proposed.

Some public improvements may be phased in a corresponding manner.

- At the time of submission of any tentative subdivision map for any phase, the applicant shall submit a description of all facilities, lands to be dedicated and other infrastructure proposed to be constructed or dedicated concurrently with that phase.

7 Phasing

- The County may, as a condition of approval, require the submission of improvement plans to the appropriate public agency responsible for those public improvements and notice of approval by that agency. It may also require the recordation of instruments of dedication of parcels intended for certain public uses concurrently with recordation of the final map in question.

Relationship to Public Financing

To the degree that public financing mechanisms such as Mello-Roos or Assessment Districts are employed in the development of the Valley View Specific Plan, such mechanisms may be linked to phasing.

The boundaries of any Community Facilities Districts (Mello-Roos) or assessment districts may include the entire Plan area. Bonds may be issued at various times and assessments assigned or Special Taxes (in the case of a Mello-Roos bond) imposed upon only those areas to be developed.



SPECIFIC PLAN



8 Environmental Protection

Historic and Archaeological Resources

The indigenous Nisenan people, and possibly some northerly Miwok, occupied the Valley View site for many centuries and left a number of scattered sites containing archaeological evidence of their occupation and a few scattered artifacts. This Plan has been developed with knowledge of known sites as identified through professional research and surveys. Neither prehistoric Native American nor historic sites are depicted in this Plan, in keeping with standard archaeological practice designed to protect them from vandalism and theft.

Prehistoric sites which have been verified are all bedrock mortar associations or other milling sites. These sites were used for the milling of acorns and other foodstuffs and are common in the entire foothill belt. No known prehistoric habitation sites are known to exist within the Valley View Specific Plan.

Generally, isolated milling sites, once professionally recorded, are not significant. However, it is the policy of this Plan to avoid known sites wherever possible and to incorporate them into open spaces and yard spaces. This policy is to be implemented through the following overall cultural resources program:

1. During construction, prehistoric sites which have been found to be significant shall be located and protected. To the extent feasible, subdivision design shall take known sites into account by siting roads and probable building locations away from the cultural site or artifact. Notification of the presence of bedrock mortars or other cultural features contained within a parcel to be created shall be made to buyers of such parcels.
2. No excavation shall occur within the boundaries of known or suspected prehistoric sites which may have a subsurface component. Based upon the advice of a professional archaeologist, sites may be protected by covering with suitable material, collection and recordation or other suitable mitigation approved by El Dorado County.



SPECIFIC PLAN

3. Should any previously unknown site be uncovered during construction activities, all construction shall be halted in the area of the suspected site and a qualified archaeologist shall be consulted and a plan for mitigation prepared prior to the resumption of construction.

Historic Sites

A number of sites in the historic period have been identified within the Plan area. These include sites associated with 19th century mining activities, a small suspected hotel site associated with the early road and supply system involving the nearby community of Clarksville, evidence of early ranching and settlements, and physical features associated with this period including old road alignments, ditches and rock wall features.

Individually Significant Resources

While no historic buildings survive to the present day, a number of the sites have partial foundations or other structural artifacts associated with their former use. In particular, the site identified with a preliminary designation of VV-13, a complex of historic occupation most likely associated with early ranching; and VV-18, the site of a probable hotel/residence are potentially individually significant.

It is the policy of this Plan that historic sites which may be individually significant shall be treated as follows:

1. Preservation through avoidance by placing the site within a publicly owned or commonly owned open space or one in which the site is not disturbed by planned uses; or,
2. Professional documentation and collection of artifacts including excavation where indicated; or,
3. Other mitigation measures which may be recommended by a professional archaeologist and approved by the County.

Resources Collectively Significant but Individually Not Significant

Some historic resources such as placer tailings, rock walls, and historic ditch and road features have widespread occurrence within the Plan area or in the County generally. While these types of historic artifacts are important collectively as a connection and physical link to the heritage of the region, they are not generally significant individually. It is the policy of this Plan that these types of resources shall be treated as follows:

8 Environmental Protection

1. Representative examples of such features including sections of linear features such as rock walls shall be preserved through incorporation into publicly owned or commonly owned open space or one which is not disturbed by planned uses. Representative locations shall be determined on the basis of professional archaeological advice with a preference for locations which provide public exposure to the historical significance of the feature without jeopardizing its integrity by making it more susceptible to damage from public access.
2. Durable features such as rock walls and placer tailings may be contained within private parcels intended for sale or developed use. The design of subdivisions and the location of building envelopes shall integrate such features in areas unlikely to be disrupted by roads, utilities or buildings to the extent feasible but the integration of such features into developed portions of the Plan area shall not prevent nor hinder the attainment of planned uses.

Oak Woodland

Oak woodland and other native tree resources for the Valley View Specific Plan area were extensively surveyed and analyzed as to tree density, type, habitat and scenic values and development potential in 1994 and 1997 (Jeffrey A. Hart, *Valley View Tree Report*, April 25, 1997). The purpose of the study was to provide information on the nature of oak and other native tree cover as it may relate to the design of the project and to determine compliance with relevant adopted policies of El Dorado County (In particular Policy 7.4.4.4 relating to retention of existing tree canopy cited in Chapter 2.) The study emphasized an ecological approach to woodland communities rather than the more mechanical approach of counting, measuring and plotting individual trees. In this way, a more useful description could be made of native trees in their ecological context, and their relative value in contributing to biological diversity and the scenic qualities of the site could be made.

Based upon the methodology employed, an estimated 36,000 trees currently exist on the 2,037 acre site. Tree cover is largely confined to the more favorable slopes having deeper soils and cooler slopes, and in those areas along drainage courses and at higher elevations.

Nine distinct tree communities were identified and mapped in the study. These were distinguished by dominant tree type, density of trees, nature of understory plants and growing conditions. Figure 8-1, *Woodland Community Table*, summarizes the determinant features associated with each of the nine woodland types and shows the qualitative assessment of resource values and development potential from the study. In general, the Plan for Valley View places development densities either where woodland resources are not identified or within the first five categories of woodland communities which have higher scenic values and development potential and lower wildlife and fire haz-

ard potential. Other factors including slope, the presence of wetland or cultural resources and constraints imposed by the necessity for efficient utility and road design also influence the land plan.

**Figure 8.1
Woodland Community Table**

Woodland Community	Tree Density	Coverage	Shrub Understory	Wildlife Value	Fire Hazard	Scenic Value	Tree Hazards	Development Potential
Blue Oak Woodland/Sparse Rock	79.0	55	None	Low	Low	Moderate	None	Moderate to High
Blue Oak/Sparse Rock Mosaic	36.8	55	None	Low	Low	Highest	None	High
Blue Oak Woodland/Sparse	29.2	51	None	Low	Low	Highest	None	High
Blue Oak Woodland/Dense	170.0	90%+	None	Low to Moderate	Low to Moderate	Low	Low	Moderate
Foothill Pine/Blue Oak	64.8	55%	Occasional	Moderate	Low to Moderate	Moderate	High	Moderate
Foothill Pine/Live Oak	82.1	90%+	Present	High	High	Low	High	Low
Live Oak Woodland	129.4	90%+	Present	High	High	Low	High	Low
Mixed Woodland	88.4	90%+	Present	High	High	Low	Moderate	Low
Mixed Mesic Woodland	124.0	90%+	Present	High	High	Low	High	Low

Four primary oak species are represented within the Plan area with Blue oaks and Interior live oaks predominating.

Valley Oaks are characterized by massive trunks and large, gnarled limbs that support a massive crown when mature. Where soils are deep and ground water available throughout most of the growing season, these trees can exhibit quite rapid growth rates.

The Blue Oak is the most drought-adapted of California's oak species and tolerates shallow, poor soils. In moist locations this smaller, deciduous oak may retain most of its leaves throughout the year, while drier locations cause a number of drought-adaptive responses in this species including modifications to leaf structure and chemistry to prevent wilting even though up to 30% of its moisture is lost.

Interior Live Oaks are an evergreen variety also adapted to sparse water conditions. Their high tannin levels make them less palatable to insects and browsing mammals but this quality also makes their canopies more enduring. Growth characteristics result in a tree more broad than tall and often with many branching trunks. It is sometimes dominant along streams and other locations.

8 Environmental Protection

While uncommon at lower elevations such as those present in Valley View, a few representatives of the Black Oak are present on north facing slopes in the East Ridge area. Acorns from the Black Oak were a preferred food of indigenous people and their wood has a typically higher commercial value.

Development Requirements Within Oak Woodlands

Within areas of East Ridge Village where lots include portions of oak woodland the following additional development requirements shall be met:

1. Policy 7.4.4.5 of the General Plan requires continuity of concentrations or stands of oaks. Within developed areas, individual stands of oaks may be removed or divided without connecting corridors, provided that they do not affect the continuity of intact riparian systems. Continuity of woodland is generally achieved through the designation of transitional open spaces within ER lots in East Ridge Village.
2. Improve regeneration rates by removal of cattle grazing in oak woodland areas and the techniques identified in Chapter 9.
3. Protect driplines of oaks to be retained in proximity to improved uses during construction and in the design of irrigation systems.
4. Restrict improvements in ER areas to an area of 12,000 square feet or 25% of the total lot area, whichever is greater (the building "envelope"). Such restriction shall apply to all structural improvements, fencing and clearance of oaks necessary for development but shall not conflict with approved fire safety plans.
5. All trees above 24" in diameter at breast height shall be shown on the plan. If any trees 36" in diameter at breast height and above are slated for removal, the program shall demonstrate that either the tree is unhealthy, or that all possible methods of avoidance have been attempted in the design process.

Oak Tree Conservation Program

The Valley View oak tree conservation program involves the following concepts:

1. Designation of open space contiguous preserves.
2. Avoidance of tree impacts during construction.
3. Designation of transitional open space areas.

4. The deployment of arborist techniques to protect trees during construction.
5. Development of a landscaping maintenance program compatible with oak trees.
6. Development and implementation of an oak tree regeneration program.
7. A Primary Building Area or building envelope shall be delineated on the tentative map concurrent with tentative map application.

Open Space Designation

The Valley View project site consists of approximately 2,000 acres, and of these, annual grassland habitat comprises 1,400-1,500 acres, approximately 15 acres is made up of wetlands, and 500 acres (or approximately 36,000 trees) consists of oak woodland habitat. The forest canopy types have been divided into 9 different cover classes, as described in an earlier report (Hart, 1997) that summarized preliminary recommendations for development and conservation.

The first element of the tree mitigation program consists of setting aside open space woodland areas within the project area. At the present time, approximately 560 acres are designated as open space preserve (OS District) with a small amount in the MOS District (Oak Tree Park). All healthy trees will be preserved in this area.

Avoidance of Trees During Construction

The second element of the tree mitigation program consists of avoiding tree impacts, to the extent practically feasible, wherever construction is being proposed near oak trees. Impact to trees should be lessened by aligning roads, driveways, and houses to avoid direct tree impact. Subdivision designers should work closely with an arborist or botanist to avoid trees wherever possible.

Designation of Transition Open Space Area

In addition to hardscape features (e.g., roads, buildings, yard areas) and open space areas, another important conservation area consists of transition open space areas within ER lots, themselves. These areas vary from 50% to 75% of the total area within all ER lots in East Ridge Village.

An estimate of the total number of canopy acres (and trees) will be determined for the transition open space areas. It is estimated that approximately 67% of all ER-2, 78% of all ER-1, and 82% of all ER-LL land within these lots will be preserved.

8 Environmental Protection

Land use activities that are not permitted within transition open space areas include the construction of gazebos and other structures, fences, swimming pools and hardscape improvements. Activities which are permitted may include planting and pruning of compatible landscape plantings, limited irrigation outside the driplines of existing oaks, paths and minor temporary improvements such as bird blinds, benches and tables.

The land owner may occasionally lightly prune trees in order to improve viewsheds from their house and to control wildland fire fuel. However, general pruning within the transition open space area is not recommended since dead wood in trees serves as valuable habitat for wildlife. It is recommended that no more than 10% of the trees (or canopy area) be pruned in the transition open space areas.

Light irrigation, to encourage natural fire breaks, may also be permitted within the transition open space areas. Perennial bunch grasses, such as blue wild rye, should be planted in a zone within the transition zone, but adjacent to the built environment, where light irrigation (occasional deep watering punctuated by relatively long dry periods) can foster a permanently green zone that would retard wildfire.

Primary Building Area

The primary building area, or building envelope, contains those areas within the private lots where the driveway, house, yard, outbuildings (*e.g.*, tool sheds), pools, and landscaping are permitted. No more than 12,000 square feet (or 25% of the individual lots, whichever is greater) within each lot will consist of the primary building area.

Several issues relative to tree preservation and conservation are pertinent, including: 1) avoidance of impact; 2) arboricultural techniques necessary to protect trees; and 3) landscaping.

Impacts to trees may be direct, in which there is a need to occasionally remove entire trees that may be in the path of structures and roads, or indirect, largely due to impacts to the trees root zone. To avoid direct impacts, driveways leading to the developed site should be designed to follow a meandering path to avoid trees wherever possible. Meandering driveways would also create softer lines than straight roads. Roads and driveways requiring grade changes within the trees root zone (*i.e.* dripline) constitute indirect impacts. Some impact to this zone may be safely permitted, provided that mitigating measures are followed, including: 1) not impacting more than 1/3 of the root zone; 2) promoting measures such as mulching, fertilizing to promote tree health; 3) providing root aeration systems for grade changes (See Chapter 9 for a more complete description). An experienced arborist should be on site during construction to monitor these activities.

Oak trees preserved within the primary building area add considerably to the quality of living. Additional measures to promote tree health in intensively used environments



include corrective tree pruning, fertilization, and other measures detailed in Chapter 9. Grade changes can be detrimental to tree health, since either grade lowering will injure roots, and raising grades will deplete available oxygen required for root growth and overall tree health. Appropriate aeration systems, as detailed in Chapter 9 should be followed.

Landscaping in the vicinity of oak trees can add to the aesthetic quality of the site. However, the amount and frequency of irrigation required to sustain exotic, non-native plantings can be detrimental to oak tree health. To the extent feasible, the use of drought tolerant landscaping plants (including California native species), will promote tree health. Irrigation schedules that include occasional deep watering regimes alternating with extended dry periods should permit the planting of luxuriant landscape plants yet not impair the health of oak trees. Landscaping techniques, and recommended drought tolerant species are included in Chapter 9.

Oak Regeneration Program

The oak regeneration program is designed to compensate for tree loss through 1) fostering natural regeneration; 2) direct seeding of oak acorns; 3) direct planting of oak tree seedlings; and 4) transplanting of oak trees. Four species of oak are found on the site: blue oak, valley oak, interior live oak, and black oak.

Natural Regeneration. The effect of many years of grazing at the Valley View site has impaired the natural regeneration process. While many large oak trees are found on the site, small trees indicative of frequent regeneration pulses are very uncommon. Cows tend to eat young oak trees, especially after the annual grasses have dried out by early summer. The effect of removing the cows from the property will likely enhance the natural regeneration process. At the same time, however, the increased growth of annuals as a consequence of removing the cattle may compete with oak seedling establishment. Various measures will be taken to ensure regeneration success.

Arborists have long recognized that wood chips placed as mulch beneath oak trees provide conditions that foster natural regeneration. The beneficial influence of wood chip mulch would appear to be reduction of weed competition and increase of relative soil moisture. Acorns can either fall directly from the tree into the mulch, or often blue jays and other birds "plant" the acorns. Since blue oaks and valley oaks tend to regenerate around the dripline, selected placement of woodchip mulch, averaging 5-6 inches deep, should be placed at selected locations. Any trees removed from the site should be chipped and the mulch used to foster regeneration.

This natural process of oak establishment can be augmented by collecting acorns in the fall, storing them in cold refrigeration, and after the first fall rains, planting them in the top 2-3 inches of the mulch.

8 Environmental Protection

Another strategy would be to grow young seedlings from the acorns, which would be planted as one year old plants the following fall.

Methods for collecting acorns, storage, planting, and container plant establishment is described in Chapter 9.

Noise

The acoustic environment of the Valley View Specific Plan is generally free of the interference by significant noise, making it very suitable for residential uses. The exception is the immediate frontage of Latrobe Road which is subject to traffic noise and large vehicle noise from truck traffic generated by the El Dorado Hills Business Park. Traffic noise exceeds an L_{dn} of 70 dBA at the property line. Freeway noise from Highway 50 is generally not a problem within the Plan area due to the separation of that major highway and the presence of intervening topographic features.

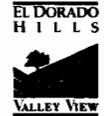
The use of sound walls along Latrobe Road is strongly discouraged. Instead, separation of the right of way from adjacent residential uses by a landscape strip including landscape berms or combination berm/walls is to be preferred. Such landscaping and acoustic attenuation may be provided within an expanded right-of-way, within a separate landscape easement, or may be designed integrally with residential improvements and maintained by the residential user. Noise attenuation shall be installed at the time of development of residential structures and shall meet the design criteria of Chapter 9 or be designed according to the recommendations of an acoustic engineer, subject to the approval of the County.

Wetlands

Valley View contains a total of 14.47 acres of land classified as "wetlands" as shown in Figure 8.2. These lands are subject to the jurisdiction of the Army Corps of Engineers under §404 of the Federal Clean Water Act.

Figure 8.2 Wetlands Table

Vernal Pools	0.08	acres
Seeps and Springs	2.21	acres
Seasonal Wetland	5.76	acres
Intermittent Creek	0.30	acres
Intermittent Drainage	6.12	
Total Wetlands	14.47	acres
Area Impacted (filled)	2.29	acres



SPECIFIC PLAN

Of the 14.47 acres of wetlands, proposed development occupies approximately 2 acres. It is assumed that all of these areas are "filled", which is the term employed by the Corps of Engineers in defining impacted wetlands. The impact may not involve the depositing of earth or other material and the term is used generally to describe the displacement of wetlands by other uses or improvements. Some fills will occur as the result of road construction.

Although the amount of wetlands affected by developed uses is only a fraction of the total acreage present within the Plan area, it is anticipated that it will require some level of permit from the Army Corps of Engineers. In most cases, such permits require mitigation and monitoring. Mitigation usually involves the enhancement of wetlands or the development of new wetlands often in higher acreages than the amount lost. This can occur either on-site or off-site as may be approved under the terms of the federal permit. Mitigation may also include contributions into a wetland mitigation bank established under the regulatory authority of the Corps of Engineers and California Department of Fish and Game. Such mitigation banks have been particularly useful in preserving the extent and viability of vernal pool habitats.

Wetlands mitigation areas may also be developed in any OS or MOS land use district within or outside the Plan area. Wetlands which occur or are developed as mitigation areas in the large passive open spaces within the Plan (OS district) are essentially preserved in their native context by the Plan. Where bikepaths, trails or other improvements may occur within the OS areas they shall be sited at least 25' away from the designated wetlands. Wetlands shall generally not be fenced except as may be required under the terms of federal permits.

Scenic Resources

The scenic qualities of a site within a community region are assets giving added values to residential properties by incorporating views of surrounding landscapes and distant views of Sacramento and beyond. Hillside neighborhoods such as Governors Village, Ridgeview Village and the Marina Village area have all been developed in a manner consistent with the native land form. Elevated locations within Valley View, like other parts of El Dorado Hills, enjoy expansive westerly views of the Sacramento region. For many, such views are a primary reason for choosing to live in the community.

Public views of ridges and hillsides areas are also important in the community. In developing hillside locations, El Dorado Hills has avoided terracing and other major modifications to native land forms which have detracted from the visual quality of other metropolitan regions. This Plan seeks to retain the pattern of reduced densities and construction which prevails within the community, thus conserving the essential character of the Plan area.

8 Environmental Protection

Public and private scenic resources within Valley View shall be conserved by the following measures:

1. Local roads shall be designed to run parallel to existing contours or transition up slopes obliquely. Roads which extend directly up or down slopes from public vantage points shall be avoided in order to prevent hard, linear edges within the landscape.
2. No rooftop mounted mechanical equipment shall be permitted. Roof materials shall be muted and darker colors shall be preferred.
3. The landscape palate shall prohibit tall, dominant nonnative trees which contrast with the rounded canopy of the native oak woodland including such species as Italian cypress (*Cypress, sp.*), palms (*Palmae, sp.*) and eucalyptus as reflected in the Plant Palette in Chapter 9.
4. Residential lots on ridgelines shall be subject to special design requirements contained in Chapter 9.



SPECIFIC PLAN



9 Community Design

Community Design, including architecture, landscaping and principles guiding the location of improvements and layout of developed properties is an important part of determining the quality of life for residents. Good design promotes civic pride, efficiency of services and transportation of goods and people, and a sense of identity.

These Design Guidelines are included as an integral part of the Valley View Specific Plan for use by persons, organizations and public agencies in planning and carrying out developments within the Plan. They are not intended to bring a uniformity to each part of the Plan area, but rather to promote quality and cohesiveness. Within the guidelines is found the general blueprint for development decisions affecting the siting of buildings, landscaping, parking and other design details. The Plan also establishes a process for the architectural review of proposed development of certain types of uses by an Architectural Review Committee to be established under Conditions, Covenants and Restrictions (CC&R's) in order to assure a compatibility of design, maintenance of a level of quality of development and compliance with the goals and policies of this Plan. These guidelines shall form the basis of any more detailed design policies which may be set by the CC&R's. For all residential developments, the Architectural Review Committee shall be solely responsible for the design approval of such projects, except where specific design criteria have been imposed by the County through conditions of approval of tentative maps.

These guidelines may also be employed by the County in its review of certain types of applications such as for all commercial development and Special Use Permits which involve the review of site plans or building plans. The guidelines are intended to be flexibly applied so that the creative process of design professionals engaged in the development of specific parts of the Plan can be fully realized within this general framework.

All developments which follow the adoption of the Valley View Specific Plan will be judged as to their consistency with the Plan and secondarily as to compliance with these guidelines. Where design review occurs, the approving authority for El Dorado County will apply the guidelines, not with the force of law, but rather, as a program

intended to firmly steer development in predictable directions. Judgment shall be retained by the approving authority as to whether a particular situation merits strict application of the rules and standards contained herein or whether deviation may be warranted. In applying this judgment, no specific development project nor portion of the Plan shall be entitled to a special privilege, lessening the achievement of the overall level of quality which the entire Plan area enjoys.

Sketches, plant lists and illustrations that appear in these Design Guidelines are to be considered typical of the features illustrated but not as precise designs. Where dimensions are given they may be considered as general minimums to be reduced by approval of the Architectural Review Committee, or approving authority when the committee, or county finds special circumstances in the particular situation under review.

All improvements shall meet the requirements of Title 24 of the State Administrative Code for energy conservation. To the extent that private architectural review requirements may conflict with this Title, other applicable sections of state law or local building codes, the provisions of such statutes or codes shall prevail.

Basic Provisions

Valley View is essentially a residential community with commercial, office and public uses largely intended to support the resident population. Residential areas are designed as three "villages" in a manner consistent with the pattern of the overall community of El Dorado Hills. Within each village, except for East Ridge, will be a number of neighborhoods designed to be accessible to limited access collector roads through identifiable entrances. In East Ridge Village, the prevailing lower densities and low traffic volumes makes the development of internal, limited access collectors unnecessary. Here neighborhoods will be more closely identified with terrain and the ultimate pattern of internal roads.

Village Gateways

Figure 9.1

Village Gateways Illustrative

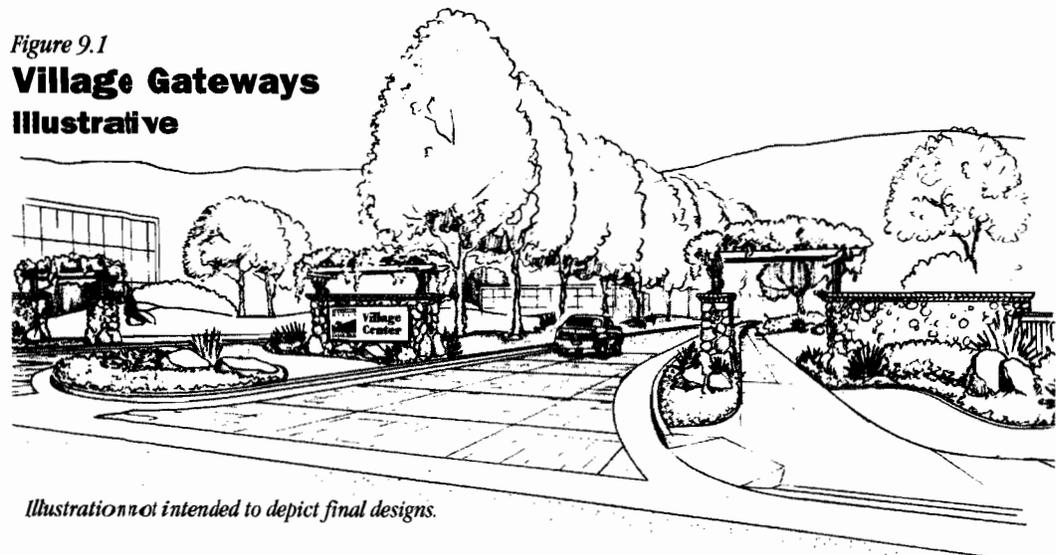


Illustration not intended to depict final designs.

9 **Community Design**

At the main entrance to West Valley Village and White Rock Village, defined gateways will be created into the community. This will be accomplished by landscaping, decorative walls and subdued signing within the right-of-way. At East Ridge, a similar gateway will be created at some point along the main collector access road ascending from White Rock Village. Figure 9.1 illustrates the Village entrance concept.

Neighborhood Entrances

Where defined entrances to neighborhoods are created off major collector roads, they may be developed with individualized signing and landscape treatment within a generalized framework. If such neighborhoods are developed as a single project, they may employ the marketing name of the project or may use such other identifying name as may be determined at the time of subdivision. Signing may be developed within landscape areas or on decorative wall surfaces but shall be illuminated by indirect light only. Designs may employ the use of wood; composites; metal sculpture; carved, polished or cast stone; or letters in bas-relief. Figure 9.2 is illustrative of neighborhood entrance detail.

Internal Streetscapes

At points other than entrances, landscaping will be installed within the parkways and medians of collector roads as shown in Figures 5.5 through 5.7 in Chapter 5. At major nodes and near entrances, landscaping may be elaborate, employing irrigation systems and such materials as turf and other high maintenance materials. The use of recycled treated effluent shall be preferred for landscape areas. Where such water cannot reasonably be provided, potable water may be used for entrances and high visibility design elements. Any other landscaping shall use low maintenance plant materials which require infrequent or no irrigation.

Figure 9.2

Neighborhood Entrances Illustrative

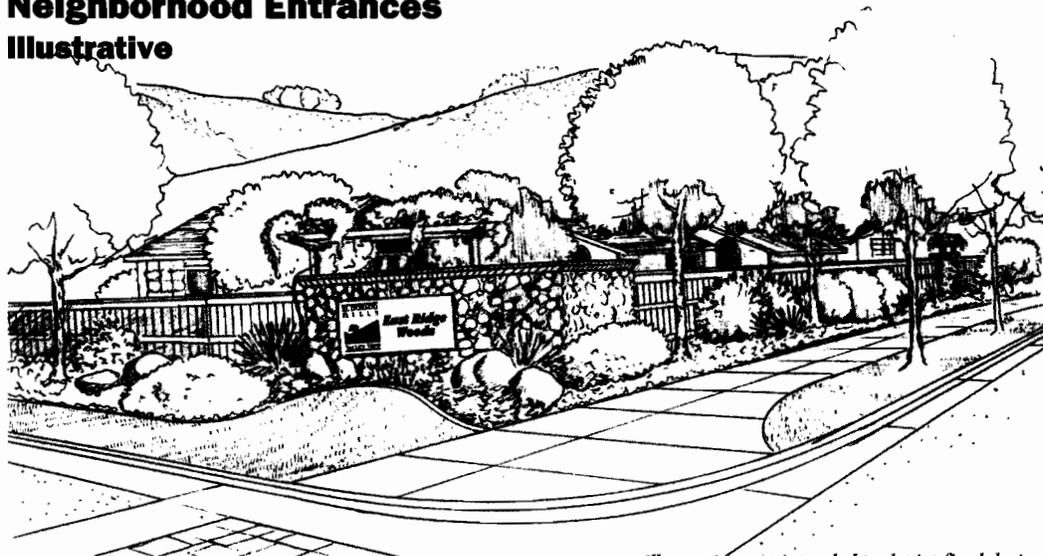


Illustration not intended to depict final designs.

Residential Development

Building architecture in single family neighborhoods shall reflect a blend of the compatible use of materials, combinations of colors, and architectural style with variety in setbacks and articulation of wall surfaces and roof lines. The repetition of simple roof lines on uniform setbacks and the dominance of large front-oriented multiple car garages on narrower lots are perhaps the two structural elements that most detract from pleasant and visually interesting neighborhoods. Architectural trim elements around windows, doors and defining building waist bands shall be continued on side and rear elevations which are visible from public vantage points. The degree of architectural detailing and finish shall generally be consistent throughout a production housing project from the least expensive to the most expensive unit.

The CC&R's for each tentative map for residential development shall contain provisions for the establishment of an architectural review committee. The purpose of this committee is to ensure that the Architectural Design Guidelines for single family development within the Specific Plan text are administered in conformance with the Specific Plan. These guidelines shall provide the minimum basis for review.

Architectural Guidelines for Single Family Residential

1. Architectural design of all structures shall consider the site on which buildings are constructed, their relationship to other structures in the area, climate orientation and natural vegetation.
2. Natural materials such as wood, masonry, stucco, stone and terra-cotta shall be incorporated. Finish colors shall be textural in nature, primarily natural tones, with accent trims on building openings and indentions.
3. Where rear facades of residential structures face a public open space or are visible from public roads or paths, that facade shall incorporate some of the same design elements as are used on the front of the house, such as window treatments and trim bands.
4. Walls of buildings shall have varied forms that provide visual interest and create texture, shadow patterns and avoid uninterrupted planes.
5. Trim materials shall be a minimum of three inches (3") in width and substantial thickness to create shadow patterns. Interesting window treatments are encouraged particularly on facades which face pedestrian and vehicular corridors.
6. Attractive attic and foundation vents, consistent with the architectural style shall be used in all cases. Plant shelves are encouraged.

9 Community Design

7. All roof flashings, gutters, downspouts and other related materials shall match adjacent materials and surfaces.
8. Openings in buildings shall be designed using architectural enhancements, indentations, roof variations and ornamentations.
9. Roofing materials are encouraged to be concrete tile, composition tile, slate, or similar tile materials. Because of the inherent danger of brush fires in foothill areas, the use of wood shake roofs shall not be permitted.
10. All mechanical equipment that is part of the residence, including cable boxes and electrical equipment shall be screened from view from any vehicular or pedestrian corridor, in all residential areas. No roof mounted equipment is allowed.

Single Family Residential Site Design

1. Pedestrian and bikeway systems within a residential neighborhood shall be designed to tie into the community systems wherever possible. Local sidewalk systems shall tie into the community pedestrian network at convenient locations, especially where commercial land uses abut a residential project.
2. When residential projects are adjacent to major drainage facilities or incorporate a drainage facility as a part of the project design, the overall site plan is encouraged to treat the facility as an amenity. The site design shall utilize an "eyes-on" concept as opposed to one which turns its back to the feature.
3. Attractive unit masonry walls may be used at all appropriate locations.
4. Single family production housing shall include installation of front yard landscaping for all units prior to occupancy. In lieu of developer-installed front yard landscaping, a home builder may allow for consumer-installed front yard landscaping through terms of sale including landscaping incentives such as credit or rebate programs. Such consumer-installed landscaping shall be installed within six months of initial sale.
5. Shrubs shall be planted near house walls to provide a cooling effect and to shade and screen outdoor air conditioning units.

Ridgelines

The following design treatments relate primarily to hillside and ridgeline locations since they are the areas of greatest visual concern. The intent is to reduce visual impacts from development in sensitive, exposed areas without adding prohibitive cost or limit flexibility to builder product.

These criteria are intended for use along the west slope of the primary ridgeline separating West Valley and East Ridge and two secondary ridgelines in West Valley.

Building Location—Primary Ridgeline

This section of criteria, Building Location, pertains to the west face of the primary ridgeline within East Ridge only. The remaining sections pertain to all designated ridgeline areas, including the East Ridge primary ridgeline.

1. Residential and ancillary buildings shall only be located on *primary building area* as defined in the "Development Requirements Within Oak Woodlands" section of the Specific Plan. This restricts improvements in ER areas to an area of 12,000 square feet or 25% of the total lot area, whichever is greater.
2. Residential and ancillary buildings shall not be sited in locations that are outside the general perimeter of the oak tree woodlands located along the upper west facing slope of the ridge. Buildings shall be sited to blend in with the woodland and utilize the woodland as a screening device from views of the ridgeline from outside the community.
3. The *primary building area* for a residential building shall be carefully located to avoid the most significant and mature oak trees within a given lot boundary. The building pad shall be selected to maximize the screening effect of oak trees from viewpoints located generally west and north of the property.
4. The *primary building area* shall be located on the lot in a manner that minimizes grading and the extent of visible fill or cut slopes from points down-slope. A balance between tree removal and minimizing grading should be achieved in the site design process.
5. A *primary building area* location study should be undertaken as part of the tentative map review. The site location study would evaluate slope, vegetation, view exposure from below, adjacent residential massing and access. After identifying the optimal building location and envelope, the primary building area shall be designated on the building envelope diagram.

9 **Community Design**

6. The view from U.S. Highway 50 and Latrobe Road shall be preserved by restricting building placement location along the East Ridge primary ridgeline as follows: All structures shall be situated below the ridgeline and not on the crest of the ridgeline in such a way that the majority of the structure does not project above the ridgeline. Where tree canopy exists within 100 feet of the building site, the structure may be located upon the ridgeline only under the circumstance that this is the only location available to avoid unnecessary tree removal. "Ridgeline" shall be defined as the top or crest of the ridge.

Downslope Lots

This section of criteria, pertains to west-facing downslope lots adjacent to both the primary ridgeline at the western edge of East Ridge Village and west-facing downslope lots adjacent to the secondary ridgelines in West Valley.

1. Building massing shall generally "break" and "step" to reflect and reinforce the topography of the adjacent hillside and ridgeline. Stepping of building form on the down-slope side shall be provided where building pads are located on slopes in excess of 15% grade. "Steps" or offsets between vertical planes shall be at least six feet in depth.
2. Continuous, vertical building walls shall not exceed two floors in height on any downhill facade. Building facades that are greater than two floors in height due to slope conditions shall break the building face with terrace or stepped massing. Use of exposed "stilt" designs is prohibited, however, building pier systems may be utilized if integrated into the architectural design, covered by exterior wall and does not exceed ten feet in height.
3. Rooflines shall be "broken" and undulating in character and should generally reflect and reinforce the adjacent topography. Simple, full length, double gable rooflines are prohibited. Full width gables over two story massing is prohibited when facing directly down hill. Hip roofs, combination and multiple gable roofs are encouraged.
4. "Articulated massing" and detail are required on all downhill facing rear elevations. Massing shall be broken with off-setting planes, balconies, dormers, projections and other devices of sufficient scale to create shadow, character and interest when viewed from a distance. Large-bulk structures and box-like masses are to be avoided.
5. One story elements shall be incorporated into building massing to better blend with topography and transition from adjacent oak woodlands. To the extent possible, massing should "build up" from one to two stories, especially

where homes are exposed to downhill viewpoints or not screened by existing woodland.

6. Building massing should be compatible to adjacent residences and provide a gentle transition of height and volume. Strong contrasts and dramatic statements should be avoided.
7. Roof slopes should be flatter in slope rather than steeper to harmonize with adjacent topography and create a horizontal rather than vertical character.

White Rock Hillside Additional Design Criteria

The following design criteria applies exclusively to development of the ER-LL lots located on the immediate knoll at the northwestern section of White Rock Village, just southeast of the Multi-family Residential (MF) designated area.

1. The lot configuration shall take a radial form with the center being the top of the ridge.
2. Homes shall be located at the uppermost elevation of the lot, forming a "clustered" pattern of architectural massing.
3. To minimize unsightly massing in relation to slope, no building pads shall be located on slopes exceeding 25%.
4. Homes located on slopes between 15% and 25% shall "step up" the slope and provide a one story down hill massing element at least 12 feet in depth.
5. No more than 25% or 12,000 sf of the lot shall be improved or graded.
6. Lot line fencing shall be limited to within 75 feet of buildings.
7. Architectural styles for homes in this area shall be of a Ranch, Prairie or other style that is characterized by horizontal lines, flat roof pitches and moderate to dark earth tone colors.
8. Exterior walls shall be darker in tone utilizing earth tones such as brown, tan, green or warm gray. Flat white shall not be used except for trim.
9. Natural appearing roof materials, such as fire retardant shakes, flat tiles, slate, barrel tiles, should be utilized to create a diverse, rich visual character. Roof colors should be darker than wall colors.
10. Grading shall be feathered out around all edges of the cluster so that after re-vegetation has been completed, no scarring is evident.

Architectural Character

Residential architecture shall be primarily controlled under a private process for Architectural Review administered under the authority of Conditions, Covenants and Restrictions (CC&R's). In order to respond to changing availability of materials and the latest construction technologies, specific architectural requirements shall not be set within this Specific Plan, however the following general guidelines shall be followed in the administration of the architectural review process.

1. In general, the design of residential exteriors shall be harmonious with the character of the communities natural landscape.
2. Building materials and colors shall be subdued to minimize contrast. Colors shall be limited to both light and dark shades of warm earth tones. A variety and diversity in color is, however, encouraged.
3. Selection of dominant building colors shall take into consideration adjacent building, foreground natural landscape and adjacent woodland tones.
4. Colors not normally found in the natural landscape, such as white, blue, cool gray and black shall be avoided.
5. Rooftop appurtenances (jacks, vents, etc.) shall be located and grouped to conceal them from offsite vantage points below, and from direct view of neighboring homes.
6. Cantilevered decks and balconies on any visible downslope lots shall be limited in size or avoided entirely.
7. Reflective windows and building materials shall be prohibited.
8. Building designs should in general be horizontal in character and attempt to blend and connect with the adjacent landscape and topography. Deep overhangs, horizontal roof lines and hip roofs should be considered over towers, turrets, and styles that require steep vertical roof forms.
9. Accent materials should be considered that are harmonious with the natural landscape, such as cobble, cut stone, random stone, medium and rough timber and warm tone brick.

Grading Criteria

1. Buildings should be sited on the lot in a location and configuration that minimizes the extent of grading and the height of resulting cut and fill slopes.

2. Cut and fill slopes over twelve feet in height that are visible from adjacent streets or offsite vantage points should be avoided.
3. Cut and fill slopes over six feet in height and that are visible from adjacent streets or offsite vantage points shall be rounded and blended into adjacent, natural grades.
4. Creative architectural solutions should be pursued that adapt the building to the existing topography and minimize grading. It is, however, understood that grade-adaptive solutions can be prohibitively expensive. A balance between economic feasibility and land form adaptation should be a primary goal.

Multi-family Development

Multi-family development is permitted in the MFR, VC, MU, and CR land use districts and may occur within close proximity to commercial or single family uses. In order to ensure that a harmonious neighborhood character is achieved, the following design standards shall be met:

1. Exterior materials, colors and architectural styles shall utilize earth tones such as brown, tan, green or warm gray. Flat white shall not be used except for trim elements.
2. Roofs shall be "full roof" design consisting of barrel tile, flat tile, retardant shake or other natural appearing material.
3. Buildings shall be set back a minimum of 20 feet from adjacent property lines and shall be buffered through a combination of fencing and landscaping.
4. Multi-family housing shall not be located on slopes steeper than 15% without "stepping" the building with minimum 8 foot wide single story elements.
5. Parking shall be sited away from adjacent single family uses, or shall be buffered through a minimum 10 foot landscaped setbacks or other screening such as fences or walls.
6. Trash containers shall be screened from view through the use of 6 foot masonry walls or solid wood fencing and shall not interfere with parking or internal circulation.

9 Community Design

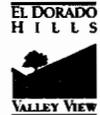
7. All other parking is subject to the requirements set forth in Chapter 17.18, *Off-street Parking and Loading*, of the El Dorado County Code.
8. Wall materials shall have a natural appearance such as wood, masonry, stucco, stone or simulated stone.
9. Bright wall colors, such as flat white, pink or yellow, are not allowed.
10. Single, unbroken roof lines shall not exceed 60 feet in length.
11. A combination of hip and gable roof types shall be utilized within each multi-family neighborhood.

Commercial Development

Commercial uses are planned in two locations, the Village Center and the Mixed Use area. Both locations are adjacent to Latrobe Road in West Valley Village. In both cases, commercial uses may be combined vertically with high density residential development as well as occurring separately. Comprehensive review of the site design, density and architectural features of commercial development shall be accomplished by the County through the Specific Plan Review process, as determined by the provisions of this Plan.

Commercial Architecture

1. The theme and building forms of proposed structures shall be consistent within each commercial center.
2. Architectural materials that have a natural appearance such as wood, masonry, stucco, stone and simulated stone are encouraged. The use of textured or patterned concrete is acceptable if enough visual interest is incorporated.
3. The architectural design of buildings shall consider the site, relationships to other structures, circulation, climatic orientations and natural vegetation.
4. Buildings shall not have long unarticulated exterior surfaces. Walls shall have varied forms and or texture to create visual interest.
5. Entrances to buildings shall be accentuated architecturally.
6. Horizontal orientation of roof planes is encouraged with attractively detailed parapets or similar elements incorporated to hide roof mounted equipment with emphasis on views from Latrobe Road.



SPECIFIC PLAN

Commercial Circulation

1. Site access shall be minimized to limit disruption to off site traffic flows.
2. Access driveways shall be designed to provide sufficient stacking capabilities to minimize site congestion.
3. Clearly identifiable pedestrian routes from parking areas to buildings shall be incorporated. Textured or patterned paving materials are preferred.
4. Where the community pedestrian and bikeway system fronts a proposed project site, the on-site circulation system shall integrate and provide clearly defined routes for both types of transportation.

Commercial Site Design

1. Parking areas shall be designed so that exterior landscaped buffers are not encroached upon. Berming and landscaping, within the landscape setback, shall be used to partially screen parking areas from view.
2. Service areas, if present, shall be designed to have clear and convenient access without interfering with vehicular and pedestrian circulation.
3. Service areas will be screened from roadways with six foot masonry walls, landscaping or architectural elements.
4. Buildings will be located in such a manner so as to enhance the projects visibility and identity, maintain compatible relationships with adjacent projects, provide convenient access to entrances and to address unique site opportunities.
5. Design of both parking areas and open spaces shall be done so that either element is not concentrated in one area. Large expanses of parking will be discouraged, smaller linked clusters of separated parking lots are preferred. Larger parking areas may be developed provided that landscaping is a minimum of 10% of the lot area and planters and landscape strips are a minimum of 5 feet.
6. Shade trees shall be required to provide the following minimum coverage of parking lots within 15 years of issuance of building permits:

5-24 spaces	30%
25-49 spaces	45%
50 or more	50%

Sign Guidelines

Freestanding Commercial and Office Signing

1. Freestanding pole signs are prohibited.
2. At each street entrance to the Village Center, one detached sign on each side of the street shall be permitted. The information displayed on the signs shall be limited to the name and symbol or logo of the center. No advertising should be permitted on these signs.
3. Such signs shall be low-profile signs less than 6 feet in height with maximum message area of approximately 100 square feet.
4. Such signs shall be located in the landscape setback at least 10 feet from the street right-of-way line and comply with site distance requirements.
5. Wood and other natural earth materials such as concrete, aggregate, stone, brick slumpstone, or other acceptable material of a natural character may be used for these signs. Predominantly plastic signs shall not be permitted. Signs shall be integrated with landscaping.

Detached Business Identification Signs

1. One detached sign shall be permitted on each development site for the purpose of identifying the occupant or occupants of the site. The information displayed on these signs shall be limited to the name and symbol of the business occupying the site or the name and symbol of the businesses occupying the site and the street and street number. No advertising shall be permitted on these signs.
2. Signs shall be less than 4 feet in height with a maximum message area of 32 sq. ft. When multiple businesses are proposed to occupy a single site, signs may be 6 feet in height with a maximum message area of 40 square feet.
3. Wood and other natural earth materials such as concrete, aggregate, stone, brick slumpstone, or other acceptable building materials for these signs are acceptable. The choice of materials should match major building materials. Signs shall have back-lighting or be externally illuminated. District identifications signs shall not be combined with business identification signs.

Mounted Business Identification Signs

1. One mounted sign shall be permitted on each structure, or in the case of multiple businesses in a single structure, the wall frontage for that business, for the purpose of identifying the occupant. The information displayed on this sign shall be limited to the name and symbol of the occupant and address.
2. Mounted signs attached to vertical surfaces of a building or building-associated wall shall be allowed, with the provision that such signs appear as an integral part of the overall architectural and site design concept. Sign materials shall complement those of the structure to which they are attached. The attached sign area shall not exceed three percent (3%) of the total area of the walls on any face of the building to which they are attached.

Fencing

Fencing within the Valley View Plan is intended to provide a consistent design and level of quality throughout the Plan area. Because the Plan includes both natural and man-made environments, fencing shall respect the landscape by blending harmoniously and unobtrusively with its surroundings. The following fencing standards are established for a number of different applications. While a consistent use of materials and finish is intended, modifications from the following specifications shall be permitted to be approved by the Architectural Review Committee to accommodate changes in the availability of materials and the introduction of new products.

A number of differing applications are illustrated. Perimeter fencing along collector roads will be installed at the time adjacent private lands are developed to provide security, limit access and to complement the streetscape. Where a collector road is adjacent to an open space area a more open design is proposed. Fencing of interior lot lines and, for East Ridge, to enclose development envelopes of larger, estate parcels shall be more informal. In East Ridge, such fencing shall also be less opaque, allowing for a less intrusive visual element in the landscape.

Perimeter Fencing and Walls

High quality wood fencing and decorative stone accent features shall be provided in perimeter fencing surrounding commercial centers and residential neighborhoods in West Valley and White Rock Villages.

Figure 9.3 illustrates the fencing standard to be used along arterial and collector streets where no access is allowed. Figure 9.4 shows a perimeter fence along collector streets in Residential Neighborhoods in West Valley and White Rock Villages.

9 Community Design

Interior Fencing

Within the SFR, CR and MFR districts and in ER districts within West Valley Village, interior fencing shall conform to Figure 9.4 except that masonry pilasters and trellis details shall not be required except at exposures facing street sides or other public views. Two by six inch mid-rails may be eliminated for any fence 6 feet in height or less.

Figure 9.3

Commercial Fencing Perimeter Site Applications

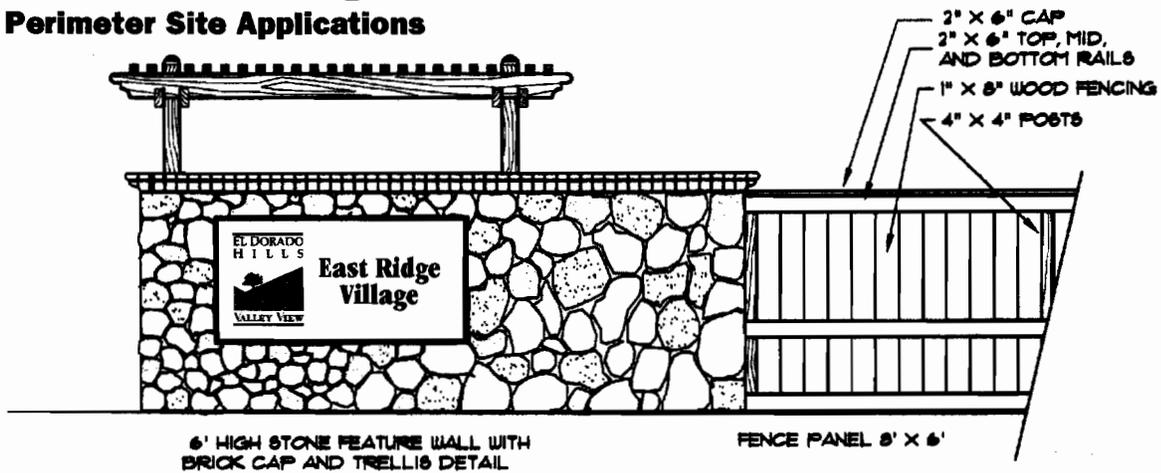


Illustration not intended to depict final designs.

Figure 9.4

Perimeter Residential Fencing Collector Street Applications

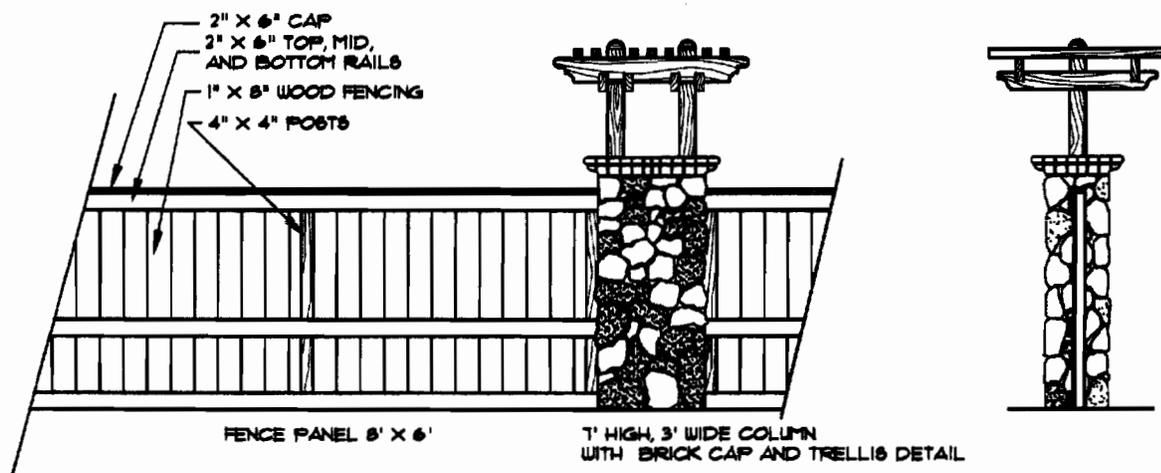
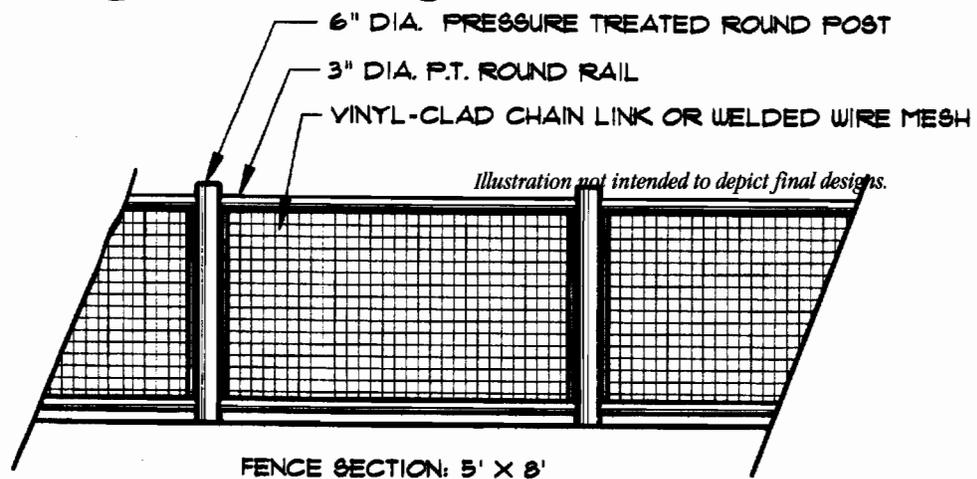


Illustration not intended to depict final designs.

In ER districts in East Ridge Village, fencing shall be provided according to the design illustrated in Figure 9.5 or such other design as may be approved by the Architectural Review Committee. On parcels containing woodland resources, the area fenced may be limited to a portion of the lot as described in Chapter 8, *Development Requirements Within Oak Woodlands*.

Figure 9.5

East Ridge Interior Fencing

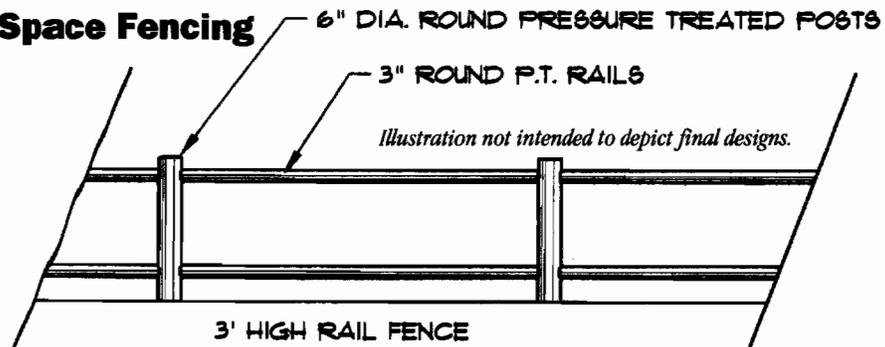


Special Fencing Applications

Fencing adjacent to open spaces, where necessary, should allow for the visual enjoyment of the open area while providing a barrier to vehicular access. Figure 9.6 shows a simple two rail fence to be employed adjacent to open space areas where such access, particularly vehicular access is to be discouraged.

Figure 9.6

Open Space Fencing



Lighting

Lighting fixtures in outdoor public spaces will be designed to harmonize with the overall design theme and prevent undesirable glare into surrounding properties. The following policies shall govern the design and placement of such lighting:

1. Standard street lights shall be installed only at intersections and other locations where illumination is made necessary by public safety concerns where required by the El Dorado County Department of Transportation.
2. Street signs may be integrated with low intensity illumination as illustrated in Figure 9.7. Such light fixtures shall be shielded and limited to no more than twenty feet in overall height.
3. Freestanding parking lot lighting in commercial and Multi-family parking lots shall utilize shielded down-lighting fixtures and shall be limited to no more than 30 feet in height. Lighting may be attached to building surfaces but shall be shielded to prevent overcast of illumination onto surrounding properties.
4. Lighting shall be avoided where it may reflect into open space areas except where necessitated by public safety concerns.

Figure 9.7

Lighting Standard

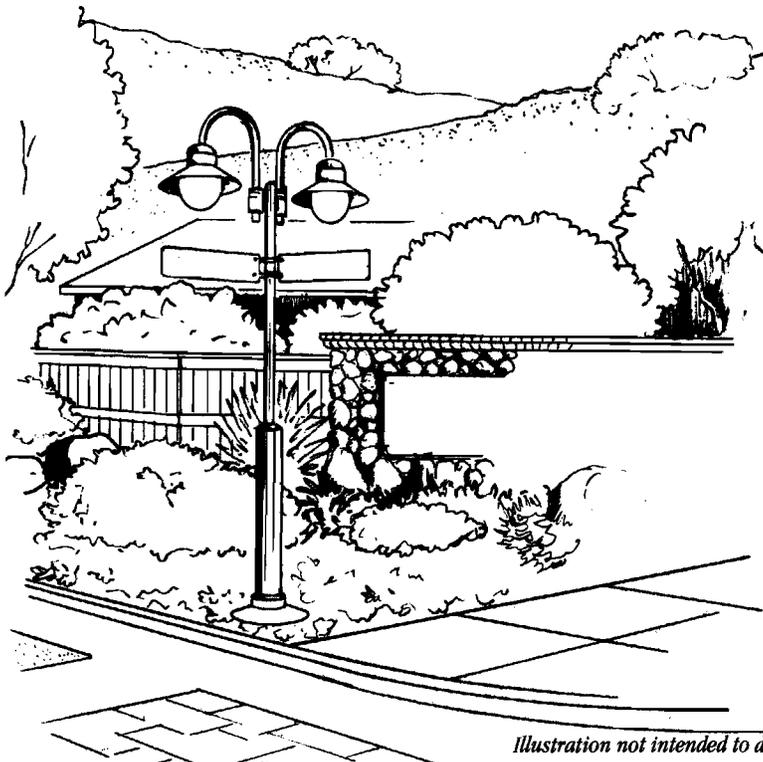


Illustration not intended to depict final designs.

Landscaping

Parkway Landscaping

Desired effect of Landscape:

The overriding criteria behind the selection of the plants in each of the following plant lists is to provide a plant palette that will result in a landscape in developed portions of the Plan area, particularly West Valley and White Rock Villages, that will have a tidy manicured appearance year round with minimal maintenance and low water consumption. Shrub masses should be maintained as “masses” and not pruned into individual “pom poms”. Land form should emulate the flowing contours of the foothill setting punctuated with the native rock outcrops, particularly with settings of the “tombstone” formations prevalent on the property.

An ample supply of reclaimed water is available for parkway landscape purposes, making possible the use of turf as a major landscape element. Trees and shrub plantings, by their nature, are a long term investment and should, in general, be of a water conserving type. Exercise of prudence in the permanent plantings will give a buffer to future water shortages so that the higher investment trees and shrubs can survive water shortage. The temporary abandonment of some lawn areas can be quickly regenerated following drought times.

The use of perennials and “scruffy” appearing shrubs such as *buddleia* or *perovskia*, for example, is discouraged as distracting from the tidy manicured look desired for the parkways. Within the flow of the evergreen shrubbery, focal points of large scale colorful shrubs should provide seasonal accents.

Landscaping at village and neighborhood entry points should be further enhanced with areas of seasonal color, utilizing the rich selection of flowering annuals, perennials and bulbs available. “Tidiness and manicured look” should extend to the seasonal plantings as much as to the permanent ones.

The lists are organized by plant type and matrixed to the various major corridors so that some variety of identity to each corridor is accomplished. Many additional plant material names could well be added to any of these lists; the intent is to provide a core palette of species that meet the criteria. It is expected that individual site landscape plans will adhere to the intent of these landscape parameters, and embellishment beyond these parameters should be limited in scope.

Major Street Theme Trees

These are large-growing trees to set the theme and identity for the major corridors.

CRITERIA:

- Fast rate of growth, large mature size
- Relative disease- and pest-free, clean habit
- Non invasive / non-surface rooting
- Deciduous — with fall color or spring flowers a bonus
- Relative low water requirement

Acer rubrum

Fraxinus 'Raywood'

Ginkgo biloba

Liquidambar styraciflua

Liriodendron tulipifera

Platanus acerifolia

Quercus coccinea

Quercus rubra

Quercus lobata

Robinia 'Purple Robe'

Red Maple

Raywood Ash

Maiden Hair Tree

Sweet Gum

Tulip Tree

Sycamore

Scarlet Oak

Red Oak

Valley Oak

Idaho Locust

Secondary Parkway Trees

To be used to 'back up' the Avenue trees.

CRITERIA:

- Medium to fast rate of growth, medium mature size
- Relative disease- and pest-free, clean habit
- Deciduous or evergreen — fall color or spring flowers a bonus
- Relative low water requirement

Cedrus deodara

Cedrus libani

Celtis australis

Celtis sinensis

Laurus nobilis

Deodar Cedar

Cedar of Lebanon

European Hackberry

Chinese Hackberry

Grecian Laurel

<i>Magnolia grandiflora</i>	Southern Magnolia
<i>Nyssa sylvatica</i>	Tupelo
<i>Pinus species (except radiata)</i>	Pine
<i>Pistacia chinensis</i>	Chinese Pistache
<i>Pyrus calleryana 'Bradford'</i>	Bradford Pear
<i>Pyrus calleryana 'Aristocrat'</i>	Aristocrat Pear
<i>Quercus agrifolia</i>	Coast Live Oak
<i>Quercus ilex</i>	Holly Oak
<i>Quercus virginiana</i>	Southern Live Oak
<i>Quercus wislizenii</i>	Interior Live Oak
<i>Sapium sebiferum*</i>	Chinese Tallow Tree
<i>Sequoia sempervirens</i>	Coast Redwood

*use only where roots have plenty of room

Color Accent Trees

For use in focal point areas or accent points in the parkway.

CRITERIA:

- Colorful flowers, foliage or fruit (non messy)
- Medium to low water requirement

<i>Cercis canadensis</i>	Eastern Redbud
<i>Crataegus species</i>	Hawthorn
<i>Koelreuteria paniculata</i>	Golden Rain Tree
<i>Lagerstroemia</i>	Crape Myrtle
<i>Magnolia soulangiana</i>	Saucer Magnolia
<i>Malus species</i>	Flowering Crabapple
<i>Prunus species</i>	Flowering Plum
<i>Pyrus kawakaii</i>	Evergreen Pear
<i>Sophora japonica</i>	Japanese Pagoda Tree

9 **Community Design**

Screen Trees

To be used for large scale screening of objectionable views or for privacy.

CRITERIA:

- Fast rate of growth
- Evergreen
- Medium to low water requirement

Calocedrus decurrens

Cedrus deodara

Cupressus glabra

Pinus species

Quercus (evergreen varieties)

Sequoia sempervirens

Incense Cedar

Deodar Cedar

Arizona Cypress

Pine

Oak

Coast Redwood

Wetland Grove Trees

To be used in drainage areas where "enhanced" naturalized plantings are desirable.

CRITERIA:

- Compatible with drainage environment
- Grove type of adaptability

Acer buergeranum

Acer truncatum

Betula species

Nyssa sylvatica

Populus fremontii (male only)

Quercus wislizenii

Trident Maple

Chinese Maple

Birch

Tupelo

Western Cottonwood

Interior Live Oak

Transition Buffer Zones

This list of plants includes low-fuel-buildup, drought-tolerant plants to be used in the transition Buffer Zone of large lots bordering on open space. See the Fire Safety Plan for additional recommendations—such as clear space requirements. All plantings in fire risk areas should be periodically thinned to reduce fuel load as may be required by an approved Fire Safety Plan. This zone would have temporary irrigation for plant establishment only.

LOW-GROWING SHRUBS

<i>Arctostaphylos</i> (low-growing species)	Manzanita
<i>Artemisia caucasica</i>	Silver Artemisia
<i>Atriplex glauca</i>	Salt Bush
<i>Atriplex semibaccata</i>	Creeping Saltbush
<i>Ceanothus</i> (low-growing varieties)	California Lilac
<i>Cistus crispus</i>	Rockrose
<i>Cistus salvifolius</i>	Sage-leaf Rockrose

PERENNIALS / BULBS / ANNUALS

<i>Achillea species</i>	Yarrow
<i>Brodiaea</i>	Brodiaea
<i>Calochortus species</i>	Mariposa Lilies
<i>Eschscholzia californica</i>	California Poppy
<i>Fritillaria (native)</i>	Chinese Lanterns
<i>Lupinus species</i>	Lupine
<i>Mimulus species</i>	Monkey Flower
<i>Penstemon species</i>	Penstemon
<i>Salvia columbarie</i>	Chick
<i>Salvia sonomensis</i>	Creeping sage
<i>Santolina chamaecyparis</i>	Lavender Cotton
<i>Santolina virens</i>	Green Santolina
<i>Zausneria species</i>	California Fuchsia

SPRING BULBS [Note: these "exotics" will thrive under oaks with no summer water.]

(Daffodils, Narcissus, Scilla, Iris)

Plant Species to Avoid in Transitional Areas

These species are known to be highly invasive when they are allowed to escape into the natural environment.

<i>Hedera canariensis</i>	Algerian Ivy
Bamboo	All varieties
<i>Cynodon dactylon</i>	Bermuda Grass
<i>Genista</i> and <i>Spartium</i>	Broom
<i>Hedera helix</i>	English Ivy
<i>Pennisetum setaceum</i>	Fountain Grass
<i>Lonicera japonica balliana</i>	Halls Honeysuckle
<i>Centranthus rubra</i>	Jupiter's Beard
<i>Cortaderia selloana</i>	Pampas Grass
<i>Vinca major</i>	Periwinkle
<i>Ligustrum ovatifolium</i> and <i>Japonicum</i>	Privet
<i>Stenotaphrum secundatum</i>	St. Augustine's Grass
Tradescantia	Trailing Varieties

Tree Species to Avoid in Public Area Parkways

In general trees whose form or growth habit are not in keeping with the foothill environment, or whose growth or rooting habits are damaging to paving or structures; those known to be so prolific as to become weedy or those known to be disease prone, host damaging pests, or produce fruit or nuts that would be messy or an attractive nuisance.

- Acacia species
- Bambos and Canes
- Chinese Tree of Heaven
- Cottonwood (female)
- Eucalyptus species
- Japanese Privet
- Leland Cypress
- Lombardy Poplars
- Mimosa
- Modesto Ash
- Monterey Pine



SPECIFIC PLAN

Mulberry
Palms
Weeping Willow
White Alder

Large Shrubs for Parkway Backdrop and Screening

CRITERIA:

- Fast growth rate, large shrub form
- Minimal maintenance at maturity
- Tidy appearance
- Medium to low water requirement
- Evergreen - hardy

<i>Arbutus unedo</i>	Strawberry Tree
<i>Ceanothus (large growing varieties)</i>	California Lilac
<i>Cotoneaster lacteus</i>	Red Clusterberry
<i>Escallonia rubra</i>	Red Escallonia
<i>Escallonia fradesii</i>	Escallonia
<i>Euonymus japonica</i>	Evergreen Euonymus
<i>Feijoa sellowiana</i>	Pineapple Guave
<i>Juniperus (large species)</i>	Juniper
<i>Ligustrum 'Texanum'</i>	Texas Privet
<i>Leptospermum species</i>	Tea Tree
<i>Nerium oleander</i>	Oleander
<i>Photinia fraseri</i>	Frasers Photinia
<i>Pittosporum tobira</i>	Mock Orange
<i>Prunus caroliniana</i>	Carolina Cherry Laurel
<i>Prunus laurocerasus</i>	English Laurel
<i>Raphiolepis 'Majestic Beauty'</i>	India Hawthorn
<i>Viburnum suspensum</i>	Sandankwa Viburnum
<i>Viburnum tinus</i>	Laurustinus
<i>Xylosma congestum</i>	Xylosma

Large Deciduous Flowering Accent Shrubs

CRITERIA:

- Shrubs to be interspersed into the evergreen backdrop for large scale seasonal color display
- Tidy appearance (clean look when not in flower)
- Medium to low water requirement

<i>Cercis occidentalis</i>	Western Redbud
<i>Chaenomeles japonica</i>	Japanese Flowering Quince
<i>Forsythia species</i>	Forsythia
<i>Lagerstroemia (shrub forms)</i>	Crape Myrtle
<i>Punica granatum (fruitless type)</i>	Pumegranate
<i>Roses (floribunda type)</i>	Roses
<i>Styrax officinalis californicus</i>	California Styra

Small to Medium landscape Shrubs for General Application

CRITERIA:

- Dependable, hardy, easy maintenance shrubs
- Evergreen tidy appearance
- Medium to low water requirement
- Seasonal color accents

<i>Abelia grandiflora 'Edward Goucher'</i>	Dwarf Abelia
<i>Arctostaphylos 'Howard McMinn'</i>	Manzanita
<i>Berberis thunbergii</i>	Japanese Barberry
<i>Buxus species</i>	Boxwood
<i>Carpenteria californica</i>	Bush Anemone
<i>Ceanothus species</i>	California Lilac
<i>Ciscus species</i>	Rockrose
<i>Coprosma kirkii</i>	Creeping Coprosma
<i>Correa pulchella</i>	Australian Fuchsia
<i>Cotoneaster species</i>	Cotoneaster
<i>Dietes vegeta</i>	Fortnight Lily
<i>Escallonia 'Terri'</i>	Terri Escallonia

<i>Juniperus species</i>	Juniper
<i>Lavandula species</i>	Lavender
<i>Mahonia species</i>	Oregon Grape
<i>Nandina domestica</i>	Heavenly Bamboo
<i>Phormium tenax</i>	New Zealand Flax
<i>Pittosporum tobira varieties</i>	Pittosporum
<i>Pyracantha 'Red Elf'</i>	Firethorn
<i>Raphiolepis species</i>	India Hawthorn
<i>Rosa floribunda varieties</i>	Floribunda Roses
<i>Rosmarinus species</i>	Rosemary
<i>Salvia gregii</i>	Autumn Sage
<i>Viburnum 'Spring Bouquet'</i>	Viburnum

Small to Medium Shrubs for Special Applications

CRITERIA

- For limited use
- Where cultural conditions allow these higher water-use plants
- Could be a welcome addition to the plant palette

<i>Azalea southern indica 'Duc de Rohan'</i>	Hybrid Azalea
<i>Azalea southern indica 'Fielders White'</i>	Hybrid Azalea
<i>Azalea southern indica 'George Taber'</i>	Hybrid Azalea
<i>Azalea southern indica 'Phoenicia'</i>	Hybrid Azalea
<i>Camellia japonica & sasanqua varieties</i>	Camellias
<i>Erica species</i>	Heath
<i>Gardenia species</i>	Gardenia
<i>Hydrangea species</i>	Hydrangea
<i>Loropetalum varieties</i>	Loropetalum
<i>Osmanthus fragrans</i>	Sweet Olive
<i>Pieris japonica</i>	Lily of the Valley Shrub

Herbaceous or Perennial Species

These permanent planting, colorful perennials should be used at accent points. Many other perennials could be acceptable in limited use with appropriate maintenance to maintain tidy appearance.

CRITERIA

- Dependable, relatively low maintenance
- Disease / pest resistant
- Relative low water requirements
- Tidy appearance

<i>Achillea tomentosa</i>	Yarrow
<i>Agapanthus species</i>	Lily of the Nile
<i>Artemisia 'Powys Castle'</i>	Wormwood
<i>Euryops pectinatus 'Green Gold'</i>	Euryops Daisy
<i>Hemerocallis species</i>	Daylily
<i>Santolina virens</i>	(No common name)
<i>Tulbaghia violacea</i>	Society Garlic

Vines

These vines can be used for masking large expanses of wall with relative low maintenance. Other High maintenance vines such as wisteria, rosa banksae, or clematis armandi can be welcome additions in controlled situations.

CRITERIA

- Self-adhering climbers
- Low to medium water requirements
- Relative low maintenance

<i>Ficus pumila</i>	Creeping Fig
<i>Macfadyanas unguis cati</i>	Cat Claw Vine
<i>Parthenocissus tricuspidata</i>	Boston Ivy

Ground Covers for Mass Application

CRITERIA

- Dependable cover
- Disease & pest resistance
- Low maintenance
- Low to medium water requirement

<i>Arctostaphylos</i>	Manzanita
<i>Ceanothus horizontalis & gloriosus</i>	California Lilac
<i>Coprosma kirkii</i>	Creeping Coprosma
<i>Cotoneaster (evergreen prostrate varieties)</i>	Loropetalum
<i>Hypericum calycinum</i>	St. Johnswort
<i>Juniperus (prostrate varieties)</i>	Sweet Olive
<i>Myoporum parvifolium</i>	Myoporum
<i>Trachelospermum</i>	Jasmine
<i>Vinca minor</i>	Periwinkle

Ground Covers for Smaller Area Applications

CRITERIA

- Flower mass
- Easy care
- Hardy

<i>Gazania 'Mitsuwa'</i>	Gazania
<i>Osteospermum fruticosum</i>	Trailing African Daisy
<i>Scaevola 'Mauve Clusters'</i>	Mauve Clusters

Oak Woodland Conservation Techniques

General Tree Care

Before construction begins, it is important to have the trees in the most healthy, vigorous condition as possible so that they can withstand the inevitable stress of construction activities. The following recommendations pertain only to trees that may be directly impacted by roads, houses, and other hard surfaces.

1. *Pruning trees.* Prune to remove deadwood and end-weights of unusually heavy limbs. End-weight removal should be done in such a manner that the cut leaves a lateral branch of at least 1/3 the diameter of the removed portion. No stub cutting should be allowed. Leaving stubs as well as excessive pruning is not only unsightly but it encourages vigorous watersprout growth which is susceptible to mildew. Excessive pruning can also result in sunburning of exposed limbs, poor branching structure, and added maintenance costs. Pruning should follow International Society of Arboriculture pruning standards. Pruning must be supervised by an arborist.

2. *Fertilize and Aerate the Soil.* It is advisable to fertilize the trees before construction begins. Deep root liquid “feeding” with a fertilizer high in nitrogen, but also containing phosphorous and potassium, is recommended.

Root Protection Zone

1. *Soil Compaction and Root Damage.* Protect the trees from soil compaction and root and trunk damage from the activities of heavy equipment and parking of vehicles. Soil compaction reduces air space in the soil and lessens the trees ability to “breathe”. The majority of a tree’s root system, though extensive, is relatively shallow.

Protect the root zone by building *protection fences* around individual trees. A good starting point for protection is the dripline area of the tree. The dripline radius is an easily identifiable indicator of the tree’s hazard zone to operators of heavy equipment. It is important to keep in mind that the dripline area does not indicate the true area of the tree’s roots since a large tree’s actual root zone can extend several times again beyond the distance of the dripline radius. Therefore, the farther the placement of the protection fences from the tree as possible will help to insure its survival. The fences should be installed before construction begins.

It is best that grading occur when the soil is dry in order to avoid excessive compaction.

2. *Grade Changes—cutting.* Avoid making grade changes—changes in the ground level—within the dripline of the trees. Grading is probably the principle cause of death of oak trees in new construction sites. Grading damages the tree’s root system which lie in a shallow zone near the surface of the soil. Cutting the tree’s roots can cause considerable damage to the trees, and impairs the tree’s ability to absorb water and nutrients. Precaution should be taken not only to protect large roots, but just as importantly the smaller “feeder” roots.

When roots have been exposed by grading, they should be cut back to the soil line under the supervision of a qualified arborist. Grading cuts expose larger amounts of soil surface and therefore causes greater moisture loss from the root zone. During hot weather, it may also be important to water the cut surface and cover with opaque plastic or mulch. When lowering the grade around trees, keep cuts as far as possible away from the tree by installing walls. Use of discontinuous footings will minimize injury to roots.

3. *Grade Changes—Adding Fill and Pavement.* The addition of fill can be as equally damaging as the removal of top soil. Fill, especially heavy clays, prevents the root's access to oxygen, an element critical to the plant respiration. Respiration is related directly to the processes of active water absorption and nutrient uptake. Fill also prevents water percolation into the root zone. If fill must be added to a site, there are three possible solutions:

A. *Retaining Walls.* Retaining walls in the root protective zone are designed to hold back the soil above or below an existing tree, thus avoiding the addition of fill directly on the root zone. Retaining walls should be avoided if possible as they can cause critical areas of the dripline to be buried or can sever the roots. If retaining walls are used, then use a discontinuous pier type of foundation.

B. *Crushed stone or gravel.* If a porous soils is used as fill and the fill is no more than about 18 inches deep, then several layers of 2-3 inch stone can be spread over the original soil surface. Start with a thin layer just beyond the dripline and build to a height of the fill at the base of the tree. This allows air, water and nutrients into the root system.

C. *Spoke and Wheel Aeration Systems.* Aeration systems should be designed for each individual tree. They permit air and water to reach the tree's roots. Aeration systems are installed at the original grade before any fill is added. A concrete or asphalt surface used in combination with an aeration system should be used.

4. *Trenching.* The digging of utility trenches can result in the destruction of the trees' roots. No trenching should be done anywhere within or near the dripline of the tree. If trenching must be done, then the utilities should be placed in a conduit which is bored or tunneled through the soil; this reduces the damage to the roots. If utility conduits are not available, then try to place all of the utilities in a single trench. This may require discussion with the various utilities companies as it can be difficult to coordinate their various trenching specifications and timing needs. When roots are exposed in the

trenching process, they should be covered with wet burlap and kept moist until the soil is returned.

5. Drainage Alterations. Avoid grading designs that result in a tree being in a depression that collects water, especially during the summer season when oaks need dry soil. The soil should drain away from the trunk area.

Roof downspouts and paving near a tree may result in either excessive water close to the trunk during the rainy season, or conversely, preventing water from reaching the root zone. Appropriate measures must therefore be taken.

6. Pavement over the root system. Under certain circumstances, it may be possible to put a hard surface, such as a driveway, over a part of the root system (about 25%). At least two alternative designs are possible. Interlocking paving stones may be placed over the soil surface. They allow the roots to breathe as well as obtaining water and nutrients. Another possible solution is using pavement, but placing 2-3" stone underneath the pavement, again allowing the tree to breathe as well as obtaining water and nutrients. (See figure 7 & 8).

7. Retaining walls and fences. When installing fences and retaining walls, it is important to avoid any trenching or digging if possible. In place of trenching for foundations, the use of concrete pier pilaster foundation, with discontinuous footing, is recommended.

8. Fertilization. Before watering and mulching, apply a water soluble nitrogen fertilizer on to the soil surface. Approximately 4 pounds per 1000 sq. ft. are recommended. Immediately water and spread mulch.

9. Drought avoidance—irrigation. Soil disturbance during the summer months, and especially during periods of drought, can severely impact oak trees. Prior to invading the root zone, it will be necessary to water that part of the root zone that will remain. The top 3 ft. of the root zone should be thoroughly wetted. This will not only help a generally stressed tree, but it will also begin to assist the tree in growing roots needed to compensate the roots that will be lost.

A soaker hose should be placed about 4 ft. away from the trunk to the outer area of the root zone that is to be protected. Irrigate overnight or for about 8-10 hours. Water slowly to avoid runoff. If runoff occurs early on, turn the water off for several hours, and then water again.

10. Drought avoidance—mulching. Prior to soil disturbance, mulch the area—to a depth of 4-6 inches - that will be protected. Along with irrigation, as

mentioned above, mulching the root zone area will insulate the tree from water loss and encourage new roots to grow.

11. *Root pruning.* When trenching or a grade change is made in the root zone, it is important that the roots not be ripped or that braided remains of roots left dangling. Roots that are 1" or more in diameter should be preserved. Far better, the roots should be cleanly pruned back to 1-2 inches of the soil line. When trenching is done with a backhoe, then it is best to have an arborist on the site to prune the roots as they are encountered.

12. *Protection of exposed root zone.* The embankment of the cut root zone should be moistened and covered to retard water loss. Layers of burlap, moistened on a regular basis, should be placed on the cut banks.

13. *Tree removal.* Should trees be removed, they should be taken down by a professional, and the stumps removed with a router. The use of a backhoe is not recommended, as that tends to disturb the root system.

Oak Woodland Landscaping Techniques

Tree Maintenance

1. *Irrigation.* Most California oaks are adapted to cool, moist winters and hot, dry summers. They prefer well-drained soils. A similar environment should be maintained in developed locations. In addition to following the above procedures, it is necessary to adhere to certain practices. Do not water in the summer months, especially near the base of the tree. If water is done during the summer months, infrequent watering is preferred to frequent watering. Excessive and/or frequent watering encourages the growth of life-threatening root fungi.

2. *Gardening Techniques Beneath Oaks.* As native oaks do not tolerate summer watering, it is important to select ornamental plants that are tolerant of summer drought conditions. Many native plants are well suited in developed oak landscapes and are not only attractive, but require low maintenance.

Placing mulch in the root zone of oaks is beneficial. It adds humus, improves aeration and fertility, and prevents excessive evaporation. Leaf litter or wood chips should be used as mulching. The source of the chips should be monitored. Do not use redwood chips as they contain certain undesirable chemical. Do not use chips that might contain seeds of weed trees and shrubs.

Do not plant within 6 to 10 feet of the trunk. Do not use plants that require supplemental water once established. Choose drought tolerant plants and irrigate with a drip-system for not more than two summers.

Oak Tree Regeneration Techniques

Direct Seeding of Oak Acorns

Oaks are readily established by direct seeding of acorns. Methods of collection and preparation of acorns includes the following:

- Valley oak acorns should be collected locally, either on site or within a several mile radius.
- Acorns are “ripe” when the cap can be separated from the seed.
- Acorns should preferably be collected directly from the tree; those lying on the ground are usually dried out, diseased, or infected by insects.
- Collect the acorns by using a long pole to “beat” the branches, causing the acorns to fall onto a tarp beneath the tree.
- Keep only the healthiest and largest acorns. Shriveled or diseased acorns should be thrown out. Place the acorns into a container of water to further weed out unhealthy ones which float to the top.
- The acorns should then be stored in a controlled environment to maintain their viability. Place acorns in zip-lock polyethylene bags (that breathe) with a moist medium such as a 3:1 perlite and vermiculite mixture, and store in a refrigerator at approximately 38 degrees Fahrenheit.
- Plant the acorns from early fall (after sufficient rains) to early spring.
- At planting time, place 2-3 acorns per hole, burying them at depths from 1-3 inches.
- Protect the acorns with a planting sleeve that is buried 3-5 inches beneath the soil surface for protection from rodents.

Containerized Seedling Materials

Nursery Conditions/Health Requirements

Seedlings raised from locally collected materials shall be contract grown at a nursery experienced in cultivating native plants. Plants can be grown in various sized containers, but containers that accentuate long root growth should be used. Several commonly used in restoration practice include: 2.5 x 2.5 x 5 inch treebands; 9-inch dee-pots; and 4 x 4 x 14 inch treebands. Smaller sized containers are less expensive, and are more readily available over a shorter time interval after ordering. A disadvantage of small-sized materials is that young plants can be fragile and more difficult to establish (and therefore more expensive in the establishment phase). An advantage of larger sized plant materials is that they can be somewhat more hardy in the establishment phase (thereby requiring less care), but plants will not fair well if rootbound.

The plants shall be grown under similar climatic conditions to those in the locality of the project site. Plant material shall be grown for at least 6 months, but no more than two years, in the containers in which they are delivered before planting in the ground.

Plants must show vigorous growth and health characteristics. Vigor, health, and root development is more important than height and spread. Plants should be free of insects and disease, disfiguring knots, sun-salt injuries, abrasions of the bark, or other objectionable defects.

Roots should be well distributed through the entire soil ball, be fully developed without restriction. No trees shall be used that are rootbound. Roots shall not be bent, curled, twisted, or deformed as a result of the growing process.

Delivery

The plants shall be handled and transported in a manner that will prevent damage to the branches, roots, shape or future development. In open vehicles, the plants should be covered with a tarp. The root mass shall be kept moist at all times.

Delivery inspection shall be made after previously inspected trees have been delivered to the job site. A dated notice of approval shall then be issued. If any of the plants are unacceptable, then the Contractor will notify the nursery or party responsible for delivery, in writing, why the plants are unacceptable.

Protection and Handling

Plants that have been delivered to the job site may need protection from drying conditions, e.g., watered in the event that they are not planted immediately. Plants that are dry or wilted shall not be planted.

Seedling Planting Methods

The procedure for the planting of seedling container material is as follows:

- Within a 3 foot square area, clear all weeds, herbaceous ground cover, and other materials to reduce competition for water and nutrients.
- For sloping terraces, dig a 12-18 inch wide terrace that slopes back slightly into the hillside. No terrace is needed on level ground.
- Excavate a planting hole approximately 1.5-2 times the height and 2-4 times width of the root ball (smaller hole sizes are permitted when the soil is loose; conversely, larger hole sizes are recommended in hard soils). For 9-inch deep pots, this will be approximately 12-18 inches deep and 10-12 inches across. Roughen the sides of the planting hole.
- Place a 1/2 ounce of slow release fertilizer in the bottom of the hole and mix with native soil used to back fill the bottom of hole. Tamp and fill until the depth of the hole is 0.5 inches less than the root ball depth.
- Remove the plant from the container without breaking the root ball. Scarify or roughen the sides and loosen the bottom of the root ball if the plant is rootbound.
- Place the plant in the hole, hold plant in place, and back fill with native soil. Be sure to remove larger rocks, weeds and other debris from the soil mix. Plant should be installed so that the root crown is 1/2 inch above the soil of the root ball to allow for settling. Tap soil in planting hole to remove air pockets. Add water to planting hole to allow for settling of the soil.
- Construct a 3-inch high berm for a temporary irrigation basin (depending upon the type of permanent irrigation, a larger basin may be constructed at this time).
- Place a 3-4 inch thick layer of mulch in the 3 foot square planting area (but do not bury root crown).
- Place 3 (-4) foot square landscape fabric around plant, covering the mulch area. Secure each of the 4 corners with a six inch staple.
- Pour 2-3 gallons of water into the planting basin.

- Tree shelters shall be placed over the plant, inserting the lower surface of the tube 0.5-2 inches into the soil surface (inserting the tubes into moist soil is easier). The tree shelter shall therefore be sealed at the base with soil to prevent air from entering directly into the shelter from the bottom. The tree shelter stake should be driven into the ground approximately 3-5 inches, and then the tube tied or fastened to the stake with the ratchet locking ties.



10 Specific Plan Administration

Administration of the Valley View Specific Plan

The Valley View Specific Plan is intended to be the basis for evaluating applications for development within the Plan area over time. These include both discretionary applications such as subdivisions maps and Special Use Permits as well as administrative permits such as building permits. The Plan serves as a policy document and as a regulatory document similar to a zoning ordinance. As with other regulations adopted by the County, the interpretation of the policies and intent of the Plan will be made by the Planning Director, subject to possible modification by the County Planning Commission as need may arise.

Specific Plan Amendments

Amendments to the Plan shall be permitted without limitation, however, the County shall ensure that the underlying goals of the Specific Plan are not violated by such amendments. Amendments may be initiated by the request of a property owner within the Plan area who may petition the County to consider a given amendment. In addition an amendment may be initiated by a Resolution of Intention to amend the Plan adopted by the El Dorado County Board of Supervisors or Planning Commission.

Interpretations and Minor Amendments

In order to avoid unnecessary complexity in the processing of Specific Plan amendments for minor matters, the Planning Director shall have the authority to make interpretations to this Plan and approve minor amendments. Amendments shall be considered minor if they do not involve fundamental considerations of planned land uses or densities and are consistent with the objectives and policies contained in Chapter 3. Such amendments shall be subject to appeal to the Planning Commission in accordance with the general provisions for appeals established in Chapter 17 of the El Dorado County Code.

Interpretation of Boundaries

This Specific Plan contains a number of figures which depict various land use classifications, road alignments, utility designs and other features. The boundaries and locations of such features shall be interpreted as generally occurring where they are depicted but not subject to precise measurement. Where boundaries appear to coincide with property lines, natural features such as the centerline of streams or the edge of delineated wetlands, they shall be interpreted as falling on such locations.

Zoning Ordinance

As with other Specific Plans within the County of El Dorado, the adoption of this Plan provides a level of control and flexibility which is comprehensive and which makes the use of traditional zoning tools unnecessary. However, because of the similar regulatory function of other adopted programs which implement the General Plan, the following discussion is intended to clarify the relationship of other tools and prevent the possibility of ambiguous standards.

The entire Plan area shall be zoned to reflect the existence of the Valley View Specific Plan by imposing a zoning designation unique to the Plan area. The land use designations established within this Plan shall function as distinct "zones" and all development requirements and standards shall reflect those described in Chapter 4 and elsewhere in this Plan.

The applicable standards and policies for the Plan area shall include this Specific Plan, the Design Guidelines and Financing Plan, any applicable Development Agreements which may be entered into, and the conditions which may be imposed upon subsequent entitlements such as tentative subdivision maps.

It is likely that at some point in the future, a new zoning ordinance will be adopted for El Dorado County. Since the provisions of this Specific Plan will continue to apply, any direct references within this Plan to current chapters or sections of the Zoning Code shall be considered as general references pertaining to the standards and regulations as they may be modified in the future. For example, where this Plan refers to meeting the requirements of the El Dorado County Code for enforcement and penalties for violations, those penalties which are in effect at the time of enforcement shall apply.

This provision shall not apply to the imposition of fees or other standards which may be discussed in a Development Agreement adopted subsequent to the adoption of this Plan nor to the effect of a Vested Map which may be approved in compliance with this Plan.

10 **Specific Plan Administration**

Subdivision Process

As required by the State Subdivision Map Act, El Dorado County has adopted a Subdivision Ordinance (Chapter 16 of the El Dorado County Code) implementing the provisions of the State Subdivision Map Act (Government Code §66410 *et seq*). The provisions of the Map Act remain in full effect within the Specific Plan area as does the local implementing ordinance. However, the requirements of the County's *Subdivision Design and Improvement Standards Manual* as to standard plans and sections for typical streets are modified by this Specific Plan. To the extent that there may be inconsistencies between this Specific Plan and the Design Manual, the provisions of the Specific plan shall prevail.

Implementation Process

The process of design review for residential projects shall be the responsibility of the Architectural Review Committee under the general authority of CC&R's which shall be established in conformance with this Plan. Prior to issuance of building permits for any multi-family residential, attached single family residential, commercial or professional office development proposed within any land use classification in the Valley View Specific Plan, a "Specific Plan Design Clearance" shall first be obtained from the El Dorado County Planning Director or his designated representative. Said Design Clearance shall be ministerial in nature and shall consist of a finding that the proposed development is in conformance with the Valley View Specific Plan and applicable design standards established by the Specific Plan. Where no specific design standard exists, the proposal shall be subject to the provisions of Chapter 17 of the El Dorado County Code (Zoning Ordinance).

An application for a Specific Plan Design Clearance shall consist of the following:

1. A site plan depicting all proposed structures and improvements.
2. Proposed building elevations.
3. A Preliminary Landscape Plan showing the locations of all existing trees, existing trees proposed for removal, and all proposed new landscaping including replacement oak trees. The landscape plan shall include all measures which are proposed to be undertaken to protect native trees which are proposed to remain on site.
4. A Preliminary Grading Plan.
5. A proposed sign package showing the location and typical size, materials, colors and configuration of all proposed signs.
6. A fee established by the Board of Supervisors for the administration of design review by the Planning Director.

Ownership of Open Spaces

The Valley View Specific plan contains a substantial proportion of open space both as developed parks and undeveloped or passive open spaces and environmentally protected resources. It is intended that all developed park land be offered for dedication to the public agency providing recreation in El Dorado Hills, the El Dorado Hills Community Services District. While passive open spaces are permanently protected from development under the terms of this Plan, their ultimate ownership and the degree of public access permitted remains undetermined. Such lands may be acquired by a public agency or owned by a nonprofit corporation or foundation. In the alternative, such lands may be owned in common by the future residents of Valley View under a property owners association or other entity.

Environmental Determinations on Subsequent Projects

In accordance with §65457 of the Government Code, any project which is consistent with the provisions of this Specific Plan is exempt from the provisions of the California Environmental Quality Act (CEQA). This means that no further review of environmental requirements for such a project will occur unless an event such as described in §21166 of the Public Resources Code requires the preparation of a supplemental EIR.

Enforcement of Standards

No development shall commence, or any building or public improvement constructed, unless it is in substantial conformance with this Specific Plan. The requirements embodied in this Plan as to land use, density, design and other development standards shall be enforced by the Director of Planning for El Dorado County and by any approving authority for any required entitlement. Compliance with the architectural programs and illustrative plans depicted in this Plan shall be subject to the interpretation of the Director of Planning who shall be guided by reasonable flexibility in finding compliance with the architectural concept and level of quality of development. Architectural illustrations shall not be construed as specifying final materials, architectural style nor other precise elements of design.

Condominium Conversions

Policies under General Plan Objective 4.1.4 establish limitations on conversion of existing rental housing to condominiums to prevent adverse impacts on the rental housing market. Any conversion proposed within the Valley View Specific Plan shall be subject to the limitations set forth under Objective 4.1.4 of the County General Plan.

10 **Specific Plan Administration**

Development Agreements

A property owner intending to carry out the long term development of all or part of the Valley View Specific Plan will enter into a Development Agreement with the County pursuant to Government Code §65864 *et seq.* The Board of Supervisors may enter into such an agreement as a means of implementing this Plan and assuring that the performance of public improvements is carried out in a coordinated fashion with the development allowed.

Alternative Parks and Recreation and School Facilities Implementation

County and State requirements permit the mitigation of the impact of new development on parks and recreation by the contribution of land or fees in accordance with various statutes. In a similar fashion, mitigation for the impacts upon school facilities in overcrowded school districts is also established under state and local laws and programs. Generally, alternative mitigation may be considered and adopted by a local agency. Nothing in the Valley View Specific Plan shall be interpreted so as to prevent an agreement satisfactory to the developer(s) of Valley View and the affected public agencies to mitigate the effects of development within the Plan area in ways which are not set forth in this Plan.

Public Services Financing

Development of Valley View will require the provision of public infrastructure and services for residents, employees, and business owners which locate within the Plan area. Due to revenue limitations imposed by Proposition 13 and reduced State and Federal funding, the majority of revenues needed to pay for public facilities and services must be generated from local sources.

The County of El Dorado has adopted policies and standards to ensure that new development in the County will be fiscally viable, self-sustaining, and well-served by public infrastructure and services. The Valley View proponents are committed to these same goals. It is widely recognized that a successful development is one in which residents, employees and business owners enjoy a variety of amenities, a low crime rate, and a feeling of community. The plans, standards and fiscal and financial plans contained within this Specific Plan will assure that Valley View develops in a manner consistent with these goals.



SPECIFIC PLAN

Fiscal Policies and Standards

A variety of public services will be provided to Valley View, including but not limited to the following:

- Fire Protection
- Police Protection (Sheriff) Services
- Parks and Recreation Services
- Library Services
- General Government and Community Development
- Public Works Road and Drainage System Services
- Water and Sewer Services
- Education

A fiscally balanced community requires that development generate revenues sufficient to pay for the cost of providing public services to the increased population. Revenues will be generated from charges that County residents and property owners pay, such as property tax, sales tax, in-lieu fees, and fines and forfeitures. Public services will be provided to Valley View in the most efficient and cost-effective manner available.

A Fiscal Impact Report, (FIR) is required to be prepared concurrently with the processing of this Specific Plan under the policies present in the General Plan. The FIR is an independent analysis of the potential public revenues and costs for providing public services to the Plan area.

Financial Policies and Standards

Since the 1978 passage of Proposition 13, construction of public infrastructure in California has increasingly become the responsibility of new development. Even the cost of regional improvements that serve a larger area have become the burden of individual projects. As a result, only the most efficient and well-planned communities can provide a variety of land uses in a mixed price range that are well serviced by a network of public infrastructure.

Development of Valley View will involve a substantial investment in public infrastructure and community facilities. However, the Valley View site enjoys several advantages that will improve financial feasibility. First, the project has been proposed by a single master developer, which will result in a more efficient phasing of development and infrastructure. Proper phasing can substantially reduce the cost of facilities by avoiding extended infrastructure and multiple interim facilities. In addition, planning on a large scale will result in a more comprehensive, and ultimately more efficient infrastructure and financing plan.

10 **Specific Plan Administration**

The General Plan includes several goals and policies related to the provision of public infrastructure. These same policies govern this Specific Plan as guidelines for financial analyses prepared in a Project Facilities and Services Plan (PFSP). Valley View will be developed in a manner consistent with the following financial policies:

1. *New development shall be required to pay for its proportionate share of the costs of infrastructure improvements required to serve the project to the extent permitted by State law;*
2. *In developing conditions of approval for projects with adverse impact upon school facilities, the County should consider the use of Mello-Roos Districts where appropriate, to lessen or avoid such impacts;*
3. *Specific Plans for Planned Communities shall identify and set aside land for new schools, approvable under Title 5 standards to serve new communities. A funding mechanism for site acquisition and construction shall be provided. School site dedication shall be considered as part of the funding mechanism;*
4. *Require that all costs of upgrading and/or constructing civic, public, and community facilities, and basic infrastructure exclusively needed to serve new development, be the responsibility of new development and not existing residents;*
5. *Require new discretionary development to pay its fair share of the costs of all civic, public, and community facilities it utilizes based upon the demand for these facilities which can be attributed to new development;*
6. *Stress financing strategies that maximize the use of pay-as-you-go methods to gain the most benefit from available revenue without placing unreasonable burdens on new development.*

Any infrastructure finance policies and guidelines adopted by the County that relate to the formation of specific financing districts, the rate and amount of levying special taxes and assessments, the structure of bond issues, the information required to request formation of a financing district, or other guidelines will be incorporated in the PFSP.

The developers within Valley View shall coordinate with the County to evaluate the most cost-efficient method of funding public infrastructure. All potential sources of revenue will be considered, including, but not limited to the following:

- Pay-as-you-go programs, such as developer impact fees, sewer/water hookup fees, and Landscaping and Lighting Districts

- Debt Financing Programs, such as Mello-Roos, 1913/1915 Assessment Acts, revenue bonds and certificates of participation
- Federal and/or State Grants or Loans
- Reimbursement Programs, such as Integrated Financing Districts
- Special Districts, such as Community Facilities Districts and California Water Districts

Future homeowners and business owners may be required to pay annual taxes or assessments for public facilities, but these revenues will be subject to marketing and political limitations. To avoid onerous annual burdens on the residents and businesses in Valley View, impact fees or private financing will be used to the maximum extent possible to fund public infrastructure.



Index

A

Architectural Review Committee 19, 23
 Architecture and Design 23
 Assessment District #3 7, 64, 67

B

Bedrock Mortars 75
 Bicycle Paths 57
 Buckeye School District 8, 59
 Building Envelope 33-34, 81. *See also*
 Building Envelope
 Buildout 26

C

C.C.& R's 19, 23
 California Department of Fish and Game 15
 California Office of Historic Preservation 15
 Carson Creek 6, 19, 69
 Central Valley Regional Water Quality Control
 Boar 15
 Clarksville 6, 76
 Clarksville Heritage Society 6
 Clean Water Act 15
 Climate. *See* Geology, Land Form and
 Vegetation
 Clustering 10
 Collector Roads 50-54
 Community Park 19, 61
 CR. *See* Land Use Districts: Core Residential
 Cul-de-sacs 50

D

Design Guidelines
 Commercial Development 97-99
 Fencing 100
 Interior Fencing 101-102
 Perimeter Fencing and Walls 100
 Special Applications 102
 Illustrative nature of 87
 Internal Streetscapes 89-90
 Lighting 103

Neighborhood Entrances 89
 Residential Development 90-96
 Grading Criteria 95-96
 Ridgelines 92-94
 Single Family Residential 90-91, 91
 Use of 87-88
 Village Gateways 88

Development Agreements 127
 Drainage and Flood Control 69-70

E

East Ridge Village 17, 20
 Policies 22
 EDHI. *See* El Dorado Hills Investors
 EID. *See* El Dorado Irrigation District
 El Dorado County General Plan 8-14
 Community Regions 8
 Planned Communities 8
 Policies
 Agriculture and Forestry Element 13
 Circulation Element 11
 Conservation and Open Space Element
 13
 Economic Development Element 14
 Housing Element 11
 Land Use Element 9
 Parks and Recreation Element 13
 Public Health, Safety and Noise Element
 12
 Public Services and Utilities Element 12
 Rural Centers 8
 El Dorado County Water District 8, 60
 El Dorado Hills Business Park 17
 El Dorado Hills Community Services District
 8, 19, 61
 El Dorado Hills Investors 7
 El Dorado Irrigation District 7, 8
 El Dorado Unified High School District 8
 Environmental Determinations on Subse-
 quent Project 126
 ER. *See* Land Use Districts: Estate Residential

F

Fire District. *See* El Dorado County Water
 District



- Fire flow 60
- Flag lots 50
- G
- General Plan Buildout 9
- Geology, Land Form and Vegetation 4-5
- Gold Hill Intertie 63
- Grading 23
- Grading, Erosion, and Sediment Control Ordinance. 22
- Gruen & Associates 6
- H
- Historic and Archaeological Resources 75-77
 - Significance of Sites 76-77
- Historical Context 5-7
- J
- John Hancock Life Insurance Co. 7
- L
- Land Division Ordinance 14
 - Design Manual 14. *See* Subdivision Design Manual
- Land Use Districts
 - Core Residential 35-38
 - Development Standards 36-37
 - Parking 38
 - Uses Permitted 35-36
 - Estate Residential 31-34
 - Development Standards 33
 - Landscaping and Design 34
 - Parking 34
 - Uses Permitted 32
- List 25
- Mixed Use 38-41
 - Development Standards 39-40
 - Parking 40-41
 - Uses Permitted 38-39
- Multi Family Residential 41-42
 - Development Standards 41
 - Parking 42
 - Uses Permitted 41
- Multi Use Open Space 44-45
 - Development Standards 45
 - Uses Permitted 44-45
- Open Space 45-46
 - Development Standards 46
 - Uses Permitted 45-46
- Single Family Residential 28-31
 - Development Standards 29-30
 - Landscaping and Design 31
 - Parking 30
 - Uses Permitted 28-29
- Village Center District 42-44
 - Development Standards 43
 - Parking 44
 - Uses Permitted 42-43
- Land Use Table 26
- Landscaping 104-118
 - Ground Covers
 - Mass Applications 114
 - Smaller Applications 114
 - Parkways 104
 - Perennials 113
 - Screen Trees 107
 - Secondary Trees 105-106
 - Shrubs
 - Accent 111
 - Screen 110
 - Small 111-112
 - Special Application 112
 - Street Trees 105
 - Trees, to Avoid 109-110
 - In Transitional Areas 109
 - Vines 113
 - Wetland Grove Trees 107
- Large Lot Map 71
- Latrobe Road 47
 - Streetscape Improvements 47
- Lighting and Landscaping Assessment Districts 61
- Lindsay, Alan 6
- LLAD's. *See* Lighting and Landscaping Assessment Districts
- Local Roads 54-55
- M
- Maidu. *See* Nisenan
- Management and Construction Policies 23
- Mansour. *See* El Dorado Hills Investors
- Mello-Roos Community Facility Districts

Index

- 7, 73
- MFR. *See* Land Use Districts: Multi Family Residential
- MOS. *See* Land Use Districts: Multi Use Open Space
- MU. *See* Land Use Districts: Mixed Use
- N**
- Nisenan 5-6, 75
- Noise 83
- Nonvehicular Circulation 57
- O**
- Oak Tree Park 18, 61
- Oak Woodland 77-83
- Avoidance of Trees During Construction 80
- Black Oaks 79
- Blue Oaks 78
- Conservation Program 79-83, 114-118
- General Tree Care 114
- Landscaping Techniques 118
- Regeneration Techniques 119
- Root Protection Zone 115-118
- Interior Live Oaks 78
- Regeneration Program 82
- Valley Oaks 78
- Valley View Tree Report 77
- Open Spaces
- Ownership 126
- OS. *See* Land Use Districts: Open Space
- P**
- Parks and Recreation 61
- Alternative Parks and Recreation and School Facili 127
- Parks Master Plan 19
- Plunkett Creek 69, 70
- Police Services 60
- Public Agencies Providing Services to the Plan Are 7-8
- Public Financing Policies 24
- Public Services Financing 127-128
- Public Transportation 57
- R**
- Reclaimed Water 64
- Reclaimed water 22
- Regional Drainage Study 69
- S**
- Scenic Resources 84-85
- Schools 59
- Alternative Parks and Recreation and School Facili 127
- Serrano 7
- SFR. *See* Land Use Districts: Single Family Residential
- Sheriff's Department. *See* Police Services
- Sidewalks 50
- Specific Plans
- State Requirements 1
- Specific Plans
- in El Dorado County 2
- The Valley View Specific Plan 2
- Administration 123-127
- Amendments 123
- Enforcement of Standards 126
- Interpretation of Boundaries 124
- Policies 21
- Subdivision Map Act 14, 125
- Subdivision Process 125
- Superblock Map. *See* Large Lot Map
- Surrounding Land Uses 5-6
- T**
- Town Center 17, 18
- Transitional Open Space Areas 34, 80
- U**
- U.S. Army Corps of Engineers. *See* §404 Permits
- Uniform Fire Code 60
- V**
- VC. *See* Land Use Districts: Village Center District

Vicinity Map 3
Village Center 18, 50
Village Concept 17

W

Wastewater System 66
 Collection System 66-67
Wastewater Treatment Plant 19, 63, 66, 67
Water System 63-66
 Pressure Zones 64-66
 Tank Locations 64
West Valley Village 17, 18-19
 Design Concept 18-19
 Policies 21-22
Wetlands 83-84
 Wetlands Table 83
White Rock Road 47
 Entrance 48
White Rock Village 17, 19
 Policies 22

Z

Zoning Ordinance 14, 25, 124