

SECTION 9. IMPLEMENTATION

Implementation of the concepts, goals, and policies set forth in the Specific Plan address several aspects of community development. These include:

- Basic Goals and Policies
- Design Guidelines and Standards
- Long-Term Management of Facilities
- Enforcement of Design Guidelines and Standards
- Public Services and Facilities Financing Plan

These fundamental elements of the implementation program are graphically depicted in Figure 24, Implementation Diagram, which illustrates the specific organization of areas of concern in the implementation program.

9.1 Basic Goals and Policies

The Specific Plan is founded upon the goals and policies established by the broader framework of the El Dorado County Long Range Plan and the El Dorado Hills/Salmon Falls Area Plan. The Specific Plan endeavors to be consistent with these basic policy documents in the approach to land use and the overall theme of the community. It is intended that the Specific Plan area be developed as an integral part of the larger El Dorado Hills Community.

9.2 Design Guidelines and Standards

Development within the El Dorado Hills Specific Plan area is intended to conform to an overall theme and standard of quality. The standards to be applied are expressed by the El Dorado County Zoning Ordinance, as implemented in the Planned Development Overlay Zone, and in various elements of the Specific Plan. These include the Goals, Policies, and Design Guidelines and Standards expressed in the Specific Plan.

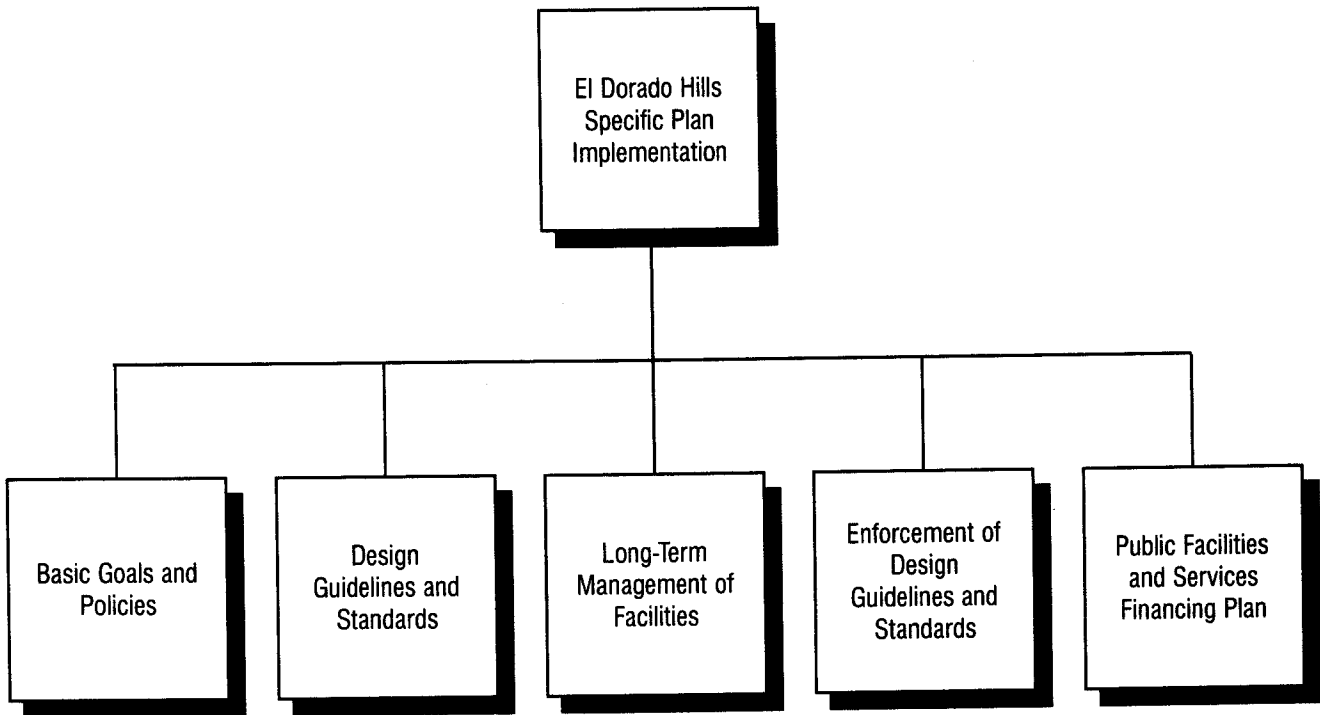
9.3 Long-Term Management of Facilities

In the following paragraphs, the structure of long-term management of public services and facilities within the Specific Plan area is summarized. There are many facilities and resources that can be managed by more than one entity. However, a single entity or agency is identified here with each element. Alternative approaches to management are possible and may emerge over time, but it is intended that the initial organization of public services adhere to the organizational structure summarized in the following paragraphs.

9.3.1 County Service Area

A County Service Area is an alternative means of providing services to the Specific Plan area within a specific zone of benefit. The County Service Area will be considered as a funding mechanism in the Public Services and Facilities Financing Plan.

**Figure 24
Implementation Diagram**



9.3.2 El Dorado Hills Community Services District (CSD)

The El Dorado Hills CSD currently provides park and recreation, garbage collection, street lighting, and cable television services to the El Dorado Hills Community. It is anticipated that the CSD may expand the scope of its current services to provide management of public open space and drainage maintenance. The open space and drainage management programs can be a natural extension of existing responsibilities and provide opportunities for expanding the CSD's recreation program services. Open space areas provide opportunities for nature studies and informal recreation that will enhance the District's current programs.

9.3.3 Propertyowners Associations

A propertyowners association will be formed in each of the villages to provide for local private facilities maintenance responsibilities. This may include maintenance of open space, streets, recreational facilities, and landscaping.

Funding of such responsibilities will be accomplished through assessment of association dues and fees as provided by the CC&Rs.

9.3.4 El Dorado Hills Fire District

The Fire District will continue its current responsibility for fire suppression and prevention and will expand the level of service in accordance with the District Facilities Master Plan. In addition, the District will be involved in fire prevention maintenance in the open space areas. Prevention will be coordinated with the Open Space Management Plan. Funding for fire prevention within the open space will rely on property tax revenue generated by the increased property tax base and, as required, by the imposition of an annual fire service fee on all developed property.

9.3.5 Rescue Union, Buckeye Union, and El Dorado Union High School Districts

The elementary and high school districts within the Specific Plan area will continue to have responsibility for maintaining their respective facilities. In addition, the districts may enter into joint use agreements with the CSD or other agencies with mutual interests to jointly maintain school and recreational facilities or common areas.

9.3.6 El Dorado Irrigation District

EID will continue to be responsible for the maintenance of sewer and water services to the Specific Plan area.

9.4 Enforcement of Design Guidelines and Standards

The enforcement of design guidelines and standards expressed in the Specific Plan and in other documents applicable to the Plan Area are ascribed to various authorities. These are summarized and described in the following paragraphs.

9.4.1 El Dorado County Planned Development (PD) Overlay Zone

The El Dorado County PD Overlay Zone will provide a level of review by El Dorado County that will assure that all development is consistent with the Specific Plan and other County policies. Specific zoning is to be applied to the land uses in the Plan Area as follows:

9.4.1.1 Commercial

Village J (Bass Lake Area). This area shall be zoned Planned Commercial (CP) and shall be subject to applicable provisions set forth in the El Dorado County Zoning Ordinance.

Villages U and T. All of the land within these villages shall be zoned General Commercial (CG) with a planned development overlay and shall be subject to applicable provisions set forth in the El Dorado County Zoning Ordinance.

9.4.1.2 Community Center

The Community Center will be zoned Planned Commercial (CP) and development shall be in accordance with all provisions of Chapter 17.02 of the El Dorado County Zoning Ordinance as amended from time to time. The nature of uses included within the Village Green/Community Center will necessarily change over time as the composition and needs of the community change and as conditions outside the Plan Area change.

9.4.1.3 Residential

Zoning districts shall be assigned to the Plan Area in accordance with existing County zoning categories. The R-1/PD zoning district allows the smallest lot size proposed in the Plan Area. Areas proposed to be developed with Ranch Estate (RE) units are assigned the Single Family One-Half-Acre Residential district (R-20,000/PD).

The Planned Development (PD) combining district is used in the R-1 zoning district specifically to allow flexibility in siting and lot size, efficient utilization of the land, and to provide for a combination of different residential types and densities within particular villages. The PD designation provides for a more thorough development review process consistent with the development objective of promoting and maintaining the quality and character of the Plan Area.

9.4.1.4 Open Space

Natural open space areas will be zoned Open Space (OS) as described in the El Dorado County Zoning Ordinance. Some uses authorized in the OS zone are prohibited by the Specific Plan. Alternatives for ownership and maintenance of the natural open space areas will be set forth in the Public Services and Facilities Financing Plan.

Uses allowed within the Open Space areas are listed below:

- Pedestrian, bicycle, and equestrian use of designated trails and access roads.
- Authorized motorized vehicles for maintenance, fire protection, and security purposes.
- Bladed dirt trails and roads (not to exceed 8 feet in width) for the purposes described above.
- Informal picnicking.
- Open fencing.
- Attended, leashed dogs.
- Grazing.

Uses prohibited within the Open Space areas are listed below:

- Unauthorized use of motorized vehicles including motorcycles, off-road and all-terrain vehicles.
- Tree and vegetation removal, except for fire protection and maintenance purposes.
- Grading, except the minimum necessary for erosion control and fire prevention.
- Overnight camping.
- Open fires and barbecues.
- Unleashed dogs.

9.4.2 El Dorado Hills Master CC&Rs and Propertyowners Association

Development standards are an important aspect of the Specific Plan that serve to set the tone for the aesthetic quality and livability of future development. The standards for design and development are established in the Goals and Policies and in the Design Guidelines appended to the Specific Plan.

The design and development standards will be enforced through CC&Rs applied to the use of the property. These restrictions, consistent with ordinances and policies of El Dorado County, are intended to ensure that development and operation of residential and commercial areas comply with the intent of this plan. Enforcement of deed restrictions shall be vested initially in the propertyowner and, subsequently, a master propertyowners association. As the individual villages are established, separate propertyowners associations will be established. CC&Rs will be enforced by the master propertyowners association and the village propertyowners associations.

9.4.2.1 Commercial

All commercial land will be subject to deed restrictions relative to design, uses allowed, and standards of operation. Such conditions will be specified in the Master CC&Rs.

9.4.2.2 Residential

CC&Rs shall be created for every residential development within the Plan Area. Overall enforcement authority shall be vested initially in the propertyowner and subsequently in propertyowners associations. Enforcement authority for residential design within individual villages shall be the responsibility of the individual propertyowners association for that village.

9.4.3 Development Agreement

A development agreement is an important tool for implementation of the Specific Plan and enforcement of the standards set forth therein. Development agreements between the property owner and El Dorado County will commit both the County and the propertyowner to a joint public/private program for the enforcement of goals and objectives set forth in the Specific Plan, and the provision for financing of infrastructure services and facilities. Assurance to the developer of the ability to implement the Specific Plan as adopted, unless mutually amended, will enable the developer to commit the resources essential to ensure long-range completion of development as set forth in the Specific Plan. The development agreement will provide the County with the assurance and ability to enforce the commitment of the developer to the provision and funding of public facilities.

9.4.4 Public Agency Management Programs

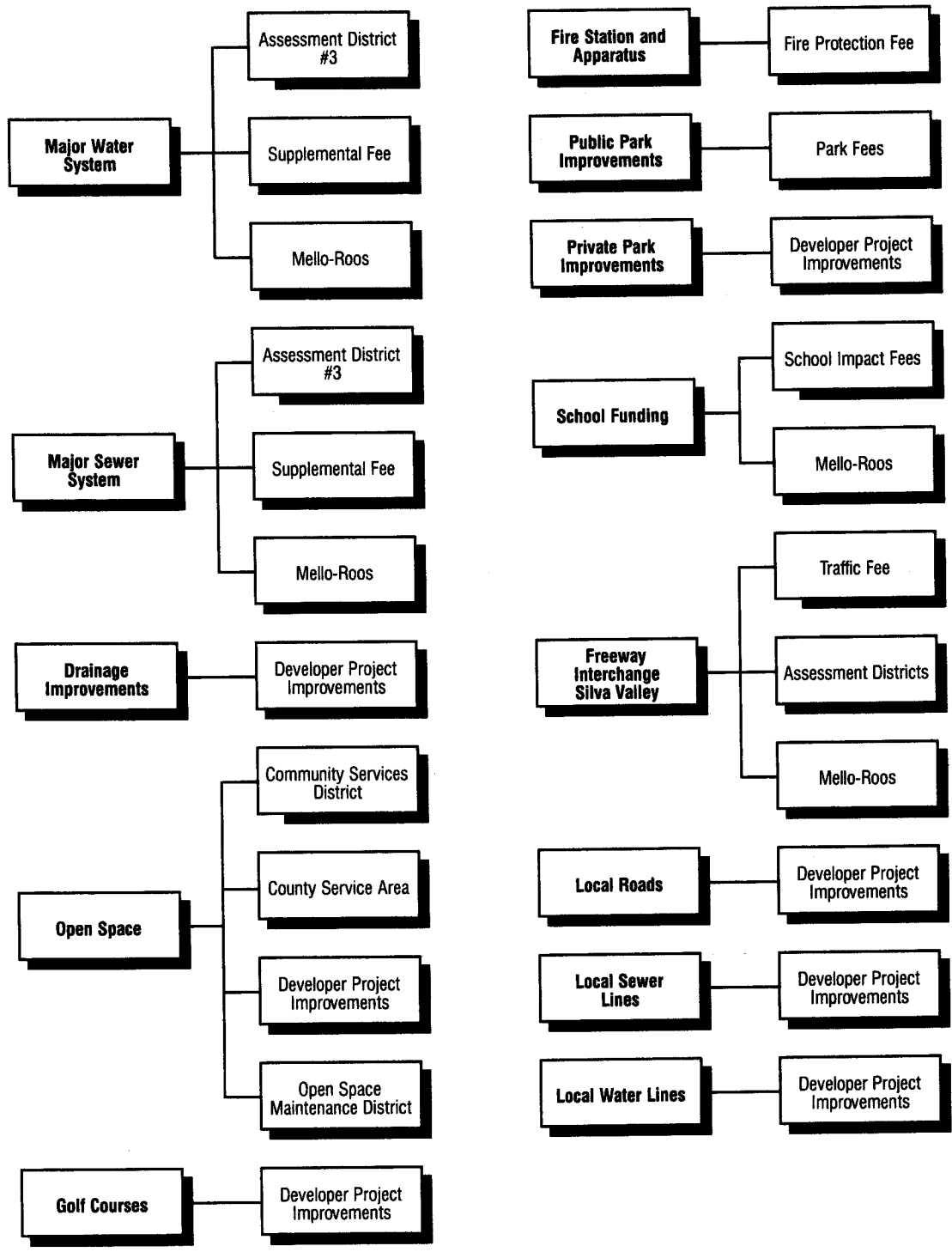
Management programs established by the agencies within the Specific Plan area may directly affect the character of improvements within the public rights-of-way or public open space. Fire hazard prevention, for example, may require specific maintenance programs within the open space areas that have the effect of establishing a standard for the open space character.

9.5 Public Services and Facilities Financing Plan

Development of the public infrastructure and facilities required to support the residents, workers, and visitors within the Specific Plan area will occur in a variety of ways and methods. The general requirements for infrastructure and facilities and the likely method of funding are described in the following paragraphs. The overall approach to funding is summarized in Figure 25, Summary of Capital Funding Methods.

A detailed Public Services and Facilities Financing Plan shall be prepared and be made a part of the Specific Plan, which will identify the costs and alternative funding methods for each of the

Figure 25
Summary of Capital Funding Methods



public services and capital facilities necessary to serve the Specific Plan area. Implementation of the Financing Plan can be assured by inclusion of provisions in development agreements that require adherence to the Plan.

9.5.1 Silva Valley Parkway/Highway 50 Interchange

This interchange will benefit a wide area and will be required to serve a level of development in El Dorado Hills and surrounding areas approaching full development of the residential portion of this Specific Plan. It is anticipated that the funding of this interchange will require the formation of a geographically broad-based assessment district to accommodate the full area of benefit.

9.5.2 Arterial Streets

A total of more than 50,000 lineal feet of primary arterial and major collector streets will be installed throughout the Specific Plan area. The total construction cost including grading, paving, curb and gutter, sidewalks, storm drains and utilities, contingencies, inspection, engineering, and administration is projected to be approximately \$18,114,000 in 1987 dollars.

The major roads such as Silva Valley Parkway, Country Club Drive, and the extension of Wilson Boulevard serve the El Dorado Hills community beyond the Specific Plan boundary and thus should be funded through a mechanism that recognizes this broader area of benefit. The specific funding mechanism that will be used in each case will depend on the availability of various funding programs at the time the arterial road is required. It is anticipated that the El Dorado County Traffic Development Fee will be the primary source of funding for the arterial road system.

The phasing of elements of the major road system is triggered by the need to provide access to the villages within the Development Neighborhoods. The first major street construction most likely will be Silva Valley Parkway and Country Club Drive. Subsequently, construction of streets in residential villages will occur in conjunction with subdivision approval.

9.5.3 Local Collector and Residential Streets

Construction of local collector and residential streets within the individual villages will be the responsibility of developers of village areas.

a. Public Streets

All streets, except those to be specifically identified within gated or private neighborhoods, are to be publicly owned and maintained. Landscape maintenance within the public right-of-way may be funded by the master propertyowners association, a local assessment district, or the CSD.

b. Private Streets

Private streets will be funded, constructed, and maintained in conjunction with subdivision or commercial development.

9.5.4 Pedestrian Paths and Trails

a. Public

All pedestrian paths and trails located within public street rights-of-way and public natural open space areas will be publicly owned and maintained. Pedestrian paths along public streets will be constructed in conjunction with the installation of those streets.

b. Private

- 1) Trails and paths for public use may be located within private natural open space areas, residential open space, and drainage easements. Construction of trails and paths within private open space areas and drainageways will occur in conjunction with the subdivision process.
- 2) Easements for public trails and paths may be acquired from individual property owners in the subdivision process as provided for in the El Dorado County Major Land Division Ordinance.

9.5.5 Walls/Fences and Corridor Landscaping

The treatment of corridors along major arterials will include landscaping and fences or walls as required for privacy and noise attenuation. A wall or fence of a design consistent with that provided for in the Design Guidelines will be installed as a privacy barrier within the right-of-way between all arterials and residential villages. Landscaping within the corridor also will be consistent with the Design Guidelines. Walls or fences and corridor landscaping will be built at the time arterial roads are constructed or as adjacent lands are subdivided.

9.5.6 Water Delivery System

Except for certain major water and sewer trunk lines installed under Phase 1 of the AD No. 3 improvement program, construction of all infrastructure and public facilities will proceed in conjunction with development in the Specific Plan area. Plan Area development shall occur in accordance with basic Development Neighborhood areas, defined by topography and distance from existing facilities. These Development Neighborhoods were described in Section 2.5, "Development Neighborhoods."

The need for most infrastructure and facilities will be triggered in conjunction with the approval of tentative subdivision maps for residential development within specific Development Neighborhoods. Prior to recordation of final maps, detailed improvement plans and funding mechanisms consistent with the general design described in this Specific Plan shall be prepared for all required infrastructure and approved by the County department of transportation.

Infrastructure essential to development within a Development Neighborhood shall occur prior to or concurrently with such development. Incremental extensions of the infrastructure may allow development of a single village, or portion of a village, without completion of all infrastructure within a Development Neighborhood. Specific public facilities such as schools and parks may be required by a certain level of development or other events independent of the level of development within the Development Neighborhood where they are to be located. The triggering events for these improvements are defined, where feasible, in the subsections below.

The water system described in Figure 21 consists of both in-tract improvements that will be part of local improvements, and major elements of the improvements planned under AD No. 3. The in-tract improvements consist of a series of 10-inch and 12-inch-diameter distribution trunklines and pressure reduction stations. These proposed facilities will connect with major trunk lines, tanks, and reservoirs recently installed, and to be installed, by EID under AD No. 3.

9.5.6.1 General Improvements Under AD No. 3

AD No. 3 is designed to provide the basic water and sewer system for the El Dorado Hills Community. The improvements are funded as a two-part system. All properties within AD No. 3 were assessed to fund improvements to serve 11,500 equivalent dwelling units. Bonds were issued to fund the first phase of improvements. Subsequent improvements in Phases 2 through 7 will be funded by a supplemental fee on new construction.

9.5.6.2 Local Improvements

A total of seven pressure-reducing stations will be required at an estimated cost of \$25,000 per station, or a total cost of \$175,000. A total of 61,000 feet of new 10-inch and 12-inch water trunkline is required to serve the Plan Area. At an average cost of \$50 per lineal foot, the total cost of the water distribution system is projected to be \$3,050,000. The total cost of local improvements will be approximately \$3,225,000. These local improvements may be funded by an additional assessment district, by a Community Facilities (Mello-Roos) District, or by private funding.

9.5.7 Sewer System

The Plan Area sanitary sewer system involves the installation of 66,250 lineal feet of trunklines which will connect to lines installed by EID under AD No. 3. All collector lines will be gravity-fed with sizes ranging from 8 to 30 inches in diameter. An average of one local lift station will be required for each village. At an average cost of \$50,000 per station, the total cost for 14 villages would be \$700,000. Sewer line construction, at a cost of \$50 per lineal foot, is projected to be \$3,312,500.

Total cost of sewer lines and lift stations is expected to be approximately \$4,012,500. These local improvements may be funded by an additional assessment district, by a Community Facilities (Mello-Roos) District, or by private funding.

9.5.8 Street Lights

Street lights will be installed along all arterial streets at intersections with other arterials and local collector streets. Street lighting may be funded as part of the road improvements program, or may be funded through a local assessment district and installed with construction of those streets.

9.5.9 Schools

A total of four schools will be constructed within the Plan Area to coincide with residential development. It is assumed that each school will contain a maximum of 600 students. Student generation rates are 0.468 student per household in the Buckeye School District and 0.401 student per household in the Rescue School District.

The three elementary schools (K-6) are projected to cost \$3.5 million each, exclusive of land costs. The two junior high schools (7-8) are projected to cost \$5.2 million each, exclusive of land costs. Total elementary and junior high school construction costs within the Plan Area are projected to be \$20.9 million, exclusive of land costs.

It is assumed that each school is to be constructed and ready for use when growth in the service area for the school has generated not more than one-third of the students that will be housed in that school. This assumption is intended to ensure that the schools will be available for use when they are needed. The presumption is that one-third of the student capacity can be absorbed in existing schools as the new school is funded and constructed. Where existing schools are over capacity, it is assumed that the first schools will be needed immediately.

The El Dorado Union High School District will require a new high school to be built in the El Dorado Hills/Salmon Falls Area Plan Area within the period of buildout of the Specific Plan. The dwelling units in the Specific Plan area will generate a significant percentage of the student enrollment at this new high school. It is estimated that a new high school will cost \$20 to \$25 million to construct, excluding acquisition of the site.

Each of the school districts serving the Specific Plan area has implemented a school development fee as authorized under AB 2926 (Stirling Fee). The districts will collect \$1.50 per square foot of habitable residential floor area, and \$0.25 per square foot of nonresidential development for new school construction. The fees collected by the district are intended to provide a matching fund for construction funding by the State Leroy Green Lease-Purchase

Program. When a district qualifies for new school construction under the state program, the development fees should provide 25 to 50 percent of the costs for school site acquisition and construction.

The total funding available from the Stirling Fee can be estimated for the Specific Plan area. It is assumed that the average size of all new dwellings in the Plan Area will be 2,000 square feet. There are 6,121 dwelling units projected for the Plan Area for a total of 12,906,000 square feet that will generate a total of \$18,363,000. In addition, the commercial and other nonresidential land use could generate approximately 2.8 million square feet of floor area in the regional shopping and services area proposed south of Highway 50. This would generate an additional \$700,000 for school construction.

In summary, a total of approximately \$19,000,000 will ultimately be generated by new development in the Specific Plan area to fund new school construction. The estimated cost of new construction, exclusive of land cost, is \$20.9 million for elementary schools and \$20 to \$25 million for a high school, for a total of \$41 to \$46 million. If the funds are used as a match for the State Leroy Green Lease-Purchase Program, there would be more than the 25 to 50 percent local matching funds required under current legislation.

The timing of the need for new school facilities is dictated by growth of new residences in the community. In the Specific Plan area, a new school is likely to be required as soon as new residents begin to locate there, because the capacity of the existing schools has been exceeded. Consequently, there is a need for an alternative funding approach that can fund a new school earlier than could be accomplished by the accumulation of development fees. The development fees will be augmented by the formation of a Mello-Roos Community Facilities District or other funding mechanism to fund the cost of the first school. Such a district could encompass the entire Specific Plan area to spread the cost of the first school. The first school will accommodate the students from approximately 1,000 to 1,200 dwelling units. The fees collected from development will be allocated to the cost of subsequent schools.

9.5.10 Parks

A total of five neighborhood parks or play fields, totalling 16 acres, are proposed in the Plan Area. The pocket parks and play fields are envisioned as minimal maintenance turfed areas that provide for passive recreation, picnics, children's play areas, and similar activities. The basic improvements will include minimal grading, turf, bollards, play equipment, and lighting in some parks. At an estimated development cost of \$40,000 per acre, all parkland development will cost \$640,000, exclusive of land acquisition costs.

It is projected that park construction will coincide with the completion of about 25 percent of the residences within any village containing a park. This will ensure that parks are in place and ready for use as the villages develop.

Funding for parks will be provided by a combination of development fees and private funding.

9.5.11 Fire Station

The Fire District's Facilities Plan calls for a third fire station to be located near Bass Lake by the middle of the next decade. This projection assumes a substantial level of development throughout the eastern side of the El Dorado Hills/Salmon Falls Area Plan. The station is intended to be designed to house two pieces of apparatus with quarters for a maximum of four shift personnel. Estimated cost of the station is \$225,000 in 1987 dollars.

The El Dorado Hills Fire Department collects a development fee of \$285 per dwelling, \$0.08 per square foot for nonresidential sprinklered buildings, and \$0.16 per square foot for nonresidential nonsprinklered buildings. The 6,121 dwelling units proposed in the Specific Plan would generate \$1,744,485 over the period of buildout. If it is assumed that one-half of the nonresidential floor area is without sprinklers, the total nonresidential uses would generate \$336,000. This fund should be more than sufficient to construct and equip a fire station in the Bass Lake area.