PUBLIC REVIEW DRAFT

May 2024

The Lime Rock Valley Specific Plan

Approved by the
El Dorado County Board of Supervisors _____
[If approved by the Board, insert date]

Resolution Number_____[if approved by the Board]

THIS PUBLIC REVIEW DRAFT OF THE LIME ROCK VALLEY SPECIFIC PLAN (SPECIFIC PLAN) IDENTIFIES THE VISION AND IMPLEMENTATION STRATEGIES FOR THE PROPOSED SPECIFIC PLAN BOUNDARY, PROVIDING NECESSARY INFORMATION TO THE BOARD OF SUPERVISORS TO EVALUATE THE MERITS OF THE PROPOSED PROJECT. EVEN THOUGH THE SPECIFIC PLAN IS IN DRAFT FORM, IT IS A TANGIBLE DOCUMENT, AND READERS MUST BE AWARE THAT THE BOARD OF SUPERVISORS HAS THE ABSOLUTE AUTHORITY TO APPROVE OR DENY THIS SPECIFIC PLAN. IF THEY CHOOSE TO APPROVE IT, THE SPECIFIC PLAN WILL BE A VALID DOCUMENT THAT MODIFIES THE 2004 GENERAL PLAN WITHIN THE PLAN AREA. IF THEY CHOOSE TO DENY IT, THE SPECIFIC PLAN WILL CEASE TO EXIST AND THE EXISTING 2004 GENERAL PLAN LAND USES WITHIN THE PLAN AREA WILL REMAIN INTACT.

Lime Rock Valley

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LIST OF ABBREVIATIONS

AARP	American Association of Retired Persons
AASHTO	American Association of State Highway and Transportation Officials
AB	Aggregate Base
AB 32	Assembly Bill 32: The Global Warming Solutions Act
AB 939	Assembly Bill 939: California Integrated Waste Management Act of 9189
ac	Acre
AC	Asphalt Concrete
ACC	Architectural Control Committee
ADA	Americans with Disabilities Act
ADWF	Average Dry Weather Flow
AP	Adopted Plan
APN	Assessor's Parcel Number
AQMD	Air Quality Management District
AT	Agri-tourism
AT1-PD	Agri-Tourism – Planned Development
B&B	Bed and Breakfast
BC-BC	Back-of-Curb to Back-of-Curb
BMP	Best Management Practices
BRS/IHMP	Biologic Resources Study / Important Habitat Mitigation Plan
BUSD	Buckeye Union School District
C	Commercial
C&D	Construction and Demolition
Cal Fire	California Department of Forestry and Fire Protection
CalGreen	California Green
CAPCOA	California Air Pollution Control Officers Association
CARB	California Air Resources Board
CBC	California Building Code
CBEDS	California Basic Education Data System
CC&Rs	Covenants, Conditions, and Restrictions
CDA	Community Development Agency
CEDHSP	Central El Dorado Hills Specific Plan
CEQA	California Environmental Quality Act
CERT	Community Emergency Response Team
CFC	Chiorofluorocarbons
CF-CF	Curb-Face to Curb-Face
CFD	Community Facilities District
CHRIS	California Historical Resources Information System
CIP	Capital Improvement Plan or Capital Improvement Program
C1-PD	Commercial – Office Park
C2-PD	Commercial – Retail and Entertainment

C3-PD	Commercial – Mixed Use
CRHR	California Register of Historic Resources
CSA	County Service Area
CSD	Community Services District
CUP	Conditional Use Permit
CVA	Cross Visibility Area
D.G.	Decomposed Granite
DA	Development Agreement
DISM	Design and Improvements Standards Manual
DMG	Department of Mines and Geology
DRC	Design Review Committee
DU	Dwelling Units
DU/ac	Dwelling Units per Acre
EC1	Existing Class I Bike Path
EDCTA	El Dorado County Transit Authority
EDCTC	El Dorado County Transportation Commission
EDH	El Dorado Hills
EDHCSD	El Dorado Hills Community Services District
EDHFD	El Dorado Hills Fire Department
EDHSP	El Dorado Hills Specific Plan
EDHSP	El Dorado Hills Specific Plan
EDHWWTP	El Dorado Hill Wastewater Treatment Plant
EDU	Equivalent Dwelling Unit
EDUHS	El Dorado Union High School District
EID	El Dorado Irrigation District
EIR	Environmental Impact Report
EVA	Emergency Vehicle Access
FAR	Floor Area Ratio
FCC	Facility Capacity Charge
FIA	Fiscal Impact Analysis
FPR	Facility Plan Report
FT	Feet
GHG	Greenhouse Gas
GPA	General Plan Amendment
HCFC	Hydro Chlorofluorocarbon
HDPE	High-density polyethylene
HDR	High Density Residential
HOV	High Occupancy Vehicle
HPTP	Historic Properties Treatment Plan
HSD	High School District
HVAC	Heating, Ventilating, and Air Conditioning
I-5	Interstate 5
I-80	Interstate 80
IHMP	Important Habitat Management Plan
IPM	Integrated Pest Management
ISA	
kV	Kilovolt

LDR	Low Density Residential
LED	Light Emitting Diode
LEED	Leadership in Energy and Environmental Design
LEED-ND	Leadership in Energy and Environmental Design - Neighborhood Design
LID	Low Impact Development
LiDAR	Light Detection and Ranging
LLAD	Lighting and Landscape Assessment District
LOS	Level of Service
LOS	Level of Service
max.	Maximum
MCFH	Thousand Cubic Feet per Hour
MERV	Minimum Efficiency Reporting Value
MFR	Multi-Family Residential
mgd	Million gallons per day
min.	Minimum
MMRP	Mitigation Monitoring and Reporting Program
MOA	Master Owners' Association
MOU	Memorandum of Understanding
mph	Miles per hour
MPO	Metropolitan Planning Organization
MS4	Municipal Separate Storm Sewer System
msl	Mean Sea Level
MTP	Metropolitan Transportation Plan
NHRP	National Historic Register of Places
NOA	Naturally Occurring Asbestos
NP	Not Permitted
NPDES	National Pollutant Discharge Elimination System
OP	Office Park
ORMP	Oak Resources Management Plan
OS	Open Space
OS1-PD	Community Open Space Zone - Planned Development
OS2-PD	Foundation or Private Open Space – Planned Development
OSMP	Open Space Management Plan
OWMP	Oak Woodland Management Plan
P	Park, Neighborhood
P	Permitted
PCI	Proposed Class I Bike Path
PCII	Proposed Class II Bike Lane
PD	Planned Development
PEV	Plug-in Electric Vehicles
PFFP	Public Facilities Financing Plan
PG&E	Pacific, Gas, and Electric
PS	Public Schools
psi	Pounds per Square Inch
PU	Public Utilities
PV	Photovoltaic
R	Radius

R4-PD	Single Family Residential - minimum 4,000 sf lot size
R6-PD	Single Family Residential - minimum 6,000 sf lot size
R10-PD	Single Family Residential - minimum 10,000 sf lot size
R15-PD	Single Family Residential - minimum 15,000 sf lot size
RE-5 PD	Estate Residential-Five Acre - Planned Development
RGB	Red-Green-Blue Color Model
RM1-PD	Multi-Family Medium Density
RM2-PD	Multi-Family High Density
ROP	Regional Occupational Program
ROW	Right of Way
RTPA	Regional Transportation Planning Agency
SACOG	Sacramento Area Council of Governments
SB 18	Senate Bill 18
SB 375	Senate Bill 375: Sustainable Communities and Climate Protection Act
SB 610	Senate Bill 610 (Water Supply Planning)
SCH	State Clearinghouse
	Sustainable Communities Strategy
SF	Single Family
SF / sf	Square Foot
SF Residential	Single Family Residential
SP	Specific Plan
SR-99	State Route 99
SRA	State Responsibility Area
SRI	Solar Reflective Index
SSBMI	Shingle Springs Band of Miwok Indians
STARS	Sheriff's Team of Active Retirees
SWHS	Solar Water Heating System
SWMP	Storm Water Management Plan
SWPPP	Storm Water Pollution Prevention Plan
TDM	Transportation Demand Management
TEA	Transportation Equity Act
TM	Tentative Map
TMA	Transportation Management Agency
TMP	Transportation Management Plan
TOD	Transit Oriented Development
TV	Television
UAIC	United Auburn Indian Community
US 50	United States Highway 50
US EPA	United State Environmental Protection Agency
USACE	United States Army Corps of Engineers
USD	Union School District
USFWS	United States Fish and Wildlife Service
VELB	Valley Elderberry Longhorn Beetle
VMT	Vehicle Miles Traveled
VOC	Volatile Organic Compound
VP	Village Park
VPSI	Van Pool Service, Inc.

VRL	Village Residential - Low
VRM	Village Residential - Medium
VRH	Village Residential - High
WMMP	Wetland Mitigation and Monitoring Plan
WRIC	Wilton Rancheria Indian Community
WSA	Water Supply Assessment
WSP	Wildfire Safety Plan
Z	Rezone
ZNE	Zero Net Energy
ZOB	Zone of Benefit

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Executive Summary and General Plan Goals

Lime Rock Valley (the *Plan Area* or the *Site*) is a proposed 740 acre residential community located on the western slopes of El Dorado County. The *Specific Plan* is based on contemporary planning principles of conservation of natural resources, efficient development and sustainable design. The *Specific Plan* permits low density residential development while conserving the *Site's* unique topography, oak woodlands, riparian habitats and historic cultural resources. The *Specific Plan* features a variety of lot sizes, parks, and an extensive open space preserve with a network of walking, biking and equestrian trails.

The Land plan includes the following:

THE LIME ROCK VALLEY SPECIFIC PLAN

Use	Dwelling Units	Acres	Percent of Plan Area
Residential	800	358	*49%*
Public Parks	-	8	*1%*
Open Space	-	335	*45%*
Circulation	-	39	*5%*
Total	800	740	*100%*

As discussed in more detail below, El Dorado County's General Plan sets forth a number of goals pertaining to land use, transportation, community identity, open space, public services, and utilities.

Land Use

Existing land use designations are Rural Residential and Open Space, and existing zoning would permit up to fifty-six residential units in the *Plan Area*. The *Plan Area* is bounded on the north by Cameron Estates, on the east by the Sacramento-Placerville Transportation Corridor, on the south by Royal Equestrian Estates and on the west by the proposed Village of Marble Valley. To appeal to changing demographics of the aging population and children of the Baby Boomers, the *Specific Plan* seeks to provide a new, sustainable community that curtails suburban sprawl. The *Specific Plan* clusters development on the western and central portions of the *Plan Area*,

with less dense development along the north and east boundaries to protect and conserve the County's rural centers, promotes a mixture of balanced and compatible land uses that make efficient use of existing infrastructure in the El Dorado Hills and Cameron Park areas, and supports alternative transportation systems (General Plan Goal 2.1).

The *Specific Plan* includes four land use designations that maintain the rural and open character of the County, placing higher density and the most intensive uses in the central core and to the west where there is less oak canopy cover and fewer topographic constraints. Clustering development in this manner and integrating residential land uses and open spaces maintains a high standard of environmental quality (General Plan Goal 2.2) and protects the natural landscape features of the *Plan Area* (General Plan Goal 2.3). Residential land use densities range from one dwelling unit per five acres up to eight dwelling units to the acre, are consistent with the County's adopted General Plan, and provide for a mixture of housing options to promote development of housing affordable to moderate income households. Housing options include custom single-family home sites, single-family detached production dwellings, half-plexes and duplexes.

Transportation

The *Plan Area's* circulation system emphasizes the principle of transportation choices, focusing on a balanced, multi-modal transportation network that meets the needs of all users of streets, roads, and highways. The circulation system considers motorists, pedestrians, bicyclists, children, persons with disabilities, seniors, movers of commercial goods, and users of public transportation.

The *Plan Area* is accessible from two U.S. Highway 50 interchanges – Bass Lake Road and Cambridge Road – making highway accessibility easy and cost-efficient, and ensuring the safe, orderly, and efficient movement of people and goods (General Plan Goal TC-1). The *Specific Plan* meets the objectives of Measure Y and E by coordinating the planning and construction of roadway improvements concurrent with new development to maintain adequate levels of service (General Plan Goal TC-X). Furthermore, the Public Facilities Financing Plan and Development Agreement will ensure that the Project Proponent constructs transportation and circulation improvements to serve the *Plan Area* and maintain quality of life for existing residents.

The clustered nature of the development encourages the creation of a safe and efficient transit system for seniors, youth, the disabled, and those without automobiles to reduce traffic congestion and vehicle miles traveled (General Plan Goal TC-2). To promote alternative modes of transportation, the Home Owners' Association (HOA) will participate in a comprehensive transportation demand management strategy, known as a Transportation Management Plan (TMP), formed and administered within Lime Rock Valley. The Lime Rock Valley HOA may elect to partner with the adjacent Village of Marble Valley TMP. The TMP will work in conjunction with other nearby developments in the El Dorado Hills and Cameron Park communities, including the Highway 50 Corridor Transportation Management Association, to provide the residents within the *Plan Area* with programs and direct assistance in using alternative modes of travel. The goals of the TMA are to reduce trips and vehicle miles traveled, improve the cost effectiveness of travel to work, improve air quality, reduce greenhouse gas emissions, and improve quality of life (General Plan Goal TC-3).

The *Specific Plan* emphasizes a non-motorized transportation network that provides a safe, continuous, and easily accessible system of pedestrian sidewalks, walking paths, and bicycle trails throughout the *Plan Area* to promote alternative transportation (General Plan Goals TC-4 and TC-5). This network includes a Class I multi-

use path that will connect the proposed El Dorado Trail to the regional park and village park in the *Plan Area*, and to commercial, retail, schools and additional trail facilities in the proposed Village of Marble Valley, including proposed trail facilities on Cambridge Road and Bass Lake Road.

Rural Character and Open Space

The policies and design guidelines contained in the *Specific Plan* emphasize the *Plan Area's* natural setting and provide for design elements that create a special quality of life and community pride for County residents (General Plan Goal 2.4).

A key highlight of the *Specific Plan* is the set aside of 335 acres of open space lands (45 percent of the *Plan Area*) to maintain the County's rural character, and provide for scenic beauty and recreation (General Plan Goal 7.6). Conserving nearly half of the *Plan Area* in dedicated open space allows for continued wildlife movement and preservation of significant stands of oak woodlands, seasonal streams, and perennial creeks, simultaneously providing for ecological and recreational value (General Plan Goal 7.4). The open space complements *Specific Plan* policies that eliminate high-intensity lighting and glare through current lighting technology and shielding practices with the goal of maintaining the dark-sky atmosphere that is important to existing County residents (General Plan Goal 2.8).

Additionally, the *Specific Plan* preserves important El Dorado County cultural resources related to both the region's Native American history and more recent limestone mining activities (General Plan Goal 7.5). By carefully clustering development areas and maximizing natural open space, the *Specific Plan* protects the County's soil resources from extensive development (General Plan Goal 7.1) and sets aside water resources in natural open space, maintaining water quality and protecting water resources from degradation (General Plan Goal 7.3).

Public Service

The public school system in El Dorado County is one of the best in the region, and the *Specific Plan* continues the high-quality school system by supporting two new elementary school sites for Buckeye Union School District. The school sites are in the northern segment of the adjacent Village of Marble Valley and easily serve current and future residents of El Dorado Hills and Cameron Park (General Plan Goal 5.8). The *Plan Area* is in proximity to existing and available emergency services for fire protection, law enforcement, emergency medical services (General Plan Goal 5.7), and library services (General Plan Goal 5.9), all of which will be financially supported by property tax revenues from the *Plan Area* residents.

The *Specific Plan* provides a new regional recreational amenity for County residents by setting aside 128 acres of natural open space land southwest of Deer Creek as a passive, day-use park, along with 8 acres of public village park for the public's enjoyment. The *Specific Plan* also creates a trail system, including a Class I multi-use path that will connect the proposed El Dorado Trail to the regional park and to commercial, retail and additional trail facilities in the proposed Village of Marble Valley (General Plan Goal 9.1). These parks and trails create a destination for residents and visitors, promoting the County's economic vitality as a tourism and recreation-based attraction (General Plan Goal 9.3) that will help support retail sales and sales tax revenues within the County.

Utilities

The *Specific Plan* includes a new infrastructure system for sewer, water, recycled water (if economically and physically feasible)and dry utilities that allows for efficient growth and maintains adequate service levels to existing development (General Plan Goal 5.1). The infrastructure system provides for the safe and adequate supply of public water and recycled water provided by El Dorado Irrigation District (General Plan Goal 5.2), and makes efficient use of an existing wastewater collection system by utilizing available capacity at the Deer Creek Wastewater Treatment Plant (General Plan Goal 5.3). The *Plan Area* includes a carefully designed storm water plan to manage and control storm water runoff to prevent flooding, protect soils from erosion, prevent contamination of surface waters, and minimize impacts to existing drainage infrastructure (General Plan Goal 5.4).

Sustainability

The Project Proponent designed the *Specific Plan* with sustainability in mind. The residential land use designations provide for low and medium density housing options, including single-family detached homes, half-plexes and duplexes, to meet the needs of existing and future residents (General Plan Goal HO-1).

Policies within the *Specific Plan* seek to reduce its long-term effects on the environment. If economically and physically feasible, the *Specific Plan* include a recycled water system for landscape irrigation, which could substantially reduce potable water demand by over 60 percent (see Section 7 for a more detailed discussion), and will employ construction techniques that encourage solar production and reduce energy consumption in new homes (General Plan Goal HO-5). In excess of the County's standards, a minimum of 65 percent of all construction demolition and debris must be recycled, thus establishing an effective system for the collection, processing, and diversion of recyclable materials from solid waste facilities (General Plan Goal 5.5). The gas, electric, and other utility services will be designed to provide sufficient services for the *Plan Area* and the surrounding community (General Plan Goal 5.6). Furthermore, the diversified transportation system reduces dependency on the automobile, aids in obtaining ambient air quality standards, and reduces public exposure to air pollutants (General Plan Goal 6.7).

Finally, the *Specific Plan* will not create a financial burden on existing County residents because the *Specific Plan*, Public Facilities Financing Plan, and the Development Agreement will require the Project Proponent to provide adequate levels of public services and infrastructure to serve the *Plan Area*. At build out, the *Plan Area* will result in an annual net fiscal surplus for both the County's General Fund and Road Fund. The Financing Plan will establish equitable methods to assure funding of needed improvements to existing infrastructure and services, and new facilities to further the County's economic development and stability (General Plan Goal 10.2).

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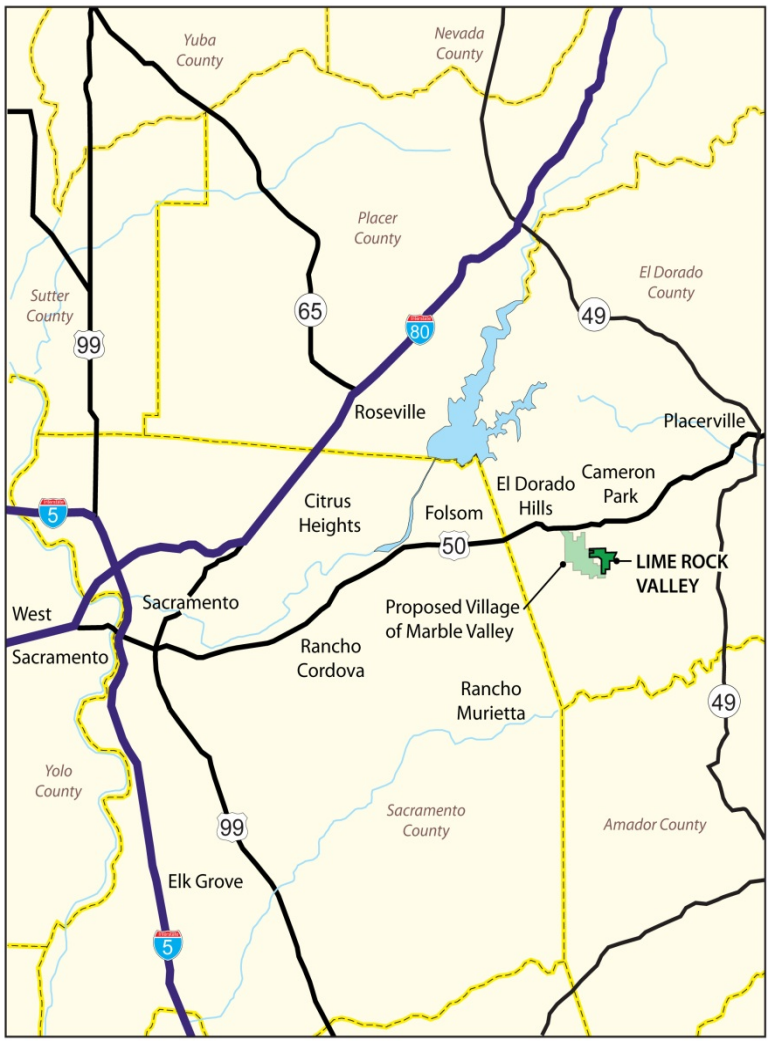
Introduction

1.1 Overview

Lime Rock Valley (the *Plan Area* or the *Site*) is a proposed 740 acre residential community located on the western slopes of El Dorado County (Refer to Figure 1.1 – Regional Location). The *Specific Plan* is based on contemporary planning principles of conservation of natural resources, efficient development and sustainable design. The *Specific Plan* permits low and medium density residential development while conserving the *Site's* unique topography, oak woodlands, riparian habitats and historic cultural resources. The *Specific Plan* features a variety of lot sizes, parks, and an extensive open space preserve with a network of walking, biking and equestrian trails.



The *Specific Plan* is guided by the El Dorado County General Plan (General Plan) principle of creating development patterns that make the most efficient and feasible use of existing infrastructure and public services while promoting a sense of community. Lime Rock Valley will be a pedestrian friendly residential community that provides a range of housing choices in an efficient development pattern while making use of sustainable design practices to reduce water and energy consumption and greenhouse gas emissions.

Access to the *Plan Area* is from the west, through the Village of Marble Valley, a proposed planned community of 2,342 acres by Parker Development Company. The two projects are planned independently; however, both projects share many overall design themes and together they will be perceived as one integrated, master planned community. The *Plan Area* is also close to the proposed park and ride facilities at the Bass Lake Road and Cambridge Road interchanges and the HOV lanes on Highway 50. This proximity may encourage

Plan Area residents to use carpooling and other ride-sharing alternatives to commute to jobs and shopping in the El Dorado Hills Town Center and the El Dorado Hills Business Park and City of Folsom.

An additional highlight of the *Plan Area* is the establishment of an extensive public and private open space network of 335 acres for the preservation of oak woodlands, riparian habitat and steep topography. This amount of open space far exceeds the El Dorado County 30% requirement for planned developments (or 222 acres in this case).

State law requires that a specific plan must be consistent with a city or county's General Plan. Upon approval of the applicant's General Plan Amendment request, the *Lime Rock Valley Specific Plan* (*Specific Plan*) will be consistent with the El Dorado County General Plan. Moreover, the *Specific Plan* includes additional objectives, policies, standards and guidelines reflective of the current trends in community and transportation planning. The standards and guidelines contained in the *Specific Plan* provide a comprehensive framework for future growth and development of the *Plan Area* while incorporating flexibility to address and accommodate changes in market conditions. The *Specific Plan* offers a balanced approach to residential development by preserving the physical beauty of the site and satisfying the ongoing housing needs of the County and its residents.

1.2 Project Vision

Lime Rock Valley is envisioned as a sustainable residential community designed to promote a socially and economically diverse community with a range of resident's ages, household types and incomes. One definition of "community" is a group of interacting people living in proximity who share common values. The Lime Rock Valley "community" will share a common cultural and historic heritage achieved and shaped through careful site planning, architecture and the collective sum of all the physical and aesthetic components contained within the Project. Lime Rock Valley will be a welcome addition to the established El Dorado Hills Community Region and will provide the community with additional housing choices. Lime Rock Valley exemplifies the term "community" and the planning principles in Section 1.3 below will shape its building.

1.3 Planning Principles

1.3.1 2004 El Dorado County General Plan

State planning law requires every city and county to adopt and maintain a General Plan, a local jurisdiction's own "blueprint" for development. The County of El Dorado (County) Board of Supervisors (Board) adopted a General Plan in 2004, and the document serves as the County's basic planning instrument and vehicle through which the interests and needs of its residents are balanced. The General Plan provides long-range direction and policy guidance for land uses within the county to assure that patterns of growth occur in an environmentally-balanced manner, maintain the rural character and quality of the living environment, provide ample infrastructure, and conserve agricultural and natural resources.

Several key visions for growth within the county act as a framework for the General Plan. The first vision seeks to protect the natural environment and the rural character of the county while ensuring economic vitality and sustaining community identity. Second, the General Plan encourages clustered development, where appropriate, to protect open space and natural resources, and emphasizes a variety of housing types and ranges of affordability for all households. Third, land use decisions consider balancing local jobs and housing by encouraging high technology commerce and value-added activities in support of the natural resource industries, while providing for transportation planning for rural and urban needs. Lastly, improving local opportunities for park and recreational facilities, and supporting the expansion of primary, secondary, and advanced education commensurate with population growth improves quality of life for county residents.

To achieve the future growth vision, the General Plan identifies the following planning principles:

Land Use Principles

- The General Plan establishes a land use development pattern that makes the most efficient and feasible use of existing infrastructure and public services.
- The General Plan provides guidelines for new and existing development that promotes a sense of community.
- The General Plan defines those characteristics which make the County "rural" and provides strategies for preserving these characteristics.
- The General Plan provides guidelines for new development that maintains or enhances the quality of the County.

Public Health, Safety and Noise Principles

- The General Plan identifies public health and safety issues and provides guidance for protecting the health, safety, and welfare of El Dorado County residents.

Conservation and Open Space Principles

- Consistent with the objectives, goals, and policies set forth in the land use element, the General Plan must conserve and improve the County's existing natural resources and open space, including agricultural and forest soils, mineral deposits, water and native plants, fish, wildlife species and habitat, and federally classified wilderness areas; and preserve resources of significant biological, ecological, historical or cultural importance.

Agriculture and Forestry Principles

- The General Plan must provide for the conservation and protection of El Dorado County's important natural resources and recognize that the presence of these resources pose a constraint to development.

Parks and Recreation Principles

- The General Plan must identify the types of governmental services, including parks and recreation facilities, which are necessary to meet the needs of residents and businesses and must provide a fiscally responsible approach for ensuring that these service needs are met.

Economic Development Principles

- The General Plan provides an opportunity to strategically plan for El Dorado County's role in a growing regional economy.
- The General Plan provides land use guidelines which create opportunity to further economic self-sufficiency and foster a sound economic base to afford quality service levels while maintaining economic competitiveness and encourage retention of El Dorado County's quality of life.
- The General Plan provides land use guidelines that will permit and encourage economic activities that create employment opportunities that are commensurate with local housing costs, strive to generate a positive sustained revenue flow into the County, maximize economic multiplier effects, and minimize reliance upon County services and expenditures.
- The General Plan recognizes, promotes, facilitates, and supports activities that provide a positive sustaining economic base for the County, maximize the economic potential of the County's natural resources, reduce out-of-County retail purchase and employment travel, and provide housing and job opportunities that are accessible to all levels of our society.

1.3.2 Assembly Bill 32: The Global Warming Solutions Act of 2006 and Senate Bill 32

The Global Warming Solutions Act of 2006, or Assembly Bill 32 (AB 32), is a California State law enacted to lessen the impacts of global warming and other forms of climate change. The Act required the California Air Resources Board (CARB) to develop a comprehensive program of regulations and market mechanisms to monitor and reduce California's greenhouse gas (GHG) emissions to 1990 levels by 2020, with mandatory caps on GHG emissions beginning in 2012 for significant GHG sources.

Amendments to the California Warming Solutions Act of 2006 (Senate Bill [SB] 32 enacted in 2016 require CARB to ensure that statewide GHG emissions are reduced to at least 40% below 1990 levels by 2030.

1.3.3 Senate Bill 375: Sustainable Communities and Climate Protection Act

Senate Bill 375 is a California State law that became effective January 1, 2009. This law requires California's Air Resources Board to develop regional reduction targets for GHG emissions and prompts the creation of regional plans to reduce emissions from vehicle use throughout the state. Each of California's 18 Metropolitan Planning Organizations (MPO) must create a Sustainable Communities Strategy (SCS) to integrate land use and transportation planning and demonstrate the ability to attain the proposed reduction targets required by AB 32 by 2020.

1.3.4 SACOG Blueprint

The local Metropolitan Planning Organization (MPO) for the Sacramento region is the Sacramento Council of Governments (SACOG). In 2002, prior to the enactments of AB 32 and SB 375, SACOG initiated a regional visioning process to examine the linkages between land use, transportation and air quality within the Sacramento-area six-county region. Over the course of two years, SACOG developed a number of land use scenarios depicting future growth patterns, and in 2004, the SACOG Board of Directors ultimately adopted a "Preferred Growth Scenario" to guide the region's growth through 2050 in a manner consistent with seven key principles:

Transportation Choices

Encourage the use of multiple modes of transportation as an alternative to the automobile, including walking, bicycling, riding the bus or light rail, and carpooling.

Mixed-Use Development

Create active and vital neighborhoods by constructing a mixture of uses in proximity to each other, either vertically or horizontally, to promote a sense of community and decrease dependence on the automobile.

Efficient Development

Utilize land efficiently through compactly built environments that are aesthetically pleasing and encourage alternatives methods of travel.

Housing Choice Development

Provide an assortment of housing types such as rental homes, condominiums, townhouses and single-family detached homes for ranges of household types, income levels, and ages.

Use of Existing Assets

Make efficient use of existing infrastructure by developing on infill parcels and intensifying uses on underutilized parcels.

Quality Design

Foster attractive communities through thoughtful site and architectural design and promote a sense of place.

Natural Resource Conservation

Improve quality of life and create opportunities for outdoor enjoyment by incorporating public open spaces within development projects, preserve wildlife and plant habitats, and promote environment-friendly practices, such as energy efficient design, water conservation, storm water capture, treatment and management, and landscapes to reduce heat island effects.

1.3.5 SACOG Metro Transportation Plan/Sustainable Communities Strategies for 2035

The SACOG Metropolitan Transportation Plan (MTP) is a state and federally required long-range plan for transportation improvements in the Sacramento six-county region based on the SACOG Blueprint and projections for growth in population, housing and jobs. The MTP coordinates the transportation system of roads, transit, bikeways and sidewalks to manage the diverse needs of the population. California's adoption of

SB 375 requires MPOs like SACOG to adopt a Sustainable Communities Strategy (SCS) to demonstrate how development patterns and transportation networks, policies, and programs can work together to achieve GHG emission reduction targets for cars and light trucks. The SACOG Board of Directors adopted a joint MTP/SCS on November 18, 2019.

1.3.6 Specific Planning Principles

The primary intent of the *Specific Plan* is to establish a framework for logical and orderly growth within the *Plan Area*. The SACOG Planning Principles together with the *Specific Plan* planning principles outlined below will guide the vision of the *Plan Area*. Specific objectives, policies and implementation measures can be found in the various sections of the *Specific Plan*. All planning principles, objectives and policies contained herein are consistent with those found in the El Dorado County General Plan and the El Dorado County Code of Ordinances. The *Lime Rock Valley Specific Plan* planning principles include:

- SENSIBLE GROWTH

  Promote sensible growth by integrating with and supporting existing surrounding land uses while maintaining compatibility with current and future regional projects.

- PEDESTRIAN FRIENDLY WALKABLE NEIGHBORHOODS

  Provide pedestrian friendly walkable neighborhood development with vibrant, pedestrian oriented centers and gathering places.

- RANGE OF HOUSING OPPORTUNITIES

  Provide a range of housing opportunities through various lot sizes, densities and product types that meet the local market and demographic needs.

- AVAILABLE INFRASTRUCTURE

  Maximize available infrastructure and carefully phase and finance improvements to minimize costs to future end users.

- ENHANCE THE NATURAL ENVIRONMENT

  Enhance the *Plan Area*'s natural features by preserving, protecting them within open space areas that also provides opportunities for recreation and enjoyment.

- SUSTAINABLE DESIGN

  Make use of sustainable design practices to reduce greenhouse gas emissions, water consumption, water contamination, hydromodification, and energy use and preserve valuable natural resources.

- EXISTING COMMUNITY CHARACTER

  Respect the character of existing surrounding land uses, maintain that character on the periphery of *Plan Area* and concentrate development in the interior of the project.

- HISTORIC PRESERVATION

  Preserve and commemorate the unique historical character of the former mining operations and other historic resources.

1.4 Related Planning Documents

To ensure full implementation of General Plan goals and policies, the County will implement the *Specific Plan* in conjunction with the supporting documents listed below:

1.4.1 El Dorado County General Plan

The El Dorado County General Plan was adopted in 2004. The General Plan sets forth the general guidelines for orderly growth and development within the County. The *Specific Plan* provides for more precise implementation of the General Plan's goals, objectives and policies and creates a bridge between broad-based General Plan policies and individual development proposals.

1.4.2 El Dorado County Code of Ordinances

The El Dorado County Code of Ordinances ("County Code") includes all of the regulatory and penal ordinances and certain of the administrative ordinances of the County of El Dorado and establishes the standards for the enforcement of the various code articles. The *Specific Plan* customizes the standards and regulations found in the County Code to achieve the vision for Lime Rock Valley. In any instance where the *Specific Plan* provisions conflict with the requirements of the County Code, the *Specific Plan* provisions will take precedence. Where the *Specific Plan* does not address a specific provision, the El Dorado County Code of Ordinances requirements will remain in force.

1.4.3 Environmental Impact Report (EIR)

As required by the California Environmental Quality Act (CEQA), the County prepared an Environmental Impact Report (EIR) (State Clearinghouse # 2013022042) for the *Specific Plan* and it will be considered for certification by the El Dorado County Board of Supervisors. The environmental document examines and identifies potential significant adverse environmental impacts that may result from the implementation of the *Specific Plan*. The EIR also recommends various mitigation measures to reduce or eliminate potentially adverse environmental impacts. An accompanying Mitigation Monitoring & Reporting Program will be considered for adoption by the Board concurrently with the EIR.

1.4.4 Development Agreement

Lime Rock Valley, LLC has applied for and may enter into a Development Agreement (DA-14-004) with the County in accordance with applicable state and local codes and ordinances. The Development Agreement establishes the zoning standards and land use provisions of the County that govern the construction and implementation of the *Plan Area* in exchange for providing the County with the public improvements and benefits identified in the Agreement. The Development Agreement will be considered for adoption by The El Dorado County Board of Supervisors.

1.4.5 Development and Design Standards

Appendices A and B contain Development and Design Standards to achieve a distinctive community design. The standards include provisions for permitted uses, setbacks, building heights and other regulations within the *Plan Area*. The Project Proponent may submit additional Design Standards and guidelines pertaining to portions of the *Plan Area* or the entire *Plan Area* to the County with subsequent tentative map submittals.

1.4.6 Potable Water, Recycled Water, Wastewater and Stormwater Master Plans

Implementation of the *Specific Plan* relies upon the construction of backbone infrastructure including potable water, recycled water, wastewater and stormwater improvements. Infrastructure plans included with this *Specific Plan* provide conceptual system layouts for potable water, recycled water (if economically and physically feasible), and wastewater infrastructure. Subsequent to approval of the *Specific Plan* by the Board, master plans for potable water, recycled water, wastewater and stormwater will be prepared by the Project Proponent and will include existing and proposed alignments, storage tank and booster pump locations, and any off-site requirements. Additionally, the master plans may include the analysis of the potable water, recycled water and wastewater supply estimates from El Dorado Irrigation District (EID) along with the water demand and wastewater flow amounts from the *Plan Area*. The master plans determine the sufficiency of the existing surrounding infrastructure and the identification of system upgrades, if needed. Concurrent with development, stormwater plan(s) will be prepared and will describe the low impact development (LID) stormwater management systems proposed, including the locations of the proposed post-construction LID measures, the locations and sizing of detention and water quality basins, if any, and hydromodification management procedures.

1.4.7 Open Space Management Plan

After adoption of the *Specific Plan*, and prior to submittal of the first small lot tentative subdivision map, the Project Proponent will prepare, and the County will review and approve an Open Space Management Plan (OSMP) The County will review and approve the OSMP prior to the approval of the first small lot tentative subdivision map. The goal of the OSMP is to promote good stewardship and sound ecological practices of natural open space lands to benefit the community, provide levels of protection for plants, wildlife, cultural resources, and scenic vistas, and simultaneously allow for limited passive recreation. The OSMP will set forth management techniques for vegetation species, trail construction and maintenance, wetlands and other natural resources protection and enhancement, education and outreach, and financing and funding mechanisms.

1.4.8 Wildfire Safety Plan/Vegetation Management and Defensible Space Ordinance

After adoption of the Specific Plan and prior to the submittal of the first small lot tentative subdivision map, the Project Proponent will prepare a Wildfire Safety Plan (WSP). The California Department of Forestry and applicable structural fire protection district (El Dorado County Fire Department) will review and approve the WSP prior to the approval of the first small lot tentative subdivision map. The WSP will assess the wildfire hazards and risks associated with the development of the Plan Area and respond to the unique environmental conditions within the Plan Area. Long-range goals, objectives, policies, and guidelines will address hazard mitigation, wildfire response, structure protection, and community preparedness. The WSP will provide a framework for undertaking fuel reduction activities for diverse ecosystems to reduce the threat of wildfire loss.

In April 2019, the County Board of Supervisors adopted Ordinance 5101 adding chapter 8.09, Vegetation Management and Defensible Space, to Title 8 - Public Health and Safety. The purpose of the ordinance is to provide for the removal of hazardous vegetation and combustible materials situated in the unincorporated areas of the county so as to reduce the potential for fire and to promote the safety and welfare of the community. The Specific Plan will comply with Ordinance 5101 or any approved Wildland Fire Safe Plan as enforced by the County or the local fire protection district.

1.4.9 Covenants, Conditions and Restrictions and Architectural Design Guidelines

Private land use and development restrictions beyond the scope of the *Specific Plan* and the County's Code of Ordinances and Design Review procedures will be imposed on all land uses with the *Plan Area* in the form of recorded Covenants, Conditions & Restrictions (CC&Rs). As an extension of the CC&Rs, Architectural Design Guidelines (ADG) will provide owners, designers and builders with a set of standards to ensure aesthetic harmony with the *Site* and among adjoining uses and encourage creatively-conceived designs, environmental sensitivity and architectural integrity. The Lime Rock Valley Owner's Association will enforce the CC&Rs and an Architectural Control Committee (ACC) may be established under the authority of the Owner's Association to approve or disapprove building and landscape plans consistent with any Architectural Design Guidelines that may be adopted by the Owner's Association.

1.4.10 Public Facilities Finance Plan

A Public Facilities Financing Plan (PFFP) serves several purposes. First, it identifies the backbone infrastructure and public facilities improvements such as roadways, parks, schools, and underground utilities required to implement the *Specific Plan*. Second, it describes the sources and distribution of funding to construct the improvements. Lastly, it identifies the *Specific Plan's* proportionate cost obligation for these improvements. The PFFP also discusses the timing and financing of the improvements and evaluates the financial feasibility of these obligations. The PFFP identifies the overall cost obligation to move forward with development of the *Plan Area* and addresses advance-funding requirements, public financing structures, and reimbursements and recovery of certain costs over time. The PFFP may be considered for approval by the El Dorado County Board of Supervisors concurrently with the *Specific Plan*.

1.4.11 Fiscal Impact Analysis

A Fiscal Impact Analysis determines whether the net effect of development is likely to have a positive or negative effect on the long-term fiscal well-being of the County. Specifically, the analysis estimates whether the *Plan Area* generates adequate revenues at build-out to meet the costs of providing County General Fund and Road services to new development. A Fiscal Impact Analysis will be prepared prior to the adoption of this Specific Plan and updated as specified in the Development Agreement, which will summarize the anticipated revenues and expenses associated with the implementation of the Specific Plan. Additionally, the Fiscal Impact Analysis or the Public Facilities Financing Plan will identify any supplemental funding sources to ensure breakeven revenues for the County's General Fund.

1.5 Specific Plan Authority and Requirements

The LRVSP is prepared and established under the authority granted to the County of El_Dorado by the provisions of Title 7, Article 8, Sections 65450 through 65457, Planning and_Land Use Law, of the California Government Code, and the County Code. Section 130.22.655 of the County Code specifies that "The Board of Supervisors shall have approval authority of original jurisdiction for specific plan applications, after review and recommendation by the Planning Commission." The approval of a specific plan is a discretionary project pursuant to CEQA. In addition to the *Specific Plan*, and if applicable, the Board may approve a Development Agreement by resolution or ordinance.

The Board of Supervisors may adopt a proposed specific plan only after it determines that the plan:

A. Is consistent with and implements the General Plan;
B. Is consistent with any applicable airport land use plan, pursuant to California Government Code Section 65302.3; and
C. Will not have a significant effect on the environment or a statement of overriding consideration has been made for the proposed specific plan pursuant to the provisions of California Code of Regulations Section 15093. (CEQA Guidelines) (Ord. 4589 §§ 2, 5, 2001)

County Code Section 17.22.670 requires:

A. An applicant shall submit a proposed specific plan for review by the County that includes the following detailed information in the form of text, diagrams, and maps organized in a format acceptable to the County:
    1. A site plan showing the distribution, location and extent of land uses proposed within the area covered by the plan;
    2. Identify the proposed distribution, location, extent and intensity of major components of public and private transportation, sewage, water drainage, solid waste disposal, energy, education, fire protection, and any other essential facilities proposed to be located within the area covered by the plan needed to support the land uses described in the plan;
    3. Standards and development criteria by which development will proceed within the area covered by the plan, and standards for the conservation, development and utilization of natural resources, where applicable; and
    4. Implementation measures, including regulations, programs, public works projects, and financing measures necessary to carry out the provisions of subsections 1 through 3 above.

B. The specific plan shall include a statement of the relationship of the specific plan to the general plan. (Ord. 4589 §§2, 5, 2001)

As required by state law, once approved by the Board of Supervisors, the *Specific Plan* will support the County's blueprint for development and long-range visions for growth. The Executive Summary at the beginning of this document provides a general discussion of the *Specific Plan's* consistency with the overarching goals of the General Plan, which consistency is further supported in the Sections that follow. Additionally, a separate General Plan Consistency Matrix, presented to the Board of Supervisors concurrently with the Final Environmental Impact Report for the *Specific Plan*, identifies the General Plan policies applicable to the *Specific Plan*, and further demonstrates how the *Specific Plan* aligns with the County's planning principles.

County Code Section 17.22.675 Conformance to *Specific Plan* Required. States: "After adoption of a specific plan, no local public works project, development plan, tentative map or parcel map may be approved, and no zoning ordinance may be adopted or amended within the area covered by the plan unless it is consistent with the adopted specific plan." (Ord. 4589 §§2, 5, 2011)

County Code Section 17.22.680 Amendments. States: "An adopted specific plan may be amended through the same procedure set forth in this subchapter for the adoption of a specific plan." (Ord. 4589 §§2, 5, 2001)

In the event that any portion of this *Specific Plan* is held invalid or unconstitutional by a California or Federal Court or other jurisdiction, such portions shall be deemed separate, distinct, and independent provisions and the invalidity of such provisions shall not affect the validity of the remaining provisions thereof. In such an event, the Director of the El Dorado County Community Development Services may determine if an amendment to the *Specific Plan* is required to replace the invalid provision with alternative language in order to maintain consistency with the General Plan and to maintain internal consistency with the remaining *Specific Plan* goals, policies and/or regulations.

In addition, the El Dorado Local Agency Formation Commission has authority to approve the annexation of the *Plan Area* into the boundaries of service districts, such as El Dorado Irrigation District and the El Dorado Hills Community Services District. Such annexation may require actions such as amendments of districts' spheres of influence or updates to municipal service reviews.

1.6 Specific Plan Organization

The *Specific Plan* consists of the following nine sections and three appendices to guide the long-term implementation of the *Plan Area*:

Section 1: Introduction
This section provides an overview of the purpose, authority, vision planning goals and supporting documents for the *Specific Plan.*

Section 2: Setting
This section describes the regional and local settings, site description, development constraints and planning considerations for the *Plan Area.*

Section 3: Land Use
This section describes the intensity, location and distribution of land uses within the *Plan Area.*

Section 4: Transportation and Circulation
This section describes the network for movement of vehicles, pedestrians and cyclists along with opportunities for public transit.

Section 5: Conservation, Open Space and Resource Management
This section describes the strategies to protect, conserve and maintain natural resources and open space.

Section 6: Public Facilities and Services
This section identifies the types of public services and facilities needed to meet resident's needs including fire protection, sheriff protection, schools, parks, and solid waste collection.

Section 7: Sustainable Development
This section describes the design practices including low impact development, energy and water conservation and recycling that will reduce development impacts.

Section 8: Utilities
This section discusses the infrastructure including potable water, wastewater, recycled water, stormwater, and dry utilities.

Section 9: Implementation and Administration

This section provides an overview of the various entitlement approvals required by local, state and federal agencies, administrative procedures for oversight of the *Specific Plan* and companion infrastructure financing and phasing documents.

Appendix A: Zoning and Development Standards

This appendix contains the zoning, allowed uses and development and parking standards for the *Specific Plan* zoning designations.

Appendix B: Subdivision Design Standards

This appendix contains the subdivision design standards to provide for the orderly development of the *Plan Area*.

Appendix C: Specific Plan Objectives and Policies

This appendix consolidates the *Specific Plan* policies from the various sections of the *Specific Plan* into a single location for easy reference.

2

Setting

2.1 Regional Setting

The proposed Lime Rock Valley project is located on the periphery of El Dorado Hills in the western portion of unincorporated El Dorado County, approximately 28 miles northeast of Sacramento, 5 miles east of the Sacramento-El Dorado county line, and 11 miles west of Placerville. Located at the base of the Sierra Nevada Mountains, the foothill terrain of El Dorado Hills offers residents long-range views toward downtown Sacramento, the central valley, Mount Diablo, Folsom Lake, the Sutter Buttes and the Sierra Nevada mountains. (Refer to Figure 2.1 – Regional Setting).

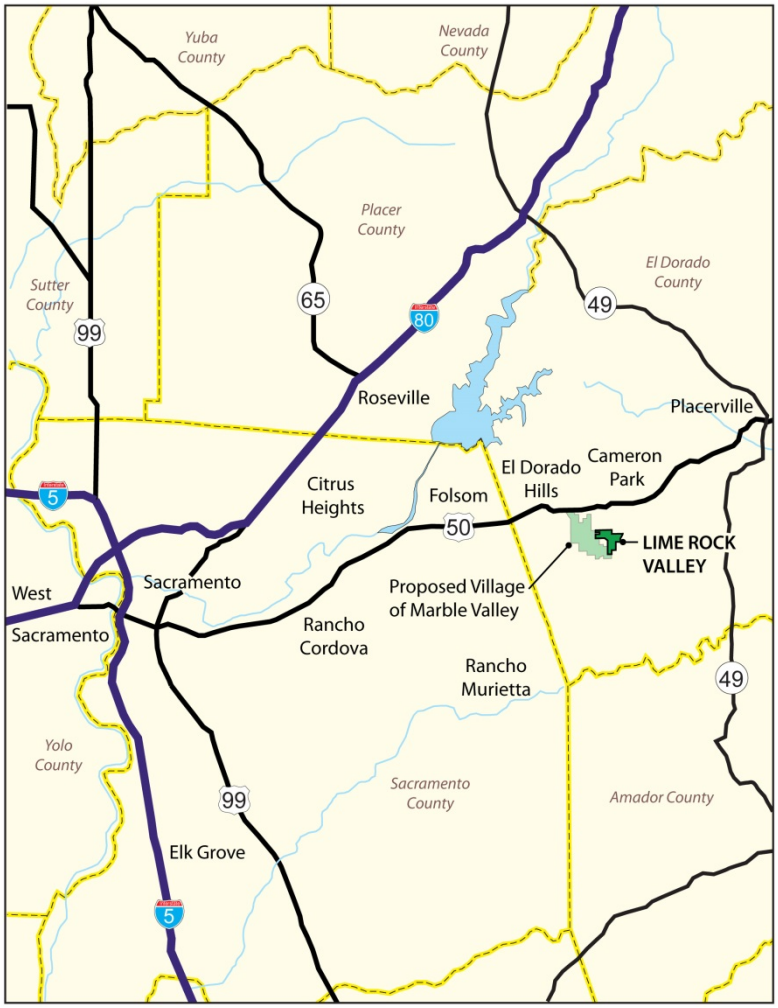


Figure 2.1 – Regional Setting

Two primary east-west highway transportation corridors serve the Sacramento region. Interstate 80 connects Sacramento to Roseville, and U.S. Highway 50 links Sacramento to Placerville. U.S. Highway 50 directly serves El Dorado Hills, and high-occupancy vehicle lanes extend from Cameron Park to Sacramento.

Employment centers in Cameron Park and the El Dorado Hills Business Park are within a short drive from the *Plan Area*. In El Dorado Hills, the Business Park and surrounding commercial areas are home to large employers such as DST Output and Blue Shield. Five miles west, the City of Folsom offers Intel Corporation, Folsom-Cordova Unified School District, Cal-ISO, Mercy Hospital, Kaiser Permanente, and Verizon. Major employers in the City of Rancho Cordova include Vision Service Plan, Delta Dental, Catholic Healthcare West, Deloitte Consulting, Fireman's Fund, McGraw-Hill, Pacific Coast Building Products, the California State Controllers' Office, and the California Water Resources Control Board.

2.2 Specific Plan Location

The *Plan Area* consists of 740 acres south of U.S. Highway 50, between the Cambridge Road and Cameron Park interchanges, on the eastern edge of the unincorporated community of El Dorado Hills. The *Plan Area* is bounded on the north by Cameron Estates, on the east by the Sacramento-Placerville Transportation Corridor, on the south by Royal Equestrian Estates and on the west by the proposed Village of Marble Valley and the E.I.D. Deer Creek Wastewater Treatment Plant (refer to Figure 2.2 – Specific Plan Location)

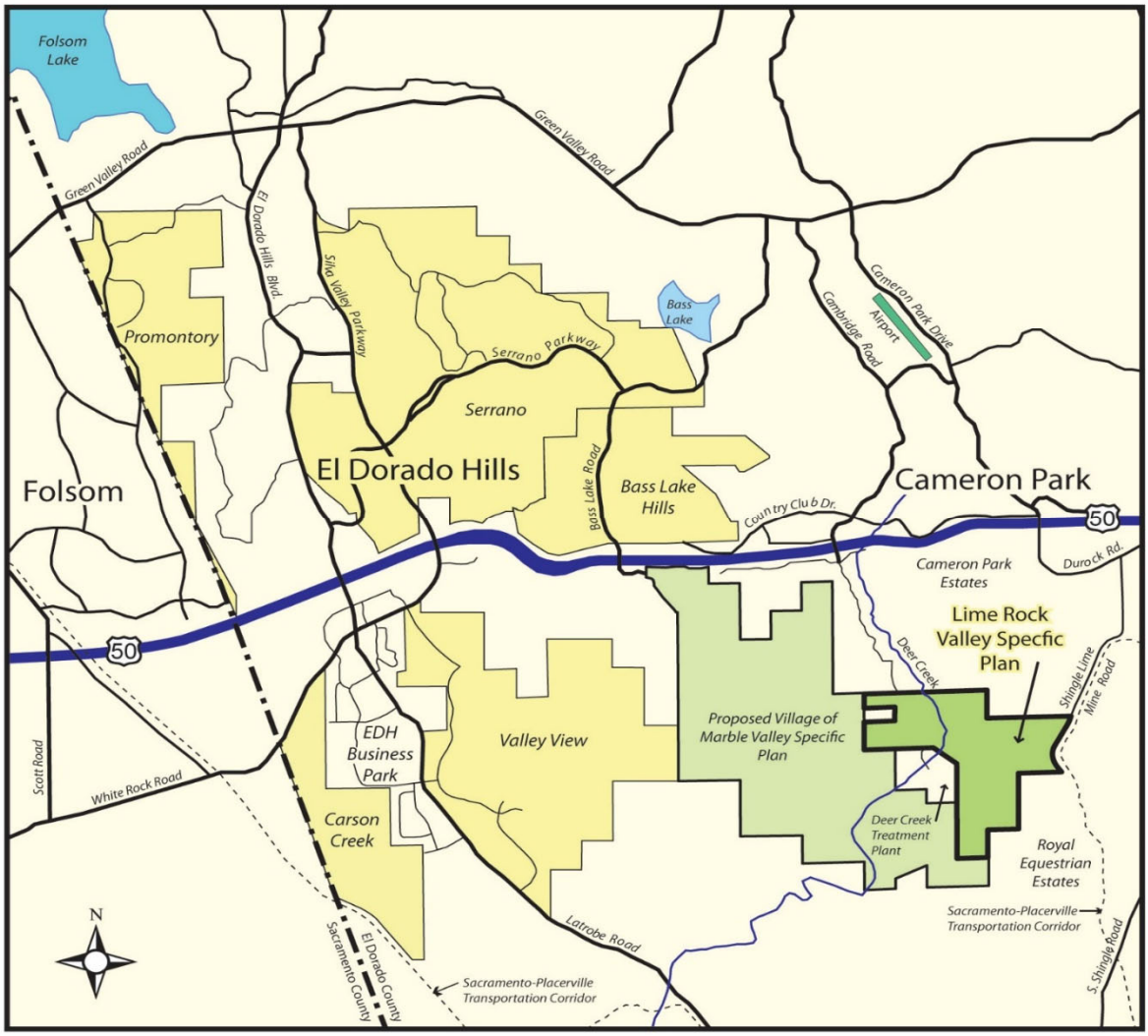


Figure 2.2 – Specific Plan Location

2.3 Specific Plan Setting

The 1.6 mile by 1.5 mile *Plan Area* consists of a series of valleys and hillsides composed of diverse plant communities including oak woodlands, grassland savannas, manzanita chaparral, riparian habitat and disturbed landscapes. Deer Creek, a perennial stream, divides the *Plan Area* into two sub-regions: the smaller of the two, west of Deer Creek, is characterized by undulating topography and manzanita chaparral; the area east of Deer Creek is characterized by oak woodlands, grass savannas and disturbed landscapes. A major physiographic feature of the east side is the long northwest/southeast trending valley that was once home to the El Dorado Limestone Company mining operation. The north, south and east sides of the *Plan Area* are surrounded by existing very-low density residential development while the west side abuts the undeveloped Marble Valley property and the E.I.D. Deer Creek Wastewater Treatment Plant (refer to Figure 2.3 – Specific Plan Setting).

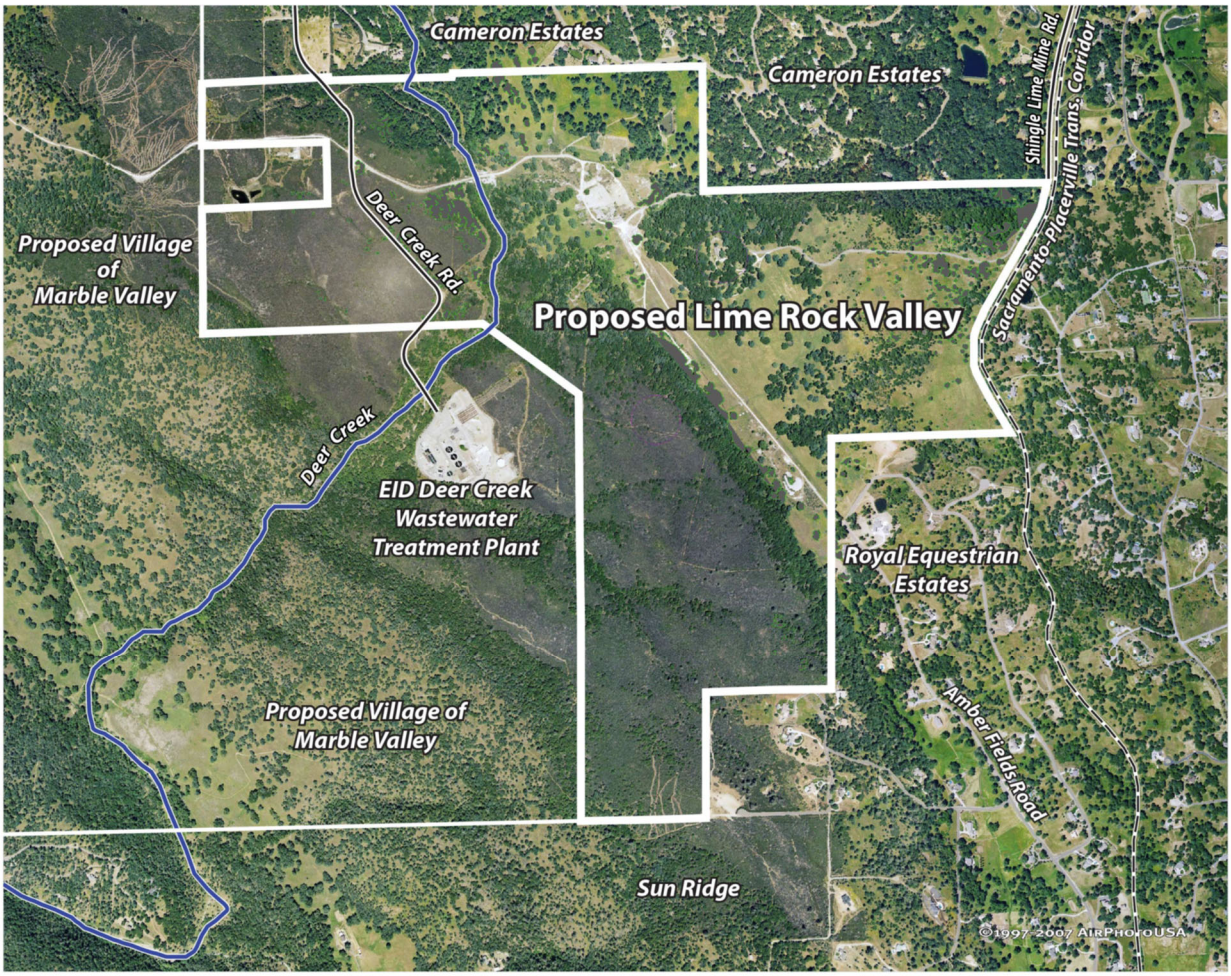


Figure 2.3 – Specific Plan Setting

2.4 Site Description

2.4.1 History

Prehistoric evidence of habitation by Native Americans is scattered across the *Plan Area* including evidence of long term habitation along Deer Creek. A flurry of gold mining activity took place in and around the *Plan Area* during the Gold Rush era, and the Deer Creek area was subject to hydraulic gold mining in the latter decades of the nineteenth century.

Limestone mining began on a small scale in the late nineteenth century…." *when limestone was quarried just north of the mine and burned in nearby stone lime kilns for building purposes".* Full-scale limestone mining operations began in 1918 when the El Dorado Lime and Mineral Company commenced work on the vertical shaft that provided access to the two main underground lenses of limestone. The El Dorado Limestone Company was formed in 1931 and continued mining operations until the late 1970s when the mine was finally closed. Currently, the *Plan Area* is occupied by caretaker's residences.

Former Limestone Mining Operation

Present Day Site

2.4.2 Ownership

The *Plan Area* is currently owned by Lime Rock Valley, LLC and the property consists of nine parcels totaling approximately 740 acres (Refer to Figure 2.4 – Ownership & Table 2.1 – Existing Land Use & Zoning).

2.4.3 Existing Land Use and Zoning

According to the 2004 El Dorado County General Plan, the *Plan Area* currently consists of eight parcels with a land use designation of RR (Rural Residential) and one parcel (109-020-04) with a land use designation of OS (Open Space).

Currently, assessor parcels 109-010-09, 10, 13 & 14 and 109-020-01 and 20 are zoned RL-10PD (Rural Estate, 10-acre min. lot size).

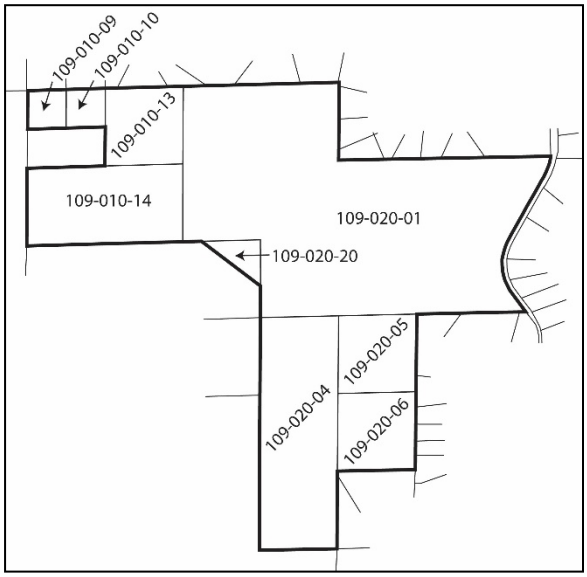


Figure 2.4 -- Ownership

One parcel (109-020-04) is zoned OS (Open Space) and the last two parcels (109-020-05 & 06) are zoned RL-40 & 20 (Residential Agriculture 40 and 20-acre minimum lot size). Refer to Table 2.1 - Existing Land Use & Zoning

Table 2.1
Existing Land Use & Zoning

Assessor Parcel No.	Area (Ac)	General Plan Land Use	Zoning	Maximum Number Units
109-010-09	10.00	RR	RL-10PD	1
109-010-10	10.00	RR	RL-10PD	1
109-010-13	40.00	RR	RL-10PD	4
109-010-14	80.00	RR	RL-10PD	8
109-020-01	391.47	RR	RL-10PD	39
109-020-04	120.00	OS	OS	0
109-020-05	40.00	RR	RL-40	1
109-020-06	39.94	RR	RL-20	2
109-020-20	9.00	RR	RL-10PD	0
Totals	740.41			56

General Plan Land Use	**Zoning**
RR = Rural Residential	RL-10 = Estate Residential 10 AC. (Min. Lot Area)
OS = Open Space	RL-20 = Residential Agricultural 20 Ac. (Min. Lot Area)
	RL-40 = Residential Agricultural 40 Ac. (Min. Lot Area)
	OS = Open Space
	PD = Planned Development Overlay Zone

2.4.4 Surrounding General Plan Land Use

The Cameron Estates community to the north of the *Plan Area* and the Marble Valley property to the west of the *Plan Area* are both designated Low Density Residential on the General Plan Land Use Diagram. The Royal Equestrian and Milton Estates neighborhoods to the east and south of the *Plan Area* are both designated Low Density Residential with an overlay designation of Important Biological Corridor. The E.I.D. Wastewater Treatment Plant, directly adjacent to the south and west boundary of the *Plan Area,* is designated as Public Facilities (Refer to Figure 2.5 – Surrounding General Plan Land Use).

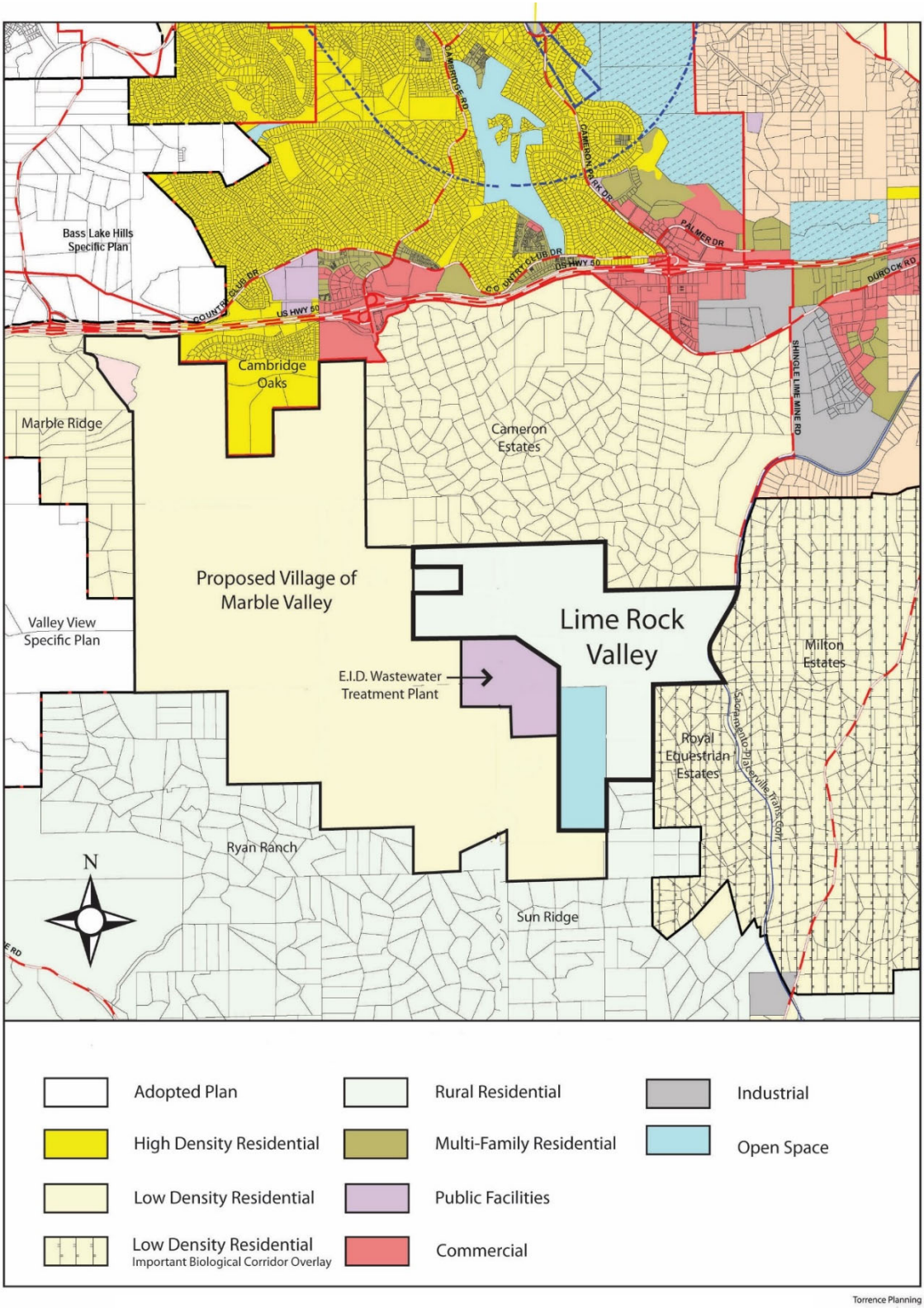


Figure 2.5 – Surrounding General Plan Land Use

2.4.5 Existing Services

- SCHOOL DISTRICTS

  The *Plan Area* falls partially within the boundaries of two elementary school districts: Buckeye Union School District (K-8) and Latrobe Elementary School District (K-8). The entire Plan Area is within the boundaries of the El Dorado Union High School District.

  The Buckeye Union School District is a K-8 school district that serves the communities of Shingle Springs, El Dorado Hills, Cameron Park and the surrounding area. The Latrobe School District is a small (170 students) K-8 school district that serves the Latrobe community.

  The El Dorado Union High School District serves students who enter high school from twelve feeder elementary districts including the Buckeye Union School District and the Latrobe School Districts (refer to Figure 2.6 – Elementary School Districts).

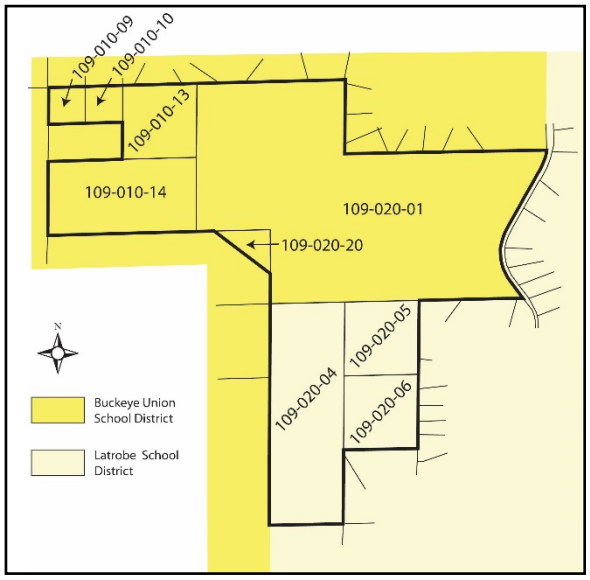


Figure 2.6 – Elementary School Districts

- LAW ENFORCEMENT

  The *Plan Area* is currently served by the El Dorado County Sheriff's Department.

- FIRE PROTECTION

  The *Plan Area* is currently served by the El Dorado County Fire Protection District.

- WATER, RECYCLED WATER & WASTEWATER COLLECTION

  Assessor Parcels 109-010-09, & 10 and 109-020-20 are within the El Dorado Irrigation District service area; remaining parcels 109-010-13 & 14 and 109-020-01, 04, 05 & 20 are outside the E.I.D. service area (refer to Figure 2.7 – EID Service Area).

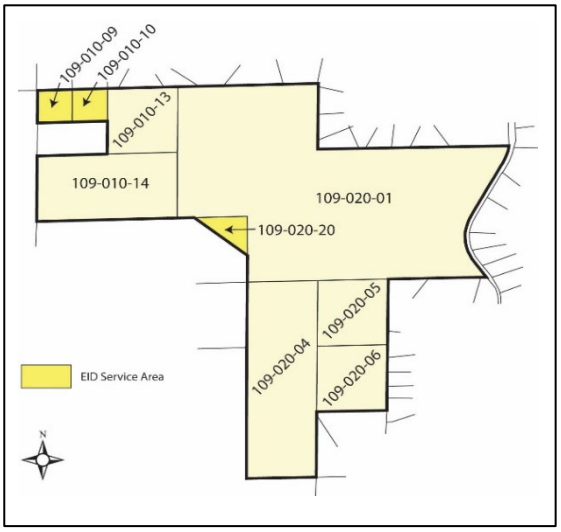


Figure 2.7 – EID Service Area

- PARKS & RECREATION SERVICES

  The *Plan Area* is currently served by the El Dorado County Parks Department. However, if the Board approves the *Specific Plan*, the project proponent will seek annexation to the El Dorado Hills Community Services District. Annexation to the EDHCSD will require a sphere of influence update and possibly a municipal service review update for EDHCSD, prior to LAFCO approval.

2.5 Site Features

In order to comply with the objectives and policies of the Conservation and Open Space Element of the General Plan, significant *Plan Area* features were inventoried and analyzed to determine how they can best be conserved and protected while allowing development to occur. Previously completed studies were reviewed

and new studies completed including geology and soils, topography, drainage and wetlands, biological and cultural resources. Significant site features analyzed include:

2.5.1 Geology

Reports by GeoImagery Consultants in 2008 and Youngdahl Consulting Group, Inc. (Youngdahl) in 2013 describe the *Plan Area* as being located within the western foothill belt of the Sierra Nevada Geologic Province. The Melones Fault Zone lies to the east of the site and the sediments of the Great Valley that begin in the Folsom area, lie to the west. The western Sierra Nevada foothill fault belt contains extensive fault systems that further sub-divide the geology of the area into distinctive belts. The eastern branch of the Bear Mountain fault zone trends northward along Shingle Creek, approximately two miles east of the *Plan Area* and the western branch of the fault trends northwestward along the Latrobe Road area. The area within the Bear Mountain fault is dominated by consolidated metavolcanic rocks (greenstone) with serpentine and gabbro intrusions and contains subordinate parallel and crosscutting faults as well as linear fracture zones.

Youngdahl suggests that the limestone deposits underlying the site may be part of a discontinuous series of shear zones present within this portion of El Dorado County. In general, the rock fabric tends to strike northwesterly and dips near vertical.

2.5.2 Soils

A March 2010 Custom Soil Resource Report prepared for the *Plan Area* by the United States Department of Agriculture, Natural Resources Conservation Service documents five soil types in the *Plan Area*: Auburn Silt Loam, 2 to 30% slope (AwD), Auburn Very Rocky Silt Loam 2 to 30% slope (AxD), Quarries (QU), Serpentine Rock Land (SaF) and Sobrante Silt Loam, 3 to 15% slope (SuC). Auburn soils are very common in western El Dorado County and they typically are well-drained and underlain by hard metamorphic rock at a depth of 12 to 26 inches. Surface runoff on Auburn soils is slow to medium and the erosion hazard is slight. Sobrante soils tend to be well drained and are underlain by fine-grained metamorphic rock. Serpentine rock land occurs on steep slopes and the depth to underlying bedrock is 4 inches or less (refer to Figure 2.8 - Soils).

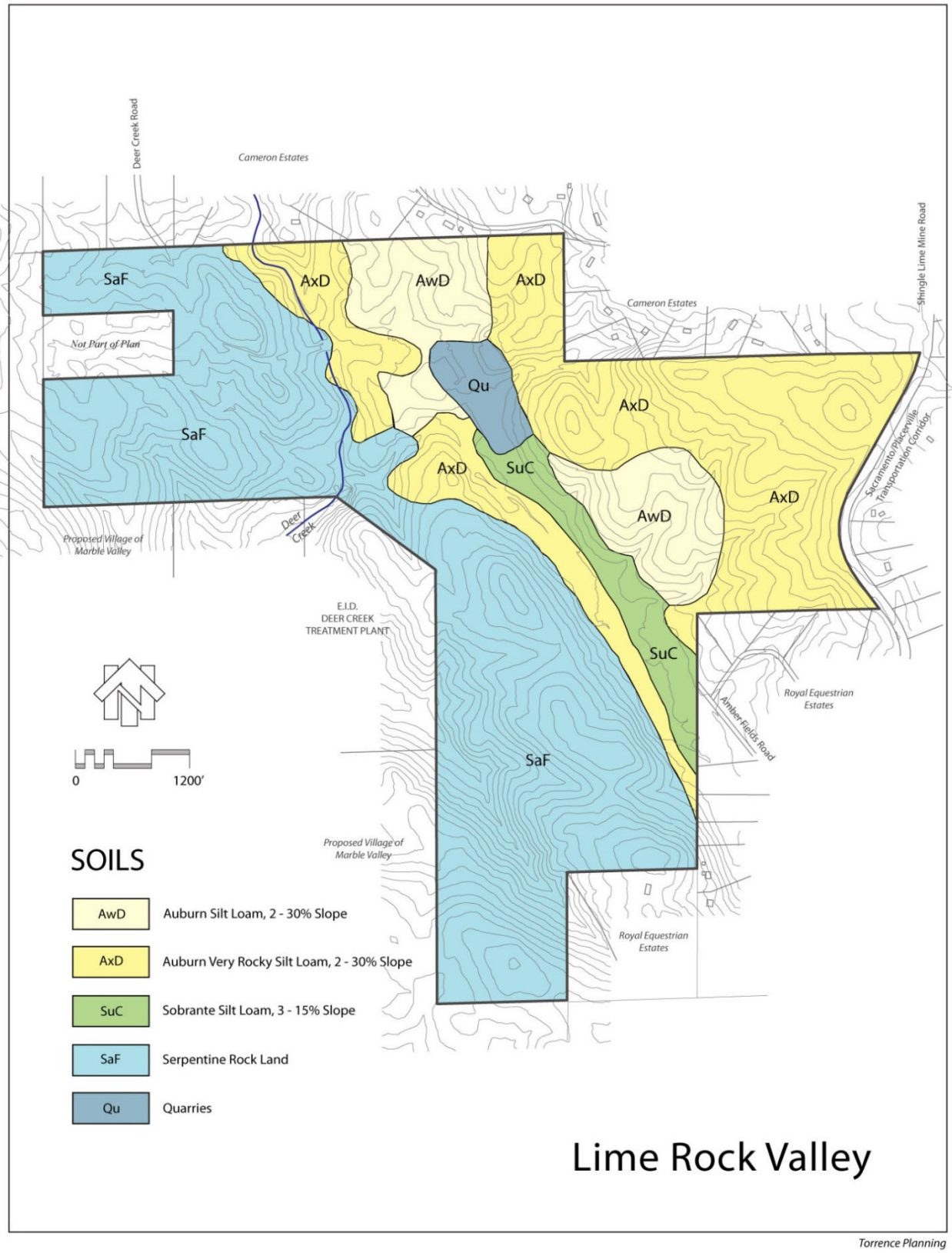


Figure 2.8 - Soils

2.5.3 Topography

The topography of the site is characterized by a series of sloping hills that surround a main valley. A minor valley is associated with the Deer Creek corridor. The *Plan Area* has approximately 400 feet of relief and the highest point is located in the northeast corner at approximate elevation 1,280'. The lowest point coincides with the location where Deer Creek exits the *Plan Area* at approximate elevation of 880' (refer to Figure 2.9 – Topography). Consistent with General Plan Policy 7.1.2.1, a slope map was prepared by R.E.Y. Engineers, Inc. to identify areas that are steeper than 30%. The slope analysis identified approximately 98 acres of the *Plan Area* that are steeper than 30% gradient.

2.5.4 Wetlands and Other Waters of the United States

Wetlands and Other Waters of the United States were surveyed by LSA Associates, Inc. in 2013 (refer to Figure 2.10 – Wetlands & Other Waters of the United States). Section 130.30.030.G of the County's Zoning Ordinance requires new ministerial and discretionary development to avoid or minimize impacts to perennial streams, rivers or lakes, intermittent streams and wetlands, and any sensitive riparian habitat to the maximum extent practicable. All discretionary development which has the potential to impact wetlands or sensitive riparian habitat shall require a biological resource evaluation to establish the area of avoidance and any buffers or setbacks required to reduce the impacts to a less than significant level. Actual setbacks for the Plan Area will be determined during the Section 404 permitting process in consultation with USACE.

2.5.5 Hydrology

Deer Creek is a perennial stream that flows north to south through the *Plan Area.* A number of unnamed intermittent and ephemeral drainages tributary to Deer Creek are also present. According to the 2004 El Dorado County Multi-Jurisdiction Hazard Mitigation Plan, the El Dorado County portion of Deer Creek (from its headwaters in Cameron Park to the El Dorado/Sacramento County line) drains a watershed of approximately 72 square miles and has the potential for flooding (refer to Figure 2. 11 – Hydrology).

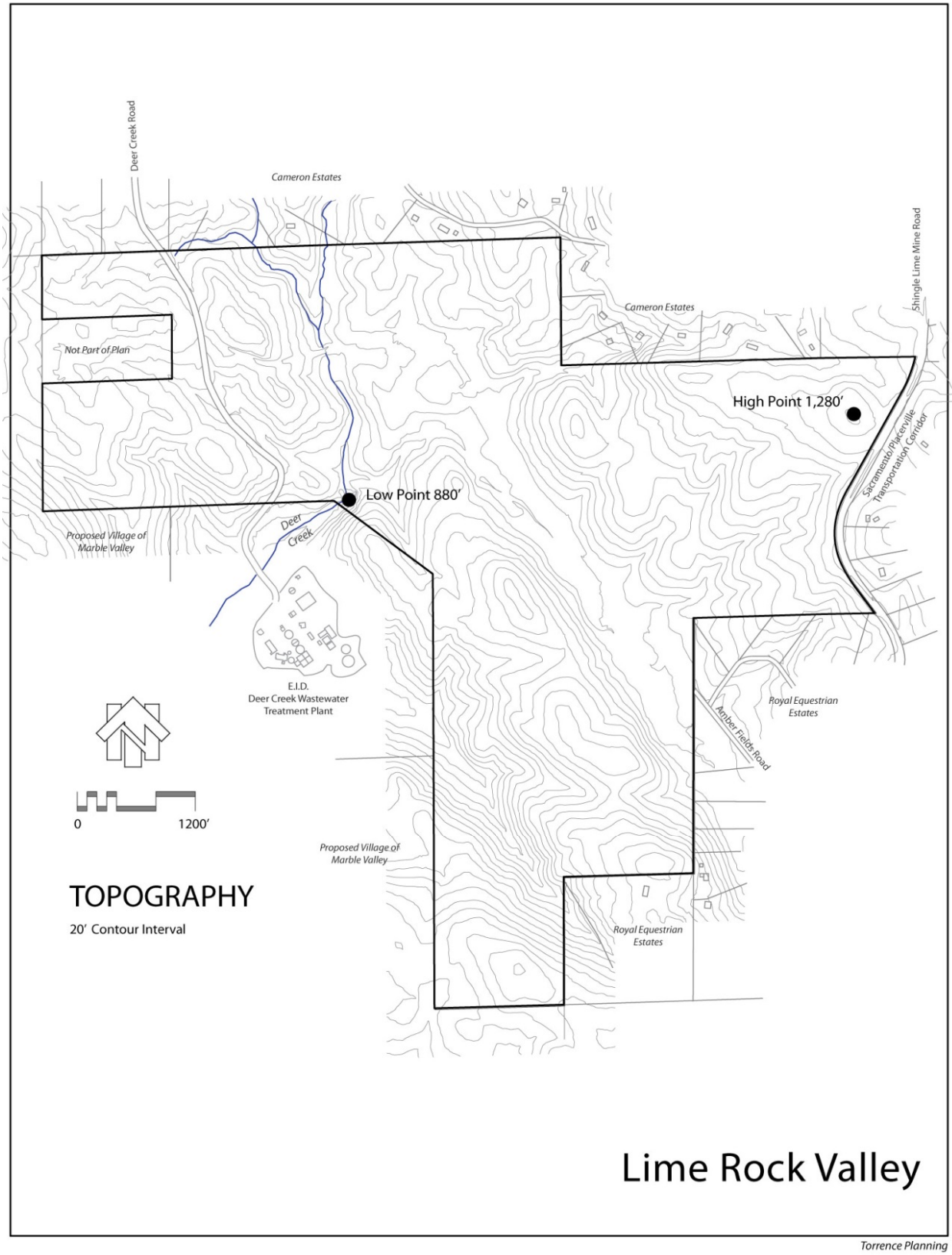


Figure 2.9 – Topography

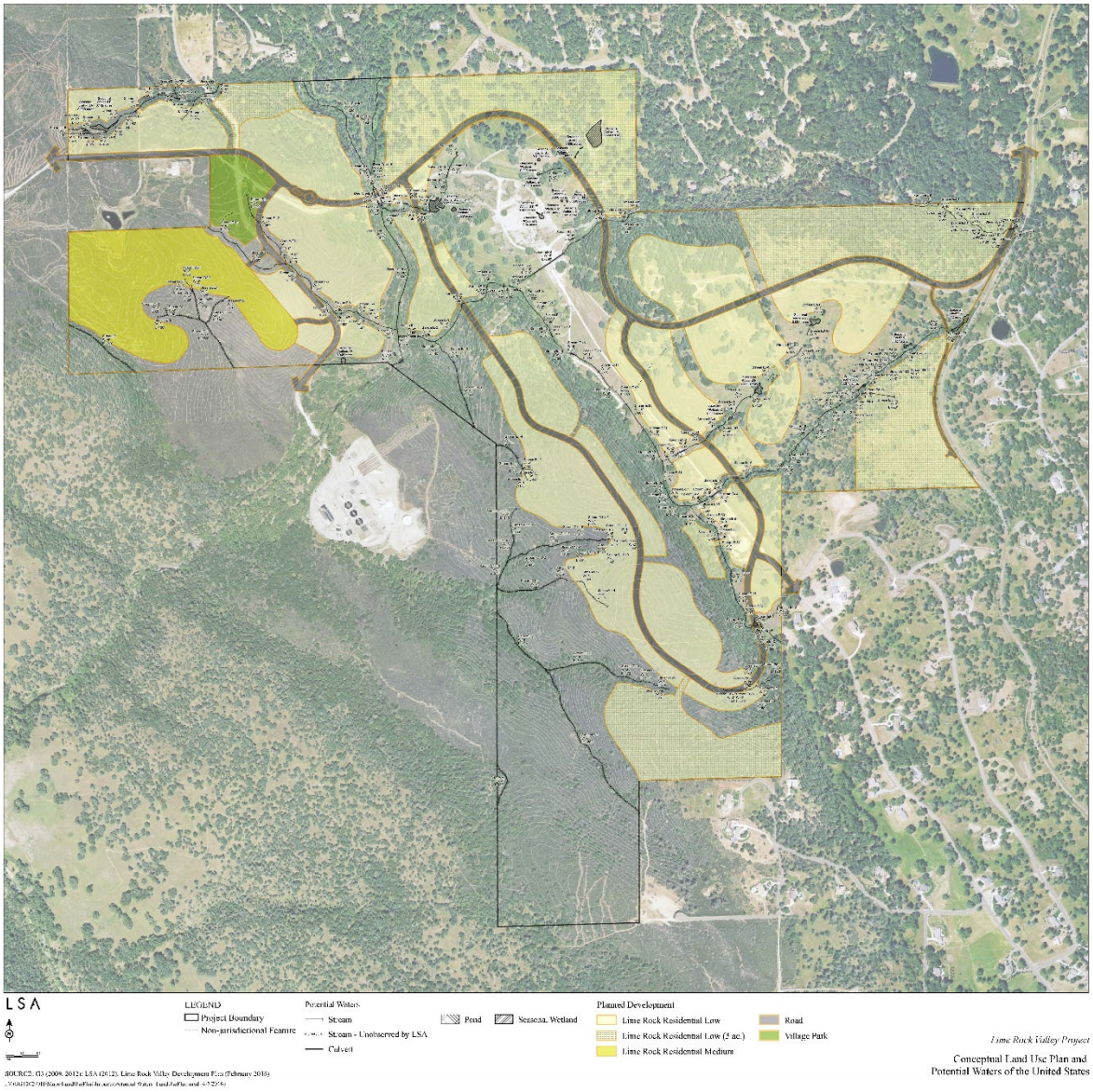


Figure 2.10 – Wetlands & Other Waters of the United States

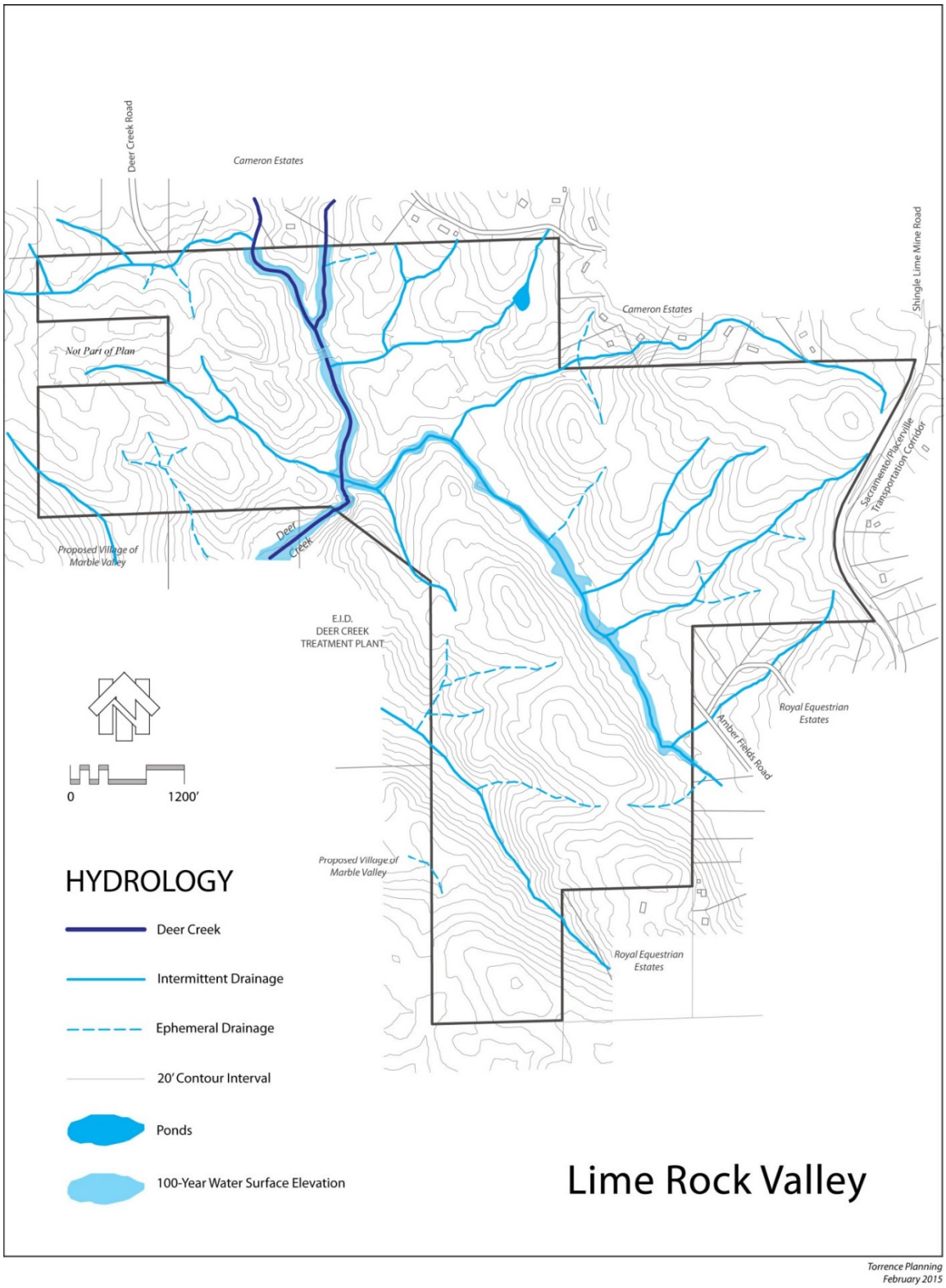


Figure 2.11 - Hydrology

2.5.6 Plant Communities and Wildlife

Biological surveys for the *Plan Area* were conducted in 2009 by Kjeldsen Biological Consulting of Santa Rosa, CA, in 2012 & 2013 by LSA of Richmond, CA, and updated by LSA in 2019 and 2020 including an updated foothill yellow-legged frog survey in 2019 and 2020. The most significant findings of these reports include:

- The *Plan Area* is within the watershed of Deer Creek.
- The *Plan Area* consists of five plant communities including annual grassland, oak woodland, white leaf manzanita chaparral, riparian woodland and ruderal (refer to Figure 2.12 – Plant Communities).
- Northwestern Pond Turtles (Actinemys marmorata marmorata) were observed in the seasonal pond.
- The LRVSP project area and offsite improvements area are just outside the geographic and elevational range of valley elderberry longhorn beetle as revised by USFWS in 2014 (79 FR 55874-55917). Although elderberry shrubs were identified at low densities throughout the LRVSP project area during both 2009 surveys (Kjeldsen Biological Consulting 2009) and 2012 botanical surveys (LSA Associates 2014), the valley elderberry longhorn beetle is not expected to occur within the LRVSP project area and offsite improvement area.
- No other special-status animal species or habitat, which would support special-status animal species was observed in the *Plan Area*;
- Two special-status plant species were observed on the property in or near the chapparal habitat on the western portion of the property. Bisbee Peak Rush-Rose was observed in disturbed locations, primarily along fire roads. Layne's Ragwort was observed in one water course in the west central portion of the property;
- There is no designated critical habitat identified by the US Fish and Wildlife present that would require species-specific animal studies. The habitat and vegetation on the property is such that there is no need for additional protocol-level wildlife surveys;
- There are no sensitive plant communities listed by DFG for the Quadrangle or surrounding Quadrangles;
- Jurisdictional features include Deer Creek and other drainages with definable bed and bank that meet criteria for Army Corp of Engineers (AROE) jurisdiction and Regional Water Quality Control Board (RWQCB) definitions of "Waters of the State". The existing pond is also likely subject to agency jurisdiction.
- There are no vernal pools present;
- No bat roosting or breeding habitat was observed in the abandoned buildings (occupied buildings were not examined);
- No active raptor nests were observed on the property;
- Deer Creek and its immediate adjoining habitat is a functional wildlife corridor; and
- The *Plan Area* contains approximately 246 acres of oak woodland (refer to Figure 2.12 – Plant Communities) that is subject to El Dorado County General Plan Policy 7.4.4.4. This policy regulates disturbance to oak woodland caused by new development. In 2017, the County revised its oak management strategy with its adoption of the Oak Resources Management Plan (ORMP), which addresses impacts to oak woodland and individual oak trees instead of oak canopy. Under this analysis, LSA (2019) identified 246 acres of oak woodland (82 acres [33%] that will be impacted), 4,545 inches of individual oak trees and 7,334inches of individual heritage trees. While the ORMP has been adopted, it is currently under litigation and may be overturned in the future. Regardless of this uncertainty, impacts to oak woodland resources

will be preserved and mitigated according to whichever regulation is in in place at the time of development. Refer to Section 5.2.5 for a detailed analysis of oak woodland impacts and mitigation policies.

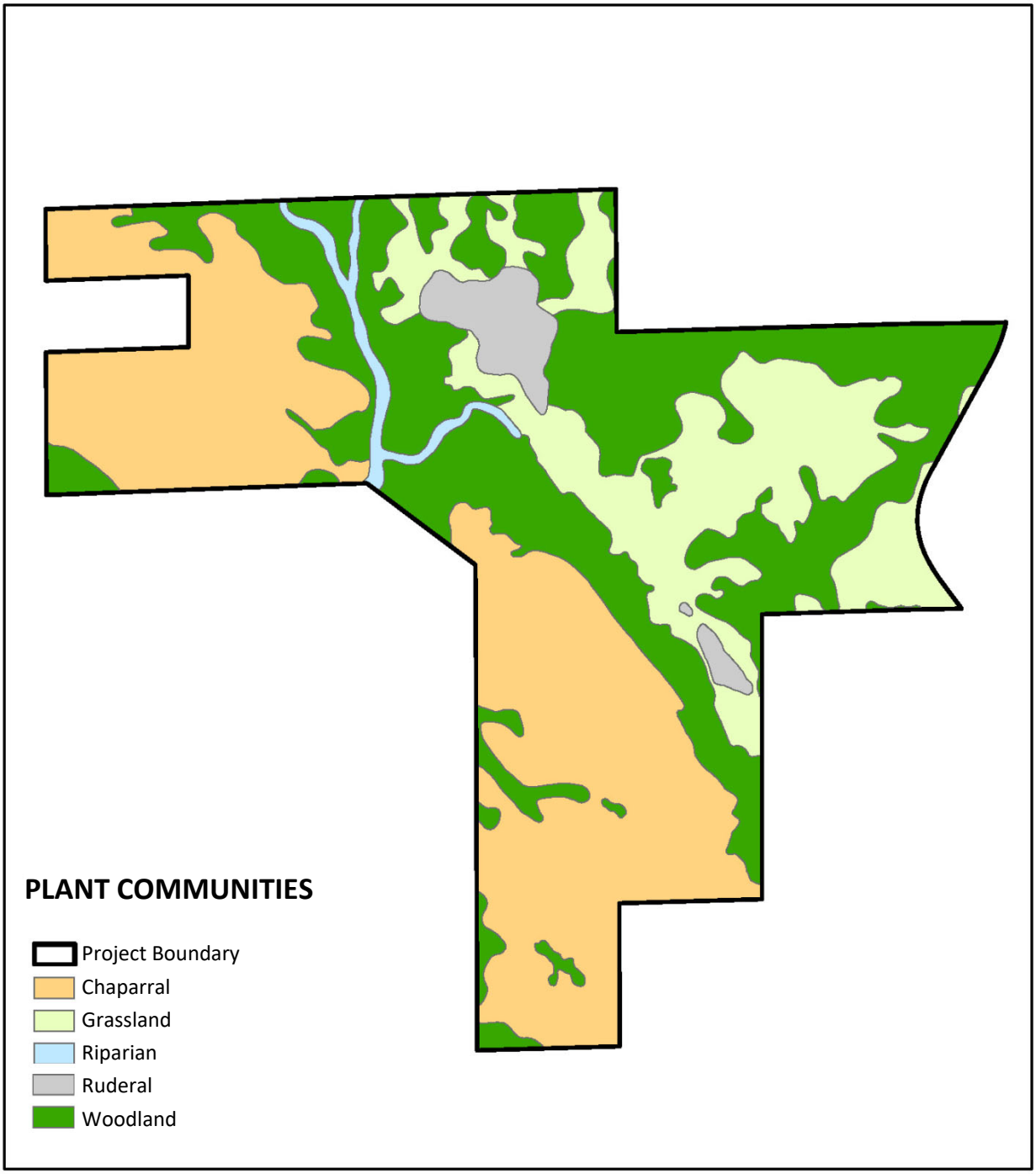


Figure 2.12 – Plant Communities

LSA Associates, Inc.
May 2014

Historic Resources Associates prepared a 2012 Cultural Resources Inventory Report that was updated in 2013 by Historic Resources Associates and Patrick GIS. The reports include a records search, literature review and field survey. As a result of the field surveys, pre-historic and historic cultural resources are recorded within the *Plan Area*.

The statutory requirements of Senate Bill 18 provide advisory guidance to cities and counties on the process for consulting with Native American Indian tribes during the adoption or amendment of general plans or specific plans. The County initiated the SB 18 consultation in April 2013 with the Shingle Springs Band of Miwok Indians (SSBMI), United Auburn Indian Community (UAIC), and Wilton Rancheria Indian Community (WRIC). The County has provided the various cultural resource reports to the tribes for their review, and on May 16 and June 19, 2013, the County facilitated two consultation meetings with the tribes and the Project Proponent. Additionally, the Project Proponent hosted three site visits with representatives from the County, the County's environmental consultant, and members of SSBMI, UAIC, and WRIC on August 12, 2013.

Sections 6253, 6254, and 6254.10 of the California Code authorize state agencies to exclude archaeological site information from public disclosure under the Public Records Act. In addition, the California Public Records Act (Government Code §6250 et seq.) and California's open meeting laws (The Brown Act, Government Code §54950 et seq.) protect the confidentiality of Native American cultural place information. Under Exemption 3 of the federal Freedom of Information Act (5 USC 5), because the disclosure of cultural resources location information on federal lands is prohibited by the Archaeological Resources Protection Act of 1979 (16 USC 470hh), it is also exempted from disclosure under the Freedom of Information Act.

Likewise, the Information Centers of the California Historical Resources Information System maintained by the Office of Historic Preservation prohibit public dissemination of records search information. In compliance with these requirements, and those of the Code of Ethics of the Society for California Archaeology and the Register of Professional Archaeologists, the 2012 Cultural Resources Inventory Report is a confidential document not intended for public distribution, and its detailed findings are not included in the *Specific Plan*.

2.6 Limestone Mine Setbacks

In 2013, Youngdahl Consulting Group, Inc. (Youngdahl) and Kleinfelder prepared mine stability reports for the existing limestone mine. Based on their combined research, Kleinfelder recommends a setback line that would establish a no development and public access area around the former limestone mine (refer to Figure 2.13 – Limestone Mine Setbacks).

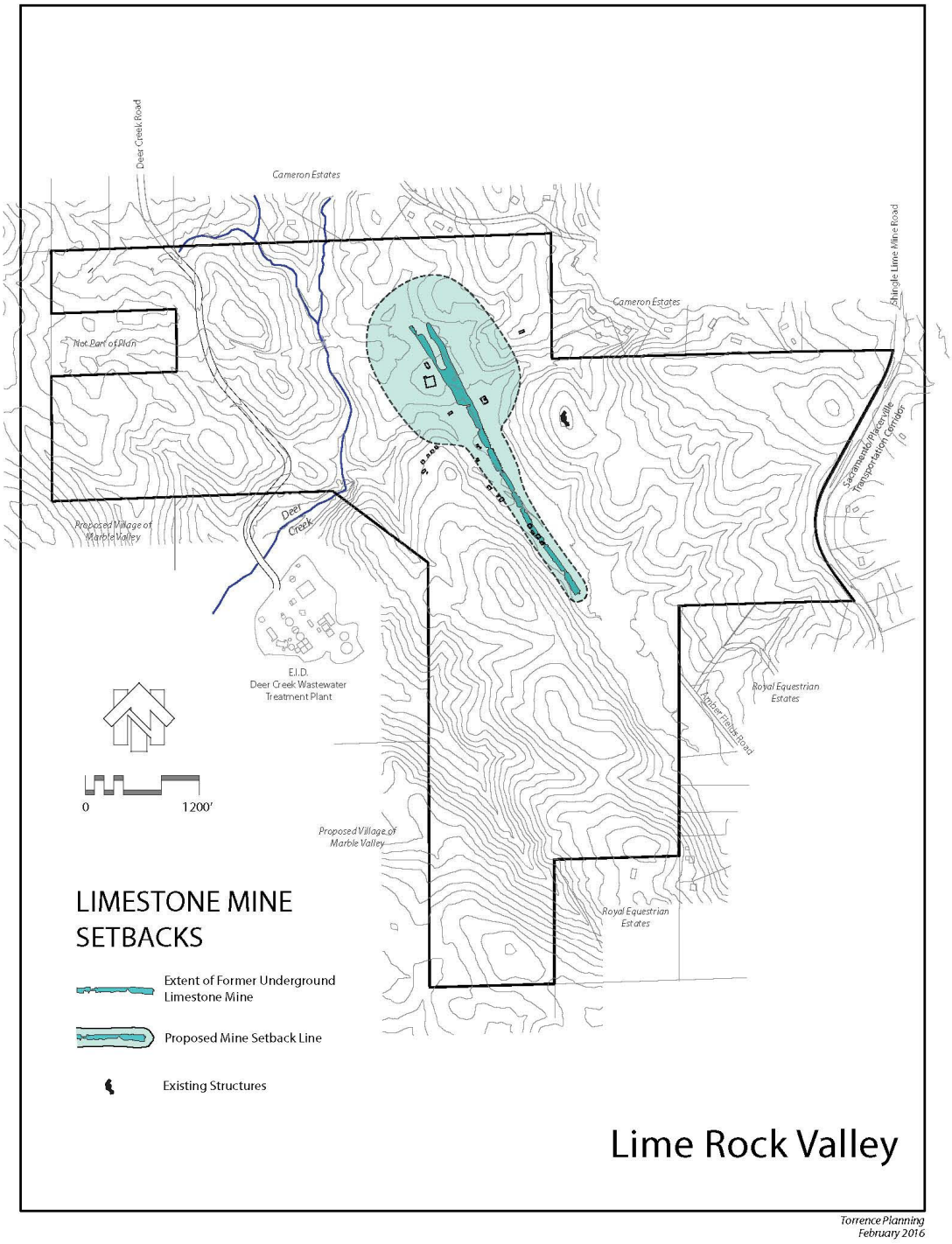


Figure 2.13 – Limestone Mine Setbacks

2.7 Hazardous Materials

According to the Phase I Environmental Assessment by Youngdahl Consulting Group, Inc., the *Plan Area* currently contains several occupied residential structures, a number of dilapidated structures, unpaved roads, electrical and telephone lines, and abandoned structures related to the limestone mine operations. An electrical sub-station with six pad-mounted transformer is located west of the abandoned mine shaft. Additionally, old lime kilns, surface disposal areas, a dilapidated ice house, concrete pads, several bunkers that were used for the storage of explosives, an old generator and mine tailings, and a concrete culvert for the existing gravel road that crosses Deer Creek were documented.

The Phase I Environmental Assessment also identified a number of hazardous substances including the potential of isolated areas of elevated concentrations of mercury from the gold mining period. The report identified other hazardous items including two diesel underground storage tanks (USTs) and one above ground diesel tank at the existing house on the hill east of the limestone mine. Probable asbestos-containing building materials were identified in the basement of the house and in the pool house. Various 55-gallon drums and containers were also observed throughout the property. The majority of the 55-gallon drums were observed to be either empty or filled with water. The six pad-mounted transformers at the electrical sub-station on the property were identified to contain PCB oil.

Evidence of solid waste dumping was identified on the property during the site reconnaissance. Materials observed in the various solid waste piles included 55-gallon drums, vehicle tires, construction debris, furniture, household appliances, bedding, various containers, wood, brush, metal debris, and automobile parts which have since been removed and properly disposed of according to current Department of Toxic Substances (DTSC) guidelines. A DTSC Voluntary Cleanup agreement (VCA) may be required prior to development of the *Plan Area.*

2.8 Development Constraints

Based on the objectives and policies of the Conservation & Open Space Element of the General Plan and the *Specific Plan* analysis of significant site features, a site development rating system has been established for the *Plan Area*. The rating system identifies and maps areas of the *Plan Area* from least to most constrained for development (refer to Figure 2.14 – Development Constraints).

The most constrained areas for development contain steep slopes, oak woodlands, natural drainages and wetlands while the most favorable areas for development are sites with gentle slopes, little or no oak woodland, stable soils, and no natural drainages and wetlands. Based on this analysis, approximately 335 acres of the *Plan Area* are recommended as permanent non-development open space areas.

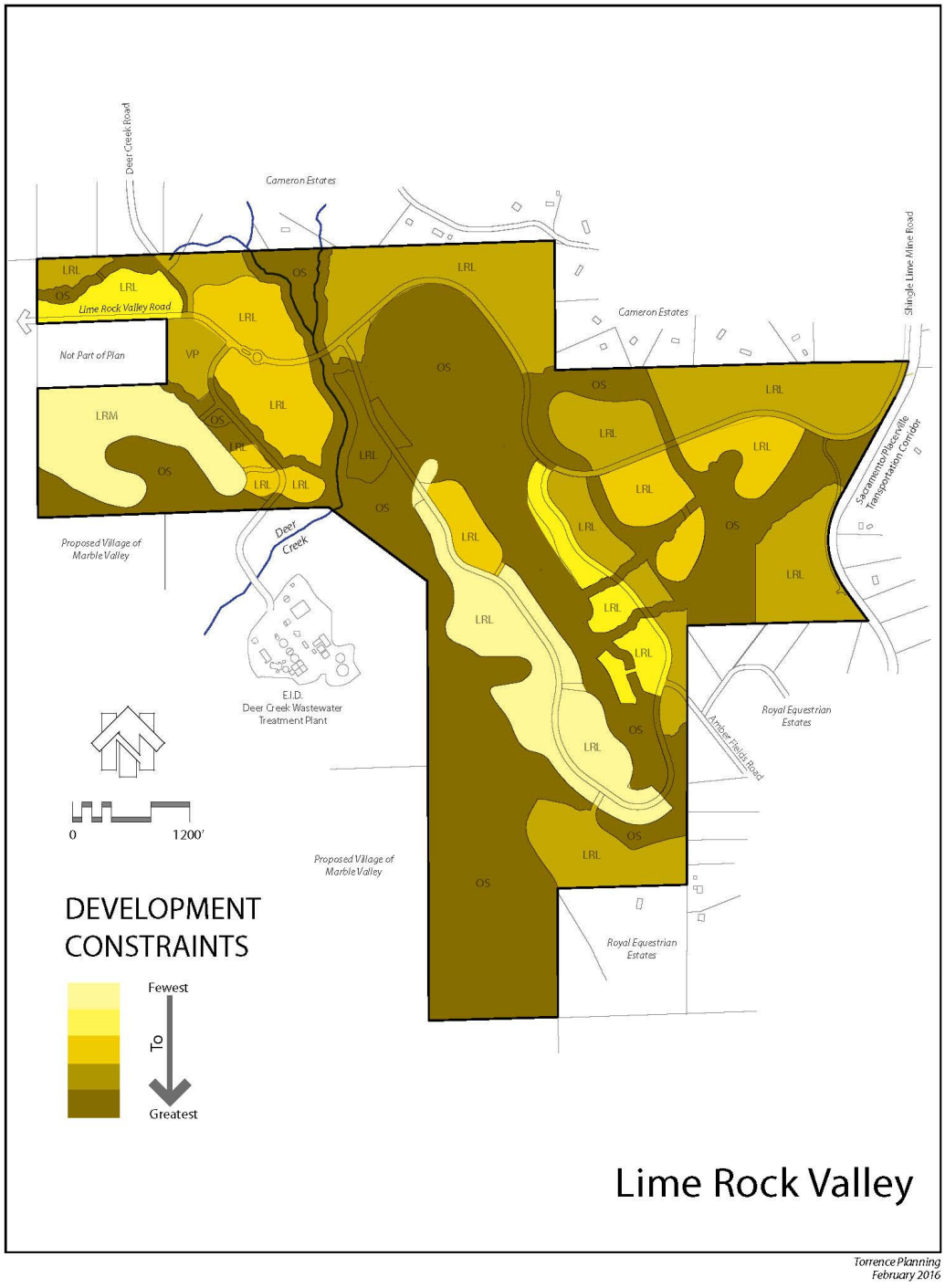


Figure 2.14 – Development Constraints

2.9 Planning Considerations

In the preliminary stages of plan formulation, the project proponent and consultant team identified the key development issues, opportunities, and constraints. The identification of these concerns provided the initial direction for formulating the overall project concept and subsequent development standards. In this way, the *Specific Plan* has the ability to spatially define an area, analyze the development constraints and opportunities, and use these as criteria to form a development plan. The design of the *Specific Plan* considers the following issues:

Land Use Categories and Configuration

Establish a desirable spatial relationship between residential, open spaces, riparian corridors, within, and adjacent to, the site. Provide adequate buffers between residential development, and natural resources.

Circulation and Access

Provide visual and recreational linkages between development areas, parks, and passive recreation corridors. Minimize the number of roadway and trail intersections to reduce conflicts between automobiles and pedestrians. Provide alternative circulation routes for pedestrians and cyclists between parks, and residential areas.

Site Disturbance and Grading

Properly consider the site's natural terrain through careful site planning and grading that reflects the natural contours of the property. Round and blend slope banks to existing contours to create a natural appearance. Avoid sharp and unnatural edges.

Oak Woodlands Impact

Minimize oak woodlands disturbance by locating development in areas of the site with minimal oak resources.

Visual Integrity

Preserve ridgeline vistas by avoiding disturbance of prominent areas of 30 percent or greater slope.

Cultural Resources

Preserve important cultural resources that are central to the history of El Dorado County.

Water Quality

Implement water quality improvement measures to comply with the Clean Water Act standards for urban runoff from nonpoint sources.

Housing Diversity and Population Growth

Diversify the available housing stock to meet the demands and interests of existing and future generations. Provide housing types and building massing consistent with the surrounding neighborhoods.

Recreation and Parks

Provide adequate park areas for the Plan Area and overall community and extend the network of pedestrian and bicycle trails linking the El Dorado Trail with the proposed Village of Marble Valley and eventually El Dorado Hills and Cameron Park.

3

Land Use

3.1 Overview

Lime Rock Valley is a comprehensively planned community whose form is based in part on the principles embodied in the El Dorado County General Plan Land Use Element. If approved by the Board, the *Specific Plan* will be consistent with the General Plan land use element policies of preserving the County's rural character by confining the highest intensity, self-sustaining compact urban and suburban-type development to Community Regions. The Lime Rock Valley *Specific Plan* advocates an efficient development strategy that respects existing community development patterns, conserves valuable natural resources and provides ample open space consistent with the County's goal of limiting urban/suburban sprawl while maintaining a high standard of environmental quality.

Figure 3.1 illustrates the guiding principle driving the *Specific Plan*: residential development should be located in areas with the fewest development constraints so that impacts to hillsides, natural drainages, oak woodlands, and cultural resources are minimized.

The Applicable El Dorado County General Plan Goals

Land Use (Goal 2.1) Protection and conservation of existing communities and rural centers; creation of new sustainable communities; curtailment of urban/suburban sprawl; location and intensity of future development consistent with the availability of adequate infrastructure; and mixed and balanced uses that promote use of alternate transportation systems.

Land Use Designations (Goal 2.2) A set of land use designations that provide for the maintenance of the rural and open character of the County and maintenance of a high standard of environmental quality.

Natural Landscape Features (Goal 2.3) Maintain the characteristic natural landscape features unique to each area of the County.

Existing Community Identity (Goal 2.4) Maintain and enhance the character of existing rural and urban communities, emphasizing both the natural setting and built design elements that contribute to the quality of life, economic health, and community pride of County residents.

Community Identity (Goal 2.5) Carefully planned communities incorporating visual elements that enhance and maintain the rural character and promote a sense of community.

3.2 Land Use Summary and Plan

If approved by the Board of Supervisors, the *Specific Plan* will be designated as Adopted Plan (AP) on the County's General Plan Land Use Map and the Land Use Plan (Figure 3.1) will become the County's adopted General Plan Map for the *Plan Area*. The Land Use Plan sets forth the arrangement of land uses, transportation networks, and open spaces within the *Plan Area*. If the Board of Supervisors approves this *Specific Plan*, the land

uses described herein will be consistent with the El Dorado County General Plan. The land use concept focuses on a mixture of residential densities and open spaces as shown in Figure 3.1 (Land Use Plan) and summarized in Table 3.1 (Land Use Summary). At build-out, the *Plan Area* can accommodate 800 dwelling units (an overall density of 1.1 units per acre) and 341 acres of parks and open space.

3.3 Land Designations

As shown in Figure 3.1 and summarized in Table 3.1, the *Specific Plan* consists of four land use designations: Lime Rock Residential – Low (LRL), Lime Rock Residential – Medium (LRM), Village Park (VP) and Open Space (OS).

Table 3.1: Land Use Summary

Land Use Designation		Area (Ac)	% of Total Area	Residential Units
Residential				
LRL	Lime Rock Residential Low (0.2 – 5.0 Du/Ac)	322	44%	550
LRM	Lime Rock Residential Medium (5.0 – 8.0 Du/Ac)	36	5%	250
	Subtotal Residential	358	49%	800
Public Facilities				
VP	Village Park	8	1%	
Open Space				
OS	Open Space	335	45%	
Roads				
	Right-of-Way	39	5%	
Totals		**740**	**100%**	**800**

3.3.1 Lime Rock Residential - Low (LRL)

The *Specific Plan* establishes a Lime Rock Residential – Low (LRL) land use designation to accommodate a variety of housing types. The LRL land use designation is intended to establish neighborhoods composed of single family detached and attached homes and this designation permits one single family dwelling per legal lot. One secondary dwelling unit is allowed on lots 10,000 square feet and greater.

The LRL density range is from 0.2 to 5.0 dwellings units per gross acre and approximately 322 acres of the *Specific Plan* is devoted to the LRL land use. The *Specific Plan* target allocation for the LRL land use is 550 units for an average density of 1.7 dwelling units per acre of developed LRL residential land (refer to Table 3.1 – Land Use Summary).

Allowed Uses: Refer to Table A.3
Associated Zoning Categories: R6-PD, R10-PD, R15-PD, R1A-PD, R2.5A-PD & R5A-PD
Development Standards: Refer to Tables A.5, A.6, A.7, A.8, A.9 & A.10



3.3.2 Lime Rock Residential - Medium (LRM)

The *Specific Plan* establishes a Lime Rock Residential – Medium (LRM) land use designation to accommodate higher density single family homes. The LRM land use designation is intended to establish neighborhoods composed of single family detached and attached homes and this designation permits one single family dwelling per legal lot.

The LRM density range is from 5.0 to 8.0 dwellings units per gross acre and approximately 36 acres of the *Specific Plan* is devoted to the LRM land use. The *Specific Plan* target allocation for the LRM land use is 250 units for an average density of about 7.0 dwelling units per acre of developed LRM residential land (refer to Table 3.1 – Land Use Summary).

Allowed Uses: Refer to Table A.3
Associated Zoning Categories: R4-PD
Development Standards: Refer to Tables A.4


TRANSFER OF RESIDENTIAL UNITS

The *Specific Plan* permits adjustments to the residential land use mix to reflect sensitive natural site features and changing market demand for a particular housing type. Transfer of residential units is permitted between R4-PD, R6-PD, R10-PD, R15-PD and R1A-PD residential parcels. No transfer of residential units to R2.5A-PD or R5A-PD parcels is allowed. If a particular residential parcel develops at less than its maximum density, the remaining undeveloped density may transfer to another residential parcel or parcels, provided the maximum dwelling count within the *Plan Area* does not exceed 800 units. The total number of residential units shall not exceed 800 except by amendment of the *Specific Plan*. Refer to Section 9.3.2 (Transfer of Residential Land Use Allocations) for additional information.

3.3.3 Village Park (VP)

The Village Park (VP) land use designation is included in the *Specific Plan* to provide for active and passive recreation opportunities as required by the General Plan. Upon approval of the Specific Plan, the project proponent will consult with the County and the El Dorado Hills Community Services District to determine if the Village Park site should be relocated or modified. If the park site is modified or relocated, its land use designation shall revert to Lime Rock Residential – Low (LRL) as a minor administration modification of the *Specific Plan*.

In addition to the Village Park, the *Specific Plan* encourages the development of private neighborhood parks (1 to 3 acres) for the use and enjoyment of residents in private gated residential neighborhoods. If provided, private neighborhood parks will be owned and maintained by the Lime Rock Valley Owner's Association and will be delineated on subsequent Planned Development (PD) and small lot Tentative Subdivision Map application submittals.

Regardless of any future Village Park site modification or development of neighborhood parks, the *Specific Plan* shall be required to meet its Quimby park dedication requirement either through parkland dedication or in lieu fees.

Allowed Uses: Refer to Table A.3
Associated Zoning: R15-PD
Development Standards: Refer to the Table A.7

3.3.4 Open Space (OS)

The *Specific Plan* Open Space (OS) land use designation provides for the conservation of natural open space areas of the site. The protected open space features include oak woodlands, Deer Creek and its intermittent tributaries, wetlands, steep hillsides and cultural features. Allowed uses within the open space land use designation are limited in order to conserve and protect habitat and significant natural features of the *Plan Area.*

Approximately 124 acres of open space in the southwest corner of the *Plan Area* may be dedicated to a non-profit foundation of interested stakeholders to own and manage the resources as a regional open space amenity in conjunction with the proposed regional open space in the adjacent Village of Marble Valley. The regional open space will accommodate passive, day-use recreation, such as equestrian and hiking for county-wide public benefit and enjoyment. If an appropriate foundation type ownership is not formed, the project proponent may retain the open space as permanent, community open space with uses allowed by the *Specific Plan.* Regardless of the ownership, the 128 acres will remain as open space in perpetuity.

The remainder of the open space will primarily benefit the residents of Lime Rock Valley; however, the general public will be allowed to use the bike paths and trails that are owned, managed and maintained by the Lime Rock Valley Owner's Association. It is envisioned that a network of paved and unpaved trails located throughout the *Plan Area* open space will link the various residential neighborhoods and the Village Park.

Allowed Uses: Refer to Table A.11
Associated Zoning: OS1-PD & OS2-PD
Development Standards: Refer to the Open Space Management Plan

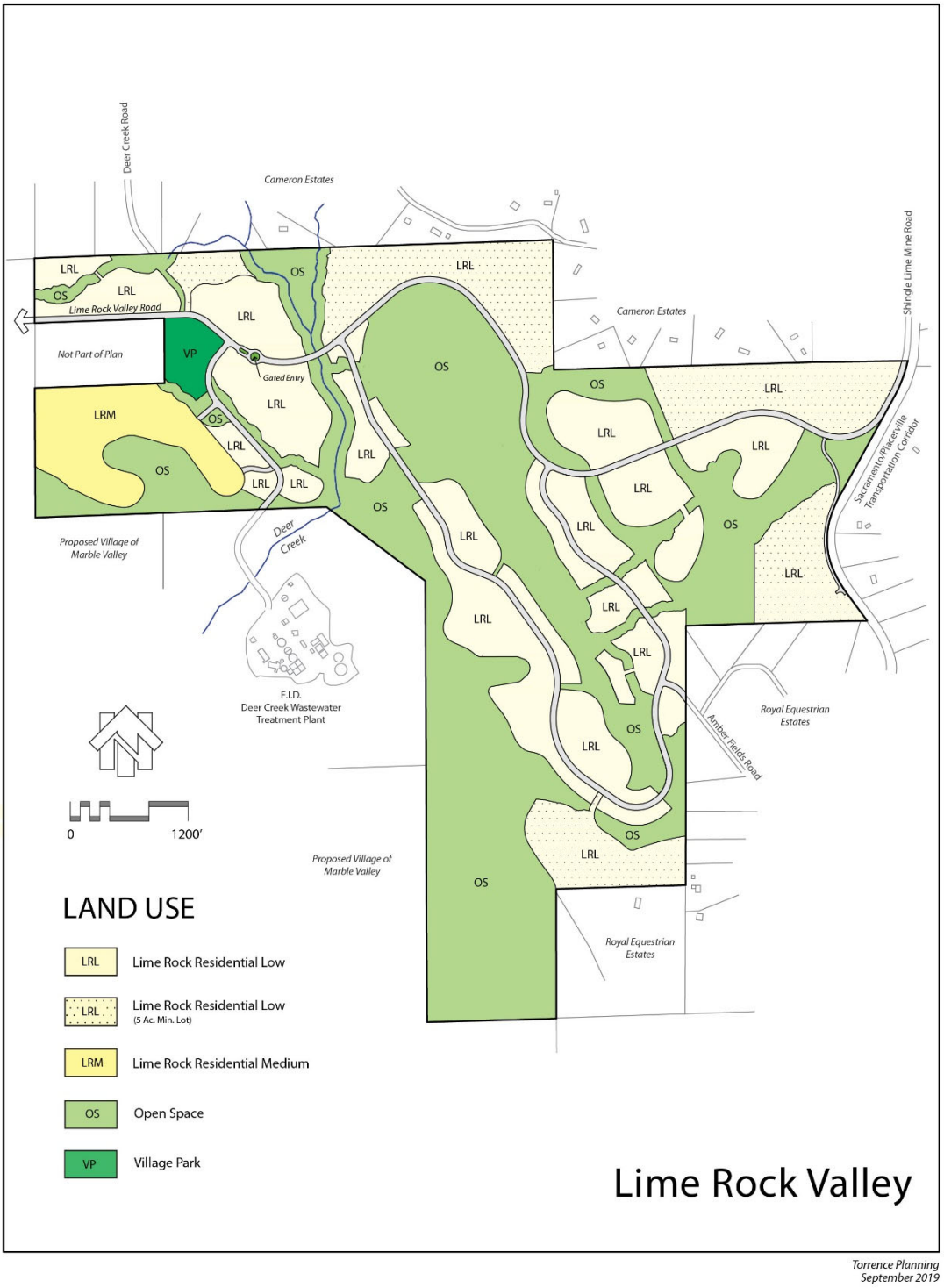


Figure 3.1 – Land Use Plan

3.4 Specific Plan Objectives and Policies

Land Use

Objective 3.1

Provide a mixed-use development pattern that allows for continued population growth and economic expansion consistent with the goals and objectives of local and regional planning objectives.

Objective 3.2

Promote a compact community pattern by developing available infill locations and providing a range of land use designations that utilize infrastructure in an efficient, cost-effective manner.

Objective 3.3

Integrate and organize land use types and patterns that are compatible with existing uses, promote alternative modes of transportation, reduce vehicle miles traveled, and remain sensitive to the natural constraints of the site.

Policy 3.1:
The Plan Area shall be an integral and complementary component of the El Dorado Hills and Cameron Park communities.

Policy 3.2:
Establish new residential uses in a manner that blends densities with existing subdivisions and locates higher density development in proximity to public transit opportunities to minimize automobile use.

Community Identity

Objective 3.4

Establish a community setting with an identifiable character that meets the everyday needs of the residents, provides new recreational amenities, and improves quality of life for community members.

Policy 3.3:
Zoning within the Plan Area shall develop under planned development (PD) ordinances of the County of El Dorado.

Policy 3.4:
Design review and development proposals shall consider subdivision design, architectural review, site plan review, building materials, landscaping, lighting, grading, and improvement plans to create a sense of place and integrate with the existing character of El Dorado Hills and Cameron Park.

Policy 3.5:
Concurrent with the recording of the small lot final subdivision map, applicants shall prepare a development notebook for any single-family detached lot 15,000 square feet or greater that establishes building setbacks and site-specific development criteria.

Policy 3.6:
Create a distinctive character and high-quality community by using design standards, and ensuring that site development, architectural design, and landscaping standards are consistent with the Specific Plan development standards.

Housing

Objective 3.5

Provide an adequate supply of residential land use opportunities, including a range of housing densities and types.

Policy 3.7:

Provide a range of housing choices from low-density to medium density small-lot single-family attached and detached residences, furthering home-ownership opportunities for a range of ages and income levels.

Open Space

Objective 3.6

Set aside natural open space lands to preserve sensitive environmental resources and provide for wildlife habitat, while allowing for the passive recreational enjoyment of the community.

Policy 3.8:

Set aside a minimum of 30 percent open space consistent with the El Dorado County General Plan.

Policy 3.9:

Environmentally sensitive areas, such as significant wetlands and cultural resources, shall be protected in open space with landscape buffers as appropriate.

Recreation

Objective 3.7

Provide parks and gathering spaces for a range of ages and users.

Policy 3.10:

Provide private neighborhood parks and public village parks at an overall minimum standard of 5 acres per 1,000 residents, linking them to residential areas and activity centers through a network of sidewalks, bike paths, and trails.

4

Transportation and Circulation

4.1 Overview

The *Plan Area* circulation system emphasizes the principle of transportation choices and this section of the *Specific Plan* sets forth the circulation policies, plans and details that implement that principle. A sustainable community plan should focus on the movement of people, not cars, and the plan should provide its residents with mobility alternatives such as walking, cycling, transit, and carpooling, in addition to vehicular movement. A sustainable circulation system must also address regional travel, both in terms of connectivity and capacity as well as local internal connections and access. The *Plan Area* circulation system addresses the concerns of regional traffic and connectivity with the surrounding communities of El Dorado Hills and Cameron Park (refer to Figure 4.1 - Circulation). As described in Section 2.7, access to the *Plan Area* is from the west, through the Village of Marble Valley project. Emergency vehicle access will be provided via Amber Fields Road to the south and Shingle Lime Mine Road at the northeast corner of the *Plan Area*.

4.1.1 Measure Y and E

The *Specific Plan's* land use and circulation systems must also address level of service and concurrency. In 1998, El Dorado County voters adopted an initiative measure known as Measure Y, the "Control Traffic Congestion Initiative." The initiative added several policies to the former General Plan that require new development to fully pay its way to prevent traffic congestion from worsening in the County. In 2016, the voters approved Measure E, which amended Policies TC-Xa, TC-Xf, and TC-Xg of the County's 2004 General Plan, some of which were determined unconstitutional in 2017 by Judge Warren Stracener. The Specific Plan will adhere to the level of service and concurrency policies as stated in the County's General Plan at the time of development. For additional information, refer to the General Plan Consistency matrix identified in Section 1.5 (Specific Plan Authority and Requirements).

4.1.2 Complete Streets Act of 2008 (Assembly Bill 1358)

Commencing in January 2011, the California Complete Streets Act of 2008 requires all cities and counties "to plan for a balanced, multi-modal transportation network that meets the needs of all users of streets, roads, and highways, defined to include motorists, pedestrians, bicyclists, children, persons with disabilities, seniors, movers of commercial goods, and users of public transportation". Consistent with this legislation, the *Specific Plan* identifies and plans for a hierarchy of connected "complete streets" to ensure that pedestrian, bike, and automobile modes of travel have direct and continuous connections throughout *Plan Area*.

Various transportation modes to connect the *Plan Area* to Highway 50 and the El Dorado Hills and Cameron Park communities have been investigated. The *Specific Plan* circulation system is pedestrian and cyclist friendly to encourage walking and cycling. Moreover, a Class I multi-use path will link Lime Rock Valley with the proposed elementary schools in the Village of Marble Valley. The circulation system envisions a reduction in overall vehicle miles traveled (VMT) with a commensurate reduction in greenhouse gas emissions.

4.1.3 El Dorado County Transportation Commission

The El Dorado County Transportation Commission (EDCTC) became El Dorado County's Regional Transportation Planning Agency (RTPA) on July 23, 1975. As the RTPA, the EDCTC serves as the planning

and programming authority for transportation projects on the western slope of El Dorado County, excluding those areas within the Tahoe Regional Planning Agency boundaries. Through a Memorandum of Understanding (MOU), the EDCTC works with the Sacramento Area Council of Governments (SACOG) to determine air quality conformity of transportation plans, programs, and projects.

4.1.4 Public Transit

Recent California legislation to reduce greenhouse gas emissions (AB 32 and SB 375) may result in increased market demand for public transit and housing located closer to service needs and employment centers. To respond to these state requirements, Lime Rock Valley will participate in any proposed Transportation Management Plan (Refer to Section 4.5 – Transit Service).

4.1.5 Pedestrian and Bikeway Connections

The circulation plan also includes provisions for non-motorized modes of transportation, including bicycle and pedestrian travel. A comprehensive network of Class I multi-use paths, along with a system of sidewalks and paved and unpaved trails, is woven throughout the *Plan Area*. The trail system integrates into the community-wide open space and street system, linking the residential neighborhoods to the village park and open space (refer to Section 4.6 – Bikeway & Trail Network).

4.2 Applicable General Plan Transportation Goals

Roads and Highways (Goal Tc-1)

To plan for and provide a unified, coordinated, and cost-efficient countywide road and highway system that ensures the safe, orderly, and efficient movement of people and goods.

Levels of Service and Concurrency (Goal Tc-X)

To coordinate planning and implementation of roadway improvements with new development to maintain adequate levels of service on County roads.

Transit (Goal Tc-2)

To promote a safe and efficient transit system that provides service to all residents, including senior citizens, youths, the disabled, and those without access to automobiles that also helps to reduce congestion, and improves the environment.

Transportation Systems Management (Goal Tc-3)

To reduce travel demand on the County's road system and maximize the operating efficiency of transportation facilities, thereby reducing the quantity of motor vehicle emissions and the amount of investment required in new or expanded facilities.

Non-Motorized Transportation (Goal Tc-4)

To provide a safe, continuous, and easily accessible non-motorized transportation system that facilitates the use of the viable alternative transportation modes.

Non-Motorized Transportation (Goal Tc-5)

To provide safe, continuous, and accessible sidewalks and pedestrian facilities as a viable alternative transportation mode.

Circulation Planning (Goal Tc-8)

Support the coordination of local, regional, State, and Federal transportation and circulation planning

Complete Streets (Goal Tc-9)

To support the development of complete streets where new or substantially improved roadways shall safety accommodate all users, including bicyclist, pedestrians, transit riders, children, older people, and disabled people, as well as the motorist.

4.3 Roadway Classifications

Table TC-1 of the El Dorado County General Plan establishes a functional road classification system for the county including: Six-Lane Divided Roads; Four-Lane Divided Roads; Four-Lane Undivided Roads for both community and rural regions; and Major Two-Lane Roads for both community and rural regions and Local Roads.

A selection of street widths and designs are included within the *Specific Plan* to accommodate a range of anticipated traffic volumes in a manner compatible with adjacent land uses. Consistent with the overall design theme of the *Specific Plan*, streets will generally be curvilinear in design, conforming both vertically, horizontally, and as closely as possible to natural topography. If the Board of Supervisors approves the *Specific Plan*, the circulation system will be consistent with the County's functional road classification system and the following sections provide a detailed description of each street type (Refer to Figure 4.1 – Circulation).

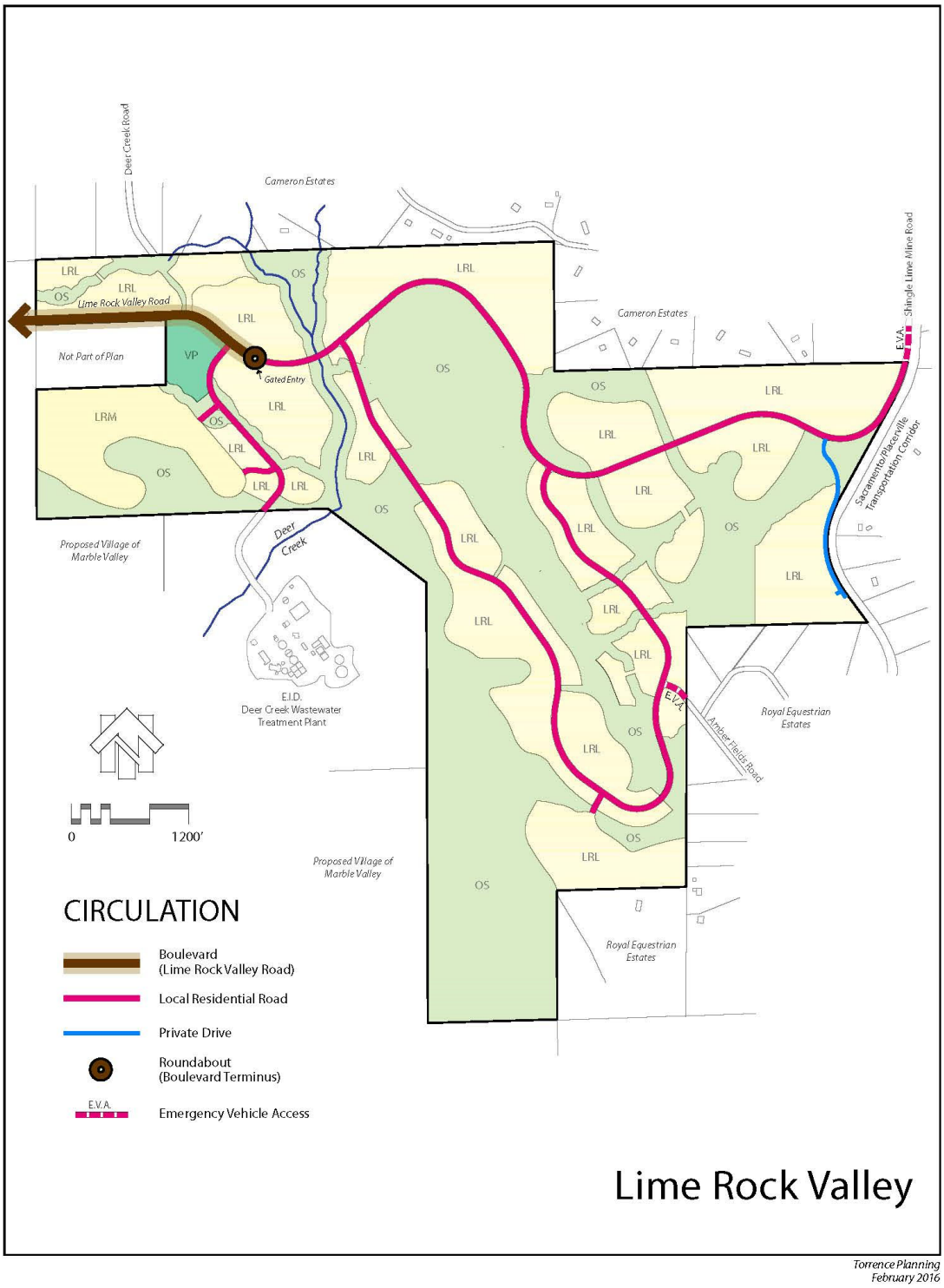


Figure 4.1 - Circulation

4.3.1 Collector Streets

Collector streets serve to route traffic from local residential streets to an arterial street. Collector roads are divided or undivided two lane streets with either a landscaped median or a paved center turn lane and a Class I multi-use bike path on one side of the street.

Lime Rock Valley Road

Lime Rock Valley Road, the signature circulation corridor of the *Plan Area,* is the only collector street proposed for the *Specific Plan*. Lime Rock Valley Road is an extension of a similarly named collector street in the proposed Village of Marble Valley, directly west of the *Plan Area* (refer to Figure 4.1 - Circulation). Lime Rock Valley Road extends approximately one-half mile into the *Plan Area* from its western boundary and terminates in a roundabout entry feature (refer to Figures 4.2 – Boulevard Street & 4.18 – Roundabout). Lime Rock Valley Road consists of one way travel lanes separated by a landscaped median. On-street parking is prohibited for the entire length of this street and it will be maintained as specified in the Public Facilities Financing Plan (PFFP).

4.3.2 Local Residential Streets

Local residential streets, with their gated entries, serve as the internal circulation system for residential neighborhoods and they support low traffic volumes, provide direct access to adjacent residential properties and limit through traffic. Local residential streets accommodate two-way traffic, including emergency service vehicles, solid waste collection and may contain traffic calming features such as roundabouts, mid-block bulb-outs, and intersection neck-downs (refer to Section 4.4 – Traffic Calming Techniques). The typical local residential street section consists of two travel lanes with parking provided on one or both sides. Sidewalks of varied widths may be provided on one or both sides or in some instances, such as short cul-de-sac streets, there will be no sidewalks (refer to Table 4.1 – Local Residential Street Types).

The local streets within each village will be unique in design and layout depending on topography and residential product type. To the extent feasible, local street segments will be no longer than one-half mile or approximately 2,500 linear feet without some sort of traffic control features. Traffic controls include traffic calming features described in Section 4.4 , or stop signs for full or partial intersections or "T" intersections. The reduced street lengths and the effective implementation of traffic calming features and controls allows for the proposed reduction of street widths, assists in reducing traffic speeds in residential areas, increases pedestrian safety, and provides a more intimate streetscape for pedestrian enjoyment.

The LRV Owner's Association will own and maintain the local residential streets. The CC&Rs will restrict overnight street parking and the LRV Owner's Association will be responsible for the enforcement of parking restrictions.

Table 4.1: Local Residential Street Types

Figure No.	Street Type	Right-of-Way	Street Width		Curb & Gutter Type		Parking Provided		Sidewalk Provided		Applicability
			CF-CF[1]	BC-BC[2]	Type 1[3]	Type 2[4]	One Side	Both Sides	One Side	Both Sides	
4.3	Local 44' Residential	44'	35'	36'	✓			✓		4'	Provides for pedestrian circulation and connectivity when a sidewalk cannot be accessed from a controlled intersection or a traffic calming feature.
4.4	Local 40' Residential	40'	35'	36'	✓			✓	4'		When connectivity exists, this street type provides a connection without having to cross an uncontrolled street to access.
4.5	Local 44' Residential	44'	35'	36'	✓			✓	8'		Lots that have large frontages (1 or 5 ac.) where the number of dwellings does not warrant the need for sidewalks on both sides of the street, providing there is proper pedestrian connectivity.
4.6	Local 36' Residential	36'	35'	36'	✓			✓	None		Pedestrian connectivity is not needed or front yards without driveways.
4.7	Local 37' Residential	37'	28'	29'	✓			✓[5]		4'	Provides pedestrian circulation and connectivity when a sidewalk cannot be accessed from a controlled intersection or a traffic calming feature.
4.8	Local 33' Residential	33'	28'	29'	✓			✓[5]	4'		When connectivity exists, this street type provides a connection without having to cross an uncontrolled street to access.
4.9	Local 37' Residential	37'	28'	29'	✓			✓[5]	8'		Lots that have large frontages (1 or 5 ac.) where the number of dwellings does not warrant the need for sidewalks on both sides of the street, providing there is proper pedestrian connectivity
4.10	Local 29' Residential	29'	28'	29'	✓			✓[5]	None		Pedestrian connectivity is not needed or for secondary front yards without driveways.
4.11	Local 33' Residential	33'	28'	29'	✓	✓	✓		4'		When connectivity exists, this street type provides a connection without having to cross an uncontrolled street to access or where driveways are prohibited on the side of the street with a Type 2 vertical curb.
4.12	Local 37' Residential	37'	28'	29'	✓	✓	✓		8'		When connectivity exists, this street type provides a connection without having to cross an uncontrolled street to access or where driveways are prohibited on the side of the street with a Type 2 vertical curb.
4.13	Local 29' Residential	29'	28'	29'	✓	✓	✓		None		Pedestrian connectivity and circulation is not needed or for secondary front yards without driveways.
4.14	Local 29 Cul-de-sac	29'	28'	29'	✓			✓[5]	None		Maximum length of 800 feet or no more than 24 lots.
4.15	Residential Alley	27'	26'	27'	✓		None		None		Provides access to single family residences with rear-loaded garages. Also provides access for fire, emergency and garbage collection vehicles
4.16	Private Drive	No R.O.W.	20' Edge of A.C. No curbs		None		None		None		Provides access to no more than 5 single family homes. Also used for emergency vehicle access roads.

[1] Face of curb to face of curb

[2] Back of curb to back of curb

[3] Modified rolled curb adjacent to residential lots

[4] Modified vertical curb adjacent to common area lots, open space or parks

[5] Parking allowed on both sides of the street with Fire Department approval, provided the CC & R's include parking restrictions enforce by the Master Owner's Association

Residential Cul-De-Sac (Minor Street)

Residential cul-de-sacs are private roads with a maximum length of 800 feet or no more–than 24 lots. The typical cul-de-sac street section consists of two travel lanes with parking-allowed on both of sides of the street (refer to Figure 4.14 – Cul-de-Sac Street).

Residential Alley

Residential alleys provide access to single family residences, duplexes and half-plexes with rear-loaded garages. The minimum width of an alley is 27-feet and it cannot exceed 150 feet in length without a County approved turnaround at its terminus (refer to Figure 4.15 – Residential Alley).

Private Drives and Emergency Access Roads

Private drives provide access to no more than five R2.5A-PD or R5A-PD residential lots. Emergency vehicle access (EVA) roads are private drives that provide access for fire and other emergency response vehicles only. The minimum width of private drives and emergency vehicle access roads is 20-feet and their length cannot exceed 1,000 feet. Both roads do not include curb and gutter or sidewalk and shall terminate in either a County approved bulb or hammerhead turnaround (refer to Figure 4.16 – Private Drive/Emergency Access Road).

Gated Entry Street

The gated residential entry street may be used to provide access to individual residential neighborhoods (refer to Figure 4.17 – Residential Entry Street).

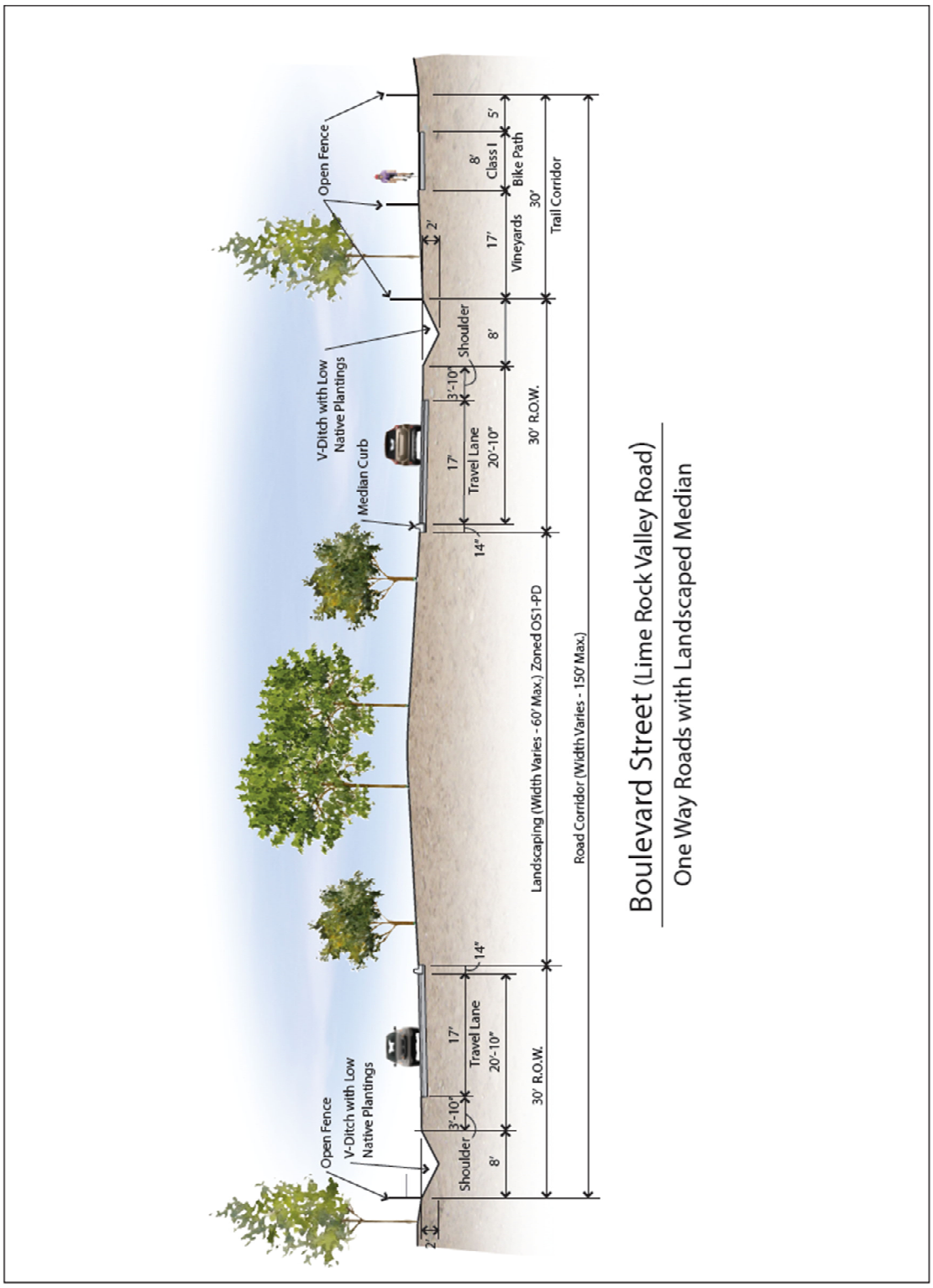
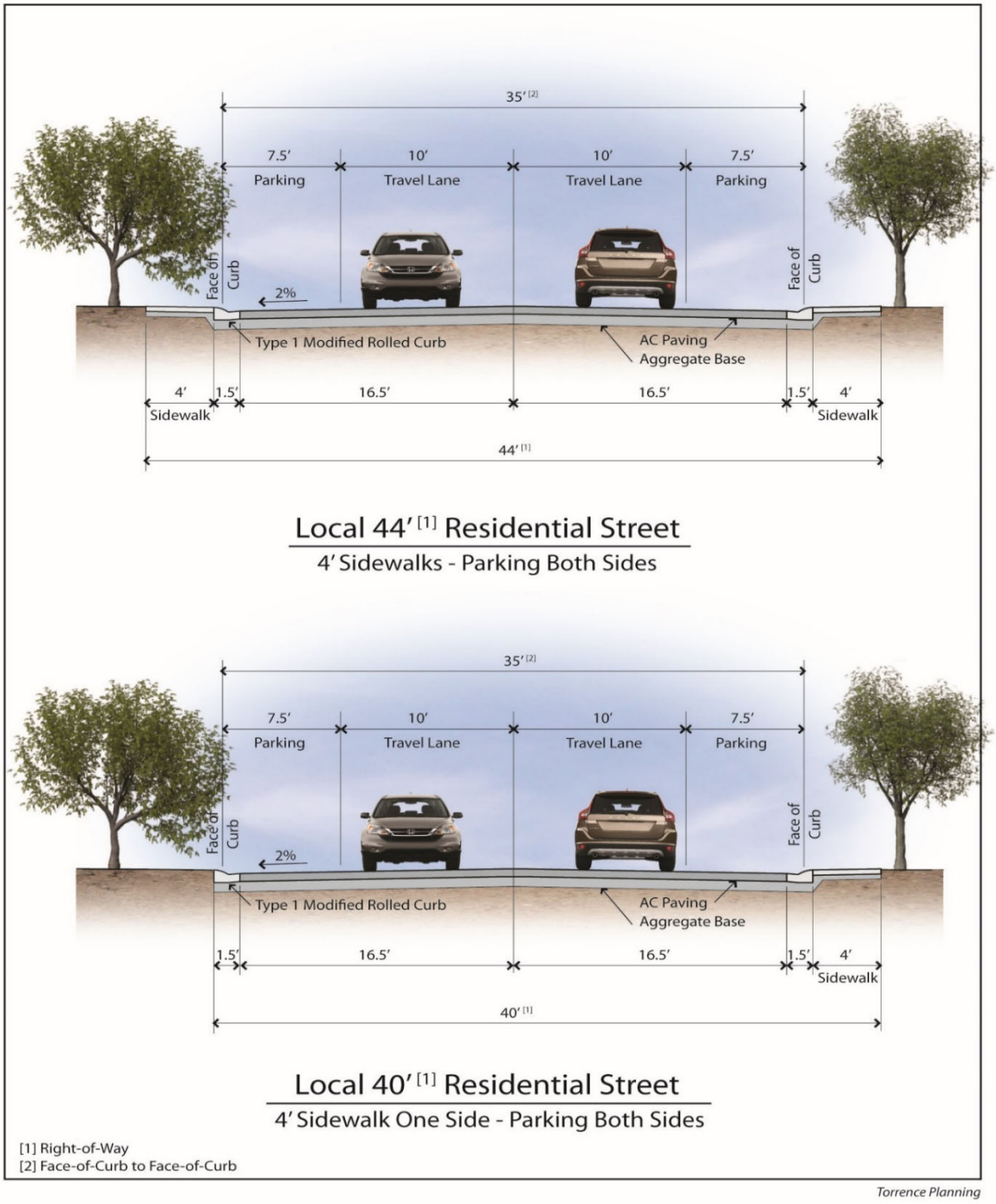
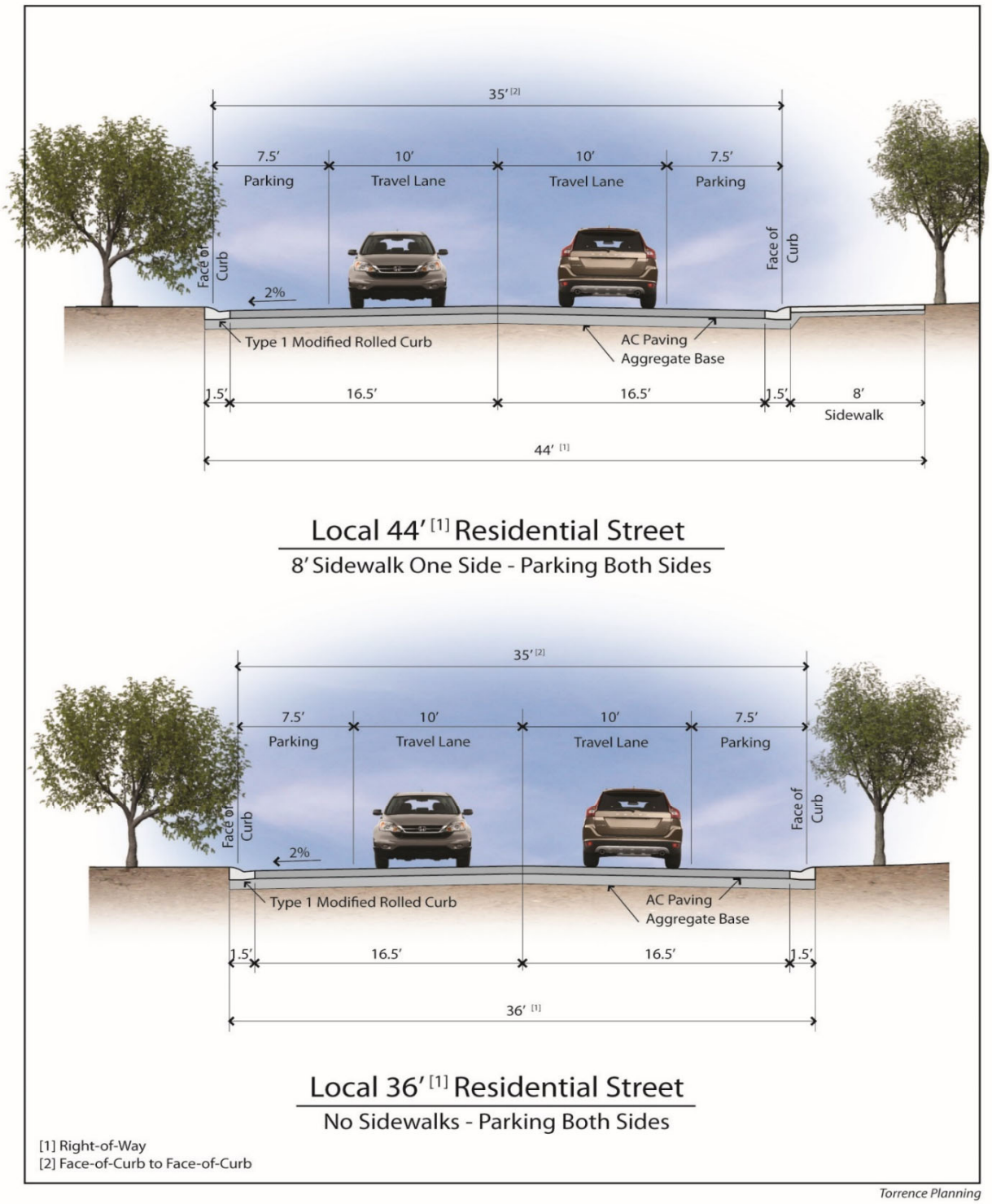


Figure 4.2 – Boulevard Street



Figures 4.3 & 4.4 – Local 44’ & 40’ Residential Streets



Figures 4.5 & 4.6 – Local 44’ & 36’ Residential Streets

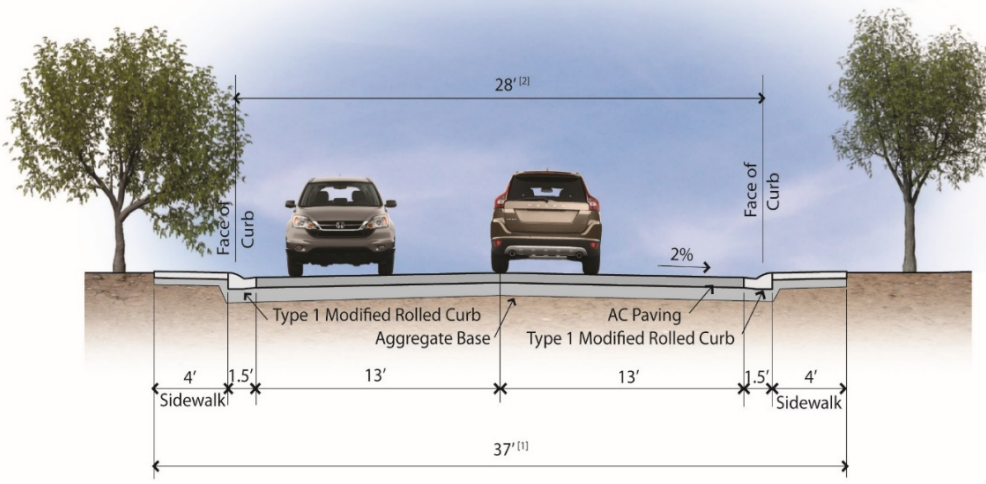


Figure 4.7 - Local 37′ [1] Residential Street

4′ Sidewalk Both Sides - Parking May be Allowed Both Sides

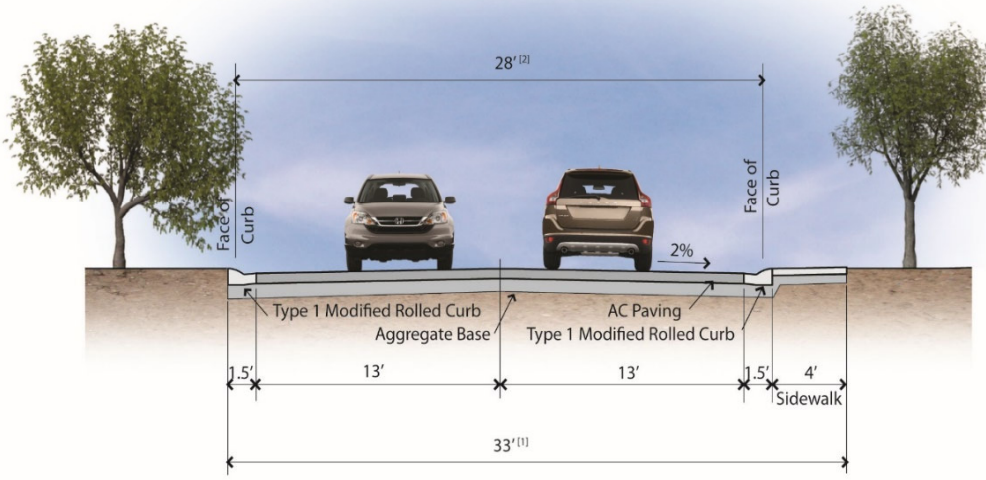


Figure 4.8 - Local 33′ [1] Residential Street

4′ Sidewalk One Side - Parking May be Allowed Both Sides

[1] Right-of-Way
[2] Face-of-Curb to Face-of-Curb

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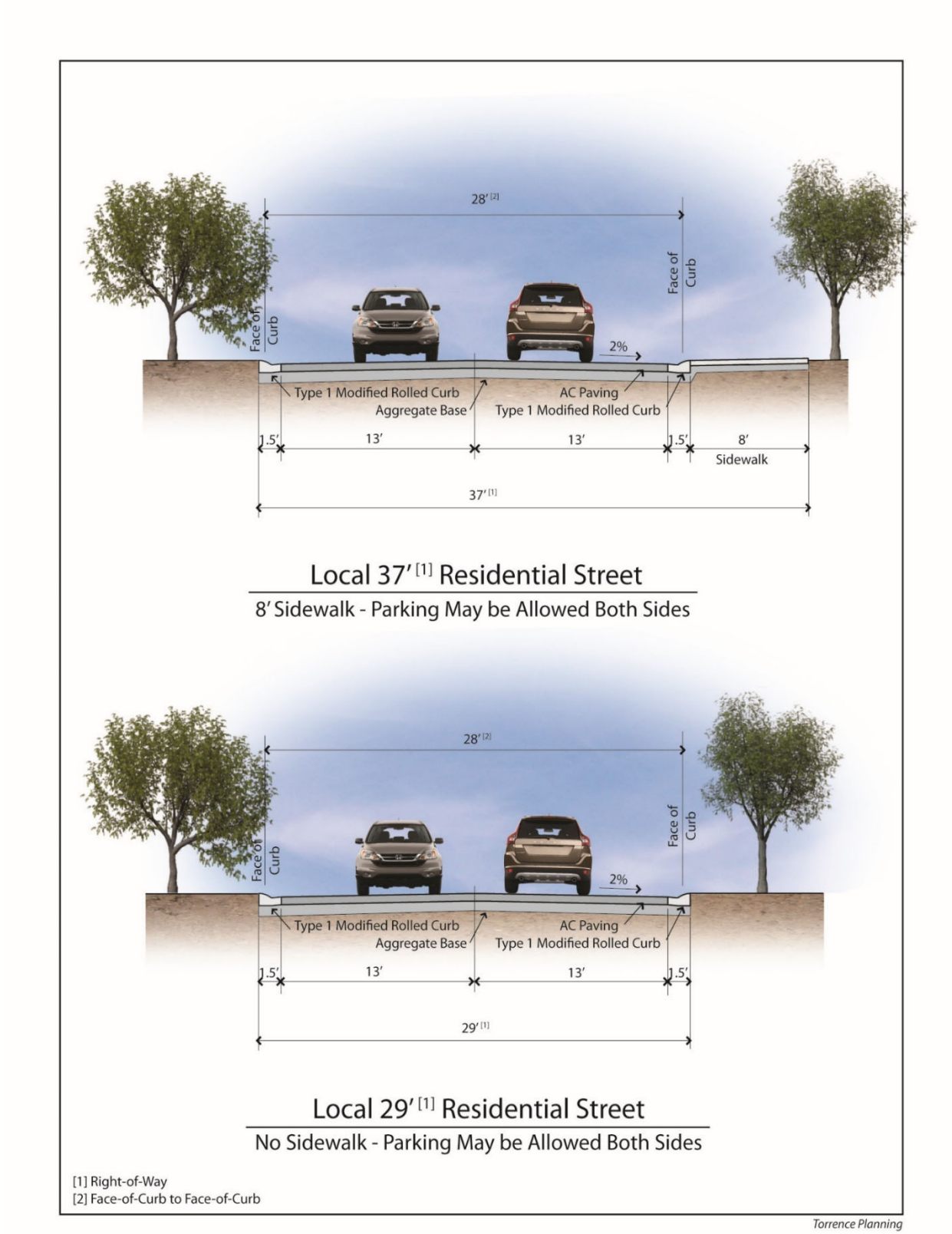
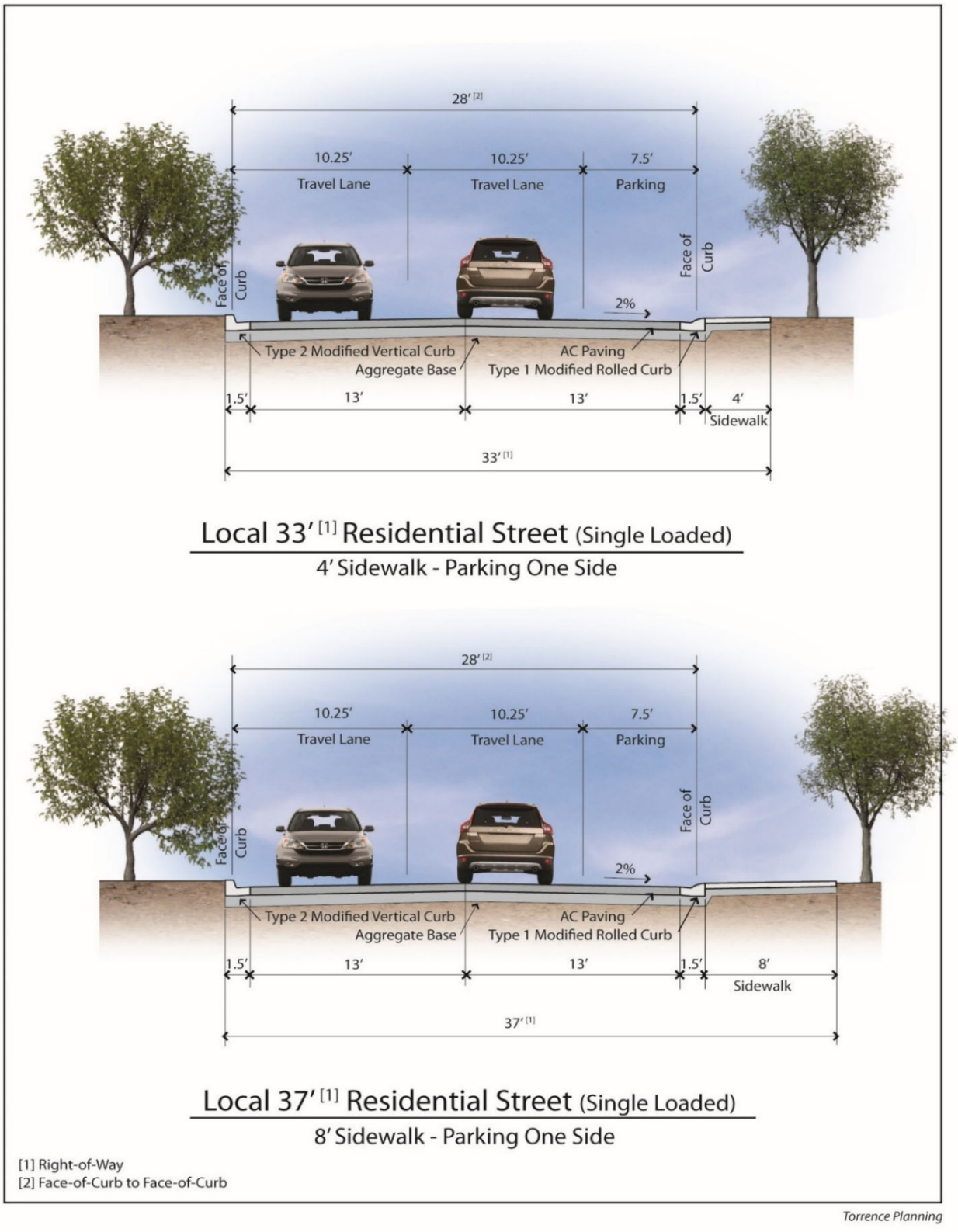
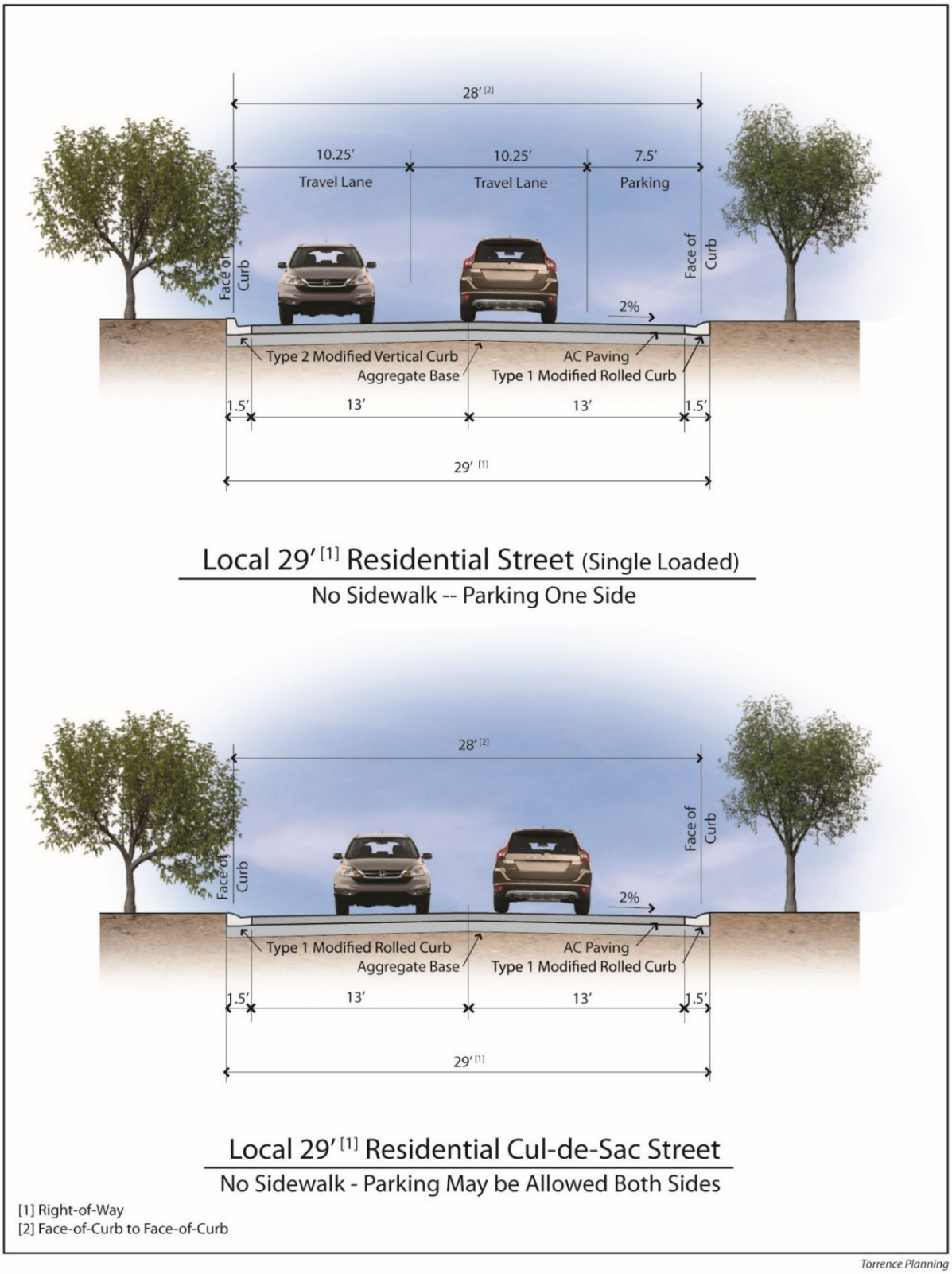
Figures 4.7 & 4.8 – Local 37’ & 33’ Residential



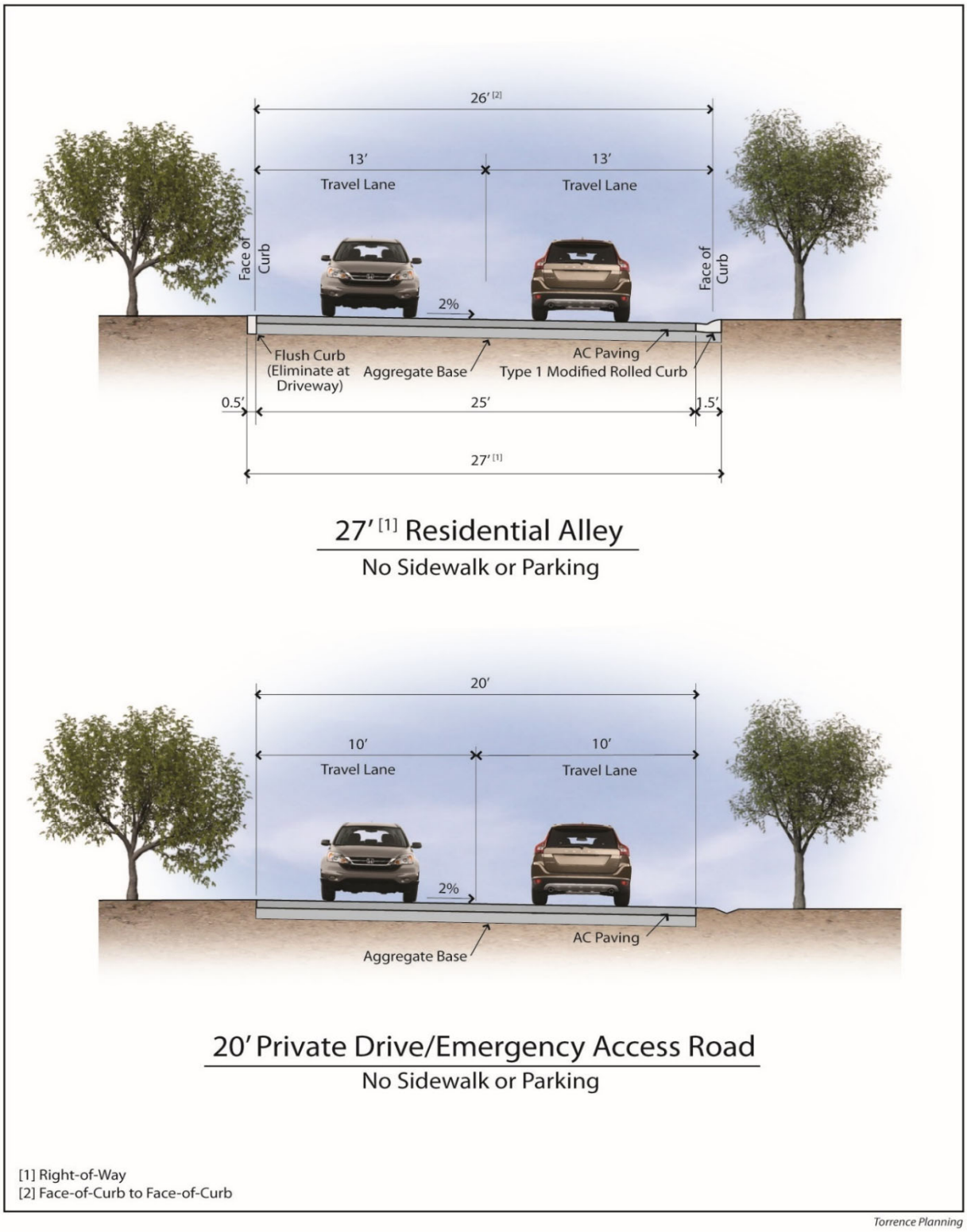
Figures 4.9 & 4.10 – Local 37’ & 29’ Residential



Figures 4.11 & 4.12 – Local 33’ & 37’ Residential Streets



Figures 4.13 & 4.14 – Local 29’ Residential Streets



Figures 4.15 & 4.16 – Residential Alley & Private Drive/Emergency Access Road

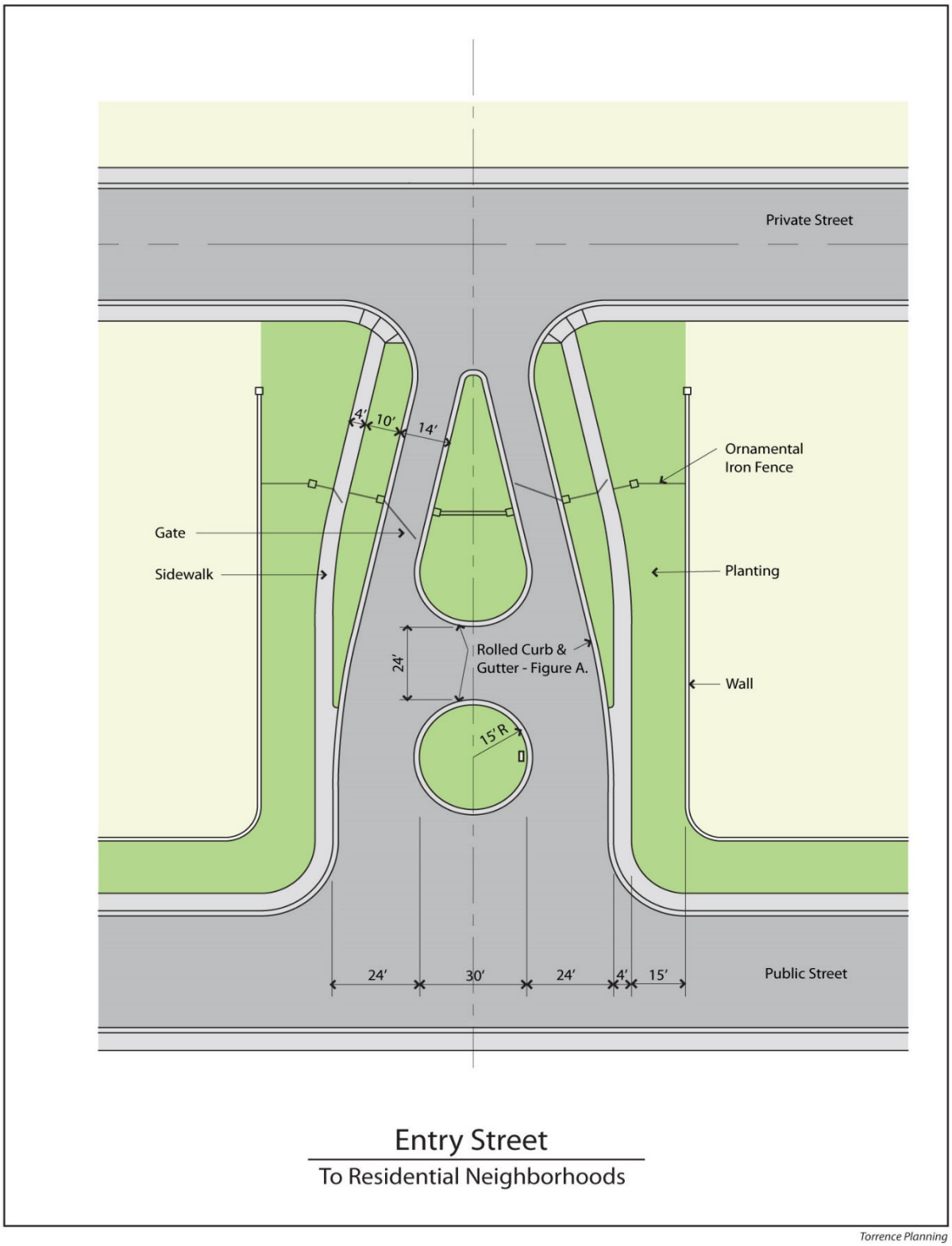


Figure 4.17 – Residential Entry Street

4.4 Traffic Calming Techniques

The use of traffic calming features helps to create a safe and enjoyable residential neighborhood. Traffic calming features are used to alert drivers of decision points, force vehicles to travel at slower speeds and direct certain traffic movements for pedestrian safety. Traffic calming features are allowed in the *Plan Area* and may include features such as roundabouts, intersection neck-downs, raised intersections, speed tables, street chokers, special pavement markings, and controlled on-street parking. All proposed traffic calming features shall be shown on subsequent tentative map applications. The only traffic calming techniques employed in county maintained streets will be roundabouts.

4.4.1 Roundabouts

Roundabouts are an alternative form of traffic control that reduces traffic speed and the amount of stopping at intersections while providing neighborhood focal points. The use of roundabouts depends on several factors, such as the amount of traffic projected along a street segment, surrounding land uses, and whether the roundabout or roundabout is a more efficient intersection control device than a stop sign or signalized intersection. One roundabout is planned for the terminus of Lime Rock Valley Road and roundabouts may be included at one or more private street intersections (refer to Figure 4.18 – Roundabout).

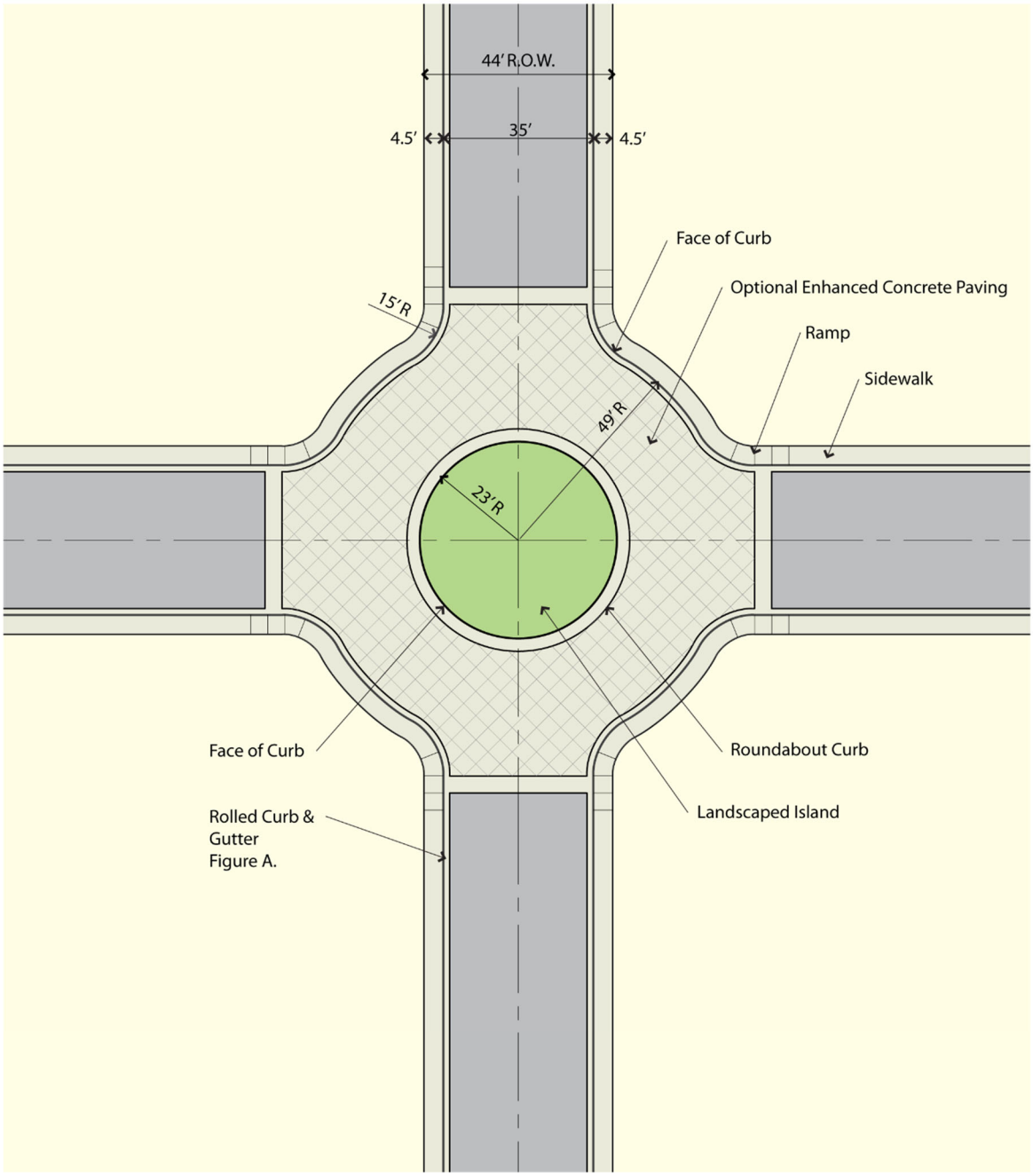
4.4.2 Intersection and Mid-Block Controls

Intersection and mid-block controls, such a street corner neckdowns (Figure 4.19) raised street intersections (Figure 4.20), mid-block bulb-outs (Figure 4.21), speed tables (Figure 4.22) and center islands (Figure 4.23) may be used along private roadways with high pedestrian activity to reduce the amount of time that pedestrians are exposed during roadway crossings.

With the use of mid-block bulb-outs, on-street parking near intersections is eliminated to improve visibility. In addition to an increased feeling of safety for pedestrians, bulb-outs also serve as a way to decrease traffic speeds, especially when vehicle attempt to turn. Intersection and mid-block controls may include accent paving and landscaping that does not impair drive sight lines. Parking is restricted along bulb-out areas and appropriate markings or signs will be provided as required or allowed by the fire protection agency.

4.4.3 Special Pavement Markings and Textured Paving

Special pavement markings and textured paving serve as a visual reference for motorists of the likely presence of pedestrians and cyclists in the area. Special pavement markings and textured paving may be used on private roadways within the *Plan Area* in combination with other traffic calming measures or as stand-alone measures.



Roundabout

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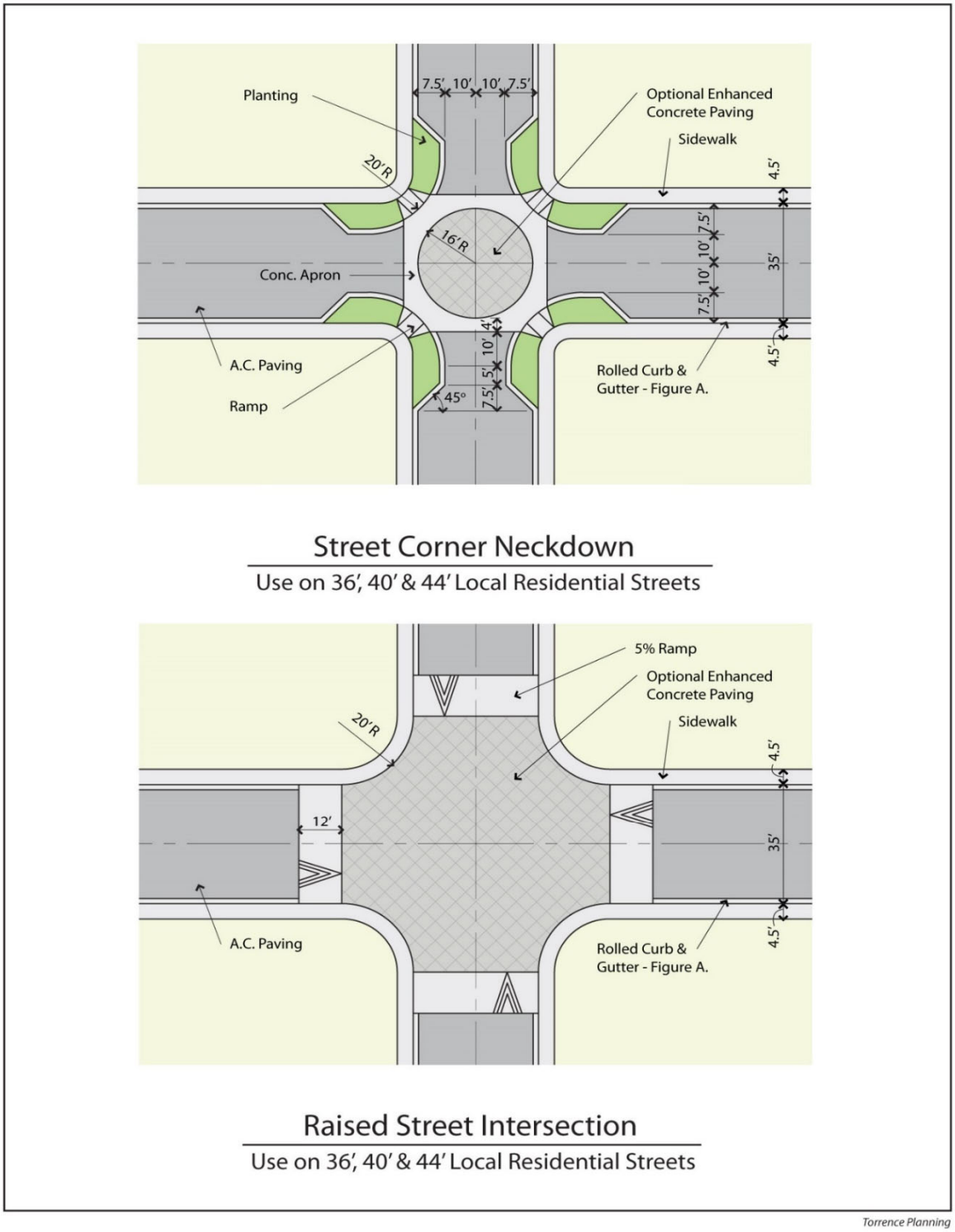
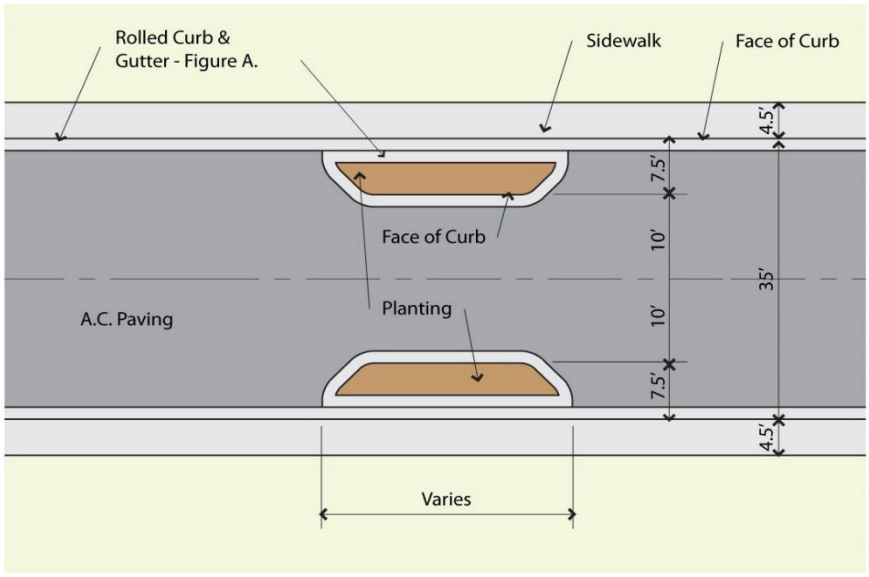
Figure 4.18 – Roundabout

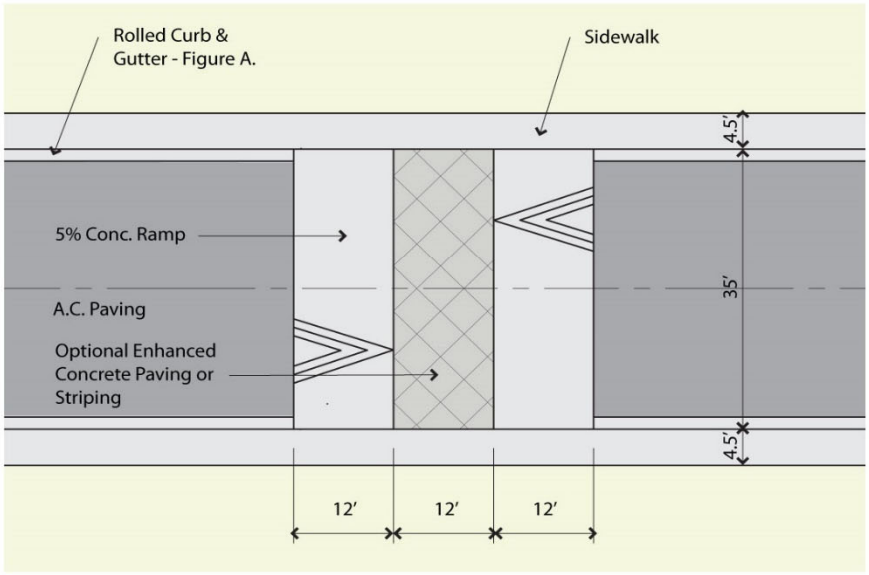


Figures 4.19 & 4.20 – Street Corner Neckdown & Raised Street



Mid Block Bulb-Out

Use on 36', 40' & 44' Local Residential Streets



Speed Table

Use on 36', 40' & 44' Local Residential Streets

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Figures 4.21 & 22 – Mid Block Bulb-Out & Speed Table

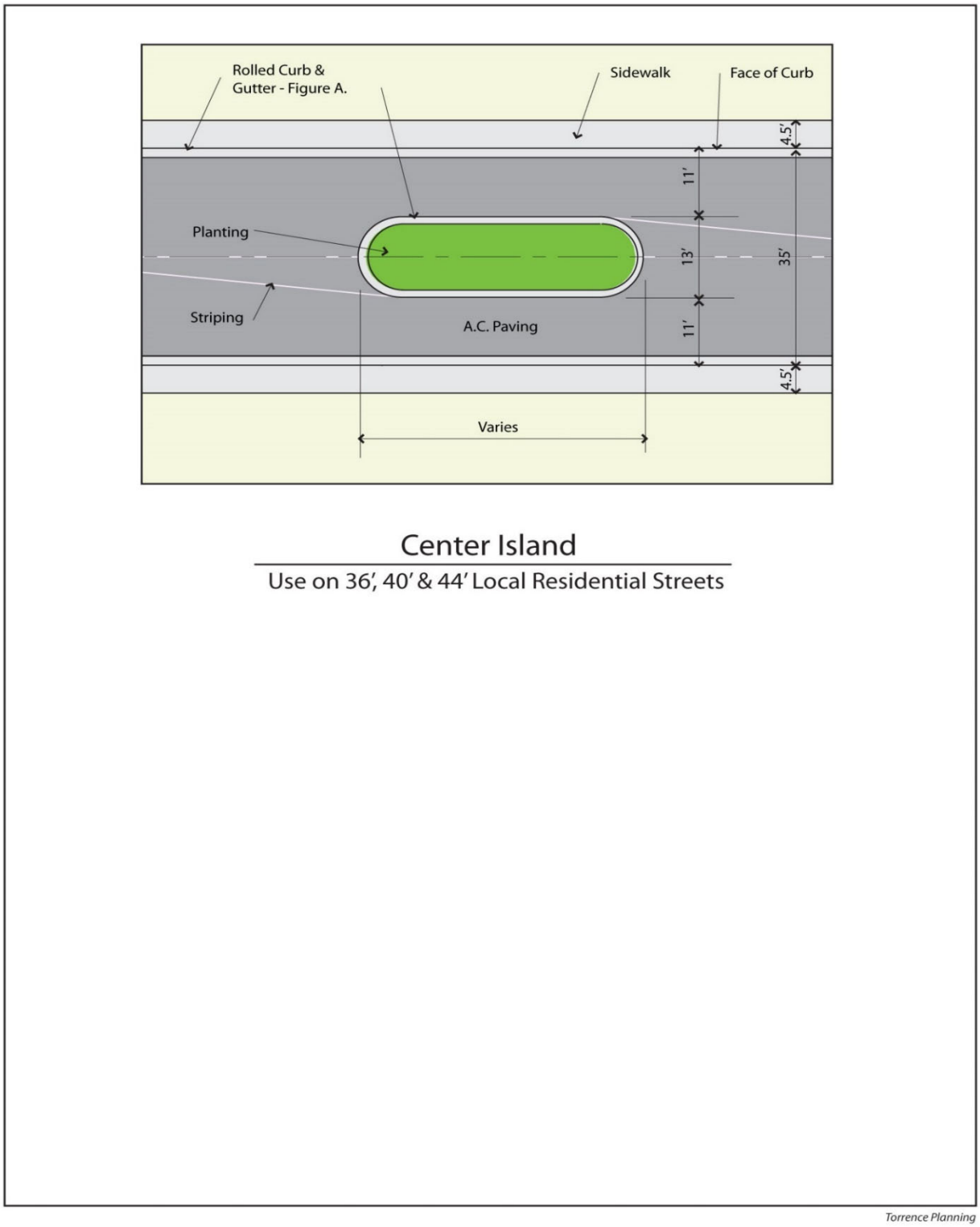


Figure 4.23 – Center Island

4.5 Transit Service

The El Dorado County Transit Authority (EDCTA) currently provides transit service in El Dorado County. The EDCTA serves the residents of western El Dorado County with scheduled fixed-route service, daily commuter service to Sacramento, dial-a-ride service in Placerville and outlying communities, and chartered social service routes. Life-line service is also provided to the elderly and the disabled.

The State of California and Van Pool Service, Inc. (VPSI) organize formal carpools and vanpools in El Dorado County. Six state vanpools are available to transport state employees residing in El Dorado Hills, Cameron Park, Shingle Springs, and Placerville to their jobs in other communities.

El Dorado County currently provides 14 Park-and Ride facilities concentrated along U.S. Highway 50. Additionally, the El Dorado County Transit Authority (El Dorado Transit) operates the Iron Point Connector bus service, which serves a loop from the Highway 50 park-and-ride station in El Dorado Hills, to Folsom Boulevard and the Iron Point LRT station, Intel, Kaiser Permanente, Folsom Lake College and the Broadstone and Palladio shopping centers.

Planning for the installation of infrastructure necessary to accommodate school bus turnouts and public transit, such as bus turnouts and shelters, will be considered during the processing of tentative maps for the *Plan Area*, in consultation with the school district and EDCTA.

4.6 Bikeway and Trail Network

The availability of bikeways, sidewalks and trails within the *Plan Area* will promote a healthy and viable alternative to vehicular travel. The *Specific Plan* proposes pedestrian-friendly, walkable streets that connect to the internal *Plan Area* trail system, the El Dorado Trail adjacent to the eastern boundary of the *Plan Area*, and the proposed Village of Marble Valley trail system to the west of the *Plan Area*. Consistent with the policies and regulations of The California Bicycle Transportation Act, the Federal Transportation Equity Act (TEA 21) and the California Complete Streets Act of 2008, the *Specific Plan* proposes a comprehensive system of bikeways, sidewalks, and trails that connect various land uses within, and enhance mobility throughout the *Plan Area* and beyond (refer to Figure 4.24 – Trails and Figure 4.25 – Community Trail Plan).

4.6.1 Bikeways

Consistent with the updated El Dorado County Master Bikeway Plan and the Sacramento-Placerville Transportation Corridor Draft Master Plan, the *Specific Plan* incorporates a number of bikeway types including Class I multi-use paths (refer to Figure 4.26) and Class II bicycle lanes. If the Board of Supervisors approves this *Specific Plan* and the *Village of Marble Valley Specific Plan*, the combined *Plan Areas* will provide an important linkage between Bass Lake Road and the El Dorado Trail for regional and recreational enjoyment (refer to Figure 4.25 – Community Trail Plan).

4.6.2 Sidewalks and Trailways

The *Specific Plan* provides pedestrian connectivity between neighborhoods, parks and open space. The planned trail improvements will provide a safe network for walking, jogging, and cycling. Sidewalks are provided on at least one side of all streets, with the exception of cul-de-sac streets, private drives and emergency vehicle access roads. Sidewalks vary in width and type (integral or separated), depending on location and anticipated volume of use. All sidewalks will be no less than four feet in width and they all shall comply with the provisions of the Americans with Disabilities Act (ADA).

Additionally, open space areas and natural parkways include paved and unpaved trails, where feasible, thus offering increased pedestrian mobility throughout *Plan Area*. Paved trails are a minimum of six feet wide and their construction should follow the standards established in Figures 4.26 – Class I Multi-Use Path. Additionally, non-ADA accessible unpaved gravel hiking and equestrian trails will be provided in open space areas (refer to Figure 4.27 – Gravel Trail).

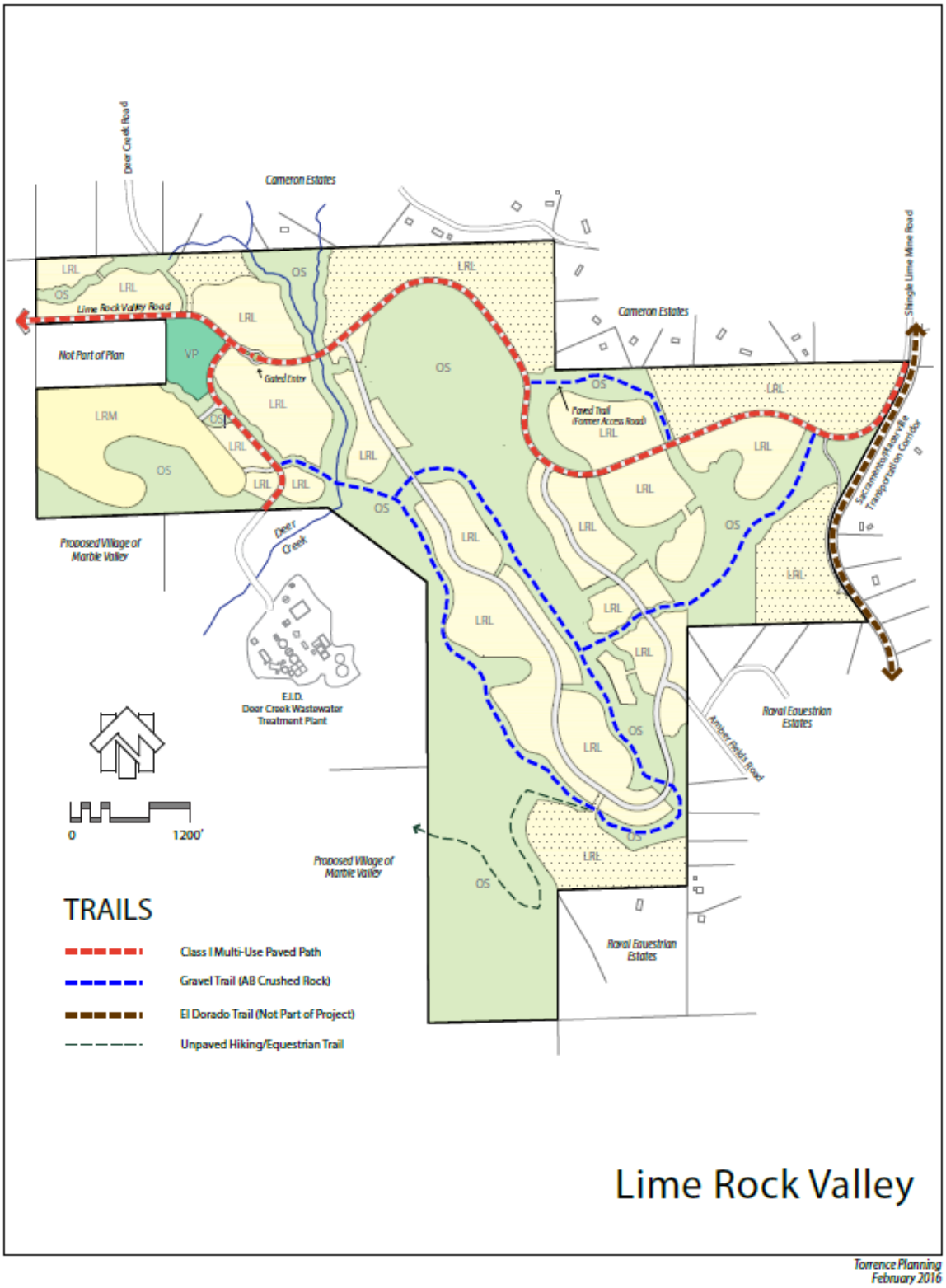
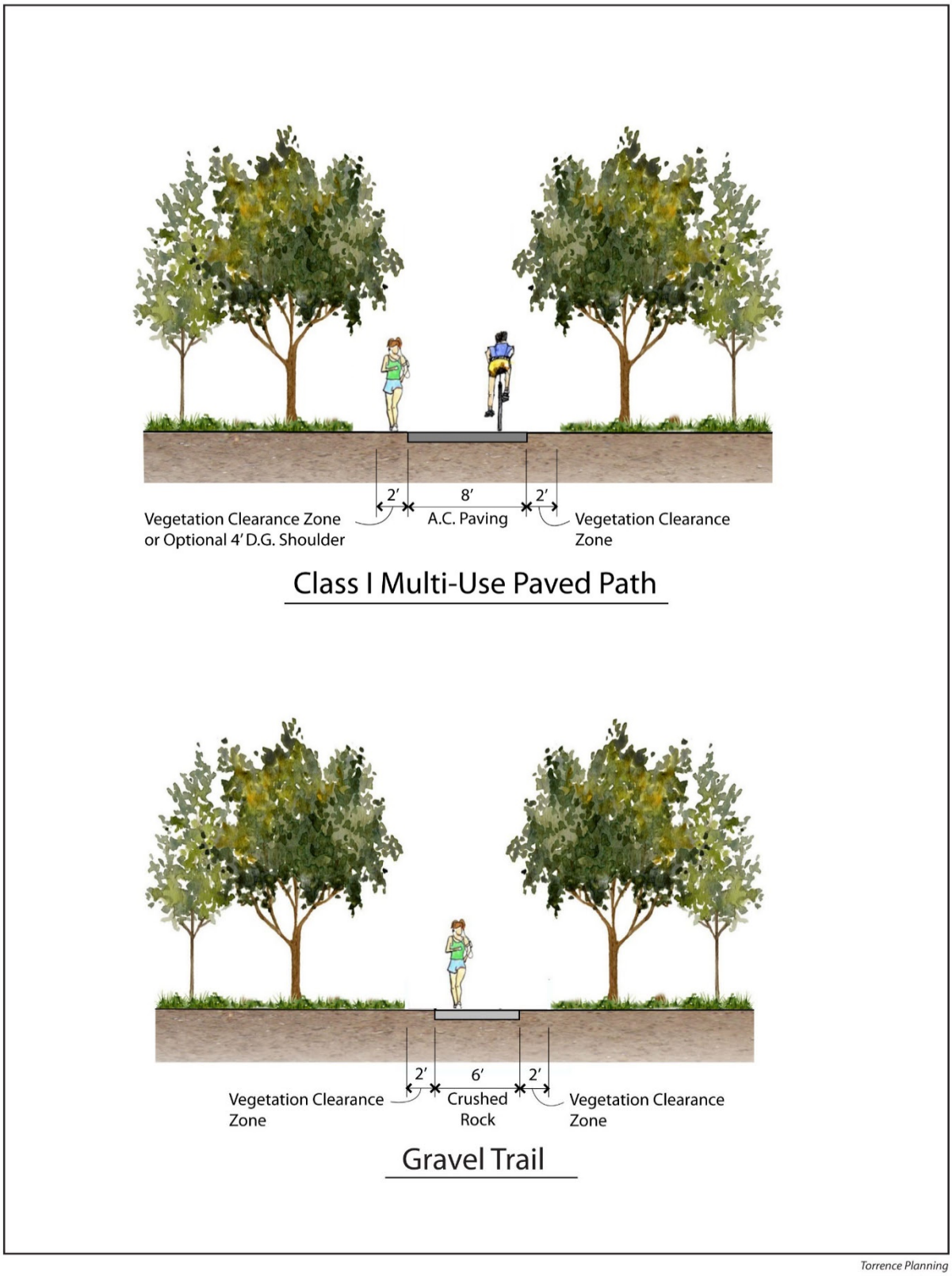


Figure 4.25 – Community Trail Plan



Figures 4.26 & 4.27 – Class I Multi-Use Paved Path & Gravel Trail

4.7 Specific Plan Transportation Objectives and Policies

Circulation

Objective 4.1

Design a mobility network that expands transportation choices and accommodates a range of users for safe and efficient travel between destinations in El Dorado Hills and Cameron Park.

Objective 4.2

Eliminate gaps in the roadway network and improve local travel routes as an alternative to highway usage.

Objective 4.3

Preserve the quality of life within existing neighborhoods by avoiding roadway intrusions into neighboring subdivisions.

Policy 4.1:

The Plan Area must include choices among methods of transportation, including roadways, bikeways, and pedestrian ways that are well-connected for a walkable community.

Policy 4.2:

Design the local roadways in the Plan Area as internal systems with two points of access that do not connect to existing roadways in neighboring subdivisions, unless required for Emergency Vehicle Access (EVA).

Policy 4.3:

Only when required by the responsible fire protection district, improve emergency connections to the existing neighborhoods by providing controlled EVA access points, where feasible.

Policy 4.4:

All roads will comply with the 2010 California Fire Code, California Code of Regulations, Title 24, Part 9, Chapter 5, Section 503 and Title 14, California Code of Regulations, Division 1.5, Chapter 7, Subchapter 2, Article 2 and Emergency Access, Section 1273.01 of the Fire Safe Regulations and current updates to these requirements as ratified by the Board of Supervisors unless automatically enacted at the local level.

Policy 4.5:

Development of the Plan Area shall comply with General Plan Policies TC-Xa through TC-Xi (Measures Y and E) as stated in the County's General Plan as applicable.

Mobility and Connectivity

Objective 4.4

Design an accessible, safe, convenient, and integrated pedestrian system to encourage walking and bicycling.

Objective 4.5

Concentrate densities and a mix of land uses to encourage walking and bicycling for short trips, and improve the feasibility of future public transit options in El Dorado Hills and Cameron Park.

Policy 4.6

Develop a cohesive pedestrian network of public sidewalks and street crossings that make walking a convenient and safe way to travel. Provide direct links between streets and major destinations, such as future transit stops, schools, parks, and shopping centers, when feasible.

Policy 4.7

If the Board of Supervisors approves the Lime Rock Valley Specific Plan, the Project Proponent should work cooperatively with the developer of the Lime Rock Valley Specific Plan to coordinate trail

connections between the two Specific Plan Areas. Additionally, if the County uses the Sacramento-Placerville Transportation Corridor for pedestrian or cycling use, the Lime Rock Valley and Marble Valley project proponents should design their trail networks to provide connectivity to the Transportation Corridor.

Policy 4.8

Applicants shall construct all trails and multi-use paths to ensure a minimum of 10' drivable width and 14' minimum vegetation clearance to allow for emergency response vehicles. The Wildfire Safety Plan may address additional clearance requirements.

Traffic Calming

Objective 4.6

Improve the quality of life for the future residents of the Plan Area by implementing neighborhood traffic management techniques that do not impede emergency response service.

Policy 4.9:

Traffic Calming: Reduce vehicular speed by designing local roads with narrower traffic lanes, roundabouts, well-marked pedestrian crossings, bulb-outs, or median treatments to improve pedestrian travel and comfort. Any such traffic calming device must be reviewed and approved ty the local fire protection district.

5

Conservation, Open Space and Resource Management

5.1 Overview

This section of the *Specific Plan* focuses on the conservation of the natural and cultural features of the *Site* including soil resources, streams and wetlands, wildlife, oak woodlands and historic cultural resources. The *Specific Plan* is based in part on the County's General Plan Principle of ***…."conserve and improve the County's existing natural resources and open space"….*** Adherence to this planning principle requires a thorough understanding and knowledge of the *Plan Area* to determine the best methods of conserving and protecting its most significant features. Prior to developing the *Specific Plan*, a number of special studies were completed in order to inventory and analyze significant *Plan Area* features including geology and soils, topography, streams and wetlands, floodplains, oak woodlands and plant communities, wildlife and cultural resources.

5.2 Applicable General Plan Goals

Soil Conservation (Goal 7.1)

Conserve and protect the County's soil resources.

Water Quality and Quantity (Goal 7.3)

Conserve, enhance, and manage water resources and protect their quality from degradation.

Wildlife and Vegetation Resources (Goal 7.4)

Identify, conserve, and manage wildlife, wildlife habitat, fisheries, and vegetation resources of significant biological, ecological, and recreational value.

Cultural Resources (Goal 7.5)

Ensure the preservation of the County's important cultural resources.

Open Space Conservation (Goal 7.6)

Conserve open space land for the continuation of the County's rural character, commercial agriculture, forestry and other productive uses, the enjoyment of scenic beauty and recreation, the protection of natural resources, for protection from natural hazards, and for wildlife habitat.

5.3 Conservation of Plan Area Natural Resources

The *Plan Area* includes over 335 acres of open space (45% of the *Plan Area*) for the conservation and protection of valuable natural resources including Deer Creek, intermittent drainages, wetlands, steep hillsides, oak woodlands, cultural resources and scenic vistas. The following sections describe the natural resources of the *Plan Area* and the policies that will govern their conservation and management in perpetuity.

5.3.1 Soil Conservation and Steep Hillsides

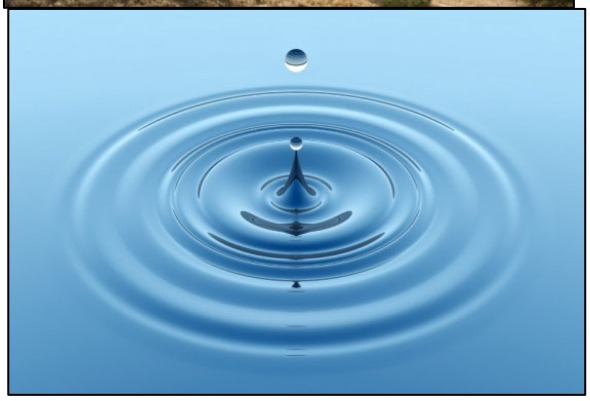
Soils

The majority of the *Plan Area* is located on Auburn soils which are well drained, possess low erosion potential and present few constraints for development. As previously described in Section 25 - Site Features, naturally occurring asbestos (NOA) may be found in serpentine rock formations in the *Plan Area.* As shown on Figure 2.8 - Soils, serpentine formations are confined to the western portions of *Plan Area.* The serpentine locations are designated as an *Asbestos Review Area* and are subject to the requirements of El Dorado County AQMD Rule 223-2 – Fugitive Dust Asbestos Hazard Mitigation and the preparation of an Asbestos Dust Mitigation Plan along with the site grading application. The land uses proposed for the sites with serpentine soils are limited to open space and low density residential.

Steep Hillsides

As described in Section 2. 5 -Site Features, a slope map was prepared for the *Plan Area* (Figure 2.9 - Topography) that depicts areas with slopes in excess of 30 percent. Consistent with GP Policy 7.1.2.1, the steep hillsides are included in the *Plan Area* Open Space land use designation and are restricted from development. If the County modifies its policies with respect to the disturbance of slopes 30 percent and greater, development of the Plan Area may occur consistent with those policies, subject to any required CEQA analysis and an amendment to this Specific Plan.

5.3.2 Water Quality



The entire *Plan Area* lies within the Deer Creek Watershed which is subject to increasing suburban development. The conversion of natural areas to impervious surfaces plays a large part in the quantity and quality of runoff delivered to local creeks and rivers, and this in turn can degrade the beneficial uses of such protected "Waters of the State." As described in State Water Resources Control Board publications *"implementation of best management practices (primarily, extended detention basins) for new urban development, along with elements of low impact development, such as on-site infiltration and hydromodification, are expected to further reduce pollutant concentrations and flows attributable to new urban development runoff".*

Stormwater discharges in El Dorado County are required to obtain a Construction General permit that requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP) and will adhere to the most current MS4 Permit requirements in place at the time of project design. Refer to Section 8 for more

information regarding stormwater management strategies and the requirements to comply with applicable permits and regulations designed to protect the beneficial uses of local waterways.

County Code Chapter 110.14 authorizes the County Department of Transportation to regulate all grading activities, and requires that such activities be undertaken in a manner that prevents quantities of sediment or other materials substantially in excess of natural levels from leaving a site. The County Grading, Erosion and Sediment Control Ordinance requires that permittees be responsible to: prevent discharge of sediment from a site in quantities greater than before the grading occurred, to any watercourse, drainage system or adjacent property; and protect watercourses and adjacent properties from damage by erosion, flooding, or deposition, which may result from the permitted grading.

As discussed in Section 7.7 - Low Impact Development (LID) practices, consistent with the current edition of the *Stormwater Quality Design Manual for the Sacramento and South Placer Regions,* shall be utilized within the *Plan Area*. Consistent with these practices, storm water collection will be decentralized, its quality improved and its peak flows contained in storm water quality detention basins that will slowly release runoff back into natural drainage channels.

5.3.3 Wetlands and Waters of the United States

All wetlands and Waters of the United States within the *Plan Area* were surveyed and delineated by LSA Associates, Inc. in 2012. Surveys were conducted according to the methods identified in the U.S. Army Corps of Engineers (USACE) 1987 Wetlands Delineation Manual (Environmental Laboratory 1987). A potential total of 8.07 acres of Waters of the United States (as defined by the USACE) were identified in the studies, of which, approximately 0.54 acres of seasonal wetlands and 4,000 linear feet of various types of streams may be impacted by proposed development (refer to Figure 2.10 – Wetlands and Other Water of the United States). To the maximum extent feasible, wetlands and waters of the United States will be included in designated open spaces areas of the *Specific Plan*.

5.3.4 Water Surface Elevations

According to the 2004 El Dorado County Multi-Jurisdiction Hazard Mitigation Plan, the Deer Creek watershed drains significant areas of Cameron Park and El Dorado Hills and has the potential for seasonal flooding. A portion of the 100-year Deer Creek floodplain (refer to Figure 2.11 - Hydrology) is within the *Plan Area* and is included in the *Specific Plan* open space network to protect the Deer Creek corridor and to maintain the integrity of its 100-year floodplain. The *Specific Plan* shall comply with the Central Valley Flood Protection Act of 2008 (SB5) and the *Plan Area* will rely on the natural riverbeds of Deer Creek to carry flood flows.

5.3.5 Vegetation Communities and Wildlife

Plant Communities

Vegetation on the site is primarily comprised of five plant communities: annual grassland, oak woodland, white leaf manzanita chaparral, riparian woodland, and ruderal.

Annual grassland contains a high percentage of weedy species including yellow star-thistle (Centaurea solstitialis) and Klamath weed (Hypericum perforatum). Common species observed in the grassland include

wild oat (Avena ssp.), ripgut brome (Bromus diandrus), soft chess (Bromus hordeaceus), wild barley (Hordeum murinum), Mediterranean barley (Hordium marinum subsp. gusoneanum), rattlesnake grass (Briza maxima), little quaking grass (Briza minor), dogtail grass (Cynosurus echinatus), cultivated timothy (Phleum pratense), annual hairgrass (Deschampsia danthonioides), hood canarygrsss (Phalaris paradoxa), fescue (Festuca arundinacea), Medusa head-grass (Elymus caput-medusae), and rattail fescue (Festuca myuros). Common forbs include filaree (Erodium cicutarium), smooth cat's ear (Hypochaeris glabra), rough cat's ear (Hypochaeris radicata), bur clover (Medicago polymorpha), California poppy (Eschscholzia californica), clover (Trifolium ssp.), vetch (Vicia ssp.) and plantain (Plantago lanceolata).

The oak woodland community on the site consists of mixed stands of blue oak and canyon live oak, with scattered valley oak and black oaks that ranges from closed canopy with a mixed species assemblage in the understory to a savanna like setting where oaks are scattered throughout the annual grassland. Trees associated with the closed canopy oak woodland community include madrone (Arbutus menziesii), foothill pine (Pinus sabiniana), interior live oak (Quercus wislizeni), blue oak (Quercus douglasii), black oak (Quercus kelloggii), and canyon live oak (Quercus chrysolepis). The understory is dominated by annual grassland species but other species frequently occur including common manzanita (Arctostaphylos manzanita subsp. manzanita), soap plant (Chlorogalum pomeridianum var. pomeridianum), miner's lettuce (Claytonia perfoliata), poison oak (Toxicodendron diversilobum), and Pacific sanicle (Sanicula crassicaulis). On occasion this community also intergrades with nearby white leaf manzanita chaparral where associated species include chamise (Adenostoma fasciculatum), white leaf manzanita (Arctostaphylos viscida), buck brush (Ceanothus cuneatus) deerbrush (C. integerrimus), and wild rose (Rosa californica).

The chaparral on the project site is best classified as white leaf manzanita chaparral based upon a greater than 30 percent canopy cover of its most common species, white leaf manzanita which forms a mosaic across most of the west side of the property. This mosaic is composed of an assemblage, mostly comprised of native species, with characteristic shrubs including chamise, white leaf manzanita, coyote brush (Baccharis pilularis), buck brush, deerbrush, golden fleece (Ericameria arborescens), yerba santa (Eriodyction californicum), coffeeberry (Frangula californica), toyon (Heteromeles arbutifolia), chaparral pea (Pickeringia montana), scrub oak (Quercus berberidifolia), red bud (Rhamnus crocea), and poison oak. Canyon live oak occurs frequently throughout this habitat whereas foothill pine only occurs in a few locations. Other plant species include deerweed (Acmispon glaber), wooly indian paintbrush (Castilleja foliolosa), pygmyflower cryptantha (Cryptantha micromeres), Bisbee Peak rush rose (Crocanthemum suffrutescens, synonym for Helianthemum sufrutescens), pitcher sage (Lepechinia calycina), and creeping sage (Salvia sonomensis).

Riparian woodland in the project area occurs along Deer Creek and its perennial tributary and some of the un-named tributaries. Within the project area the riparian tree cover is characterized by the presence of broadleaved and deciduous trees such as red and arroyo willow (Salix laevigata and S. lasiolepis), white alder (Alnus rhombifolia), black, canyon, live, and valley oak, balck walnut (Juglans nigra), Oregon ash (Fraxinus latifolia), and Fremont cottonwood (Populus fremontii). Common shrubs include poison oak, coyote brush, Himalaya berry (Rubus armeniacus) and wild grape (Vitis californica). The understory consists of torrent sedge (Carex nudata), mule fat (Baccharis salicifolia), ninebark (Physocarpus capitatus), and California polyplody (Polypodium californicum).

Ruderal vegetation is primarily found in the vicinity of the old mining operation. The species composition is usually a mix of weedy, broadleaved herbs (forbs), non- native annual grasses, and ornamental plants, but, typically, native species are also present. Plant species present include tree of heaven (Ailanthus altissima), wild

oat, ripgut brome, soft chess, yellow star-thistle, dove weed (Croton setigerus), wild barley, sweet clover (Melilotus officinalis), skunkweed (Navarretia squarrosa), Bermuda buttercup (Oxalis pes-caprae), English plantain (Plantago lanceolata), wild radish (Raphanus sativus), milk thistle (Silybum marianum), and periwinkle (Vinca major).

Wildlife

Wildlife expected to use the annual grassland habitat include several reptile species, such as the western fence lizard (Sceloporus occidentalis), southern alligator lizard (Elgaria multicarinata), Pacific gopher snake (Pituophis catenifer), and Pacific rattlesnake (Crotalus oreganus). Birds observed include turkey vulture (Cathartes aura), red-tailed hawk (Buteo jamaicensis), wild turkey (Meleagris gallopavo), mourning dove (Zenaida macroura), and white-crowned sparrow (Zonotrichia leucophrys). Mammals common to grasslands, including Botta's pocket gopher (Thomomys bottae), California meadow vole (Microtus californicus) and black tailed deer (Odocoileus hemionus) were observed on the site. Carnivorous mammals expected to occur in this habitat include the coyote (Canis latrans), gray fox (Urocyon cinereoargenteus), mountain lion (Felis concolor) and bobcat (Lynx rufus).

The open grass understory of the oak woodlands supports most, if not all, of the same wildlife species that occur in non-native grassland. Fallen logs, bark, and leaf litter provide habitat for additional amphibian and reptile species such as California slender salamander (Batrachoseps attenuatus), arboreal salamander (Ensatina eschscholtzii), and ring-neck snake (Diadophis punctatus). The abundant oak trees, both living and dead, provide nest sites for cavity-nesting bird species such as acorn woodpecker (Melanerpes formicivorus), Nuttall's woodpecker (Picoides nuttallii), violet-green swallow (Tachycineta thalassina), oak titmouse (Baeolophus inornatus), white-breasted nuthatch (Sitta carolinensis), and western bluebird (Sialia mexicana). In addition to the mammal species expected to occur in grasslands, oak woodlands also likely support western gray squirrel (Sciurus griseus).

Chaparral stands support wildlife species including western whiptail (Aspidoscelis tigris) ,Blainsville's horned lizard (Phynosoma blainsvillei), California quail (Callipepla californica), California thrasher (Toxostoma redivivum), wrentit (Chamaea fasciata) and spotted towhee (Pipilo maculatus).

Wildlife associated with riparian areas are typically similar to those of the surrounding woodlands with the addition of aquatic species where water is present or those species, such as warbling vireo, which are dependent on riparian trees. Aquatic species which have been observed on site include fish such as sunfish (Lepomis sp.) and bass (Micropteris sp.); the introduced American bullfrog (Lithobates catesbeiana) and western pond turtle (Actinemys marmorata).

Most wildlife species found in areas of annual grassland will also be present in ruderal areas. Species most closely associated with this type include mourning dove, barn swallow (Hirundo rustica), house finch (Carpodacus mexicanus) and house mouse (Mus musculus).

Special Status Species

Two special-status plants were documented on the site, Layne's ragwort (federal threatened, State rare) and Bisbee Peak rush rose (California Rare Plant Rank (CRPR) of 3.2.).

Western pond turtle (Actinemys marmorata, California species of special concern) was observed on site and evidence of the presence of Blainville's horned lizard (scat) (California species of special concern)

Special-status birds potentially occurring on the site include tricolored blackbird, grasshopper sparrow and loggerhead shrike although none of these birds were observed during biological resource surveys.

Special-status mammals potentially occurring on the site include pallid bat, Townsend's big-eared bat, and American badger. No evidence of bat roosts (e.g., guano, urine stains) was observed during inspections. Project site grasslands are too small to support badgers.

In 2010, El Dorado County hired Sierra Ecosystem Associates to prepare an Integrated Natural Resources Management Plan (Phase I) Final Wildlife Movement and Corridors Report. The report addresses the importance of reducing habitat fragmentation and providing north-south wildlife corridors throughout the County. (Sierra Ecosystems, 2010).

With more 45% of the Plan Area conserved as open space and development areas concentrated to minimize impacts to oak woodlands, large expanses of habitat remain for the protection of species. The design of the land plan includes the riparian corridors of Deer Creek to allow for the continued movement of species. (Refer to Figure 5.4-Wildlife Corridors)

Oak Woodlands

As described in Section 2.3, the *Plan Area* supports an abundant and diverse flora and fauna found within five plant communities (refer to the biological studies conducted by Kjeldsen Biological Consulting of Santa Rosa, CA and LSA of Richmond, CA). The existing oak woodlands is one of the more prominent natural features of the *Plan Area* and conserving them will provide habitat for a diverse range of native wildlife and plants, minimize climate modification, reduce soil erosion and protect water quality. Additionally, conserving oak woodlands promotes aesthetic values and recreational opportunities and increases land values. At the state level, the value of oak woodlands has also been recognized by passage of the Oak Woodlands Conservation Act of 2001, which encourages the preservation and enhancement of the state's existing oak woodlands.

Existing Oak Woodlands

As described in Section 2.5.4, in 2019 LSA Associates, Inc. measured the existing oak woodlands canopy and determined that the *Plan Area* contains approximately 246 acres of oak woodlands canopy (33% of the *Plan Area*).

Oak Woodlands Impact

When the County released the DEIR Notice of Preparation in February 2013, the County's General Plan included Policy 7.4.4.4, which detailed specific retention thresholds and 1:1 mitigation requirements. Consistent with General Plan Policy 7.4.4.4 LSA Associates, Inc. prepared a Biological Resource Study and Important Habitat Mitigation Plan (BRS/IHMP) to quantify the oak canopy impacts within the Plan Area and recommend mitigation strategies.

The *Specific Plan* proposes development on areas of the site with the fewest trees and flattest topography. Moreover, the Specific Plan designates forty-five percent of the Plan Area as open space to retain and protect significant portions of the oak woodlands in their natural undeveloped state. However, the *Plan Area* requires the construction of roads, utilities and other infrastructure improvements to serve the proposed development and the construction of these improvements will cause impacts to the existing oak woodlands.

Of the 246 acres of oak canopy in the *Plan Area*, approximately 121 acres of the oak canopy falls within areas designated for development (refer to Figure 5.1 – Oak Canopy Impacts and Table 5.1 – Oak Canopy Impacts). According to the LSA analysis, based on the canopy retention rates required by Option A of General Plan Policy 7.4.4.4, the project is required to avoid 85% of the existing oak canopy. Therefore, no more than

approximately 37 acres (15%) of existing oak woodland canopy may be impacted by development of the *Plan Area*; 209 acres of existing oak woodland canopy must be avoided. Actual impacts to oak woodlands may be transferred between land use categories, provided the total impact does not exceed 37 acres.

Table 5.1: Oak Canopy Impacts (in acres)

Retention Percentage	Land Use/Zoning	Canopy Acreage	Estimated Impacts
0	Roads	10.9	10.9
0	Lime Rock Residential Medium (R4-PD)	0.1	0.1
0	Lime Rock Residential Low (R6-PD)	4.6	4.6
55	Lime Rock Residential Low (R15-PD) *Existing canopy greater than 15%	31.7	14.2
75	Lime Rock Residential Low (R10-PD)	6.3	1.6
75	Lime Rock Residential Low (R15-PD)	11.2	2.8
90	Lime Rock Residential Low (R1A-PD)	5.4	0.5
90	Lime Rock Residential Low (R2.5A-PD)	2.5	0.3
96	Lime Rock Residential Low (R5A-PD)	48.8	2.0
100	Village Park (R15-PD (VP))	0.3	0.0
100	Open Space (OS1-PD, OS2-PD)	124.2	0.0
Total		246.0	37.0

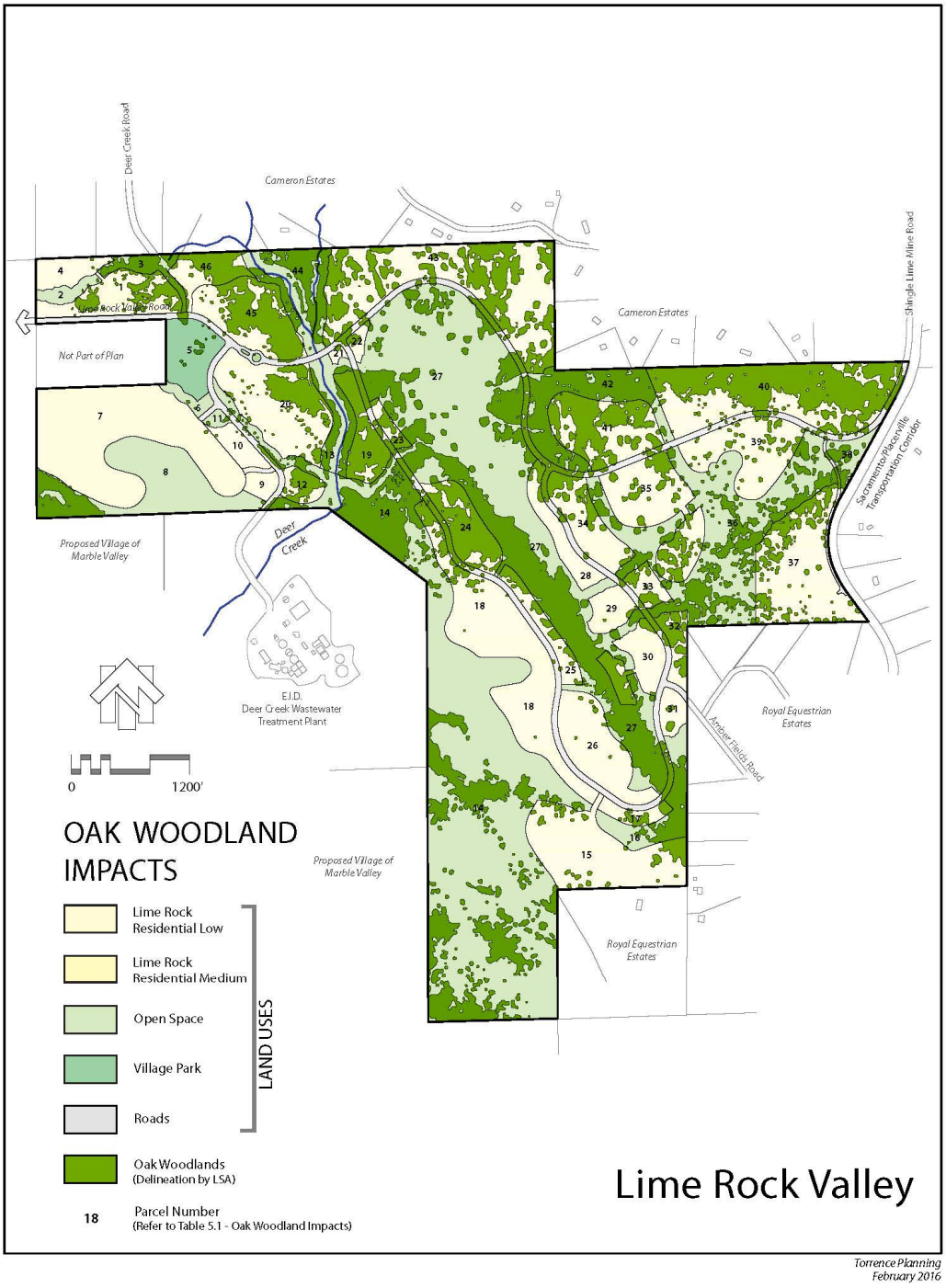


Figure 5.1 – Oak Canopy Impacts under Policy 7.4.4.4

Oak Canopy Impact Mitigation

Consistent with Option A of GP Policy 7.4.4.4, up to 37 acres of oak canopy mitigation plantings will occur on-site within the *Plan Area's* open space and development areas. The actual number of acres of mitigation plantings will depend on the actual number of acres of existing oak canopy removed during development; replacement will occur on a 1:1 basis per acre removed. Areas suitable for mitigation planting have been identified by LSA and are indicated in Figure 5.2 – Preliminary Oak Canopy Impact Mitigation Plan under Policy 7.4.4.4. Approximately 105.5 acres within the Open Space areas and custom lots were identified as potential oak mitigation sites by identifying soils that currently support oaks, analyzing the existing vegetative cover and identifying slope aspect. Existing oak canopy covers approximately 30 acres of this total, resulting in 75.5 acres available for mitigation planting. This amount is greater than the amount required (37 acres), so all mitigation for oak woodland impacts can be accomplished within the *Plan Area*. In addition to the mitigation plantings required under Option A, the project may, at the developer's discretion, plant oak trees within development areas as part of project landscaping that will not be included in fulfilling the project's oak mitigation replacement requirements.

Option A requires that oak mitigation be completed prior to final grading or building inspection, and it also requires a high success rate for mitigation plantings. To promote the highest success rate, it is important to properly install and maintain the mitigation plantings, and protect them from ground disturbing activities. As such, grading will be completed and utilities installed prior to on-site oak tree mitigation planting in order to provide the greatest protection of the replacement trees. To ensure sapling health, irrigation will be needed to supplement plant growth. Irrigation is unnecessary (but recommended) for acorns and these may be planted prior to grading.

The installation and irrigation of the mitigation plantings will be concurrent with development phasing. Development phasing will be contingent on market conditions and focus on providing the most appropriate product at the time of construction. Applicants will determine the development phasing with the submittal of each small lot tentative map or similar discretionary application that proposes impacts to the oak canopy. At the discretionary permit stage, applicants will submit a Tree Survey, Preservation and Replacement Plan to the County that will identify landmark/heritage trees, and oak impacts on a phase-by-phase basis, provide details on the mitigation plantings (saplings or acorns), and identify specific planting areas associated with that phase of development. For replacement trees and additional plantings that will occur on developed lots, the installation of the plantings will occur after construction is completed on a given pad.

Additional detail with regard to oak preservation and mitigation is provided in a separate Biological Resources Study and Important Habitat Mitigation Plan, prepared by LSA and submitted to the County in May 2014.

On October 24, 2017, the El Dorado County Board of Supervisors adopted a General Plan Amendment that revises the biological resources policies and related objectives and implementation measures in the Conservation and Open Space Element of the General Plan. Specifically, this amendment makes changes to the County's Oak Resources Management Plan (ORMP) and the Oak Resources Conservation Ordinance (County Ordinance Code Chapter 130.39), which are more stringent than State law prescribes. The Board also approved a new mitigation and conservation plan and ordinance for the County's oak resources that include an in-lieu mitigation fee option.

The ORMP mitigation requirements are more stringent than state law which only requires mitigation of impacts to oak woodlands. The County's ORMP also requires mitigation of individual native oak trees and greater mitigation (3-to-1 ratio) for Heritage Trees which are 36 inches diameter or greater, measured four feet six

inches from ground level. It also provides greater protection to individual valley oak trees and valley oak woodlands. To encourage on-site retention of oak woodlands, the ORMP requires increasing mitigation ratios based on the amount of oak woodland removed: Removing 50 percent or less requires a 1-to-1 ratio of mitigation, removing up to 75 percent requires a 1.5-to-1 ratio of mitigation, and removing up to 100 percent requires a 2-to-1 ratio of mitigation. Mitigation of oak woodlands would consist of one of the options described above: on-site retention; replacement planting on-site and off-site; and/or in-lieu fees. In accordance with requirements of the California PRC 21083.4, replacement planting shall not account for more than 50% of the oak woodland mitigation requirement. Therefore, up to half of the project's oak woodland impact mitigation requirement may consist of replacement planting on-site.

Using the criteria in the ORMP, LSA Associates prepared an Oak Resources Technical Report for Oak Woodlands and Oak Tree Individuals (2020). The overall project area has a total of 246 acres of oak woodlands, 82 acres (33%) of which are within the impact area of the project footprint. A total of 4,545 inches of individual native oak trees and a total of 7,334 inches of Heritage Trees could be impacted by the project.

Although the ORMP has been adopted, it is currently under litigation and the future outcome is uncertain at this time. If the ORMP is in effect at the time that development entitlement applications are submitted, the Specific Plan will comply with the provisions of the ORMP. If the ORMP is overturned, the Specific Plan will comply with the provisions of the BRS/IHMP.

Figure 5.2 – Preliminary Oak Canopy Impact Mitigation Plan Under Policy 7.4.4.4

5.3.6 Historic and Cultural Resources

As described in Section 2.5.4, a Cultural Resources Inventory Report has been prepared for the *Plan Area*. The report includes a records search, literature review, and field survey. As a result of the field survey prehistoric and historic cultural resources are recorded within the *Plan Area*. The *Specific Plan* policies will ensure the conservation and protection of these resources.

5.4 Open Space

The *Specific Plan* exemplifies the philosophy that an interconnected framework of open space is essential to the development of a vibrant livable community. The *Plan Area* includes over 335 acres of open space for the use and enjoyment of local residents as well as the conservation and protection of valuable natural resources including oak woodlands, Deer Creek, intermittent tributaries, wetlands, steep hillsides, cultural resources and scenic vistas (refer to Figure 5.3 – Open Space).

As previously described in Section 2.3 – Specific Plan Setting, the *Plan Area* consists of a series of valleys and hillsides covered with diverse plant communities. The hillsides are a significant visual resource and the steeper ones are incorporated in the open space plan. The Site Development Standards contained in Appendix B set grading and building criteria for ensuring that the natural land forms of the hillsides are incorporated into future development plans.

The *Specific Plan* proposes bikeways and paved and unpaved trails to make Deer Creek more accessible to the public and to provide a trail linkage to the foundation park in the southern portion of the *Plan Area* and to the proposed El Dorado Trail on the *Plan Area's* eastern boundary (refer to Figure 4.24 - Trails).

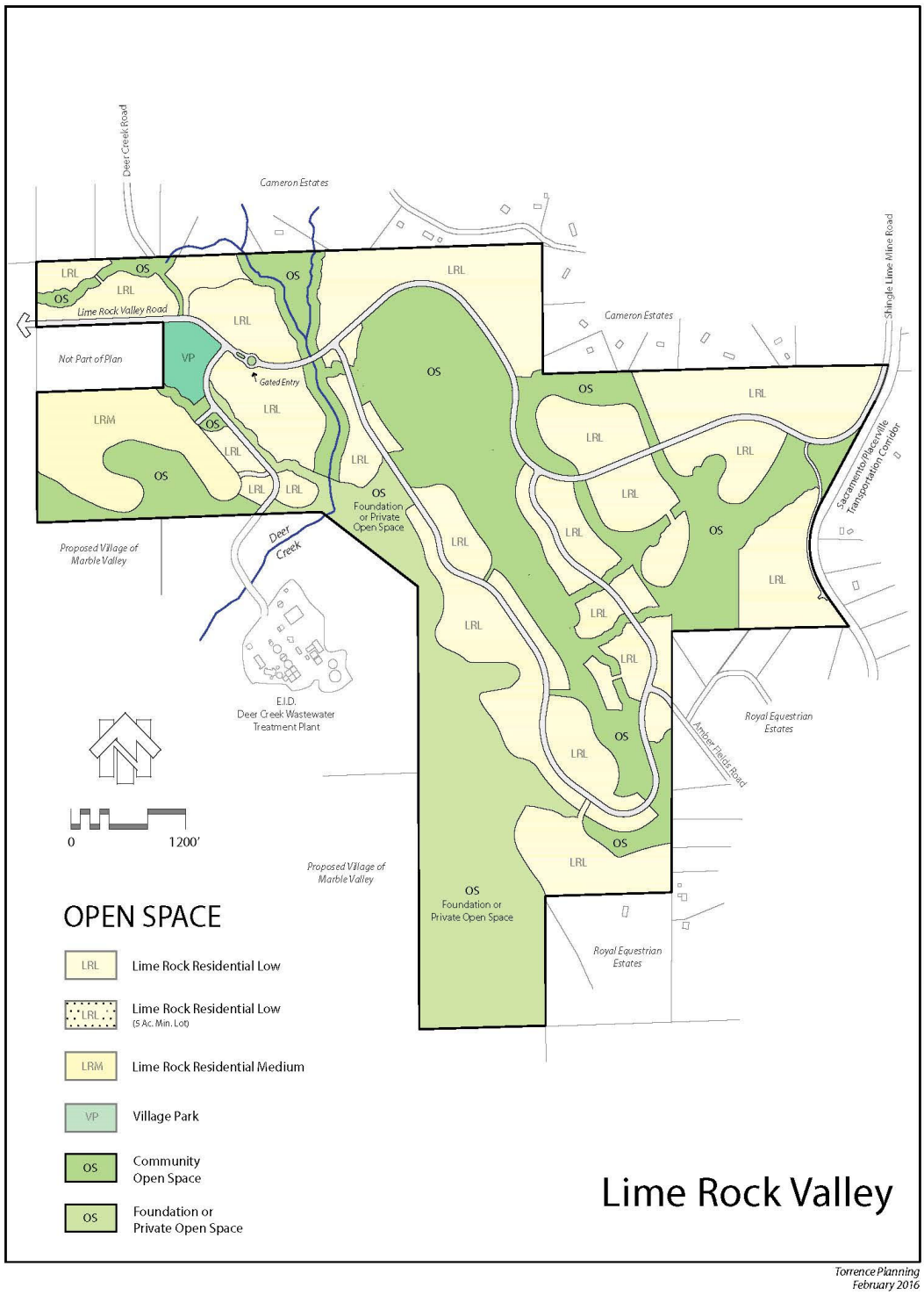


Figure 5.3 – Open Space

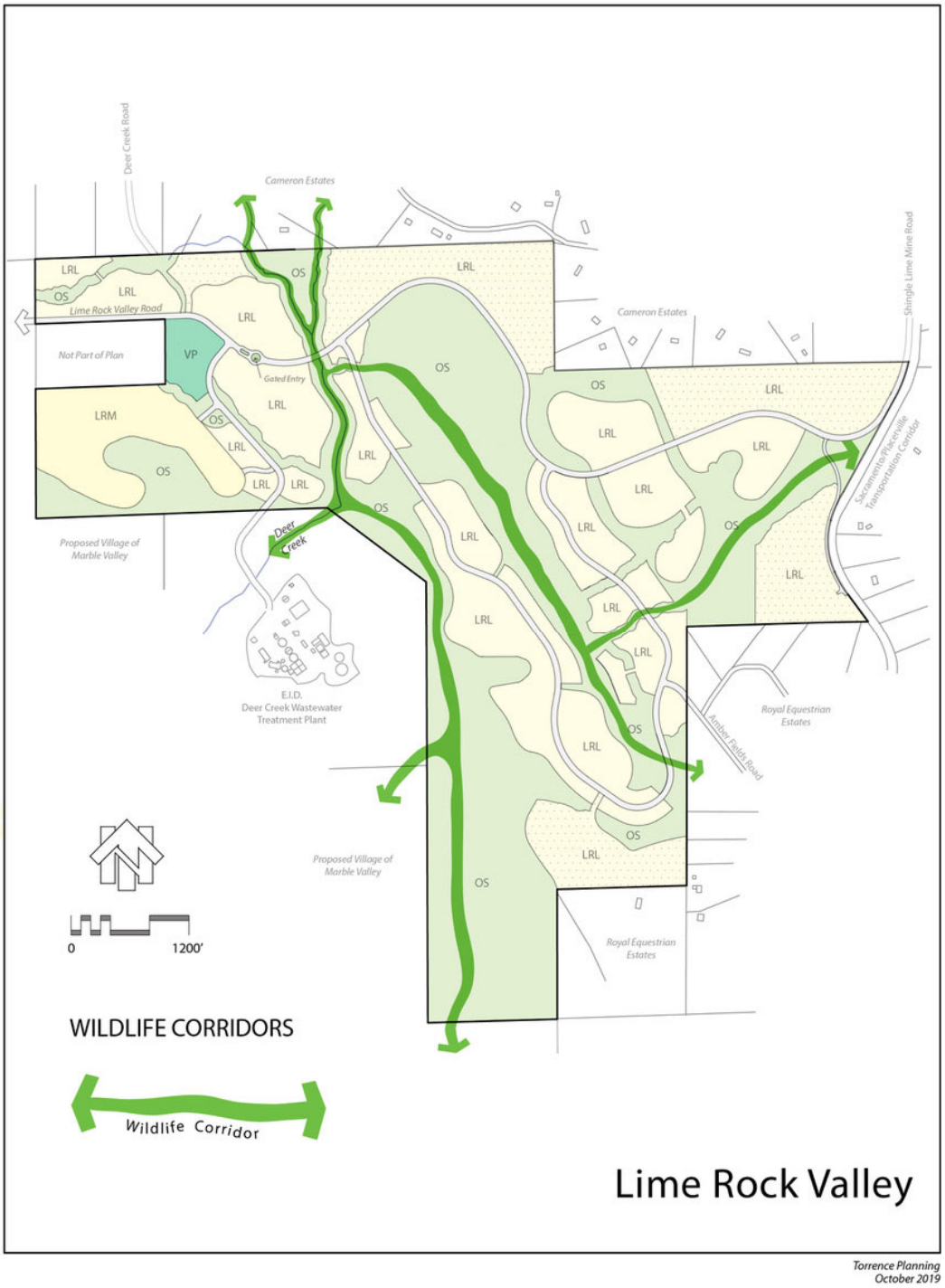


Figure 5.4 – Wildlife Corridors

5.4.1 Open Space Zoning

The *Plan Area* has two distinct open space zoning categories (Refer to Figure A.1 - Zoning) The first zone, Community Open Space (OS1-PD) is intended to provide passive recreation uses primarily for the residents of the *Plan Area* and the proposed amenities include trails and bikeways for walking, hiking and cycling and other passive recreational uses.

The second zone, Foundation or Private Open Space (OS2-PD), is intended for passive recreation uses for countywide public benefit and enjoyment. The final boundary of OS2-PD will be determined by a large lot final subdivision map substantially similar to the 128 acres shown on Figure 5.3 – Open Space.

Use restrictions will be placed on portions of both open space zones to conserve and protect the sensitive habitats of Deer Creek, its intermittent tributaries, wetlands, vernal pools, ponds, and buffers and other waters of the United States that are under the jurisdiction of the U.S. Army Corp of Engineers, California Department of Fish and Wildlife and/or Central Valley Regional Water Quality Control Board. The use restriction boundary will be determined during the agency permitting process. Use restrictions will also be placed on the open space area contained within the mine setback line to limit public access.

Each open space zoning category is unique and will have its own regulatory agency requirements and distinct maintenance and monitoring plans. A full list of uses permitted in Open Space is included in Table A.10 and open space development standards will be included in the Open Space Management and Wildfire Protection Plan.

5.4.2 Open Space Ownership and Management

Ensuring the long-term viability of the open space is an important objective of the *Specific Plan*. Accordingly, the project proponent will prepare an Open Space Management Plan prior to the submittal of the first small lot tentative subdivision map. The plan will describe the ownership, development standards, funding and necessary maintenance plans to ensure the long-term conservation of the *Plan Area's* open space.

The *Specific Plan* also proposes that 124 acres of open space be dedicated to a non-profit foundation of interested stakeholders to own and manage as a regional open space amenity for countywide public benefit and enjoyment. The 124 acres combined with the proposed Village of Marble Valley Foundation Open Space would produce a combined open space amenity of 594 acres. If an appropriate foundation-type ownership is not formed, the project proponent may retain the 124 acres of as permanent community open space. The ownership and management of wetlands and other waters of the United States located in open space areas will be determined during the USACE 404 permitting process.

5.5 Specific Plan Open Space Objectives and Policies

Geologic Hazards

Objective 5.1

Minimize exposure to geologic hazards, such as naturally occurring asbestos, or mine subsidence.

Policy 5.1:

All construction activities within an Asbestos Review Area shall adhere to El Dorado County AQMD Rule 223-2 – Fugitive Dust and Asbestos Hazard Mitigation and Asbestos Hazard Mitigation. Prior to ground disturbing activities, the County shall approve an Asbestos Dust Mitigation Plan.

Policy 5.2:

Maintain a development setback around the former limestone mine consistent with the analysis prepared by Youngdahl Consulting Group in 2009 (El Dorado Limestone Mine Development Setbacks) and 2013 (El Dorado Limestone Mine Development Setbacks, 2013 Update) and as established by Kleinfelder in 2016 (Summary of Additional Geotechnical Review).

Policy 5.3:

Establish a Geologic Hazard Abatement District (GHAD) to allow for the funding of maintenance of the limestone mine area within the established setback.

Water Quality

Objective 5.2

Conserve and protect the quality of water resources and riparian zones.

Policy 5.4:

Except where impacts are necessary for road, trail and/or utility crossings, natural drainage courses shall be avoided or mitigated as required by state and federal regulatory agencies and incorporated into the overall storm water drainage system.

Policy 5.5:

Trails located within open space corridors and areas shall be designed to include soil erosion control measures to minimize sedimentation of nearby creeks and maintain the natural state of drainage courses.

Policy 5.6:

Public recreational facilities (e.g., picnic areas and trails) located within open space areas or corridors shall be subject to urban storm water best management practices, as defined in Section 7 – Sustainable Development.

Policy 5.7:

Best Management Practices (BMP), shall be incorporated into construction practices to minimize the transfer of water borne particulates and pollutants into the storm water drainage system in conformance with the most current edition of the El Dorado County Land Development Manual, Grading Design Manual, the El Dorado County Stormwater Management Plan, the El Dorado County Grading, Erosion and Sediment Control Ordinance as well as NPDES permit requirements, El Dorado County MS4 Permit requirements, and State Water Resources Control Board's Construction General Permit requirements.

Policy 5.8:

Preference shall be given to biotechnical or non-structural alternatives, over alternatives involving revetments, bank regrading or installation of stream training structures.

Wetlands

Objective 5.3

Minimize disturbance to natural wetlands, Waters of the United States, and riparian areas to reduce impacts to wildlife habitat and plant communities. Preserve as many natural features as possible for the enjoyment of the resident population.

Policy 5.9:

Delineated wetlands shall be conserved to the greatest extent possible within open space areas and corridors, or otherwise provided for in protected areas.

Policy 5.10:

Where conservation is not feasible, mitigation measures shall be carried out as specified in the Specific Plan EIR.

Policy 5.11:

Construction, maintenance, and monitoring of compensation wetlands shall be in accordance with requirements of the USACE, pursuant to the issuance of a Section 404 Permit. Compensation wetlands may consist of one of the following:

- Constructed wetlands within designated open space areas or corridors in the *Plan Area*;
- Wetland credits purchases from a mitigation bank; and/or;
- The purchase of land at off-site locations to preserve, enhance, restore, or construct mitigation wetlands.

Policy 5.12:

As part of the Section 404 permitting process, the Project Proponent shall prepare a Wetland Mitigation and Monitoring Plan (WMMP). The WMMP shall include detailed information on the habitats present within the conservation and mitigation areas, the long-term management and monitoring of these habitats, legal protection for the conservation and mitigation areas (e.g., conservation easement, declaration of restrictions), and funding mechanism information (e.g., endowment).

Water Surface Elevation Protection

Objective 5.4

Protect the water surface elevations and drainage patterns of the natural segments of Deer and Marble Creeks.

Policy 5.13:

All open space improvements, including erosion control planting and landscaping, within the 100-year water surface elevation , shall be designed to withstand inundation during a 100-year storm event.

Policy 5.14:

Deer Creek shall be preserved in its natural state, to the extent feasible, to maintain the riparian and wetland habitat adjacent to the creek and prevent hydromodification.

Policy 5.15:

All improvements and maintenance activity, including creek bank stabilization, adjacent to Deer Creek shall comply with the Clean Water Act Section 404 permits and the Central Valley Flood Protection Act of 2008 (SB 5).

Policy 5.16:

Bank stabilization and other erosion control measure shall have a natural appearance, wherever feasible. The use of biotechnical stabilization methods is required within Deer Creek where it is technically suitable can be used instead of mechanical stabilization.

Policy 5.17:
New drainage outfalls within or near Deer Creek, shall be designed and constructed utilizing low impact development (LID) practices in conformance with the most current National Pollutant Discharge Elimination System (NPDES) regulations. Consistent with these practices, storm water collection shall be decentralized, its quality improved and its peak flow contained in detention facilities that will slowly release it back into the creek. Drainage outfalls and improvements shall be unobtrusive and natural in appearance.

Policy 5.18:
All *Plan Area* development projects shall avoid encroaching on the Deer Creek 100-year water surface elevation to ensure that no adverse alterations to the creeks or the water surface elevations occur where practical. However, in the event encroachment is unavoidable or otherwise necessary for certain infrastructure construction such as road crossings, utility lines and trails, said construction shall comply with the *Specific Plan's* EIR mitigation measures, and all applicable provisions of the Central Valley Flood Protection Plan (SB 5).

Policy 5.19:
Roadways that cross Deer Creek shall be designed to allow passage of wildlife.

Policy 5.20:
Emergency vehicle access along Deer Creek may be provided on Class I multi use paths, sewer access roads, and/or separately designated emergency access roads (refer to Figure 4.24 - Trails).

Policy 5.21:
All lighting adjacent to Deer Creek shall be limited to bridges, underpasses, trailheads, public facilities and for other public safety purposes. Lighting fixtures shall be fully shielded and energy efficient.

Policy 5.22:
Class I bike paths and other paved and unpaved trails may be constructed near Deer Creek, including 100-year water surface elevation areas, in the OS1-PD and OS2-PD open space zones consistent with the *Plan Area* Open Space Management Plan and the Wildfire Safety Plan.

Policy 5.23:
Re-vegetation and new plantings along Deer Creek shall use California central valley and foothills native plants as described in the most current edition of *River-Friendly Landscape Guidelines*.

Policy 5.24:
Improvements and construction activity will adhere to the most current edition of the El Dorado County Land Development Manual, Grading Design Manual, the El Dorado County Stormwater Management Plan, the El Dorado County Grading, Erosion and Sediment Control Ordinance as well as NPDES permit requirements, El Dorado County MS4 Permit requirements, and State Water Resources Control Board's Construction General Permit requirements, where feasible.

Policy 5.25:
Creek bank erosion stabilization projects shall secure the proper permits. The engineering of these projects shall give preference to biotechnical or non-structural alternatives.

Plants and Wildlife

Objective 5.5

Minimize the disturbance of rare, threatened, or endangered species consistent with federal and state regulations.

Policy 5.26:

Any special status vernal pool invertebrates shall be protected as required by State and federal regulatory agencies. Where protection is not feasible, vernal pool invertebrates shall be mitigated per the OSMP.

Policy 5.27:

Presently, the project area has been determined to be outside of valley elderberry longhorn beetle habitat. If appropriate habitat were to be impacted, the applicant shall obtain an incidental take permit to avoid impacts on the Valley Elderberry Longhorn Beetle (VELB), unless delisting has occurred.

Policy 5.28:

Any special-status bat roosts shall be protected as required by state and federal regulatory agencies.

Policy 5.29:

The El Dorado County Vector Control District will provide year-round mosquito and vector control in accordance with state regulations and its Mosquito Management Plan.

Oak Woodland Policies

Objective 5.6

Cluster development areas to minimize impacts to oak woodlands.

Policy 5.30:

Comply with the provisions of the County's ORMP (El Dorado County Ordinance Code Chapter 130.39).

If the ORMP is not in effect at the time that development entitlement applications are submitted, retain no less than 209 acres of existing oak woodlands consistent with Option A of General Plan Policy 7.4.4.4 and the Biological Resource Study and Important Mitigation Plan (BRS/IHMP) dated May 2014. However, if the County adopts Option B or similar ordinance in the future, additional impacts and mitigation to the oak woodlands may occur subject to any required CEQA analysis and amendment to this Specific Plan.

If the ORMP is not in effect at the time that development entitlement applications are submitted, implement the mitigation, conservation, and preservation strategies described in the BRS/IHMP, including, but not limited to, the following:

- No more than 15% (37 acres) of oak woodland canopy will be impacted during Project development.
- 335 acres of Open Space will protect biological resources on and adjacent to the site. This will be accomplished by protecting large blocks of open space, connecting open space areas with viable corridors and locating open space contiguous to Marble Valley open space providing a regionally important open space network.
- The Project has been designed to cluster development areas to minimize oak woodland impacts and reduce habitat fragmentation.
- Construction activities will be timed to avoid critical time periods for fish and wildlife. When necessary preconstruction surveys will be conducted and avoidance measures implemented to avoid construction impacts to important wildlife resources.

- To limit disturbance and impacts to biological resources, infrastructure elements such as bridges, roads, utilities, and pipelines will be placed within previously disturbed locations, where feasible.
- The oak canopy replacement program will include restoration/enhancement of existing oak woodlands to mitigate for the loss of oak canopy.
- Additional planting of oak trees will occur as part of project landscaping.
- Contiguous stands of oak woodland habitat and corridors connecting the stands will be retained.
- Setbacks as required by the General Plan along perennial (100 feet) and intermittent (50 feet) streams have been provided.
- To reduce impacts of five acre lot development on oak trees Design Guidelines will be established to minimize tree removal and protect remaining trees.

Policy 5.31:

The details of ownership, long term maintenance and monitoring of the conserved oak woodland shall be specified in the Open Space Management Plan.

Policy 5.32:

As part of any small lot tentative subdivision map application submittal, the project applicant shall quantify site-specific and cumulative impacts, and prepare and submit an Oak Woodland Tree Preservation and Replacement Plan for that phase of development.

Policy 5.33:

Minor administrative modifications to the *Specific Plan* development standards, including but not limited to reduced parking requirements, reduced landscape requirements, reduced front and rear yard building setbacks, modified drainage requirements, increased building heights; and variations in lot area, width, depth and site coverage are permitted as part of the Planned Development (PD) approval process in order to preserve additional oak trees within development parcels.

Policy 5.34:

When oak trees are proposed for preservation in a development parcel, ensure their protection during and after construction as outlined in the Oak Woodland Impact Report. Once an individual residence has received an occupancy permit, conserved trees on the property are subject to the requirements of the Oak Woodland Impact Report

Policy 5.35:

For each custom or individually pad-graded lot in the LRL land use designation, the applicant shall prepare a development lot notebook to identify the building area for the primary structure where oak trees are allowed to be impacted. If the ORMP is not in effect at the time that development entitlement applications are submitted, any oak tree outside of the building area shall not be disturbed or removed unless deemed unhealthy or unsafe by an ISA-certified arborist. The applicant shall prepare the development lot notebook concurrently with the recording of the small lot final subdivision map.

Cultural Resources

Objective 5.7

Preserve significant cultural resources in designated open space areas or buffer sensitive resources to protect the resource's cultural integrity.

Policy 5.36:

Project Proponent shall complete the following shall be prepared prior to extensive grading or excavation, or otherwise comply with the technical studies contained in the Environmental Impact Report:

- A qualified archaeologist, meeting the Secretary of the Interior's Professional Qualifications for Historic and Prehistoric Archaeology and with familiarity with the resource types in the *Plan Area*, shall review the existing cultural resources reports prepared for the *Plan Area*.
- The qualified archaeologist will determine whether or not the existing reports are current and apply to the geographic area proposed for grading or construction. If the existing reports are more than 10 years old, or are otherwise considered not current relative to professional standards, or do not provide coverage for all of the area proposed for grading or construction, then the archaeologist shall update the studies accordingly. This may include, but is not limited to, updated records searches, field surveys, and evaluations of eligibility (NRHP) and significance (CRHR).
- Where feasible, cultural resources that have been evaluated as eligible or significant shall be avoided. If adverse effects (significant impacts) to resources are proposed, then the archaeologist shall develop a mitigation plan. Avoidance and mitigation plans shall not conflict with the Memorandum of Agreement for compliance with Section 106 of the National Historic Preservation Act.
- The qualified archaeologist shall submit copies of all relevant documentation to the County to demonstrate that the project area has been adequately surveyed and that all resources have been evaluated for eligibility and significance, and that appropriate mitigation measures are in place where applicable. Copies of all documentation shall be sent to the California Historical Resources Information System (CHRIS).

Policy 5.37:
Publicly accessible trails and facilities in open space areas shall be located so as to ensure the integrity and preservation of historical and cultural resources as specified in the Open Space Management & Wildfire Protection Plan.

Policy 5.38:
Views toward cultural resources from publicly accessible trails and facilities shall be protected, where appropriate based on the sensitivity of the cultural resource site.

Policy 5.39:
Interpretive displays near cultural resources shall be unobtrusive and compatible with the visual form of the resources.

Open Space

Objective 5.8

Set aside open space lands for scenic or recreational enjoyment, avoidance of natural hazards, and corridors for the movement of wildlife.

Policy 5.40:
Create community and foundation or private open space zones, which may contain limited recreation uses and facilities, storm water quality detention basins, water quality structures, wetland and tree mitigation areas, and other potential public utilities.

Policy 5.41:
Open space areas shall incorporate sensitive natural resources, including oak woodlands, Deer Creek and its intermittent tributaries, hillside areas, and cultural resources.

Policy 5.42:
Locate bicycle paths or paved and unpaved trails throughout the public and private open space including emergency access for fire protection unless prohibited by state or federal agencies.

Policy 5.43:
Carefully site infrastructure, including roads, wastewater and water facilities, trailheads, and the like to minimize impact to the oak woodlands, Deer Creek and its intermittent tributaries, hillside areas, and cultural resources.

Policy 5.44
The open space zones may provide opportunities for educational programs that highlight the value of the various natural features of the Plan Area.

Policy 5.45
If a foundation of interested stakeholders fails to form to own and manage the Foundation Open Space within 10 years from the Board of Supervisors' adoption of this Specific Plan, the 466 acres south of Deer Creek will remain under the ownership of the Project Proponent or an assignee consistent with the objectives of the Open Space Management Plan.

Policy 5.46:
Prior to the submittal of the first small lot tentative subdivision map, prepare a Draft Open Space Management Plan (OSMP) that describes the following:

- Plan purpose and objectives;
- General site description (vegetation, fuels, trails, fire environment, and environmental and cultural resources);
- Interim ownership;
- Long-term ownership;
- Funding options/alternatives;
- Anticipated maintenance costs; and
- Ownership, preservation, and maintenance of oak woodlands
- Protection of cultural resources
- Requirements to reduce the potential for domestic pet predation on wildlife species; and (vegetation management/restoration, trail design standards, trail management, interpretive signage, prohibited activities, fuels management, environmental/cultural resource management, and vegetation monitoring).

Prior to dedicating the open space, prepare a Final OSMP for the long-term management owner. The boundaries of the open space will be defined by the recordation of small lot final subdivision maps for the residential villages. Said dedication may occur before or after the recordation of the last small lot final subdivision map, upon agreement between the Project Proponent and the long-term management owner.

Policy 5.47:

Prior to the submittal of the first small lot tentative subdivision map, prepare a Wildfire Safety Plan (WSP) based on standards and mitigation measures appropriate to the high and very high fire classifications of the Plan Area on the Cal Fire Hazard Severity Zone Map for El Dorado County. The WSP shall include the following:

- Site and project description;
- Applicable codes and regulations;
- Fire department response capabilities;
- Site fire risk assessment (weather, fuels, topography, fire and ignition history, and potential fire behavior);
- Fire safety requirements (vegetation management, structural hardening site access, water availability, alternative materials and methods); and
- Project-specific recommendations.

The California Department of Forestry and Fire Protection and the responsible fire protection district shall review and approve the WSP prior to the approval of the first small lot tentative subdivision map.

.The Specific Plan shall comply with the Ordinance 5101, Vegetation Management and Defensible Space, as required by the County or the local fire protection district.

Policy 5.48:

Outdoor open burning of vegetation in the open space and common areas is prohibited.

6

Public Facilities and Services

6.1 Overview

The *Specific Plan* describes a balanced community that does not create a burden upon existing County public services or infrastructure. To this end, the *Specific Plan* relies upon a variety of existing public and private entities to provide public services such as schools, parks and recreation, emergency response, library, medical and senior services.

6.2 Applicable General Plan Goals

School Services (Goal 5.8)

An adequate, high-quality school system consistent with the needs of current and future residents.

Parks and Recreation Facilities (Goal 9.1)

Provide adequate recreation opportunities and facilities including developed regional and community parks, trails, and resource-based recreation areas for the health and welfare of all residents and visitors of El Dorado County.

Emergency Services (Goal 5.7)

Adequate and comprehensive emergency services, including fire protection, law enforcement, and emergency medical services.

Libraries and Cultural Facilities (Goal 5.9)

A quality County library system and other cultural facilities consistent with the needs of current and future residents.

6.3 Public Schools

The *Plan Area* lies within the boundaries of the Buckeye Union School District, the Latrobe School District and the El Dorado Union High School District. The *Specific Plan* recommends that all *Plan Area* elementary students attend school in the same district. Due to available access and logistics, *Plan Area* students will likely attend school within the Buckeye Union School District. However, the details of possible district boundary changes and/or inter-district transfers will be determined by the Latrobe and Buckeye Union School Districts.

6.3.1 Buckeye Union School District

The original Buckeye School opened in 1856 to serve students in grades K-8 who lived predominantly in Shingle Springs. The Buckeye Elementary School has served the area since 1958 (modernized in 2009). A portion of the *Plan Area* is included within the school's attendance boundary. When extensive development of the communities of Cameron Park and El Dorado Hills began in the 1960's, new elementary schools were added to the District including William Brooks School in 1962 (modernized 2009), Camerado Springs Middle School in 1966 (modernized 2008), Blue Oak School in 1989, Silva Valley School in 1992 and Rolling Hills Middle School in 1998. In 2003, Oak Meadow School was opened and construction was completed on the Valley View School located in the Blackstone El Dorado community which eventually opened as a Charter School. The District now serves the communities of Shingle Springs, El Dorado Hills and Cameron Park.

According to the District's Master Plan[1], the twenty-year enrollment pattern has shown a steady growth since 1983. Between 1983 and 2003, the District's student enrollment increased by 2,816 students, a 192% increase. At the time the latest Master Plan was completed in 2016, the District enrollment was 4,668 students. . A 2018-19 Demographic Study[2] shows a net classroom capacity of 6,424 students and a current enrollment of 4,700

6.3.2 Latrobe School District

The Latrobe School District is a small, rural, K-8 school district located in the southwest corner of El Dorado County. The district encompasses approximately 35 square miles, has a staff of twenty, and enrollment of approximately 145 students. The district includes two schools: Latrobe Elementary, a K-3 elementary school w and Miller's Hill, a grade 4-8 school. Both schools are located on South Shingle Road in the Latrobe community.

6.3.3 El Dorado Union High School District

Located on the western slope of El Dorado County, the El Dorado Union High School District includes four comprehensive high schools: El Dorado HS, Oak Ridge HS, Ponderosa HS and Union Mine HS. Additionally, the district offers an independent study program and alternative school programs at the EDUHSD Virtual Academy at Shenandoah and the Independence Mountain View and Vista Continuation high schools.

Students enter the El Dorado Union High School District from 12 feeder elementary districts, including the Buckeye Union School District and the Latrobe School District. In June 2008, District voters approved a $66.3 million school bond to renovate and modernize educational facilities in the District.

All four of the comprehensive high schools have earned the distinction of California Distinguished School. This honor recognizes the schools for their superior standard of education. Also, the District's charter school received the California Schools Association Certified Charter School recognition, and the alternative school received recognition as a Model Continuation School.

[1] *Buckeye Union School District Master Plan, February 2004, Williams & Associates, LLC.*

[2] *Buckeye Union School District Demographic Study 2012-13, Schoolworks, Inc.*

EDUHSD will determine the school attendance boundaries for the Plan Area over time. It may be likely that the students generated by the Plan Area and other projects south of US Highway 50 will attend a new high school to be constructed on a site the District owns on Latrobe Road. [3]

6.3.4 Student Generation Factors

The Buckeye Union School District, the Latrobe School District and the El Dorado Union High School District determine future enrollment by evaluating potential development patterns based on the current El Dorado County General Plan including approved specific plans and tentative subdivision maps. Table 6.1 – Student Generation Factors, lists the student generation factors for K-5, 6-8 and 9-12 grade levels as described in more detail in each District's Master Plan.

Table 6.1: Student Generation Factors

Grade Level	Single Family Residential
K-5 (Buckeye/Latrobe)	0.400
6-8 (Buckeye/Latrobe)	0.100
9-12 (EDUHSD)	0.177

6.3.5 Lime Rock Valley Student Generation

The number of students expected in the *Plan Area* can be determined by multiplying the district student generation factors in Table 6.1 times the number of single family dwelling units proposed for the *Plan Area* (refer to Table 6.2 – Projected LRV Students).

Table 6.2: Projected LRV Students

Residential Dwelling Type	Number of Residential Units	K-5 Student Yield Factor	K-5 Student Population	6-8 Student Yield Factor	6-8 Student Population	9-12 Student Yield Factor	9-12 Student Population
Single Family	800	0.4	320	0.1	80	0.177	142
Totals	**800**		**320**		**80**		**142**

[3] *El Dorado Union High School District Facility Master Plan, March 2012, School Works, Inc.*

6.3.6 School Descriptions

Based on recommended school sizes of 650 students for K-5 elementary schools, 900 students for middle schools and 2,000 students for high schools, the *Plan Area* will generate a demand for approximately 0.5 elementary schools (K-5), 0.1 middle schools and 0.07 high schools. The proposed *Village of Marble Valley Specific Plan* provides school sites for one K-5 elementary school and one K-8 middle school, which should be sufficient to accommodate all K-8 students in the *Plan Area*; however, if actual student generation differs from projections, Camerado Springs Middle School could house any excess middle school students generated by both specific plans. The El Dorado Union High School District will determine which high school will house the students generated by development of the *Plan Area*.

6.4 Parks

Providing village and neighborhood parks with a full range of active and passive recreational uses is a *Specific Plan* priority. There are two categories of park and recreation activities: active and passive, and both types of activities should be included in village parks. Active park facilities typically consist of sports fields and playgrounds, while passive recreation facilities typically include walking paths, picnic and sitting areas, and landscaped areas. Both active and passive recreation uses and facilities may be included within the village park.

6.4.1 Village Park

The 8 acre Village Park located adjacent to Lime Rock Valley Road will provide active and passive outdoor recreation activities for the public and all of the residential neighborhoods within the *Plan Area*. The Village Park is accessible for pedestrians and linked to homes via sidewalks, open space corridors and trails. Numerous active and passive uses may be included in the park such as soccer, youth baseball, playgrounds and basketball. Permanent facilities may include restrooms, parking, site furnishings and group picnic tables. The Village Park shall receive 100% credit for satisfying Quimby park dedication requirements.

6.4.2 Private Neighborhood Parks

Private neighborhood parks are specialized facilities that usually serve a concentrated or limited population or specific group. Neighborhood parks may feature children's play areas, quiet game areas, landscaping, community event/gathering areas, neighborhood gardens, seating and some limited active recreation uses such as half-court basketball or volleyball. Typically, neighborhood parks range in size from 1 to 2 acres. When provided, neighborhood parks should be centrally located within individual residential neighborhoods to provide nearby residents with recreation amenities or sited adjacent to open space areas to provide pedestrian access to the open space. The LRV Owner's Association will own, manage and maintain private neighborhood parks. Neighborhood parks shall receive 100% credit for satisfying Quimby park dedication requirements.

6.4.3 Park Land Dedication

El Dorado County General Plan Policy 9.1.1.1 sets the guidelines for the acquisition and development of parklands at 5 acres per 1,000 population within the boundaries of the El Dorado Hills Community Services District. Section 16.12.090 of the El Dorado County Code of Ordinances establishes the population density for the purposes of parkland dedications for the El Dorado Hills Community Services District as 3.3 persons per dwelling unit for single family dwellings units and duplexes.

Table 6.3 establishes the park acreage dedication requirement for single family residential units in the *Plan Area*.

Table 6.3: Park Land Dedication Formula

Type of Dwelling	Population Per Dwelling Unit [1]	Park Acreage Per Dwelling Unit (5-Acre Standard)
Single Family	3.3	0.0165

[1] El Dorado County Code of Ordinances, Section 16.12.090 for property within the boundaries of the El Dorado Hills Community Services District

The park dedication formula shown in Table 6.4 indicates that the *Plan Area* must reserve 13.2 acres of land for public park use or pay in lieu fees to make-up for any shortfall. As shown in Table 3.1 – Land Use, the *Specific Plan* provides 8 acres of Village Park, thus leaving a park dedication shortfall of 5.2 acres. EDHCSD has indicated that in lieu fees are acceptable. Thus, at the developer's option, private neighborhood parks may be provided, or in lieu fees paid, to make-up the shortfall. Future tentative subdivision maps shall show the final size and location of the Village Park and any private neighborhood parks.

Table 6.4: Required Park Dedication

Type of Dwelling	Number of Residential Units	Park Acreage Per Dwelling Unit	Required Quimby Park Acreage
Single Family	800	0.0165	13.2
Total	**800**		**13.2**

6.5 Law Enforcement

6.5.1 El Dorado County Sheriff's Department

The El Dorado County Sheriff's Department (EDCSD) will provide law enforcement for the *Plan Area*. Currently, the EDCSD supports many programs including the operation of two correctional facilities, patrol of over 1700 square miles, the Office of Emergency Services, Coroner services, Civil services, Court, bailiff, transportation services, dispatch and radio communications, criminal records, boat patrol, public administration, investigations, and property and evidence.

The Sheriff's Department also includes many volunteers who donate their time to make the county a better place to live. The volunteer programs consist of over 600 citizens who support

programs including search and rescue, S.T.A.R.S., C.E.R.T., Explorers, the air squadron, and reserve deputies. Currently, the Department consists of four divisions including the Administrative Services Division, the Custody Division, the Investigative Division, the Patrol Division and the Support Division.[4]

6.6 Fire Protection

6.6.1 El Dorado County Fire Protection District (EDCFPD)

Currently, the El Dorado County Fire Protection District serves the *Plan Area* with back-up protection provided by Cal Fire. The District was formed in 1991 when the Placerville, Pleasant Valley, Pollock Pines/Camino and Shingle Springs Fire Protection Districts merged, followed by the annexation of the Placerville Fire Department and the Northside Fire Protection District in 1993 and the Coloma/Lotus Fire Protection District in 1994. The district consists of fifteen (15) fire stations; seven (7) of which are staffed 24-7 and eight (8) are utilized for Volunteer response. The district staffs seven (7) Type 1 engine companies and five (5) advanced life support ambulances. The district currently has eighty eight (88) uniform personnel, 5 administrative support staff members and approximately 45 Volunteer Firefighters.

Fire Station 28, located at 3860 Ponderosa Road, is the closest fire station to the *Plan Area*. The station serves the communities of Shingle Springs, South Cameron Estates, Crazy Horse, and Red Hawk Casino. Station 28 is staffed 24 hours a day, 7 days a week by an Engine Company that is staffed with one Captain-EMT or Captain-Paramedic and one Firefighter-EMT or Firefighter-Paramedic. Volunteers and off-duty personnel staff other apparatus house at Station 28 when there is a need for additional response.[5]

6.6.2 Cal Fire

Cal Fire has financial responsibility for wildland fire protection under the State Responsibility Area. The CAL FIRE Amador-El Dorado Unit is located in the Northern Central Sierra. The Unit includes Amador, El Dorado, Alpine and portions of Sacramento and San Joaquin counties. The Unit encompasses over 2,600,000 acres and has direct protection for nearly 900,000 acres.[6]

6.7 Library

Currently, the El Dorado County Library operates out of the County Government Center main library in Placerville in a 23,000 square foot building and hosts a collection of 140,000 items. Branch libraries are located in Cameron Park, Georgetown, Pollock Pines, and South Lake Tahoe. The newest branch opened in El Dorado Hills in 2006. With approximately 16,000 square feet and capacity for 60,000 volumes, it features an adult reading room with fireplace, a separate story-time room, a young adult area, and automated

[4] *1/25/12 Press release to the Citizens of El Dorado County by John D'Agostini, Sheriff, Coroner, Public Administrator.*

[5] *El Dorado County Fire Protection District website*

[6] *Cal Fire Unit website*

circulation system. The branch library in El Dorado Hills will serve the needs of residents of the *Plan Area*.

6.8 Hospital Care

Marshall Medical Center is an independent and non-profit community healthcare provider located at 1100 Marshal Way in the City of Placerville. Marshall Hospital includes a fully-accredited 150 bed acute care hospital located in Placerville, several outpatient facilities in Cameron Park, Placerville, El Dorado Hills and Georgetown, a group of primary and specialty care physician known as the Marshall Physician Clinic Services, and many community health and education programs. Marshall has over 190 affiliated physicians and a team of over 1,200 employees providing quality healthcare service to more than 150,000 residents of El Dorado County. Marshall also provides comprehensive physician and outpatient services throughout the west slope of El Dorado County.[7] For the foreseeable future, Marshall Hospital will be the primary provider of hospital services for the *Plan Area*.

6.9 El Dorado Hills Community Service District

The El Dorado Hills Community Services District (EDHCSD) provides the El Dorado Hills community with public parks and recreation services and facilities, design review approval and enforcement, cable television and waste/recycling collection.

According to the EDHCSD's 2016 Park and Recreation Facilities Master Plan (CSD Master Plan), the CSD is responsible for the management of 248 acres of developed and undeveloped public parkland. With parks ranging from 0.6 acres to 40 acres in size, El Dorado Hills parkland includes neighborhood, village and community parks, trails and open spaces, special use areas and facilities (MIG, Inc., 2016).

Using the 2007 Nexus Study and the current Parks and Recreation Facility Master Plan as a guide, the EDHCSD plans the development, implementation, and administration of a variety of parks and recreation projects, and other community-wide services addressing the needs of District residents. The District's planning efforts may include:

- District park and recreation facility planning;
- District park land acquisition negotiations and annexations;
- Funding capital improvements;
- Management of cable television franchise;
- Management of solid waste collection franchises;
- Recycling programs;
- Formation and administration of Landscape and Lighting Assessment Districts; and
- The annual review and update of park development impact fees.

Currently, the *Plan Area* is outside the boundaries of the EDHCSD. Upon approval of the *Specific Plan* and *General Plan Amendment* and adoption of the Environmental Impact Report, the project proponent will submit

[7] *Marshall Medical Center website*

an application to the El Dorado County Local Agency Formation Commission (LAFCO) to amend the EDHCSD sphere of influence boundary to include the *Plan Area* and request annexation to the District so that it may provide park and recreation services and solid waste collection to the *Plan Area*.

6.9.1 Solid Waste Services

The EDHCSD contracts for waste and recycling services through a franchise agreement with El Dorado Disposal (Waste Connections, Inc.). In addition to providing residential waste and recycling collection services, El Dorado Disposal also provides low cost waste and recycling collection services for business and institutional customers.

El Dorado Disposal also provides containers for the drop-off of pre-sorted recyclable materials at its Recycle Disposal Centers located in El Dorado Hills, Placerville, and Cameron Park. El Dorado Disposal also operates a Material Recovery Center in Placerville for the disposal of special wastes and hazardous materials.

The EDHCSD's staff participates on the Solid Waste Advising Committee, and assists with the preparation and review of the Source Reduction and Recycling Plan for submission to the California Integrated Waste Management Board. The District submits Diversion Reports to El Dorado County quarterly documenting the EDHCSD's compliance with AB 939.

The EDHCSD offers other waste collection and recycling responsibilities including:

- Monitoring compliance with the ordinance and franchise agreement
- Assisting in resolving customer complaints
- Coordinating and managing community events such as the Community Clean-up Day and Christmas Tree Chipping Program
- Monitoring delinquent accounts, including assessing liens when necessary

6.10 Senior Services

Senior services in El Dorado Hills are available at the Ramona "Moni" Gilmore Senior Center located at the intersection of El Dorado Hills Boulevard and Lassen Lane (in the former fire station at 990 Lassen Lane). The County owns and maintains the facility, and they collaborate with the El Dorado Hills Community Services District to provide recreational programming and activities for adults age 50 and older. This unique partnership serves seniors in the community.

The El Dorado Hills Senior Center offers many classes, including drawing, watercolor, line dance, digital photography, cooking, wreath making, and chair exercise. In addition, guest speakers provide information on senior related topics. The Senior Center also provides tax preparation and assistance, blood pressure checks, legal services, AARP (American Association of Retired Persons) mature driving classes, and a senior library (El Dorado Hills Community Services District, 2012). The Moni Gilmore Senior Center will serve the senior population within the Plan Area.

6.11 Specific Plan Public Facilities Objectives and Policies

Schools, Parks and Recreation

Objective 6.1

Ensure that adequate parks and recreation exist to serve the new residents in the Plan Area.

Objective 6.2

Create new park and recreation opportunities within the Plan Area for the enjoyment of existing and new residents.

Policy 6.1:

The project lies with the boundaries of both the Latrobe School District and the Buckeye Union School Districts. Schools within the Buckeye Union School District are closest to the project site. Encourage both Districts to negotiate an acceptable transfer agreement to allow all *Plan Area* elementary and middle school students to attend schools in the District of their choice

Policy 6.2:

Provide pedestrian trails and bikeway paths to the two elementary schools in the proposed Village of Marble Valley project to encourage fewer vehicle miles traveled (VMT).

Policy 6.3:

Pay all applicable school impact fees at building permit issuance and/or participate in any applicable Mello Roos districts required to fund public facilities as specified in the PFFP.

Policy 6.4:

The *Specific Plan* Village Park designation shall have the same definition and function as neighborhood parks in the General Plan except that the size shall range from 2 to 15 acres.

Policy 6.5:

The Village Park shall accommodate a variety of active and passive recreational facilities and activities that meet the needs of the public and *Plan Area* residents of all ages and abilities, including the disabled.

Policy 6.6:

Park designs and landscape materials must provide shade, easy maintenance, water efficiency, and accommodate a variety of recreational uses.

Policy 6.7:

The Lime Rock Valley Homeowner's Association shall select park furniture and structures based on durability, vandal resistance, long-term maintenance, and aesthetic quality.

Policy 6.8:

Public art is encouraged in parks where appropriate and feasible.

Policy 6.9:

Land reserved for park land dedication shall not contain significant site constraints such as easements, wetlands, public rights-of-way and steep slopes.

Policy 6.10:

Private neighborhood parks, if provided, shall be a minimum of 1 acre in size.

Policy 6.11:
Acceptable amenities for neighborhood parks include open turf for unstructured play, landscape improvements, playground structures, site furnishings (picnic tables and shelters, benches, bike racks, drinking fountains, trash receptacles, etc.), site identification and interpretive signage, basketball court (full or half), natural areas, and walking paths. Sports fields, artificial turf, off-street parking, and restrooms are not allowed.

Policy 6.12:
For public parks to be owned and/or maintained by the EDHCSD, the Project Proponent will determine the type and design of the improvements in consultation with the EDHCSD.

Policy 6.13:
In addition to the acceptable amenities for neighborhood parks , the Village Park may include sports fields (natural or artificial turf and lighted or unlighted); restrooms; active recreation facilities appropriate for the size, scale, and topography of the park; and off-street parking. Prohibited amenities include regional-scale facilities, large indoor facilities, swimming pools, and large storage and maintenance buildings.

Policy 6.14:
Designated open space shall not be credited as park land acreage. These areas may be used for park activities, but not to satisfy Quimby park land dedication requirements.

Policy 6.15:
Placement of stand-alone cell towers or antennas in village and neighborhood parks is prohibited.

Policy 6.16:
Pay all applicable park impact fees at building permit issuance and/or participate in any applicable Mello Roos districts required to fund public facilities as specified in the PFFP.

Public Services (Fire Protection and Solid Waste Collection)

Objective 6.2
Ensure that adequate public services, such as law enforcement, fire protection, and solid waste collection, and exist to serve the new residents in the Plan Area.

Policy 6.17:
El Dorado County Fire Protection District shall review and approve all discretionary applications for tentative subdivision maps, parcel maps and planned development permits prior to County approval to ensure the adequacy of emergency water supply, storage, conveyance facilities, and access for fire protection. Recommendations may be incorporated as conditions of approval.

Policy 6.18:
After the adoption of the Specific Plan and prior to the submittal of the first small lot tentative subdivision map, the Project Proponent will prepare a Wildfire Safety Plan (WSP). The California Department of Forestry and Fire Protection and the applicable local fire protection district (El Dorado Hills County Water District or the County Fire Protection District) will review and approve the WSP prior to the approval of the first small lot tentative subdivision map.

Policy 6.19:
Pay all applicable fire impact fees at building permit issuance and/or participate in any applicable Mello Roos districts required to fund public facilities as specified in the PFFP.

Policy 6.20:
All construction projects shall be consistent with the County's Construction and Demolition Debris Diversion Ordinance to reuse or recycle a minimum of 65 percent of construction and demolition debris.

Policy 6.21:
Green waste service for residential units shall be provided to the maximum extent feasible, and as determined by the El Dorado Hills CSD's Multi-Cart program and franchise agreement with El Dorado Disposal.

7

Sustainable Development

7.1 Overview

Sustainability is an integrated approach to decision-making and physical design that recognizes the interdependency of economic, environmental and social benefits. Sustainable development seeks to balance economic growth and vitality, environmental protection and resource conservation, and community well-being. As a result, both present and future generations benefit from improved health, economic conditions, and quality of life.

Sustainability is also frequently associated with the need to reduce greenhouse gas (GHG) emissions from fossil fuel combustion and other human activities, which on a cumulative basis are causing global warming and climate change. The United States, including California, is already experiencing the impacts of climate change and these impacts are projected to increase unless global GHG emissions reduce significantly in the next several decades. In response to this threat, the California legislature passed the California Global Warming Solutions Act of 2006 (AB 32), which required statewide reduction in GHG emissions to 1990 levels by the year 2020. Senate Bill 32 (SB 32) enacted in 2016 required statewide GHG emissions be reduced to at least 40% below 1990 levels by 2030. A related state law, the Sustainable Communities and Climate Protection Act of 2008 (SB 375), requires each metropolitan planning organization (MPO) in the state to prepare a Sustainable Communities Strategy (SCS). The SCS is an integrated land use and transportation blueprint designed to achieve regional GHG emission reduction goals for major transportation sources, and align regional housing needs with planned land uses and transportation investments in the region. The Sacramento Area Council of Governments (SACOG), the designated MPO for the Sacramento region, adopted the Metropolitan Transportation Plan/Sustainable Communities Strategy 2020 (MTP/SCS) in November 2019.

The Project Proponent comprehensively designed Lime Rock Valley with sustainability in mind. The *Specific Plan* is consistent with the Developing Community designation in the MTP/SCS and provides a diverse land use mix of residential, open space, and special uses and design features that respect and preserve the rural character and mining history of the area. It provides complete streets and mobility options and pedestrian and bicycle trails that will connect with El Dorado Hills and beyond. It provides for site and building designs that will save energy and water, minimize construction waste, encourage recycling and composting, ensure healthy indoor air quality, provide for the conservation of open space, protect water resources and habitat for sensitive species, and ensure ongoing sequestration of carbon dioxide (CO_2).

This section addresses in detail the *Specific Plan* policies and standards relating to sustainability. Because the concept of sustainability is fairly broad and cross-cutting, this section addresses some topics also addressed in other sections of the *Specific Plan* and provides additional policies or direction with respect to sustainability, where applicable. Specific topics covered include:

7.3 Sustainable Land Use

7.4 Mobility and Connectivity

7.2 Applicable General Plan Goals

Land Use Element:

Land Use (Goal 2.1)

Protection and conservation of existing communities and rural centers; creation of new sustainable communities; curtailment of urban/suburban sprawl; location and intensity of future development consistent with the availability of adequate infrastructure; and mixed and balanced uses that promote use of alternate transportation systems.

Land Use Designations (Goal 2.2)

A set of land use designations which provide for the maintenance of the rural and open character of the County and maintenance of a high standard of environmental quality.

Natural Landscape Features (Goal 2.3)

Maintain the characteristic natural landscape features unique to each area of the County.

Existing Community Identity (Goal 2.4)

Maintain and enhance the character of existing rural and urban communities, emphasizing both the natural setting and built design elements which contribute to the quality of life, economic health, and community pride of County residents.

Lighting (Goal 2.8)

Elimination of high intensity lighting and glare consistent with prudent safety practices.

Transportation and Circulation Element:

Transit (Goal TC-2)

To promote a safe and efficient transit system that provides service to all residents, including senior citizens, youths, the disabled, and those without access to automobiles that also helps to reduce congestion, and improves the environment.

Transportation Systems Management (Goal TC-3)

To reduce travel demand on the County's road system and maximize the operating efficiency of transportation facilities, thereby reducing the quantity of motor vehicle emissions and the amount of investment required in new or expanded facilities.

Non-Motorized Transportation (Goal TC-4)

To provide a safe, continuous, and easily accessible non-motorized transportation system that facilitates the use of the viable alternative transportation modes.

Non-Motorized Transportation (Goal TC-5)

To provide safe, continuous, and accessible sidewalks and pedestrian facilities as a viable alternative transportation mode.

Complete Streets (Goal TC-9)

To support the development of complete streets where new or substantially improved roadways shall safely accommodate all users, including bicyclist, pedestrians, transit riders, children, older people, and disabled people, as well as the motorist.

Housing Element:

General Housing (Goal Ho-1)

To provide for housing that meets the needs of existing and future residents in all income categories.

Energy Conservation (Goal Ho-5)

To increase the efficiency of energy and water use in new and existing homes.

Public Services and Utilities Element:

Storm Drainage (Goal 5.4)

Manage and control storm water runoff to prevent flooding, protect soils from erosion, prevent contamination of surface waters, and minimize impacts to existing drainage infrastructure.

Solid Waste (Goal 5.5)

A safe, effective and efficient system for the collection and processing of recyclable and transformable materials and for the disposal of residual solid wastes which cannot otherwise be recycled or transformed.

Gas, Electric, and Other Utility Services (Goal 5.6)

Sufficient utility service availability consistent with the needs of a growing community.

Health and Safety Element

Air Quality Maintenance (Goal 6.7)

A. Strive to achieve and maintain ambient air quality standards established by the U.S. Environmental Protection Agency and the California Air Resources Board.

B. Minimize public exposure to toxic or hazardous air pollutants and air pollutants that create unpleasant odors.

Conservation and Open Space Element:

Soil Conservation (Goal 6.7)

Conserve and protect the County's soil resources.

Water Quality and Quantity (Goal 7.3)

Conserve, enhance, and manage water resources and protect their quality from degradation.

Wildlife and Vegetation Resources (Goal 7.4)

Identify, conserve, and manage wildlife, wildlife habitat, fisheries, and vegetation resources of significant biological, ecological, and recreational value.

Cultural Resources (Goal 7.5)

Ensure the preservation of the County's important cultural resources.

Open Space Conservation (Goal 7.6)

Conserve open space land for the continuation of the County's rural character, commercial agriculture, forestry and other productive uses, the enjoyment of scenic beauty and recreation, the protection of natural resources, for protection from natural hazards, and for wildlife habitat.

Parks and Recreation Element:

Parks and Recreation Facilities (Goal 9.1)

Provide adequate recreation opportunities and facilities including developed regional and community parks, trails, and resource-based recreation areas for the health and welfare of all residents and visitors of El Dorado County.

Economic Development Element:

Public Services and Infrastructure (Goal 10.2)

Provide adequate levels of public services and infrastructure for existing residents and targeted industries and establish equitable methods to assure funding of needed improvements to existing infrastructure and services and new facilities to further economic development consistent with the County's custom, culture, and economic stability.

7.3 Sustainable Land Use

As noted previously in the Land Use Section (Section 3), the *Specific Plan* is a comprehensively planned community based on the principles embodied in local, state and regional planning objectives. The *Specific Plan* land uses are consistent with the County's General Plan goals of preserving the County's rural character and confining development to established rural centers and community regions. The *Specific Plan* advocates an efficient development strategy that provides over 335-acres of open space while embracing the County's goal of protecting existing agricultural lands and cultural resources.

The *Plan Area* is adjacent to the proposed *Village of Marble Valley Specific Plan* (VMVSP), which is a specified Developing Community in the SACOG MTP/SCS. While not specifically included within the development assumptions for Marble Valley in the SACOG MTP/SCS, Lime Rock Valley will complement and support the Village of Marble Valley in a number of ways:

- The LRVSP will be directly connected to the VMVSP via Lime Rock Valley Road, a primary roadway linking the LRVSP and VMVSP area. Lime Rock Valley Road will also include pedestrian pathways and both on- and off-street bikeways, which in addition to providing local access, will provide an important connection between the VMVSP and the LRVSP areas and the El Dorado Trail (i.e. the Sacramento/Placerville Transportation Corridor).
- The LRVSP will provide additional market support for planned retail, office and commercial services within the Village Commercial and Office Park designated areas in the VMVSP along Marble Lake Road and Marble Valley Road.
- The LRVSP will provide additional community support for the two Public School designated sites within the VMVSP areas.
- The Public Open Space designation in the southern portion of the site will be joined with the Public Open Space designation in the Village of Marble Valley *Specific Plan*, to form a large public regional open space park that will be operated and managed separate from privately-designated open space areas.

7.3.1 Land Use Designations

Section 3.3 of the Land Use Section (Land Use Summary and Plan) includes important guiding principles that will contribute to the sustainability of the development over the long term. Section 3.4 of the Land Use Section (Land Designations) contains a description of the specific land use designations and their relationship to other features within the development. Key aspects of each designation that contribute to sustainability are:

- Lime Rock Residential – Low (LRL): this designation is intended to establish neighborhoods composed of single family detached and attached homes and this designation permits one single family dwelling per legal lot. One secondary dwelling unit is allowed on lots 10,000 square feet and greater. Secondary dwelling units promote opportunities for guest housing, accommodation of senior family members or friends, and other situations, such as multi-generational living. An accessory unit can also help to reduce the demand for extended stay housing elsewhere, thereby reducing vehicle miles traveled (VMT).
- Lime Rock Residential – Medium (LRM): this designation permits single family detached homes and halfplex and duplex residential units. This higher density residential land use allows greater preservation of open space elsewhere in the *Plan Area*.
- Village Park (VP): this designation provides for active and passive recreational opportunities. The Village Park will be accessible to the public and connected via the proposed system of pedestrian and bicycle trails. In addition to the required public parks, the Project Proponent will develop private neighborhood parks for the use and enjoyment of residents in gated residential neighborhoods and will dedicate them to the LRV HOA. Provision of public and/or private parks contributes to community enjoyment as places where people can gather and play, and provides opportunities to improve personal health through both exercise and relaxation.
- Open Space (OS): this designation encompasses 45% of the *Plan Area* and includes preservation and conservation of natural areas, including oak woodlands, Deer Creek and its tributaries, wetlands, steep hillsides and cultural features. The designation of open space has a number of important sustainability benefits, including protecting water quality and habitat, cultural resource conservation, ensuring for continued sequestration of carbon dioxide (CO_2), public access and outdoor recreation, and other co-benefits. Chapter 5 (Conservation, Open Space and Resource Management) contains a number of policies that will ensure that these benefits are achieved.

7.3.2 Development and Site Design Standards

In addition to the land use designations, the *Specific Plan* includes development standards that contribute to sustainable land use and site design.

Reducing or minimizing the amount of surface parking in the *Plan Area* has a number of important sustainability benefits, including reducing VMT, reducing the urban heat island effect, reducing the volume of stormwater runoff during storm events, increasing pervious landscaped areas and open space, and providing more room for amenities.

Use of black asphalt paving dramatically increases surface temperatures, which can exacerbate the urban heat island effect, lead to increased heating and cooling demand in adjacent homes, and worsen air quality. Appropriate shading and use of "cool pavement" standards in the *Plan Area's* parking lots, roadways, sidewalks and paved trails, and other paved surfaces are also an important consideration in mitigating climate impacts. This is particularly true over the long term, as anticipated effects of climate change could increase ambient average temperatures and lead to more frequent and more extreme heat wave events.

7.4 Mobility and Connectivity

This section focuses on aspects of the Transportation and Circulation Plan that contribute to the *Specific Plan's* sustainability. Transportation is an important part of everyday life, yet it is also the source of the majority of GHG emissions and other air pollutants. Sustainable transportation requires improved mobility and connectivity, which are the result of well-integrated land use and transportation planning that encourages a mix of uses, complete streets, and safe routes that encourage walking, biking, and transit use. Transportation demand management is also an important component of ensuring that travel to work, school, and other shared destinations can be efficient and cost-effective. All of these strategies work together to improve transportation efficiency, resulting in trip and VMT reductions, to reduce GHG emissions and other pollutants from transportation sources.

7.4.1 Transportation and Circulation Plan Elements

- Section 4.1.2 (Complete Streets Act of 2008) of the Transportation and Circulation Section describes the **Complete Streets** approach integrated throughout the *Plan Area* to ensure that pedestrian, bike, bus, and automobile modes of travel can be accommodated, and have direct and continuous connections throughout the *Plan Area* and with the surrounding community and region. Complete streets ensure maximum diversity of mode choice for future users of the transportation system in the *Plan Area,* which contributes to reduced VMT, fewer vehicle trips, improved health due to higher activity levels, improved air quality, reduced transportation costs, and other co-benefits. The *Plan Area* is designed to be pedestrian and bicycle friendly to encourage walking and cycling for routine errands to the Village Center in the proposed Village of Marble Valley to the west. Moreover, a Class I multi-use path and Class II bike lanes will link directly with the public schools proposed in the Village of Marble Valley and the LRV village park. The LRV circulation system envisions a reduction in overall VMT with a commensurate reduction in GHG emissions.
- Section 4.4 of the Circulation Section describes the *Specific Plan's* use of **Traffic Calming Techniques**. Several traffic calming features are proposed for incorporation in the *Plan Area* including, but not limited to, roundabouts, intersection neck-downs, mid-block bulb-outs, center dividers, special pavement markings and on-street parking. Traffic calming features alert drivers of decision points, force vehicles to travel at slower speeds and direct certain traffic movements for pedestrian safety. Traffic calming can also help improve vehicle fuel efficiency, and by reducing vehicle speeds, promotes a safer environment for walking and biking as viable travel options.
- Section 4.5 of the Circulation Chapter addresses **Transit Service**. The El Dorado County Transit Authority (EDCTA) provides existing, but limited transit services. In addition, the County of El Dorado provides 12 park-and-ride lots along U.S. Highway 50, with a thirteenth planned north of the Bass Lake Road Interchange. In 2013, El Dorado Transit completed a Transit Needs Assessment, revealing that a traditional, fixed schedule transit service would not meet adopted transit performance standards and, therefore, would not be a cost-effective use of public funding at this time. Alternatively, the El Dorado Hills Transit Plan focuses on two strategies to enhance public transit options in El Dorado Hills. The first strategy entails a taxi voucher program that provides a subsidy for eligible citizens to purchase transportation services at a discount, which is dependent on El Dorado Transit identifying taxi providers and the successful negotiation of flat fare rates. The second strategy is the implementation of a one-day-a-week "activity bus" available for demand-response service on Wednesdays from 8 am to 4 pm to key destinations. The "activity bus" provides residents with a second travel option to the taxi voucher program and provides a good

demonstration of potential scheduled transit service in the future.[1] In 2017, El Dorado Transit approved expansion of Route 70 looping around El Dorado Hills every hour from 6:20 AM to 7:00 PM Monday through Friday, providing transfers to the 50 Express and Sacramento Community at the El Dorado Hills Park and Ride. However, ridership struggled and El Dorado Transit discontinued service in June 2019.

- Section 4.6 of the Circulation Chapter addresses the **Bikeway and Trail Network**. As noted, the Specific Plan proposes a comprehensive system of bikeways, sidewalks, and trails that connect various land uses within, and enhance mobility throughout, the *Plan Area*. Class I Multi-Use Paved Pathways, as well as Class II Bike Lanes, will connect residential areas with the proposed Village Center in VMVSP, and surrounding communities in El Dorado Hills and beyond. A system of unpaved gravel trails will also connect residential areas with various privately-maintained open space areas, and connecting within the planned regional park area south of Deer Creek where unpaved hiking/equestrian trails will be further developed.

7.4.2 Transportation Demand Management

In addition to the Circulation Section topics described above, the formation of a comprehensive transportation demand management (TDM) strategy, known as a Transportation Management Plan (TMP) will be administered by a Transportation Management Association (TMA) that would be established by the Homeowners Associations (HOA The Lime Rock Valley HOA may elect to partner with the adjacent Village of Marble Valley TMP. The TMP will work in conjunction with other nearby developments in the El Dorado Hills and Cameron Park communities. The TMP will provide employees of local retail, office, and other commercial businesses, as well as residents within the *Plan Area*, with programs and direct assistance in using alternative modes of travel, thereby reducing trips and VMT, which will improve the cost effectiveness of travel to work, improve air quality, reduce GHG emissions, and improve quality of life. Examples of TMP strategies can include, but are not limited to:

- Carpooling encouragement
- Ride-matching assistance
- Preferential carpool parking
- Telecommuting and Alternative Work Schedules
- Flexible schedules for carpools
- Half time transportation coordinator
- Vanpool assistance
- Bicycle end-trip facilities and programming
- Subsidized or discounted transit program
- Parking cash-out program
- Employer or TMA-sponsored shuttles to park and ride lots or transit stops
- School ridesharing or enhanced bus programs

7.5 Energy Efficiency and Renewable Energy

Building energy usage is typically one of the largest sources of GHG emissions in California communities, second only to transportation, and provides one of the most cost-effective means for reducing GHG emissions today through investments in increased efficiency. Designing homes with improved insulation standards,

[1] *El Dorado County Transportation Commission Transit Needs Assessment and US 50 Corridor Transit Operations Plan*

highly-efficient HVAC systems, high-efficiency lighting, and maximizing passive solar heating and cooling benefits, can significantly improve efficiency in residential construction, and result in long-term energy cost savings for future homeowners. Common-area and public lighting is another important opportunity to ensure that any indoor and outdoor lighting is both energy efficient and minimizes outdoor glare and dark-sky impacts.

Renewable energy is another important method of reducing GHG emissions that is becoming more and more cost effective. While electric utilities throughout California are required to generate at least 33% of their electric energy portfolio from renewable sources by 2020, maximizing rooftop solar and other "distributed generation" technologies is an important opportunity for developing communities, where investments can be achieved at scale in new construction. The layout of subdivisions and orientation of homes are simple design techniques that can maximize solar orientation for both passive solar benefits and active rooftop solar photovoltaic installations.

Integrating energy efficiency and renewable energy in building design and construction to achieve zero net energy (ZNE)[2] is a newly-emerging approach that is becoming more common-place. By maximizing energy efficient design, on-site renewable energy systems can be downsized, thereby improving the overall cost-effectiveness and achieving considerable energy and cost savings over the life-cycle of a home or building. By 2020, all new residential development in California will be required to meet ZNE standards, and by 2030, all new commercial development in California will be required to meet ZNE standards.[3]

Technology and design techniques can afford significant reductions in energy use; however, more advanced technology is likely to become available during phasing and should be implemented, affording such benefits as greater efficiency, ease of implementation, and cost effectiveness.

7.6 Waste Reduction and Recycling

Much of the waste generated from both construction and everyday living ends up in landfills, but much of it can be diverted for recycling or reuse. Organic components of landfilled waste tend to decompose anaerobically, which generates a potent greenhouse gas known as methane. Waste reduction, reuse and recycling are important steps to reduce the volume of waste sent to landfills, which in turn reduces the impacts of resource extraction, processing and transportation; produces less truck hauling to distant landfills; saves natural resources and reduces GHG emissions and other pollutants; and results in lower construction costs.

The reduction, recycling and reuse of building materials can be accomplished through a number of efficient and sustainable building techniques, which will be used in the construction of the *Plan Area* developments. Existing El Dorado Disposal programs for residential and commercial recycling of paper, plastic, glass, metal, and yard waste are important in reducing the amount of waste that goes to landfills; however, commercial food waste and household kitchen waste in particular can also be diverted and composted through simple techniques either on-site or off-site. "Green waste" from yard and landscaping trimmings can also be composted or processed on-site into mulch, all of which can be reused in landscaping and gardens within the *Plan Area*. Providing easy-to-access waste reuse, recycling and composting opportunities for *Plan Area* residents and employees, and ensuring that on-site recycling and composting facilities will be encouraged in the design of future residential neighborhoods and commercial uses, will be important to ensure that organic waste sent to landfills is minimized.

[2] *A zero net energy (ZNE) building is one that produces as much clean, renewable, grid-tied energy on-site as it uses when measured over a calendar year.*
[3] *http://www.cpuc.ca.gov/PUC/energy/Energy+Efficiency/eesp/*

7.7 Water Conservation

Water has been and continues to be an undeniable force in shaping the economic, ecological, and cultural face of California. However, there is growing awareness that water is a finite resource that must be carefully managed to ensure its continued availability. Conservation of existing water supplies will help to ensure that water will be available in the future, particularly as water supplies from the Sierra Nevada snowpack are likely to be further constrained as the effects of climate change continue to manifest themselves in California over the long-term.

The El Dorado Irrigation District (EID) has been at the forefront of providing essential water services in the county since 1925. EID also produces recycled water from both its Deer Creek and El Dorado Hills wastewater treatment plants. A separate "purple pipe" system delivers the recycled water to the front and back yards of approximately 4,000 homes as well as to commercial and public landscapes in the county. EID's recycled water program utilizes recycled water to conserve drinking water.[4] Use of recycled water in outdoor landscaped areas throughout the Plan Area may reduce demand for potable water, if economically and practically feasible.

As the demand for water grows, more water is extracted, treated, and transported sometimes over great distances and can require a lot of energy. Recycling water on site or nearby reduces the energy needed to move water long distances or pump water from deep within an aquifer. Tailoring water quality to a specific water use also reduces the energy needed to treat water. The water quality required for irrigation is less stringent than the water quality needed for drinking water and requires less energy to achieve. Using recycled water that is of lower quality for certain uses saves energy and money by reducing treatment requirements. [5]

Indoor water conservation techniques will be achieved through installation of low-flow fixtures and water-efficient appliances in new construction. However, nearly two-thirds of total annual household water usage in the Sacramento region goes to outdoor landscape irrigation. Outdoor landscaping has intrinsic aesthetic value, enhances community character and affords shade during the hot summer months, but given the realities of climate change and the likelihood of future limitations on water supply, landscaping and accompanying irrigation systems must be carefully designed to minimize water use. The California Model Water Efficient Landscape Ordinance sets mandatory efficient irrigation system standards for all California communities. Additional tips and best management practices are available from the Regional Water Authority, River-Friendly Landscaping, and the California Urban Water Conservation Council to maximize conservation opportunities.

7.8 Low Impact Development

Low Impact Development (LID) is an approach to land development (or re-development) that works with nature to manage stormwater as close to its source as possible.[6] The proposed stormwater system serving the *Plan Area* will employ a balanced centralized and low impact development (LID) stormwater management system to capture and treat or reuse stormwater runoff both at its source as well as in centralized detention basins. The stormwater drainage system in the *Plan Area* will preserve open space and undisturbed site areas and provide functional landscaping for infiltration, evaporation, reuse opportunities, and stormwater treatment. Stormwater facilities consisting of surface swales and detention basins will be constructed along natural drainage courses to mimic natural drainage patterns.

LID techniques will be utilized for individual lots, landscape corridors, parks and streets while centralized detention basins will serve the open space areas. Potential LID features include drainage courses within landscaped greenways and buffers; drainage swales in roadways, parking medians and planting strips; vegetated

[6] *U.S. Environmental Protection Agency LID Fact Sheet*

curb extensions along neighborhood streets; and rain or infiltration gardens (refer to Section 8, Utilities, for additional information on stormwater).

7.9 Air Quality and Public Health

Sustainable development needs to take into account both indoor and outdoor air quality and public health. Certain building products and practices often contain substances that are hazards to the environment and to public health. Refrigerants used in HVAC systems like chlorofluorocarbons (CFCs) cause depletion of the earth's ozone layer and global warming, while chemicals commonly found in paints or treated wood products, such as Volatile Organic Compounds (VOCs) and formaldehyde, adversely affect human health in indoor environments. Limiting or eliminating these chemicals and compounds from buildings, and introducing best construction management practices to control moisture and mold, will protect and enhance the comfort and health of future residents in the *Plan Area*.

Certain geologic formations within the *Plan Area* have the potential to contain naturally-occurring asbestos (NOA), which is hazardous to human health. The Project Proponent designed the land use plan in a manner that minimizes exposure to known areas with NOA in the vicinity. The Conservation, Open Space & Resource Management Section (Section 6) also contains policies to help minimize risk of ground disturbing activities within any Asbestos Review Area subject to El Dorado County Air Quality Management District Rule 223-2.

7.10 Specific Plan Sustainability Objectives and Policies

The 2019 California Green Building Standards Code, known as CALGreen, became effective.January 1, 2020. It sets forth a number of prescriptive mandatory and voluntary measures designed to improve building energy efficiency, reduce water usage, and improve the working environment. Many of the *Specific Plan* Policies that follow come from the CALGreen code and the August 2010 California Air Pollution Control Officers Association (CAPCOA) Quantifying Greenhouse Gas Mitigation Measures. Notwithstanding the voluntary or mandatory nature of the CALGreen code, the following standards become the adopted policies of the *Specific Plan* and shall apply in the respective circumstances as worded in the policies that follow.

Sustainable Land Use

Objective 7.1

Reduce the urban heat island effect through the use of cool roofing and paving materials, shading, reducing paved surface areas, and other techniques which reduce surface temperatures.

Objective 7.2

Encourage bicycling and support the adoption of low-emitting, fuel efficient vehicles (including plug-in electric vehicles) by providing critical "end-of-trip" facilities and infrastructure.

Policy 7.1:

Short-term bicycle parking and support facilities shall be provided in the Village Park designation, in accordance with CALGreen Nonresidential Tier 1 Voluntary Measures. (see CALGreen A5 106.4; CAPCOA SDT-6 and 7).

Policy 7.2:

Off-street parking, if any, in the Village Park designation shall include a minimum number of dedicated public parking spaces for Low-Emitting and Fuel-Efficient Vehicles[7], in accordance with CALGreen Nonresidential Tier 1 Voluntary Measures, as well as shared vehicles. (see CALGreen A5.106.5.1 for specific standards).

[7] *See CALGreen Section 5.102 for full definition of Low-Emitting and Fuel Efficient Vehicles.*

Policy 7.3:

Off-street parking, if any, in the Village Park designation shall include dedicated parking for PEVs and the installation of minimum Level 2 PEV charging stations in each dedicated PEV parking space will be encouraged where feasible and subject to the approval of the local agency, in accordance with CALGreen Nonresidential Tier 1 Voluntary Measures. (see CALGreen A5.106.5.3 for specific standards; CAPCOA SDT-8). Installation of 220/240 volt garage circuits to support PEVs will be required in all Residential-Low and Residential-Medium designations.

Policy 7.4:

Off-street parking in private garages or other dedicated off-street parking spaces in all Village Residential – Low and Village Residential - Medium designations are encouraged to be pre-wired for future installation of minimum, Level 2 PEV charging stations,, in accordance with Section 406.7 of the California Building Code.

Policy 7.5:

Electrical outlets shall be provided along the front and rear exterior walls in all Residential designations to allow for the use of electric landscape maintenance tools (CAPCOA A-3).

Policy 7.6:

The use of "cool pavement" materials will be encouraged, where feasible and subject to the approval of the local agency, in the designs and specifications for all paved surfaces, including but not limited to sidewalks, driveways, parking lots, and streets, thereby reducing surface temperatures and radiant heat from paved surfaces. Cool pavements include those meeting Solar Reflectance Index (SRI) values of 29 or greater. (LEED-ND GIB Credit 9: Heat Island Reduction).

Policy 7.7:

Trees shall be interspersed throughout all parking lots so that in fifteen (15) years, fifty (50) percent of the parking lot will be in shade at high noon. At planting, trees shall be equivalent to a 15-gallon container or larger.

Policy 7.8:

Solar canopies intended to both shade parking lots and generate renewable energy shall be encouraged.

Mobility and Connectivity

Objective 7.3

Reduce trips and VMT by providing enhanced mobility options for *Plan Area* residents and employees.

Policy 7.9:

The Homeowners Association (HOA) shall work with area residents, businesses, and other interested parties to create a transportation management association (TMA) and prepare and implement a multi-strategy Transportation Management Plan (TMP) for the *Plan Area*. Future non-residential developments shall achieve a 15% reduction in commute vehicle miles traveled through implementation of the transportation demand management strategies as described in Section 8.4.2. The TMA will be managed through the TMA, as administered by the HOA or other similar organization(s). (CAPCOA TRT-1 through TRT-15).

Energy Efficiency

Objective 7.4

Protect energy supplies, and reduce energy costs and GHG emissions, by ensuring that all development within LRV is energy efficient and encouraging and maximizing on-site generation of renewable energy.

Policy 7.10:
All buildings shall exceed energy efficiency standards in Title 24, Part 6 of the 2008 California Building Standards Code by a minimum of 15%, or achieve the then-current Building Standards Code in effect at the time of construction according to the performance method prescribed in the code (CALGreen Residential: A4.203.1; Nonresidential: A5.203.1; CAPCOA BE-1).

Policy 7.11:
All buildings should, if feasible, incorporate site design measures that reduce heating and cooling needs by orienting buildings on the site to reduce heat loss and gain depending on the time of day and season of the year.

Policy 7.12:
Cool roofing materials shall be required in both residential and nonresidential buildings, consistent with CalGreen Tier 1 voluntary measures (CALGreen A4.106.5 for Residential; A5.106.11.2 for Nonresidential).

Policy 7.13:
All buildings shall be designed to incorporate the use of high quality, energy-efficient glazing to reduce heat loss and gain.

Policy 7.14:
All buildings shall include programmable thermostats, home energy management systems, or other similar technologies (CAPCOA BE-2).

Policy 7.15:
Appliances and any applicable equipment installed prior to occupancy shall be EnergyStar certified, including residential appliances and HVAC systems; and nonresidential appliances, office equipment, HVAC, and lighting control systems (CAPCOA BE-4).

Policy 7.16:
Any covenants, conditions, and restrictions shall allow for the temporary use of clothes lines, drying racks, or similar structures, in order to encourage natural air-drying of laundry and conservation of energy.

Policy 7.17:
The use of vegetative or man-made shading devices for east-, south- and west-facing walls with windows shall be encouraged in order to reduce heat gain. Where feasible, wall surface materials shall be minimum SRI 25 (aged), for 75 percent of opaque wall areas (CALGreen A5.106.7).

Policy 7.18:
All new commercial construction shall obtain third-party commissioning and verification prior to occupancy to ensure that all building systems and components are planned, designed, installed, tested, and operated and maintained to meet the owner's project requirements (CALGreen 5.410.2 for commercial (mandatory), A4.207.2 for residential (voluntary); CAPCOA BE-3).

Policy 7.19:
Public street-lighting shall be high-efficiency LED or incorporate similar technologies, and be designed with automatic, dimmable controls to both minimize energy use and protect dark-sky conditions, as allowed by the local public agency (CAPCOA LE-1).

Policy 7.20:

Residential and public buildings shall be designed to allow for the installation of alternative energy technologies including active solar, wind, or other emerging technologies, and shall comply with the following standards. All Residential-Low and Residential-Medium developments will be required to install rooftop solar power.

- All buildings shall, at a minimum, be prewired for future solar photovoltaic (PV) system installation. Conduit shall be installed from the building roof or eave to a location within the building identified as suitable for future installation of a charge controller (regulator) and inverter (CALGreen A5.211.4). *(V)*
- Where applicable, rooftop PV arrays or solar water heating systems (SWHS) shall be installed in accordance with the State Fire Marshal safety regulations and guidelines. (*M*)
- Standard rooftop mechanical equipment shall be located in a manner that does not preclude the installation of solar panels. *(V)*
- Alternative energy mechanical equipment and accessories installed on the roof of a building shall be integrated with roofing materials and/or blend with the structure's architectural form, if feasible. *(V)*
- Any covenants, conditions, and restrictions shall allow for the installation of appropriate solar energy collection systems, rooftop microturbine wind energy conversion systems, or other architectural features to collect, store, or utilize renewable energy on-site, provided that the systems comply with the design guidelines and height limits established in the *Specific Plan* development standards and applicable provisions of the El Dorado County Zoning Ordinance.

Policy 7.21:

Solar water heating systems, radiant heating systems, or similar types of energy efficient technologies, shall be encouraged for single-family homes and swimming pools, where applicable.

Waste Reduction and Recycling

Objective 7.5

Incorporate green building techniques that minimize resource extraction and waste, maximize recycling and reuse of building materials, and encourage the use of sustainable materials.

Objective 7.6

Encourage recycling and composting in both private residences and public spaces.

Policy 7.22:

Residential construction shall incorporate foundation systems which result in not less than a 20 percent reduction in cement use in the foundation mix design through use of fly ash, slag, silica fume, or rice hull ash (CALGreen Residential A4.403.2).

Policy 7.23:

Nonresidential construction shall use cement and concrete made with recycled products (CALGreen Nonresidential A5.405).

Policy 7.24:

Residential and nonresidential construction shall incorporate efficient framing techniques, where applicable (Residential: CALGreen A4.404; Nonresidential: A5.404.1).

Policy 7.25:
Residential and nonresidential construction shall incorporate sustainably-sourced, regional, bio-based and reused materials, where applicable and available (CALGreen Res. A4.405, Nonres. A5.405; CAPCOA MISC-3).

Policy 7.26:
Prior to construction, permit applicants shall prepare a construction waste management plan for individual construction projects, in accordance with local and state requirements. (El Dorado County C&D Waste Ordinance; CALGreen mandatory measures 4.408, 5.408).

Policy 7.27:
A minimum of 65 percent of the non-hazardous construction waste generated at all construction sites shall be recycled or salvaged for reuse (CALGreen A4.408.1; CAPCOA SW-2).

Policy 7.28:
Topsoil displaced and stockpiled during grading and construction shall be placed in a designated area for future reuse and covered or protected from erosion. (CALGreen A4.106.2.3).

Policy 7.29:
One hundred percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing associated with subdivision construction shall be reused or recycled to the extent feasible (CALGreen Mandatory Measure 5.408.4).

Policy 7.30:
Any covenants, conditions, and restrictions shall allow for on-site composting of residential yard waste and non-hazardous household food waste.

Policy 7.31:
On-site reuse of compost and mulch shall be encouraged in privately-owned gardens and landscaping and required within common landscaped areas in the *Plan Area*.

Policy 7.32:
Easily-accessible, screened, and well-maintained recycling and composting areas shall be provided for the depositing, storage, and collection of all non-hazardous recyclable or compostable materials (including paper, plastic, glass, metal, and yard and food waste).

Water Conservation

Objective 7.7

Protect local and regional water supplies using indoor and outdoor water conservation techniques.

Policy 7.33:
Residential indoor water use shall be reduced by a minimum of 20 percent from 2008 Plumbing Code baseline, or achieve the then-current Plumbing Code in effect at the time of construction, as demonstrated by the prescriptive fixture-based method or according to a water use baseline, in accordance with CALGreen Mandatory Measures (CALGreen Residential 4.303, Nonresidential 5.303; CAPCOA WUW-1).

Policy 7.34:
Nonresidential indoor water use shall be required to be reduced by a minimum of 30 percent from the 2008 Plumbing Code baseline, or achieve the then-current Plumbing Code in effect at the time of construction as demonstrated by the prescriptive fixture-based method or according to a water use

baseline, in accordance with CALGreen Nonresidential Voluntary Tier 1 Measures (CALGreen Nonresidential A5.303; CAPCOA WUW-1).

Policy 7.35:
Maximum flow rates for residential kitchen sink faucets shall not be greater than 1.5 gallons per minute at 60 psi (CALGreen Residential A4.303.1; CAPCOA WUW-1).

Policy 7.36:
Waterless urinals and toilets shall be encouraged in all Public Facilities, where applicable (CALGreen Residential A4.303.2; CAPCOA WUW-1).

Policy 7.37:
A backbone recycled water system may be designed if economically and physically feasible and installed throughout the *Plan Area* to supply recycled water to residential yards, park sites, landscape corridors, and other landscaped spaces (CAPCOA WSW-1, EID Board Policy 7010).

Policy 7.38:
Outdoor water conservation measures shall include weather-based irrigation controllers (M), low-water consumption irrigation systems, the establishment of water budgets, and other measures where applicable (V) (CALGreen Residential 4.304 (M) and A4.304 (V), Nonresidential 5.304 (M); CAPCOA WUW-3, 4 (V)).

Policy 7.39:
Hydrozoning techniques shall be incorporated into landscape designs for all post-construction landscapes (CALGreen A4.106.3; CAPCOA WUW-3).

Policy 7.40:
A minimum 75 percent of the *Plan Area* planting palette shall feature California Central Valley and foothills native plant species as described in the most current edition of River-Friendly Landscape Guidelines and drought tolerant adaptive plant species (CALGreen A4.160.3; CAPCOA WUW-3, -5, -6). Neighborhood entry gateways and similar high visibility locations in the *Plan Area* may feature conventional ornamental or agricultural plant species.

Policy 7.41:
Consistent with CALGreen Tier 2 voluntary measures, all Residential uses within the *Plan Area* shall limit the use of turf to no more than 25 percent of the total landscaped area (CALGreen A4.106.3; CAPCOA WUW-5).

Policy 7.42:
The use of turf is not allowed on slopes greater than 25 percent where the toe of the slope is adjacent to an impermeable hardscape (Model Water Efficient Landscape Ordinance, Section 492.6).

Low Impact Development

Objective 7.8

Improve stormwater management practices and protect water quality and habitat by incorporating Low Impact Development (LID) techniques into landscaping, drainage and related development standards.

Policy 7.43:
Site specific development projects shall incorporate LID design strategies to achieve the following:

- Minimize and reduce the impervious surface of site development by reducing the paved area of roadways, sidewalks, driveways, parking areas, and roof tops;

- Break up large areas of impervious surface area and direct stormwater flows away from these areas to stabilized vegetated areas;
- Minimize the impact of development on sensitive site features such as streams, floodplains, wetlands, woodlands, and significant on-site vegetation;
- Maintain natural drainage courses to the extent feasible; and
- Provide runoff storage dispersed uniformly throughout the site, using a variety of LID detention, retention, and runoff techniques that may include:
- Bio-retention facilities and swales (shallow vegetated depressions engineered to collect, store, and infiltrate runoff); and
- Landscape buffers, parkways, parking medians, filter strips, vegetated curb extensions and planter boxes containing grass or other low-growing vegetation planted between polluting sources (such as roads or parking lots and a downstream receiving water body).

Policy 7.44:
Seek to limit the use of pesticides, herbicides, or other toxic substances in post-construction landscape maintenance, in order to ensure that LID techniques achieve stormwater quality and habitat protection goals. Rather, Integrated Pest Management (IPM)[8] techniques shall be encouraged.

Air Quality and Public Health

Objective 7.9
Protect public health and improve indoor air quality by incorporating sustainable building materials, furnishings, and construction methods.

Objective 7.10
Protect local air quality and reduce harmful ozone-depleting and greenhouse gas emissions.

Policy 7.45:
Installation of wood stoves and pellet stoves shall be prohibited. .

Policy 7.46:
Installation of open-hearth wood-burning fireplaces shall be prohibited in favor of more energy-efficient and less polluting heating devices using cleaner burning fuels, such as natural gas. All fireplaces shall be a direct-vent, sealed combustion type.

Policy 7.47:
Duct openings and other related air distribution component openings shall be covered during construction. (CALGreen 4.504.1).

Policy 7.48:
All building materials, finishes, fixtures, and other components installed at time of construction shall be compliant with VOC and other toxic compound limits established in state law, including:

- Adhesives, sealants, and caulks;
- Paints, stains and other coatings; and
- Carpets, carpet systems, and window coverings.

Documentation shall be provided to any future occupant to verify that all materials and finishes are in compliance with established VOC and other toxic compound limits *(CALGreen Residential 4.504.2,3,4, 4.503.3; Nonresidential 5.504).*

[8] *More info on IPM is available at UC Davis' Statewide IPM Program website: http://www.ipm.ucdavis.edu/*

Policy 7.49:
A minimum of 80 percent of resilient flooring installed shall comply with low-VOC flooring standards, in accordance with CALGreen Tier 1 Measures (CALGreen Residential A4.504.2, Nonresidential A504.4).

Policy 7.50:
Thermal insulation installed shall comply with low-VOC insulation standards, in accordance with CALGreen Tier 1 Measures (CALGreen A4.504.3).

Policy 7.51:
Particleboard, medium density fiberboard (MDF) and hardwood plywood shall comply with low formaldehyde emission standards, in accordance with CALGreen Tier 1 Measures (CALGreen A4.504.5).

Policy 7.52:
Residential designs shall incorporate interior moisture control measures, including:

- Vapor retarders and capillary breaks shall be installed at slab on grade foundations, and;
- Moisture content of building materials used in wall and floor framing shall be checked before enclosure (CALGreen 4.505.2,3).

Policy 7.53:
Residential and nonresidential projects shall incorporate applicable water resistance and moisture management techniques during construction, in accordance with CALGreen Tier 1 Measures (Residential: CALGreen A4.407; Nonresidential 5.407).

Policy 7.54:
Indoor Air Quality and Exhaust measures shall be utilized, including:

- All bathrooms shall contain exhaust fans which terminate outside the building (M).
- Higher than MERV 6 filters are installed on residential central air or ventilation systems (V), and higher than MERV 8 are installed in non-residential central air or ventilation systems (M).
- Direct vent appliances are used or isolated from the conditioned space (CALGreen Residential 4.506 (M), A4.506 (V)).

Policy 7.55:
All HVAC and fire suppression systems shall contain no chlorofluorocarbons (CFCs), hydrochlorofluorocarbons (HCFCs), or halons (LEED EA Credit 4: Enhanced Refrigerant Management).

8 Utilities

8.1 Overview

This section outlines the major backbone infrastructure and utilities required to support development of the *Plan Area*. This information is presented at a conceptual level in order to provide an overview of the distribution, location, and extent of infrastructure. The proposed infrastructure and utility improvements as shown are to be considered conceptual only, as additional infrastructure may be required to fully develop the *Plan Area*, as well as individual properties. The exact sizing and location of proposed utilities will be determined during the tentative mapping and improvement plan process, but should closely follow Figures 8.1, 8.2 and 8.3 contained in this section of the *Specific Plan*.

A significant amount of on-site and off-site infrastructure improvements are necessary to ensure the conveyance of potable water, wastewater, and stormwater for the *Plan Area*. The Specific Plan includes an option to utilize recycled water for irrigation purposes, if economically and physically feasible. The costs associated with these improvements and various implementation programs required to construct, manage, and maintain these facilities are described in Section 9 – Implementation and in the Public Facilities Financing Plan (PFFP).

8.2 Applicable General Plan Goals

Provision of Public Services (Goal 5.1)

Provide and maintain a system of safe, adequate, and cost-effective public utilities and services; maintain an adequate level of service to existing development while allowing for additional growth in an efficient manner; and, ensure a safe and adequate water supply, wastewater disposal, and appropriate public services for rural areas.

Water Supply (Goal 5.2)

The development or acquisition of an adequate water supply consistent with the geographical distribution or location of future land uses and planned developments.

Wastewater Collection and Treatment (Goal 5.3)

An adequate and safe system of wastewater collection, treatment, and disposal to serve current and future County residents.

Storm Drainage (Goal 5.4)

Manage and control storm water runoff to prevent flooding, protect soils from erosion, prevent contamination of surface waters, and minimize impacts to existing drainage infrastructure.

8.3 Water

The El Dorado Irrigation District (EID) provides water services within the El Dorado Hills and western region of the County. Currently, only a small portion of the *Plan Area* is within the EID service area. Annexation to the District is a requirement for development of the *Plan Area*. Currently, there is no existing water infrastructure within the *Plan Area* boundaries (refer to Figure 8.1 – Conceptual Potable Water Plan).

8.3.1 Water Supply and Infrastructure

According to EID's 2019 Water Supply and Demand Report (El Dorado Irrigation District, 2019), the District has available water supply in the Western/Eastern supply area of approximately 22,162 Equivalent Dwelling Units (EDUs). EID's adopted Integrated Water Resources Master Plan (HDR, 2013) describes new water supply and transmission infrastructure necessary to increase the availability of water supply for the Western/Eastern Supply area. An update to the plan is anticipated in 2020.

An overall potable water system is in place for the El Dorado Hills and Cameron Park communities, including off-site transmission mains, storage tanks and booster stations. Development of the *Plan Area* will require the construction and extension of transmission and distribution potable water mains that will be constructed in phases (refer to Figure 8.1 – Conceptual Potable Water Plan).

Components of the overall water system include off-site transmission mains as well as on-site and off-site storage tanks, booster stations, distribution mains and laterals. The installation of water improvements will be performed in a multi-phased approach. The initial water plan includes the construction of necessary backbone infrastructure to ultimately serve the entire assumed maximum needs of the *Specific Plan* as well as the off-site infrastructure required to convey water to meet *Plan Area* needs. This includes transmission mains and any other components needed to physically transport water to the *Plan Area*. The water system will be designed to meet fire flow requirements as set forth in the California Fire Code, as modified by the El Dorado County Fire Protection District.

8.3.2 Water Demand

As required by SB 610, the El Dorado Irrigation District Board of Directors approved a Water Supply Assessment (WSA) for the *Plan Area* on August 26, 2013. The WSA (Tully & Young, 2013) identifies a total project water demand for the *Plan Area* of approximately 507 AF of revenue-producing demand, plus 66 AF of non-revenue producing water demand (e.g., water loss from system leaks and unmetered uses), for a total water demand of 573 AF (in an average precipitation year). The water demand is based on Figure 3.1 – Land Use, Table 3.1 – Land Use Summary and the water efficiency and conservation policies outlined in Section 7 – Sustainable Development.

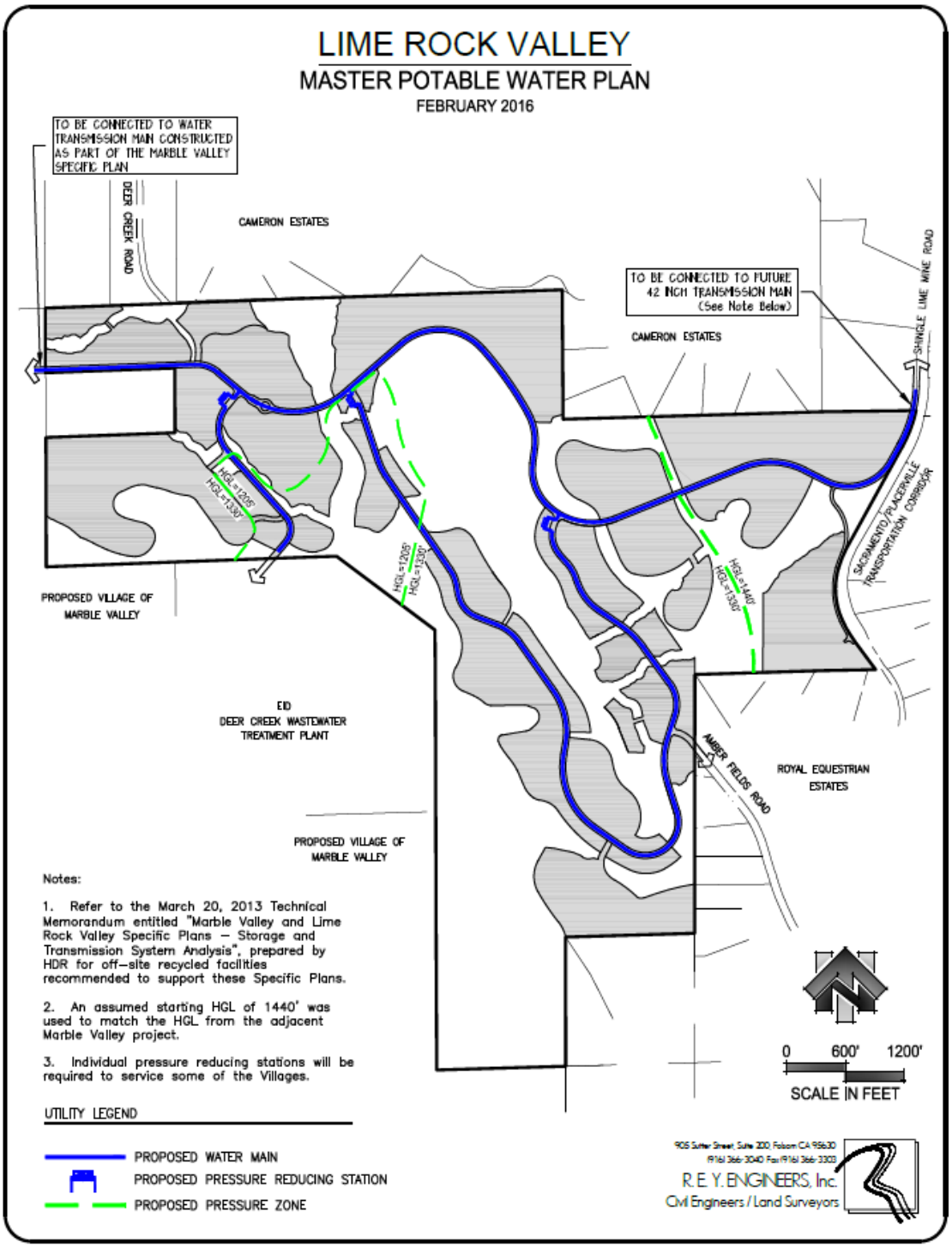


Figure 8.1 – Conceptual Master Potable Water Plan

8.4 Recycled Water System

EID provides recycled water service to El Dorado Hills and western region of the County. EID Board Policy 7010 mandates the future use of recycled water, wherever economically and physically feasible. Currently, the *Plan Area* is not within the EID service area but shares a common boundary with the Deer Creek Wastewater Treatment Plant (a source of recycled water). There is no existing recycled water infrastructure within the *Plan Area* boundary.

Recycled water comes from wastewater collected from the El Dorado Hills, Cameron Park and Deer Creek/Mother Lode areas of EID's service area. The wastewater is treated, filtered and disinfected to a tertiary level that meets standards established by the California Department of Public Health. EID pumps recycled water for landscape irrigation purposes through a system of pipes that are completely separate from the potable (drinking) water system. Utilizing recycled water for landscape irrigation reduces the annual supply needs on the potable water system and creates a more reliable water supply for EID. EID does not have adequate recycled water supply to meet annual demands, and must currently supplement the recycled water system with potable water to meet District demands. Construction of a seasonal storage reservoir, or continued potable supplementation, is necessary to expand the recycled water system and may be needed to serve the *Plan Area*.

8.4.1 Recycled Water Supply and Infrastructure

A recycled water distribution system may serve the *Plan Area* if determined economically and physically feasible. The purpose of this recycled water system is to route recycled water to parks, landscape corridors, front and back yards of residences, and other locations appropriate for recycled water use. If recycled water service is not available to supply residential yards, recycled water may serve landscape corridors and other public uses such as parks and schools. (Refer to Figure 8.2: Conceptual Recycled Water Plan.)

Currently, the indoor use of recycled water to supply water closets in residential applications is not permissible under current California building codes, but if regulatory conditions change in the future, recycled water use for water closet flushing may be permissible within the *Plan Area*.

8.4.2 Recycled Water Demand

As required by SB 610 (Water Supply Planning), the EID Board of Directors approved a Water Supply Assessment (WSA) for the *Plan Area* on August 26, 2013. Of the total 573 acre feet per year of projected water demand, 330 acre feet per year can be met with recycled water (Tully & Young 2013). The calculations are based on the Land Use Diagram (figure 3.1), the Land Use Summary (Table 3.1), and the water efficiency and conservation policies outlined in Section 7 (Sustainable Development).

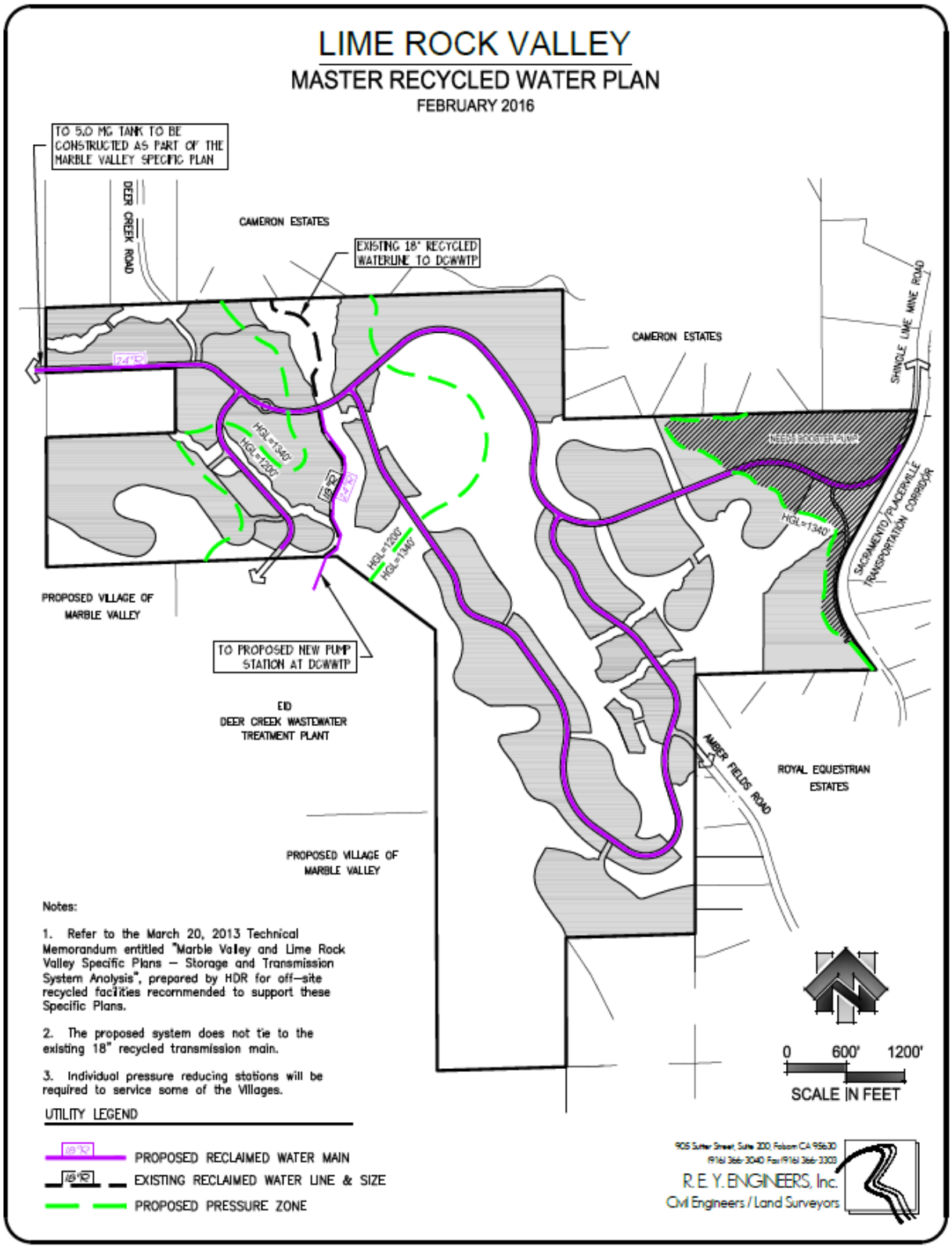


Figure 8.2: Conceptual Master Recycled Water Plan

8.5 Wastewater

The El Dorado Irrigation District provides wastewater collection and treatment services within the El Dorado Hills and western region of the County. Currently, there is no existing wastewater infrastructure serving the *Plan Area*; however, the District's Deer Creek Wastewater Treatment Plant is located adjacent to the *Plan Area*. The Deer Creek Wastewater Treatment Plant has an Average Dry Weather Flow capacity of 3.6 mgd and discharges tertiary treated wastewater into Deer Creek in addition to treating wastewater for distribution within the District's recycled water system. Currently, there is adequate capacity at the existing facility to serve the uses and maximum densities within the *Plan Area*. Only a small portion of the *Plan Area* is within the EID service area. Annexation to the District is a requirement for development of the *Plan Area*.

8.5.1 Wastewater Demand Infrastructure

The proposed wastewater collection system serving the *Plan Area* will consist of trunk gravity sewer mains, localized collector lines, and individual laterals. The *Plan Area* expects to generate estimated peak flow of 0.77 mgd. Due to the topography of the *Plan Area*, wastewater will generally flow from east to west through gravity mains to the Deer Creek Treatment Plant (refer to Figure 8.3 – Conceptual Master Wastewater Plan).

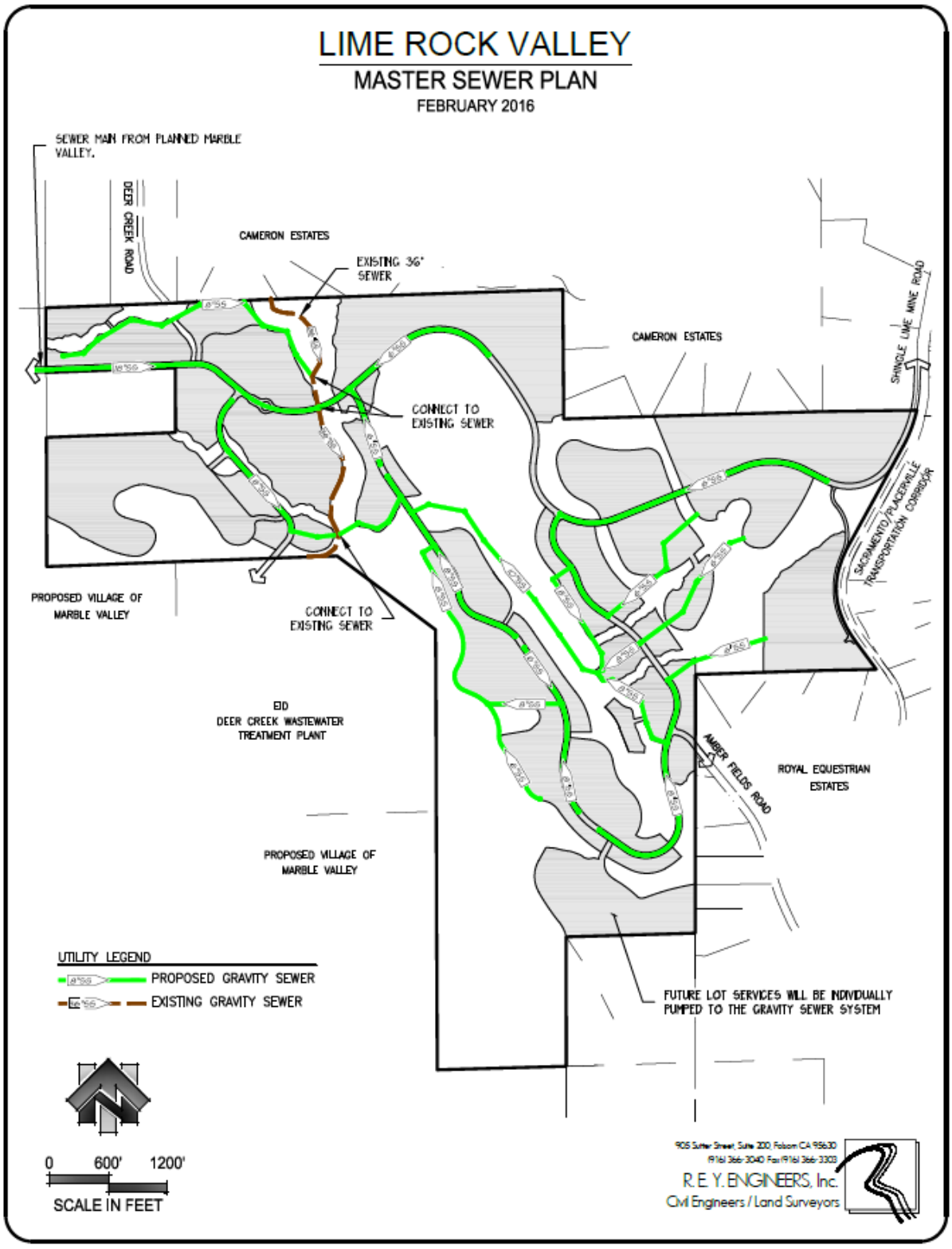


Figure 8.3: Conceptual Master Wastewater Plan

8.6 Stormwater

The *Specific Plan* contemplates the prior or concurrent development of the Village of Marble Valley for stormwater management. The *Plan Area* will utilize an off-site detention facility in the Village of Marble Valley to attenuate peak stormwater runoff to a level that does not impact downstream facilities along Deer Creek downstream of the confluence of Deer Creek and Marble Creek. This approach is simpler and more efficient than using several small, dry basins throughout the *Plan Area* to mitigate peak flows and attenuate runoff to predevelopment conditions.

A road crossing culvert within the Village of Marble Valley has been sized to reduce peak flows from Marble Creek in the Village of Marble Valley to the extent that there will be no increase in peak flow downstream along Deer Creek. A similar approach was explored in the *Plan Area*. However, because of the timing of tributary and main stem peaks, providing attenuation within the *Plan Area* proved to be difficult and inefficient. Instead, with a small change in culvert sizing, the Marble Valley crossing will be very efficient and sufficient to account for the increased peak flow from the *Plan Area*.

In the event that the Village of Marble Valley is not approved, on-site detention and retention facilities will be constructed to attenuate peak stormwater runoff to a level that does not impact downstream facilities (refer to Figure 8.4 – Conceptual Stormwater Master Plan). A relatively large berm and restricted outfall along a tributary from the south will provide the necessary attenuation. The maximum storage upstream of the berm will be approximately 25 acre-feet, the RCP outlet pipe has a diameter of 66 inches, and the maximum water depth at the face of the berm will be about 19 feet. The stored runoff will drain to normal channel conditions in less than six hours after the peak has passed.

The proposed stormwater system will comply with the requirements of the County's NPDES Phase II Small MS4 Permit in place at the time of subsequent development approvals. The existing permit requires the County to control the volume, rate and duration of runoff to avoid downstream habitat degradation. These requirements are in addition to stormwater quality treatment requirements which address the quality of runoff. The design of the *Plan Area's* stormwater management system will comply with the County's hydromodification standards in place at the time approvals are sought for development projects.

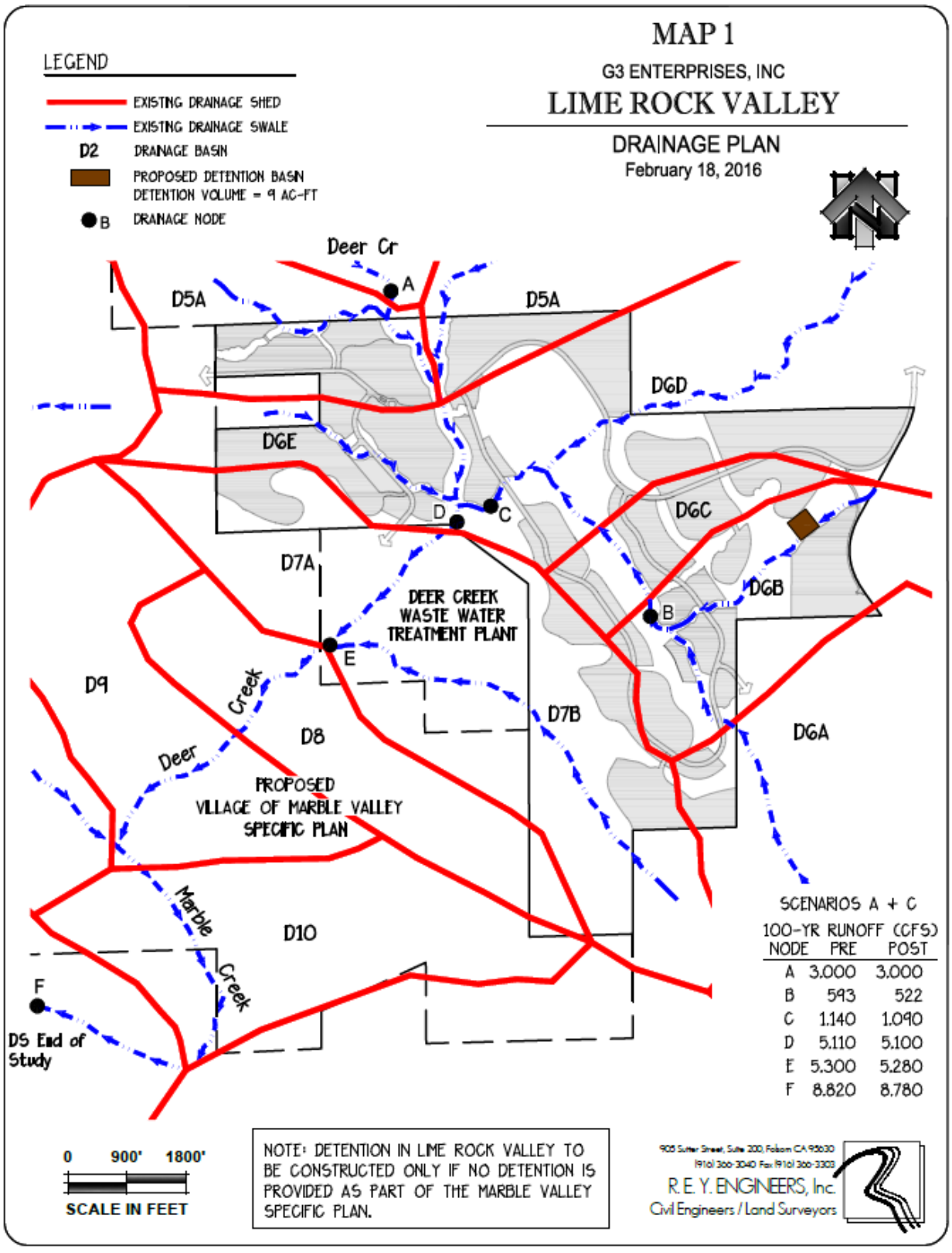


Figure 8.4 – Conceptual Master Stormwater Plan

8.7 Dry Utilities

Natural gas, telephone, electric, and cable television services will be extended in joint trenches along all major roads, making these services available to all parcels in the *Plan Area.* The joint trenches will be placed in franchise or public utility easements (PUEs) parallel and adjacent to road rights-of-way. PUEs along both sides of public roads will be a minimum width of 12.5' to accommodate the joint trench, boxes, transformer, switches and other required utility pedestals. Smaller PUE's (10' wide) may be provided along local residential roads. All new distribution facilities will be underground, with the exception of transformers, switches, telephone cabinets and other pedestal and pad-mounted equipment. Pacific Gas & Electric (PG&E), AT&T and Comcast Communications will serve the *Plan Area.* . For an illustration of the off-site utilities, refer to Figure 8.5: Conceptual Off-Site Dry Utility Exhibit.

8.7.1 Natural Gas

Pacific Gas & Electric Company (PG&E) will provide natural gas service to the *Plan Area* upon request and in accordance with its rules and regulations. Peak natural gas demand at build out is estimated at approximately 40 Thousand Cubic Feet per Hour (MCFH). The *Plan Area* is located at the edge of PG&E gas distribution system and there are no natural gas transmission mains between El Dorado Hills and Lake Tahoe.

Currently, two transmission pressure distribution feeder mains serve El Dorado Hills. The closest gas facility to the *Plan Area* is an 8" high pressure main located at the intersection of Bass Lake Road and Hollow Oak Drive, approximately three quarters of a mile north of U.S. Highway 50. PG&E proposes to extend this line south along Bass Lake Road to the proposed Marble Valley Parkway, then along Marble Lake Boulevard and Lime Rock Valley Road until it reaches the *Plan Area.*

Natural gas will be distributed to the *Plan Area* by a network of eight, six, four and two-inch distribution mains. Distribution lines and services will be extended off the distribution mains and will be sized based on the anticipated gas loads to the various parcels. Residential neighborhoods will be served by two-inch distribution mains and one-inch services. (Capitol Utility Specialists, 2013)

8.7.2 Electric Service

PG&E will supply electric service to the *Plan Area* in accordance with the rules and tariffs on file with the California Public Utilities Commission (CPUC). Peak electric demand at build-out is estimated at approximately 4.4 megavolt amperes (MVA). The *Plan Area* will be served with 4-wire 21kV from two existing substations: Clarksville to the west and Shingle Springs to the east. Service to the *Plan Area* will be extended from the 21kV lines that will run along Lime Rock Valley Boulevard in the proposed Village of Marble Valley directly west of the *Plan Area.*

Rigid underground conduits with electric main lines will run along Lime Rock Valley Boulevard in the *Plan Area* with a second feed/back-tie loop to connecting to existing off-site PG & E facilities to the north of the *Plan Area.* Light wire 12 kV circuits will be looped off the mainline circuits via pad mounted fused switches and will distribute electric service to all residential parcels in the *Plan Area.* Transformers will be located in residential neighborhoods and will provide electric service to individual residents. . (Capitol Utility Specialists, 2013)

8.7.3 Telecommunication

AT&T is the incumbent local exchange carrier (ILEC) and will be the primary provider of telephone service to the *Plan Area* and it will provide service upon request and in accordance with rules and tariffs on file with the CPUC. The *Plan Area* will receive dial tone, video and internet access service from the AT&T Shingle Springs Central Office. The *Plan Area* will most likely be served by an extension of the proposed 216 strand fiber cable installed in Lime Rock Valley Road in the adjacent Village of Marble Valley.

Service to residential customers will be based on their requirements and will most likely be fiber optic cable. A remote terminal site may be required to provide service to the *Plan Area*. If required, the remote terminal may be installed in either a controlled environment vaults or controlled environment cabinets, each fed from fiber optic cable from the Shingle Springs office.

Mobile communication service providers will serve *Plan Area's* residents with wireless communications service. Wireless communication towers may be installed at several locations in the *Plan Area* to provide complete coverage. Wireless communication towers may be placed within open space areas. (Capitol Utility Specialists, 2013)

8.7.4 Cable Television

Comcast Communications is the cable television provider that will provide service to the *Plan Area*. Currently, Comcast has no cable facilities in the immediate vicinity of the *Plan Area*. Cable service to the *Plan Area* will be provided by an extension of the existing main fiber trunk located at Serrano Parkway and Greenfield Drive, approximately one mile north of U.S. Highway 50 in the Serrano Community. A fiber cable will be extended south along Bass Lake Road, under U.S. Highway 50, then through the proposed Village of Marble Valley to the *Plan Area* via Lime Rock Valley Road. Comcast will install a fiber/coax hybrid system and offer dial tone, video and internet access to *Plan Area* residents. (Capitol Utility Specialists, 2013)

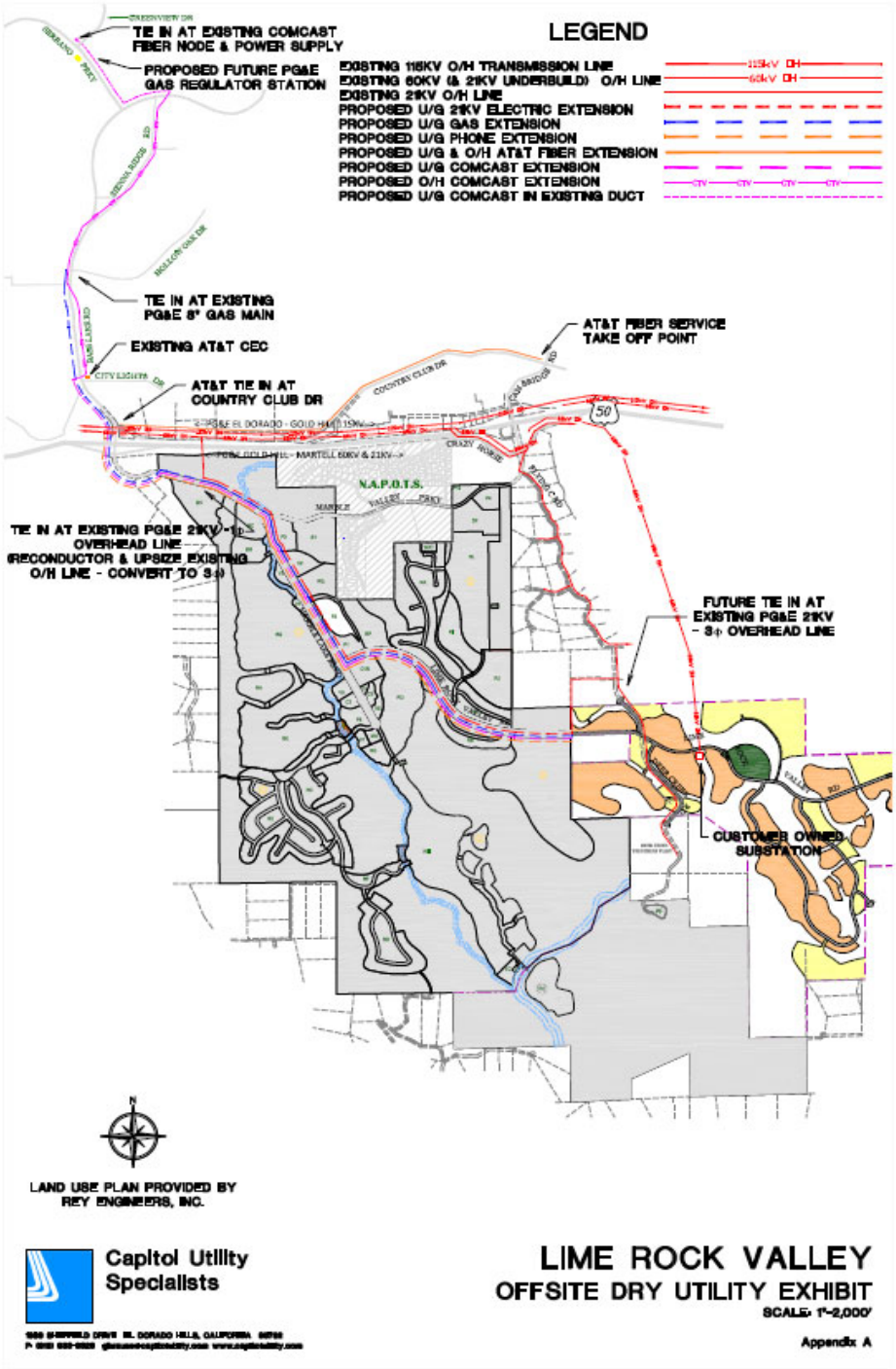


Figure 8.5- Conceptual Off-Site Dry Utility

8.8 Specific Plan Utilities Objectives and Policies

Potable Water, Recycled Water, Wastewater, and Dry Utilities

Objective 8.1

Provide public utilities and services necessary to support the land uses within the Plan Area.

Objective 8.2

New development shall not result in a reduction of minimum established standards and levels of service for the existing community and its users.

Objective 8.3

Promote a development pattern that permits the efficient delivery of public utilities in a cost-effective manner.

Objective 8.4

Locate utilities in locations that minimize aesthetic and visual effects, and impacts on natural resources, such as oak woodlands, stream channels, wetlands, and cultural resources.

Policy 8.1:

Design and construct the necessary potable water, recycled water for irrigation (if economically and physically feasible), wastewater, stormwater and dry utilities infrastructure required to serve the *Plan Area*. All infrastructure shall follow the conceptual Water, Wastewater, Recycled Water and Storm Water Master Plans and shall be constructed in sequence to meet the immediate needs of the individual development projects.

Policy 8.2:

Final master utility plans for water recycled water (if economically and physically feasible), and wastewater shall be reviewed and approved by EID in a Facility Plan Report (FPR) at the improvement plan state.

Policy 8.3:

Final master utility plans for dry utilities (gas, electric, telephone, and cable) shall be reviewed and approved by the appropriate public utility purveyor in joint trench designs and composite plants at the improvement plan state.

Storm Water

Objective 8.5

Manage and control storm water runoff to prevent flooding, protect soils from erosion, and minimize impacts to existing drainage infrastructure.

Policy 8.4:

Stormwater detention basins shall be reviewed and approved by the County prior to, or concurrently with, the first small lot tentative subdivision map.

Policy 8.5:

Protect public health and safety by preventing the increase in potential flood hazard or damage to surrounding properties.

Policy 8.7:

Utilize Best Management Practices (BMPs) where feasible and appropriate.

Policy 8.8:
Treat urban runoff prior to discharging to a Water of the United States (i.e. creek or wetland) in accordance with the County's most current Drainage Manual for new developments.

Policy 8.9:
Employ Low Impact Development (LID) practices in conformance with the County's stormwater quality development standards and the most current MS4 Permit requirements.

9

Implementation and Administration

9.1 Overview

Government Code Section 65451 mandates that a specific plan shall include a program of implementation measures including regulations, programs, public works projects and financing measures necessary to carry out the proposed land uses and development as outlined in the specific plan. This section addresses the methods by which the *Specific Plan* will be implemented and includes information on approvals and entitlements, administrative procedures, development financing and phasing.

El Dorado County (County) staff will use the *Specific Plan* in reviewing and approving development entitlements within the *Plan Area*. The *Specific Plan* includes goals, objectives, policies, and development standards that will guide help the development and build-out of the *Plan Area*. Responsibility for the interpretation of the goals, objectives, policies, and development standards contained herein rests with the County. The County will administer the *Specific Plan* in concert with its General Plan and other *Specific Plan* documents including, but not limited to, the following:

- EIR
- Mitigation Monitoring & Reporting Program
- Master Utility Plans
- Public Facilities Financing Plan
- Development Agreement
- Open Space Management
- Wildfire Protection Plan

9.2 Approvals and Entitlements

A number of initial and subsequent County approvals are required in order proceed with implementation of the *Plan Area* as provided for in the Draft Environmental Impact Report, including but not limited to Clean Water Section 401 certification from the Regional Water Quality Control Board and Fish and Game Code Section 1602 streambed alteration agreement from the California Department of Fish and Wildlife. Additionally, the El Dorado Irrigation District must approve Water, Wastewater and Recycled Water Master Plans and the U.S. Army Corp of Engineers must approve the Section 404 wetland permit prior to any construction in the *Plan Area*.

9.2.1 Initial El Dorado County Specific Plan Actions and Approvals

The El Dorado County Board of Supervisors (Board) has or will approve the following *Specific Plan* documents and agreements:

Environmental Impact Report (EIR)

The Board certified the Specific Plan Environmental Impact Report (EIR) (State Clearinghouse # 2013022042), including any Findings of Fact, Statement of Overriding Considerations, Mitigation Measures, and the Mitigation Monitoring and Reporting Program on _____ *[if approved by the Board of Supervisors, insert date]* (Resolution No. _____ *[if approved by the Board of Supervisors, insert number]*.

General Plan Amendment

As required by California Government Code Section 65454, a specific plan must be consistent with the general plan. To ensure consistency between the *Specific Plan* and the General Plan, the Board of Supervisors approved a General Plan Amendment (A 14-0004) on _____ *[if approved by the Board of Supervisors, insert date]*(Resolution No. _____ *[if approved by the Board of Supervisors, insert number]* as part of their consideration of the Specific Plan.

Lime Rock Valley Specific Plan (Specific Plan)

The Board approved The Lime Rock Valley Specific Plan (SP 12-0002) on _____ *[if approved by the Board of Supervisors, insert date]* (Resolution No. _____ *[if approved by the Board of Supervisors, insert number]*).

Rezoning and Planned Development

The entire Plan Area has been rezoned per the Specific Plan zoning categories and development standards, including adoption of a Planned Development overlay. The Board approved the rezoning (Z 14-0006) and Planned Development (PD 14-0005) on _____ *[if approved by the Board of Supervisors, insert date]*((Ordinance No. _____ *[if approved by the Board of Supervisors, insert number]*).

Development Agreement

As allowed under California law, the Board may approve a Development Agreement between the County and Lime Rock Valley LLC concurrently with the Specific Plan or after the adoption of the Specific Plan. .

Public Facilities Financing Plan (PFFP)

The Public Facilities Financing Plan describes the details of public infrastructure, its financing and conceptual construction phasing. The Board approved the PFFP concurrently with the Specific Plan on _____ *[if approved by the Board of Supervisors, insert date]*((Resolution No. _____ *[if approved by the Board of Supervisors, insert number]*).

Open Space Management Plan (OSMP)

After the adoption of the Specific Plan and prior to the submittal of the first small lot tentative subdivision map, the Project Proponent will prepare a Draft Open Space Management Plan (OSMP). The OSMP will include details on the ownership, preservation and maintenance of oak woodlands as well as protection of cultural resource sites in a manner consistent with the EIR mitigation measures. The County will review and approve the Draft OSMP prior to the approval of the first small lot tentative subdivision map.

The County shall ensure the OSMP includes requirements to help reduce the potential for domestic pet predation on wildlife species. Specific actions should be developed by a qualified wildlife biologist. Such requirements could include, but would not be limited to, keeping pets on leash in open space and woodland areas, ensuring human and pet food and trash sources are not accessible to wildlife, and others as recommended by the wildlife biologist.

9.2.2 Actions and Approvals by Other Agencies

El Dorado County Local Agency Formation Commission (LAFCO)

Local Agency Formation Commissions (LAFCOs) are responsible for reviewing and approving proposed boundary changes for most public agencies, including annexations and detachments of territory to or from cities and special districts; incorporations of new cities; formations of new special districts; and consolidations, mergers, and dissolutions of existing districts. Approval to annex portions of the *Plan Area* to the El Dorado Irrigation District service area for water, wastewater and recycled water service will be required. Approval to amend the El Dorado Hills Community Services District sphere of influence boundary to annex the *Plan Area* into the District for parks and recreation services and solid waste collection will also be required, and may possibly require an update to the EDHCSD municipal service review.

U.S. Army Corp of Engineers (USACE) Approvals

A wetland delineation has been prepared by the project applicant and will be submitted to the USACE for verification along with a Section 404 wetland permit application prior to the submittal of the first small lot tentative subdivision map that would impact wetlands.

U.S. Fish and Wildlife Service (USFWS) Approvals

A biological opinion for project impacts on special-status species (if required).

El Dorado Irrigation District Approvals

The EID Board of Directors approved the Water Supply Assessment (WSA) on August 26, 2013 that determined there are sufficient water supplies to serve the demand generated by the *Plan Area*. Additionally, the EID Board of Directors and L.A.F.C.O. must approve the annexation of portions of the *Plan Area* that are currently not within the service boundaries of the District.

Fire Protection District Approvals

After the adoption of the Specific Plan and prior to the submittal of the first small lot tentative subdivision map, the Project Proponent will prepare a Wildfire Safety Plan (WSP). The California Department of Forestry and Fire Protection and the El Dorado County Fire Protection District will review and approve the WSP.

El Dorado Hills Community Services District Approvals

The El Dorado Hills Community Services District will review and approve the annexation of the Plan Area into the District's boundaries.

9.2.3 Subsequent El Dorado County Approvals and Entitlements

The *Specific Plan* will provide the basis for considering all subsequent discretionary and ministerial project approvals and entitlements, subject to proper environmental analysis under the EIR. The *Plan Area* will develop in multiple phases with full build-out expected in 2035 or possibly later. To move forward with a particular *Specific Plan* project, the County will require full compliance with the *Specific Plan* policies and development standards, the EIR mitigation measures, applicable chapters of the County Code, and other County standards, policies and regulations. Processing of discretionary and ministerial project approval applications shall be subject to review and approval by El Dorado County of one or more of the following entitlements:

Discretionary Project Approvals

- *Planned Development (PD) Permit*

  All *Specific Plan* zoning categories shall contain the PD suffix to provide an additional level of review by the County to ensure that all development is consistent with the *Specific Plan* and other County policies, as applicable. Conceptual site plans, building elevations (including colors and materials), and landscape, lighting, and signage plans are required for all single-family attached residential projects as part of the PD approval process. PD applications may include one or more land parcels and one or more land uses.

  Planned Development applications may include one or more land parcels and one or more land uses.

- *Design Guidelines*

  The project proponent may submit, and the County may approve, Design Guidelines subsequent to the approval of the *Specific Plan*. Design Guidelines provide criteria to guide the County staff in their review of proposed projects. Design Guidelines specify policy governing architectural treatment, site planning, landscaping, lighting and signage. Design Guidelines help ensure a unified development character while providing flexibility and guidance for individual projects. Design Guidelines approved by the Planning Commission or the Board will have the regulatory authority of an ordinance, and once adopted, the Director of the Community Development Services may administratively approve development applications that are consistent with the Design Guidelines.

- *Subdivisions*

  There are two types of subdivisions: parcel maps, which are land divisions resulting in four or fewer lots, and subdivision maps, which create five or more lots. In the State of California, a property owner cannot subdivide land without local government approval. Based on the Subdivision Map Act (CA Govt. Code Section 66410), local ordinances regulate the division of land for sale. The *Specific Plan*, in conjunction with the County Code and the Design and Improvement Standards Manual not addressed by this *Specific Plan*, will govern the design of *Plan Area* subdivisions, including the size of lots and types of improvements that will be required as conditions of approval. If there is a conflict between the provisions of this *Specific Plan* and the County Code or the Design and Improvement Standards Manual, the provisions of the *Specific Plan* shall prevail. If the *Specific Plan* is silent on an issue, the County Code or the Design and Improvement Standards Manual shall prevail.

- *Tentative Maps*

All tentative map applications require a Planned Development (PD) permit approval prior to, or concurrently with, the tentative subdivision map approval, and the PD will expire if the associated tentative subdivision map expires. Tentative map approvals also require California Environmental Quality Act (CEQA) compliance and a public hearing before the Planning Commission. The Planning Commission's approval of a tentative map is final unless appealed to the Board as provided for in the County Code. Tentative map approvals are also subject to conditions that must be met within a specified time period in accordance with the Subdivision Map Act, unless the Development Agreement specifies otherwise. Conditions of approval require the applicant to provide public improvements such as streets, stormwater facilities (including post-construction designs in compliance with the most current MS4 Permit), and water supply and wastewater collection facilities to serve the subdivision. Consistent with Specific Plan Policies, each small lot subdivision map shall address impacts and mitigation for oaks consistent with the County's recently-adopted Oak Resources Management Plan

(ORMP), which is currently subject to litigation. If the ORMP is not in effect at the time of future tentative subdivision map applications, applicants will implement the provisions of the IHMP/BRS.

MINISTERIAL PROJECT APPROVALS

- *Large Lot Final Maps*

  The County may approve a large lot final map as a ministerial action to facilitate the sale, lease and financing of the *Plan Area*. No building permit shall be issued for any large lot until such time as the small lot final map is recorded.

- *Small Lot Final Maps*

  The County may approve a small lot final map as a ministerial action, provided that the conditions of approval are satisfied, improvement plans have been prepared and approved, and all improvements shown on the plans have been installed or their installation guaranteed by a bond. The Board grants final approval of all subdivision maps and the County Recorder accepts maps for recording.

- *Boundary Line Adjustments*

  A boundary line adjustment, or lot line adjustment, is a minor adjustment to a property line between two or more parcels that does not create additional parcels. Applicants may apply for a boundary line adjustment to increase or decrease parcel sizes, correct minor and accidental trespasses or encroachments (e.g.; structures constructed beyond the property line or within the required setback), add acreage to a parcel, and other similar adjustments, provided they are consistent with the *Specific Plan*, the County Code, and the Subdivision Map Act.

- *Building and Grading Permits*

  Building and grading permit applications are ministerial project approvals. . Building and grading permit applications and infrastructure improvement plans are ministerial project approvals. Consistent with Specific Plan Policies, each building and grading permit, and improvement plans shall address impacts and mitigation for oaks consistent with the County's regulations in effect at the time of the development.

Environmental Review

The County will review all subsequent project entitlement applications for consistency with the *Specific Plan* and to ensure the implementation of the EIR Mitigation Measures pursuant to the Mitigation Monitoring and Reporting Program approved by the Board. Residential projects that are part of an adopted specific plan and EIR approved after January 1, 1980 are exempt from environmental review pursuant to Section 15182 of CEQA guidelines, provided the project does not create any impacts not identified in the EIR. Environmental review for subsequent project approvals will be in accordance with CEQA guidelines (Project Level EIR). Discretionary and ministerial actions and approvals by federal and state agencies not listed in the *Specific Plan*, but required to implement the *Specific Plan*, may rely on or tier-off of the *Specific Plan* EIR.

Two-Step Approval System

A two-step approval system will apply to all significant construction projects within the Plan Area. The first step in the approval process requires non-governmental design approval by an Architectural Control Committee (ACC) of the Home Owners' Association. Prior to submittal of discretionary or ministerial applications to the County for subdivision maps, use permits, building permits, and zoning amendments or other development plans, applicants will be required to submit their plans to the ACC for review and approval. The standards established by the recorded CC&Rs and Architectural Design Guidelines will be used by the ACC as the standards for approval of such plans. A draft version of the CC&Rs will be provided for County

review to confirm applicable provisions of the Specific Plan adopted mitigation measures have been incorporated.

If approved by the ACC, the applicant may submit plans to the County for review to determine compliance of the plans with the CC&Rs, Specific Plan, Zoning Ordinance, and other County ordinances.

9.3 Administrative Procedures

El Dorado County is responsible for the interpretation of the policies and development standards contained within the *Specific Plan*. The County is also responsible for the administration, implementation and enforcement of the *Specific Plan*. While the *Specific Plan* defines the process and procedures for subsequent entitlement approval, the Development Services Department may defer, at its discretion, review and action of any item where it has decision-making authority to the Planning Commission and/or the Board of Supervisors. The County shall review individual project applications to determine consistency with the *Specific Plan* and other applicable regulatory documents.

The County will also administer the *Specific Plan*, as appropriate, in conjunction with its General Plan and County Code. Upon approval of the *Specific Plan,* the entire *Plan Area* will be zoned SP (*Specific Plan*) and the *Specific Plan* zoning categories and development standards will govern. In any instance where the *Specific Plan* provisions conflict with the standards or requirements of the County Code, the *Specific Plan* provisions shall take precedence. Where the *Specific Plan* is silent, the County Code shall prevail.

9.3.1 Minor Administrative Modifications and Amendments

The *Specific Plan* presents a comprehensive set of standards and guidelines for the development of the *Plan Area*. These standards and guidelines promote a high quality development while allowing for creativity and flexibility in design. However, changes in market conditions or County or developer interests may result in the need for minor modifications or amendments to the *Specific Plan*.

Minor Administrative Modifications

Minor Administrative Modifications shall not change the overall intent of the *Specific Plan*, shall be consistent with the objectives and policies of the *Specific Plan*, and may include, but are not limited to the following:

- Minor adjustments to the land use locations and parcel boundaries shown in **Figure 3.1 (Land Use Diagram)** and **Figure A.1 (Zoning)**, or the land use acreages shown in **Table 3.1 (Land Use Summary)**;
- Changes to the general land use pattern that remain substantially consistent with the intent and spirit of the Specific Plan, including transfers of residential and non-residential land use allocations as described in Section 9.3.2 (Residential Dwelling Unit Allocation Transfers);
- The addition of new information to the Specific Plan maps or text (including interpretations thereof) that does not change the effect of any regulations adopted by ordinance or resolution;
- Changes to the community infrastructure, such as drainage, water and wastewater systems, and roadways, which do not have the effect of increasing or decreasing development capacity in the Specific Plan Area, nor change the concepts of the Specific Plan;
- Modifications that are equal or superior improvements to development capacity or standards;
- Modifications that do not increase environmental impacts beyond those identified in the EIR; and,
- Relocated park parcel that continue to meet the standards established in the Specific Plan, upon coordination with the affected agencies.

At its discretion, the County may review and administratively approve Minor Administrative Modifications without Planning Commission or Board approval. An applicant may appeal a Development Services Department decision to the Planning Commission, which shall have authority to approve or deny the Minor Administrative Modification. An applicant may appeal a Planning Commission decision to the Board, which shall have the authority to make a final decision.

Specific Plan Amendments

Amendments to the *Specific Plan* are major changes to the original intent of the *Specific Plan*. A Specific Plan Amendment is required for any proposed change to the *Specific Plan* that will increase environmental impacts or other major changes meeting one or more of the following criteria:

- *Significant changes to the distribution of land uses beyond those allowed by the Specific Plan such as increasing the number of residential units beyond 800.*
- *New land use categories not specifically described in the Specific Plan.*
- *Significant changes to the circulation pattern that may alter the backbone infrastructure network or capacity (roadways or utilities) unless such changes are required or mandated by public agencies after approval of the Specific Plan EIR.*
- *Changes that exceed the analysis limitations of the Specific Plan EIR unless such changes are required or mandated by public agencies after approval of the Specific Plan EIR.*
- *Changes to the Development Standards that would significantly alter the quality or character of the Plan Area.*

The Planning Commission and the Board shall review, and approve or deny *Specific Plan Amendments* in the same manner they approved the *Specific Plan* pursuant to California Government Code Section 65453. The Planning Commission and/or Board may amend the *Specific Plan* as often as deemed necessary.

9.3.2 Transfer of Development Rights

The *Specific Plan* permits flexibility in transferring residential unit allocations between parcels to reflect changing market demand. Transfers of residential unit allocations between parcels are allowed as a Minor Administrative Modification consistent with Section 9.3.1. Any such transfer may result in an increase or decrease in dwelling counts or densities from those shown in Table 3.1 (Land Use Summary), provided the maximum entitlement of 800 dwelling units is not exceeded. At the time of a requested transfer and related development application, the *Plan Area* proponent will prepare and periodically update a dwelling allocation table to track the actual construction of residential units to determine the number of residential units available for transfer. Proposed residential transfer shall be documented and submitted as part of the development application.

Residential Dwelling Unit Allocation Transfers

The County shall approve residential dwelling unit allocation transfers or density adjustments between any residential land use parcel or parcels zoned R4-PD, R6-PD, R10-PD, R15-PD or R1A-PD provided the following conditions are met:

- *The transferor and transferee parcel or parcels conform to all applicable Development Standards contained in Appendix A.*
- *The transfer of units does not result in increased impacts beyond those identified in the Specific Plan EIR.*
- *The transfer of units does not adversely impact planned infrastructure, roadways, schools or other public facilities; any affordable housing agreements; or fee programs and assessment districts; unless such impacts are reduced to an acceptable level through project-specific mitigation measures.*

9.3.3 Existing Uses Permitted

Any existing use in the *Plan Area,* such as the caretaker's residence that existed as of the date of adoption of the Specific Plan shall be considered "grand-fathered" and allowed to continue under the new *Specific Plan* zoning.

9.3.4 Use Permits

The County may grant Use Permits if the request is consistent with the Development Standards in Appendix A and follows the process outlined in the County Code.

9.3.5 Variances

Requests for variances to the Development Standards outlined in Appendix A shall follow the process outlined in the County Code.

9.3.6 EIR Mitigation Measures

As part of the approval of the *Specific Plan* and EIR, the Board will approve a Mitigation Monitoring and Reporting Program to ensure that all mitigation measures are complied with (refer to the *Specific Plan* EIR mitigation measures and the Mitigation Monitoring and Reporting Program).). The Project Proponent will provide the County with an annual report of the Specific Plan's status of compliance with the Mitigation Monitoring and Reporting Program.

9.3.7 Appeals

An applicant may appeal any decision of the Development Services Department to the Planning Commission as provided for in the County Code. An applicant may appeal any decision of the Planning Commission to the Board as provided for in the County Code.

9.4 Development Phasing Plan

The *Specific Plan* provides for a full range of services, facilities and infrastructure required to support the growth and development of the *Plan Area* through final build-out. Figure 9.1 – Phasing Plan depicts the conceptual development phases based on the logical placement of infrastructure, utilities, roads, and land uses that may or may not develop as depicted. Furthermore, shifts in market demand and available financing mechanisms will also play a role in the way the *Plan Area* develops over time. Refer to the Public Facilities Financing Plan (PFFP) for additional information about development phasing.

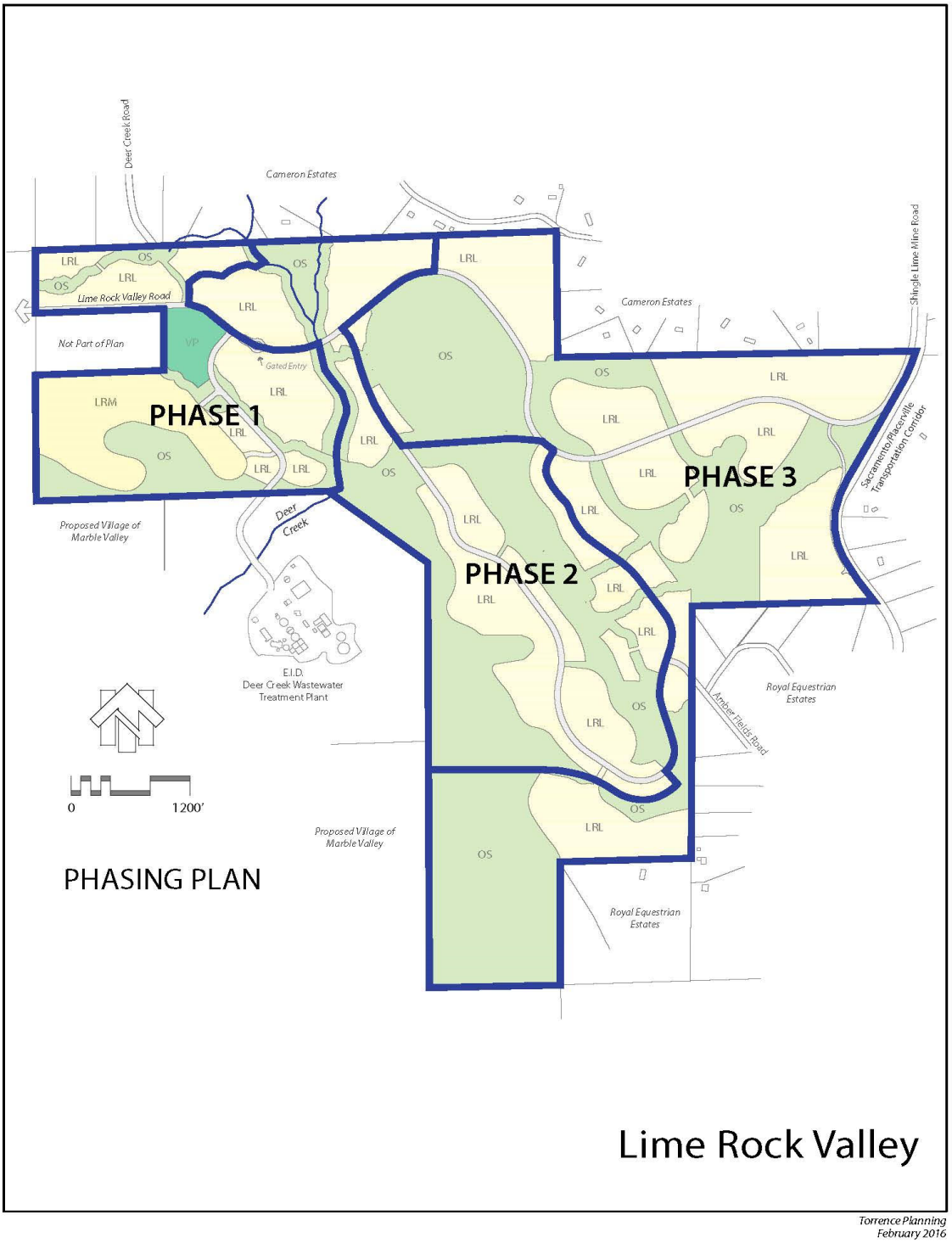


Figure 9.1 – Phasing Plan

9.5 Backbone Infrastructure and Public Facilities

Backbone Infrastructure refers to the physical improvements such as streets, bridges, bikeways, trails, potable and recycled water lines, wastewater and stormwater facilities, utilities, schools, and parks needed to deliver public services to a community. The *Plan Area* backbone infrastructure is sized and located to primarily serve the needs of *Plan Area* residents. The *Specific Plan,* Public Facilities Financing Plan (PFFP) and future potable water, recycled water, wastewater, stormwater and dry utility master plans will detail the ultimate backbone infrastructure for the *Plan Area*.

The *Specific Plan* includes three types of backbone infrastructure: regional, primary and secondary. The backbone infrastructure may be constructed in advance of the construction of individual development parcels. Construction of infrastructure for individual development parcels may occur before or after the approval and recording of final small lot subdivision maps. The Development Agreement and the PFFP specify the funding and phasing of the backbone infrastructure and public facilities.

9.5.1 Regional Backbone Infrastructure

Regional backbone infrastructure refers to any improvement that benefits residents inside and outside the *Plan Area*, including, but not limited to, any Highway 50 Interchange improvement (Bass Lake Road and Cambridge Road), and off-site water, potable water, recycled water and wastewater infrastructure and treatment plants. The Public Facilities Financing Plan includes a phasing plan for these improvements, along with funding mechanisms such as impact fee programs.

9.5.2 Primary Backbone Infrastructure

Primary backbone infrastructure consists of the critical segments of roads, potable water, recycled water, wastewater, stormwater and other utilities that must be constructed prior to, or concurrently with, development. Other primary backbone infrastructure may include off-site water and recycled water transmission lines, water storage tanks and booster pumps, and wastewater pump stations and force mains as described in Section 8 of the *Specific Plan* and future water, wastewater, recycled water, stormwater and dry utility master plans.

9.5.3 Secondary Backbone Infrastructure

Secondary backbone infrastructure includes primary and secondary roads, potable water, wastewater, recycled water, stormwater mains, stormwater detention basins and the dry utilities that are required for the construction of each development area. All required segments of secondary backbone infrastructure must be constructed concurrent with the construction of individual development areas. The particular details of the secondary backbone infrastructure such as pipe alignments, sizes and appurtenances will be specified in the improvement plans for individual development areas.

9.5.4 Public Facilities

The *Specific Plan* provides the necessary parks and open space to support the needs of *Plan Area* residents. Dedications of land for parks, or in lieu fees, will occur pursuant to the terms of the Development Agreement, the Public Facilities Financing Plan and the *Specific Plan*. The public facilities include:

Parks

Village and neighborhood parks or in lieu fees (refer to Section 6.2 for additional information).

Open Space

Approximately 128-acres of public open space for the Foundation Park.

Trails

Public walking and bicycling trails (Section 4.7 Trail Network)

Public Roadway Landscaping

Landscaping along Lime Rock Valley Road (Section 4.4 Roadway Classifications).

9.6 Financing, Phasing and Maintenance of Public Infrastructure and Facilities

9.6.1 Financing

The *Specific Plan* is a comprehensive document that calls for the construction of a vast network of public infrastructure including roads, potable and recycled water infrastructure, wastewater systems, stormwater conveyance, dry utilities, public roadway landscaping and the construction of parks. A separate document, the Public Facilities Financing Plan (PFFP) describes in detail the *Plan Area* infrastructure and its sources of funding and development timing. As discussed in Section 9.5, the infrastructure is categorized as regional, primary or secondary. Each of these categories may have its own financing and phasing plan.

One or more Community Facilities Districts, impact fees (*Specific Plan* and/or County), private developer financing and other available funding mechanisms will fund the construction of all required backbone infrastructure and other public improvements within the *Plan Area*. Refer to the PFFP and any associated Development Agreement for additional information.

Community Facilities Districts (CFD)

The Mello-Roos Community Facilities Act of 1982 allows any county, city, special district, school district or joint powers authority to establish a Mello-Roos Community Facilities District (CFD) for the financing of public improvement and services including streets, water and wastewater systems, police and fire protection, schools, parks, libraries, landscaping and other public facilities. Typically, a CFD is used to finance public improvements when no other means of financing is available. A local government agency creates a CFD with the approval of 2/3 of the residents living with the proposed boundaries of the CFD. Once approved, each property within the CFD receives a special tax lien and each property owner pays the tax annually. The *Plan Area* may have one or more CFDs to finance backbone infrastructure and other project-related public facilities.

Specific Plan Impact Fee

A special *Specific Plan* impact fee (levied on an individual residential unit basis) may also be created to fund much of the backbone infrastructure.

El Dorado Irrigation District Impact and Capital Improvement Fees

A Capital Improvement Plan (CIP) is a five-year plan that identifies and plans for necessary improvements to ensure the safety and reliability of the El Dorado Irrigation District's (EID) infrastructure. The EID Board of Directors reviews and adopts an updated plan every year, only approving specific project funding on an as-required basis. The Board adopted the 2020-2024 CIP on October 15, 2019.

Applicants who meet District requirements for service shall pay a facility capacity charge (FCC) for each service connection. Applicants pay this and all other appropriate fees, surcharges and inspection and construction costs, if any, in full prior to receiving service.

El Dorado County Impact and Capital Improvement Fees

El Dorado County has adopted a number of development impact and capital improvement fees to finance capital improvement projects. Payment of these fees is due at issuance of building permit. The County collects the following fees:

- *Road impact fees*
- *Capital Improvement fees (general, fire, sheriff and park equipment)*
- *Drainage fees*
- *Quimby Act (parkland dedication in-lieu fees) and Park Impact Fee*
- *Countywide park fees*
- *Solid Waste Capital Improvements*
- *School Impact Fees*
- *Fire Impact Fees*

Developer Financing

Developer financing may be used to construct backbone infrastructure that is not funded by other funding sources. Individual developer financing may also fund in-tract infrastructure construction.

9.6.2 Maintenance

The *Plan Area* will have significant public improvements that require maintenance and management. Such improvements include open space, landscape corridors, bikeways and trails, LID features, and landscape features such as decorative walls and fences, signs, light fixtures, benches and trash receptacles. Two methods for maintaining these facilities include the Landscape & Lighting Assessment District (LLAD) and the Homeowners' Association (HOA).

Sections 22500-22509 of the California Streets and Highways Code authorize the establishment of Landscape and Lighting Assessment Districts. Upon the formation of the LLAD, each parcel receives an annual assessment and the County collects the payment of the fee with the annual property tax payments. The County remits the LLAD assessment to the LLAD administrator, who then determines maintenance procedures and policies.

Homeowners' Associations function in a similar way to LLADs, except that the HOA collects the annual assessment instead of the County. A Board of Directors administers the HOA, and the Board sets the amount of the annual assessment, and determines the maintenance and operations procedures and policies.

Any combination of LLAD, HOA, and other funding sources may be used for the maintenance of improvements such as roadways and streetscape. Refer to the PFFP for additional information.

9.7 Specific Plan Implementation Objectives and Policies

Objective 9.1

Identify and secure the necessary capital resources to fund public improvements in a timely manner to serve the needs of the Plan Area.

Policy 9.1:

The *Plan Area* shall fund its proportional share of regional backbone infrastructure costs and the full costs for primary and secondary backbone infrastructure.

Policy 9.2:
The *Plan Area* shall fund its proportional share for schools through the payment of school impact fees or other funding sources (such as a CFD).

Policy 9.3:
The *Plan Area* shall fund the full cost (capital improvement and maintenance) of village and neighborhood parks.

Policy 9.4:
El Dorado County impact and capital improvement fees collected within the *Plan Area* shall be used to fund *Plan Area* backbone infrastructure and public facilities where allowed by law. Any such fees may be combined with other available funds where allowed by law, including, but not limited to, private sources described in the Public Facilities Financing Plan, grants, and the like.

Policy 9.5:
One or more Community Facilities District(s) may be created for the *Plan Area* to help finance backbone infrastructure and public facilities costs and other eligible improvements and/or fees.

Policy 9.6:
One or more Landscape and Lighting Assessment Districts or Homeowners' Associations shall be created in the *Plan Area* for the maintenance and operation of public improvements and public open space.

Policy 9.7:
Alternative funding sources shall be explored for the on-going operation and maintenance of the public open space including such options as grants and non-profit foundations.

A

ZONING & DEVELOPMENT STANDARDS

A.1 Overview

The *Specific Plan* land use designations established in *Section 3* determine the overall character and development intensity of the *Plan Area*. This section of the *Specific Plan* classifies and regulates the development of land to ensure consistency with Figure 3.1 – Land Use Plan and Table 3.1 – Land Use Summary. *Figure A.1 – Zoning* and *Table A.1* – Zoning Summary illustrate and list the *Plan Area* zoning categories and *Sections A.3* and *A.6* outline the allowed uses permitted in each zone and describe in detail the required development standards including minimum lot size, building setbacks, and parking requirements. Zoning categories, their allowed uses, development standards and other provision of the *Specific Plan* supersede the provisions contained in:

- El Dorado County Code of Ordinances, including Zoning Ordinance and Subdivision Ordinance,
- County of El Dorado Design and Improvement Standards Manual, including Hillside Standards,
- County of El Dorado Grading Design Manual

Where conflicts exist between Chapter 130 and other County Ordinances and Standards and the provisions of the *Specific Plan,* and any implementing ordinance adopted with its approval, the *Specific Plan* standards shall govern. Where the *Specific Plan* is silent, Chapter 130 and other County Ordinances and Standards shall govern. As part of the Planned Development/Small Lot Tentative Subdivision Map approval process, an applicant may submit a request to the County to rezone, revise or modify the zoning requirements and developed standards contained in the *Specific Plan* as design waivers or variances, subject to the criteria and findings in the County Code.

A.2 Zoning Map

If the *Specific Plan* is approved by the Board, the *Plan Area* will be designated as the *Lime Rock Valley Specific Plan* on the El Dorado County Zoning Map and the zoning categories shown in *Figure A.1 – Zoning* and listed in *Table A.1 – Zoning Summary* will be the adopted zoning categories for the *Plan Area*. *Figure A.2* – Zoning by

Parcel Number shows the location of parcels referenced in *Table A.1* and consistency between the zoning categories and the land use designations is demonstrated in *Table A.2-Land Use & Zoning Consistency*.

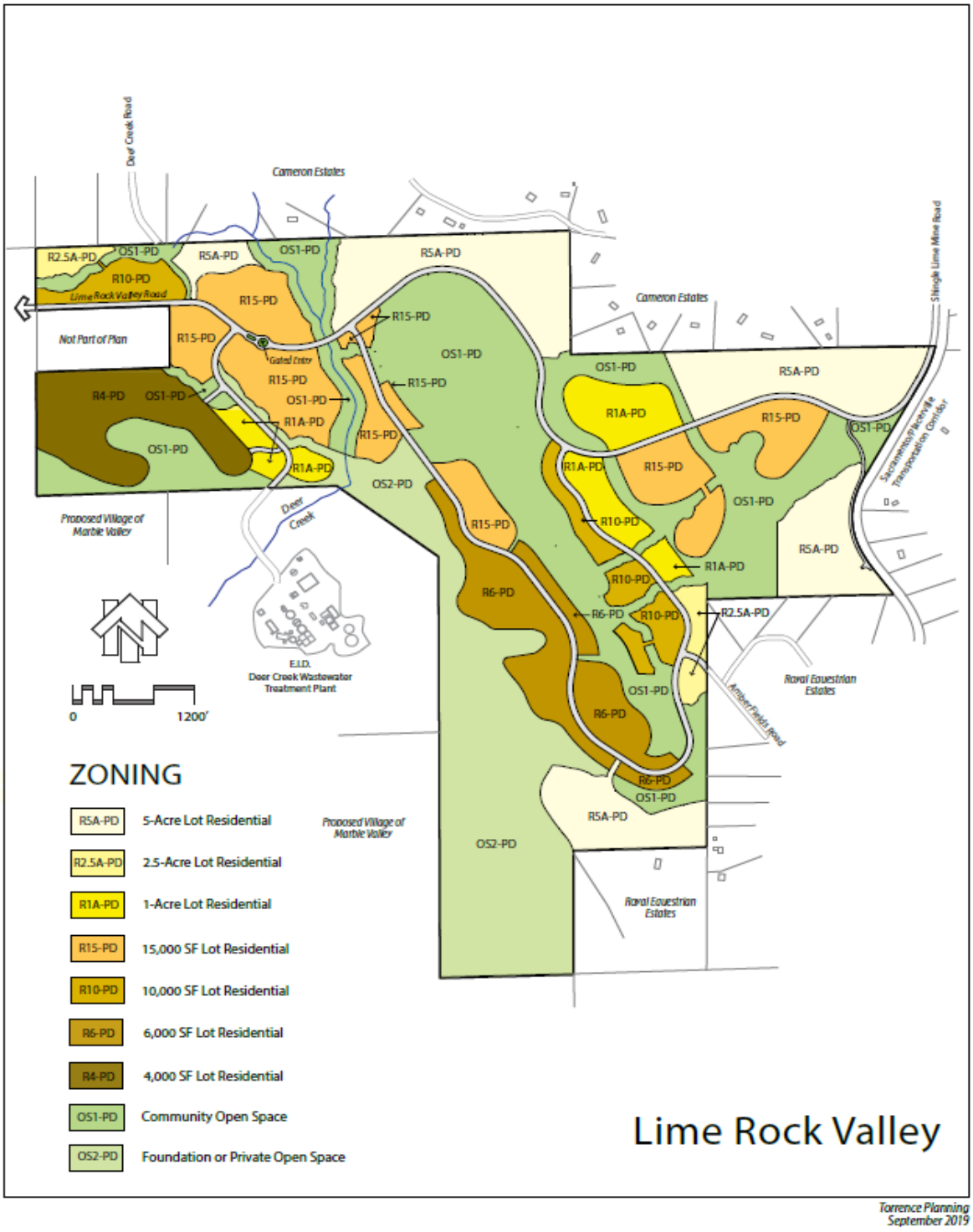


Figure A.1 – Zoning

Table A.1: Zoning Summary

Land Use Designation		Zoning	Area (Ac)	% Plan Area	Units
Residential					
LRL	*Lime Rock Residential Low (0.2 - 5.0 Du/Ac)*				
	Parcels 15, 37, 40, 43, 46	R5A-PD	121	16%	22
	Parcels 4, 31, 32	R2.5A-PD	11	2%	3
	Parcels 9, 10, 12, 33, 34	R1A-PD	34	5%	30
	Parcels 19, 20, 21, 22, 23, 24, 35, 39, 41, 45	R15-PD	81	11%	180
	Parcels 1, 28, 29, 30	R10-PD	27	4%	84
	Parcels 17, 18, 25, 26	R6-PD	48	6%	231
LRM	*Lime RockResidential Medium (5.0 to 8.0 Du/Ac*				
	Parcel 7	R4-PD	36	5%	250
	Subtotal Residential		**358**	**49%**	**800**
Public Facilities					
VP	*Village Park*				
	Parcel 5	R15-PD	8	1%	
	Subtotal Public Facilities		**8**	**1%**	
Open Space					
OS	*Community Open Space*				
	Parcels 2, 3, 6, 8, 11, 13, 14, 27, 36, 38, 42, 44, 47	OS1-PD	211	29%	
OS	*Foundation or Private Open Space*				
	Parcel 14	OS2-PD	124	17%	
	Subtotal Open Space		**335**	**45%**	
Road Right-of-Way			**39**	**5%**	
Total			**740**	**100%**	**800**

Note: Refer to Figure A.2 for parcel locations.

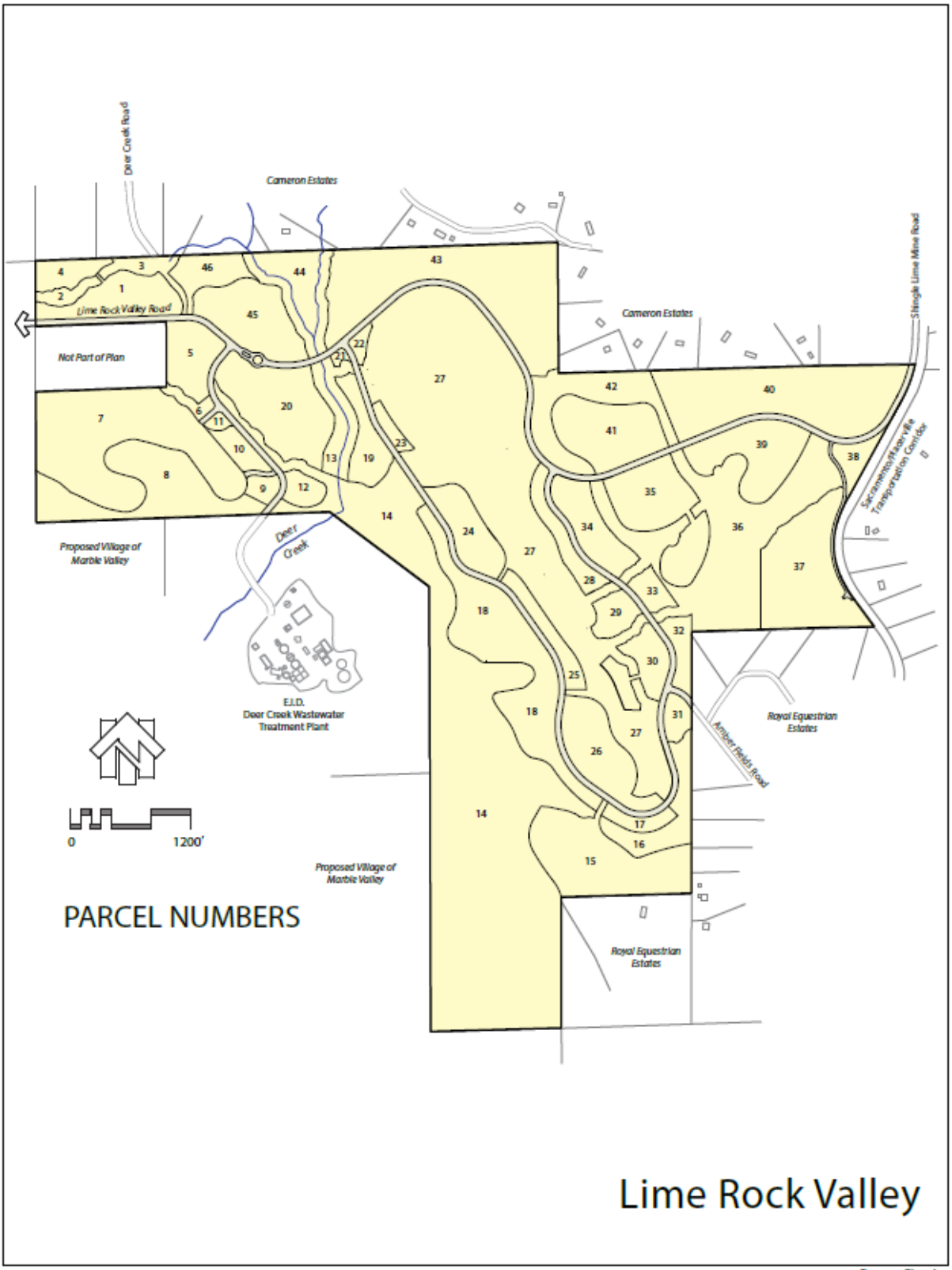


Figure A.2 – Parcel Numbers

Table A.2: Land Use and Zoning Consistency				
Zoning Categories	Land Use Designations			
	Residential	Residential	Public	Open Space
	LRL	LRM	VP	OS
R5A-PD	•			
R2.5A-PD	•			
R1A-PD	•		•	
R15-PD	•			
R10-PD	•			
R6-PD	•			
R4-PD		•		
OS1-PD				•
OS2-PD				•

A.3 Allowed Uses

The uses allowed by the *Specific Plan* are listed in *Tables A.3 and A.8* together with the type of planning permit required for each allowed use. Uses that are allowed by right are shown with a (P) in the tables and are subject to all applicable requirements of the *Specific Plan*. Uses subject to approval of an *Administrative Permit*, *Temporary Use Permit, or Use Permit* are shown as (A), (TUP) or (UP) in the tables. Uses not allowed in a zone are shown as (NA). Any use not listed in the tables may be allowed as a Minor Administrative Modification of the *Specific Plan* (refer to *Section 9.3.1*) if the County determines that the proposed use will not involve a greater intensity of development than the allowed use and it has:

- The characteristics of, and activities associated with the use are similar to one or more of the listed uses, and will not involve a greater intensity than the uses listed in the zone;
- The use will be consistent with the purposes of the applicable zone;
- The use will be consistent with the General Plan and the *Specific Plan*;
- The use will be compatible with the other uses allowed in the zone; and
- The use is not listed as allowable in another zone.

A.4 Zoning Categories

The *Specific Plan* zoning categories are consistent with the *Specific Plan* land use designations and are designed to regulate the allowed uses in each zone. The following sections and tables describe the allowed uses and development standards for each zone and the type of land use approval required for each listed use.

A.4.1 Planned Development Overlay Zone

All zoning categories in the *Plan Area* include the *Planned Development* (PD) suffix to provide additional design review by the County to ensure that environmental impacts are minimized and the proposed development project reflects the character, identity and scale of the local community. Consistent with the El Dorado County Zoning Ordinance, the PD suffix requires the submittal and approval of a *Development Plan* (DP) either concurrently or prior to submittal of a *Tentative Subdivision Map* (TM). No density bonus is allowed with the PD designation.

A.4.1 Single Family Residential Zones

The *Specific Plan* single-family residential zones are intended for areas of the *Plan Area* where low density residential development is consistent with the goal of conserving natural site features such as hillsides, oak woodlands, and intermittent drainages. Single-family zones provide a range of lot sizes from 4,000 square feet to 5 acres and greater for both production housing and custom homes.

R4-PD (4,000 sf Lot Residential)

The R4-PD zone provides for the highest density single-family development with a minimum lot size of 4,000 square feet. Where there are unique constraints, an applicant may request a reduction in the minimum lot size for specific individual lots in the PD application. The R4-PD zone allows for the construction of a wide variety of housing types including conventional single-family detached homes, zero-lot-line homes, half-plex units and duplex structures. Access and use easements for zero-lot-line and half-plex units are allowed (*refer to Table A 3 – Allowed Uses in Residential Zones and Table A.4 –R4-PD Development Standards).*

R46-PD (6,000 sf Lot Residential)

The R6-PD zone provides for the development of single-family lots with a minimum size of 6,000 square feet. Where there are unique constraints, an applicant may request a reduction in the minimum lot size for specific individual lots in the PD application. This zone is intended to promote and regulate the construction of single-family, zero-lot-line, half-plex and duplex housing types. Access and use easements for zero-lot-line and half-plex units are allowed *(refer to Table A.3 – Allowed Uses in Residential Zones and Table A.5 –R6-PD Development Standards).*

R10-PD (10,000 sf Lot Residential)

The R10-PD zone provides for the development of single-family lots with a minimum lot size of 10,000 square feet to promote and regulate the development of both production and custom single-family homes in areas of the *Specific Plan* with moderate terrain and oak woodlands. Where there are unique constraints, an applicant may request a reduction in the minimum lot size for specific individual lots in the PD application (*refer to Table A.3 – Allowed Uses in Residential Zones and Table A.6 – R10-PD Development Standards).*

R15-PD (15,000 sf Lot Residential)

The R15-PD zone provides for the construction of lower density single-family development in the *Plan Area* with a minimum size of 15,000 square feet. This zone is intended primarily for the construction of custom, semi-custom or high-end production homes in areas of the *Specific Plan* with steeper terrain and oak woodlands. Where there are unique constraints, an applicant may request a reduction in the minimum lot size for specific individual lots in the PD application *(refer to Table A.3 – Allowed Uses in Residential Zones and Table A.7 –R15-PD Development Standards).*

R1A-PD (1 acre Lot Residential)

The R1A-PD zone provides for the construction of the low density single-family development in the *Plan Area* with a minimum lot size of one acre. This zone is intended primarily for the construction of custom homes in areas of the *Specific Plan* with steep terrain and oak woodlands. R1A-PD lots abutting adjoining developments have minimum lot sizes greater than one acre (refer to Figure A.1 – Zoning). Where there are unique constraints, an applicant may request a reduction in the minimum lot size for specific individual lots in the PD application (*refer to Table A.3 – Allowed Uses in Residential Zones and Table A.8 – R1A-PD Development Standards).*

R2.5A-PD (2.5 acre Lot Residential)

The R2.5A-PD zone provides for the construction of the next to lowest density single-family development in the *Plan Area* with a minimum lot size of two and one-half (2.5) acres. This zone is intended primarily for the construction of custom homes in three specific areas of the *Specific Plan* adjacent to existing low density residential neighborhoods including Cameron Estates and Royal Equestrian Estates (*refer to Table A.3 – Allowed Uses in Residential Zones and Table A.9 – R2.5A-PD Development Standards).*

R5A-PD (5 acre Lot Residential)

The R5A-PD zone provides for the construction of the lowest density single-family development in the *Plan Area* with a minimum lot size of five acres. This zone is intended primarily for the construction of custom homes in areas of the *Specific Plan* adjacent to existing five acre residential neighborhoods including Cameron Estates and Royal Equestrian Estates (*refer to Table A.3 – Allowed Uses in Residential Zones and Table A.10 – R5A-PD Development Standards).*

Table A.3 - Allowed Uses in Residential Zones

Use	Zoning Category						
	R4-PD	R6-PD	R10-PD	R15-PD	R1A-PD	R2.5A-PD	R5A-PD
Residential Uses							
Single Family Dwellings							
SF Detached	P	P	P	P	P	P	P
Zero Lot Line	P	P	P	NP	NP	NP	NP
Two Family Dwellings							
Duplex	P	P	P	NP	NP	NP	NP
Half Plex	P	P	P	NP	NP	NP	NP
Multiple Family Dwellings							
Townhouses	NP	NP	NP	NP	NP	NP	NP
Condominiums	NP	NP	NP	NP	NP	NP	NP
Apartments	NP	NP	NP	NP	NP	NP	NP
Second Dwelling Unit	P	P	P	P	P	P	P
Accessory Structures	P	P	P	P	P	P	P
Home Occupations	P	P	P	P	P	P	P
Day Care Homes and Centers							
Small Family Day Care Homes	P	P	P	P	P	P	P
Large Family Day Care Homes	NP	NP	NP	NP	NP	NP	NP
Child Day Care Centers	NP	NP	NP	NP	NP	NP	NP
Employer-sponsored Child Care Center	NP	NP	NP	NP	NP	NP	NP
Public/Quasi Public Uses							
Public Parks	P	P	P	P	NP	NP	NP
Private Parks	P	P	P	P	P	P	P
EID Facilities							
Water	P	P	P	P	P	P	P
Wastewater	P	P	P	P	P	P	P
Recycled Water	P	P	P	P	P	P	P
Stormwater Facilities	P	P	P	P	P	P	P
Utilities							
Electric & Natural Gas	P	P	P	P	P	P	P
Wireless Communications	P	P	P	P	P	P	P
Public Schools	P	P	P	P	NP	NP	NP

Table A.4: R4-PD Development Standards

	Housing Type			
	SF Detached	**Zero Lot Line**	**Half-Plex**	**Duplex**
Minimum Lot Size				
Interior Lot	4,000 SF	4,000 SF	2,000 SF	4,000 SF
Corner Lot	5,000 SF	5,000 SF	2,500 SF	5,000 SF
Flag Lot [1]	4,000 SF	4,000 SF	2,000 SF	4,000 SF
Maximum Lot Coverage				
Percentage of Lot Area	65%	65%	65%	65%
Minimum Lot Width				
Interior Lot [2]	40 FT	40 FT	20 FT	40 FT
Corner Lot [2]	50 FT	50 FT	25 FT	50 FT
Cul-de-sac Lot [3]	30 FT	30 FT	15 FT	30 FT
Minimum Setbacks				
Front [4]				
Garage (Front Loaded)	18 FT	18 FT	18 FT	18 FT
Garage (Side Loaded)	10 FT	10 FT	10 FT	10 FT
Primary Structure	10 FT	10 FT	10 FT	10 FT
Secondary Structure	10 FT	10 FT	10 FT	10 FT
Porch/Covered Entry	10 FT	10 FT	10 FT	10 FT
Accessory Structure				
Solid Fences & Walls > 40" tall	10 FT	10 FT	5 FT	5 FT
Open Fences & Walls > 40" tall [5]	5 FT	5 FT	5 FT	5 FT
Structures > 40" tall	10 FT	10 FT	5 FT	5 FT
Structures < 40" tall	5 FT	5 FT	5 FT	5 FT
Architectural Extensions [6]	3 FT	3 FT	3 FT	3 FT
Chimneys	3 FT	3 FT	3 FT	3 FT
Ground Mounted Solar	N/A	N/A	N/A	N/A
Sides				
Interior	3 FT	0 & 6 FT [6]	3 FT [7]	3 FT
Corner (Facing Street)	10 FT	10 FT	10 FT	10 FT
Accessory Structure				
AC/Pool Equipment	3 FT	0 FT	3 FT	3 FT
Solid Fences & Walls > 40" tall	0 FT	0 FT	0 FT	0 FT
Open Fences & Walls > 40" tall [5]	0 FT	0 FT	0 FT	0 FT
Structures > 40" tall	5 FT	0 FT	5 FT	5 FT
Structures < 40" tall	3 FT	0 FT	3 FT	3 FT
Pergola/Trellis	5 FT	0 FT	5 FT	5 FT
Swimming Pool & Spa (underground)	5 FT	5 FT	5 FT	5 FT
Portable Sheds	0 FT	0 FT	0 FT	0 FT
Architectural Extensions	3 FT	3 FT	3 FT	3 FT
Chimneys	3 FT	3 FT	3 FT	3 FT
Ground Mounted Solar	5 FT	5 FT	5 FT	5 FT

Table A.4: R4-PD Development S+A1:E41tandards, continued

	Housing Type			
	SF Detached	Zero Lot Line	Half-Plex	Duplex
Rear				
Primary Structure	10 FT	10 FT	10 FT	10 FT
Detached Garage (Front Loaded)	3 FT	3 FT	3 FT	3 FT
Garage (Alley Loaded) [9]	18 FT	18 FT	18 FT	18 FT
Secondary Structure	10 FT	10 FT	10 FT	10 FT
Accessory Structure				
AC/Pool Equipment	5 FT	5 FT	5 FT	5 FT
Solid Fences & Walls > 40" tall	0 FT	0 FT	0 FT	0 FT
Open Fences & Walls > 40" tall [5]	0 FT	0 FT	0 FT	0 FT
Structures > 40" tall	5 FT	5 FT	3 FT	3 FT
Structures < 40" tall	3 FT	3 FT	3 FT	3 FT
Pergola/Trellis	5 FT	5 FT	3 FT	3 FT
Swimming Pool & Spa (underground)	5 FT	5 FT	5 FT	5 FT
Portable Sheds < 120 Sf.	5 FT	5 FT	3 FT	3 FT
Architectural Extensions [8]	3 FT	3 FT	3 FT	3 FT
Chimneys	3 FT	3 FT	3 FT	3 FT
Ground Mounted Solar	5 FT	5 FT	5 FT	5 FT
Maximum Height				
Main Structure	35 FT	35 FT	35 FT	35 FT
Detached Garage	30 FT	30 FT	30 FT	30 FT
Second Dwelling Unit	35 FT	35 FT	35 FT	35 FT
Accessory Structure	20 FT	20 FT	20 FT	20 FT
Minimum Off-Street Parking				
Covered [10]	1	1	1	1
Uncovered [10]	1	1	1	1

[1] Measured without the pole.
[2] Measured at front setback line.
[3] Measured at front setback line (cord of circle).
[4] Measured from back of sidewalk or back of curb if no sidewalk.
[5] 50% or more open and less than 7 feet tall.
[6] 0 Ft. on zero side of house; 6 Ft. on opposite side yard.

Table A.5: R6-PD Development Standards

	Housing Type			
	SF Detached	**Zero Lot Line**	**Half-Plex**	**Duplex**
Minimum Lot Size				
Interior Lot	6,000 SF	6,000 SF	3,000 SF	6,000 SF
Corner Lot	7,000 SF	7,000 SF	3,500 SF	7,000 SF
Flag Lot [1]	6,000 SF	6,000 SF	3,000 SF	6,000 SF
Maximum Lot Coverage				
Percentage of Lot Area	60%	60%	60%	60%
Minimum Lot Width				
Interior Lot [2]	60 FT	60 FT	30 FT	60 FT
Corner Lot [2]	70 FT	70 FT	35 FT	70 FT
Cul-de-sac Lot [3]	50 FT	50 FT	25 FT	50 FT
Minimum Setbacks				
Front [4]				
Garage (Front Loaded)	18 FT	18 FT	18 FT	18 FT
Garage (Side Loaded)	10 FT	10 FT	10 FT	10 FT
Primary Structure	10 FT	10 FT	10 FT	10 FT
Secondary Structure	10 FT	10 FT	10 FT	10 FT
Porch/Covered Entry	10 FT	10 FT	10 FT	10 FT
Accessory Structure				
Solid Fences & Walls > 40" tall	10 FT	10 FT	5 FT	5 FT
Open Fences & Walls > 40" tall [5]	5 FT	5 FT	5 FT	5 FT
Structures > 40" tall	10 FT	10 FT	5 FT	5 FT
Structures < 40" tall	5 FT	5 FT	5 FT	5 FT
Architectural Extensions [6]	3 FT	3 FT	3 FT	3 FT
Chimneys	3 FT	3 FT	3 FT	3 FT
Ground Mounted Solar	N/A	N/A	N/A	N/A
Sides				
Interior	3 FT	0 & 6 FT [6]	3 FT [7]	3 FT
Corner (Facing Street)	10 FT	10 FT	10 FT	10 FT
Accessory Structure				
AC/Pool Equipment	3 FT	0 FT	3 FT	3 FT
Solid Fences & Walls > 40" tall	0 FT	0 FT	0 FT	0 FT
Open Fences & Walls > 40" tall [5]	0 FT	0 FT	0 FT	0 FT
Structures > 40" tall	5 FT	0 FT	5 FT	5 FT
Structures < 40" tall	3 FT	0 FT	3 FT	3 FT
Pergola/Trellis	5 FT	0 FT	5 FT	5 FT
Swimming Pool & Spa (underground)	5 FT	5 FT	5 FT	5 FT
Portable Sheds	0 FT	0 FT	0 FT	0 FT
Architectural Extensions	3 FT	3 FT	3 FT	3 FT
Chimneys	3 FT	3 FT	3 FT	3 FT
Ground Mounted Solar	5 FT	5 FT	5 FT	5 FT

Table A.5: R6-PD Development Standards, continued

	Housing Type			
	SF Detached	**Zero Lot Line**	**Half-Plex**	**Duplex**
Rear				
Primary Structure	10 FT	10 FT	10 FT	10 FT
Detached Garage (Front Loaded)	3 FT	3 FT	3 FT	3 FT
Garage (Alley Loaded) [9]	18 FT	18 Ft	18 FT	18 FT
Secondary Structure	10 FT	10 FT	10 FT	10 FT
Accessory Structure				
AC/Pool Equipment	5 FT	5 FT	5 FT	5 FT
Solid Fences & Walls > 40" tall	0 FT	0 FT	0 FT	0 FT
Open Fences & Walls > 40" tall [5]	0 FT	0 FT	0 FT	0 FT
Structures > 40" tall	5 FT	5 FT	3 FT	3 FT
Structures < 40" tall	3 FT	3 FT	3 FT	3 FT
Pergola/Trellis	5 FT	5 FT	3 FT	3 FT
Swimming Pool & Spa (underground)	5 FT	5 FT	5 FT	5 FT
Portable Sheds < 120 Sf.	5 FT	5 FT	3 FT	3 FT
Architectural Extensions [8]	3 FT	3 FT	3 FT	3 FT
Chimneys	3 FT	3 FT	3 FT	3 FT
Ground Mounted Solar	5 FT	5 FT	5 FT	5 FT
Maximum Height				
Main Structure	35 FT	35 FT	35 FT	35 FT
Detached Garage	30 FT	30 FT	30 FT	30 FT
Second Dwelling Unit	35 FT	35 FT	35 FT	35 FT
Accessory Structure	20 FT	20 FT	20 FT	20 FT
Minimum Off-Street Parking				
Covered [10]	2	2	2	2
Uncovered [10]	0	0	0	0

[1] Measured without the pole.
[2] Measured at front setback line.
[3] Measured at front setback line (cord of circle).
[4] Measured from back of sidewalk or back of curb if no sidewalk.
[5] 50% or more open and less than 7 feet tall.
[6] 0 Ft. on zero side of house; 6 Ft. on opposite side yard.
[7] 0 Ft. on common wall; 3 Ft. on opposite side yard.
[8] Uninhabitable space.
[9] 5 Ft. if additional parking bays provided.
[10] Tandem garage allowed.

Table A.6: R10-PD Development Standards

	Housing Type			
	SF Detached	**Zero Lot Line**	**Half-Plex**	**Duplex**
Minimum Lot Size				
Interior Lot	10,000 SF	10,000 SF	5,000 SF	10,000 SF
Corner Lot	11,000 SF	11,000 SF	5,500 SF	11,000 SF
Flag Lot [1]	10,000 SF	10,000 SF	5,000 SF	10,000 SF
Maximum Lot Coverage				
Percentage of Lot Area	50%	50%	50%	50%
Minimum Lot Width				
Interior Lot [2]	70 FT	70 FT	35 FT	70 FT
Corner Lot [2]	80 FT	80 FT	40 FT	80 FT
Cul-de-sac Lot [3]	50 FT	50 FT	25 FT	50 FT
Minimum Setbacks				
Front [4]				
Garage (Front Loaded)	18 FT	18 FT	18 FT	18 FT
Garage (Side Loaded)	10 FT	10 FT	10 FT	10 FT
Primary Structure	10 FT	10 FT	10 FT	10 FT
Secondary Structure	10 FT	10 FT	10 FT	10 FT
Porch/Covered Entry	10 FT	10 FT	10 FT	10 FT
Accessory Structure				
Solid Fences & Walls > 40" tall	10 FT	10 FT	10 FT	10 FT
Open Fences & Walls > 40" tall [5]	10 FT	10 FT	10 FT	10 FT
Structures > 40" tall	10 FT	10 FT	10 FT	10 FT
Structures < 40" tall	10 FT	10 FT	10 FT	10 FT
Architectural Extensions [6]	10 FT	10 FT	10 FT	10 FT
Chimneys	10 FT	10 FT	10 FT	10 FT
Ground Mounted Solar	N/A	N/A	N/A	N/A
Sides				
Interior	3 FT	0 & 6 FT [6]	3 FT [7]	3 FT
Corner (Facing Street)	10 FT	10 FT	10 FT	10 FT
Accessory Structure				
AC/Pool Equipment	3 FT	3 FT	3 FT	3 FT
Solid Fences & Walls > 40" tall	0 FT	0 FT	0 FT	0 FT
Open Fences & Walls > 40" tall [5]	0 FT	0 FT	0 FT	0 FT
Structures > 40" tall	5 FT	5 FT	5 FT	5 FT
Structures < 40" tall	3 FT	3 FT	3 FT	3 FT
Pergola/Trellis	5 FT	5 FT	5 FT	5 FT
Swimming Pool & Spa (underground)	5 FT	5 FT	5 FT	5 FT
Portable Sheds	5 FT	5 FT	5 FT	5 FT
Architectural Extensions	3 FT	3 FT	3 FT	3 FT
Chimneys	3 FT	3 FT	3 FT	3 FT
Ground Mounted Solar	5 FT	5 FT	5 FT	5 FT

Table A.6: R10-PD Development Standards, continued

	Housing Type			
	SF Detached	Zero Lot Line	Half-Plex	Duplex
Rear				
Primary Structure	10 FT	10 FT	10 FT	10 FT
Detached Garage (Front Loaded)	3 FT	3 FT	3 FT	3 FT
Garage (Alley Loaded) [9]	N/A	N/A	N/A	N/A
Secondary Structure	10 FT	10 FT	10 FT	10 FT
Accessory Structure				
AC/Pool Equipment	5 FT	5 FT	5 FT	5 FT
Solid Fences & Walls > 40" tall	0 FT	0 FT	0 FT	0 FT
Open Fences & Walls > 40" tall [5]	0 FT	0 FT	0 FT	0 FT
Structures > 40" tall	5 FT	5 FT	5 FT	5 FT
Structures < 40" tall	3 FT	3 FT	3 FT	3 FT
Pergola/Trellis	5 FT	5 FT	5 FT	5 FT
Swimming Pool & Spa (underground)	5 FT	5 FT	5 FT	5 FT
Portable Sheds < 120 Sf.	5 FT	5 FT	5 FT	5 FT
Architectural Extensions [8]	5 FT	5 FT	5 FT	5 FT
Chimneys	5 FT	5 FT	5 FT	5 FT
Ground Mounted Solar	5 FT	5 FT	5 FT	5 FT
Maximum Height				
Main Structure	35 FT	35 FT	35 FT	35 FT
Detached Garage	30 FT	30 FT	30 FT	30 FT
Second Dwelling Unit	35 FT	35 FT	35 FT	35 FT
Accessory Structure	20 FT	20 FT	20 FT	20 FT
Minimum Off-Street Parking				
Covered [10]	2	2	2	2
Uncovered [10]	0	0	0	0

[1] Measured without the pole.
[2] Measured at front setback line.
[3] Measured at front setback line (cord of circle).
[4] Measured from back of sidewalk or back of curb if no sidewalk.
[5] 50% or more open and less than 7 feet tall.
[6] 0 Ft. on zero side of house; 6 Ft. on opposite side yard.
[7] 0 Ft. on common wall; 3 Ft. on opposite side yard.
[8] Uninhabitable space.
[9] 5 Ft. if additional parking bays provided.
[10] Tandem garage allowed.

Table A.7: R15-PD Development Standards

	Housing Type SF Detached
Minimum Lot Size	
Interior Lot	15,000 SF
Corner Lot	17,000 SF
Flag Lot [1]	15,000 SF
Maximum Lot Coverage	
Percentage of Lot Area	35%
Minimum Lot Width	
Interior Lot [2]	80 FT
Corner Lot [2]	100 FT
Cul-de-sac Lot [2]	70 FT
Minimum Setbacks	
Front	
Garage (Front Loaded)	20 FT
Garage (Side Loaded)	20 FT
Primary Structure	20 FT
Secondary Structure	20 FT
Porch/Covered Entry	20 FT
Accessory Structures	
Solid Fences and Walls > 40" tall	15 FT
Open Fences and Walls > 40" tall	15 FT
Structures > 40" tall	15 FT
Structures < 40" tall	10 FT
Architectural Extensions [6]	10 FT
Chimneys	10 FT
Ground Mounted Solar	N/A
Sides	
Interior	5 FT
Corner (Facing Street)	15 FT
Accessory Structures	
AC/Pool Equipment	10 FT
Solid Fences and Walls > 40" tall	0 FT
Open Fences and Walls > 40" tall	O FT
Structures > 40" tall	10 FT
Structures < 40" tall	5 FT
Pergola/Trellis	10 FT
Swimming Pool & Spa (Inground)	10 FT
Portable Sheds < 120 SF	5 FT
Architectural Extensions [6]	5 FT
Chimneys	10 FT
Ground Mounted Solar	5 FT

Table A.7: R15-PD Development Standards, cont'd

	Housing Type SF Detached
Rear	
Primary Structure	20 FT
Detached Garage (Front Loaded)	5 FT
Garage (Alley Loaded)	N/A
Second Dwelling Unit	20 FT
Accessory Structure	
AC/Pool Equipment	20 FT
Solid Fences and Walls > 40" tall	0 FT
Open Fences and Walls > 40" tall	O FT
Structures > 40" tall	10 FT
Structures < 40" tall	5 FT
Pergola/Trellis	10 FT
Swimming Pool & Spa (Inground)	10 FT
Portable Sheds < 120 SF	10 FT
Architectural Extensions [6]	5 FT
Chimneys	10 FT
Ground Mounted Solar	5 FT
Maximum Height	
Main Structure	35 FT
Detached Garage	30 FT
Second Dwelling Unit	35 FT
Accessory Structure	20 FT
Minimum Off-Street Parking	
Covered	2
Uncovered	1

[1] Measured without the pole.
[2] Measured at front setback line.
[3] Measured at front setback line (cord of circle).
[4] Measured from back of sidewalk or back of curb if no sidewalk.
[5] 50% or more open and less than 7 feet tall.
[6] Uninhabitable space.
[7] Tandem garage allowed.

Table A.8: R1A-PD Development Standards

	Housing Type SF Detached
Minimum Lot Size	
Interior Lot	One Acre
Corner Lot	One Acre
Flag Lot [1]	One Acre
Maximum Lot Coverage	
Percentage of Lot Area	35%
Minimum Lot Width	
Interior Lot [2]	100 FT
Corner Lot [2]	120 FT
Cul-de-sac Lot [2]	90 FT
Minimum Setbacks	
Front	
Garage (Front Loaded)	30 FT
Garage (Side Loaded)	30 FT
Primary Structure	30 FT
Secondary Structure	30 FT
Porch/Covered Entry	30 FT
Accessory Structures	
Solid Fences and Walls > 40" tall	15 FT
Open Fences and Walls > 40" tall	15 FT
Structures > 40" tall	15 FT
Structures < 40" tall	10 FT
Architectural Extensions [6]	10 FT
Chimneys	10 FT
Ground Mounted Solar	N/A
Sides	
Interior	15 FT
Corner (Facing Street)	20 FT
AC/Pool Equipment	10 FT
Solid Fences and Walls > 40" tall	0 FT
Open Fences and Walls > 40" tall	O FT
Structures > 40" tall	10 FT
Structures < 40" tall	5 FT
Pergola/Trellis	10 FT
Swimming Pool & Spa (Inground)	10 FT
Portable Sheds < 120 SF	5 FT
Architectural Extensions [6]	5 FT
Chimneys	10 FT
Ground Mounted Solar	5 FT

Table A.8: R1A-PD Development Standards, cont'd

	Housing Type SF Detached
Rear	
Primary Structure	30 FT
Detached Garage (Front Loaded)	10 FT
Garage (Alley Loaded)	N/A
Second Dwelling Unit	30 FT
Accessory Structure	
AC/Pool Equipment	20 FT
Solid Fences and Walls > 40" tall	0 FT
Open Fences and Walls > 40" tall	O FT
Structures > 40" tall	10 FT
Structures < 40" tall	5 FT
Pergola/Trellis	10 FT
Swimming Pool & Spa (Inground)	10 FT
Portable Sheds < 120 SF	10 FT
Architectural Extensions [6]	5 FT
Chimneys	10 FT
Ground Mounted Solar	5 FT
Maximum Height	
Main Structure	35 FT
Detached Garage	30 FT
Second Dwelling Unit	35 FT
Accessory Structure	20 FT
Minimum Off-Street Parking	
Covered	2
Uncovered	1

[1] Measured without the pole.
[2] Measured at front setback line.
[3] Measured at front setback line (cord of circle).
[4] Measured from back of sidewalk or back of curb if no sidewalk.
[5] 50% or more open and less than 7 feet tall.
[6] Uninhabitable space.
[7] Tandem garage allowed.

Table A.9: R2.5A-PD Development Standards

	Housing Type SF Detached
Minimum Lot Size	
Interior Lot	2.5 Acres
Corner Lot	2.5 Acres
Flag Lot [1]	2.5 Acres
Maximum Lot Coverage	
Percentage of Lot Area	None
Minimum Lot Width	
Interior Lot [2]	100 FT
Corner Lot [2]	100 FT
Cul-de-sac Lot [2]	100 FT
Minimum Setbacks	
Front	
Garage (Front Loaded)	30 FT
Garage (Side Loaded)	30 FT
Primary Structure	30 FT
Secondary Structure	30 FT
Porch/Covered Entry	30 FT
Accessory Structures	
Solid Fences and Walls > 40" tall	15 FT
Open Fences and Walls > 40" tall	15 FT
Structures > 40" tall	15 FT
Structures < 40" tall	10 FT
Architectural Extensions [6]	25 FT
Chimneys	25 FT
Ground Mounted Solar	30 FT
Sides	
Interior	30 FT
Corner (Facing Street)	30 FT
AC/Pool Equipment	20 FT
Solid Fences and Walls > 40" tall	0 FT
Open Fences and Walls > 40" tall	O FT
Structures > 40" tall	20 FT
Structures < 40" tall	20 FT
Pergola/Trellis	20 FT
Swimming Pool & Spa (Inground)	20 FT
Portable Sheds < 120 SF	20 FT
Architectural Extensions [6]	25 FT
Chimneys	25 FT
Ground Mounted Solar	30 FT

Table A.9: R2.5A-PD Development Standards, cont'd

	Housing Type SF Detached
Rear	
Primary Structure	30 FT
Detached Garage (Front Loaded)	30 FT
Garage (Alley Loaded)	N/A
Second Dwelling Unit	30 FT
Accessory Structure	
AC/Pool Equipment	30 FT
Solid Fences and Walls > 40" tall	0 FT
Open Fences and Walls > 40" tall	O FT
Structures > 40" tall	20 FT
Structures < 40" tall	20 FT
Pergola/Trellis	20 FT
Swimming Pool & Spa (Inground)	20 FT
Portable Sheds < 120 SF	20 FT
Architectural Extensions [6]	25 FT
Chimneys	25 FT
Ground Mounted Solar	30 FT
Maximum Height	
Main Structure	45 FT
Detached Garage	35 FT
Second Dwelling Unit	35 FT
Accessory Structure	20 FT
Minimum Off-Street Parking	
Covered	2
Uncovered	1

[1] Measured without the pole.
[2] Measured at front setback line.
[3] Measured at front setback line (cord of circle).
[4] Measured from back of sidewalk or back of curb if no sidewalk.
[5] 50% or more open and less than 7 feet tall.
[6] Uninhabitable space.
[7] Tandem garage allowed.

Table A.10: R5A-PD Development Standards

	Housing Type SF Detached
Minimum Lot Size	
Interior Lot	5 Acres
Corner Lot	5 Acres
Flag Lot [1]	5 Acres
Maximum Lot Coverage	
Percentage of Lot Area	None
Minimum Lot Width	
Interior Lot [2]	100 FT
Corner Lot [2]	100 FT
Cul-de-sac Lot [2]	100 FT
Minimum Setbacks	
Front	
Garage (Front Loaded)	30 FT
Garage (Side Loaded)	30 FT
Primary Structure	30 FT
Secondary Structure	30 FT
Porch/Covered Entry	30 FT
Accessory Structures	
Solid Fences and Walls > 40" tall	15 FT
Open Fences and Walls > 40" tall	15 FT
Structures > 40" tall	15 FT
Structures < 40" tall	10 FT
Architectural Extensions [6]	25 FT
Chimneys	25 FT
Ground Mounted Solar	30 FT
Sides	
Interior	30 FT
Corner (Facing Street)	30 FT
AC/Pool Equipment	20 FT
Solid Fences and Walls > 40" tall	0 FT
Open Fences and Walls > 40" tall	O FT
Structures > 40" tall	20 FT
Structures < 40" tall	20 FT
Pergola/Trellis	20 FT
Swimming Pool & Spa (Inground)	20 FT
Portable Sheds < 120 SF	20 FT
Architectural Extensions [6]	25 FT
Chimneys	25 FT
Ground Mounted Solar	30 FT

Table A.10: R5A-PD Development Standards, cont'd

	Housing Type SF Detached
Rear	
Primary Structure	30 FT
Detached Garage (Front Loaded)	30 FT
Garage (Alley Loaded)	N/A
Second Dwelling Unit	30 FT
Accessory Structure	
AC/Pool Equipment	30 FT
Solid Fences and Walls > 40" tall	0 FT
Open Fences and Walls > 40" tall	O FT
Structures > 40" tall	20 FT
Structures < 40" tall	20 FT
Pergola/Trellis	20 FT
Swimming Pool & Spa (Inground)	20 FT
Portable Sheds < 120 SF	20 FT
Architectural Extensions [6]	25 FT
Chimneys	25 FT
Ground Mounted Solar	30 FT
Maximum Height	
Main Structure	45 FT
Detached Garage	35 FT
Second Dwelling Unit	35 FT
Accessory Structure	20 FT
Minimum Off-Street Parking	
Covered	2
Uncovered	1

[1] Measured without the pole.
[2] Measured at front setback line.
[3] Measured at front setback line (cord of circle).
[4] Measured from back of sidewalk or back of curb if no sidewalk.
[5] 50% or more open and less than 7 feet tall.
[6] Uninhabitable space.
[7] Tandem garage allowed.

A.4.3 Open Space Zones

The *Specific Plan* open space zones set aside land to meet *Specific Plan* and General Plan goals and objectives for the preservation of scenic corridors and other visual resources; the conservations of steep hillsides, riparian corridors, wildlife habitat, oak woodlands and other sensitive plant communities; and the provision of passive recreational activities. The *Specific Plan* provides two open space zones and each one will have unique regulatory agency requirements and distinct maintenance and monitoring plans.

Use restrictions will be placed on portions of both open space zones to conserve and protect the sensitive habitats of Deer Creek, its intermittent tributaries, wetlands, vernal pools, ponds, and buffers and other waters of the United States that are under the jurisdiction of the U.S. Army Corp of Engineers, California Department of Fish and Wildlife and/or Central Valley Regional Water Quality Control Board. The use restriction boundary will be determined during the agency permitting process. Use restrictions will also be placed on the mine setback area in the OS1-PD zone to restrict public access and uses. The two open space zones are consistent with the Open Space land use designation described in *Section 3.3.4 – Open Space.*

OS1-PD (Community Open Space)

The Community Open Space zone is intended to regulate recreation uses primarily for the residents of the Lime Rock Valley. Some of the proposed uses and amenities include walking and hiking trails, bikeways; vineyards (only in road medians), and other passive recreational uses. (*refer to Table A.11 – Allowed Uses in Open Space Zones*).

OS2-PD (Foundation or Private Open Space)

The second zone, Foundation or Private Open Space is also intended to regulate passive recreation uses for *Plan Area* residents as well as the general public. The final boundary of OS2-PD will be determined by a large lot final subdivision map and the area will be substantially similar to the 128 acres shown on Figure A.1 – Zoning. Foundation or Private Open Space may be owned and managed by a non-profit foundation (*refer to Table A.11 – Allowed Uses in Open Space Zones).*

Table A.11 - Allowed Uses in Open Space Zones

Use	Zone OS1-PD	Zone OS2-PD
Agriculture & Natural Resources		
Vineyards	P	NP
Recreation		
Archery	NP	P
Campground, Day Use	NP	P
Campground, Overnight	NP	P
Day Camp	NP	P
Park, Day Use	NP	P
Picnic Area	NP	P
Resource Protection & Restoration	NP	P
Special Events, Temporary	NP	P
Stable, Commercial	NP	P
Riding Arena (Equestrian	NP	P
Trail Head Parking or Staging Area	NP	P
Trails, Mountain Biking	NP	P
Trails, Walking & Cycling	P	P
Infrastructure		
Roadways	P	P
Restrooms or Rest Areas	P	P
Fire Stations	P	P
Stormwater Facilities	P	P
Utilities		
EID Water Facility	P	P
EID Wastewater Facility	P	P
EID Reclaimed Water Facility	P	P
Stormwater Facilities	P	P
Dry Utilities	P	P
Wireless Communication Facilities	P	P

A.5 Specific Use Regulations

This Section contains regulations applicable to certain specified uses that may be allowed, either by right or by discretionary permit, in the Specific Plan zones. This Section provides appropriate standards for the design, location, and operation of the uses consistent with the Specific Plan.

A.5.1 Accessory Structures and Uses

In addition to the principal use or uses expressly established in **Tables A.3 (Allowed Uses in Residential Zones) and A.11 (Allowed Uses in Open Space Zones)**, each use may include such accessory uses customarily associated with the principal use(s). For those uses not specifically identified in Tables A.3 and A.11, the Director of the Community Development Services shall determine whether such use is customarily associated with the principal use of the zone.

Agricultural buildings, small sheds, or other storage or maintenance structures that do not require a building permit for installation shall be exempt from the provisions of this Section, but shall remain subject to the setback requirements of the zone and any Design Guidelines.

Relationship of Accessory Use or Structure to Primary Use

Accessory uses and structures shall be consistent with the primary use. Accessory uses and structures shall be established or constructed at the same time or after the establishment or construction of the primary use or structure on a lot, except where an Administrative Permit authorizes earlier establishment or construction. Where the County issues building permits concurrently for the primary and accessory structures, the County may approve the permit for the accessory structure for final occupancy prior to completing the primary structure.

Residential Accessory Structures and Uses

In addition to the primary dwelling, the Specific Plan allows the following residential accessory structures and uses that are customarily associated with the primary structure in compliance with specific regulations under this Section and the development standards of each zone.

- Garages, carports, and storage sheds;
- Swimming pools and spas;
- Shade structures, arbors, trellises, and gazebos;
- Decks and other outdoor residential amenities such as outdoor kitchens and free standing fireplaces with chimneys;
- Accessory structures providing habitable space subject to the following:
  - A structure no greater than 600 square feet (R4-PD and R6-PD zones) or 800 square feet (R10-PD and larger zones) that is designated as a guest house
  - A structure to be used by the property owner as a pool house, workshop, artist studio, or other similar use, may contain two full bathrooms along with a changing room or work area, and kitchen and/or cooking facilities, and may be utilized for housing residents or guests;
- Solar energy systems subject to the requirements of A.5.13 (Solar Collection Systems); and

- Activities typically associated with residential uses are allowed on all parcels occupied by a residential use. Examples of such residential accessory uses included vehicle parking, gardens, vehicle and boat storage, the keeping of domestic pets, composting of household organic and yard waste, and other similar activities.

A.5.2 Child Day Care Facilities

Child day care homes may be provided in any residential zone in compliance with California Health and Safety Code Section 1596.70. The following permit requirements shall apply:

- Small Family Day Care Homes: Use permitted by right
- Large Family Day Care Homes: Use permitted where shown in Table A.3 (Allowed Uses in Residential Zones)
- Child Day Care Centers: Use permitted where shown in Table A.3 (Allowed Uses in Residential Zones)

A.5.3 Communication Facilities

This Section provides for the orderly development of commercial and private wireless communication facilities including transmission and relay towers, cellular towers, dishes, antennas, and other similar facilities.

Communication Service Providers

- Communication service providers shall employ all reasonable measures to site their antennas on existing structures as facade mounts, roof mounts, or co-location on existing towers prior to applying for new towers or poles.
- Service providers shall co-locate where feasible. Where co-location on an existing site is not feasible, develop new sites that are multi-carrier to facilitate future co-location, thereby reducing the number of sites countywide.
- Minimize the visual impacts of wireless communication facilities by limiting the number of facilities. However, the County may require construction of a number of smaller facilities instead of a single monopole or tower if it finds that multiple smaller facilities are less visually obtrusive or otherwise in the public interest.

Permit Requirements

- Wireless communication facilities shall be allowed as specified in the Specific Plan Use Tables, subject to the requirements of the County Code.

A.5.4 Guest House or Casita

A guest house or casita attached to or detached from the primary dwelling may be established as an accessory use in any zone allowing single-unit residential development, subject to the general development requirements listed below:

- A guest house or casita shall conform to the setbacks, height limits, lot coverage, and other requirements of the zone in which it is located;
- The maximum floor area allowed for a guest house or casita is 600 square feet for single family lots in the R4-PD and R6-PD zones, and 800 square feet for single family lots in the R-10-PD and

larger zones. Floor area shall be measured from the outside of the exterior guest house walls including all enclosed habitable or potentially habitable space;

- A guest house or casita may contain a living area, a maximum of two bedrooms, and two bathrooms. The living area may contain a wet bar. A laundry facility and a kitchen or cooking facility, or room for the installation of a stove, full size refrigerator, or sink other than the bathroom or wet bar sinks, shall be allowed;
- A guest house or casita may be connected to the primary structure via a breezeway and may contain a dedicated entrance and garage space separate from the primary structure;
- A guest house or casita may be used for temporary, non-commercial sleeping quarters by visitors of the property owner or rented by the property owner to long-term lessees; and
- A guest house or casita shall not be provided an electric meter or water service separate from the primary dwelling.

A.5.5 Home Occupations

This Section regulates home-based businesses compatible with surrounding residential, and agricultural uses. A home occupation shall be allowed in any zone that allows single or multi-unit residential uses in compliance with the standards and permitting requirements of the Specific Plan.

General Standards

A home occupation shall be allowed in compliance with the following standards:

- All business is conducted within permitted structures on the lot or outdoors, provided the business is screened from a right-of-way or road easement. The appearance of the structure shall not be altered nor shall the occupation be conducted in a manner that would cause the structure to differ from its residential character either by the use of colors, materials, construction, lighting, or signs.
- For home occupations conducted in any part of a garage or a detached building, the activity shall not be visible from a right-of-way or road easement, nor shall it require vehicles of the property owner to be routinely parked on the street.
- The business shall be owned and operated by a person or persons residing on the premises. The business owner may have on-site meetings with other business personnel who provide support service to the home occupation, such as accountants and transcribers. Full or part-time employees under the direct payroll and supervision of the business owner, or an independent contractor shall be allowed to work at the site of the home occupation.
- Retail sales may occur on the premises by appointment only, or when conducted by telephone, mail, or internet, with delivery occurring off-site.
- Student instruction shall be provided by appointment only, subject to the following standards:
  - Group lessons shall be limited to a maximum of six students per group lesson at any one time, once per day in residential zones. Parking space that meets on-site residential requirements, as well as available parking space along the road frontage may be used.
  - No concerts, recitals, performance events, or showings shall be held on the site.
  - Student instruction shall be allowed between the hours of 7:00 a.m. and 9:00 p.m.
- A building permit for change of use for that portion of the residence utilized as an office, workroom, sales area, and restroom facilities for employees and commercial customers shall

receive final occupancy approval subject to Building Code Section 1101B.6 (Commercial Facilities Located in Private Residences) prior to business license approval.

- As part of the home occupation, no equipment or process shall be used that creates noise, vibration, dust, glare, fumes, odors, or electrical interference detectable to the normal senses off-site. In the case of electrical interference, no equipment or process shall be used that creates visual or audible interference in any radio or television receivers, or that causes fluctuations in line voltage off-site. Businesses that do not meet these standards may be subject to a Conditional Use Permit.
- Commercial delivery vehicles that are normally associated with residential uses may be utilized for the pick up or delivery of materials related to the home occupation.
- No Heavy Commercial Vehicles used as part of the home occupation shall be stored or parked on-site or on the road frontage.

Prohibited Home Occupation Uses

The following uses shall not be allowed as home occupations:

- Motor vehicle and other vehicle repair or maintenance (body or mechanical) including, but not limited to the repair of engine, muffler, or drive train components of the vehicle; and upholstering, painting, or detailing work
- The storage of motor vehicles, including but not limited to automobiles, motorcycles, heavy commercial vehicles, recreational vehicles, trailers, and boats
- Carpentry and cabinet making, with the exception of woodworking that results in the creation of small wood products or single orders of furniture where delivery occurs off-site or on-site by appointment only
- Food preparation and food sales, except as part of a catering business where prepared food will be delivered off-site, subject to Environmental Health permit requirements
- Commercial kennels or catteries
- Personal services
- Medical and dental offices, clinics, and medical laboratories
- Veterinary services
- Repair shops or service establishments, with the exception of repairing small electrical appliances, cameras, or other similar items where pick-up and delivery occurs off-site or on-site by appointment only
- Commercial stables
- Large-scale upholstering service, with the exception of upholstering single orders of furniture or other objects where pick-up and delivery occurs off-site
- Welding and machining, except when incidental to small-scale production or parts assembly; or work or craft that is the activity of creative artists

Signs

- One non-illuminated sign not exceeding one square feet in size is allowed on the wall at the front entrance to the home occupation.

Garage Sales

Garage sales or similar uses are governed by the Plan Area CC&Rs.

A.5.10 Public Utility Infrastructure

Public utility infrastructure is allowed by right and may be established as an allowed use in any Specific Plan zone when said facilities do not exceed the height limit of the zone by more than 15 feet and do not create potential safety and health hazards to adjacent property owners, present or future.

A.5.12 Secondary Dwellings

This Section implements California Government Code Section 65852.150 et seq. regarding secondary dwellings. In all zones that permit single-unit residential development, the expansion of the primary dwelling or the construction of a new structure for the purpose of creating a secondary dwelling shall be allowed by right subject to the provisions of this Section.

Development Standards

- The floor area of a secondary dwelling shall be measured from the outside of the exterior walls including all enclosed habitable or potentially habitable space, such as living areas, hallways, stairwells, attics, basements, storage areas, and equipment rooms, but excluding attached garages. The maximum floor area allowed for both attached and detached dwellings shall not exceed 600 square feet in the R4-PD and R6-PD zones, and 800 square feet in the R10-PD and larger zones, providing an attached secondary dwelling does not exceed 30 percent of the square footage of the primary dwelling, as follows:
- A secondary dwelling may be attached or detached from the primary structure, and shall conform to the setbacks, height limits, lot coverage, and other requirements of the zone in which it is located.
- Attached Secondary Dwellings:
  - An attached secondary dwelling shall share a common wall with the primary dwelling or garage. The common wall or portion thereof shall measure a minimum of 10 linear feet on the horizontal plane of the shared surface, to be considered an attached dwelling.
  - Secondary dwellings may be attached to the primary structure via a breezeway.
  - In order for the primary dwelling to maintain its single-unit residential character, the entrance to an attached secondary dwelling shall not be located on the same building face as the entrance to the primary dwelling unless separate entrances to both the primary and secondary dwellings are off of a shared entrance.
- Parking shall comply with the requirements under **Table A.16 (Parking Requirements)**. Said parking space(s) may be in tandem with the parking spaces required for the primary dwelling unless tandem parking is not feasible based upon specific site, fire, or safety restrictions.
- Secondary dwellings may be connected to the power source, water supply, and sewage disposal system of the primary dwelling or may have separate connections that provide the same standards required of the primary dwelling, subject to the requirements of the CC&Rs, and applicable service providers and/or the El Dorado County Environmental Management Department.
- One of the residential dwelling units shall be occupied by the property owner. This subsection is explicitly intended to prohibit two rental units on lots zoned for one single-unit residential dwelling. A notice of restriction on the subject property that is signed and notarized by the

property owner declaring this limitation shall be filed with the El Dorado County Planning Department prior to issuance of the certificate of occupancy for the secondary dwelling. The Master Owners' Association shall enforce this provision.

A.5.13 Solar Collection Systems

Active solar collection systems may be allowed in any residential zone in compliance with the general standards below:

- Solar panels located on the roof of an existing structure shall be subject to the height requirements for the zone.
- Solar panels located on the ground shall be classified as accessory structures, and shall be subject to rear and side yard setback requirements for the zone.
- Solar collection systems constructed for the primary purpose of generating power for sale to a public utility, even if generating power for the use on-site, shall be subject to a Conditional Use Permit.

A.5.14 Temporary Real Estate Sales Offices

A temporary real estate sales office for the exclusive sale of property within an approved subdivision may be allowed in residential zones before completion of the subdivision improvements subject to the standards below.

General Standards

- Where a temporary sales office is a separate structure and not located within a model home, a site plan shall be submitted to the Master Owners' Association demonstrating compliance with all applicable development standards under the zone, such as setbacks and building height, as well as building and fire codes, and grading and encroachment ordinances.
- Any off-site parking areas shall be in compliance with Section A.6 (Parking Requirements) except that the surface may be gravel instead of pavement.
- Exterior lighting shall be in compliance with the design guidelines of the CC&Rs of the Master Owners' Association. Floodlights are prohibited.
- The facility must be landscaped to community standards or to Design Guidelines.
- On-site signage and landscaping shall be in compliance with the Master CC&Rs.
- A temporary sales office shall be allowed until the sale of the final lot in the subdivision.
- Site restoration shall be required within 60 days of the time limits specified as follows:
  - The real estate sales office shall be removed from the site if it is in a trailer or mobile home. If it is in the garage of a model home, the office shall be converted back to a garage and any off-street parking area or other custom features shall be converted back to standard residential uses and guidelines.
  - All temporary structures and related improvements shall be completely removed from the subject site.

A.6 Definitions

A.6.1 Fences, Walls, and Retaining Walls

No fences shall be allowed within a road easement or County maintained road right-of-way. Fence height shall be measured as the vertical distance between the natural or finished grade at the base of the lowest side of the fence and the top edge of the fence material. For fences or walls located on top of a retaining wall or within 5 feet of a retaining wall, the retaining wall height shall be included in the fence height calculation.

Front Yard Fence and Wall Height Limits

Fences or walls at least 50 percent open between rails or boards shall be allowed up to a height of 7 feet in both primary and secondary front yard setbacks. Fences or walls which are less than 50 percent open shall not exceed 40 inches in height in the primary front yard setback.

Secondary Front Yard Fence and Wall Height Limits

Fences or walls which are less than 50 percent open between rails or boards may be allowed up to a height of 7 feet in the secondary front yard setback provided they are no closer than 10 feet to the right-of-way line.

A.6.2 Height Limits (Building and Structure)

All buildings and structures on pad-graded lots shall conform to the maximum height requirements established in the residential zones **Tables A.4 through A.5 (R4-PD and R6-PD Development Standards)**. The height of a building or structure is determined by calculating the average finished grade of each building wall, and measuring the distance between this average point and the highest point of the building. If each wall has a different height, then an average of all four walls is calculated to determine the actual building height.

All buildings and structures on non-padded lots shall conform to the maximum height requirements established in **Table A.7 through A.10 (R15-PD, R1A-PD, R2.5A-PD and R-5A-PD Development Standards)**. The height limit shall not be greater than the maximum height indicated in the Tables from existing natural grade versus finished pad grade.

Exceptions:

Chimneys (except as required by building code); church spires; elevator, mechanical and stair housing; flag poles; tower; vents; and other similar structures which are not used for human activity may be up to 20 percent higher than the maximum height requirement in the Tables. No such structures shall be employed for any commercial or advertising use unless specifically allowed by the Specific Plan and the Design Guidelines.

A.6.3 Lot Area

The minimum lot area for each zoning category is defined in the Tables regardless of existing natural or proposed graded slope.

A.6.4 Lot Coverage

Lot coverage is the percentage of the total site area occupied by buildings and structures including the primary structure, garages, carports, storage sheds, and permanent covered patios. Lot coverage does not include driveways, walks, swimming pools, spas, and other hardscape surfaces. Lot coverage shall not exceed the maximum specified in the Tables.

A.6.5 Lot Width

For single-family detached, zero-lot-line, half-plex, and duplex lots, minimum lot width is measured at the street right-of-way and shall not be less than the minimum lot widths shown in the Tables except for:

- Lot width for patio homes, cluster homes, townhouses, condominiums and other similar attached or detached housing types will be specified on the Development Plan submitted with a Planned Development application.
- Residential flag lot width shall be measured at the portion of the lot not containing the access strip; however, the flagpole portion of the lot must maintain a minimum width of 25 feet.

A.6.6 Projections into Required Setbacks

Cornices, window canopies, eaves, bay windows, or similar architectural features, which do not qualify as habitable area under the Uniform Building Code; attached heating and air conditioning equipment; and uncovered and unenclosed decks of 30 inches in height or less, excluding handrails, may extend into any required setback by not more than 50 percent provided that no such feature shall be allowed within three feet of any side lot line.

- For uncovered and unenclosed decks, setbacks shall be measured from the closest portion of the deck, such as flooring, footing, or foundation, to the property line.
- When located within a required setback, accessory mechanical equipment that generates noise (such as air conditioning or swimming pool equipment) shall be enclosed with an appropriate noise barrier when located less than 5 feet from the property line or otherwise necessary to reduce noise levels consistent with the County Code.

The following specific uses are allowed to project into required setbacks provided there is no encroachment into any public utility or drainage easement:

- Fences and walls as allowed in the Tables and the requirements of the Design Guidelines.
- Portable sheds as allowed in the Tables and the requirements of the Design Guidelines.
- Chimneys (at Ground Level) as allowed in the Tables and the requirements of the Design Guidelines.
- Solar Collectors (Ground Mounted) as allowed in the Tables and the requirement of the Design Guidelines.
- Shade trellis, gazebo, and pergola:
    - Open roof structures, attached or detached from the primary dwelling, shall be subject to the setback requirements for Pergola/Trellis listed under the Tables.
    - Solid roof structures, attached or detached from the primary dwelling, shall be considered a structure and subject to the Primary Structure setback requirements outlined in the Tables.

A.6.7 Setbacks (Building and Structure)

A building or structure setback is the horizontal distance a building or structure must be from either a property line, the edge of a road easement, or the edge of a road right-of-way and is measured perpendicularly to the nearest point of the foundation or support of a building or structure. Except as provided below, all structures and buildings shall be located on a lot so as to conform to the setback requirements established in the Tables unless and until a Variance is granted.

- Front yard setbacks shall be measured from either the back of sidewalk, or road right-of-way or road easement, whichever is more restrictive.

- Side yard setbacks are as indicated in the Tables, regardless of building height.
- Side yard setbacks for interior lots shall be measured at right angles to the side yard property line.
- Side yard setbacks for corner lots shall be measured at right angles to the back of sidewalk or road right-of-way, whichever is more restrictive.
- Rear yard setbacks shall be measured at right angles to the rear property line.

Residential corner lots with frontage on two streets shall have a primary and secondary front yard setback as specified in the Tables. Through or double frontage non-corner lots shall maintain front yard setbacks for the primary frontage containing the driveway encroachment and rear yard setbacks for the opposite frontage, provided that vehicular access is restricted. Where vehicular access is allowed, front yard setbacks shall apply.

B

Site Design Standards

B.1 Overview

In addition to the General Development Standards outlined in Appendix A, the *Specific Plan* includes its own unique Site Design Standards that customize the requirements contained in the County of El Dorado Design and Improvement Standards Manual (including The Hillside Standards), the Grading Design Manual, the most recent MS4 Permit requirements, and the Land Development Manual (collectively referred to as the Manuals). The Site Design Standards contained herein are applicable for all *Specific Plan* discretionary development permits including, but not limited to, tentative maps, parcel maps, planned developments, conditional use permits, and design review. The Site Design Standards also apply to ministerial commercial and multi-unit residential projects. In any instance where the *Specific Plan* Site Design Standards conflict with the requirements of the Manuals, the *Specific Plan* provisions shall govern. Where the *Specific Plan* does not identify a particular standard, the Manuals shall govern. The County shall approve modifications to the standards contained in this section as a Design Exception (rather than a Design Waiver) upon the recommendation of a professional engineer.

B.2 Street Standards

The *Plan Area* streets shall comply with the street types identified in Section 4 (Circulation) and the criteria contained in this Appendix. Additionally, all roads must meet the current California Code of Regulations, Title 24, Part 9, Chapter 5, Section 503 and Title 14, California Code of Regulations, Division 1.5, Chapter 7, Subchapter 2, Article 2, Emergency Access, Section 1273.01 of the Fire Safe Regulations, as applicable.

B.2.1 Design Speeds

Applicants and the County shall use the following standards as guidelines, which are subject to change

B.2.2 Horizontal and Vertical Geometry

Applicants and the County shall use the following standards as guidelines, which are subject to change on a case-by-case basis where unique conditions dictate or revisions are warranted.

- The County shall allow roads on slopes in excess of 30 percent; however, consistent with the General Plan, the County shall prohibit development areas on slopes in excess of 30 percent. Areas of 30 percent and greater may occur within a lot or parcel, provided development footprints remain outside of such areas.
- Local streets may exceed 2,000 ADT upon the review and recommendation of a traffic engineer, without limitation to driveway placement or driveway ingress/egress. Applicants shall design local streets to minimize traffic speeds, utilizing traffic calming devices to be determined at the tentative map stage.
- Horizontal centerline curve radii:
  - Local Cul-de-Sac Streets: Not less than 75 feet
  - Local Streets: Not less than 100 feet
  - Collector Streets: Not less than 300 feet
  - Arterial Streets: Not less than 600 feet

- Street Intersection Offsets:
  - Local Streets: A minimum of 100 feet at street centerline
  - Collector Streets: A minimum of 200 feet at street centerline
  - Arterial Streets: A minimum of 500 feet
- Maximum Street Gradient:
  - Local Streets: 15% maximum
  - Collector Streets: 10% maximum
  - Arterial Streets: 8% maximum
- Curb and Gutter – Pavement Section
  - All local road curb and gutter radii shall be a minimum of 25' at face of curb
  - Project-specific geotechnical R-Value testing results shall determine minimum pavement sections on private local roads.
  - The County's Manuals shall determine minimum pavement sections on public arterial roads.

B.2.3 Dead End Streets

The County shall allow dead end streets not exceeding 2,640' with the following turnarounds:

Table B.1: Dead End Turnaround

Lot Size	Dead End Street Length	Minimum Road Width	Required Turnaround	Notes
0.00 - 0.99 ac.	0' - 800'	20' Minimum	80' Diameter (Figure 4.16)	Alt. Hammerhead or Y* (Figure 4.17)
1.00 - 4.99 ac.	801' – 1,320'	20' Minimum	80' Diameter (Figure 4.16)	Alt. Hammerhead or Y* (Figure 4.17)
5.00 - 19.99 ac.	1,321' – 2,640'	20' Minimum	80' Diameter (Figure 4.16)	Alt. Hammerhead or Y* (Figure 4.17) Intermediate turnaround required @ 1,320'

*As approved by the fire department

B.2.4 On-Street Parking

On-street parking is prohibited on Lime Rock Valley Road. On-street parking shall be allowed on local residential streets as described in Table B.2 (On-Street Parking). The CC&Rs of the Master Owners' Association shall establish restrictions for on-street parking to the satisfaction of the applicable Fire Department and shall enforce all parking restrictions.

Table B.2: On-Street Parking

Street Type or Name	Figure No.	No Parking Allowed	Parking Allowed One Side Street	Parking Allowed Both Sides of Street
Lime Rock Valley Road	4.2	✓		
44' Local Residential Street	4.3			✓
40' Local Residential Street	4.4			✓
44' Local Residential Street	4.5			✓
36' Local Residential Street	4.6			✓
37' Local Residential Street	4.7		✓	✓*
33' Local Residential Street	4.8		✓	✓*
37' Local Residential Street	4.9		✓	✓*
29' Local Residential Street	4.10		✓	✓*
33' LRS (Single Loaded)	4.11		✓	
37' LRS (Single Loaded)	4.12		✓	
29' LRS (Single Loaded)	4.13		✓	
29' Cul-de-Sac Street	4.14			✓
27' Residential Alley	4.15	✓		

* Parking allowed on both sides of street with approval of the responsible fire protection district.

As may be required, "no parking" signs may or may not be posted on both sides of Lime Rock Valley Road. Where on-street parking is prohibited, replacement parking shall be provided in parking bays positioned to take advantage of terrain features and minimize grading.

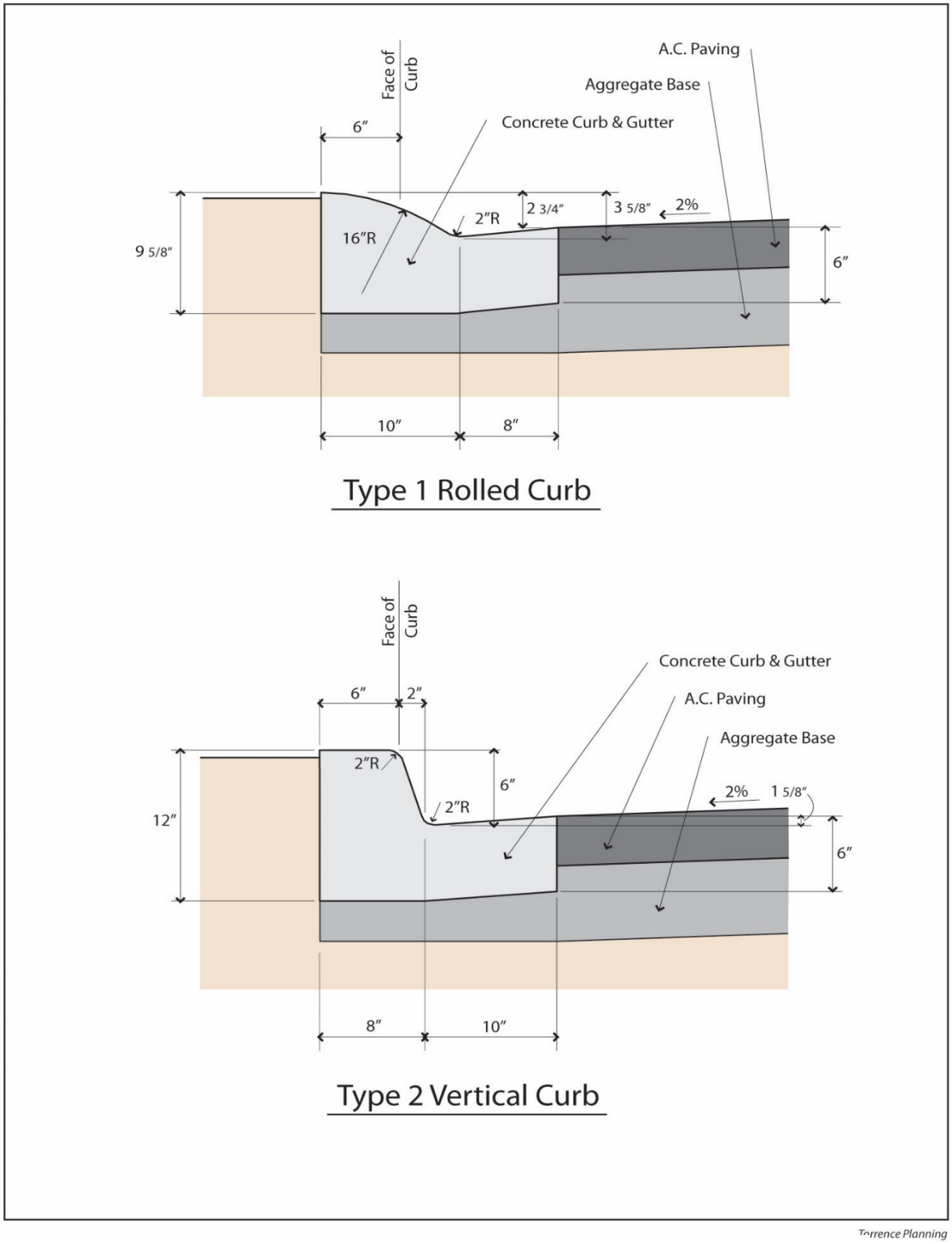
B.2.5 Curb and Gutter

Concrete curb and gutter is required on *Plan Area* streets, except for portions of the outside lanes of Lime Rock Valley Road as shown in the typical cross-sections in Chapter 4 (Circulation). Refer to Table B.3 (Curb and Gutter) for the type of curb and gutter required for each street type, and Figures B.2 (Type 1 Rolled Curb), B.3 (Type 2 Vertical Curb), B.4 (Roundabout/Roundabout Island Curb), and B.5 (Median Curb) for construction details.

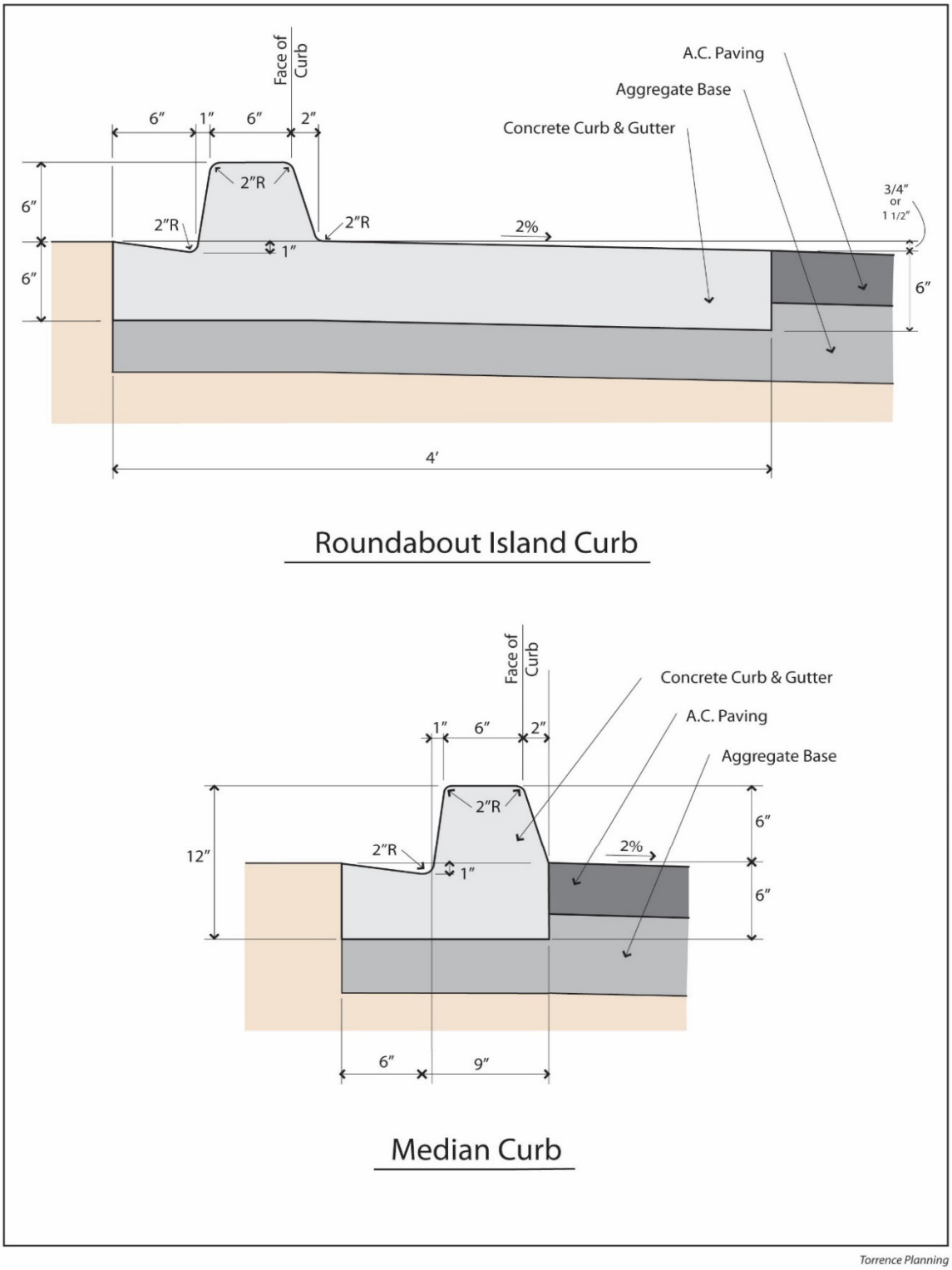
Table B.3: Curb & Gutter

Street Type or Name	Figure No.	Curb Type				
		None	Vertical (Fig. B.2)	Rolled (Fig. B.1)	Median (Fig. B.4)	Island (Fig. B.3)
Lime Rock Valley Road	4.2	✓			✓	
Traffic Circle Island	4.19					✓
44' Local Residential Street	4.3			✓		
40' Local Residential Street	4.4			✓		
44' Local Residential Street	4.5			✓		
36' Local Residential Street	4.6			✓		
37' Local Residential Street	4.7			✓		
33' Local Residential Street	4.8			✓		
37' Local Residential Street	4.9			✓		
29' Local Residential Street	4.10			✓		
33' LRS (Single Loaded)	4.11		✓*	✓		
37' LRS (Single Loaded)	4.12		✓*	✓		
29' LRS (Single Loaded)	4.13		✓*	✓		
29' Cul-de-Sac Street	4.14			✓		
27' Residential Alley	4.15			✓		

* Single Loaded Side of Street.



Figures B.1 & B.2 – Rolled & Vertical Curbs



Figures B.3 & B.4 – Island & Median Curbs

B.2.6 Street and Sidewalk Details

Sidewalks and/or Class I multi-use paths are required on the majority of the *Plan Area* streets. Refer to Table B.4 (Sidewalks & Multi-Use Paths) for required sidewalks for each street type.

Table B.4: Sidewalks & Multi-Use Paths

Street Type or Name	Figure No.	Sidewalk or Class I Multi-Use Path			
		4' Both Sides	4' One Side	8' One Side Multi-Use	None
Lime Rock Valley Road	4.2			✓	
44' Local Residential Street	4.3	✓			
40' Local Residential Street	4.4		✓		
44' Local Residential Street	4.5			✓	
36' Local Residential Street	4.6				✓
37' Local Residential Street	4.7	✓			
33' Local Residential Street	4.8		✓		
37' Local Residential Street	4.9			✓	
29' Local Residential Street	4.10				✓
33' LRS (Single Loaded)	4.11		✓		
37' LRS (Single Loaded)	4.12			✓	
29' LRS (Single Loaded)	4.13				✓
29' Cul-de-Sac Street	4.14				✓
27' Residential Alley	4.15				✓

B.2.7 Entry Streets and Gates

The County shall permit private gated entries and Emergency Vehicle Access (EVA) on non-County maintained roads, which are allowed to encroach into the public street right-of-way as shown in Figure B.6 (Gated Entry to Private Street). The County shall allow gates by right in the *Plan Area*, subject to the following provisions:

- Minimum unobstructed travel lane width of 14 feet for a divided street or 24 feet for an undivided street
- Automatic gates shall be equipped with the following:
  - A "Knox" emergency access override system that consists of a low security key activated switch located in accordance with fire district requirements.
  - The ability for all first responders to remotely open any private gated entry or Emergency Vehicle Access gate via telephone, cellular phone, or dispatch center.
  - A linear receiver device and transmitters approved by the responsible fire district to allow remote activation by emergency vehicles. The decision to require the installation of an "Opticom" receiver to open any gate will be at the discretion of the Fire Marshal.
  - A mechanical release device.
  - A loop system located on the inside portion of the gate to permit vehicular traffic to exit the gated area without any special knowledge, action, or codes and shall keep the gate open as long as traffic is passing through the gate.
  - A means to automatically open and remain fully open during power failures.

  - The ability to reach the fully open position with a total time not to exceed 1 second for each 1 foot of total width.
  - A receiving device so the signal from the transmitter will open the gate approximately 25 feet from the gate location.
  - Applicants shall equip all Emergency Vehicle Access (EVA) gates with manual overrides from both sides of the gate to allow for vehicles and pedestrians to open in case of emergencies. Applicants shall provide audible alarms with the overrides and an outside service shall monitor the manual override to minimize inappropriate use of this access.
- The gradient of the road for 30 feet on either side of the gate shall not exceed 10% to provide a relatively level landing area for emergency vehicle parking to manually operate a gate.
- Applicants shall provide a turnaround at the gate if the gate creates a dead-end road in excess of 150 feet.
- Direction limiting devices, such as fixed tire spikes, and devices that would delay emergency access, such as speed bumps, shall be prohibited.

B.2.8 Street Lighting

Applicants shall minimize street lighting along Lime Rock Valley Road to minimize light pollution. Applicants should only provide street lighting at key local public street intersections, particularly at all roundabouts or entrances to schools, commercial, office, and other similar uses. Applicants will determine the design, location, and construction of the street lighting, subject to the County's approval and any other appropriate public agency.

B.2.9 Street Signs

Applicants will determine the type and construction of street name signs, subject to County approval and any other appropriate public agency. Applicants shall place street signs at intersections along Lime Rock Valley Road, and at all private, local residential streets.

Traffic control signs shall be placed along Lime Rock Valley Road where designated by the County and shall comply with the California Manual of Uniform Traffic Control Devices. Applicants may place traffic control devices along private, local residential streets at locations determined by the project proponent, and subject to County and applicable Fire Department approvals.

B.2.10 Street Drainage

Applicants shall provide drainage improvements in the *Plan Area* according to the requirements of the adopted El Dorado County Drainage Manual, including curb and gutter as outlined in Table B.3 (Curb and Gutter) or well-defined roadside ditches or inlets directing surface water away from the street to an adequate drainage system or LID treatment feature. Water shall not cross the street surface, but shall be conveyed through culverts of adequate size to accommodate storm water without flooding the street. Roadside ditches may also be used for water quality devices and may be landscaped with appropriate types of low growing approved materials—any such use will be in compliance with applicable laws in effect at the time of design. Street flow is to be allowed and designed to accept 100-year flood events with appropriately designed and sized overland releases utilizing ditches or channels.

B.2.11 Cross Visibility Area

The definition of a cross visibility area (CVA) is as follows:

1. At a corner formed by any encroachment onto a road, a triangle having two sides 10 feet long, running along the driveway/encroachment edge and the road edge-of-pavement, said length beginning at their intersection, and the third side formed by a line connecting the two ends, as shown in the Figure B.5, or
2. On corner lots, a triangle having two sides 25 feet long, running along each right of way or road easement, said length beginning at their intersection, and the third side formed by a line connecting the two ends, as shown in Figure B.5.

The County shall permit fences, walls, and landscaping of any height in the CVA, so long as the improvement does not impede sight distance as recommended by the applicant's professional engineer.

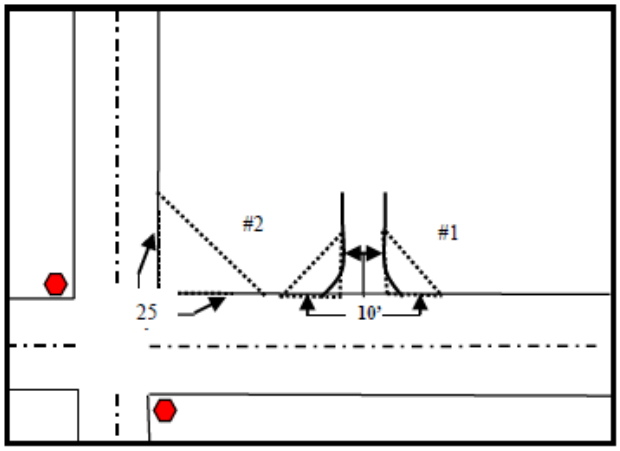


FIGURE B.5
CROSSS VISIBILITY AREA

B.3 General Lot Standards

B.3.1 Flag Lots

Flag lots are permitted in all PD zones, and on mass-pad graded and un-padded lots, provided they conform to the following standards:

- The lot's "flagpole" shall have a minimum width, at any point, of 25 feet, except when two flag lots are directly adjacent to one another as provided below.
- All cut or fill slope areas created by the driveway shall be contained within the flagpole or slope easements.
- Two adjacent flag shaped lots may use a common driveway provided the "flagpoles" are adjacent and meet the following:
  - The lot's flagpoles shall have minimum widths at any point of 12.5 feet
  - The driveway is 20 feet wide and contains a turnaround if the flagpole is over 150 feet long
  - An access and utility easement shall be provided to the use and benefit of both lots served

B.3.2 Lot Length to Width Ratio

The County shall allow lot length to width ratios greater than 3:1, where unusual natural or other unique field conditions or features occur.

B.3.3 Utility Easements

Side yard utility easements between residential lots shall be allowed, when necessary for both wet and dry utilities stating appropriate access needs, and defining the allowed surface improvements, limitations, and restrictions. Access will be limited to maintenance and replacement of the facilities. Easement areas may be fenced with approved surface improvements allowed, subject to disturbance or removal as required and defined in the easement document.

B.4 Hillside Standards

B.4.1 Applicability and Criteria

The Project Proponent has included hillside standards in the *Specific Plan* so that applicants plan, design, and construct residential building sites in hillside areas in a manner that preserves or enhances, to the greatest extent possible, physical features that optimize the aesthetic quality and public safety of the final built environment. Applicants shall use these hillside standards as a guide to encourage creative site planning, meeting the challenges of steep terrain and minimizing the effects of construction on the visual quality of natural hillsides. These standards, however, are not intended to inhibit or restrict development in the *Plan Area*.

The hillside standards apply only to the residential zoned R15-PD, R1A-PD, R2.5A-PD and R5A-PD parcels as a guide to be used under circumstances where the natural site cross-slope of parcels is 10 percent or greater. The hillside standards are not applicable for *Plan Area* parcels proposed for, or have the potential for mass pad grading in, sites zoned R4-PD, R6-PD and R10-PD.

Cross-slope shall be calculated by either dividing the vertical distance by the horizontal distance on a section drawn perpendicular to the contours for the full dimension of the proposed lot at 50 foot intervals with a minimum of two such sections per lot; or by making the same calculation between the highest and lowest point within the lot, whichever results in the highest average cross-slope. The cross-slope is then the average of the sections taken for each lot. Cross-slopes ending in one-half percent or more shall be rounded to the next highest whole number.

The County will consider alternative standards for R15-PD, R1A-PD, R2.5A-PD and R5A-PD parcels that will also require a site specific erosion and sediment control plan developed and certified by a Civil Engineer.

B.4.2 Hillside Lot Frontage

Table B.5 (Hillside Lot Frontage) shall be used only as a planning guide for determining recommended lot frontage width. However, depending on the average natural slope of the lot, the actual width versus depth, and other potential opportunities or constraints, the lot width may be less than the guide recommends.

Table B.5: Hillside Lot Frontage	
Natural Cross Slope Gradient	Minimum Lot Width
10 to 15%	75 Feet
16 to 20%	90 Feet
21 to 25%	105 Feet
26 to 30%	120 Feet
31 to 35%*	135 Feet
36 to 40%*	150 Feet

** Lots with natural slopes over 30% are permitted. However, building sites may be limited to areas of the lot less than 30% natural slope.*

B.4.3 Recommended Hillside Lot Size

For initial planning purposes, applicants shall use the recommended lot sizes based on natural cross slope gradient shown in Table B.6 (Recommended Lot Size) subject to the applicability criteria in Section B.3.1 (Applicability and Criteria). However, site specific characteristics, such as oak canopy, rock outcroppings, and any other special features of individual lots may dictate a larger or smaller lot size and may differ from those shown in Table B.6.

Table B.6: Recommended Lot Size (R15-PD, R1A-PD, R2.5A-PD & R5A-PD Lots Only)	
Natural Cross Slope Gradient	Recommended Minimum Lot Size
10%	10,000 Sq. Ft.
15%	15,000 Sq. Ft.
20%	20,000 Sq. Ft
25%	25,000 Sq.Ft
30%	30,000 Sq. Ft.
31%	32,000 Sq. Ft.
33%	36,000 Sq. Ft.
35%	40,000 Sq. Ft.
36%	50,000 Sq. Ft.
37%	60,000 Sq. Ft.
38%	70,000 Sq. Ft.
39%	80,000 Sq. Ft.
40%*	90,000 Sq. Ft.

** Any portion of a lot with slopes exceeding 40% shall not be considered as part of the required minimum lot area.*

B.5 Grading

B.5.1 Purpose

The purpose of this section is to set forth the standards and procedures for *Plan Area* grading, to protect lives, property, and public improvements from damage due to unregulated grading, and to limit water quality, erosion, and sediment impacts. Except as otherwise noted in this section, the provisions of the currently adopted "Soils and Foundations" and "Grading Appendix" chapters of the California Building Code (CBC), shall apply. This Section is not intended to supersede or otherwise pre-empt any applicable local, State, or Federal law or regulation. Where conflicts may occur between this Section and the California Building Code or the adopted El Dorado County Grading Ordinance, the more restrictive requirements shall govern. Any requirement in this section may be modified if recommended in an acceptable Geologic Report or Geotechnical Report.

Applicants shall properly consider the site's natural terrain through careful site planning and grading that reflects the natural contours of the property, and steps up or down with the existing grade. Slope banks shall be rounded and blended to existing contours to create a natural appearance. Sharp and unnatural edges shall be avoided. Refer to Figure B.6 for a Contour Grading Example. Final drainage plans will be developed to manage runoff using site design measures, source controls and/or storm water treatment and baseline hydromodification measures to achieve LID standards, consistent with MS4 permit requirements.

B.5.2 Mass Pad Grading

Due to the hilly terrain in the county, grading may be required to create adequately drained, near-level building sites and to provide for adequate access to development areas. The volume of grading will be limited to that which is necessary to accomplish the proposed development. All grading will reflect, to the greatest extent possible, the natural gradient and contours of the site. Grading shall be designed to minimize the creation of extensive, artificial banks or terraces, which may be visible from public streets or other public views. Grading shall conform to the design standards provided in the Grading Design Manual adopted by the Board of Supervisors, unless demonstrated through adequate analysis and to the satisfaction of the Transportation Division that an alternate design can provide a stable slope that avoids severe erosion and other hazards. Mass pad grading, or the grading of any individual lot of a development parcel, shall be allowed by right in the R4-PD, R6-PD and R10-PD zones.

B.5.3 Contour Grading

Contour grading of cut and fill slopes should attempt, where possible, to be curvilinear in plan rather than linear. Transition zones and slope intersections are generally encouraged to have some rounding applied with the resultant pad configurations with the tops and toes of all slopes to be curvilinear (refer to Figure B.6 – Contour Grading Example). Within the *Plan Area*, contour grading shall occur in hillside graded slope transition areas as well as highly visible areas where visual aesthetics are an important consideration.

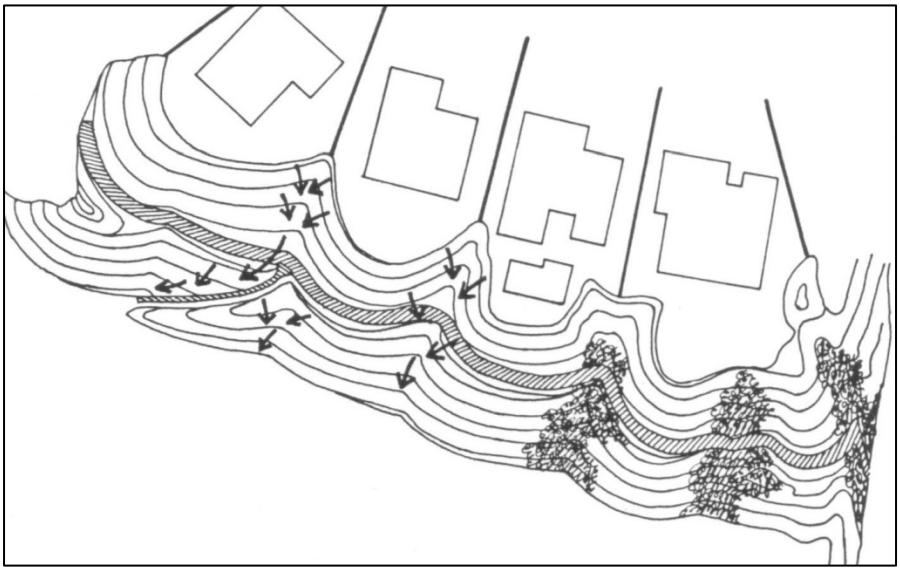


Figure B.6 – Contour Grading Example

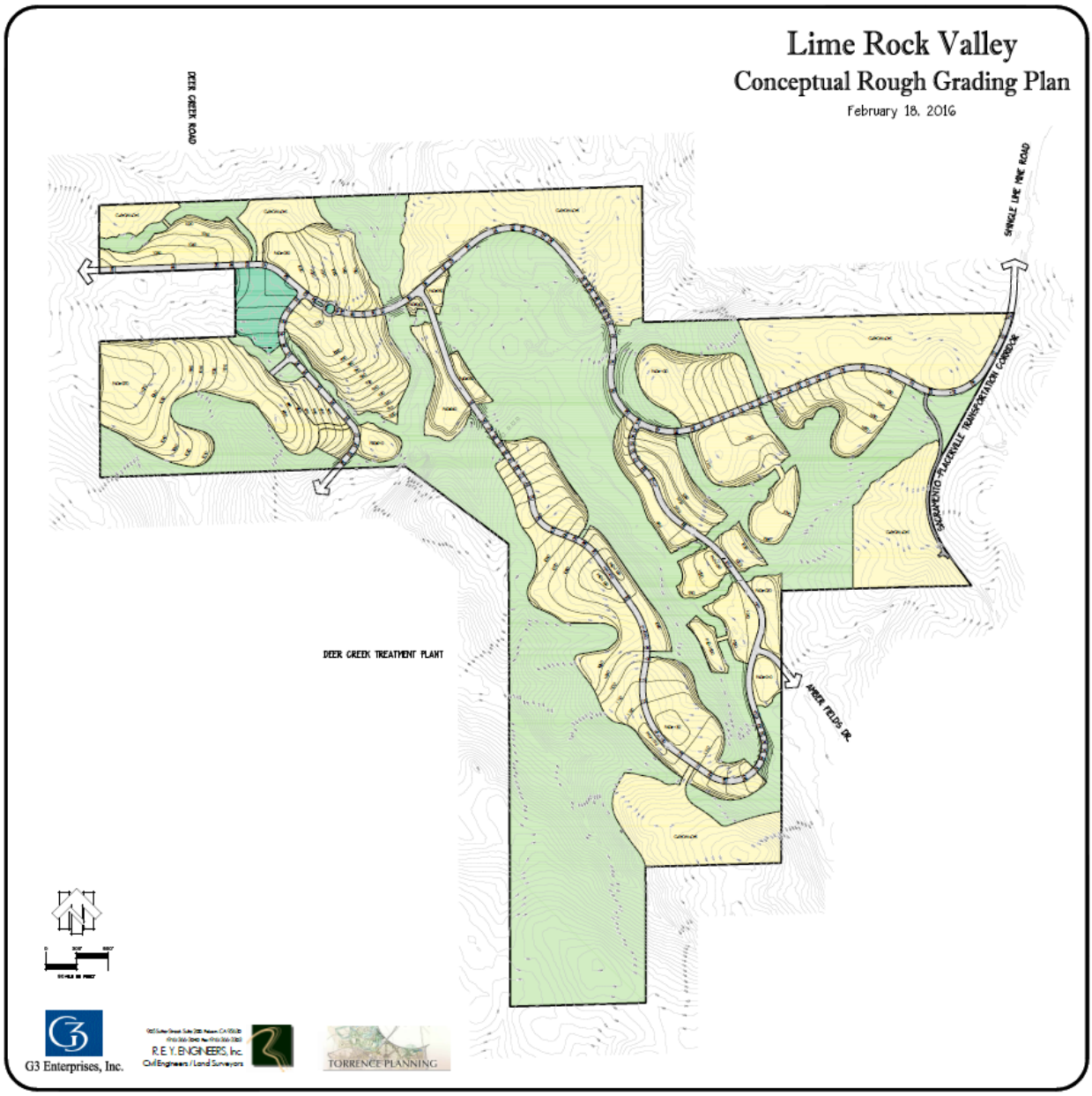


Figure B.7 – Conceptual Rough Grading Plan

In order to minimize a "stair step" effect on front yard streetscapes in padded lot areas, the transitional slope areas along the side lot lines in the front yards shall be softened by reducing the slope or by contouring the top and toe of the slope into the front yards of each unit. Applicants (merchant builders) are expected to install front yard landscaping in areas where mass pad grading is combined with a build-out program. To maximize usable rear yard space and to provide proper drainage between lots, contour grading shall not be required along rear lot lines nor alongside lot lines in those areas which are not visible from a public street.

B.5.4 Street Drainage

As will be established through the *Plan Area* recorded CC&Rs, the following standards shall apply to all private streets, drainage easements, and other drainage facilities within the private property:

A. Private streets, drainage easements and drainage facilities (other than drainage facilities accepted by the County of El Dorado) shall be offered to the Master Owners' Association or to a Village Association, as the case may be, simultaneously with the recordation of the final map providing for such streets, unless a particular map is recorded prior to the formation of the Master Association or the Village Association, as the case may be. In the latter event, such private streets, drainage easements, and drainage facilities shall be offered immediately after the formation of the Master Association or Village Association. Private streets and drainage facilities shall be offered in fee.
B. Public streets shall be offered to the County of El Dorado.
C. "Downhill" lots shall be designed to accept drainage from the "uphill" lots.

B.5.5 Cross Lot and Rear Lot Drainage

Cross lot or rear lot storm water runoff for each individual home site must be handled on site by properly contouring the grading so runoff can be directed from its natural drainage area to LID features or storm drainage facilities if they have been provided. Lots at lower elevations will likely be subject to drainage run-off originating from home sites or open space at higher elevations. Site drainage routes, and the collection and dissipation of the drainage, must be detailed on individual grading plans. The individual lot owner is fully responsible for water runoff and drainage control on their property and for drainage leaving their property. Landscaping may not be installed in any manner that interferes with developer-installed storm drainage improvements or easements, except as provided in approved plans. Irrigation runoff should not leave the property at any time. Site and drainage plans shall be closely studied to ensure that proper drain systems and/or diversion routes are designed to prevent runoff into sensitive areas or other home sites.

B.5.6 Retaining Walls

Retaining walls are allowed by right in the *Plan Area*, and their design and construction shall be designed in accordance with the applicable Chapters and Appendices of the latest edition of the CBC, in addition to the applicable provisions provided in this Section and Appendix A. All retaining walls requiring a permit shall consider earthquake loading in accordance with the applicable Chapters of the Building Code. All retaining walls located within a County-maintained road right-of-way, or immediately adjacent to a right-of-way and supporting or protecting a County maintained road, are subject to review and approval by the El Dorado County Department of Transportation (DOT). All retaining wall heights are measured from the bottom of the footing to the top of the wall.

Retaining walls on non-pad graded custom, semi-custom, or high-end production lots shall be installed no higher than 6 feet above natural grade when outside an established building envelope.

Retaining Wall Permits

Construction of retaining walls requires a permit from the County, and is regulated by County building codes and the *Specific Plan*. Walls retaining less than four feet of earth measured from the bottom of the footing, and that have a finish grade above and below the wall sloping less than 5:1 (five horizontal to one vertical) and do not impound Class I, II, or III-A liquids as those liquids are defined in the CBC, are exempt from permits. Walls built on a property line or within a perpendicular distance from the property line equal to the height of the exposed wall face shall not be constructed of wood.

Retaining Wall Types

Retaining walls may be of any height or configuration (e.g. one large wall or a series of smaller walls) as recommended by a professional engineer and approved by the Master Owners' Association Architectural Control Committee. Acceptable retaining walls shall include, but not be limited to, keystone, rockery, block masonry, and wood; however, wood retaining walls shall not exceed 4 feet in height.

B.5.7 Storm Water Management, Erosion and Sediment Control

Control of storm water, erosion, sediment, and other construction related pollutants is required for all *Plan Area* grading projects. The *Plan Area* storm water management, erosion and sediment control and drainage plan shall comply with the adopted Drainage Manual, Grading Design Manual, Storm Water Management Plan (SWMP) and current California State Water Resources Control Board's (SWRCB) Order(s) regulating construction activities (the current MS4 permit). Additionally, a Storm Water Pollution Prevention Plan (SWPPP) is required for grading projects exceeding one acre in area. Best Management Practices (BMPs) shall be utilized in all storm water, erosion, and sediment control plans.

B.5.8 Preliminary Landscape and Irrigation Plan

Applicants shall submit a preliminary landscaping and irrigation plan to the County to demonstrate consistency with El Dorado County Chapter 130 (Zoning Ordinance) and any discretionary approvals as may be required.

B.6 Building Standards

Buildings associated with the proposed project that are to be located in oak woodland and grassland areas will be designed to blend with the surrounding built and natural environments so that these structures complement the visual landscape. The U.S. Bureau of Land Management has conducted extensive research on color selection techniques illustrating the efficacy of color choice in reducing visual impacts in natural environments. Methods consistent with this study will be applied to design treatments for buildings within oak woodlands and grassland areas[1]. The following measures will be applied subject to County review and approval upon issuance of building permits.

- Roofing materials within oak woodlands and grasslands will be colored using a shade that is two to three shades darker than the general surrounding area.
- Building facades within oak woodlands will be painted in mid-range to darker earth tones to help buildings blend better within the oak canopy. Lighter beiges and tans, which would make buildings stand out and contrast against the oak canopy, will be avoided.
- Building facades within grasslands will be painted in mid-range earth tones to help buildings blend better within grassland areas. Very light off-whites, very light beiges, and very light tans, which would make buildings stand out and contrast against grassland areas, will be avoided.

C

Summary of Specific Plan Policies

C.1 Overview

This Appendix repeats and consolidates the various Specific Plan Policies contained at the end of Sections 3 through 9 as a quick reference guide to aid in the assessment of future development applications. Heading numbers coincide with the headings used in each Chapter of the Specific Plan.

3.5 Specific Plan Land Use Policies

Land Use

Policy 3.1:

The Plan Area shall be an integral and complementary component of the El Dorado Hills and Cameron Park communities

Policy 3.2:

Establish new residential uses in a manner that blends densities with existing subdivisions and locates higher density development in proximity to public transit opportunities to minimize automobile use.

Community Identity

Policy 3.3:

Zoning within the Plan Area shall develop under planned development (PD) ordinances of the County of El Dorado.

Policy 3.4:

Design review and development proposals shall consider subdivision design, architectural review, site plan review, building materials, landscaping, lighting, grading, and improvement plans to create a sense of place and integrate with the existing character of El Dorado Hills and Cameron Park.

Policy 3.5:

Concurrent with the recording of the small lot final subdivision map, applicants shall prepare a development notebook for any single-family detached lot 15,000 square feet or greater that establishes building setbacks and site-specific development criteria.

Policy 3.6:

Create a distinctive character and high-quality community by using design standards, and ensuring that site development, architectural design, and landscaping standards are consistent with the Specific Plan development standards.

Housing

Policy 3.7:

Provide a range of housing choices from low-density to medium density small-lot single-family attached and detached residences, furthering home-ownership opportunities for a range of ages and income levels.

Open Space

Policy 3.8:

Set aside a minimum of 30 percent open space consistent with the El Dorado County General Plan.

Policy 3.9:

Environmentally sensitive areas, such as significant wetlands and cultural resources, shall be protected in open space with landscape buffers as appropriate.

Recreation

Policy 3.10:

Provide private neighborhood parks and public village parks at an overall minimum standard of 5 acres per 1,000 residents, linking them to residential areas and activity centers through a network of sidewalks, bike paths, and trails.

4.7 Specific Plan Transportation Policies

Circulation

Policy 4.1:

The Plan Area must include choices among methods of transportation, including roadways, bikeways, and pedestrian ways that are well-connected for a walkable community.

Policy 4.2:

Design the local roadways in the Plan Area as internal systems with two points of access that do not connect to existing roadways in neighboring subdivisions, unless required for Emergency Vehicle Access (EVA).

Policy 4.3:

Only when required by the responsible fire protection district, improve emergency connections to the existing neighborhoods by providing controlled EVA access points, where feasible.

Policy 4.4:

All roads will comply with the 2010 California Fire Code, California Code of Regulations, Title 24, Part 9, Chapter 5, Section 503 and Title 14, California Code of Regulations, Division 1.5, Chapter 7, Subchapter 2, Article 2 and Emergency Access, Section 1273.01 of the Fire Safe Regulations and current updates to these requirements as ratified by the Board of Supervisors unless automatically enacted at the local level.

Policy 4.5:

Development of the Plan Area shall comply with General Plan Policies TC-Xa through TC-Xi (Measures Y and E) as stated in the County's General Plan as applicable.

Mobility and Connectivity

Policy 4.6

Develop a cohesive pedestrian network of public sidewalks and street crossings that make walking a convenient and safe way to travel. Provide direct links between streets and major destinations, such as future transit stops, schools, parks, and shopping centers, when feasible.

Policy 4.7

If the Board of Supervisors approves the Lime Rock Valley Specific Plan, the Project Proponent should work cooperatively with the developer of the Lime Rock Valley Specific Plan to coordinate trail connections between the two Specific Plan Areas. Additionally, if the County uses the Sacramento-Placerville Transportation Corridor for pedestrian or cycling use, the Lime Rock Valley and Marble Valley project proponents should design their trail networks to provide connectivity to the Transportation Corridor.

Policy 4.8

Applicants shall construct all trails and multi-use paths to ensure a minimum of 10' drivable width and 14' minimum vegetation clearance to allow for emergency response vehicles. The Wildfire Safety Plan may address additional clearance requirements.

Traffic Calming

Policy 4.9:

Traffic Calming: Reduce vehicular speed by designing local roads with narrower traffic lanes, roundabouts, well-marked pedestrian crossings, bulb-outs, or median treatments to improve pedestrian travel and comfort. Any such traffic calming device must be reviewed and approved ty the local fire protection district.

5.5 Specific Plan Open Space Policies

Geologic Hazards

Policy 5.1:

All construction activities within an Asbestos Review Area shall adhere to El Dorado County AQMD Rule 223-2 – Fugitive Dust and Asbestos Hazard Mitigation and Asbestos Hazard Mitigation. Prior to ground disturbing activities, the County shall approve an Asbestos Dust Mitigation Plan.

Policy 5.2:

Maintain a development setback around the former limestone mine consistent with the analysis prepared by Youngdahl Consulting Group in 2009 (El Dorado Limestone Mine Development Setbacks) and 2013 (El Dorado Limestone Mine Development Setbacks, 2013 Update) and as established by Kleinfelder in 2016 (Summary of Additional Geotechnical Review).

Policy 5.3:

Establish a Geologic Hazard Abatement District (GHAD) to allow for the funding of maintenance of the limestone mine area within the established setback.

Water Quality

Policy 5.4:

Except where impacts are necessary for road, trail and/or utility crossings, natural drainage courses shall be avoided or mitigated as required by state and federal regulatory agencies and incorporated into the overall storm water drainage system.

Policy 5.5:

Trails located within open space corridors and areas shall be designed to include soil erosion control measures to minimize sedimentation of nearby creeks and maintain the natural state of drainage courses.

Policy 5.6:
Public recreational facilities (e.g., picnic areas and trails) located within open space areas or corridors shall be subject to urban storm water best management practices, as defined in Section 7 – Sustainable Development.

Policy 5.7:
Best Management Practices (BMP), shall be incorporated into construction practices to minimize the transfer of water borne particulates and pollutants into the storm water drainage system in conformance with the most current edition of the El Dorado County Land Development Manual, Grading Design Manual, the El Dorado County Stormwater Management Plan, the El Dorado County Grading, Erosion and Sediment Control Ordinance as well as NPDES permit requirements, El Dorado County MS4 Permit requirements, and State Water Resources Control Board's Construction General Permit requirements.

Policy 5.8:
Preference shall be given to biotechnical or non-structural alternatives, over alternatives involving revetments, bank regrading or installation of stream training structures.

Wetlands

Policy 5.9:
Delineated wetlands shall be conserved to the greatest extent possible within open space areas and corridors, or otherwise provided for in protected areas.

Policy 5.10:
Where conservation is not feasible, mitigation measures shall be carried out as specified in the Specific Plan EIR.

Policy 5.11:
Construction, maintenance, and monitoring of compensation wetlands shall be in accordance with requirements of the USACE, pursuant to the issuance of a Section 404 Permit. Compensation wetlands may consist of one of the following:

- Constructed wetlands within designated open space areas or corridors in the *Plan Area*;
- Wetland credits purchases from a mitigation bank; and/or;
- The purchase of land at off-site locations to preserve, enhance, restore, or construct mitigation wetlands.

Policy 5.12:
As part of the Section 404 permitting process, the Project Proponent shall prepare a Wetland Mitigation and Monitoring Plan (WMMP). The WMMP shall include detailed information on the habitats present within the conservation and mitigation areas, the long-term management and monitoring of these habitats, legal protection for the conservation and mitigation areas (e.g., conservation easement, declaration of restrictions), and funding mechanism information (e.g., endowment).

Water Surface Elevation Protection

Policy 5.13:
All open space improvements, including erosion control planting and landscaping, within the 100-year water surface elevation , shall be designed to withstand inundation during a 100-year storm event.

Policy 5.14:
Deer Creek shall be preserved in its natural state, to the extent feasible, to maintain the riparian and wetland habitat adjacent to the creek and prevent hydromodification.

Policy 5.15:
All improvements and maintenance activity, including creek bank stabilization, adjacent to Deer Creek shall comply with the Clean Water Act Section 404 permits and the Central Valley Flood Protection Act of 2008 (SB 5).

Policy 5.16:
Bank stabilization and other erosion control measure shall have a natural appearance, wherever feasible. The use of biotechnical stabilization methods is required within Deer Creek where it is technically suitable can be used instead of mechanical stabilization.

Policy 5.17:
New drainage outfalls within or near Deer Creek, shall be designed and constructed utilizing low impact development (LID) practices in conformance with the most current National Pollutant Discharge Elimination System (NPDES) regulations. Consistent with these practices, storm water collection shall be decentralized, its quality improved and its peak flow contained in detention facilities that will slowly release it back into the creek. Drainage outfalls and improvements shall be unobtrusive and natural in appearance.

Policy 5.18:
All *Plan Area* development projects shall avoid encroaching on the Deer Creek 100-year water surface elevation to ensure that no adverse alterations to the creeks or the water surface elevations occur where practical. However, in the event encroachment is unavoidable or otherwise necessary for certain infrastructure construction such as road crossings, utility lines and trails, said construction shall comply with the *Specific Plan's* EIR mitigation measures, and all applicable provisions of the Central Valley Flood Protection Plan (SB 5).

Policy 5.19:
Roadways that cross Deer Creek shall be designed to allow passage of wildlife.

Policy 5.20:
Emergency vehicle access along Deer Creek may be provided on Class I multi use paths, sewer access roads, and/or separately designated emergency access roads (refer to Figure 4.24 - Trails).

Policy 5.21:
All lighting adjacent to Deer Creek shall be limited to bridges, underpasses, trailheads, public facilities and for other public safety purposes. Lighting fixtures shall be fully shielded and energy efficient.

Policy 5.22:
Class I bike paths and other paved and unpaved trails may be constructed near Deer Creek, including 100-year water surface elevation areas, in the OS1-PD and OS2-PD open space zones consistent with the *Plan Area* Open Space Management Plan and the Wildfire Safety Plan.

Policy 5.23:
Re-vegetation and new plantings along Deer Creek shall use California central valley and foothills native plants as described in the most current edition of *River-Friendly Landscape Guidelines*.

Policy 5.24:
Improvements and construction activity will adhere to the most current edition of the El Dorado County Land Development Manual, Grading Design Manual, the El Dorado County Stormwater Management Plan, the El Dorado County Grading, Erosion and Sediment Control Ordinance as well as NPDES permit requirements, El Dorado County MS4 Permit requirements, and State Water Resources Control Board's Construction General Permit requirements where feasible.

Policy 5.25:
Creek bank erosion stabilization projects shall secure the proper permits. The engineering of these projects shall give preference to biotechnical or non-structural alternatives.

Plants and Wildlife

Policy 5.26:
Any special status vernal pool invertebrates shall be protected as required by State and federal regulatory agencies. Where protection is not feasible, vernal pool invertebrates shall be mitigated per the OSMP.

Policy 5.27:
Presently, the project area has been determined to be outside of valley elderberry longhorn beetle habitat. If appropriate habitat were to be impacted, the applicant shall obtain an incidental take permit to avoid impacts on the Valley Elderberry Longhorn Beetle (VELB), unless delisting has occurred.

Policy 5.28:
Any special-status bat roosts shall be protected as required by state and federal regulatory agencies.

Policy 5.29:
The El Dorado County Vector Control District will provide year-round mosquito and vector control in accordance with state regulations and its Mosquito Management Plan.

Oak Woodland Policies

Policy 5.30:
Comply with the provisions of the County's ORMP (El Dorado County Ordinance Code Chapter 130.39).

If the ORMP is not in effect at the time that development entitlement applications are submitted, retain no less than 209 acres of existing oak woodlands consistent with Option A of General Plan Policy 7.4.4.4 and the Biological Resource Study and Important Mitigation Plan (BRS/IHMP) dated May 2014. However, if the County adopts Option B or similar ordinance in the future, additional impacts and mitigation to the oak woodlands may occur subject to any required CEQA analysis and amendment to this Specific Plan.

If the ORMP is not in effect at the time that development entitlement applications are submitted, implement the mitigation, conservation, and preservation strategies described in the BRS/IHMP, including, but not limited to, the following:

- No more than 15% (37 acres) of oak woodland canopy will be impacted during Project development.
- 335 acres of Open Space will protect biological resources on and adjacent to the site. This will be accomplished by protecting large blocks of open space, connecting open space areas with viable corridors and locating open space contiguous to Marble Valley open space providing a regionally important open space network.
- The Project has been designed to cluster development areas to minimize oak woodland impacts and reduce habitat fragmentation.
- Construction activities will be timed to avoid critical time periods for fish and wildlife. When necessary preconstruction surveys will be conducted and avoidance measures implemented to avoid construction impacts to important wildlife resources.
- To limit disturbance and impacts to biological resources, infrastructure elements such as bridges, roads, utilities, and pipelines will be placed within previously disturbed locations, where feasible.
- The oak canopy replacement program will include restoration/enhancement of existing oak woodlands to mitigate for the loss of oak canopy.

- Additional planting of oak trees will occur as part of project landscaping.
- Contiguous stands of oak woodland habitat and corridors connecting the stands will be retained.
- Setbacks as required by the General Plan along perennial (100 feet) and intermittent (50 feet) streams have been provided.
- To reduce impacts of five acre lot development on oak trees Design Guidelines will be established to minimize tree removal and protect remaining trees.

Policy 5.31:
The details of ownership, long term maintenance and monitoring of the conserved oak woodland shall be specified in the Open Space Management Plan. .

Policy 5.32:
As part of any small lot tentative subdivision map application submittal, the project applicant shall quantify site-specific and cumulative impacts, and prepare and submit an Oak Woodland Tree Preservation and Replacement Plan for that phase of development.

Policy 5.33:
Minor administrative modifications to the *Specific Plan* development standards, including but not limited to reduced parking requirements, reduced landscape requirements, reduced front and rear yard building setbacks, modified drainage requirements, increased building heights; and variations in lot area, width, depth and site coverage are permitted as part of the Planned Development (PD) approval process in order to preserve additional oak trees within development parcels.

Policy 5.34:
When oak trees are proposed for preservation in a development parcel, ensure their protection during and after construction as outlined in the Oak Woodland Impact Report. Once an individual residence has received an occupancy permit, conserved trees on the property are subject to the requirements of the Oak Woodland Impact Report

Policy 5.35:
For each custom or individually pad-graded lot in the LRL land use designation, the applicant shall prepare a development lot notebook to identify the building area for the primary structure where oak trees are allowed to be impacted. If the ORMP is not in effect at the time that development entitlement applications are submitted, any oak tree outside of the building area shall not be disturbed or removed unless deemed unhealthy or unsafe by an ISA-certified arborist. The applicant shall prepare the development lot notebook concurrently with the recording of the small lot final subdivision map.

Cultural Resources

Policy 5.36:
Project Proponent shall complete the following shall be prepared prior to extensive grading or excavation, or otherwise comply with the technical studies contained in the Environmental Impact Report:

- A qualified archaeologist, meeting the Secretary of the Interior's Professional Qualifications for Historic and Prehistoric Archaeology and with familiarity with the resource types in the *Plan Area*, shall review the existing cultural resources reports prepared for the *Plan Area*.
- The qualified archaeologist will determine whether or not the existing reports are current and apply to the geographic area proposed for grading or construction. If the existing reports are more than 10 years old, or are otherwise considered not current relative to professional standards, or do not

provide coverage for all of the area proposed for grading or construction, then the archaeologist shall update the studies accordingly. This may include, but is not limited to, updated records searches, field surveys, and evaluations of eligibility (NRHP) and significance (CRHR).

- Where feasible, cultural resources that have been evaluated as eligible or significant shall be avoided. If adverse effects (significant impacts) to resources are proposed, then the archaeologist shall develop a mitigation plan. Avoidance and mitigation plans shall not conflict with the Memorandum of Agreement for compliance with Section 106 of the National Historic Preservation Act.
- The qualified archaeologist shall submit copies of all relevant documentation to the County to demonstrate that the project area has been adequately surveyed and that all resources have been evaluated for eligibility and significance, and that appropriate mitigation measures are in place where applicable. Copies of all documentation shall be sent to the California Historical Resources Information System (CHRIS).

Policy 5.37:

Publicly accessible trails and facilities in open space areas shall be located so as to ensure the integrity and preservation of historical and cultural resources as specified in the Open Space Management & Wildfire Protection Plan.

Policy 5.38:

Views toward cultural resources from publicly accessible trails and facilities shall be protected, where appropriate based on the sensitivity of the cultural resource site.

Policy 5.39:

Interpretive displays near cultural resources shall be unobtrusive and compatible with the visual form of the resources.

Open Space

Policy 5.40:

Create community and foundation or private open space zones, which may contain limited recreation uses and facilities, storm water quality detention basins, water quality structures, wetland and tree mitigation areas, and other potential public utilities.

Policy 5.41:

Open space areas shall incorporate sensitive natural resources, including oak woodlands, Deer Creek and its intermittent tributaries, hillside areas, and cultural resources.

Policy 5.42:

Locate bicycle paths or paved and unpaved trails throughout the public and private open space including emergency access for fire protection unless prohibited by state or federal agencies.

Policy 5.43:

Carefully site infrastructure, including roads, wastewater and water facilities, trailheads, and the like to minimize impact to the oak woodlands, Deer Creek and its intermittent tributaries, hillside areas, and cultural resources.

Policy 5.44

The open space zones may provide opportunities for educational programs that highlight the value of the various natural features of the Plan Area.

Policy 5.45

If a foundation of interested stakeholders fails to form to own and manage the Foundation Open Space within 10 years from the Board of Supervisors' adoption of this Specific Plan, the 466 acres south of Deer Creek will remain under the ownership of the Project Proponent or an assignee consistent with the objectives of the Open Space Management Plan.

Policy 5.46:

Prior to the submittal of the first small lot tentative subdivision map, prepare a Draft Open Space Management Plan (OSMP) that describes the following:

- Plan purpose and objectives;
- General site description (vegetation, fuels, trails, fire environment, and environmental and cultural resources);
- Interim ownership;
- Long-term ownership;
- Funding options/alternatives;
- Anticipated maintenance costs; and
- Ownership, preservation, and maintenance of oak woodlands
- Protection of cultural resources
- Requirements to reduce the potential for domestic pet predation on wildlife species; and (vegetation management/restoration, trail design standards, trail management, interpretive signage, prohibited activities, fuels management, environmental/cultural resource management, and vegetation monitoring).

Prior to dedicating the open space, prepare a Final OSMP for the long-term management owner. The boundaries of the open space will be defined by the recordation of small lot final subdivision maps for the residential villages. Said dedication may occur before or after the recordation of the last small lot final subdivision map, upon agreement between the Project Proponent and the long-term management owner.

Policy 5.47:

Prior to the submittal of the first small lot tentative subdivision map, prepare a Wildfire Safety Plan (WSP) based on standards and mitigation measures appropriate to the high and very high fire classifications of the Plan Area on the Cal Fire Hazard Severity Zone Map for El Dorado County. The WSP shall include the following:

- Site and project description;
- Applicable codes and regulations;
- Fire department response capabilities;
- Site fire risk assessment (weather, fuels, topography, fire and ignition history, and potential fire behavior);
- Fire safety requirements (vegetation management, structural hardening site access, water availability, alternative materials and methods); and
- Project-specific recommendations.

The California Department of Forestry and Fire Protection and the responsible fire protection district shall review and approve the WSP prior to the approval of the first small lot tentative subdivision map. The Specific Plan shall comply with the Ordinance 5101, Vegetation Management and Defensible Space, as required by the County or the local fire protection district.

Policy 5.48:

Outdoor open burning of vegetation in the open space and common areas is prohibited.

6.11 Specific Plan Public Facilities Policies

Schools, Parks and Recreation

Policy 6.1:

The project lies with the boundaries of both the Latrobe School District and the Buckeye Union School Districts. Schools within the Buckeye Union School District are closest to the project site. Encourage both Districts to negotiate an acceptable transfer agreement to allow all *Plan Area* elementary and middle school students to attend schools in the District of their choice

Policy 6.2:

Provide pedestrian trails and bikeway paths to the two elementary schools in the proposed Village of Marble Valley project to encourage fewer vehicle miles traveled (VMT).

Policy 6.3:

Pay all applicable school impact fees at building permit issuance and/or participate in any applicable Mello Roos districts required to fund public facilities as specified in the PFFP.

Policy 6.4:

The *Specific Plan* Village Park designation shall have the same definition and function as neighborhood parks in the General Plan except that the size shall range from 2 to 15 acres.

Policy 6.5:

The Village Park shall accommodate a variety of active and passive recreational facilities and activities that meet the needs of the public and *Plan Area* residents of all ages and abilities, including the disabled.

Policy 6.6:

Park designs and landscape materials must provide shade, easy maintenance, water efficiency, and accommodate a variety of recreational uses.

Policy 6.7:

The Lime Rock Valley Homeowner's Association shall select park furniture and structures based on durability, vandal resistance, long-term maintenance, and aesthetic quality.

Policy 6.8:

Public art is encouraged in parks where appropriate and feasible.

Policy 6.9:

Land reserved for park land dedication shall not contain significant site constraints such as easements, wetlands, public rights-of-way and steep slopes.

Policy 6.10:

Private neighborhood parks, if provided, shall be a minimum of 1 acre in size.

Policy 6.11:

Acceptable amenities for neighborhood parks include open turf for unstructured play, landscape improvements, playground structures, site furnishings (picnic tables and shelters, benches, bike racks,

drinking fountains, trash receptacles, etc.), site identification and interpretive signage, basketball court (full or half), natural areas, and walking paths. Sports fields, artificial turf, off-street parking, and restrooms are not allowed.

Policy 6.12:
For public parks to be owned and/or maintained by the EDHCSD, the Project Proponent will determine the type and design of the improvements in consultation with the EDHCSD.

Policy 6.13:
In addition to the acceptable amenities for neighborhood parks , the Village Park may include sports fields (natural or artificial turf and lighted or unlighted); restrooms; active recreation facilities appropriate for the size, scale, and topography of the park; and off-street parking. Prohibited amenities include regional-scale facilities, large indoor facilities, swimming pools, and large storage and maintenance buildings.

Policy 6.14:
Designated open space shall not be credited as park land acreage. These areas may be used for park activities, but not to satisfy Quimby park land dedication requirements.

Policy 6.15:
Placement of stand-alone cell towers or antennas in village and neighborhood parks is prohibited.

Policy 6.16:
Pay all applicable park impact fees at building permit issuance and/or participate in any applicable Mello Roos districts required to fund public facilities as specified in the PFFP.

Public Services (Fire Protection and Solid Waste Collection)

Policy 6.17:
El Dorado County Fire Protection District shall review and approve all discretionary applications for tentative subdivision maps, parcel maps and planned development permits prior to County approval to ensure the adequacy of emergency water supply, storage, conveyance facilities, and access for fire protection. Recommendations may be incorporated as conditions of approval.

Policy 6.18:
After the adoption of the Specific Plan and prior to the submittal of the first small lot tentative subdivision map, the Project Proponent will prepare a Wildfire Safety Plan (WSP). The California Department of Forestry and Fire Protection and the applicable local fire protection district (El Dorado Hills County Water District or the County Fire Protection District) will review and approve the WSP prior to the approval of the first small lot tentative subdivision map.

Policy 6.19:
Pay all applicable fire impact fees at building permit issuance and/or participate in any applicable Mello Roos districts required to fund public facilities as specified in the PFFP.

Policy 6.20:
All construction projects shall be consistent with the County's Construction and Demolition Debris Diversion Ordinance to reuse or recycle a minimum of 65 percent of construction and demolition debris.

Policy 6.21:
Green waste service for residential units shall be provided to the maximum extent feasible, and as determined by the El Dorado Hills CSD's Multi-Cart program and franchise agreement with El Dorado Disposal.

7.10 Specific Plan Sustainability Policies

The 2019 California Green Building Standards Code, known as CALGreen, became effective January 1, 2020. It sets forth a number of prescriptive mandatory and voluntary measures designed to improve building energy efficiency, reduce water usage, and improve the working environment. Many of the *Specific Plan* Policies that follow come from the CALGreen code and the August 2010 California Air Pollution Control Officers Association (CAPCOA) Quantifying Greenhouse Gas Mitigation Measures. Notwithstanding the voluntary or mandatory nature of the CALGreen code measures, the following standards become the adopted policies of the *Specific Plan* and shall apply in the respective circumstances as worded in the policies that follow.

Sustainable Land Use

Policy 7.1:
Short-term bicycle parking and support facilities shall be provided in the Village Park designation, in accordance with CALGreen Nonresidential Tier 1 Voluntary Measures. (see CALGreen A5 106.4; CAPCOA SDT-6 and 7).

Policy 7.2:
Off-street parking, if any, in the Village Park designation shall include a minimum number of dedicated public parking spaces for Low-Emitting and Fuel-Efficient Vehicles[1], in accordance with CALGreen Nonresidential Tier 1 Voluntary Measures, as well as shared vehicles. (see CALGreen A5.106.5.1 for specific standards).

Policy 7.3:
Off-street parking, if any, in the Village Park designation shall include dedicated parking for PEVs and the installation of minimum Level 2 PEV charging stations in each dedicated PEV parking space will be encouraged where feasible and subject to the approval of the local agency, in accordance with CALGreen Nonresidential Tier 1 Voluntary Measures. (see CALGreen A5.106.5.3 for specific standards; CAPCOA SDT-8). Installation of 220/240 volt garage circuits to support PEVs will be required in all Residential-Low and Residential-Medium designations.

Policy 7.4:
Off-street parking in private garages or other dedicated off-street parking spaces in all Village Residential – Low and Village Residential - Medium designations are encouraged to be pre-wired for future installation of minimum, Level 2 PEV charging stations,, in accordance with Section 406.7 of the California Building Code.

Policy 7.5:
Electrical outlets shall be provided along the front and rear exterior walls in all Residential designations to allow for the use of electric landscape maintenance tools (CAPCOA A-3).

Policy 7.6:
The use of "cool pavement" materials will be encouraged, where feasible and subject to the approval of the local agency, in the designs and specifications for all paved surfaces, including but not limited to sidewalks, driveways, parking lots, and streets, thereby reducing surface temperatures and radiant heat

[1] *See CALGreen Section 5.102 for full definition of Low-Emitting and Fuel Efficient Vehicles.*

from paved surfaces. Cool pavements include those meeting Solar Reflectance Index (SRI) values of 29 or greater. (LEED-ND GIB Credit 9: Heat Island Reduction).

Policy 7.7:

Trees shall be interspersed throughout all parking lots so that in fifteen (15) years, fifty (50) percent of the parking lot will be in shade at high noon. At planting, trees shall be equivalent to a 15-gallon container or larger.

Policy 7.8:

Solar canopies intended to both shade parking lots and generate renewable energy shall be encouraged.

Mobility and Connectivity

Policy 7.9:

The Homeowners Association (HOA) shall work with area residents, businesses, and other interested parties to create a transportation management association (TMA) and prepare and implement a multi-strategy Transportation Management Plan (TMP) for the *Plan Area*. Future non-residential developments shall achieve a 15% reduction in commute vehicle miles traveled through implementation of the transportation demand management strategies as described in Section 8.4.2. The TMA will be managed through the TMA, as administered by the HOA or other similar organization(s). (CAPCOA TRT-1 through TRT-15).

Energy Efficiency

Policy 7.10:

All buildings shall exceed energy efficiency standards in Title 24, Part 6 of the 2008 California Building Standards Code by a minimum of 15%, or achieve the then-current Building Standards Code in effect at the time of construction according to the performance method prescribed in the code (CALGreen Residential: A4.203.1; Nonresidential: A5.203.1; CAPCOA BE-1).

Policy 7.11:

All buildings should, if feasible, incorporate site design measures that reduce heating and cooling needs by orienting buildings on the site to reduce heat loss and gain depending on the time of day and season of the year.

Policy 7.12:

Cool roofing materials shall be required in both residential and nonresidential buildings, consistent with CalGreen Tier 1 voluntary measures (CALGreen A4.106.5 for Residential; A5.106.11.2 for Nonresidential).

Policy 7.13:

All buildings shall be designed to incorporate the use of high quality, energy-efficient glazing to reduce heat loss and gain.

Policy 7.14:

All buildings shall include programmable thermostats, home energy management systems, or other similar technologies (CAPCOA BE-2).

Policy 7.15:

Appliances and any applicable equipment installed prior to occupancy shall be EnergyStar certified, including residential appliances and HVAC systems; and nonresidential appliances, office equipment, HVAC, and lighting control systems (CAPCOA BE-4).

Policy 7.16:
Any covenants, conditions, and restrictions shall allow for the temporary use of clothes lines, drying racks, or similar structures, in order to encourage natural air-drying of laundry and conservation of energy.

Policy 7.17:
The use of vegetative or man-made shading devices for east-, south- and west-facing walls with windows shall be encouraged in order to reduce heat gain. Where feasible, wall surface materials shall be minimum SRI 25 (aged), for 75 percent of opaque wall areas (CALGreen A5.106.7).

Policy 7.18:
All new commercial construction shall obtain third-party commissioning and verification prior to occupancy to ensure that all building systems and components are planned, designed, installed, tested, and operated and maintained to meet the owner's project requirements (CALGreen 5.410.2 for commercial (mandatory), A4.207.2 for residential (voluntary); CAPCOA BE-3).

Policy 7.19:
Public street-lighting shall be high-efficiency LED or incorporate similar technologies, and be designed with automatic, dimmable controls to both minimize energy use and protect dark-sky conditions, as allowed by the local public agency (CAPCOA LE-1).

Policy 7.20:
Residential and public buildings shall be designed to allow for the installation of alternative energy technologies including active solar, wind, or other emerging technologies, and shall comply with the following standards. All Residential-Low and Residential-Medium developments will be required to install rooftop solar power.

- All buildings shall, at a minimum, be prewired for future solar photovoltaic (PV) system installation. Conduit shall be installed from the building roof or eave to a location within the building identified as suitable for future installation of a charge controller (regulator) and inverter (CALGreen A5.211.4). *(V)*
- Where applicable, rooftop PV arrays or solar water heating systems (SWHS) shall be installed in accordance with the State Fire Marshal safety regulations and guidelines. (*M*)
- Standard rooftop mechanical equipment shall be located in a manner that does not preclude the installation of solar panels. *(V)*
- Alternative energy mechanical equipment and accessories installed on the roof of a building shall be integrated with roofing materials and/or blend with the structure's architectural form, if feasible. *(V)*
- Any covenants, conditions, and restrictions shall allow for the installation of appropriate solar energy collection systems, rooftop microturbine wind energy conversion systems, or other architectural features to collect, store, or utilize renewable energy on-site, provided that the systems comply with the design guidelines and height limits established in the *Specific Plan* development standards and applicable provisions of the El Dorado County Zoning Ordinance.

Policy 7.21:
Solar water heating systems, radiant heating systems, or similar types of energy efficient technologies, shall be encouraged for single-family homes and swimming pools, where applicable.

Waste Reduction and Recycling

Policy 7.22:
Residential construction shall incorporate foundation systems which result in not less than a 20 percent reduction in cement use in the foundation mix design through use of fly ash, slag, silica fume, or rice hull ash (CALGreen Residential A4.403.2).

Policy 7.23:
Nonresidential construction shall use cement and concrete made with recycled products (CALGreen Nonresidential A5.405).

Policy 7.24:
Residential and nonresidential construction shall incorporate efficient framing techniques, where applicable (Residential: CALGreen A4.404; Nonresidential: A5.404.1).

Policy 7.25:
Residential and nonresidential construction shall incorporate sustainably-sourced, regional, bio-based and reused materials, where applicable and available (CALGreen Res. A4.405, Nonres. A5.405; CAPCOA MISC-3).

Policy 7.26:
Prior to construction, permit applicants shall prepare a construction waste management plan for individual construction projects, in accordance with local and state requirements. (El Dorado County C&D Waste Ordinance; CALGreen mandatory measures 4.408, 5.408).

Policy 7.27:
A minimum of 65 percent of the non-hazardous construction waste generated at all construction sites shall be recycled or salvaged for reuse (CALGreen A4.408.1; CAPCOA SW-2).

Policy 7.28:
Topsoil displaced and stockpiled during grading and construction shall be placed in a designated area for future reuse and covered or protected from erosion. (CALGreen A4.106.2.3).

Policy 7.29:
One hundred percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing associated with subdivision construction shall be reused or recycled to the extent feasible (CALGreen Mandatory Measure 5.408.4).

Policy 7.30:
Any covenants, conditions, and restrictions shall allow for on-site composting of residential yard waste and non-hazardous household food waste.

Policy 7.31:
On-site reuse of compost and mulch shall be encouraged in privately-owned gardens and landscaping and required within common landscaped areas in the *Plan Area*.

Policy 7.32:
Easily-accessible, screened, and well-maintained recycling and composting areas shall be provided for the depositing, storage, and collection of all non-hazardous recyclable or compostable materials (including paper, plastic, glass, metal, and yard and food waste).

Water Conservation

Policy 7.33:

Residential indoor water use shall be reduced by a minimum of 20 percent from 2008 Plumbing Code baseline, or achieve the then-current Plumbing Code in effect at the time of construction, as demonstrated by the prescriptive fixture-based method or according to a water use baseline, in accordance with CALGreen Mandatory Measures (CALGreen Residential 4.303, Nonresidential 5.303; CAPCOA WUW-1).

Policy 7.34:

Nonresidential indoor water use shall be required to be reduced by a minimum of 30 percent from the 2008 Plumbing Code baseline, or achieve the then-current Plumbing Code in effect at the time of construction as demonstrated by the prescriptive fixture-based method or according to a water use baseline, in accordance with CALGreen Nonresidential Voluntary Tier 1 Measures (CALGreen Nonresidential A5.303; CAPCOA WUW-1).

Policy 7.35:

Maximum flow rates for residential kitchen sink faucets shall not be greater than 1.5 gallons per minute at 60 psi (CALGreen Residential A4.303.1; CAPCOA WUW-1).

Policy 7.36:

Waterless urinals and toilets shall be encouraged in all Public Facilities, where applicable (CALGreen Residential A4.303.2; CAPCOA WUW-1).

Policy 7.37:

A backbone recycled water system may be designed if economically and physically feasible and installed throughout the *Plan Area* to supply recycled water to residential yards, park sites, landscape corridors, and other landscaped spaces (CAPCOA WSW-1, EID Board Policy 7010).

Policy 7.38:

Outdoor water conservation measures shall include weather-based irrigation controllers (M), low-water consumption irrigation systems, the establishment of water budgets, and other measures where applicable (V) (CALGreen Residential 4.304 (M) and A4.304 (V), Nonresidential 5.304 (M); CAPCOA WUW-3, 4 (V)).

Policy 7.39:

Hydrozoning techniques shall be incorporated into landscape designs for all post-construction landscapes (CALGreen A4.106.3; CAPCOA WUW-3).

Policy 7.40:

A minimum 75 percent of the *Plan Area* planting palette shall feature California Central Valley and foothills native plant species as described in the most current edition of River-Friendly Landscape Guidelines and drought tolerant adaptive plant species (CALGreen A4.160.3; CAPCOA WUW-3, -5, -6). Neighborhood entry gateways and similar high visibility locations in the *Plan Area* may feature conventional ornamental or agricultural plant species.

Policy 7.41:

Consistent with CALGreen Tier 2 voluntary measures, all Residential uses within the *Plan Area* shall limit the use of turf to no more than 25 percent of the total landscaped area (CALGreen A4.106.3; CAPCOA WUW-5).

Policy 7.42:
The use of turf is not allowed on slopes greater than 25 percent where the toe of the slope is adjacent to an impermeable hardscape (Model Water Efficient Landscape Ordinance, Section 492.6).

Low Impact Development

Policy 7.43:
Site specific development projects shall incorporate LID design strategies to achieve the following:

- Minimize and reduce the impervious surface of site development by reducing the paved area of roadways, sidewalks, driveways, parking areas, and roof tops;
- Break up large areas of impervious surface area and direct stormwater flows away from these areas to stabilized vegetated areas;
- Minimize the impact of development on sensitive site features such as streams, floodplains, wetlands, woodlands, and significant on-site vegetation;
- Maintain natural drainage courses to the extent feasible; and
- Provide runoff storage dispersed uniformly throughout the site, using a variety of LID detention, retention, and runoff techniques that may include:
- Bio-retention facilities and swales (shallow vegetated depressions engineered to collect, store, and infiltrate runoff); and
- Landscape buffers, parkways, parking medians, filter strips, vegetated curb extensions and planter boxes containing grass or other low-growing vegetation planted between polluting sources (such as roads or parking lots and a downstream receiving water body).

Policy 7.44:
Seek to limit the use of pesticides, herbicides, or other toxic substances in post-construction landscape maintenance, in order to ensure that LID techniques achieve stormwater quality and habitat protection goals. Rather, Integrated Pest Management (IPM)[2] techniques shall be encouraged.

Air Quality and Public Health Policies

Policy 7.45:
Installation of wood stoves and pellet stoves shall be prohibited.

Policy 7.46:
Installation of open-hearth wood-burning fireplaces shall be prohibited in favor of more energy-efficient and less polluting heating devices using cleaner burning fuels, such as natural gas. All fireplaces shall be a direct-vent, sealed combustion type.

Policy 7.47:
Duct openings and other related air distribution component openings shall be covered during construction. (CALGreen 4.504.1).

Policy 7.48:
All building materials, finishes, fixtures, and other components installed at time of construction shall be compliant with VOC and other toxic compound limits established in state law, including:

- Adhesives, sealants, and caulks;

[2] *More info on IPM is available at UC Davis' Statewide IPM Program website: http://www.ipm.ucdavis.edu/*

- Paints, stains and other coatings; and
- Carpets, carpet systems, and window coverings.

Documentation shall be provided to any future occupant to verify that all materials and finishes are in compliance with established VOC and other toxic compound limits *(CALGreen Residential 4.504.2,3,4, 4.503.3; Nonresidential 5.504).*

Policy 7.49:

A minimum of 80 percent of resilient flooring installed shall comply with low-VOC flooring standards, in accordance with CALGreen Tier 1 Measures (CALGreen Residential A4.504.2, Nonresidential A504.4).

Policy 7.50:

Thermal insulation installed shall comply with low-VOC insulation standards, in accordance with CALGreen Tier 1 Measures (CALGreen A4.504.3).

Policy 7.51:

Particleboard, medium density fiberboard (MDF) and hardwood plywood shall comply with low formaldehyde emission standards, in accordance with CALGreen Tier 1 Measures (CALGreen A4.504.5).

Policy 7.52:

Residential designs shall incorporate interior moisture control measures, including:

Vapor retarders and capillary breaks shall be installed at slab on grade foundations, and;
Moisture content of building materials used in wall and floor framing shall be checked before enclosure (CALGreen 4.505.2,3).

Policy 7.53:

Residential and nonresidential projects shall incorporate applicable water resistance and moisture management techniques during construction, in accordance with CALGreen Tier 1 Measures (Residential: CALGreen A4.407; Nonresidential 5.407).

Policy 7.54:

Indoor Air Quality and Exhaust measures shall be utilized, including:

All bathrooms shall contain exhaust fans which terminate outside the building (M).
Higher than MERV 6 filters are installed on residential central air or ventilation systems (V), and higher than MERV 8 are installed in non-residential central air or ventilation systems (M).
Direct vent appliances are used or isolated from the conditioned space (CALGreen Residential 4.506 (M), A4.506 (V)).

Policy 7.55:

All HVAC and fire suppression systems shall contain no chlorofluorocarbons (CFCs), hydrochlorofluorocarbons (HCFCs), or halons (LEED EA Credit 4: Enhanced Refrigerant Management).

8.8 Specific Plan Utilities Policies

Potable Water, Recycled Water, Wastewater, and Dry Utilities

Policy 8.1:

Design and construct the necessary potable water, recycled water for irrigation (if economically and physically feasible), wastewater, stormwater and dry utilities infrastructure required to serve the *Plan Area.* All infrastructure shall follow the conceptual Water, Wastewater, Recycled Water and Storm Water

Master Plans and shall be constructed in sequence to meet the immediate needs of the individual development projects.

Policy 8.2:
Final master utility plans for water recycled water (if economically and physically feasible), and wastewater shall be reviewed and approved by EID in a Facility Plan Report (FPR) at the improvement plan state.

Policy 8.3:
Final master utility plans for dry utilities (gas, electric, telephone, and cable) shall be reviewed and approved by the appropriate public utility purveyor in joint trench designs and composite plants at the improvement plan state.

Storm Water

Policy 8.4:
Stormwater detention basins shall be reviewed and approved by the County prior to, or concurrently with, the first small lot tentative subdivision map.

Policy 8.5:
Protect public health and safety by preventing the increase in potential flood hazard or damage to surrounding properties.

Policy 8.7:
Utilize Best Management Practices (BMPs) where feasible and appropriate.

Policy 8.8:
Treat urban runoff prior to discharging to a Water of the United States (i.e. creek or wetland) in accordance with the County's most current Drainage Manual, Storm Water Management Plan, and MS4 permit requirements for new developments.

Policy 8.9:
Employ Low Impact Development (LID) practices in conformance with the County's stormwater quality development standards and the most current MS4 Permit requirements.

9.7 Specific Plan Implementation Policies

Policy 9.1:
The *Plan Area* shall fund its proportional share of regional backbone infrastructure costs and the full costs for primary and secondary backbone infrastructure.

Policy 9.2:
The *Plan Area* shall fund its proportional share for schools through the payment of school impact fees or other funding sources (such as a CFD).

Policy 9.3:
The *Plan Area* shall fund the full cost (capital improvement and maintenance) of village and neighborhood parks.

Policy 9.4:
El Dorado County impact and capital improvement fees collected within the *Plan Area* shall be used to fund *Plan Area* backbone infrastructure and public facilities where allowed by law. Any such fees may be combined with other available funds where allowed by law, including, but not limited to, private sources described in the Public Facilities Financing Plan, grants, and the like.

Policy 9.5:
One or more Community Facilities District(s) may be created for the *Plan Area* to help finance backbone infrastructure and public facilities costs and other eligible improvements and/or fees.

Policy 9.6:
One or more Landscape and Lighting Assessment Districts or Homeowners' Associations shall be created in the *Plan Area* for the maintenance and operation of public improvements and public open space.

Policy 9.7:
Alternative funding sources shall be explored for the on-going operation and maintenance of the public open space including such options as grants and non-profit foundations.