

Land Use Element

Current Zoning Land use zones in the Specific Plan Area include a mix of residential and commercial zones as illustrated in Figure 4, Existing Zoning. The zones include:

- C Commercial
- R-2 Limited Multi-Family Residential
- R-1 Single Family Residential
- RE-5 Estate Residential 5-Acre
- RE-10 Estate Residential 10-Acre

Current Land Use Existing land use in the Plan Area includes medium to high density (1-3 du/ac) residential use in the partially developed Marina Village, and rural lands in the remaining undeveloped areas. Existing public facilities include the water treatment plant, fire station and Marina Village Intermediate School. The residentially developed areas in the El Dorado Hills/Salmon Falls Plan Area are considered "Villages" or small satellite communities. The Plan Area is adjacent to the Folsom Lake Recreation Area to the west, the El Dorado Hills development to the south, and the Lakehills Estates community to the north. See the adopted El Dorado Hills/Salmon Falls Area Plan Map (Figure 5).

The general vicinity of the Plan Area is rich in the history of early California development. The area was the habitat of the foothills tribes of the native Nisenan Indians who were displaced by miners and settlers during the "gold rush" of the 1850's. The Plan Area is located along the route of the old Coloma Road which was a major route for gold seekers traveling from Sutter's Fort to the gold fields along the American River. Archeological investigations of the Plan Area have located no prehistoric sites, and only three historic sites. These include the foundations of a barn, the site of a blacksmith shop dating to 1866, and a small rock wall believed to have been part of an old road. Treatment of these historic artifacts in the development of this Plan is addressed in the project Environmental Impact Report.

Current Area Plan Policy The El Dorado Hills/Salmon Falls Area Plan includes key policies intended to define the character of residential development. These are:

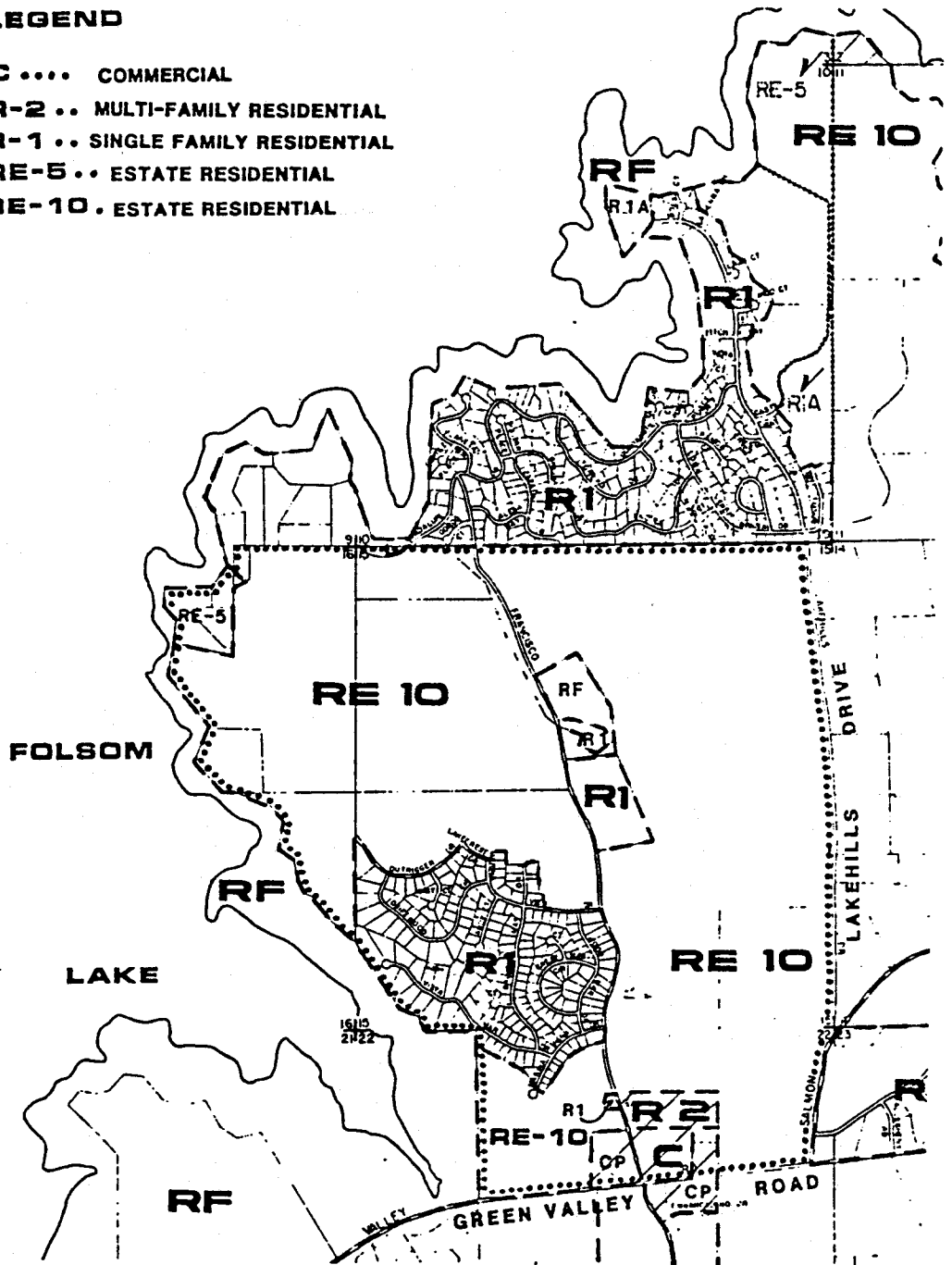
- a. Residential developments in urban areas shall be developed as "villages" similar to the existing ones; ie, projects will be internally focused and circulation shall be planned to enhance "village" identity. (Policy B.2)
- b. Within the high density land use designation, a maximum of three (3) units to the acre shall be allowed unless accompanied by a planned development, in which case five (5) units to the acre will be permitted. (Policy B.3)

Existing Zoning

Figure 4

LEGEND

- C** COMMERCIAL
- R-2** . . MULTI-FAMILY RESIDENTIAL
- R-1** . . SINGLE FAMILY RESIDENTIAL
- RE-5** . . ESTATE RESIDENTIAL
- RE-10** . ESTATE RESIDENTIAL



c. Within the multi-family land use designation, a maximum of twelve (12) units to the acre shall be allowed unless accompanied by a planned development, in which case twenty (20) units to the acre will be permitted. (Policy B.4)

d. Transitional land uses shall be designed into development projects in order to alleviate land use conflicts in differing residential density areas, commercial, industrial and agricultural areas. Typical transitions may consist of: (Policy A.2)

1. Special Setbacks for Agricultural Protection (as defined in County Code Section 17.06.150);
2. Landscape areas;
3. Densities between residential developments that blend existing development to the proposed density;
4. Use of natural terrain and vegetation to separate incompatible land uses.

Commercial land use in the El Dorado Hills/Salmon Falls Plan Area is guided by the following policies;

e. Expansion of commercial land uses beyond what is shown on the land use map shall be considered when accompanied with a specific development plan and a projected need has been demonstrated. (Policy C.2)

f. Circulation within commercial developments shall be designed to be internal with minimal encroachments on the public thoroughfares. (Policy C.3)

g. Proposed new commercial development within one (1) mile of a school site shall require notification to the school district. (Policy C.4)

h. Commercial land uses shall be required to have public water and sewer. (Policy C.5)

i. Commercial subdivisions, complexes and structures shall be required to include adequate landscaping and noise attenuation systems to reduce related business noise and provide a harmonious setting. (Policy C.6)

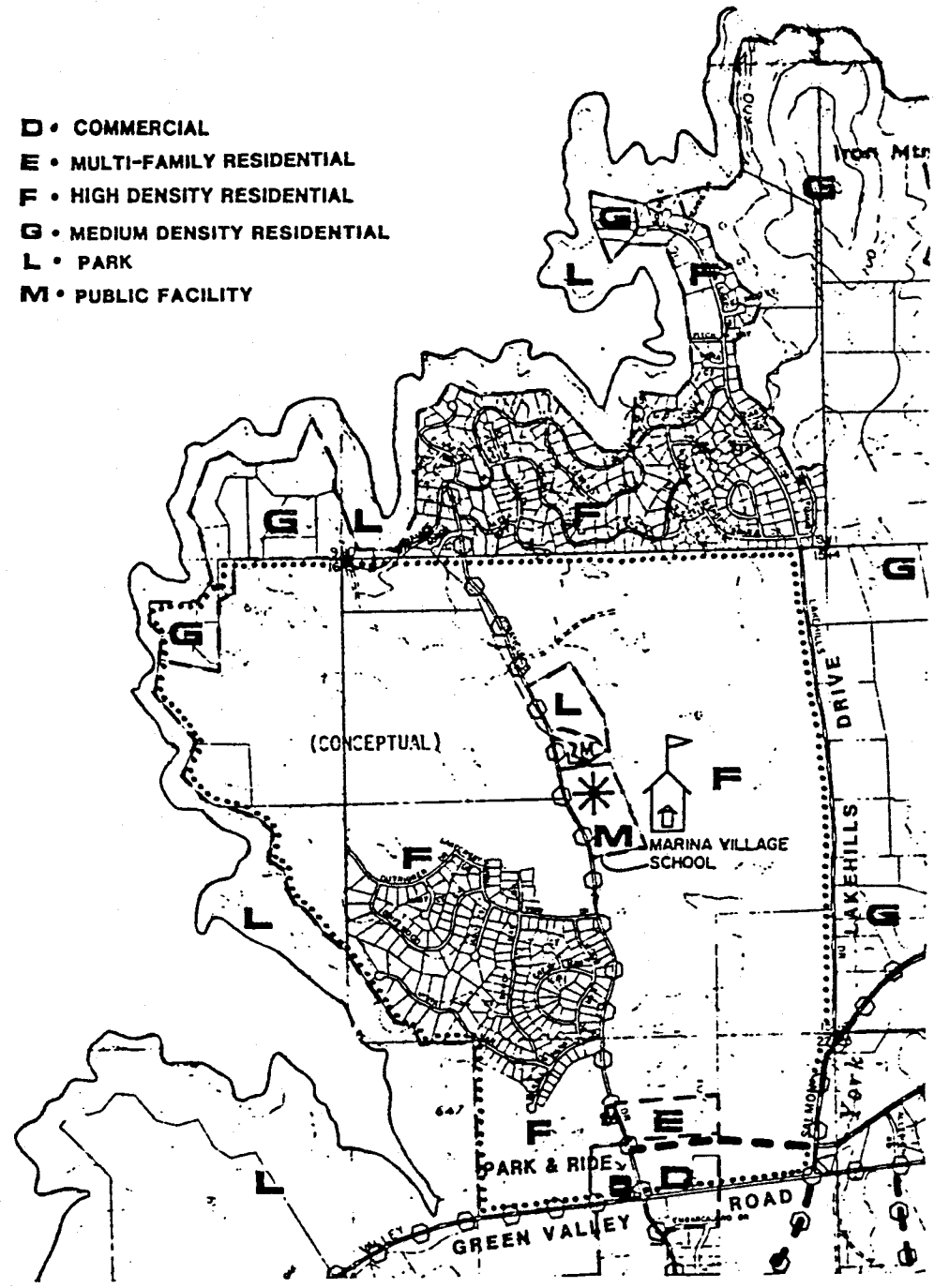
Proposed Residential Development The Plan provides for the development of 2,220 residential dwelling units. The single family units are expected to be built at densities ranging from 1 to 3 units per acre within the single family Plan ned development area west of Francisco Drive. The multi-family density is 16 units/acre in the designated multi-family area.

The Plan proposes the completion of Marina Village and the design of three new and distinctive villages.

El Dorado Hills/Salmon Falls Area Plan

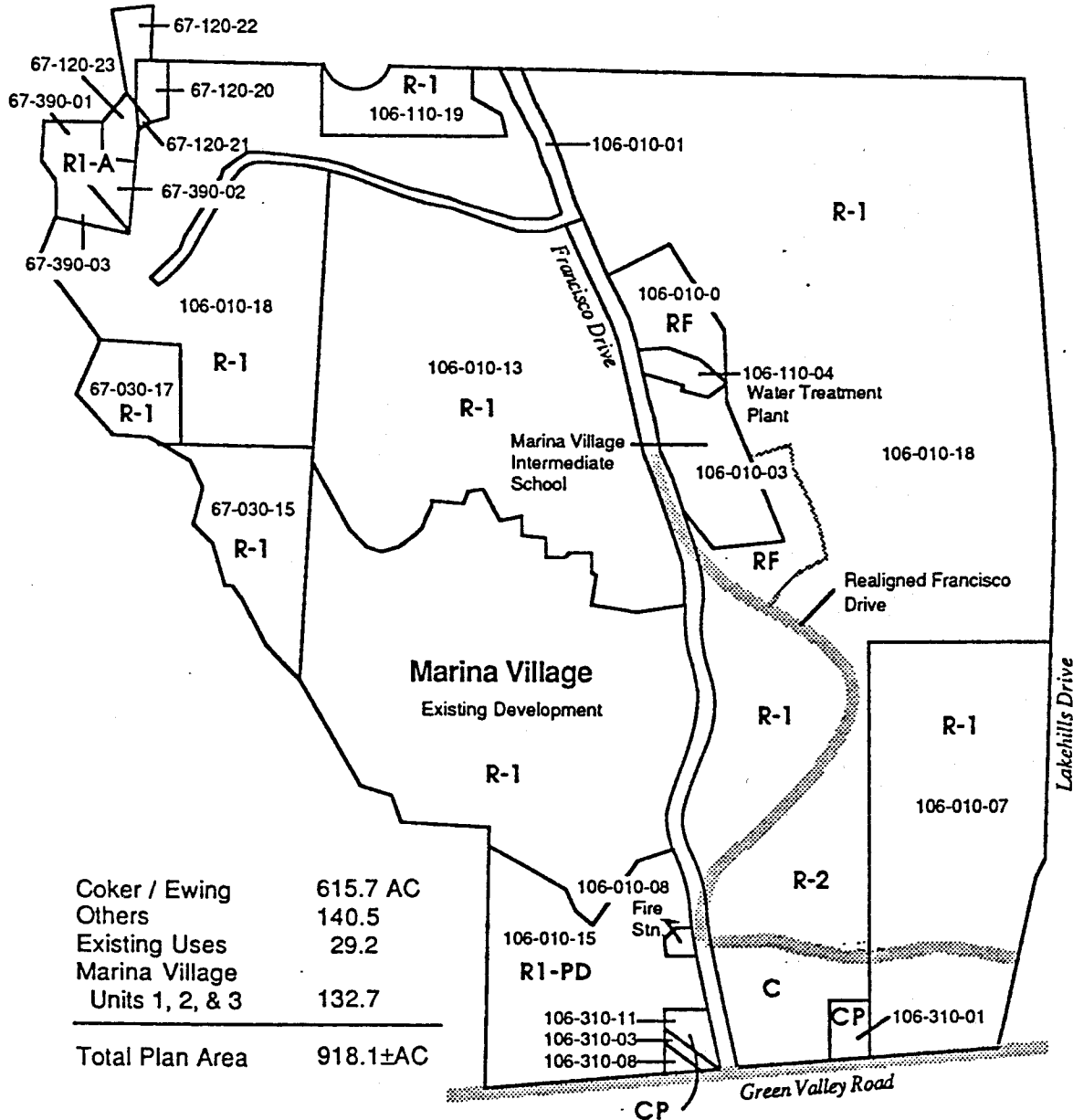
Figure 5

- D • COMMERCIAL**
- E • MULTI-FAMILY RESIDENTIAL**
- F • HIGH DENSITY RESIDENTIAL**
- G • MEDIUM DENSITY RESIDENTIAL**
- L • PARK**
- M • PUBLIC FACILITY**

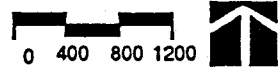


Zoning Consistency Diagram

Figure 6



Coker / Ewing	615.7 AC
Others	140.5
Existing Uses	29.2
Marina Village Units 1, 2, & 3	132.7
Total Plan Area	918.1±AC



The new villages, for the purposes of this Plan, are simply indicated as Village A, Village B and Village C. Separation between the villages, and the size and location of each village area, is dictated by the natural landscape, topography, drainage and major roadways. The focus of this community of villages is the Marina Village School and proposed public parks.

Village A is located west and south respectively of Francisco Drive and the Lakehills subdivision in the proximity of Promontory Drive. The village area is approximately 166.8 acres in size. The exceptional feature of Village A is the vista of Folsom Lake. The primary entry road is designed to replace the existing Promontory Drive in a location just north of the course of an intermittent stream. The existing roadbed will be removed. All of the streets within Village A are proposed to be private with access granted through security gates. The homesites are selected to achieve the best possible views of Folsom Lake and the seclusion provided by the wooded glens.

Village B is east of Francisco Drive and adjacent to the Marina School. The primary entry to this village is across from that of Village A. The area consists of about 35 percent woodland environment and the remainder of the 191.5 acres is open rolling grassland. A series of serpentine streets and cul-de-sacs will provide access within this single family residential village. As in each of the village areas, care and selection has been exercised in locating road and homesite locations to compliment the lay of the land. The southerly border for Village B is a partially wooded ravine running east of Lakehills Drive. The existing 12 acre park site located adjacent to the water tank and the recreational amenities already located at the school will provide a pleasant community recreation facility central to each of the villages.

Village C, located south of Village B, is also entered from Francisco Drive. It is envisioned that the continuation of this village of 124.3 acres will extend over the adjacent land south to Green Valley and Salmon Falls Roads.

Marina Village is slated for completion in this Specific Plan. The re-routing of Francisco Drive and new landscaped village entries will provide the desired compatibility with the other planned villages. The redesign alleviates the current through traffic impacts experienced by homeowners along Wood Mar Drive.

Policy A. Develop single family areas as "villages" with internally focused roads and individual village identity. Location of multi-family and single family land uses is intended to provide a transition from the commercial uses near Green Valley Road.

Policy B. Design of single family residential subdivisions within the villages shall provide buffering from multi-family areas, major arterial roadways, and community service facilities. Buffering may include, but is not limited to, rear yard setbacks, fencing, and landscaping.

Specific Plan
Policies for
Residential Land
Use

Policy C. Residential land uses within the Specific Plan shall provide a range of housing densities. Residential developments shall be consistent with the following densities:

Single Family PD west of Francisco Drive
and south of the existing Marina Village: 1 to 3 DU/Acre

Multi-Family Planned Development (Village D)
east of Francisco Drive: 5 to 16 DU/Acre

The net density of multi-family dwellings within 100 feet of a common property line with single family dwellings shall be lower than the maximum allowable density to provide a buffer that will insure privacy and mitigate noise impacts. However, the overall density of the multi-family residential project may be achieved by increasing the density in other portions of the project away from single family dwellings. Further, the total number of multi-family units in Village D shall not exceed 220.

Policy D. Multi-family developments shall be subject to site plan and architectural review by the County in accordance with the County's design control or development review process prior to issuance of any building permit.

Policy E. The multi-family area on the east side of Francisco Drive (Village D) is to be processed as a Planned Development. Multi-family projects shall be designed to achieve the following objectives:

- i. Creative design of Plan Area plans exemplified by, but not limited to such features as curvilinear streets, clustered structures, and common areas with open space and recreational opportunities for residents of the multi-family project.
- ii. Provide buffering from commercial and single family residential uses, major arterial roadways and community service facilities.
- iii. Site design to incorporate physical characteristics and thereby limit extensive grading and retain existing trees.
- iv. Alleviate noise impacts and maintain privacy of multi-family and adjacent single family units by:
 - a. prohibiting the construction of any two-story dwellings within 100 feet of the property line adjacent to single family dwellings;
 - b. construction of a 6 foot high fence along the common property line; and
 - c. Planting trees along the common property line that, at full maturity, will provide a visual screen between adjacent land uses.

**Specific Plan Policy
for Commercial
Land Use**

Policy F. The single family residential area west of Francisco Drive and south of the existing Marina Village (Village F) is to be processed as a planned development and avoid the "lot and block" design concept. A density range of 1 to 3 d.u./acre will be allowed when processed as a planned development. This area is intended for long range future development and a combination of residential land uses may be considered at the time of project approval.

Policy G. Residential lots adjacent to the Folsom Lake State Recreation Area shall include fencing along the common boundary.

Proposed Commercial Development The commercial area within the Plan Area is intended to be a combined neighborhood and community village service center. A total of 23.9 acres is being allocated as commercial and medical/ general office at the intersection of Green Valley Road and Francisco Drive. All four villages within the Specific Plan Area and a market area extending to Cameron Park and El Dorado Hills will be served by this central village shopping area.

Policy A. Designated commercial areas are to be developed as a neighborhood/community shopping area designed to serve the needs of the residential land uses. Typical commercial uses may include, but are not limited to, a supermarket, discount/drug store, home improvement supply, specialty stores, bank, bakery, insurance and other community and personal services. A project information center consisting of a medium sized commercial office building (approximately 10,000 square feet in size) shall be considered consistent with the above uses. Commercial structures at the south portion of Assessor's Parcel No. 106-020-18 (413 acres) shall not exceed 90,000 sq. ft. in total floor space.

Policy B. Prior to any subdivision or development of the designated commercial areas, a conceptual site plan shall be approved by the Planning Director which demonstrates the development potential of the commercial areas as a neighborhood/community shopping area as identified in Policy A above. Said conceptual site plan shall contain the following features:

- i. Overall project design showing building location and size, intended use, and architectural themes.
- ii. Fully integrated internal circulation, parking, and road encroachments.
- iii. Buffering of adjacent multi-family residential and single family residential land uses and adjacent roads as described in Residential Land Use Policies B, Eii and Eiv.

Policy C. Prior to issuance of building permits, developments within the designated commercial areas shall be subject to site plan and circulation review by the County in accordance with the County's design control or development review process. The final project design may differ from the approved conceptual site plan ; however, a finding shall be made by the County prior to issuance of any building permits that the intent of Policy A and design features identified in Policy B have been met and that the proposed development does not preclude future development of remaining commercial areas from meeting the intent of the above referenced policies.

Table 2
Specific Plan Land Use Summary

	Land Use	Units	Density DU/AC	Acres
	Existing Residential	239	.	132.7
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	Proposed Residential			
R-1	Single Family Residential	1,311	210	624.1
R1-PD	Single Family Residential	163	2.98	54.6
R2-PD	Multi-Family Residential	220	9.05	24.3
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	Residential Subtotal	2,102		835.7
CP	Commercial			17.8
	Medical/General Office			5.9
	Park			13.9
	Open Space			2.2
	School			22.5
	Water Treatment Plant			2.4
	Fire Station			0.8
	Major Street R.O.W.			13.8
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	Total			915.0

Land Use and Open Space Plan
Figure 7

