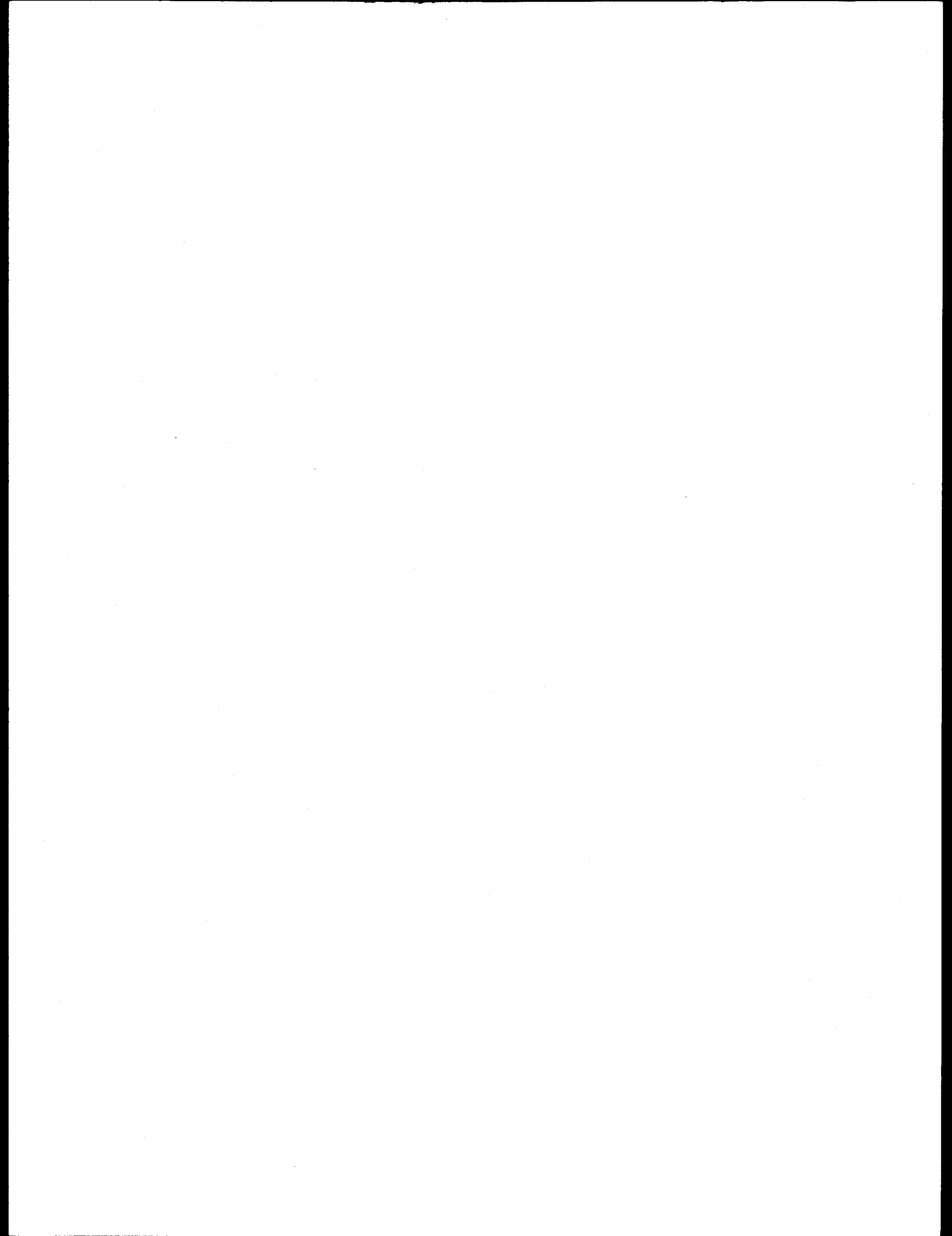




NORTHWEST EL DORADO HILLS SPECIFIC PLAN
El Dorado County Community Development Department

Approved
June 2, 1987
by the
El Dorado County Board of Supervisors





Northwest El Dorado Hills Specific Plan

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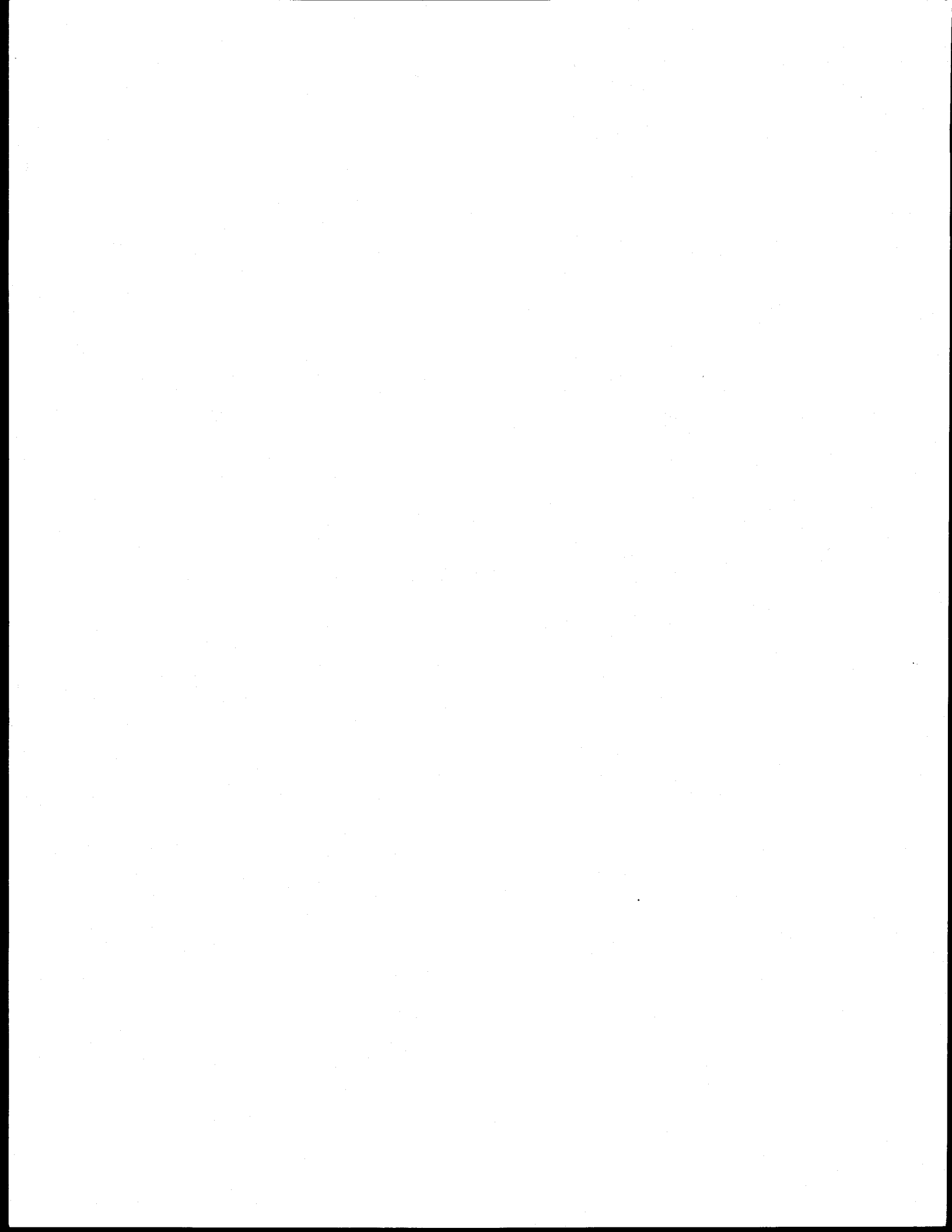
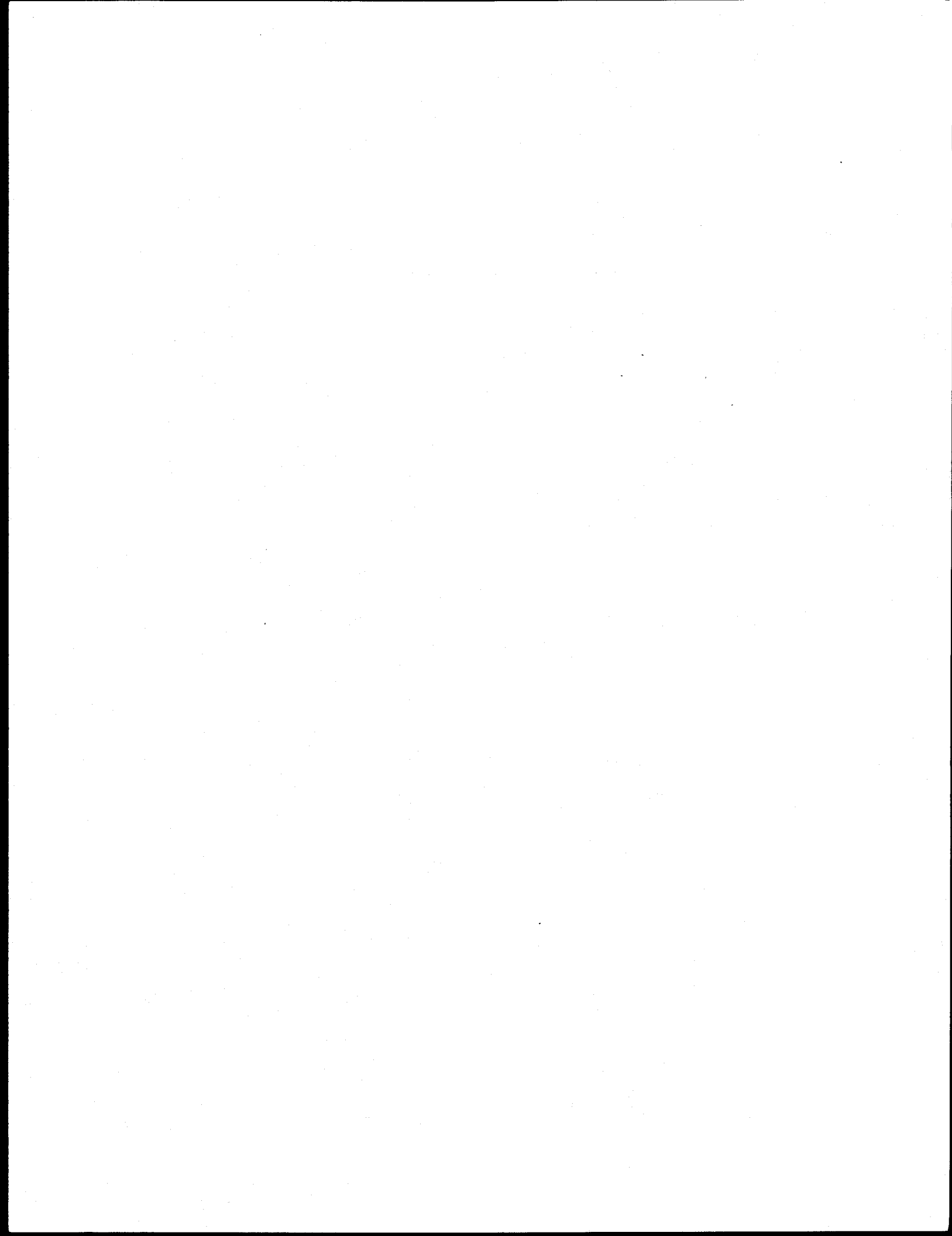
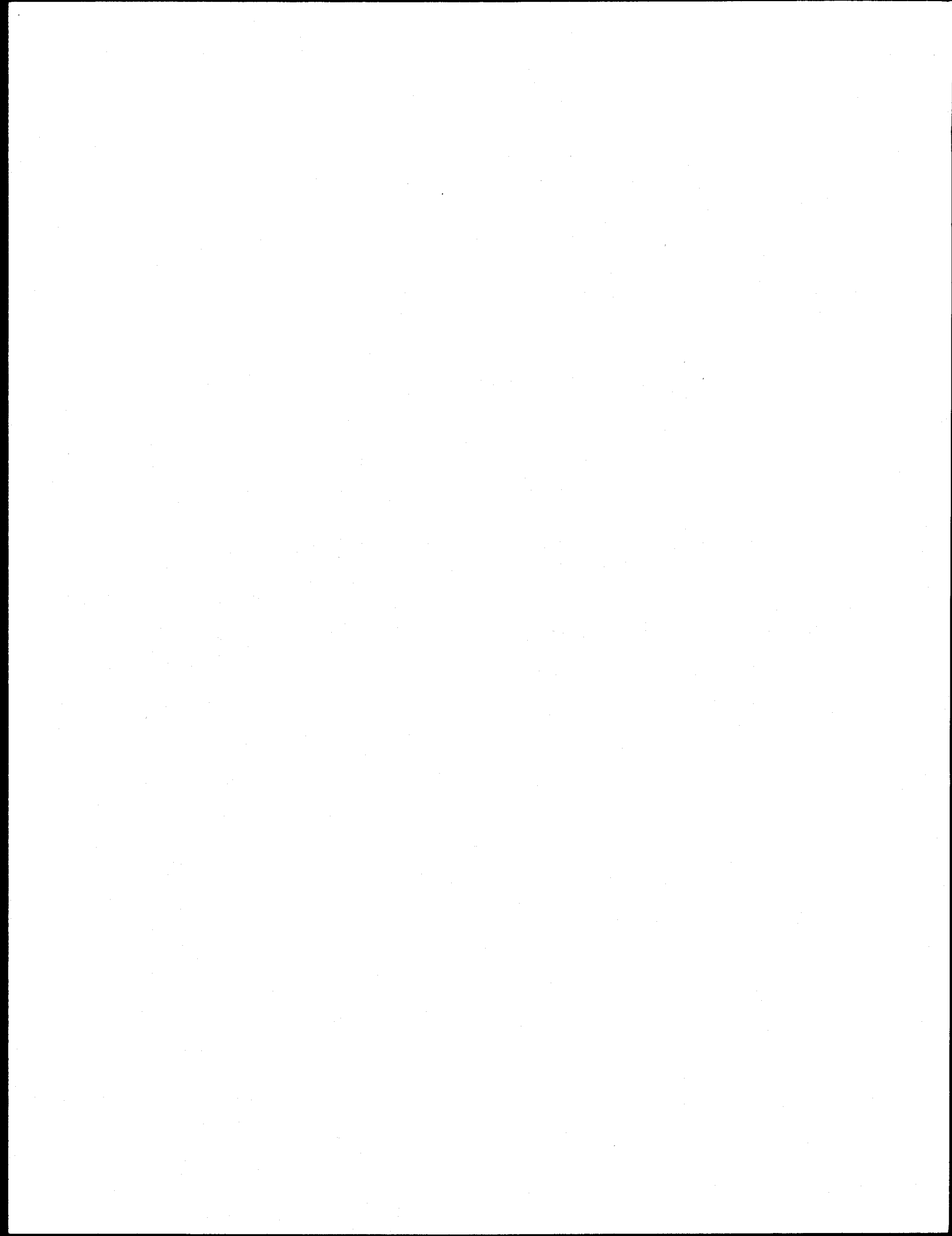


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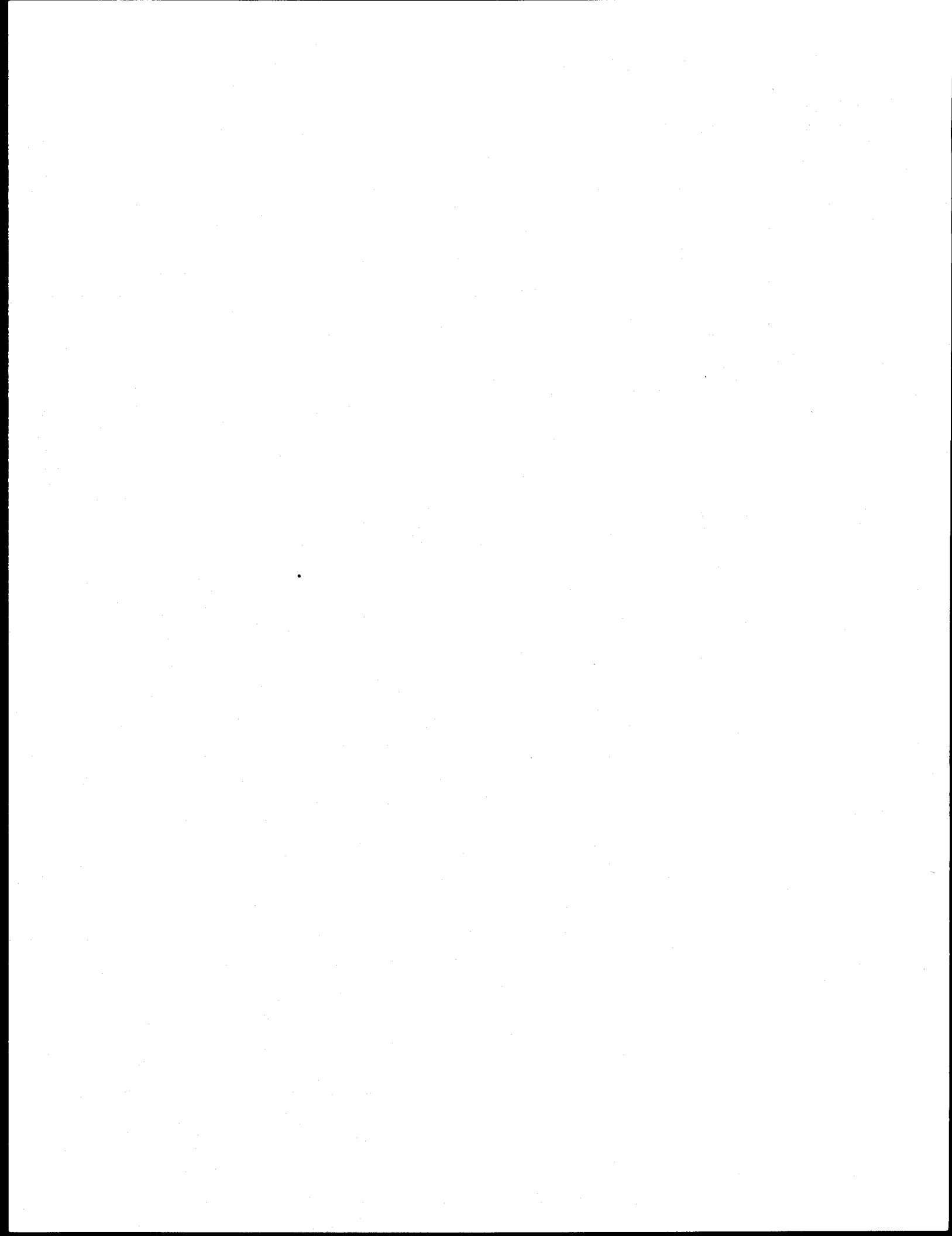
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Introduction

On December 6, 1983, El Dorado County adopted the El Dorado Hills/Salmon Falls Area Plan and Development Policies. That plan contemplates a development pattern consisting primarily of residential villages with a small supporting commercial area and supporting public facilities and services such as fire protection, police protection, schools, and utilities.

The Northwest El Dorado Hills Specific Plan is intended to establish a Master Plan consistent with the mandated elements of the El Dorado Hills/Salmon Falls Area Plan. The Specific Plan includes a written plan document for the distribution, location, and extent of the uses of land including open space within the planning area. It also includes planning for roads, sewer, water, drainage and other community services to serve the project land uses and resulting population and traffic projections. County experience, the size and scale of the proposed project, and the growth anticipated in this area suggest the use of the specific plan process.

A development agreement between the project proponents and El Dorado County is a companion document to this Specific Plan. The development agreement provides for specific land use entitlements and for public improvements that implement, in part, the policies in this Specific Plan.

The specific plan process is encouraged and defined by State Planning Law, Government Code Title 7, Division One, Chapter 3, Sections 65450 through 65453. Pursuant to this statute a Specific Plan must be consistent with the General Plan and its policies. Subsequent development approvals must be found consistent with the General Plan and Specific Plan.

Regional Location Map

Figure 1

