



Final Amended Version, September 29, 1999

TABLE OF CONTENTS

<u>SECTION/TOPIC</u>	<u>PAGE</u>
1. EXECUTIVE SUMMARY	1-1
2. INTRODUCTION	2-1
2.1 Purpose and Authority	2-1
2.2 Location	2-2
2.3 Existing Conditions	2-2
2.4 Relationship to the General Plan	2-7
2.5 Using the Plan	2-7
3. DEVELOPMENT PLAN	3-1
3.1 Introduction	3-1
3.2 Development Concept	3-2
3.3 Land Use Categories	3-7
3.4 Circulation Plan	3-15
3.5 Open-space Plan	3-27
3.6 Grading Plan	3-30
3.7 Infrastructure Plan	3-33
3.8 Public Facilities and Services Plan	3-41
4. DEVELOPMENT STANDARDS	4-1
4.1 Introduction	4-1
4.2 General Provisions	4-2
4.3 Hillside Large Lot Single Family Development Standards ..	4-3
4.4 Large Lot Single Family Detached	4-8
4.5 Medium Lot Single Family Detached	4-9
4.6 Small Lot Single Family Detached	4-11
4.7 Single Family Attached	4-13
4.8 Multifamily/Apartments	4-14
4.9 Commercial	4-16
4.10 Office	4-18
4.11 Neighborhood Service Zoning District	4-19
4.12 Parks	4-20
4.13 Open Space	4-22
4.14 Parking Requirements	4-23
4.15 Sign Standards	4-23
4.16 Lighting Standards	4-23
4.17 Street and Parking Lot Tree Planting Standards	4-24

4.18	Other Standards	4-25
5.	IMPLEMENTATION	5-1
5.1	Phasing	5-1
5.2.	Financing Program	5-1
5.3	Comprehensive Maintenance	5-4
6.	PLAN ADMINISTRATION	6-1
6.1	Specific Plan Amendments	6-1
6.2	Boundary Adjustments	6-2
6.3	Density Transfer	6-2
6.4	The Promontory Architectural Review Committee	6-2
6.5	Design Guidelines	6-3
6.6	Review Procedures	6-3
6.7	Monitoring Programs	6-7
6.8	Annexation	6-7
7.	CONDITIONS OF APPROVAL	7-1
7.1	Introduction	7-1
7.2	Conditions of Approval	7-1
APPENDIX A		A-1
APPENDIX B		B-1
APPENDIX C		C-1

LIST OF FIGURES

1	LOCATION	2-2
2	SURROUNDING LAND USE	2-4
3	SLOPE ANALYSIS MAP	2-5
4	VEGETATIVE ANALYSIS	2-6
5	LAND USE PLAN	3-2
6	VILLAGE CENTER ILLUSTRATIVE CONCEPT	3-12
7	COMMUNITY PARK CONCEPT	3-14
8	CIRCULATION PLAN	3-17
9	RUSSELL RANCH BOULEVARD	3-18
10	VILLAGE CENTER COLLECTOR	3-18
11	COMMUNITY COLLECTOR	3-19
12	UPLAND ONE WAY (32' R.O.W.)	3-20
13	UPLAND TWO WAY ROAD (38' R.O.W.)	3-21
14	UPLAND TWO WAY (38' R.O.W.)	3-21
15	UPLAND TWO WAY (36' R.O.W.)	3-22
16	UPLAND TWO WAY (36' R.O.W.)	3-22
17	UPLAND TWO WAY (36' R.O.W.)	3-23
18	UPLAND ONE WAY (28' R.O.W.)	3-23
19	UPLAND ONE WAY (28' R.O.W.)	3-24
20	UPLAND ONE WAY (28' R.O.W.)	3-24
21	VALLEY TWO WAY (50' R.O.W.)	3-25
22	LOTING STUDY ON STEEP SLOPES	3-29
23	WATER PLAN	3-38
24	SEWER PLAN	3-39
25	DRAINAGE PLAN	3-40
26	SLOPE GRAPH	4-7
27	PHASING PLAN	5-3

LIST OF TABLES

TABLE 1: LAND USE CALCULATIONS	3-3
TABLE 2: VILLAGE CENTER CALCULATIONS	3-4

1. EXECUTIVE SUMMARY

The Promontory Specific Plan provides for a mixed-use planned community on approximately 1,000 acres in El Dorado County. The Specific Plan will function as the zoning for the community, identifying permitted land uses and establishing site development requirements.

The Plan area is located in the western portion of the County adjacent to the City of Folsom. Surrounded by previously approved planned communities and existing residential development, The Promontory is an in-fill community that is lower in density than any of the surrounding neighborhoods. The Plan features a mix and arrangement of land uses that complement the surrounding residential communities by providing commercial services and recreational opportunities benefitting this broader area.

The Specific Plan provides for a new community with eight residential villages (1,100 dwelling units) designed to provide a range of densities and a variety of housing types. A Village Center allows a relatively concentrated mix of uses, including office, commercial, residential, and open space. A community park and town green will help the Village Center function as a focal point for community activity. Open space will be provided in the form of 101.1 acres of public open space (including two active parks), and 184.0 acres of private open space.

The Plan recognizes and respects the natural features and beauty of the site. Sensitivity to the natural terrain and the preservation of off-site views is reflected in the design of each residential village. Special development standards have been crafted to minimize disturbance of slopes, preserve oak trees, and regulate the placement of each dwelling unit. The combination of design and special regulations serves to preserve the natural appearance of the land and the enjoyment of off-site views.

Open-space areas located throughout the Plan area protect and enhance drainage areas, soften impacts of the power line corridor, and preserve heavily treed areas. Wetland areas will be sustained to provide valuable wildlife habitat.

The natural character of the site will be further protected through the preservation of private open space. This will be accomplished by limiting the building area of individual custom lots to small, carefully selected developing envelopes. These private open-space areas will be placed in a conservation easement to assure protection of slopes, oak trees, and wildlife habitat.

This Specific Plan includes policies, regulations, and implementation procedures to achieve the special character envisioned for The Promontory community.