
6. PLAN ADMINISTRATION

6.1 Specific Plan Amendments

General Administration

The Specific Plan shall be administered and enforced by the El Dorado County Planning Department. Certain changes to explicit provisions in the Specific Plan may be made administratively by the Planning Director, subject to appeal to the Planning Commission and, subsequently, the Board of Supervisors.

Administrative Modification to the Specific Plan

Certain modifications to the Specific Plan text or map are specifically deemed not to require formal amendments (i.e., through public hearing) to the Specific Plan as originally approved. The Planning Director has the authority to approve these modifications. Such revisions may include:

- a. The addition of new information to the Specific Plan maps or text that does not change the effect of any regulations or guidelines.
- b. Changes to the community infrastructure, such as drainage, water and sewer systems which do not have the effect of increasing or decreasing development capacity in the Planning Area.
- c. The determination that a use be allowed, which is not specifically listed as permitted but which may be determined to be similar in nature to those uses explicitly listed as permitted.

Specific Plan Amendment Procedures

In accordance with California Government Code, Sections 65453-65454, Specific Plans shall be prepared, adopted and amended in the same manner as general plans, except that Specific Plans may be adopted by resolution or by ordinance. Revisions, other than those determined by the Planning Director to be minor, shall require a Specific Plan amendment. To accommodate these changes, the Specific Plan may be amended as necessary in the same manner as it was adopted. Said amendment or amendments shall not require a concurrent general plan amendment unless it is determined by the Planning Director that the proposed amendment would substantially affect the General Plan Goals, Objectives, Policies or Programs. An amendment to the Specific Plan may be initiated by the property owners or at the discretion of the County.

6.2 Boundary Adjustments

Within certain units, the Specific Plan allows for flexibility in moving uses within the general locations designated on the Land Use Plan. Adjustments to the boundaries of land use designations shall not require an amendment of the Specific Plan where such adjustments are consistent with the intent of the County Counsel General Plan and this Specific Plan. While acreage and the number of units may shift from one side of a road to the other, in no case shall the total number of units for the entire Specific Plan area be increased. Boundaries not defined on the Land Use Plan shall be established at the tentative or final subdivision map stage.

6.3 Density Transfer

A transfer of density within The Promontory project is allowed (with County approval in accordance with Section 6.1) from any of the Villages into Villages One, Two, and Three as long as the total number of units for the project does not exceed 1,100 dwelling units and the maximum number of units for Villages One, Two, and Three designated in Section 3.3 is not exceeded.

A transfer of density is also allowed within the Village Center area between the proposed land uses identified in Table 2: Village Center Calculations. The total Village Center unit count shall not exceed 136 units with the gross density in any residential land use within the Village Center not to exceed 24 dwelling units per acre. The maximum density allowed within designated commercial areas may not exceed 10 dwelling units per acre.

The intent of this density transfer provision is to accommodate changing market conditions as they may occur and to encourage the use of larger lots in hillside Villages without penalizing the project's overall unit allowance.

The County Planning Director is authorized to approve proposed density transfer into the respective Village One, Two, or Three prior to submittal of a tentative subdivision map for that Village.

6.4 The Promontory Architectural Review Committee

All proposed development within The Promontory Specific Plan Area will be subject to review by The Promontory Architectural Review Committee (PARC).

The Committee will initially be established by the developer, who shall make all appointments to the Committee until the developer only has control of 10% or less of the gross land area in the project. The initial Committee will consist of three members including the developer, an architect, and a landscape architect. As the project is built out to 25% of the proposed units a member

of The Promontory community shall be appointed to the committee to represent the home owners. Upon the developer controlling only 10% or less of the property, the home owners shall become responsible for appointments to the committee; however, the original developer shall remain a part of the committee until such time that the developer no longer has a vested interest in the project.

Prior to submitting an application for a Tentative Subdivision Map, Parcel Map, Vesting Tentative Map, Vesting Parcel Map, or Site Plan to the County, the applicant shall submit the proposal to the PARC.

The Committee shall review the proposal to determine whether the proposed development satisfies the goals and meets the requirements of the Specific Plan and the intent of the Design Guidelines. The Committee will provide the applicant a written statement of its determination and recommendation for approving or disapproving the proposed development. The County shall not accept an application for development within The Promontory Specific Plan Area as complete unless it includes a written statement from the PARC that reflects their opinion as to satisfying the goals and design intent of the Specific Plan and Design Guidelines (see next section).

6.5 Design Guidelines

Design Guidelines shall be prepared for the project that will at minimum illustrate acceptable architectural, landscaping, and signage design. The Design Guidelines shall be prepared as part of the CC&R's for use by The Promontory Architectural Review Committee as one of the implementing tools of the Specific Plan. The guidelines are not intended to be adopted by the County as part of the Specific Plan nor are they intended to mitigate impacts to the project as defined by CEQA.

6.6 Review Procedures

The Promontory Specific Plan shall be implemented through the subdivision and site plan review process.

Tentative Subdivision Map or Vesting Tentative Map

A Tentative Subdivision Map or Parcel Map or Vesting Tentative Subdivision or Parcel Map, as applicable, shall be filed for all projects within The Promontory Specific Plan area involving land division. This requirement applies to the parcelization of a lot or lots for future development. Submittal requirements shall be as specified in the Subdivision Map Act and the County's Subdivision Ordinance. In addition, any map creating residential lots shall identify the following for each lot:

- development area;
- building envelope;
- open-space conservation easement.

Prior to recordation of the final map, an approved "Open-space Management Plan" is also required. This plan will apply to all privately owned open space as identified on the tentative map.

Site Plan

Where an approved site plan has expired a new site plan will be required for any proposal for construction of two or more dwelling units or any commercial proposal. Site Plan approval of the land uses in the Village Center will be required. A site plan shall be submitted for Planning Commission review and approval for all tentative subdivision maps.

Submittal Requirements: The applicant shall submit a minimum of twelve prints of the site plan to the Planning Department. The site plan shall be drawn to scale, indicate all dimensions, and include the following information (Information may be placed on more than one sheet):

- Assessors parcel(s) numbers;
- Vicinity map on cover sheet;
- Area and dimensions of property, yards, and open space;
- Location of existing and proposed buildings, and/or structures showing dimensions from property lines and their intended use;
- Location, height, and material of existing and/or proposed fences and walls;
- Current topographical survey reflecting as-built topography;
- Location of off-street parking. Indicate the number of parking spaces, type of paving, direction arrows, and parking space dimensions;
- Location and width of drive approaches and internal circulation;
- Method of on-site drainage;

- Location of existing and/or proposed public improvements (curb, gutters, sidewalks, utility poles, fire hydrants, street lights, traffic signal devices, etc.);
- Method of sanitary disposal;
- Access: vehicular, pedestrian, bicycle and service access points of ingress and egress, design and improvements;
- Signs: Location, size, height, design, type styles, colors, type of illumination, and type of building materials;
- Location and dimension of trash refuse area;
- Location and type of existing trees; identification of any trees to be removed and those to be used preserved;
- Loading and storage areas, indicating any fences and walls to be used as screening;
- Location and height of all roof mounted structures;
- Building elevations and roof plans;
- Noise sources;
- Lighting, including the location, type, illumination and height of all exterior fixtures;
- A preliminary or conceptual landscape plan. A final specific landscape plan must be submitted prior to issuance of building permits. The final plan shall include species, quantity and size, location, and the proposed irrigation system; and
- Other information the Planning Director may determine necessary.

Applications Approval

In approving the application, the Planning Commission shall make the following specific findings:

- (1) That the proposed project is consistent with The Promontory Specific Plan.

- (2) That all applicable provisions comply with the County Code.
- (3) The Planning Commission has reviewed each of the following elements of the proposed project found that all are consistent with the County Code and The Promontory Specific Plan.
 - (a) Facilities, improvements and utilities;
 - (b) Vehicular ingress, egress and internal circulation;
 - (c) Setbacks;
 - (d) Location of service use areas;
 - (e) Walls;
 - (f) Landscaping; and
 - (g) Signs.
- (4) That proposed lighting is arranged so as to deflect the light away from adjoining properties and that it will not cause a traffic hazard.

Revisions

The Planning Director will be responsible for determining "major" amendments as opposed to "minor" amendments to the Site Plan. Minor amendments shall be submitted for review and approval administratively by the Planning Director. Major amendments will require Planning Commission review and approval.

Appeals

Any appeal of a staff decision may be made to the Planning Commission within ten (10) calendar days. Any appeal of the Planning Commission decision may be made to the Board of Supervisors within ten (10) calendar days. An appeal shall be in the form established by the County at the time of filing, including any required fee.

Environmental Determination

All discretionary land use entitlement approvals associated with the implementation of The Promontory Specific Plan shall be subject to environmental review as required by the California Environmental Quality Act (CEQA).

Substantial changes to the Specific Plan will be subject to further environmental review and documentation.

6.7 Monitoring Programs

CEQA requires identification of mitigation measures that may be incorporated into the approval of a project to lessen or eliminate significant environmental effects. When such measures are adopted as part of a project approval, CEQA requires a program of mitigation monitoring and reporting to assess the effectiveness of the mitigation measures. Such a program shall be established for The Promontory Specific Plan if mitigation measures are incorporated into the project approval. A mitigation monitoring program will be submitted to the County for review and approval prior to EIR Certification.

6.8 Annexation

The Promontory Specific Plan area has been annexed to the El Dorado Irrigation District (E.I.D.).