



# The Village of Marble 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 VILLAGE OF MARBLE 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.





# The Village of Marble 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	Chlorofluorocarbons
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
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

*This Section summarizes the Specific Plan’s overarching vision and objectives, including how the Specific Plan responds to the primary goals of the El Dorado County General Plan.*

The Village of Marble Valley Specific Plan (Specific Plan) is a 2,341-acre comprehensively designed land use plan located in the historic Marble Valley of western El Dorado County. The Specific Plan incorporates contemporary planning principles through a series of integrated land uses and transportation options. The Specific Plan features a variety of residential types supported by employment, commercial, and recreational uses accessible to the public, including a village center, schools, vineyards, wine center, and historic park. A majority of the land uses cluster along a one-mile core, and interconnect through a significant system of parks and open spaces that make walking and cycling convenient. The Specific Plan adds to the established El Dorado Hills Community Region, and provides the area with housing choices and permanent job opportunities.



The land plan includes the following uses:

THE VILLAGE OF MARBLE VALLEY SPECIFIC PLAN			
Use	Dwelling Units	Acres	Percent of Plan Area
Residential	3,172	797	34%
Commercial & Mixed Use	50	57	3%
Agri-Tourism & Vineyards	14	55	2%
Public Schools	-	35	1%
Public Parks	-	47	2%
Public Utilities	-	5	0%
Open Space	-	1,284	55%
Major Circulation	-	61	3%
<b>Total</b>	<b>3,236</b>	<b>2,341</b>	<b>100%</b>

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. The following sections discuss each of these elements in more detail.

## Land Use

In 1998, the County of El Dorado approved Marble Valley for a community of 398 high-end residential estates. The Plan Area is in between the existing Community Regions of El Dorado Hills and Cameron Park as designated in the County’s 2004 General Plan. To appeal to the changing demographics of the aging population and children of the Baby Boomers, the Specific Plan seeks to provide a new, sustainable community that curtails exurban sprawl. The Specific Plan clusters development on the western slope to protect and conserve the County’s agricultural districts and Rural Centers, promotes a mixture of balanced and compatible land uses that make efficient use of existing infrastructure in El Dorado Hills and Cameron Park, and supports alternative transportation systems (General Plan Goal 2.1).

The Specific Plan includes ten 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 with little oak canopy cover and topographic constraints. Clustering development in this manner and integrating residential land uses with retail services, employment opportunities, recreation and public facilities, and open spaces maintains a high standard of environmental quality (General Plan Goal 2.2) and protects the natural ridgeline, landscape, and aquatic features of the Plan Area (General Plan Goal 2.3). Residential land use densities range up to 24 dwelling units to the acre, consistent with the maximum residential density in the County’s adopted General Plan, providing for a mixture of housing options to promote development of housing affordable to moderate income households. Housing options include custom or individually pad graded single-family home sites, single-family detached production dwellings, townhomes, condominiums, rental homes, and mixed-use and live/work units above ground floor retail. The portion of the Plan Area adjacent to U.S. Highway 50 remains protected in open space, consistent with the 1998 approval, to maintain a scenic vista and corridor for highway travelers (General

Plan Goal 2.6). The land plan also includes approximately 40 acres of Office Park uses to increase employment opportunities within El Dorado County.

## 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 adjacent to 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 intends to meet the objectives of Measures 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 any associated Development Agreement ensure that the Project Proponent (Marble Valley Company, LLC) constructs transportation and circulation improvements to serve the Plan Area and maintain quality of life for existing residents.

The clustered nature of the land uses encourages the creation of a safe and efficient transit system for seniors, youths, 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 Specific Plan includes a Transportation Management Association (TMA) established by a Master Owners’ Association to form and administer a comprehensive transportation demand management strategy, known as a Transportation Management Plan (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 TMA, to provide employees of local retail, office, and other commercial businesses and 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 bikeways throughout the Plan Area to promote alternative transportation (General Plan Goals TC-4 and TC-5).

## The Gateway Mile and Central District

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, economic health, and community pride for County residents (General Plan Goal 2.4). The Gateway Mile and Central District create a strong community identity in the middle of the Plan Area, beginning with vineyard plantings along Marble Lake Boulevard (“The Gateway Mile”). The Gateway Mile provides accessibility to the highest intensity uses in the

Plan Area, all centrally located and within walking distance of each other to create a distinctive and vibrant community day and night.

The Project Proponent carefully designed the Specific Plan and the Central District to incorporate visual amenities to promote a sense of community (General Plan Goal 2.5), offering public attractions such as a 21-acre lake park, potential outdoor amphitheater, a small village center with retail and outdoor uses, and the S.H. Cowell Historic Park. Maintaining the dark-sky atmosphere in El Dorado County is important to existing residents, and the Specific Plan includes policies to minimize high-intensity lighting and glare through current lighting technology and shielding practices (General Plan Goal 2.8).

El Dorado County values its agricultural production and tourism appeal. The Specific Plan protects and enhances the County’s agricultural and natural resource industries by introducing over 40 acres of vineyards on the western slope (General Plan Goal 8.2) with amenities including an agri-tourism information and sales center, and potential winery location for the future estate wines of Marble Valley. The Gateway Mile and Central District create a destination for residents and visitors, promoting the County’s economic vitality as a tourism, entertainment, and recreation-based attraction (General Plan Goal 9.3) and helps retain retail sales and sales tax revenues within the County.



Wine grapes

## Open Space

A key highlight of the Specific Plan is the set aside of 1,284 acres of open space lands (55 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 more than 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). Furthermore, the Specific Plan preserves an important El Dorado County cultural resource – features of the former S.H. Cowell limestone quarry operations from the late 1800s – as a historic park for resident and visitor enjoyment (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 Services

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 introducing two elementary school sites for Buckeye Union School District. The school sites are in the northern segment of the Plan Area, 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 466 acres of natural open space lands south of Deer Creek as a passive, day-use park, along with 47 acres of public village parks for the public’s enjoyment (General Plan Goal 9.1).

## Utilities

The Specific Plan includes a new infrastructure system for wastewater, 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 carefully designed storm water detention basins 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, medium, and high density housing options, including single-family detached homes and attached multi-family dwellings, to meet the needs of existing and future residents in all income categories (General Plan Goal HO-1). The Specific Plan also includes nearly 60 acres of office park and commercial uses to add to the long-term, permanent employment opportunities in the County.

Policies within the Specific Plan seek to reduce its long-term effects on the environment. If economically and physically feasible, the Specific Plan includes a recycled water system for landscape irrigation, which reduces potable water demand by over 60 percent, and will employ construction techniques that encourage solar production and reduce energy consumption in new homes and commercial buildings (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 any associated Development Agreement require the Project Proponent to provide adequate levels of public services and infrastructure to serve the Plan Area. The Financing Plan establishes 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).





# 1

## Introduction

*This Section outlines the purpose of the Specific Plan, defines the Plan Area goals, summarizes the regulatory framework, and lists the necessary entitlements and approvals.*

### 1.1 Overview

The Village of Marble Valley Specific Plan (Specific Plan) is a 2,341-acre comprehensively designed community located in the historic Marble Valley of western El Dorado County. The Specific Plan incorporates contemporary planning principles through a series of integrated land uses and transportation options. The Specific Plan features a variety of residential types supported by commercial and recreational uses accessible to the public, including a village center, schools, vineyards, wine center, and historic park. A majority of the land uses cluster along a one-mile core, and interconnect through a significant system of parks and open spaces that make walking and cycling convenient. The Specific Plan adds to the established El Dorado Hills Community Region, and provides the community with housing choices and job opportunities.



View of Marble Valley, from Country Club Drive (looking south)

The Plan Area begins with Marble Valley Parkway and Marble Lake Boulevard (The Marble Valley Gateway) at the northern entrance to the community, which will be the initial introduction to the valley. The Gateway will lead to Marble Lake Boulevard, a one-mile long, vineyard-themed boulevard designed with a wide center median of wine grapes, adjacent vineyards, and pedestrian paths and bikeways. Marble Lake Boulevard, punctuated by a series of distinct roundabouts, will give way to views of the entire community and The Lake at Marble Valley Park in the distance. Marble Lake Boulevard, nicknamed “The Gateway Mile”, will lead to the Village Center, Wine and Information Center, Monolith Event Center, and the S.H. Cowell Historic Park before terminating at the Marble Valley Gatehouse.

Distinct single-family residential neighborhoods of custom, semi-custom, and production homes will cluster on the surrounding, gently rolling hills to minimize disturbance to oak woodlands, intermittent streams, and wildlife corridors. Higher density townhomes, condominiums, and apartments will be located within walking distance of the Village Center and The Lake at Marble Valley Park. The various land uses within the Plan Area will interconnect with a system of pedestrian-friendly streets or multi-purpose trails for walkers and cyclists. Interconnectivity between residential neighborhoods and destination points such as the Village Center, schools, and village parks offers residents a number of choices to reach their destination.

A major highlight of the Specific Plan is the set aside of 1,284 acres of natural open space (55 percent of the Plan Area) for the conservation of oak woodlands, riparian habitat, and prominent terrain. This figure far exceeds the 30 percent requirement of General Plan Policy 2.2.3.1 (Planned Development - Residential). Of this amount, approximately 466 acres of open space is south of Deer Creek. The goal is to dedicate the 466 acres to a non-profit foundation of interested stakeholders to own and manage the resource as a regional open space amenity. The regional open space will accommodate passive, day-use recreation, such as equestrian riding and hiking for countywide public benefit and enjoyment. If an appropriate foundation-type ownership does not form, the Project Proponent may retain the 466 acres south of Deer Creek as permanent, private open space with uses allowed by this Specific Plan. The Master Owners’ Association will own and manage the balance of the open space (818 acres of Community Open Space north of Deer Creek).

The Village of Marble Valley is adjacent to a planned park-and-ride facility at Bass Lake Road and U.S. Highway 50, and High Occupancy Vehicle (HOV) lanes on U.S. Highway 50. These transportation improvements encourage residents to use carpooling and other ride-sharing alternatives to commute to jobs and shopping in the nearby El Dorado Hills Town Center, El Dorado Hills Business Park, and City of Folsom.

The Village of Marble Valley Specific Plan governs development of the Plan Area. The purpose of the Specific Plan is to encourage responsible planning, promote contemporary planning principles, and guide the systematic and orderly development of a focused planning area. Specific plans act as a link between the broad policies and land use designations of a jurisdiction’s General Plan, and the more refined, precise policies of a specific plan that define the type, location, intensity, and character of development, and the infrastructure required to serve the development. The Specific Plan also coordinates the mix of land uses and provides for adequate circulation, recreation, and other public services, and provides certainty to the developer, Plan Area residents, and the community. In addition, all development occurring within the Plan Area shall respond to the physical constraints of the site and shall be consistent with development standards contained in the Specific Plan.

As required by State law, a specific plan must be consistent with a city or county General Plan. If approved by the Board of Supervisors, the Specific Plan will be consistent with the El Dorado County General Plan and includes additional objectives, policies, standards, and guidelines reflective of the current trends in community and transportation planning. The standards and guidelines contained in this Specific Plan provide a comprehensive framework for the 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 and economic needs of the County and its residents.

The balance of Section 1 includes the following discussions:

- 1.2 Project Vision
- 1.3 Planning Principles
- 1.4 Related Planning Documents
- 1.5 Specific Plan Authority and Requirements
- 1.6 Specific Plan Organization

## **1.2 Project Vision**

The vision for The Village of Marble Valley is a mixed-use sustainable community designed to promote a socially and economically diverse population with a range of ages, household types, and incomes. One definition of “community” is a group of interacting people living in proximity who share common values. The Village of Marble Valley “community” will share a common cultural and historic heritage, achieved and shaped through careful site planning, architecture, and the collective sum of many physical and aesthetic components of the Plan Area. The Village of Marble Valley will exemplify the term “community” and the following planning principles will shape its identity.

## **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 countywide visions, 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 promote a sense of community.
- The General Plan defines those characteristics that make the County “rural” and provides strategies for preserving these characteristics.
- The General Plan provides opportunities for positive economic growth, such as increased employment opportunities, greater capture of tourism, increased retail sales, and high technology industries.
- The General Plan provides guidelines for new development that maintain or enhance the quality of the County.

#### **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 conserves and improves 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. The General Plan also preserves resources of significant biological, ecological, historical or cultural importance.

#### **Agriculture and Forestry Principles**

- The General Plan provides for the conservation and protection of El Dorado County’s important natural resources, and recognizes that the presence of these resources pose a constraint to development.

### **Parks and Recreation Principles**

- The General Plan identifies the types of governmental services, including parks and recreation facilities that are necessary to meet the needs of residents and businesses. The General Plan also provides a fiscally responsible approach to ensure the County meets these service needs.

### **Economic Development Principles**

- The General Plan provides opportunities for positive economic growth, such as a full range of local employment opportunities, a more diversified local economy, greater capture of tourism, and increased retail sales.
- 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 that create opportunities to further economic self-sufficiency, foster a sound economic base, afford quality service levels, maintain economic competitiveness, and encourage retention of quality of life in El Dorado County.
- The General Plan provides land use guidelines that permit and encourage economic activities that create employment opportunities commensurate with local housing costs, 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, maximizes the economic potential of the County’s natural resources, reduces out-of-County retail purchase and employment travel, and provides 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 MPO for the Sacramento region is the Sacramento Area 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 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.

#### **Compact Development**

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

#### **Housing Choice and Diversity**

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 management, and landscapes to reduce heat island effects.

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### 1.3.5 SACOG Metropolitan Transportation Plan / Sustainable Communities Strategy for 2036

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.

The Village of Marble Valley Specific Plan is located within the MTP/SCS designated “Developing Community” area, which is typically vacant land at the edge of existing development and the next increment of urban expansion. Based on the 1998 approved tentative map, the MTP/SCS currently forecasts that 398 residential units would be built by year 2036 within the Village of Marble Valley Specific Plan Area. However, SACOG updates the MTP/SCS every four years, including a land use forecast that allocates growth throughout the region based on a number of considerations, including adopted general plans and specific plans.

### 1.3.6 The Village of Marble Valley Specific Plan

This Specific Plan responds to the El Dorado County General Plan, recently enacted statewide legislation, and contemporary planning principles by offering a range of housing choices for multiple market segments in proximity to existing retail and public services. Equally important, this Specific Plan fosters alternative transportation choices by incorporating a network of bikeways and pedestrian paths. The compact nature of the land uses minimizes intrusion onto neighboring properties, simultaneously preserving the ridgeline character of El Dorado Hills and Cameron Park.

Comprehensively designed communities are an effective planning tool to maximize community identity and minimize impact on surrounding areas. To achieve the General Plan vision, the following essential principles will direct and guide the physical development of the Plan Area. These principles will be implemented with objectives and policies provided at the end of each Section of this Specific Plan and the principles reflect a refinement of the all-encompassing goals of the County’s General Plan.

#### **Principle # 1: Fulfill regional land use objectives by achieving MTP/SCS consistency**

Establish new development that fulfills regional land use objectives by directing two-thirds of new growth in “...Centers and Corridors and Established Communities (i.e., existing suburbs, downtowns, commercial corridors, and the buildout of today’s existing suburbs). The remaining third of new housing and 15 percent of job growth is expected to be in more than two-dozen new Developing Communities (i.e., greenfield areas), mostly located at the edge of established communities and in scattered rural residential areas.” Thus achieving the intent of SACOG’s adopted 2020 MTP/SCS.



**Principle # 2: Curtail suburban sprawl**

Curtail suburban sprawl (GP Goal 2.1) by utilizing undeveloped infill sites and promoting mixed-use development patterns to accommodate the County’s future population growth and support economic expansion.

**Principle # 3: Assist in meeting future RHNA needs**

Assist the County in meeting the County’s Regional Housing Needs Allocations for the 2022-2030 Housing Element Update (and beyond) by introducing new lands zoned multi-family.

**Principle # 4: Broaden the housing stock in the El Dorado Hills and Cameron Park communities**

Maximize opportunities for higher-density housing as an alternative to single-family detached dwellings. Offer land uses to accommodate various lot sizes, densities, and product types to satisfy the market demands of existing and future household types, sizes, and income levels (GP Goal HO-1), including the senior population (GP Goal HO-4).

**Principle # 5: Provide a strong community identity and quality built environment**

Establish a community setting with an identifiable character and a visually attractive design theme that is compatible with the surrounding area and contributes to the quality of life and economic health (GP Goal 2.4). Carefully plan and incorporate visual elements that enhance and promote a sense of community (GP Goal 2.5) and provide quality residential environments for all income levels (GP Goal HO-2).

**Principle # 6: Utilize existing infrastructure and public services**

Promote compact land use patterns in Community Regions to maximize existing public services, such as water, wastewater, parks, schools, solid waste, fire protection, law enforcement, and libraries, thus accommodating new growth in an efficient manner (GP Goal 5.1).

**Principle # 7: Improve connectivity of the regional roadway network**

Expand the regional roadway network by connecting Marble Valley Parkway between the Bass Lake Road and Cambridge Road interchanges, thus improving parallel capacity to Highway 50 and providing a coordinated roadway system (GP Goal TC-1).

**Principle # 8: Encourage future transit opportunities**

Locate higher density residential development in proximity to new public roadways to improve the feasibility of future transit services, thus reducing traffic congestion and offering alternative transportation choices to a range of users (GP Goal TC-2).

**Principle # 9: Create a new non-motorized transportation system**

Create a new non-motorized transportation system (GP Goal TC-4) linking residential development to retail services and employment centers. Incorporate Class I bike paths, “complete streets” with Class II bike lanes, and sidewalks in new development to promote alternative transportation modes and reduce vehicle miles traveled.



**Principle # 10: Create opportunities to expand the regional trail system**

Design a trail network for pedestrian and cyclist enjoyment in a manner that coordinates trail connectivity with adjoining undeveloped properties, with a possible linkage to the El Dorado Trail.

**Principle # 11: Create new recreational opportunities**

Provide recreational facilities for the health and welfare of residents and visitors (GP Goal 9.1), including a passive regional park for public enjoyment, thus promoting opportunities to capitalize on recreational uses through tourism and recreational-based businesses and industries (GP Goal 9.3).

**Principle # 12: Minimize impacts to oak woodlands**

Conserve vegetative resources (GP Goal 7.4) and minimize impacts to oak woodlands by preserving the area south of Deer Creek as open space and directing new development to areas with minimal or little oak canopy.

**Principle # 13: Preserve natural habitats and set aside wildlife corridors**

Enhance the natural environment by preserving and protecting habitat within open space areas, including corridors for wildlife movement. Incorporate the project site’s natural features as an amenity for the community to enjoy, and provide opportunities for recreational activities.

**Principle # 14: Protect important cultural resources**

Protect the County’s important cultural resources (GP Goal 7.5), including significant archaeological and Native American resources and unique historical features of the Cowell family’s former quarrying operations.

**Principle # 15: Foster sustainable communities**

Foster sustainable communities (GP Goal 2.1) by utilizing sustainable design practices to reduce greenhouse gas emissions, and increase the efficiency of energy and water use in new development (GP Goal HO-5).

**Principle # 16: Promote the El Dorado County agri-tourism industry**

Promote El Dorado County’s Wine Industry by establishing a unique and special project theme focusing on public and private vineyard landscapes, including agricultural production (GP Goal 8.2) and creating an “agriburbia” destination.

## 1.4 Related Planning Documents

Several documents work in tandem with the Specific Plan to provide policy guidance for implementation of the Plan Area. The following list provides a summary of the significant policy documents.

### 1.4.1 El Dorado County General Plan

The El Dorado County Board of Supervisors adopted the General Plan in 2004 as a framework to guide decisions for land use and physical development within the County. The Specific Plan acts as a transition between the overarching goals and vision of the General Plan, and the more refined implementation standards for a specific development proposal.

### **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 administrative ordinances of the County of El Dorado. The County Code also establishes the standards for the enforcement of the various code articles. This Specific Plan customizes the standards and regulations of the County Code and other adopted manuals to achieve a distinctive community vision. In any instance where the Specific Plan provisions conflict with the requirements of the County Code or adopted manuals, the Specific Plan provisions take precedence. Where the Specific Plan does not address a particular provision, the requirements of the County Code or adopted manuals remain in force.

### **1.4.3 Environmental Impact Report (EIR) and Mitigation Monitoring and Reporting Program (MMRP)**

As required by CEQA, the County prepared an Environmental Impact Report (EIR) (State Clearinghouse # 2013022043) for the Specific Plan and the El Dorado County Board of Supervisors certified the EIR on \_\_\_\_\_ [*insert date if approved by the Board*] (Resolution No. \_\_\_\_\_ [*insert number if approved by the Board*]). 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. A Mitigation Monitoring and Reporting Program (MMRP) summarizes those recommendations and if the Board approves this Specific Plan and the EIR, the El Dorado County Board of Supervisors will approve the MMRP concurrently with the EIR.

### **1.4.4 Development Agreement**

The project proponent, Marble Valley Company, LLC, (Project Proponent) has applied for and may enter into a Development Agreement (DA 14-0002) with El Dorado County in accordance with applicable state and local codes and ordinances. For the Project Proponent, 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.

### **1.4.5 Development and Site Design Standards**

Appendices A and B contain Development and Site 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. After the approval of the Specific Plan, the Project Proponent may submit additional Design Standards pertaining to portions of the Plan Area or the entire Plan Area to the County for approval.

#### **1.4.6 Potable Water, Recycled Water, Wastewater, and Storm Drain Master Plans**

Implementation of the Specific Plan relies upon the construction of backbone infrastructure including potable water, recycled water, wastewater, and storm water improvements. Master infrastructure plans included with this Specific Plan provide conceptual system layouts for the Plan Area’s potable water, recycled water, wastewater, and storm water infrastructure. The master plans include existing and proposed alignments, storage tank and booster pump locations, and any off-site requirements. Additionally, the master plans include the analysis of the 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 storm water master plan illustrates the locations of detention and water quality basins, and anticipated outfall locations. The Project Proponent shall submit final master utility plans at the tentative subdivision map or improvement plan stages. See Section 8 (Utilities) for additional information.

#### **1.4.7 Open Space Management Plan**

After adoption of the Specific Plan and prior to the submittal of the first small lot tentative subdivision map, the Project Proponent will prepare 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 Hills Fire Department or County Fire) 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, & Restrictions and Architectural Design Guidelines**

Private land use and development restrictions beyond the scope of the Specific Plan, and the County’s Code and Design Review procedures will be imposed on all land uses within the Plan Area in the form of recorded Covenants, Conditions, & Restrictions (CC&Rs). As an extension of the CC&Rs, Architectural Design Guidelines will provide owners, designers, and builders with a set of parameters to ensure aesthetic harmony within the Plan Area and among adjoining uses. The design guidelines will encourage creatively conceived designs, environmental sensitivity, and architectural integrity. The Master Owners’ Association will enforce the CC&Rs, and an Architectural Control Committee established under the authority of the Master Owners’ Association will approve or disapprove building and landscape plans consistent with the Architectural Design Guidelines.

#### **1.4.10 Public Facilities Financing Plan**

A Public Facilities Financing Plan (PFFP) serves several purposes. First, it identifies the on-site and off-site 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 County Board of Supervisors approved the PFFP on \_\_\_\_\_ [*insert date if approved by the Board*] (Resolution No. \_\_\_\_\_ [*insert number if approved by the Board*]).

#### **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.

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## 1.5 Specific Plan Authority and Requirements

The provisions of Title 7, Article 8, Sections 65450 through 65457 of the California Government Code, Planning and Land Use Law, grant authority to the County for the preparation of this Specific Plan. Section 130.56 of the County Code specifies that the Board of Supervisors shall have review authority of original jurisdiction for specific plan applications, after review and recommendation by the Planning Commission, in compliance with Chapter 130.56. 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 by ordinance.

The Board of Supervisors may adopt a proposed specific plan only if it finds that the plan:

- A. Is consistent with and implements the General Plan;
- B. Is consistent with any applicable airport land use plan, in compliance with 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 in compliance with the provisions of California Code of Regulations Section 15093 (CEQA Guidelines).

An applicant shall submit a proposed specific plan for review that includes the following detailed information in formats of text, diagrams, and maps, on an application form provided by the County:

- A. A statement of the relationship of the specific plan to the General Plan;
- B. A site plan showing the distribution, location, and extent of land uses proposed within the area covered by the specific plan;
- C. Identification of the proposed distribution, location, extent, and intensity of public and private infrastructure and facilities for transportation, sewage, water drainage, solid waste disposal, energy, education, fire protection, or other essential modes proposed to be located in the specific plan area to support the land uses described within;
- D. Standards and criteria by which development will proceed within the specific plan area and standards for the conservation, development, and utilization of natural resources, where applicable; and
- E. Implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the provisions of Subsections A through D, above.

As required by state law and if approved by the Board of Supervisors, the Specific Plan helps the County implement its 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 are further supported in the Sections that follow. However, land use decisions by the Board of Supervisors must satisfy certain General Plan policies to ensure that the County achieves its goals. The General Plan Consistency Matrix (Matrix), presented to the Board of Supervisors concurrently with the Environmental Impact Report, identifies the General Plan policies pertaining to the Specific Plan, and

provides detailed information to demonstrate how the land use plan and Specific Plan objectives align with the County’s planning principles.

After adoption of a specific plan, a city or county shall not approve any local public works project, development plan permit, tentative subdivision map, or parcel map, or adopt or amend an ordinance within the specific plan area, unless it is consistent with the adopted specific plan. The County may amend an adopted specific plan under the same procedure as the initially adopted specific plan pursuant to the County Code.

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.

## **1.6 Specific Plan Organization**

The Specific Plan consists of the following ten 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 Plan Area.

### **Section 2: Setting**

This Section discusses the regional and local settings, site description, opportunities and constraints, and planning considerations.

### **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 bicyclists, along with opportunities for public transit.

### **Section 5: The Gateway Mile and Central District**

This Section describes a distinctive boulevard corridor known as the Gateway Mile, the Central District, and vineyard amenities that will give The Village of Marble Valley a strong sense of community.

### **Section 6: Conservation, Open Space, and Resource Management**

This Section describes the strategies to protect, conserve, and maintain natural resources and open space to enhance quality of life.

### **Section 7: Public Services**

This Section identifies the types of public facilities and services needed to meet residents' needs, such as fire protection, sheriff protection, schools, parks, and solid waste collection.

### **Section 8: Utilities**

This Section describes the infrastructure, such as water, wastewater, and dry utilities, needed to serve the Plan Area.

### **Section 9: Sustainability**

This Section describes the design practices to reduce greenhouse gas emissions and climate change impacts.

### **Section 10: 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.

### **Section 11: References**

This Section includes reference citations.

### **Appendix A: Zoning and Development Standards**

This Appendix contains the zoning, permitted uses, and development and parking standards for the zoning designations within the Specific Plan.

### **Appendix B: Site Design Standards**

This Appendix contains design and development standards to provide for the orderly development of the Plan Area, ensuring a harmonious and consistent community among land uses and land features.

### **Appendix C: Summary of Specific Plan Policies**

This Appendix repeats and consolidates the various Specific Plan Policies contained at the end of Sections 3 (Land Use) through 10 (Implementation and Administration) as a quick reference guide to aid in the assessment of future development applications.



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# 2

## Setting

*This Section discusses the regional and local settings, site description, opportunities and constraints, and planning considerations.*

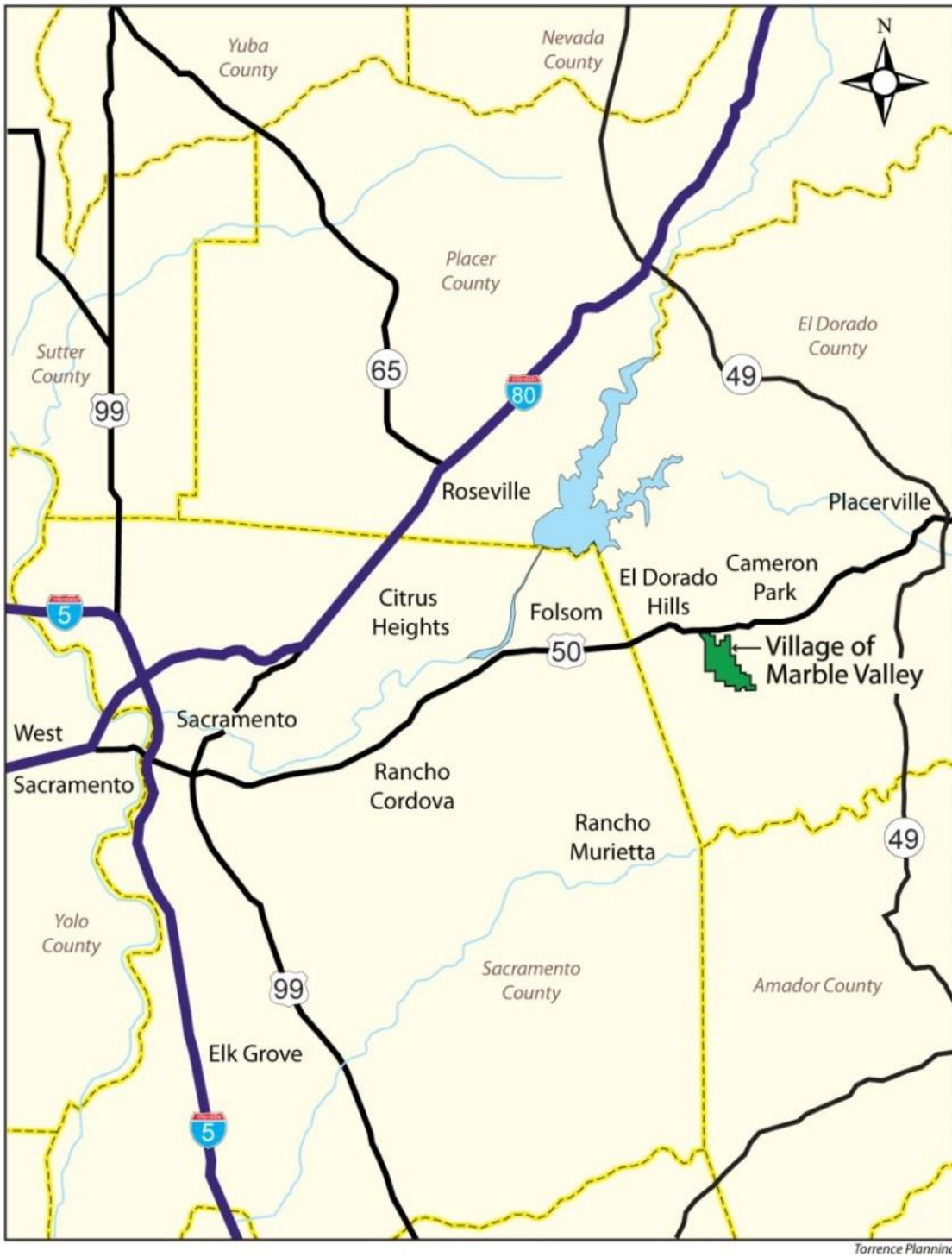
### 2.1 Regional Setting

El Dorado Hills is located in the western portion of unincorporated El Dorado County, approximately 30 miles northeast of Sacramento, 2 miles east of the Sacramento-El Dorado county line, and 18 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 of downtown Sacramento, the central valley, Mount Diablo, Folsom Lake, the Sutter Buttes, and the Sierra Nevada mountains. (Refer to **Figure 2.1: Regional Location Map.**)

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 between Cameron Park and Sacramento.

Three major employment centers are within a twenty-mile segment of the U.S. Highway 50 corridor. The employment centers offer diverse occupations including high technology, communications, medical, financial, government, education, and construction. 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.

**Figure 2.1:**  
**Regional Location Map**



The balance of Section 2 includes the following discussions:

- 2.2 The Modern History of El Dorado Hills
- 2.3 Project Location
- 2.4 Project Setting
- 2.5 Site Description
- 2.6 Development Constraints and Opportunities
- 2.7 Planning Considerations

## 2.2 The Modern History of El Dorado Hills

The modern history of El Dorado Hills dates back to the late 1950s. Prompted by the expansion of Aerojet General and McDonnell-Douglas, an industrial boom in eastern Sacramento County surged demand for residential housing in El Dorado Hills. Shortly after, architect Victor Gruen envisioned a series of residential “villages” north of U.S. Highway 50 emphasizing buffers of open space and opportunity for recreation. Gruen’s vision led to the preparation of a community-wide master plan and proposed amenities such as a business park, two 18-hole golf courses, community parks, schools, and two small community shopping centers. With the master plan in place, developer Allan Lindsey began building El Dorado Hills’ first, large-scale community in the 1960s.

During the thirty years that followed, residential growth occurred at a moderate pace as families relocated to El Dorado Hills from northern and southern California. The first villages of El Dorado Hills were Park, Ridgeview, Saint Andrews, Crown, Governors, Stonegate, Francisco, Marina Woods, Lake Forest, Windsor Point, Waterford, and the Summit. The villages of Fairchild, Sterlingshire, Highland Hills, Highland View, Bridlewood, and Woodridge soon followed. In the late 1980s, the County approved the El Dorado Hills Specific Plan and by 1990, approximately 6,400 people had located to El Dorado Hills according to U.S. Census figures.

By 1995, home construction was underway in the 3,500-acre Serrano development, one of the largest master-planned, golf communities in northern California. The 18-hole, private championship golf course designed by Robert Trent Jones, Jr. and clubhouse facilities became an attraction for golf enthusiasts and Bay Area families. The County’s approval of other master-planned communities in the mid- to late-1990s, including Promontory, Bass Lake Hills, Carson Creek, and Valley View, furthered the attraction of El Dorado Hills as a suburban destination.

By 2000, population growth reached just over 18,000. The early 2000s also brought an expansion of business to the western edge of El Dorado County, as companies from the Silicon Valley relocated to the El Dorado Hills Business Park south of U.S. Highway 50. Major tenants such as Mercedes-Benz and Regal Cinemas began locating in the El Dorado Hills Town Center, and additional merchants south of U.S. Highway 50 soon followed. Nationally recognized retailers such as Target, Holiday Inn Express, Longs Drugs, and CVS Pharmacy began occupying space, and local merchants like Nugget and Pottery World have since joined the tenant mix.

The combination of predominately-residential growth north of U.S. Highway 50 and commercial growth south of U.S. Highway 50 spurred population to 42,000 in 2010. In the years to come, the undeveloped portions of the approved Carson Creek and Valley View Specific Plans will produce a variety of residential development south of U.S. Highway 50 in proximity of the Business Park.

Since the inception of the Gruen plan in the 1960s, El Dorado Hills has become a destination for households in search of suburban villages with quiet neighborhood streets and high-quality public education. Residents of El Dorado Hills enjoy convenient access to employment centers along the U.S. Highway 50 corridor, nearby shopping and entertainment in El Dorado Hills and Folsom, and recreational opportunities at Folsom Lake, the upper American River, and the Sierra Nevada mountains.

## 2.3 Project Location

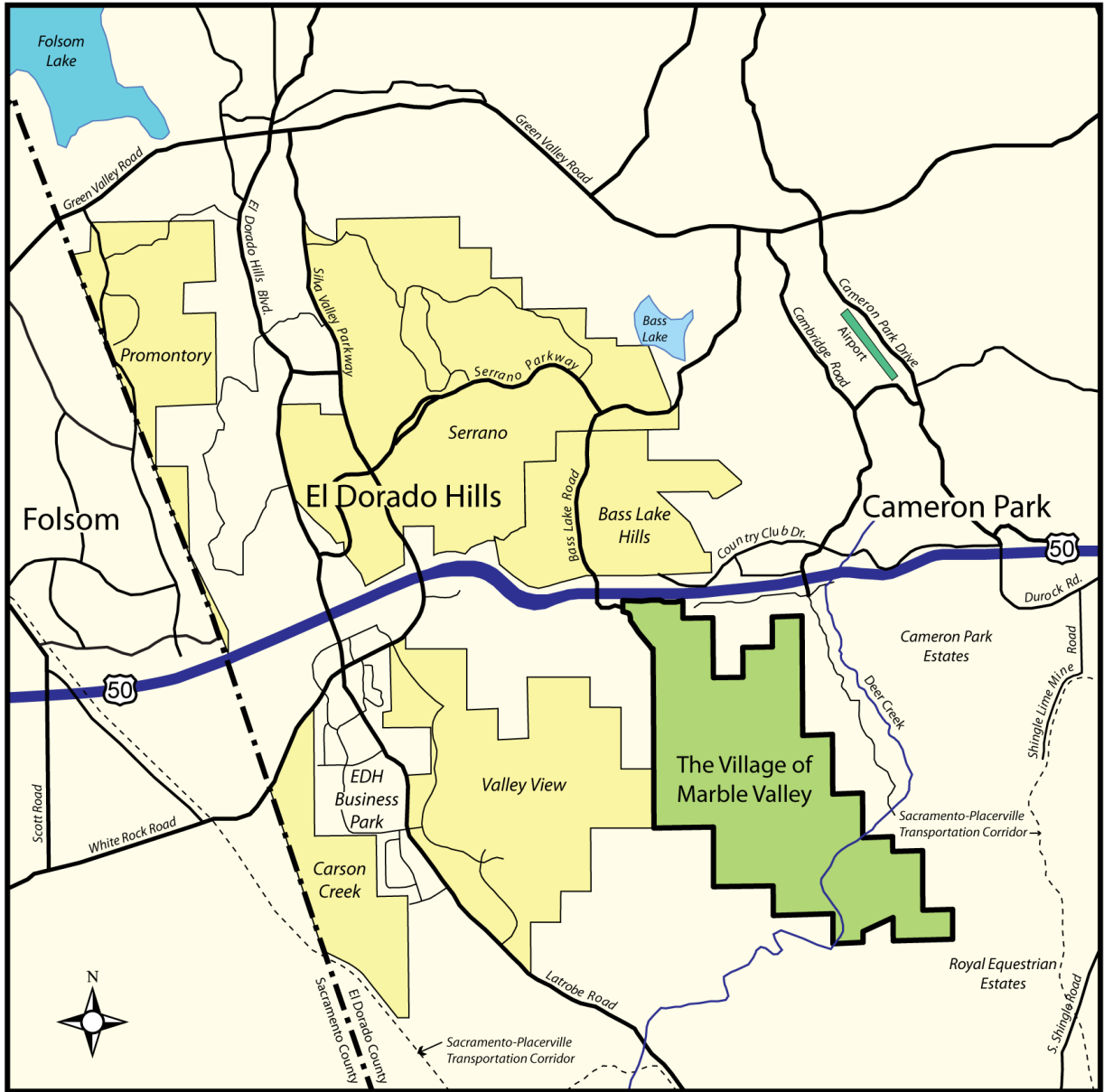
The Plan Area consists of 2,341 acres south of U.S. Highway 50, between the Bass Lake Road and Cambridge Road interchanges, on the eastern edge of the unincorporated community of El Dorado Hills. (Refer to **Figure 2.2: Project Location**)

The Plan Area is currently adjacent to the El Dorado Hills Community Region, an urban limit line established by the County’s General Plan land use maps demarcating where urban and suburban land uses will develop (General Plan Objective 2.1.1). However, the Board may modify boundaries of existing Community Regions through the General Plan amendment process (General Plan Policy 2.1.1.6) and if the Board of Supervisors approves this Specific Plan, the Plan Area will become part of the El Dorado Hills Community Region. The El Dorado Hills Community Region is an area designated for self-sustaining, suburban-type development given the availability of infrastructure, public services, and transportation corridors. The adoption of this Specific Plan modifies the El Dorado Hills Community Region boundary to include the Plan Area, and assists the County in responding to and accepting the demands of population growth and economic expansion envisioned by the General Plan.

## 2.4 Project Setting

The Plan Area encompasses a valley that gracefully slopes to the south, with oak-covered hills extending to the east and west. The Plan Area is approximately two miles wide and four miles long, and offers excellent views of the Sierra Nevada Mountains to the east, and the Sacramento Valley and the Coast Range to the west. With approximately one-half mile of U.S. Highway 50 frontage, the Plan Area has excellent highway access, including two existing interchanges at Bass Lake Road and Cambridge Road. (Refer to **Figure 2.3: Project Setting**.)

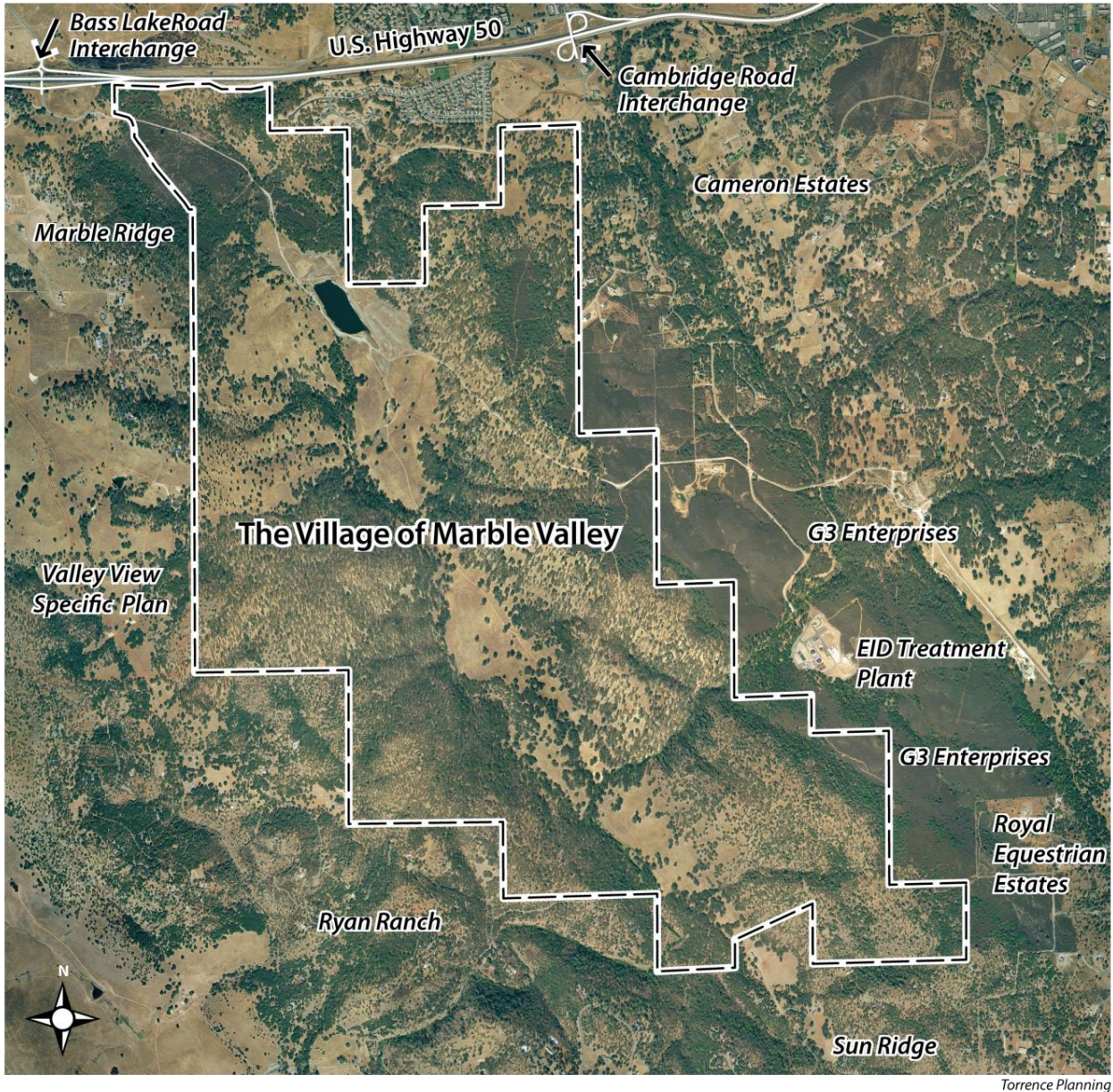
**Figure 2.2:**  
**Project Location**



Torrence Planning



**Figure 2.3:**  
**Project Setting**





## 2.5 Site Description

### 2.5.1 History

A flurry of gold mining activity took place in and around the project site during the Gold rush era, and Deer Creek was subject to hydraulic gold mining in the late nineteenth century. Mine tailings from this period still cover portions of the Plan Area.

Limestone quarrying and processing began in Marble Valley in the 1860s. In 1877, the Henry Cowell Limestone and Cement Company purchased the property, and expanded the quarrying and processing operation. A number of quarrying structures and cabins from that period are still present and visible on the property.

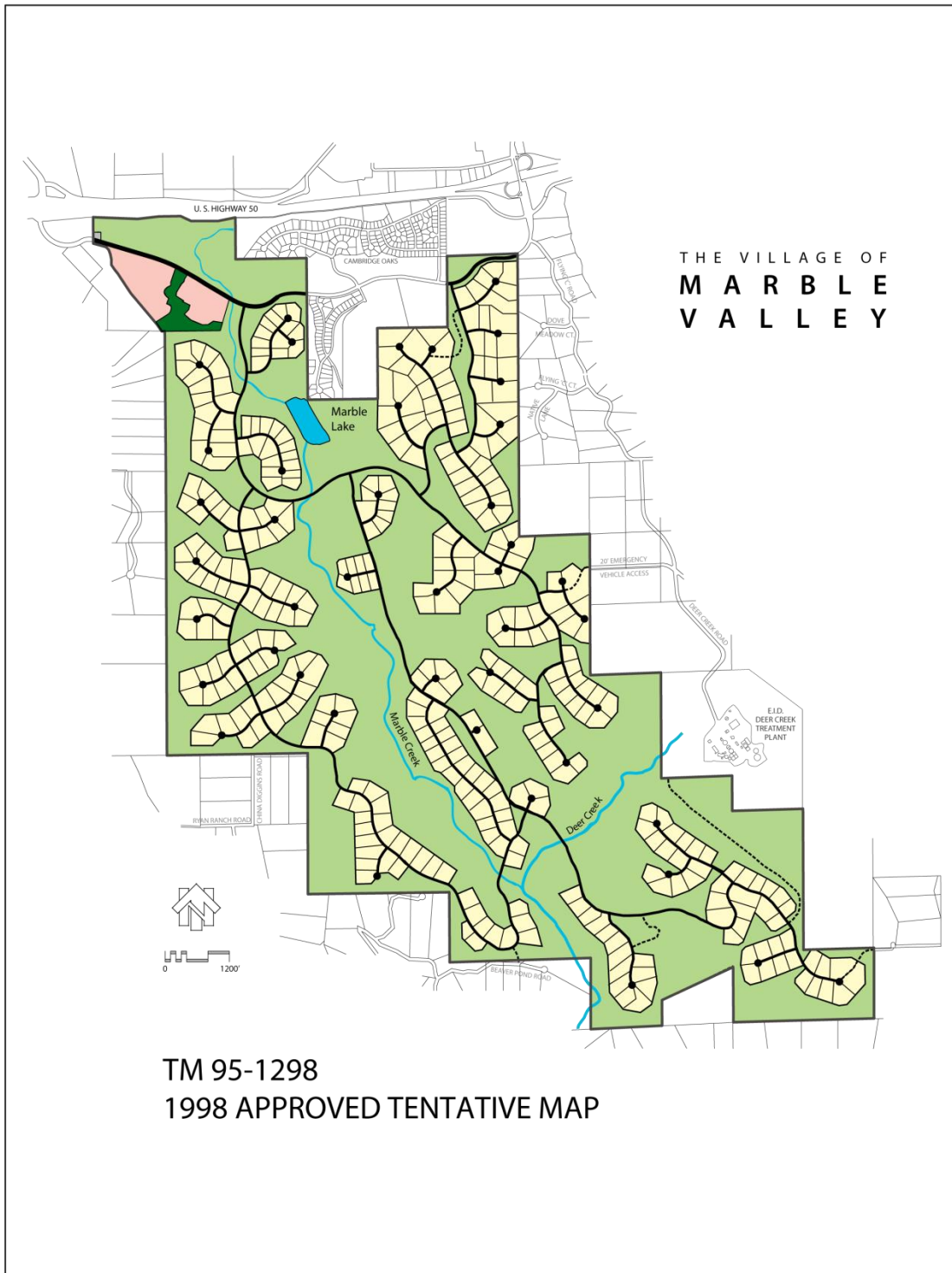
After the death of S.H. Cowell in 1955, ownership of the property transferred to the S.H. Cowell Foundation. In 1998, the Foundation received the County’s approval of a master plan (PD 96-04), tentative subdivision map (TM 95-1298 and TM 95-1299), rezone (Z 95-02), environmental impact report, and development agreement for 398 residential lots, a public park, an elementary school site, a location for the Marble Valley Center for the Arts, and 1,197 acres of natural open space. (Refer to **Figure 2.4: 1998 Approved Tentative Subdivision Map.**)

In 2001, the S.H. Cowell Foundation sold the property to Marble Valley Company, LLC. In 2008, Marble Valley Company, LLC received a Finding of Consistency approval from El Dorado County for a minor modification of the originally approved tentative subdivision map. (Refer to **Figure 2.5: 2008 Approved Consistency Finding.**) In 2018, the Tentative Subdivision Map and Development Agreement expired, leaving the master plan as the only remaining entitlement.



Remnants of the former limestone operations, Marble Valley  
[Continues on page 2-10]

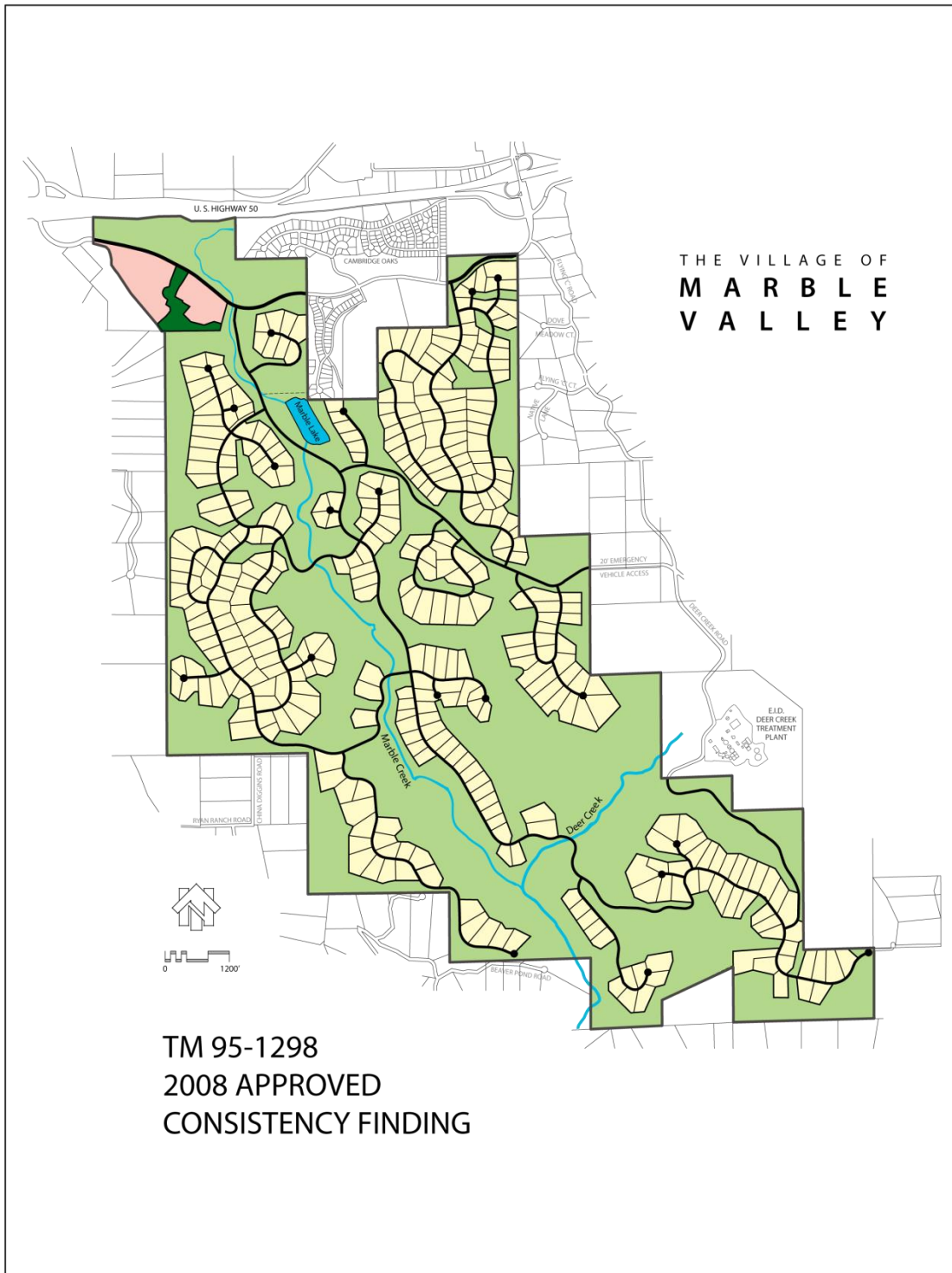
**Figure 2.4:**  
**1998 Approved Tentative Subdivision Map**



Torrence Planning



**Figure 2.5:  
2008 Approved Consistency Finding**



Torrence Planning

If the Board of Supervisors approves this Specific Plan and upon the expiration of the statutory requirements of California state law, the entitlements associated with the Board’s approval of TM 95-1298 and TM 95-1299, including the related Development Agreement dated February 10, 1998, are rescinded. If the Board of Supervisors approves this Specific Plan, this Specific Plan shall govern the development of the Plan Area.

### 2.5.2 Ownership

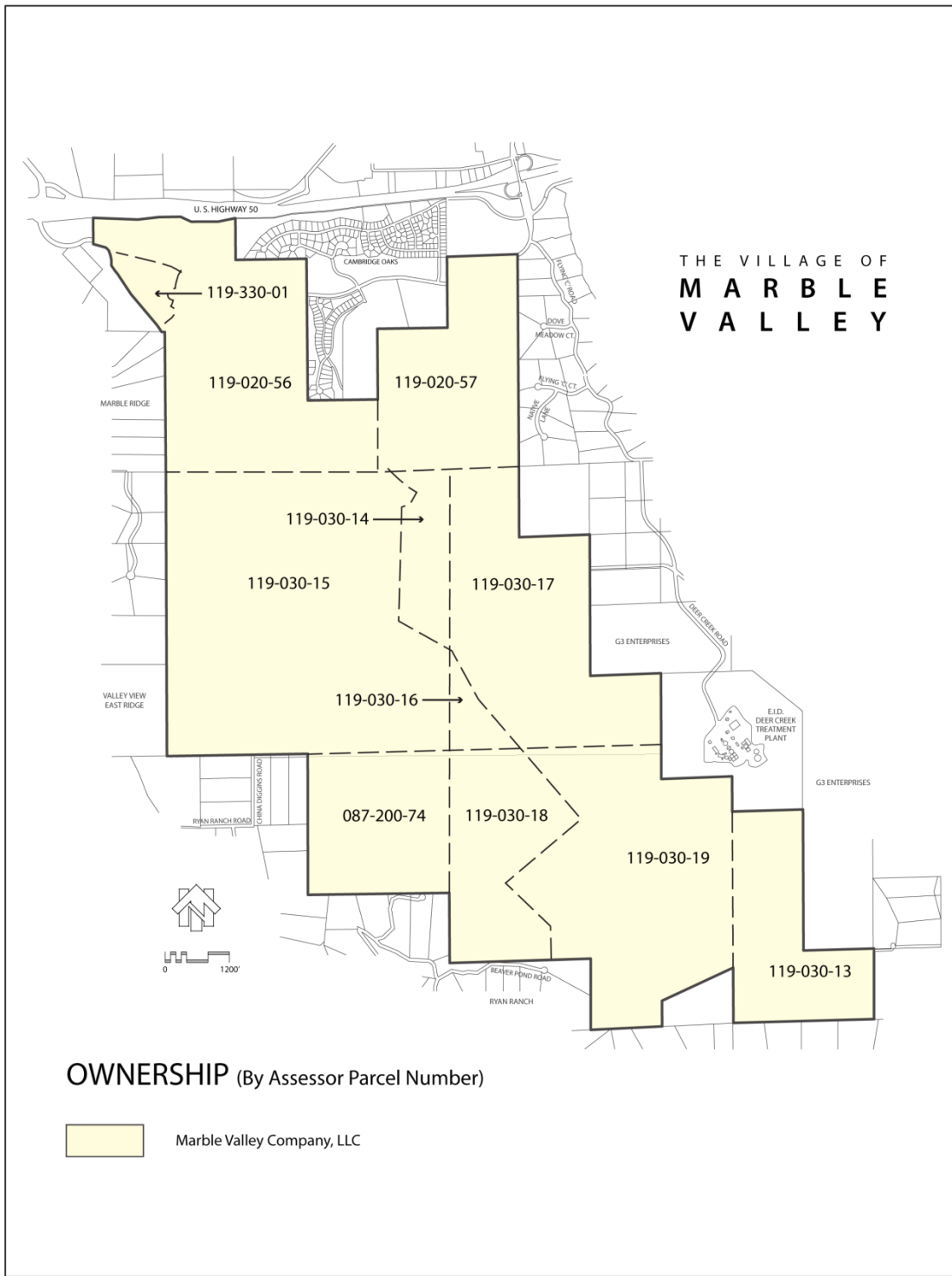
The Plan Area consists of eleven tax lots totaling approximately 2,341 acres, which are owned by Marble Valley Company, LLC. (Refer to **Table 2.1: Ownership** and **Figure 2.6: Ownership**.)

Table 2.1: Ownership			
APN	Existing Land Use	Existing Zoning	Existing Ownership
087-200-74	LDR	OS & RE-5 (PD)	Marble Valley Company LLC
119-020-56	LDR	OS & RE-5 (PD)	Marble Valley Company LLC
119-020-57	LDR	OS & RE-5 (PD)	Marble Valley Company LLC
119-030-13	LDR	OS & RE-5 (PD)	Marble Valley Company LLC
119-030-14	LDR	OS & RE-5 (PD)	Marble Valley Company LLC
119-030-15	LDR	OS & RE-5 (PD)	Marble Valley Company LLC
119-030-16	LDR	OS & RE-5 (PD)	Marble Valley Company LLC
119-030-17	LDR	OS & RE-5 (PD)	Marble Valley Company LLC
119-030-18	LDR	OS & RE-5 (PD)	Marble Valley Company LLC
119-030-19	LDR	OS & RE-5 (PD)	Marble Valley Company LLC
119-330-01	TR	RE-5	Marble Valley Company LLC

### 2.5.3 Existing Land Use and Zoning

Currently, the 2004 General Plan Land Use Map classifies the entire Plan Area as a Rural Region. Tax lot 119-330-01 is designated TR (Tourist Recreational) and the remaining ten tax lots are designated LDR (Low Density Residential). Refer to **Table 2.1 (Ownership)** for additional information on current land use designations for the various Plan Area tax lots. The existing zoning for the property is a combination of Open Space (OS) and Estate Residential-Five-Acre, Planned Development (RE-5 PD). Refer to **Table 2.1 (Ownership)** for information on current zoning for the various Plan Area tax lots.

**Figure 2.6:  
Ownership**



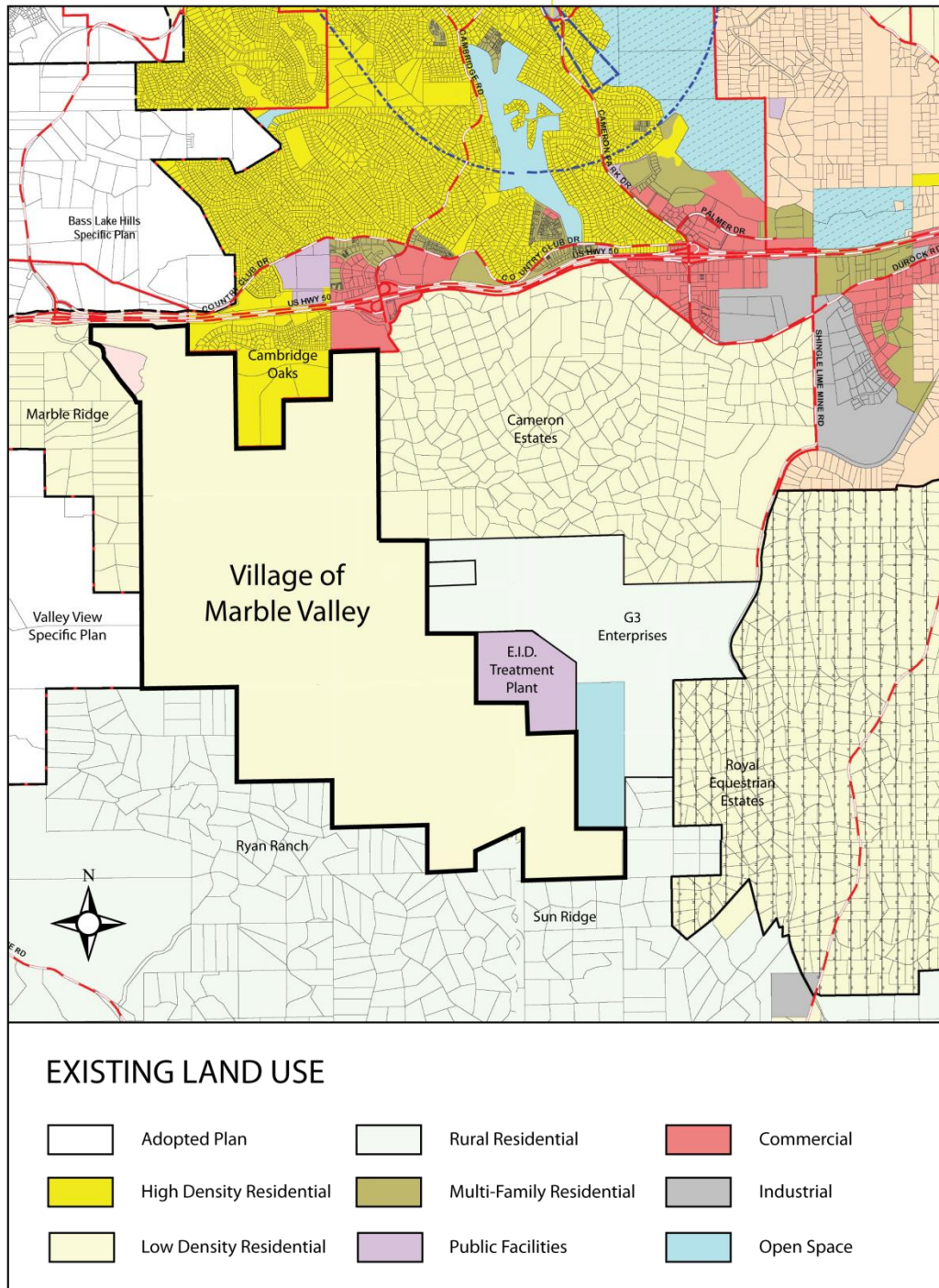
#### 2.5.4 Surrounding Land Uses

Existing low-density residential developments such as Marble Ridge, Marble Mountain, Ryan Ranch, Royal Equestrian Estates, and Cameron Estates surround the Plan Area to the west, south, and east. Additionally, a small portion of East Ridge, the undeveloped future phase of the Valley View Specific Plan, is contiguous to the western boundary of the Plan Area. The Deer Creek Wastewater Treatment Plant and undeveloped land owned by G3 Enterprises, Inc. abut portions of the eastern boundary. U.S. Highway 50 and the recently constructed Cambridge Oaks subdivision adjoin to the northern boundary of the property. (Refer to **Figure 2.7: Existing Land Use**.)



Cameron Estates entry sign

**Figure 2.7:  
Existing Land Use**



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## 2.5.5 Existing Services

### School Districts

The Plan Area is within the boundaries of Buckeye Union School District and El Dorado Union High School District. 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 El Dorado Union High School District serves students who enter high school from twelve feeder elementary districts including Buckeye Union School District. Refer to Section 7.3 (Public Schools) for additional information.



### Parks and Recreation, and Solid Waste and Cable Television Franchises

The Plan Area is located within the service boundary of the El Dorado Hills Community Services District. Refer to Section 7.4 (Parks and Recreation) for additional information.



### Sheriff Protection

The El Dorado County Sheriff serves the Plan Area primarily from its Placerville location and currently, there is a substation in the El Dorado Hills Town Center. Refer to Section 7.5 (Law Enforcement) for additional information.



### Fire Protection

The Plan Area is within the boundaries of the El Dorado Hills County Water District (El Dorado Hills Fire Department) and the El Dorado County Fire Protection District. A reorganization of both districts may be required to align service boundaries with the proposed internal layout of the Specific Plan, specifically future lines of assessment and ownership, village clusters, and internal circulation. The nearest fire station serving the Plan Area is El Dorado Hills Station 86 on Bass Lake Road located within one mile. Refer to Section 7.6 (Fire Protection) and Section 10.2 (Approvals and Entitlements) for additional information.



### Water, Recycled Water, and Wastewater

The Plan Area is located within the service boundary of the El Dorado Irrigation District. Refer to Section 8 (Utilities) for additional information.



## 2.5.6 Site Features

In order to comply with the objectives and policies of the Conservation and Open Space Element of the General Plan, the Project Proponent inventoried and analyzed significant site features to determine how they can best be conserved and protected while allowing development to occur. Consultants reviewed previous studies and completed new studies utilizing existing literature, field reconnaissance, and digital mapping technologies, including LiDAR (Light Detection and Ranging) and RGB hyperspectral imagery, to accurately determine the location and extent of geological formations, soil types, oak canopy, natural drainages and wetlands, topography patterns and slope percentages, and areas of cultural resources. Refer to Section 6 (Conservation, Open Space, and Resource Management) for more information about the site features. Significant site features include geology, soils, topography, hydrology, plant communities, wildlife, and cultural resources, as more fully discussed below.

### Geology

The Plan Area is within the western foothills region of the Sierra Nevada Geologic province of California. This portion of the Foothills was formed by ancient subduction and related volcanism, continental accretion, and uplift during the Jurassic and Cretaceous ages (Lloyd, 1984). Marble Valley is underlain by the Foothill Melange/Ophiolite Terrane, which is bounded about 2 kilometers west of the Plan Area by the Bear Mountains Fault. The melange-ophiolitic bedrock is the result of continental accretion along an ancient subduction zone, now represented by the fault. The melange-ophiolitic bedrock in the area typically consists of a chaotic mixture of metasedimentary and volcanic units with lesser amounts of gabbroic and ultramafic crystalline intrusive rocks, slates, cherts, and moderate to thin limestone lenses.



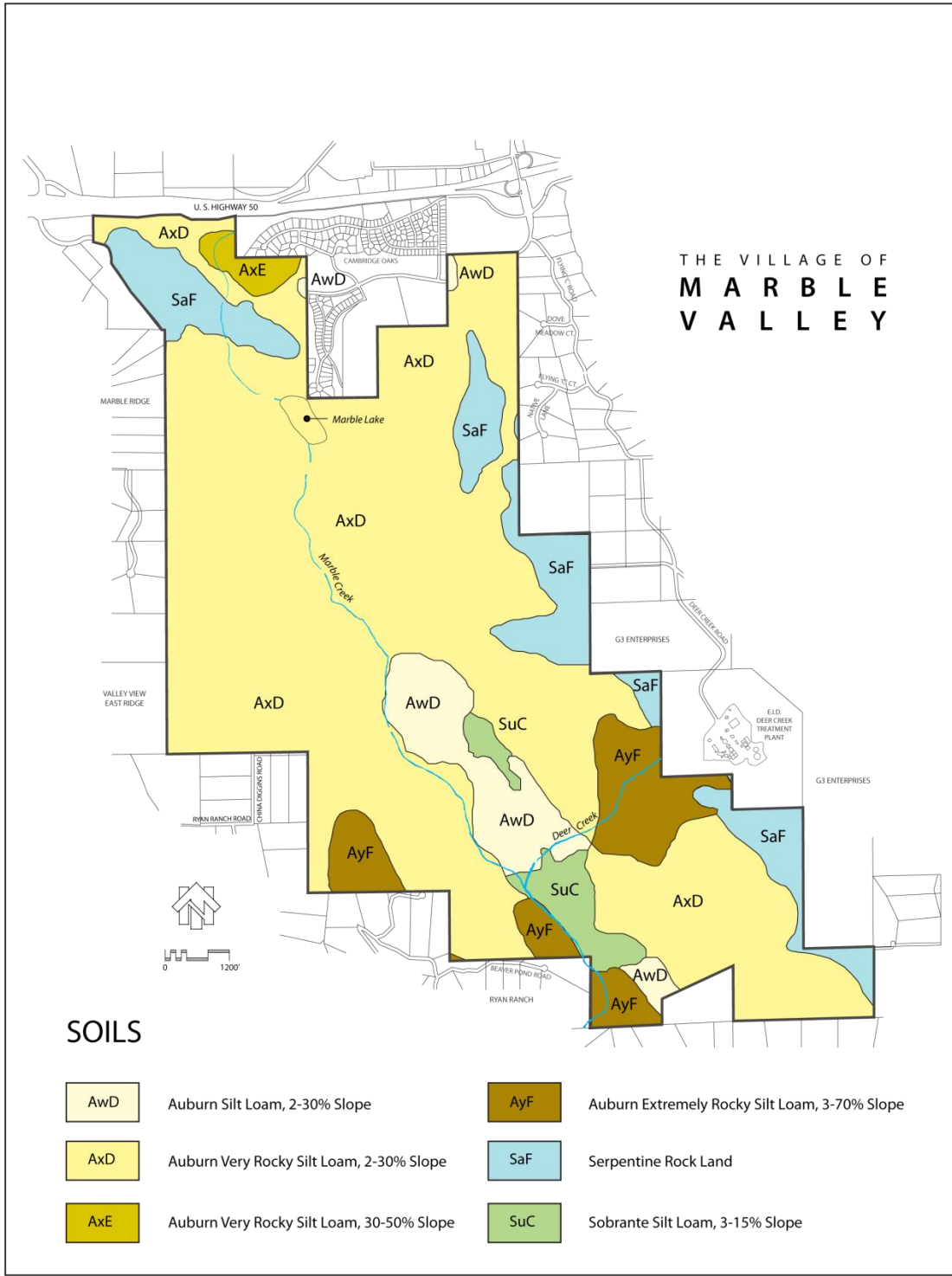
Deer Creek waterfall, Marble Valley

### Soils

The U.S. Department of Agriculture Soil Conservation Service Soil Survey of El Dorado Area, California (Rogers, 1974) indicates the near surface soils on the property to be Auburn silt loam (2 to 30 percent slope), Auburn very rocky silt loam (2 to 30 percent slope), Auburn very rocky silt loam (30 to 50 percent slope), Auburn extremely rocky silt loam (3 to 70 percent slope), Sobrante silt loam (3 to 15 percent slope) and Serpentine rock. (Refer to **Figure 2.8: Soils.**)

[Continues on page 2-17]

**Figure 2.8:**  
**Soils**





Youngdahl and Associates, Inc. (1994) identified approximately 530,000 to 600,000 cubic yards of talus and excavated rock talus on the east side of the North Quarry (Marble Lake) consisting of limestone and metavolcanic rock. At the time of the report, fill depth was estimated to be 10 to 50 feet.

A Preliminary Assessment for Total Petroleum Hydrocarbons Report by Youngdahl Consulting Group, Inc. (2012a) found that the reported hydrocarbon contaminated soil stockpiles, located on the north side of the North Quarry (Marble Lake), have degraded to the point where additional assessment is recommended “that would allow El Dorado County Environmental Management to grant unconditional closure of the piles so that the material would be available for all uses”.

DMG Open-File Report 2000-02 shows the Plan Area in an “Area Most Likely to Contain Asbestos” (California Geological Survey, 2000). Previous soil and rock from testing Wallace-Kuhl and Associates, Inc. (2000) discovered asbestos in one soil sample using the California Air Resources Board (CARB) Method 435. Soil and rock testing conducted by Youngdahl Consulting Group, Inc. (2012b) discovered traces (less than 0.25 percent) of asbestos in four of 48 soil samples using the California Air Resources Board (CARB) Method 435. The El Dorado County Air Quality Management District (AQMD) regulates Naturally Occurring Asbestos. AQMD Rule 223-2 requires management practices to reduce asbestos dust created from earth moving activities.

Youngdahl Consulting Group, Inc. (2012c, 2013, 2014) prepared a Preliminary Geotechnical Study and assessed the slope stability of the North Quarry (Marble Lake). These reports provide geotechnical information and design criteria for the development of the Plan Area.



Auburn extremely rocky silt loam, Marble Valley

### Topography

The most significant geomorphic feature of the site is the northwest-southeast trending Marble Creek Valley. Hilly terrain surrounds the valley with the highest point being located at the northeast corner of the site at an elevation of 1,370' MSL (mean sea level). The lowest point coincides with the location where Deer Creek exits the site at an elevation of 680' (MSL). (Refer to **Figure 2.9: Topography.**) Consistent with General Plan Policy 7.1.2.1, R.E.Y Engineers, Inc. prepared a slope study to identify non-development areas steeper than 30 percent slope. (Refer to **Figure 2.10: Slopes.**)



View of Marble Valley from Holy Trinity Church

**Figure 2.9:  
Topography**

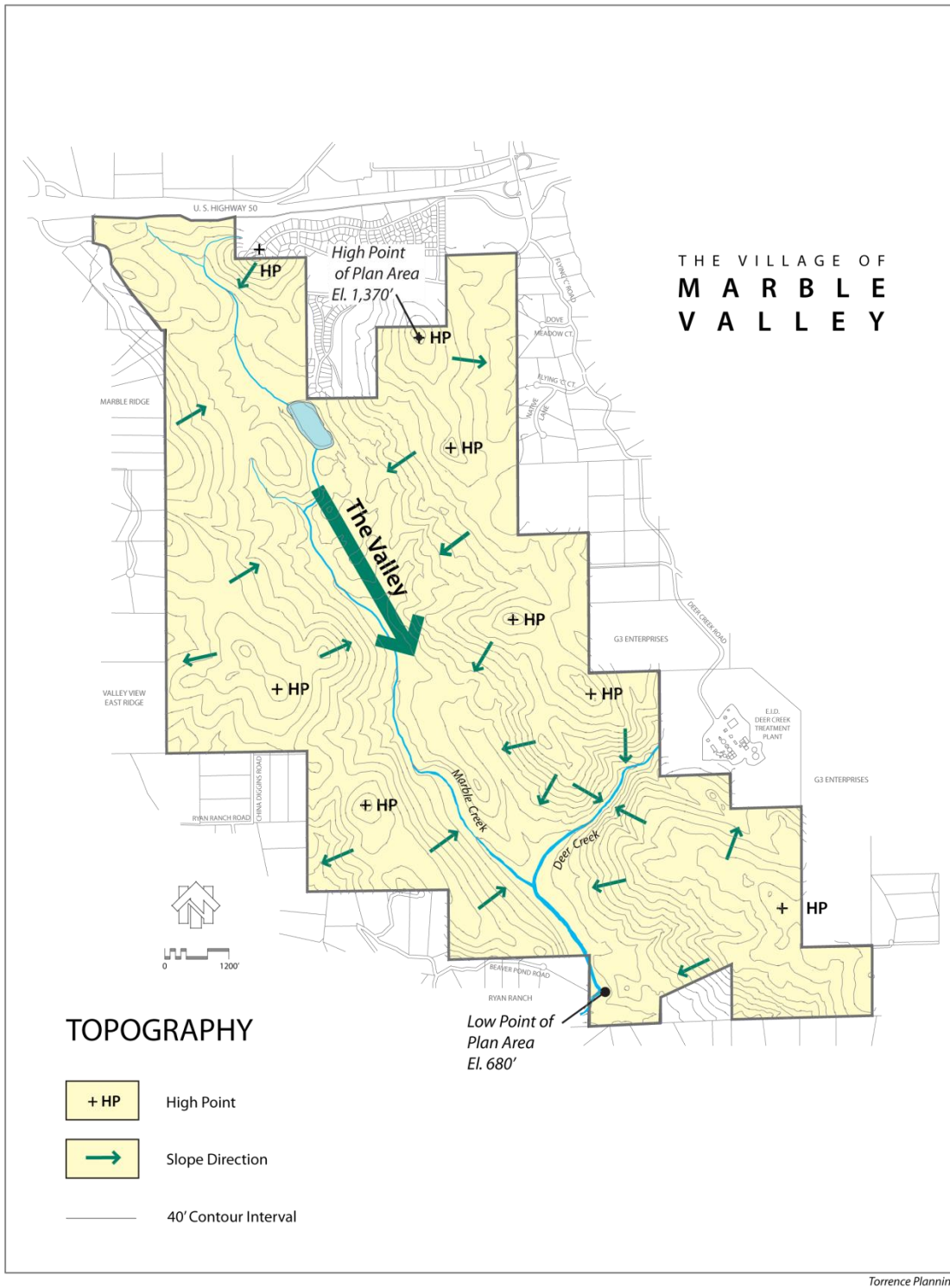
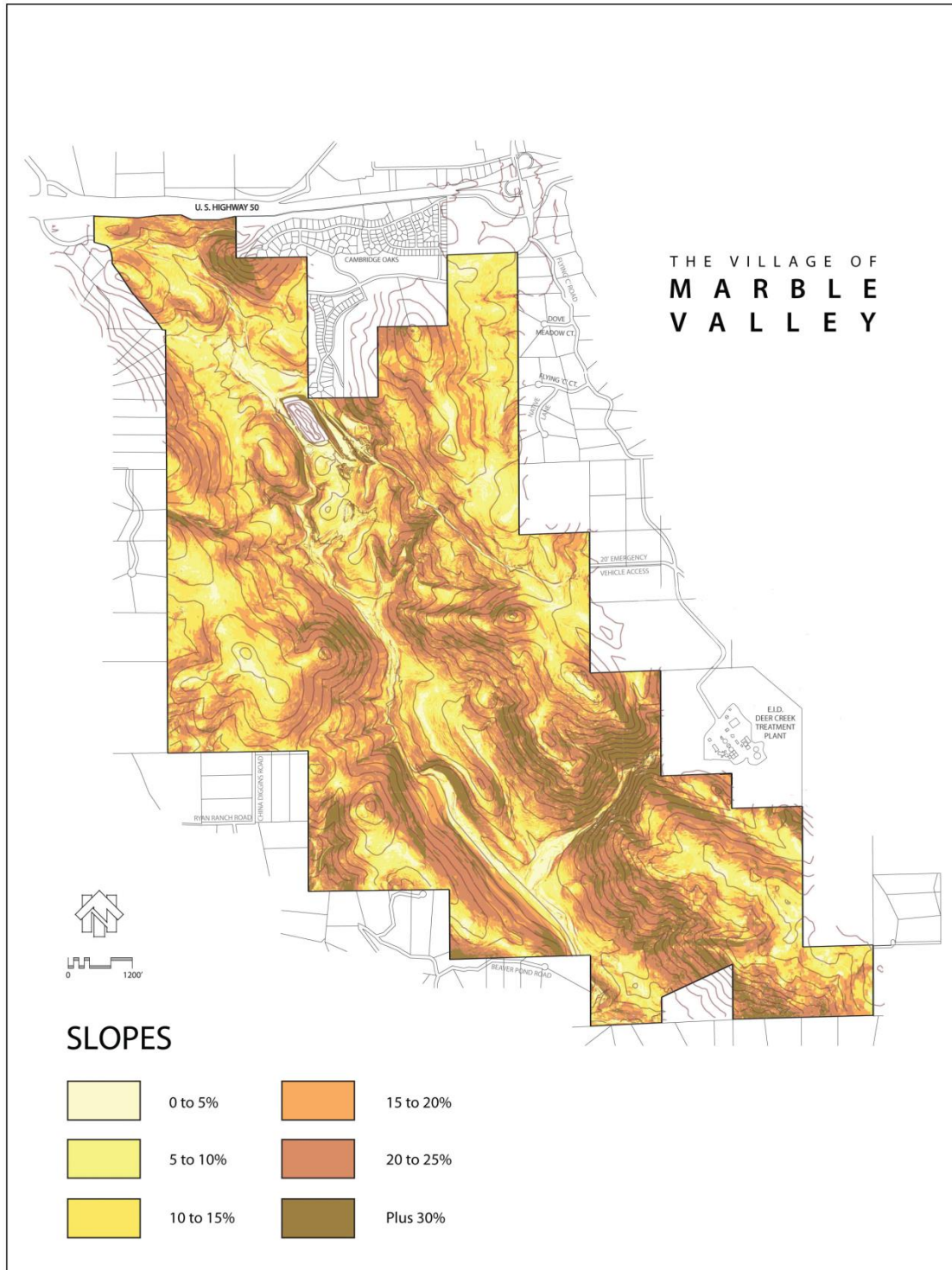


Figure 2.10:  
Slopes



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Hydrology



The most dominant aquatic feature of the Plan Area is the ten-acre Marble Valley Lake that was once the site of a limestone quarry. At approximately 200 feet deep, artesian springs and runoff from Marble Creek feed the lake year-round to maintain a relatively constant surface elevation. The surface elevation fluctuates less than 10 feet from season to season. Other major aquatic features of the site include Deer and Marble Creeks, and their associated wetlands and tributaries. Marble Creek, a seasonal creek, flows southeast from the northwest corner of the site where it joins Deer Creek, a perennial creek, near the southeast quadrant of the site.

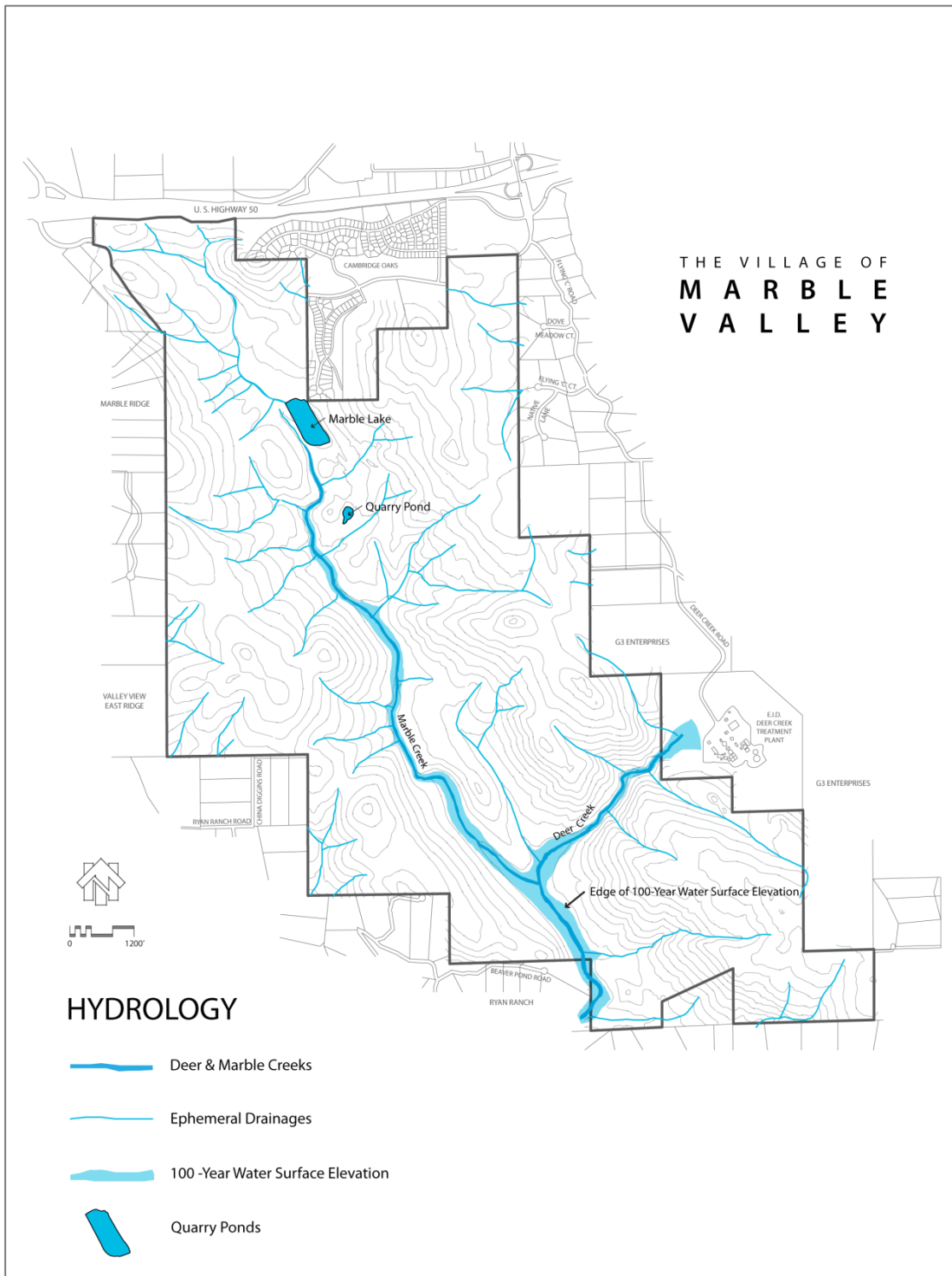


Marble Lake (looking north)

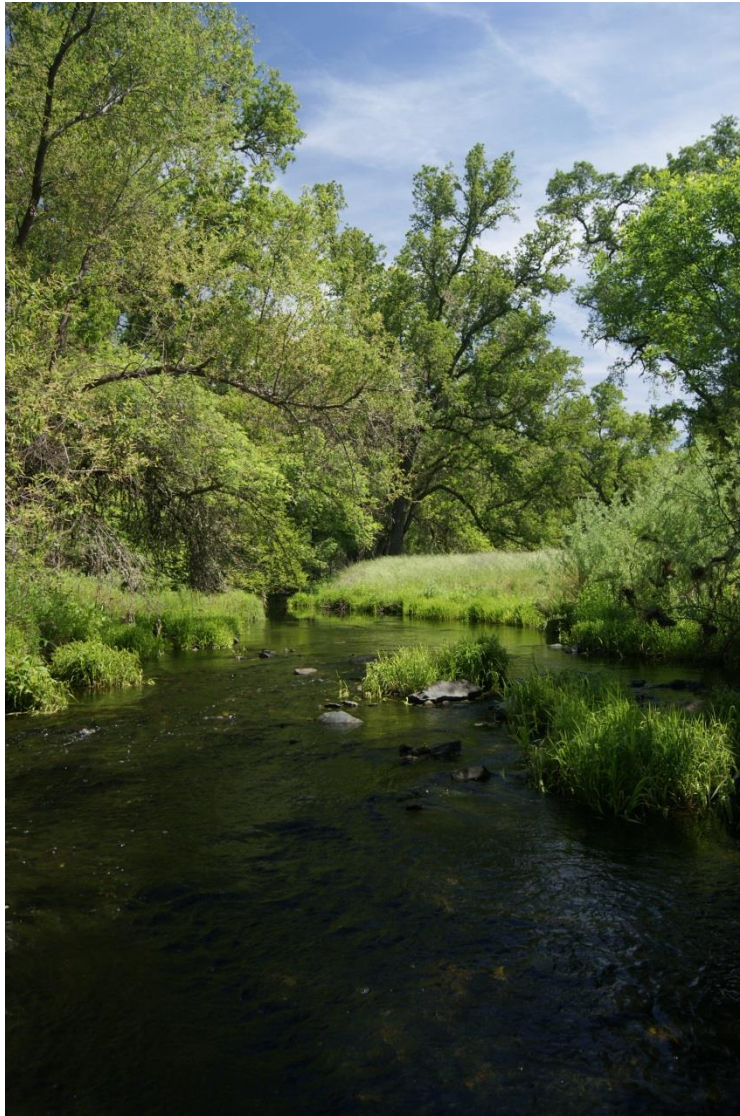
A study by ECORP Consulting, Inc. (2006, 2007) identified 40.263 acres of Waters of the United States within the Plan Area that meet the criteria for the U.S. Army Corps of Engineers (USACE) jurisdiction, including seasonal and perennial creeks, seasonal wetlands and swales, intermittent drainages, stock ponds, seeps, quarry ponds, and drainage ditches. In August 2012, USACE issued a Preliminary Jurisdictional Determination concurring with the amount and location of wetlands and other water bodies within the Plan Area. (Refer to **Figure 2.11: Hydrology.**)

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.

**Figure 2.11:  
Hydrology**



According to the El Dorado County Multi-Jurisdiction Hazard Mitigation Plan (El Dorado County, 2004), the El Dorado County portion of Deer Creek (from Cameron Park to the El Dorado/Sacramento County line) drains an area of 72 square miles and has the potential for flooding. Within the Plan Area, the 100-year water surface elevation (refer to **Figure 2.11: Hydrology**) is within open space parcels, agricultural tourism areas, or non-development areas of residential lots. Refer to Section 6 (Conservation, Open Space, and Resource Management) for more information.



Deer Creek, Marble Valley

### Plant Communities

Five biotic habitats have been identified in the Plan Area including oak woodlands, oak woodland/grassland savanna, serpentine chaparral, riparian corridors, and annual grasslands (Refer to **Figure 2.12: Plant Communities.**) The dominant oak woodlands canopy species include blue oak (*Quercus douglasii*), valley oak (*Quercus lobata*), interior live oak (*Quercus wislizenii*), and poison oak (*Toxicodendron diversilobum*). No rare or endangered plants exist in the Plan Area. The Specific Plan includes an oak species-focused Important Habitat Management Plan (IHMP) that addresses impacts to oak canopy pursuant to Option A of General Plan Policy 7.4.4.4. Using LiDAR technology and hyperspectral imagery, ECORP Consulting, Inc. (2014) identified 1,137 acres of oak woodland canopy (49 percent of the site area). 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, ECORP Consulting, Inc. (2018) identified 1,888 acres of oak woodland, 11,369 inches of individual oak trees and 6,628 inches 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 place at the time of development. Refer to Section 6.3.6 (Oak Woodlands) for additional information about oak woodlands preservation.



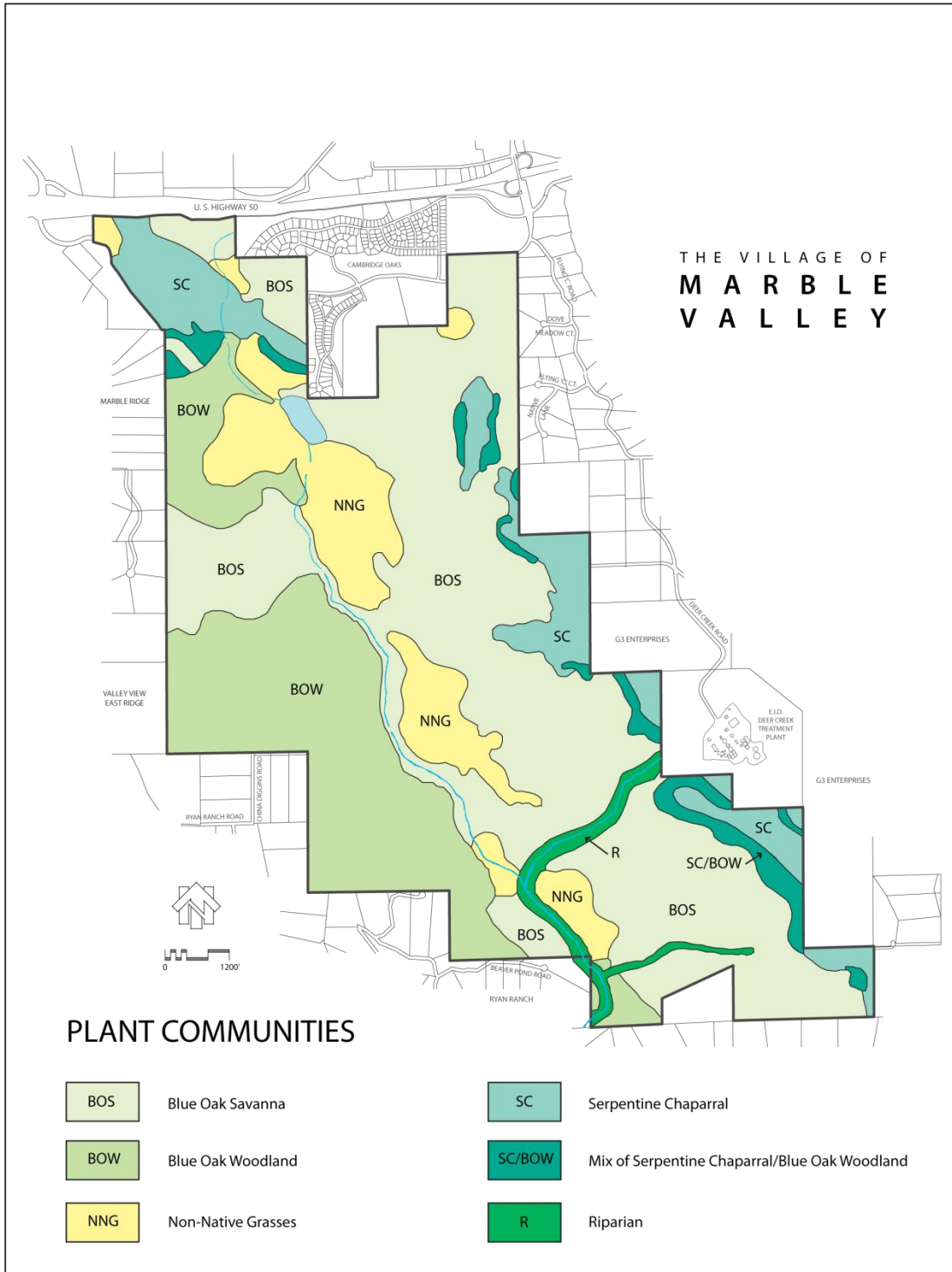
Oak woodland habitat at Marble Valley  
(within the valley)



Marble Valley oak woodland / savannah  
(looking west)



**Figure 2.12:  
Plant Communities**



## Wildlife

Consistent with General Plan policies, ECORP Consulting, Inc. surveyed a majority of the Plan Area in 2012 and 2013, including an updated foothill yellow-legged frog survey in 2019, to determine the absence or presence of special status species, and prepared the following biological studies:

### Bat Study Report

David T. Wyatt (2013), a consultant to ECORP, detected the presence of seven species of bats, with three of the seven considered sensitive species in California. The study concluded that the extensive open space network proposed in the Specific Plan would ensure that bat populations remain healthy and present in the Plan Area.

### California Tiger Salamander Habitat Assessment

ECORP biologists concluded that it is highly unlikely that California tiger salamanders occur in the Plan Area. The report noted that the Plan Area is approximately 14 miles from any known occurrence of California tiger salamander (ECORP Consulting, Inc. 2013a).

### Foothill Yellow-Legged Frog Survey and Habitat Assessment

ECORP biologists did not observe any yellow-legged frogs during field surveys. All ranid frogs observed in the Plan Area were American bullfrogs, a non-native species that has spread throughout most of California (ECORP Consulting, Inc. 2013b and 2019).

### California Red-Legged Frog Habitat Assessment

ECORP biologists concluded that there is a low likelihood that the California red-legged frog occurs within the Plan Area due to the site's distance from known populations and the positive identification of all ranid frogs observed during site assessments as non-native American bullfrogs. The report is assessment-level in nature, however, and a determinate level survey for the California Red-Legged Frog may be suggested by the U. S. Fish and Wildlife Service (ECORP Consulting, Inc. 2013c).

### Blainville's Horned Lizard and Western Spadefoot Toad Survey

ECORP biologists concluded that Horned lizards should be assumed present in all areas of suitable habitat within the Plan Area. Biologists did not observe Western spadefoot toads or tadpoles during site assessments and all locality records are from greater than 10 miles from the Plan Area. It is highly unlikely that Western spadefoot toads occur in the Plan Area (ECORP Consulting, Inc. 2013d).

### Western Pond Turtle

ECORP biologists observed Western pond turtles in the North Quarry pond, South Quarry pond, Marble Creek, and Deer Creek. Deer Creek appears to be a significant corridor for pond turtles in the area, and turtles (particularly smaller size classes) may use Marble Creek to disperse to other ponded areas on the property. Uplands surrounding all streams and ponds provide suitable habitat for egg-laying, and aestivation or hibernation (ECORP Consulting, Inc. 2013e).

#### Valley Elderberry Longhorn Beetle (VELB) Survey

ECORP biologists identified forty-six (46) Elderberry shrubs on the site. The survey found no evidence of VELB presence (i.e. exit holes) on any of the identified shrubs (ECORP Consulting, Inc. 2013f).

#### Federally-listed Branchiopods – Dry Season

Following “dry season survey” protocols outlined in the Interim Survey Guidelines for Recovery Permits under Section 10(a) (1) (A) of the Endangered Species Act for Listed Vernal Pool Branchiopods (U.S. Fish and Wildlife Service, 1996), ECORP biologists surveyed potential vernal pool branchiopod habitat ponds and identified no listed vernal pool branchiopods during the 2012 dry season (ECORP Consulting, Inc. 2013g).

#### Federally-listed Branchiopods – Wet Season

Following “wet season survey” protocols outlined in the Interim Survey Guidelines for Recovery Permits under Section 10(a) (1) (A) of the Endangered Species Act for Listed Vernal Pool Branchiopods (U.S. Fish and Wildlife Service, 1996), ECORP biologists surveyed potential vernal pool branchiopod habitat ponds and identified no listed vernal pool branchiopods during the 2012-2013 wet season (ECORP Consulting, Inc. 2012h).

Refer to Section 6 (Conservation, Open Space, and Resource Management) for specific policies that will protect and preserve sensitive natural habitat in the Plan Area.

### **Cultural Resources**

ECORP Consulting, Inc. (2013i and 2014a) prepared a Cultural Resources Inventory Report for the Plan Area and a Testing and Evaluation Report. The inventory includes a records search, literature review, and field survey. As a result of the field survey, archaeological and Native American 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 a site visit 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 Government 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. The Archaeological Resources Protection Act of 1979 (16 USC 470hh) prohibits the disclosure

of cultural resources location information on federal lands. It is also exempted from disclosure under Exemption 3 of the Federal Freedom of Information Act (5 USC 5).

Likewise, the Information Centers of the California Historical Resources Information System (CHRIS) 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, and the 2013 Testing and Evaluation Reports are confidential documents not intended for public distribution.

## 2.6 Development Constraints and Opportunities

Based on the objectives and policies of the Conservation and Open Space Element of the General Plan, the Project Proponent analyzed the site features to determine the most favorable and least favorable development areas. The least favorable development areas contain slopes over 30 percent, oak woodland canopy, natural drainages, and wetlands. The most favorable areas for development are sites with gentle slopes, little or no oak canopy, stable soils, and no natural drainages or wetlands. Based on this analysis, the Project Proponent identified approximately 1,000 acres of suitable development area. (Refer to **Figure 2.13: Development Constraints and Opportunities.**)

## 2.7 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.

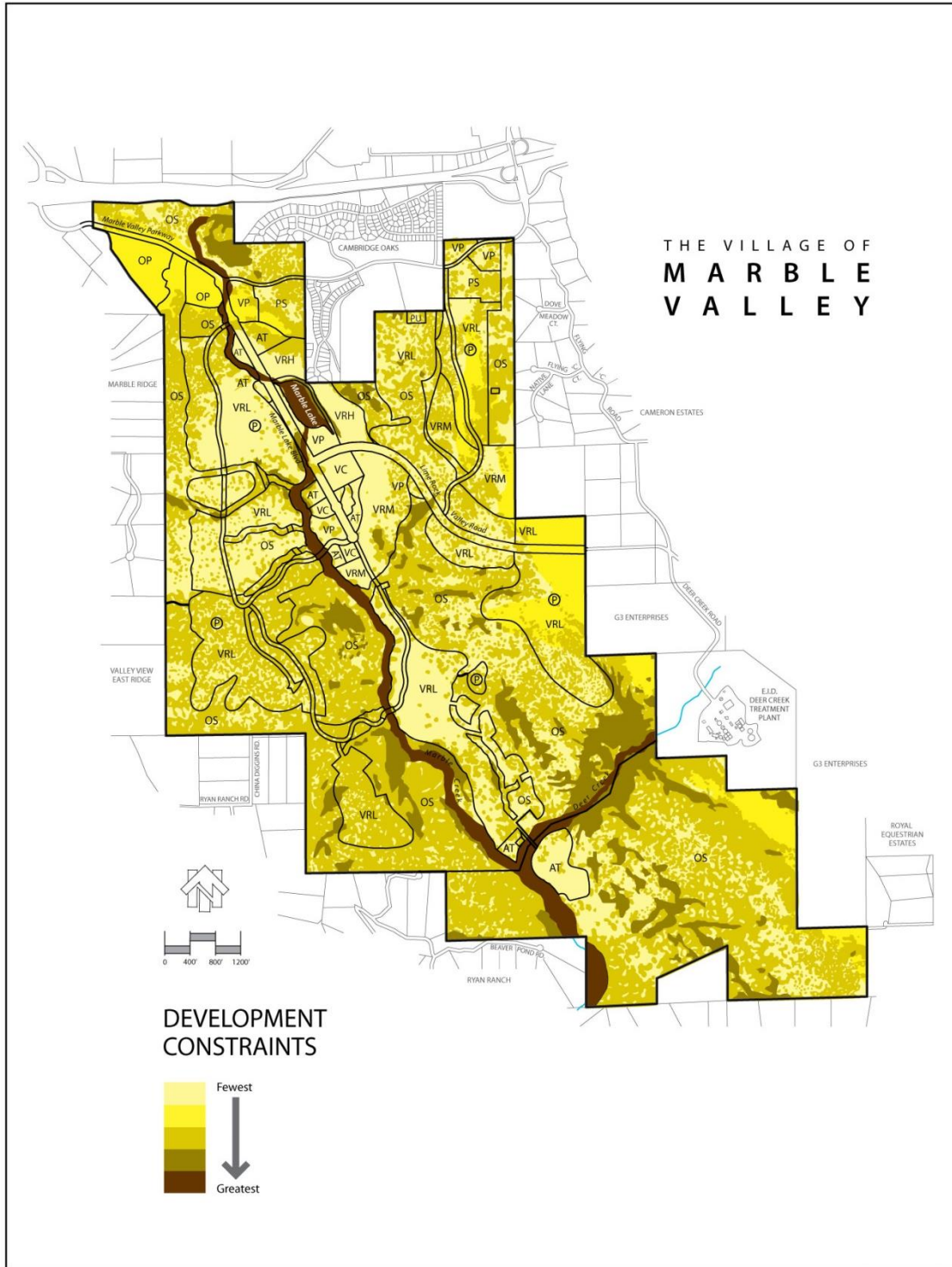
### 2.7.1 Issues to Consider

The design of the Specific Plan considers the following issues:

#### **Land Use Categories and Configuration**

Establish a desirable spatial relationship between residential, multi-family, open spaces, riparian corridors, public services, and commercial and retail centers within, and adjacent to, the Plan Area. Provide adequate buffers between public use, residential development, and natural resources.

**Figure 2.13:**  
**Development Constraints and Opportunities**  
(refer to Section 3 for a description of land uses)



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### **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 bicyclists between parks, activity centers, and residential areas.

### **Site Disturbance and Grading**

Properly consider the Plan Area’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. Round and blend slope banks to existing contours to create a natural appearance. Avoid sharp and unnatural edges.

### **Public Facilities**

Provide for major public facilities such as schools, parks, trails, and water, wastewater, and drainage improvements to serve the Plan Area.

### **Wetlands and Wildlife Habitat**

Preserve, replace, or enhance significant wetlands and wildlife habitat.

### **Oak Woodlands**

Preserve significant stands of oak trees or areas with a high percentage of oak tree canopy cover in open space, or design development areas to minimize intrusion onto heritage oak trees.

### **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 within El Dorado Hills and Cameron Park.

### **Agri-Tourism**

Identify areas capable of supporting vineyards to strengthen the agri-tourism industry in El Dorado County and create a sense of place for The Village of Marble Valley.



### 2.7.2 Constraints

The Project Proponent identified and considered the following constraints in the development of the land use plan:

- Avoid significant areas of 30 percent or greater slope.
- Minimize grading disturbance through sensitive site planning techniques, following the natural terrain as much as feasible, and balancing all cuts and fills on site.
- Preserve important stands of oak trees, areas with a high percentage of oak tree canopy cover, and natural wetland resources and riparian habitat.
- Identify a mixture of new land uses that integrate with and compliment, rather than compete with, existing land uses.
- Limit vehicular intrusion into existing neighborhoods while simultaneously improving the existing roadway network.
- Avoid the disturbance of valuable cultural resources and incorporate them into the site design without compromising their integrity.
- For slope stability purposes, maintain a 40-foot to 100-foot development setback around the North Quarry as recommended by Youngdahl Consulting Group, Inc. in the Marble Valley Quarry Development Setback report dated September 17, 2013.

### 2.7.3 Opportunities

The following opportunities illustrate the positive aspects of the Plan Area and the Project Proponent has integrated these criteria into the land use concept:

- The Plan Area is located adjacent to an established Community Region boundary and in proximity to population and employment centers.
- Create an integrated, mixed-use community of superior quality through comprehensive site planning and design.
- Through sensitive site design, preserve open spaces and significant natural and cultural resources so they relate to the proposed and surrounding land uses.
- Create uniform development standards to ensure a high quality project that residents and visitors will enjoy.

- Utilize undeveloped or underdeveloped infill locations to maximize infrastructure efficiency, promote contemporary planning principles, and create walkable environments.
- Incorporate significant riparian areas into the overall design concept to provide visual amenities and wildlife habitat.
- Cluster proposed development and intensity of use with minimal disruption of the existing terrain and minimize intrusive impacts.
- Develop a land use concept that contains a range of housing types and affordability, and increases the customer base for local businesses.
- Improve the recreation potential for existing and future residents by increasing park lands and providing for open spaces.
- Encourage alternative modes of transportation between the proposed on-site development and existing off-site uses.
- Improve emergency vehicle access to the existing neighborhoods to the north, east, and west by providing new public roadways and connection points.
- Cooperate with the landowners of the Lime Rock Valley Specific Plan (if approved by the Board of Supervisors) to facilitate a pedestrian connection to the El Dorado Trail.
- Increase municipal revenues from property and sales taxes generated from development of the Plan Area.







# Land Use

*This Section describes the intensity, location, and distribution of land uses within the Plan Area.*

## 3.1 Overview

The Village of Marble Valley is a comprehensively planned community based, in part, on the principles embodied in local, state, and regional planning objectives. If the Board of Supervisors approves the Specific Plan, the Specific Plan’s land uses will be consistent with the General Plan goals of preserving the County’s rural character and confining development to established Rural Centers and Community Regions. The Specific Plan establishes a compact, mixed-use development strategy while furthering the County’s goal of protecting existing agricultural lands and cultural resources. Moreover, the Specific Plan establishes a number of unique land uses that will celebrate the distinctive physical features of the site and historic character of El Dorado County.

The land use plan illustrates the principles that have guided the design of the Specific Plan. Higher intensity residential and commercial development is located on the valley floor where development constraints are minimal. Lower intensity residential uses are located on the surrounding wooded slopes where development will have minimal impact on the terrain and oak woodlands.

The land use plan integrates a series of land uses and public amenities for the use and enjoyment of residents and visitors. A Village Center is located on the valley floor to serve the daily retail needs of the residents. The former limestone quarry pond and kilns are preserved and enhanced as public attractions. Blocks of planned vineyards add to the special community ambiance and strengthen the County’s agri-tourism industry. An Agri-Tourism Information Center will promote El Dorado County’s wine country appellation. Finally, significant amounts of open space conserve natural habitats including oak woodlands, seasonal and perennial creeks, wildlife corridors, wetlands, steep hillsides, and historic cultural resources.

The balance of Section 3 includes the following discussions:

- 3.2 Applicable General Plan Goals
- 3.3 Land Use Summary and Diagram
- 3.4 Land Use Designations
- 3.5 Specific Plan Objectives and Policies

## 3.2 Applicable 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.

### Corridor Viewsheds (Goal 2.6)

Protection and improvement of scenic values along designated scenic road corridors.

## 3.3 Land Use Summary and Diagram

If the Board of Supervisors approves this Specific Plan, the County will designate the Plan Area as Adopted Plan (AP) on the County’s General Plan Land Use Map and the Specific Plan’s **Land Use Diagram (Figure 3.1)** becomes the County’s adopted General Plan Map for the Plan Area. The Land Use Diagram sets forth the arrangement of land uses, transportation networks, and open spaces within the Plan Area. As required by State law, and provided the Board of Supervisors approves this Specific Plan, the land uses will be consistent with the El Dorado County General Plan. The land use concept focuses on a mixture of residential densities

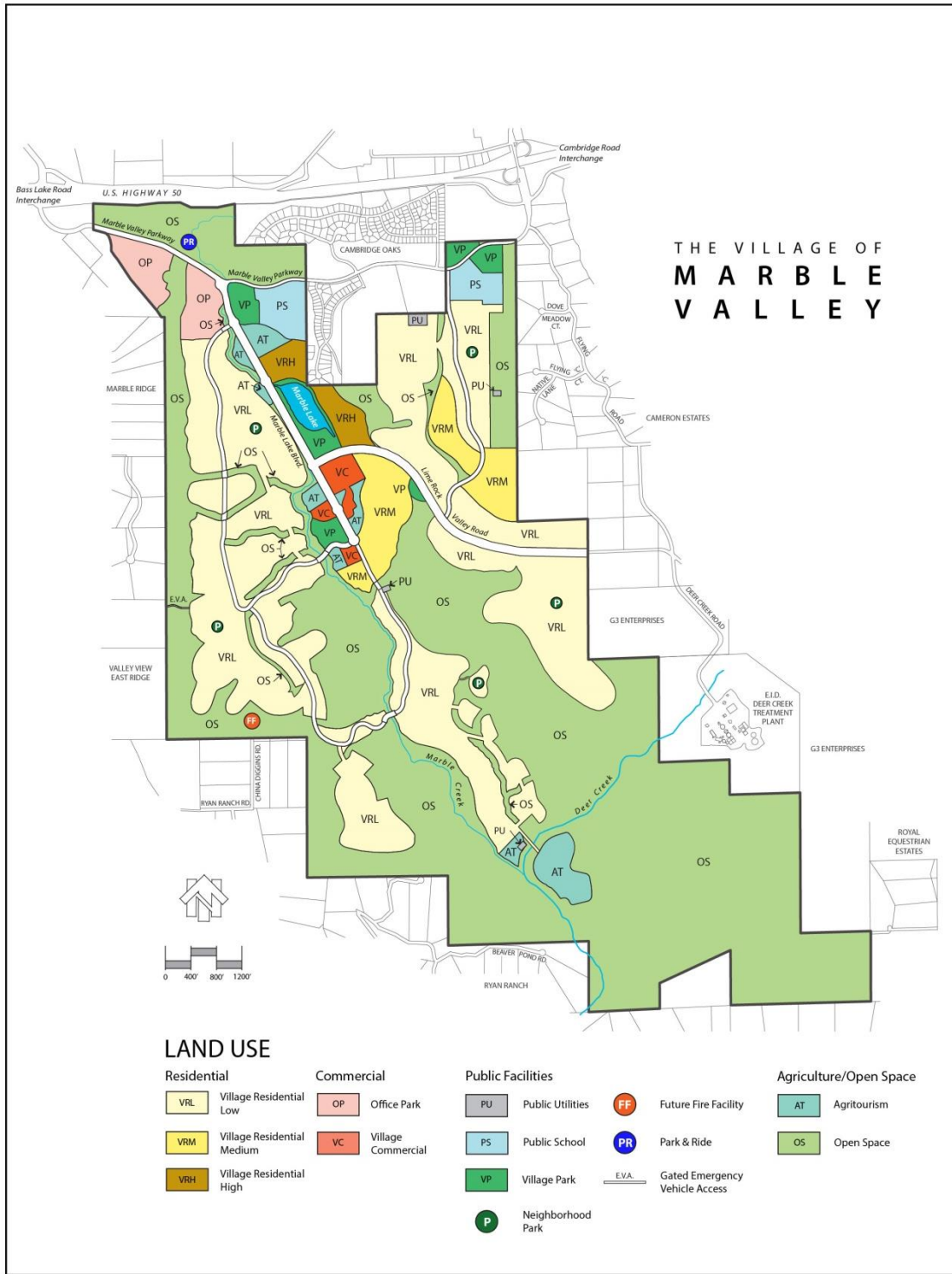
and commercial, agriculture, public, and open spaces as shown in **Figure 3.1 (Land Use Diagram)** and summarized in **Table 3.1 (Land Use Summary)**. At build-out, the Plan Area can accommodate as much as 3,236 dwelling units, and over 1,300 acres of parks and open space.

## 3.4 Land Use Designations

The Land Use Diagram identifies ten distinct land use designations that are consistent with the El Dorado County General Plan. Three residential designations accommodate a variety of housing types and each residential designation establishes an average density, subject to density transfer provisions as set forth in Section 10.3.2 (Transfer of Residential and Non-Residential Land Use Allocations). Portions of the Plan Area accommodate public service and employment opportunities, and larger portions of the Plan Area are set aside for public parks and natural open space areas for community enjoyment.

[Continues on page 3-6]

Figure 3.1:  
Land Use Diagram



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**Table 3.1: Land Use Summary**

Land Use Designation and Density Range [1]		Area (Ac)	% of Total Area	Residential Units	Commercial Area (SF)
<b>Residential</b>					
VRL	Village Residential - Low (0.9- 5.0 Du/Ac)	685	29%	1,963	
VRM	Village Residential - Medium (5.0 - 12.0 Du/Ac)	84	4%	708	
VRH	Village Residential - High (12.0 - 24.0 Du/Ac)	28	1%	501	
	<i>Subtotal</i>	797	34%	3,172	
<b>Commercial</b>					
OP	Office Park	41	2%		375,000
VC	Village Commercial	16	1%	50	100,000
	<i>Subtotal</i>	57	3%	50	475,000
<b>Agriculture</b>					
AT	Agriculture Tourism	55	2%	14	
<b>Public Facilities</b>					
PS	Public School (K-5 or K-8)	35	1%		
VP	Village Park [2]	47	2%		
PU	Public Utilities	5	0%		
	<i>Subtotal</i>	87	3%		
<b>Open Space</b>					
OS	Open Space	1,284	55%		
<b>Roads</b>					
	Impact Areas and Future Right-of-Way [3]	61	3%		
<b>Totals</b>		<b>2,341</b>	<b>100%</b>	<b>3,236</b>	<b>475,000</b>

[1] Based on average dwelling units per acre for each residential land use designation

[2] Includes Marble Lake

[3] As shown in Figure 3.1 (Land Use Diagram). This area includes actual right-of-way and oak woodland impact areas.

### 3.4.1 Residential Land Use Designations

The residential component of the Specific Plan includes three land use designations to achieve the vision of housing diversity. The Specific Plan supports the development of small and large conventional-style detached units, and higher-density attached and detached product types to appeal to the aging population and changing demographics. In addition, residential uses are permitted within the Village Commercial (VC) and Agri-Tourism (AT) land use designations.

#### Village Residential - Low (VRL)

The Village Residential - Low (VRL) land use designation creates neighborhoods composed of individually owned, single-family detached homes. The VRL designation permits one single-family dwelling and one secondary dwelling unit per legal lot.

- Density Range: 0.9- 5.0 DU/ac
- Average Density: 2.9 DU/ac
- Approximate Acreage: 685 ac.
- Dwellings: 1,963 DUs
- Associated Zoning: R4-PD, R6-PD, R10-PD, and R15-PD
- Permitted Uses: Table A.4
- Development Standards: Tables A.5, A.6, A.7, and A.8



Large lot custom or semi-custom single-family detached home  
Serrano, El Dorado Hills (VRL)





High-end production home  
Donatello at Serrano, El Dorado Hills (VRL)



Small lot single-family production home  
Fairway Villas at Serrano, El Dorado Hills (VRL)

### **Village Residential - Medium (VRM)**

Consistent with contemporary planning goals, the Village Residential - Medium (VRM) land use designation promotes compact development and housing diversity. VRM neighborhoods are located within walking distance of the Village Center and feature an interconnected system of streets to enhance walking and cycling opportunities. The VRM designation provides for a variety of single-family dwellings such as zero lot line homes, patio and cluster homes, and attached housing options including duplexes, half-plexes, townhouses, and condominiums.

- Density Range: 5.0 – 12.0
- Average Density: 8.4 DU/ac
- Approximate Acreage: 84 ac.
- Dwellings: 708 DUs



- Associated Zoning: RM1-PD
- Permitted Uses: Table A.4
- Development Standards: Table A.9



Halfplex home, Regalo at Serrano, El Dorado Hills (VRM)



Townhome, The Parkway at Folsom (VRM)

### **Village Residential - High (VRH)**

The Village Residential - High (VRH) land use designation is the highest density residential land use in the Plan Area. The VRH parcels are located near the Village Center to facilitate access to public transportation and to add vitality to the center by increasing the resident population. Multiple family housing types allowed in this residential land use designation include, but are not limited to, townhomes, apartments, and condominiums. These product types enhance home-ownership opportunities for a range of users, including young families, empty nesters, and seniors.

- Density Range: 12.0 – 24.0
- Average Density: 17.8 DU/ac
- Approximate Acreage: 28 ac.
- Dwellings: 501 DUs
- Associated Zoning: RM2-PD
- Permitted Uses: Table A.4
- Development Standards: Table A.10



Apartment or condominium (VRH)



Garden-style apartment (VRH)

### 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 residential parcels, and as such, the residential densities shown in **Table 3.1 (Land Use Summary)** may vary. If a particular residential parcel develops at less than its allocated density, the remaining undeveloped density may transfer to another residential parcel or parcels pursuant to the criteria in Section 10.3.2 (Transfer of Residential and Non-Residential Land Use Allocations) and provided that the maximum dwelling count within the Plan Area does not exceed 3,236 units. Conversely, if a residential parcel develops at more than its allocated density, other residential parcels must develop lower than their allocated density. The total number of residential units shall not exceed 3,236 except by amendment of the Specific Plan. Refer to Section 10.3.2 (Transfer of Residential and Non-Residential Land Use Allocations) for additional information.

### 3.4.2 Commercial Land Use Designations

To supplement the mix of residential, and public and open space uses, the Specific Plan provides for a mix of commercial uses that are consistent with contemporary planning principles. The Specific Plan establishes two employment-generating commercial land uses, including Office Park (OP) and Village Commercial (VC).

#### Office Park (OP)

The Office Park (OP) designation provides areas for businesses, financial and professional services, limited retail uses, and research and development uses. The development pattern in the OP land use designation is low density, well designed, and sited to be compatible with the existing natural features of the Plan Area, such as Marble Creek, oak woodlands, and the rolling terrain.

- Approximate Acreage: 41 ac.
- Approximate Square Footage: 375,000 sf
- Associated Zoning: C1-PD
- Permitted Uses: Table A.11
- Development Standards: Table A.12



Blue Shield, El Dorado Hills

### Village Commercial (VC)

The Village Commercial land use designation provides commercial and retail needs that are specific and unique to the community. The Village Commercial will satisfy some of the daily needs of residents, thus reducing vehicle miles traveled (VMT) to El Dorado Hills and Cameron Park for routine shopping and services. The Village Commercial includes a Wine Country and Agri-Tourism Information Center for travelers entering El Dorado County from the west, as well as a sales and information center for prospective homebuyers. A key feature of the Village Commercial land use designation is the provision for mixed-use developments that combine retail, office/commercial uses, and residential uses in one building.

- Approximate Acreage: 16 ac.
- Approximate Square Footage: 100,000 sf
- Maximum Dwellings: 50 DUs
- Associated Zoning: C2-PD and C3-PD
- Permitted Uses: Table A.11
- Development Standards: Table A.12



The Quarry Ponds retail center, Granite Bay

### Transfer of Commercial Intensity

The Specific Plan provides flexibility in the development of commercial parcels in order to respond to changing market conditions. **Table A.1 (Zoning Summary)** shows the potential building area for commercially zoned parcels. If a particular commercial parcel develops at less than its allocated building area, the remaining un-built area may transfer to another commercial parcel or parcels. Conversely, if a commercial parcel develops at more than its allocated building area, other commercial parcels must develop at less than their allocated area. Transfer of building area is permitted between Office Park and Village Commercial land use designations, provided the total commercial building area of 475,000 square feet is not exceeded, except by amendment of the Specific Plan. Refer to Section 10.3.2 (Transfer of Residential and Non-Residential Land Use Allocations) for additional information.



### 3.4.3 Public Facilities Land Use Designations

The Public Facilities land use designations encompass services and amenities that support a comprehensive community setting. For the Plan Area, these uses include elementary schools (K-5 and K-8), park and recreation facilities, and public utilities.

The Specific Plan includes two elementary school sites, seven public village parks (including The Lake at Marble Valley Park and the S.H. Cowell Historic Park), and sites for El Dorado Irrigation District (EID) potable water storage tanks and wastewater lift stations. The Public Facilities land use designation also accommodates recycled water storage tanks, if needed. As a minor administrative modification of the Specific Plan and upon coordination with the affected agencies, the County may approve the abandonment or relocation of the public parks, schools, and public utility sites shown on **Figure 3.1 (Land Use Diagram)**. The land uses of the vacated site(s) shall revert to the VRL, VRM, VRH, VC, or OS land use designations consistent with the underlying zoning shown in **Figure A.1 (Zoning)**.

#### Public Schools (PS)

Consistent with the requirements of the Buckeye Union School District and the El Dorado County General Plan, the Specific Plan provides two sites for elementary schools and/or middle schools. The zoning for the two school sites is R4-PD and RM2-PD. If either or both of the school sites are abandoned or relocated, the land use(s) of the site(s) will automatically revert to the VRL or VRH land use designations, respectively, provided that the total number of dwelling units in the Plan Area does not exceed 3,236 (refer to Section 10.3.1 - Administrative Modifications and Amendments).

- Approximate Acreage: 35 ac.
- Associated Zoning: R4-PD and RM2-PD
- Permitted Uses: Public or private schools
- Development Standards: Tables A.5 and A.10



Silva Valley Elementary School, El Dorado Hills

### Village Park (VP)

The Village Park land use designation provides for active and passive recreational opportunities, including non-motorized boating and sailing on Marble Lake, and viewing interpretive limestone quarrying and processing exhibits in the S.H. Cowell Historic Park. The village parks are accessible by the public and located throughout the Plan Area as required by the El Dorado County General Plan and the El Dorado Hills Community Services District. Village Parks may include lighted or unlighted sports fields constructed of natural or artificial turf as provided for in Section 7.4.3 (Public Village Parks in the Plan Area) and Appendix A (Zoning and Development Standards).

With an administrative modification of the Specific Plan, the County may approve the abandonment or relocation of the Village Park sites shown on **Figure 3.1 (Land Use Diagram)** as long as the Quimby park dedication requirements are satisfied. If the village park sites are abandoned or relocated, the land use of the abandoned or relocated site(s) will automatically revert to the VRL, VRM, VRH, or OS land use designations, as long as the total number of residential units does not exceed 3,236 (refer to Section 10.3.1 - Administrative Modifications and Amendments).

In addition to the required public parks, the Specific Plan provides for the development of private neighborhood parks for the use and enjoyment of the residents in the gated residential neighborhoods. Private parks will be owned and maintained by the Master Owners' Association, and will be delineated on subsequent Planned Development (PD) and small lot tentative subdivision maps.

- Approximate Acreage: 47 ac.
- Associated Zoning: R4-PD, RM2-PD, and OS1-PD
- Permitted Uses: Public or private parks
- Development Standards: Tables A.5, A.10, and A.13



Promontory park, El Dorado Hills

### Public Utilities (PU)

The Public Utilities land use designation provides locations for El Dorado Irrigation District’s potable water storage tanks and wastewater lift stations or additional off-site infrastructure needs. The PU land use designation also accommodates recycled water storage tanks, if needed.

With an administrative modification of the Specific Plan, the County may approve the abandonment or relocation of the Public Utility sites shown on **Figure 3.1 (Land Use Diagram)**. If the public utilities sites are abandoned or relocated, the land use of the abandoned or relocated site(s) will automatically revert to VRL, AT, or OS, provided that the total number of residential units within the Plan Area does not exceed 3,236 (refer to Section 10.3.1 - Administrative Modifications and Amendments).

- Approximate Acreage: 5 ac.
- Associated Zoning: R15-PD, OS1-PD, and AT1-PD
- Permitted Uses: Water storage tanks, sewer lift stations, and other similar infrastructure
- Development Standards: Tables A.8 and A.14

### 3.4.4 Agri-Tourism Land Use Designation

El Dorado County residents have long regarded agriculture as a fundamental component of the County’s rural character and way of life. The Specific Plan incorporates a “mini” agricultural district in the land use plan for the purposes of grape growing, harvesting, and wine making for community residents and visitors.

#### Agriculture Tourism (AT)

The Agriculture Tourism land use designation is for approximately 42 acres of designated vineyard blocks, with an additional 13 acres of vineyards within the Marble Lake Boulevard and Lime Rock Valley Road medians, the roundabouts, and several planned supporting facilities in proximity to the Village Center. The AT land use designation allows for the commercial cultivation of grapes and any future facilities needed to support the cultivation, operation, production, distribution, and marketing of grapes and wine.

- Approximate Acreage: 55 acres
- Dwellings: 14 DUs
- Associated Zoning: AT1-PD
- Permitted Uses: Table A.13
- Development Standards: Table A.14



The vineyards



### 3.4.5 Open Space Land Use Designation

The Open Space (OS) land use designation encompasses the preservation and conservation of natural open space areas of the Plan Area. The protected open space features oak woodlands, Deer and Marble Creeks and their intermittent tributaries, wetlands, steep hillsides, and cultural features. Permitted uses within the open space land use designation are limited in order to preserve and protect habitat and significant natural features of the Plan Area.



Marble Valley open space

The Specific Plan sets aside 1,284 acres of natural open space (55 percent of the Plan Area). This figure far exceeds the 30 percent requirement of General Plan Policy 2.2.3.1. Of this amount, approximately 466 acres of open space is south of Deer Creek. The goal is to dedicate the 466 acres to a non-profit foundation of interested stakeholders to own and manage the resource as a regional open space amenity. The regional open space will accommodate passive, day-use recreation and hiking for countywide public benefit and enjoyment. If an appropriate foundation-type ownership is not formed, the Project Proponent may retain the open space south of Deer Creek as permanent, private open space with uses allowed by the Specific Plan. Regardless of the ownership, the 466 acres south of Deer Creek will remain as open space in perpetuity. The Master Owners' Association will own and manage the 818 acres of Community Open Space north of Deer Creek.

- Approximate Acreage: 1,284 ac.
- Associated Zoning: OS1-PD and OS2-PD
- Permitted Uses: Table A.13
- Development Standards: Table A.14

## 3.5 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, and shall provide a range of facilities and services necessary for a self-contained community.

#### **Policy 3.2**

Establish new residential uses in a manner that blends densities with existing subdivisions and locate multi-family sites in proximity to existing services or 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 small-lot single-family residences to multi-family attached dwelling units, furthering home-ownership and rental 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.

**Policy 3.11**

All multi-family and high-density residential sites are encouraged to incorporate on-site recreational amenities for their residents.



## 4

# Transportation and Circulation

*This Section describes the network for movement of vehicles, pedestrians, and bicyclists, along with opportunities for public transit.*

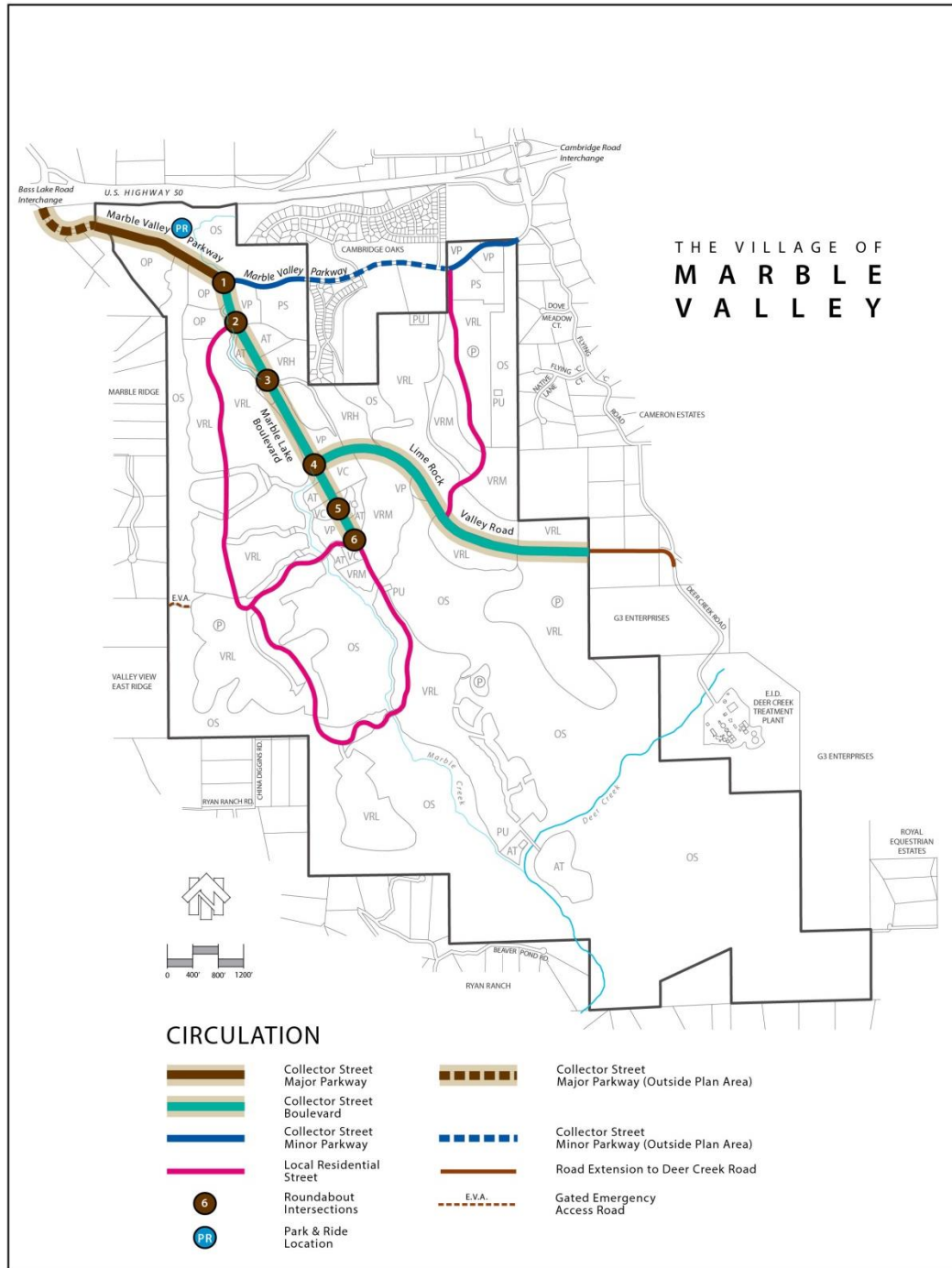
## 4.1 Overview

The Plan Area’s 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, carpooling, and viable forms of public transit. 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 Specific Plan’s 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.**)

### 4.1.1 Measures 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 requiring 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 deemed 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 time of development. For additional information, refer to the General Plan Consistency Matrix identified in Section 1.5 (Specific Plan Authority and Requirements).

**Figure 4.1:  
Circulation**



#### **4.1.2 Assembly Bill 1358: Complete Streets Act of 2008**

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, bus, and automobile modes of travel have direct and continuous connections throughout the Plan Area.

Every option has been carefully planned, including connections to U.S. Highway 50 and the Community Regions of El Dorado Hills and Cameron Park. The Specific Plan’s circulation system is pedestrian and cyclist friendly to encourage walking and bicycling for routine errands to the Village Center. Moreover, a network of Class I bike paths and sidewalks link directly with the elementary schools and village parks. 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 Pedestrian and Bikeway Connections**

The circulation system includes provisions for non-motorized modes of transportation, including bicycle and pedestrian travel. A comprehensive network of Class I bike paths, along with a system of sidewalks and unpaved trails, weaves throughout the Plan Area. The trail system integrates into the community-wide open space and street system, linking the residential neighborhoods to the Central District (discussed in Section 5), parks, and schools. The trail network within the Specific Plan provides opportunities to expand the countywide bicycle network by adding bikeways on the south side of Highway 50, along the future Marble Valley Parkway, and throughout the entire Plan Area. If the Lime Rock Valley Specific Plan develops as proposed, the bikeway system in the Marble Valley and Lime Rock Valley Plan Areas will link the El Dorado Trail to Bass Lake Road. Refer to Section 4.7 (Bikeway and Trail Network) for additional information.

The balance of Section 4 includes the following discussions:



- 4.2 Applicable General Plan Goals
- 4.3 Regional Circulation
- 4.4 Roadway Classifications
- 4.5 Traffic Calming Features
- 4.6 Public Transit
- 4.7 Bikeway and Trail Network
- 4.8 Specific Plan Objectives and Policies

## 4.2 Applicable General Plan 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 safely accommodate all users, including bicyclist, pedestrians, transit riders, children, older people, and disabled people, as well as the motorist.

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## 4.3 Regional Circulation

El Dorado Hills benefits from regional access via U.S. Highway 50, which connects with Interstate 80 (I-80), Interstate 5 (I-5), and State Route 99 (SR-99) in Sacramento. U.S. Highway 50 connects the El Dorado Hills area with the Sacramento metropolitan region to the west, and the Sierra Nevada mountains and Lake Tahoe to the east. El Dorado Hills is accessed by two highway interchanges at El Dorado Hills Boulevard / Latrobe Road and Bass Lake Road. The County commenced construction on a third highway interchange at Silva Valley Parkway / White Rock Road in 2014, which opened in 2016.

The primary circulation system throughout El Dorado Hills consists of several key arterial roadways. El Dorado Hills Boulevard / Latrobe Road, Silva Valley Parkway / White Rock Road, and Bass Lake Road provide north-south access through the western-most segment of the County. Green Valley Road, Serrano Parkway, and White Rock Road provide east-west access. The County's planned extension of Saratoga Way to Iron Point Road near the Sacramento County line will provide a convenient alternative to reach the City of Folsom without having to access U.S. Highway 50. A similar planned extension of Country Club Drive from Silva Valley Parkway through the Bass Lake Hills Specific Plan will provide connectivity to the Cameron Park community, and the future Marble Valley Parkway will link the Bass Lake Road Interchange with the Cambridge Road Interchange. However, the planned roadway extensions lack connectivity in the center of El Dorado Hills to provide a continuous roadway system from Cameron Park to Folsom Boulevard, meaning that trips re-direct to U.S. Highway 50. To address this lack of connectivity, the planned circulation system within the proposed Central El Dorado Hills Specific Plan (if approved by the Board of Supervisors) accommodates an extension of Park Drive within the existing Raley's shopping center to the Serrano Westside Planning Area, and a connection to Silva Valley Parkway. This connection to Silva Valley Parkway, added to the County's Capital Improvement Program in 2016, is designed to improve regional connectivity and provide for an uninterrupted roadway network parallel to U.S. Highway 50.

## 4.4 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, and Four-Lane Undivided Roads for Community and Rural Regions; Major Two-Lane Roads for 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 Specific Plan's 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.**)

#### **4.4.1 Collector Streets (Public)**

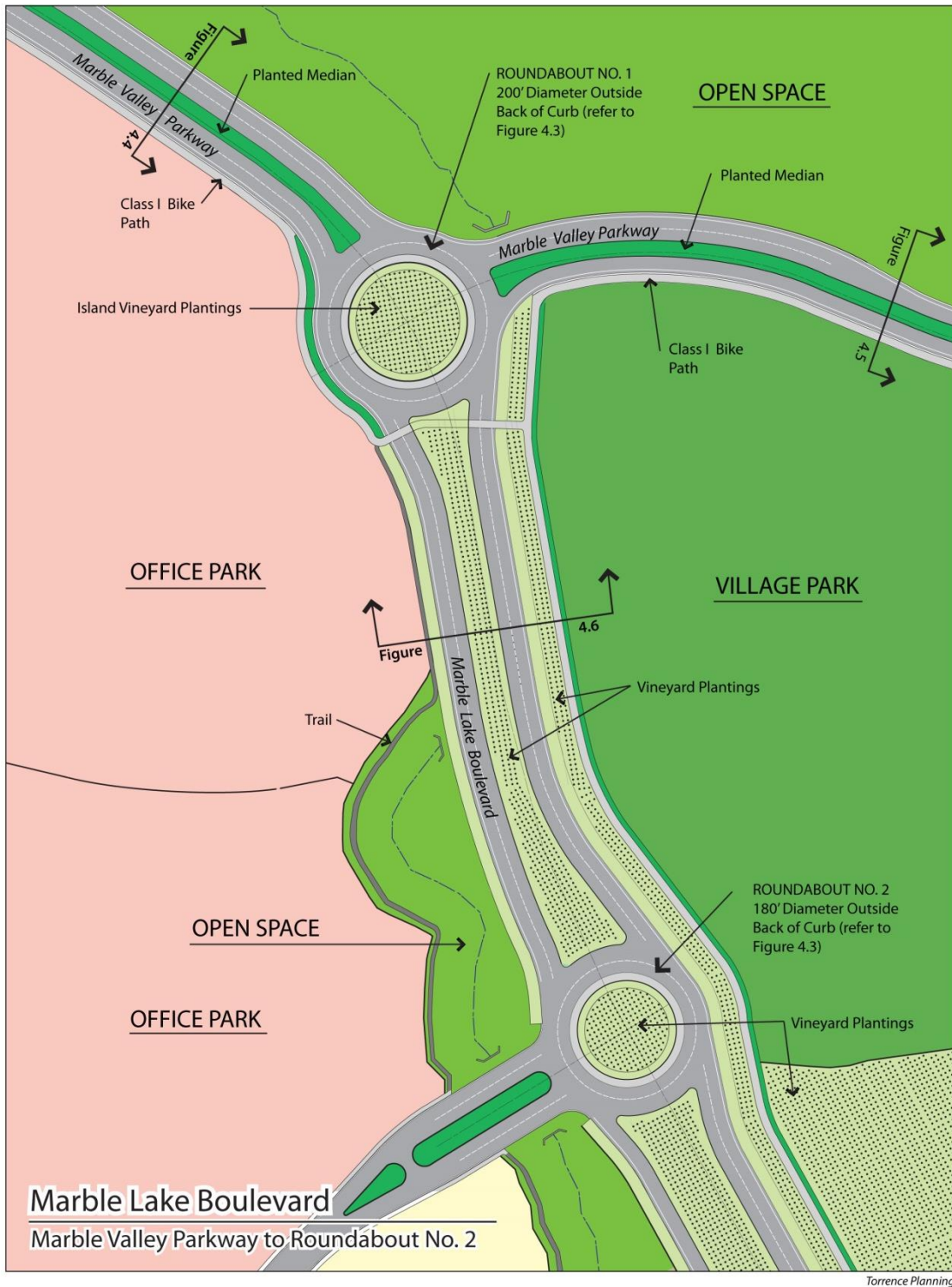
Collector streets serve to route traffic from local residential streets to an arterial street. Collector roads are two to four lane, divided or undivided streets with either a planted median or a paved center turn lane, and a Class I bike path on one side of the street. The Specific Plan includes three types of collector roads: the Major Parkway, the Minor Parkway, and the Boulevard, all punctuated by a series of roundabouts. All three collector types will be accessible by the public and maintained as specified in the Public Facilities Financing Plan.

##### **The Roundabouts**

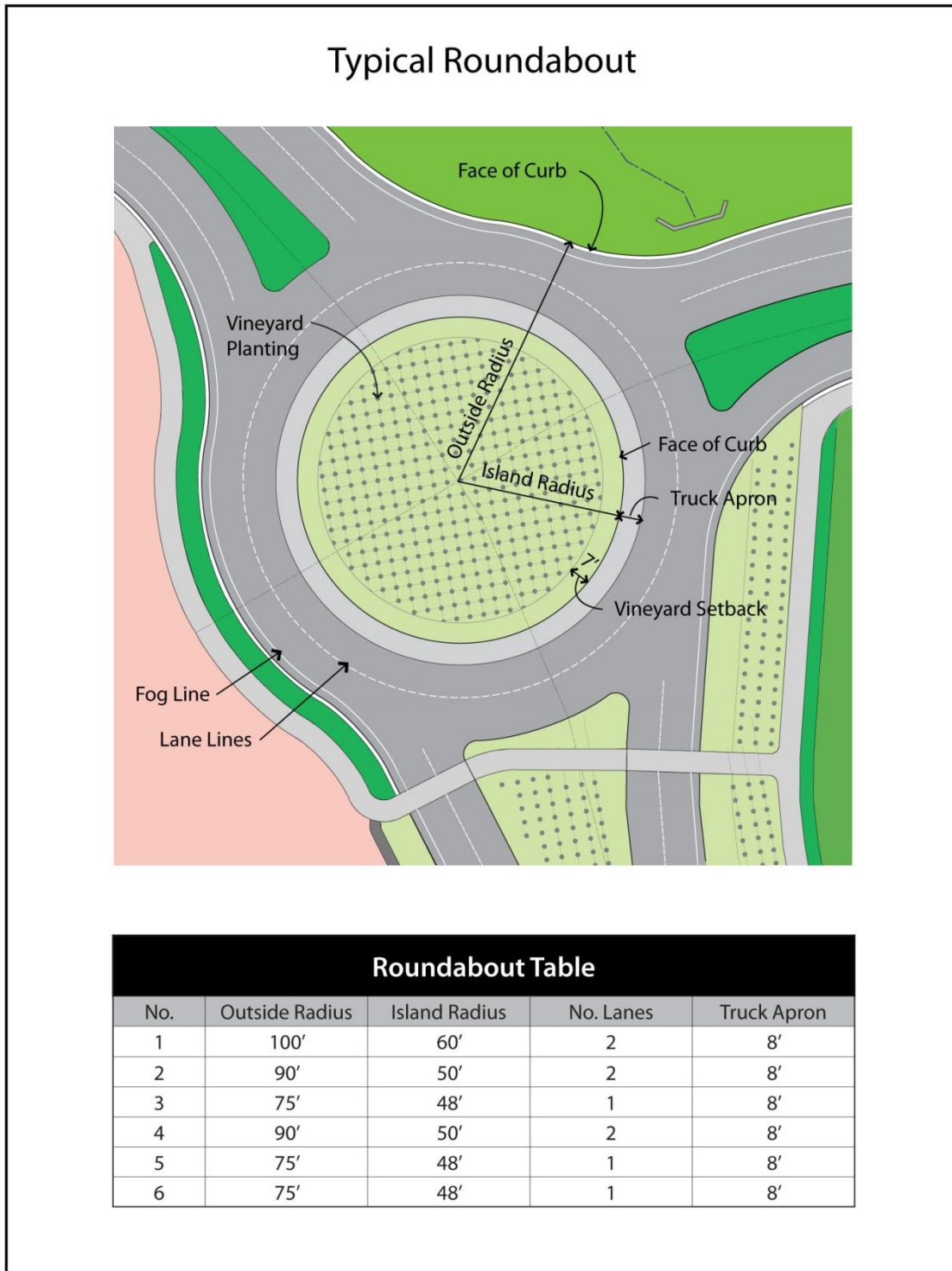
The Specific Plan design includes six signature roundabouts along the public collectors to control intersection movements, traffic flow, and speeds. The first major roundabout serves as the entrance to the valley, located between the Office Park (OP) and Village Park (VP) land use designations in the northeastern portion of the Plan Area. Roundabout No. 1 is at the intersection of Marble Valley Parkway and Marble Lake Boulevard (refer to **Figure 4.2: Marble Lake Boulevard - Marble Valley Parkway to Roundabout No. 2** and **Figure 4.3: Typical Roundabout**), with 5 additional roundabouts on Marble Lake Boulevard. All roundabouts include an 8-foot truck apron, and one or two traffic lanes, and may include landscaping, vineyards, and lighting. Island radii range between 48

[Continues on page 4-9]

**Figure 4.2:**  
**Marble Lake Boulevard - Marble Valley Parkway to Roundabout No. 2**



**Figure 4.3:**  
**Typical Roundabout**



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feet and 60 feet, and outside radii range between 75 feet and 100 feet. All roundabouts shall be properly engineered and applicants will show the pedestrian sidewalk locations and street crossings on subsequent small lot tentative subdivision maps or roadway improvement plans to the satisfaction of the County’s Transportation Division. Roundabouts may be used on public or private streets and shall be reviewed for approval by the respective fire protection district prior to any proposed implementation.



Roundabout at Sierra de Montserrat, Loomis

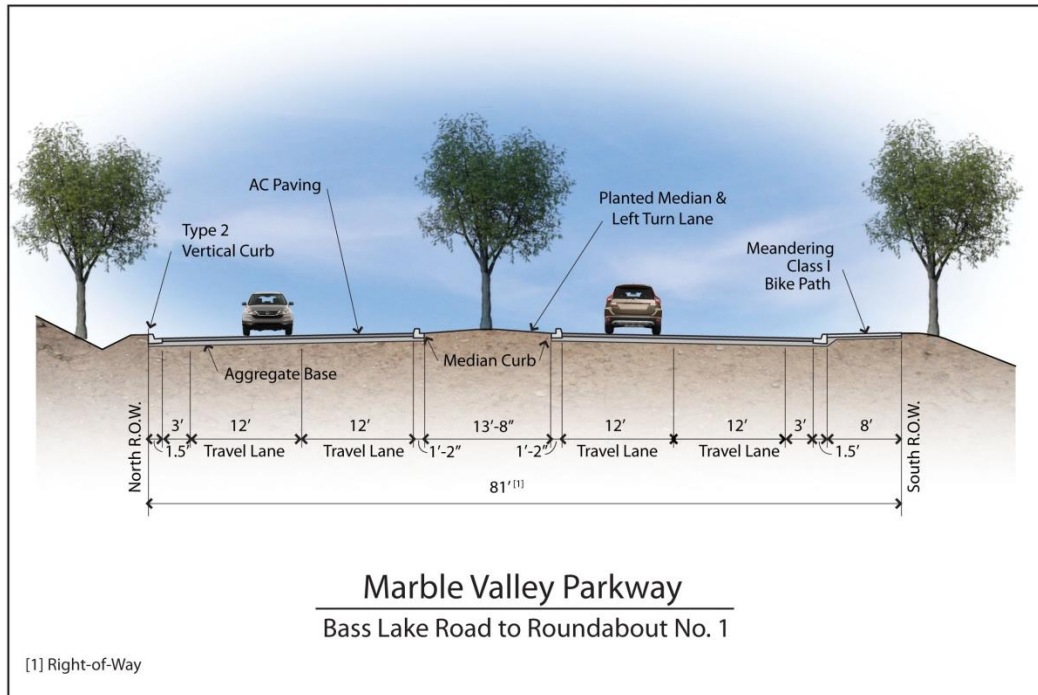
#### **Major Parkway**

The Major Parkway design applies to Marble Valley Parkway between the Bass Lake Road Interchange and the Marble Lake Boulevard Roundabout (Roundabout No. 1). Within the Plan Area, the Major Parkway will be a four lane divided roadway with landscaped medians. Outside the Plan Area, the Major Parkway will be a four lane undivided roadway. For the entire length of the Major Parkway, a Class I bike path will be provided on one side of the road and parking will be prohibited on both sides. A bus stop (turnout and shelter) will be located along the Major Parkway between the western boundary of the Plan Area and Roundabout No. 1. (Refer to **Figure 4.4: Marble Valley Parkway – Bass Lake Road to Roundabout No. 1.**)

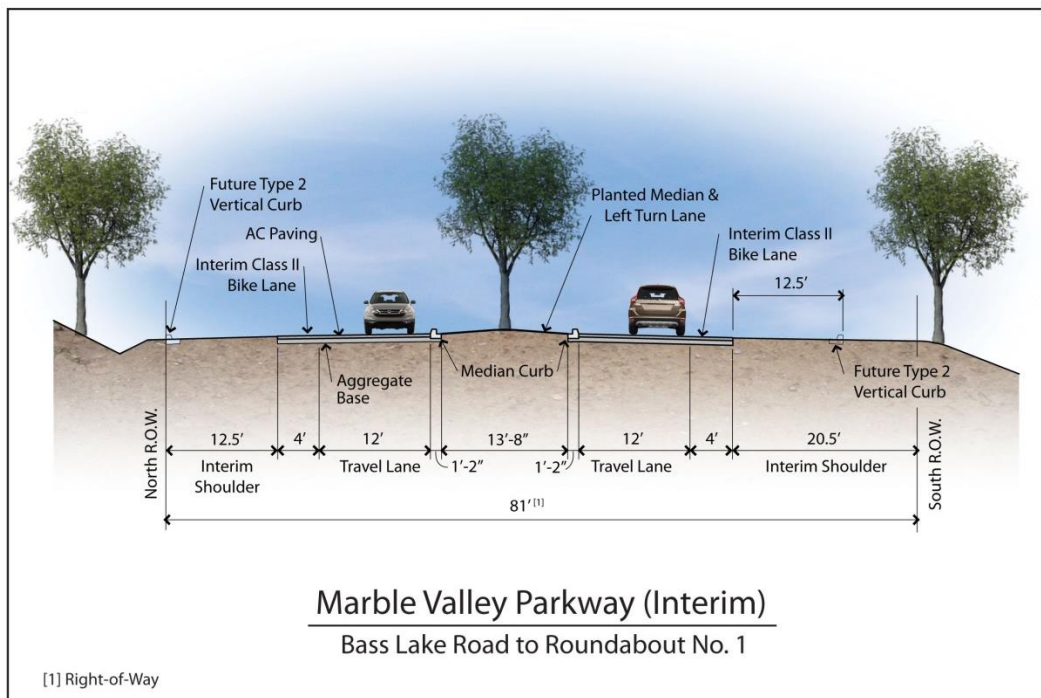
#### **Minor Parkway**

The Minor Parkway applies to Marble Valley Parkway between Roundabout 1 and the Cambridge Road/Highway 50 interchange within the Plan Area. This road type consists of two travel lanes (undivided or divided with a planted median) and a Class I bike path on one side of the road. Parking is prohibited along the entire length of the Minor Parkway. A bus stop (turnout and shelter) is planned for a location near the eastern boundary of the Plan Area. The proposed bus route along Marble Valley Parkway will allow transit travelers to connect with the planned Bass Lake Road park-and-ride station located on the north side of U.S. Highway 50, and the park-and-ride facility within the Plan Area adjacent to the Office Park parcels. (Refer to **Figure 4.5: Marble Valley Parkway - East of Roundabout No. 1.**) Outside the Plan Area, the improvements for Marble Valley Parkway will be determined by small lot tentative subdivision maps approved by the County and as detailed in the respective conditions of approval.

**Figure 4.4:**  
**Marble Valley Parkway**  
**Bass Lake Road to Roundabout No. 1**



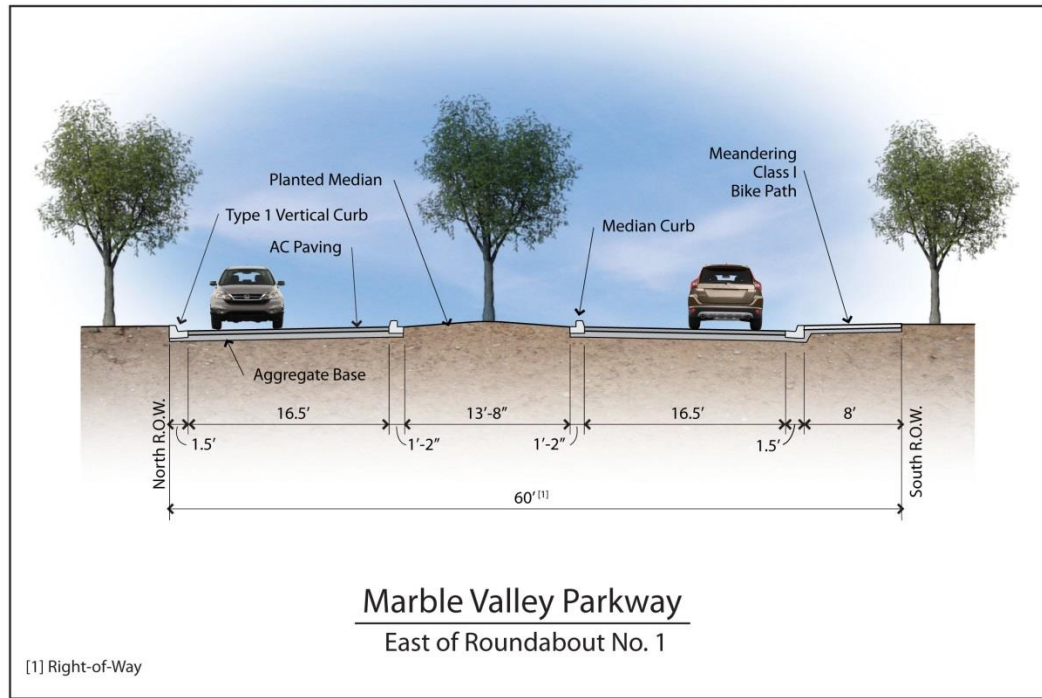
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**Figure 4.5:**  
**Marble Valley Parkway**  
**East of Roundabout No. 1 - On-Site**



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### **Boulevard Street**

The Boulevard Street is the signature circulation corridor of the Plan Area and the circulation plan includes two of these features: Marble Lake Boulevard and Lime Rock Valley Road. (Refer to **Figure 4.6: Boulevard Street**.)

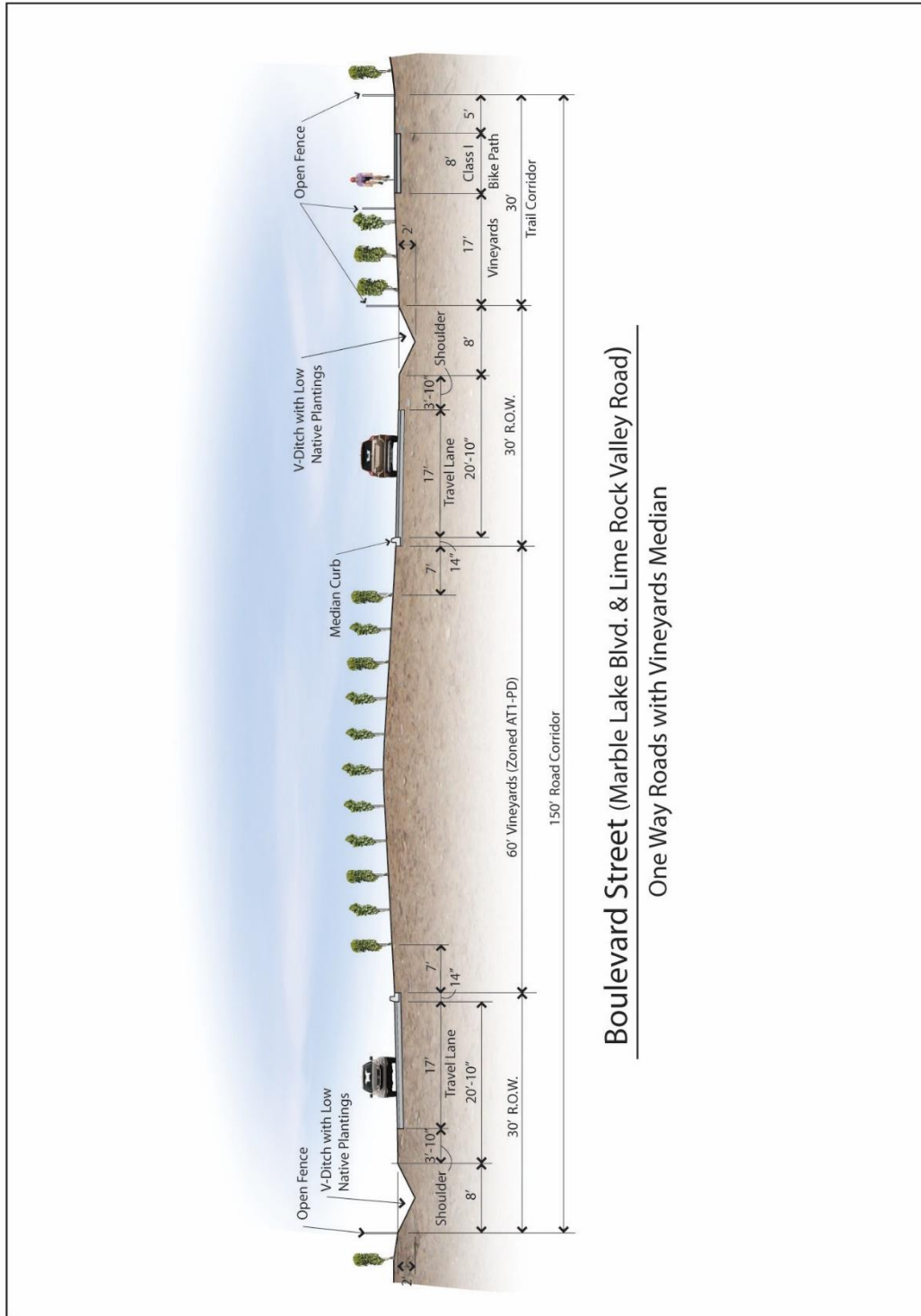
Marble Lake Boulevard, nicknamed “The Gateway Mile”, is the main entry to the Plan Area. Located east of the Bass Lake Road / U.S. Highway 50 interchange, it extends south from Roundabout No. 1 to the heart of the Central District (discussed in Section 5). This one-mile long boulevard consists of a 150-foot wide corridor with one-way travel lanes separated by a 60-foot wide median containing vineyard plantings. To maintain a rural country road atmosphere, the Boulevard detail includes a 30-foot wide trail corridor, including an 8-foot shoulder and V-ditch with low native plantings. An 8-foot Class I bike path and pedestrian trail set in vineyard plantings is a major feature on one side of the corridor. A bus stop (turnout and shelter) is planned near the intersection of Lime Rock Valley Road.



Example of V-ditch with native plantings

Lime Rock Valley Road extends from its intersection with Marble Lake Boulevard to the eastern boundary of the Plan Area and features similar design details as Marble Lake Boulevard. Parking is prohibited on both Boulevards. Due to slope and other topographic or physical constraints, the width of the corridor and medians may vary on Marble Lake Boulevard and Lime Rock Valley Road.

**Figure 4.6:**  
**Boulevard Street**  
**Marble Lake Boulevard and Lime Rock Valley Road**



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#### 4.4.2 Local Residential Streets (Private)

Local residential streets, with their gated entries, serve as the internal circulation system for residential neighborhoods. 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 and solid waste collection, and may contain traffic calming features such as traffic circles, mid-block bulb-outs, and intersection neckdowns. (Refer to Section 4.5 – Traffic Calming Features.) The typical local residential street section consists of two travel lanes with parking on one or both sides. Sidewalks of varied widths may be provided on one or both sides, and in some instances, such as cul-de-sac streets, there will be no sidewalks.

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 feature. Traffic controls include the traffic calming features described in Section 4.5 (Traffic Calming Features), 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 Master Owners’ Association will own and maintain the local residential streets. On-street parking shall be allowed on local residential streets as described in **Table B.2 (On-Street Parking)**. Parking on both sides of the street is allowed with Fire Department approval, provided the CC&Rs include parking restrictions enforced by the Master Owners’ Association.

##### Typical Cross-Sections

The Specific Plan provides for a variety of typical roadway cross-sections for the Plan Area’s local residential streets:

- Right of way widths vary between 27’ and 44’;
- Curb and gutter vary between Type 1 modified rolled and Type 2 modified vertical;
- Parking may be restricted on both sides, or allowed on one or both sides of the street; and
- No sidewalks on some cross-sections, but 4’ or 8’ on one or both sides of the streets on other cross-sections.

Refer to **Table 4.1 (Local Road Cross-Sections)** for additional information.

**Table 4.1: Local Road Cross-Sections**

Cross-section (Figure #)	Right-of-Way Width	Road Width		Curb and Gutter		Parking		Sidewalks		Applicability
		CF-CF <sup>1</sup>	BC-BC <sup>2</sup>	Type 1 <sup>3</sup>	Type 2 <sup>4</sup>	One side	Both sides	One side	Both sides	
<b>Local 44'</b> (Figure 4.7)	44'	35'	36'	✓			✓		4'	Provide for pedestrian circulation and connectivity when a sidewalk cannot be accessed from a controlled intersection or a traffic calming feature.
<b>Local 40'</b> (Figure 4.8)	40'	35'	36'	✓			✓		4'	When connectivity exists, this typical section provides a connection without having to cross an uncontrolled street to access.
<b>Local 44'</b> (Figure 4.9)	44'	35'	36'	✓			✓		8'	Lots that have large frontages (e.g. custom lots) where the number of dwellings does not warrant the need for sidewalks on both sides, providing there is proper pedestrian connectivity.
<b>Local 36'</b> (Figure 4.10)	36'	35'	36'	✓			✓		None	Pedestrian connectivity is not needed or there are sections that do not have driveway access on them (e.g. side yards of corner lots).
<b>Local 37'</b> (Figure 4.11)	37'	28'	29'	✓			✓*		4'	Provide for pedestrian circulation and connectivity when a sidewalk cannot be accessed from a controlled intersection or a traffic calming feature.
<b>Local 33'</b> (Figure 4.12)	33'	28'	29'	✓			✓*		4'	When connectivity exists, this typical section provides a connection without having to cross an uncontrolled street to access.
<b>Local 37'</b> (Figure 4.13)	37'	28'	29'	✓			✓*		8'	Lots that have large frontages (e.g. custom lots) where the number of dwellings does not warrant the need for sidewalks on both sides, providing there is proper pedestrian connectivity.
<b>Local 29'</b> (Figure 4.14)	29'	28'	29'	✓			✓*		None	Pedestrian connectivity is not needed or there are sections that do not have driveway access on them (e.g. side yards of corner lots).
<b>Local 33'</b> (Figure 4.15) <i>single-loaded</i>	33'	28'	29'	✓	✓		✓		4'	When connectivity exists, this typical section provides a connection without having to cross an uncontrolled street to access or where driveway access is restricted or not necessary on the vertical curb side of the street.
<b>Local 37'</b> (Figure 4.16) <i>single-loaded</i>	37'	28'	29'	✓	✓		✓		8'	When connectivity exists, this typical section provides a connection without having to cross an uncontrolled street to access or where driveway access is restricted or not necessary on the vertical curb side of the street. Also, use this section for lots with large frontages (e.g. custom lots) where the number of dwellings does not warrant sidewalks on both sides, providing there is property pedestrian connectivity.
<b>Local 29'</b> (Figure 4.17) <i>single-loaded</i>	29'	28'	29'	✓	✓		✓		None	Pedestrian connectivity and circulation is not needed or when sections do not have driveway access.
<b>Local 29'</b> (Figure 4.18)	29'	28'	29'	✓			✓*		None	Maximum length of 800 feet or no more than 24 lots
<b>27' Residential Alley</b> (Figure 4.19)	27'	26'	27'	✓			None		None	Provide access to garages and surface parking for rear-loaded housing types, such as single-family homes, townhomes, apartments, and condominiums. Also provides access for fire, emergency, and garbage collection vehicles.

<sup>1</sup> Curb face to curb face

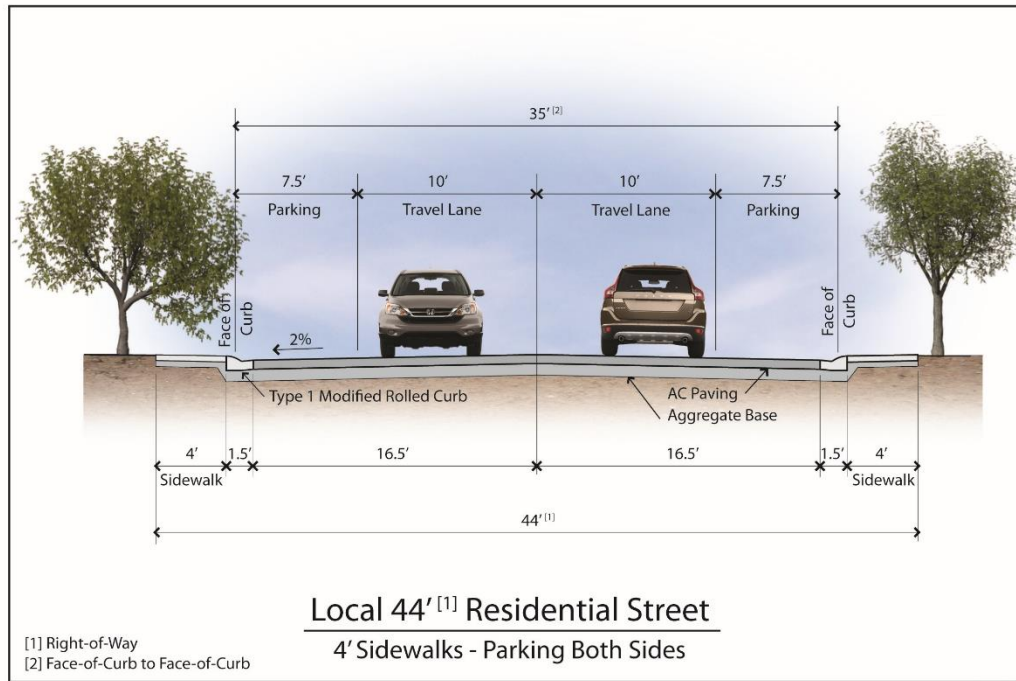
<sup>2</sup> Back-of-curb to back-of-curb

<sup>3</sup> Modified rolled curb adjacent to residential lots

<sup>4</sup> Modified vertical curb adjacent to common area lots, open space, or parks

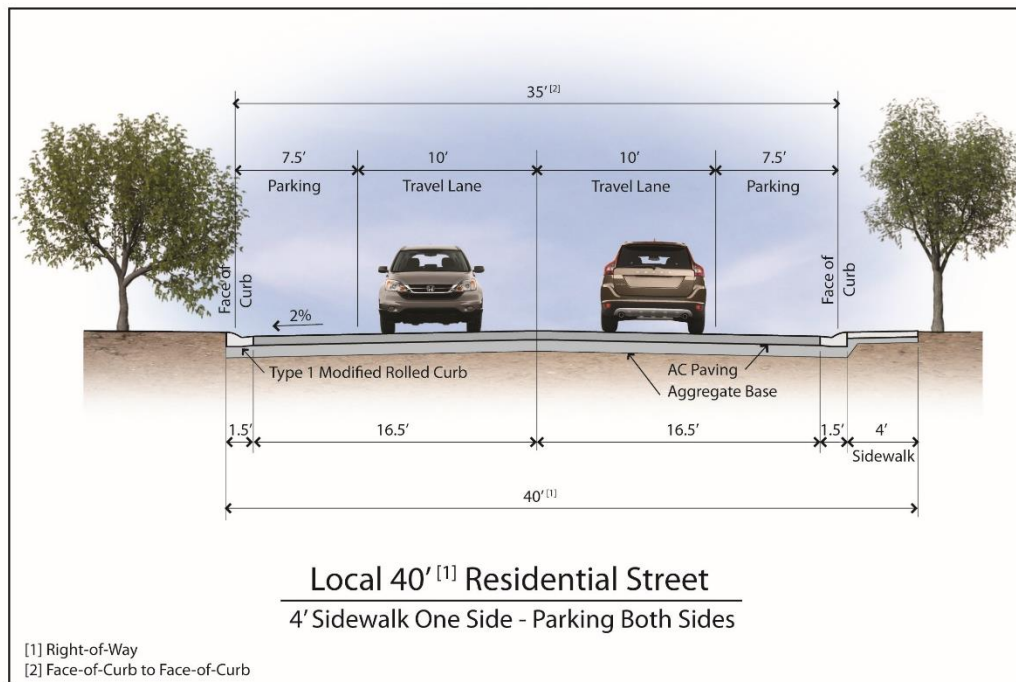
\* Parking allowed on both sides of the street with Fire Department approval, provided the CC&Rs include parking restrictions enforced by the Master Owners' Association.

**Figure 4.7:**  
**Local 44' Residential Street**



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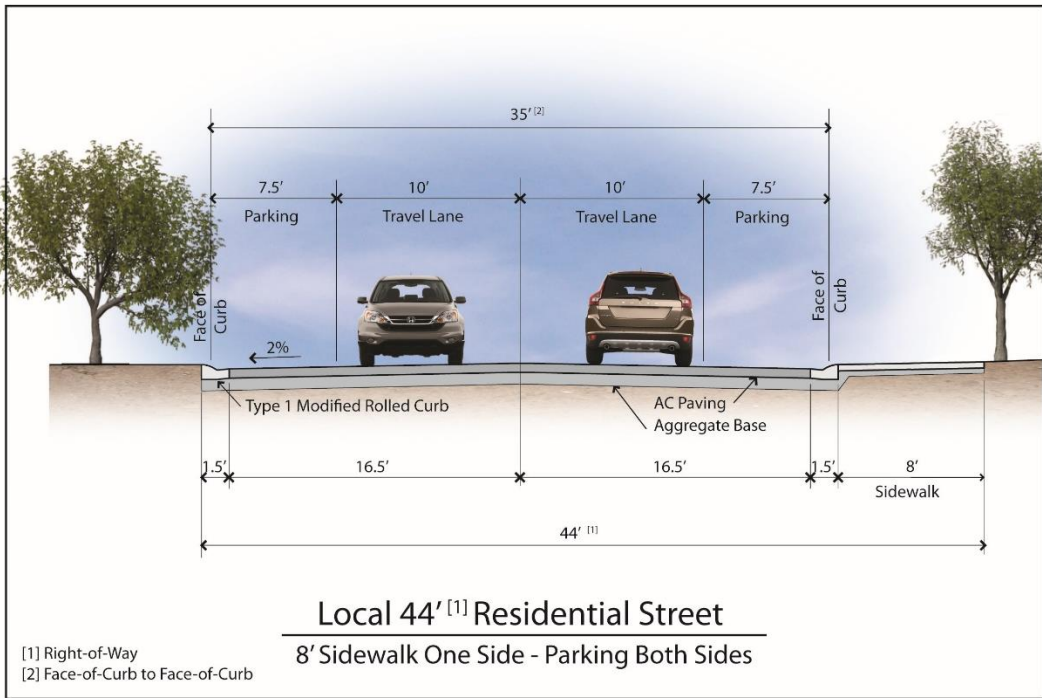
**Figure 4.8:**  
**Local 40' Residential Street**



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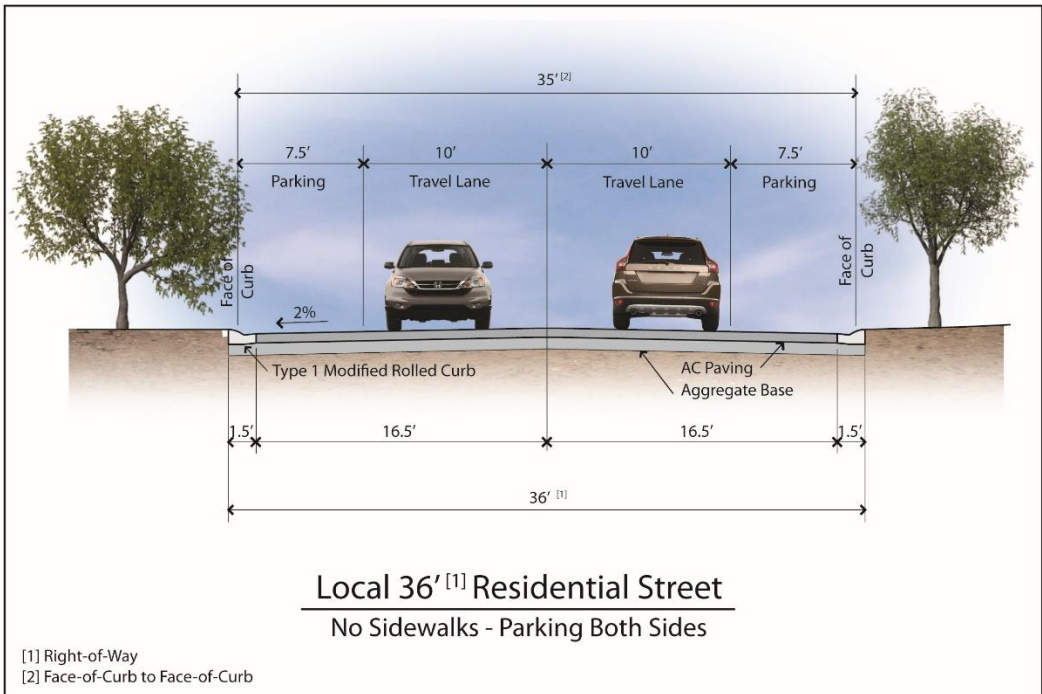


**Figure 4.9:**  
**Local 44' Residential Street**



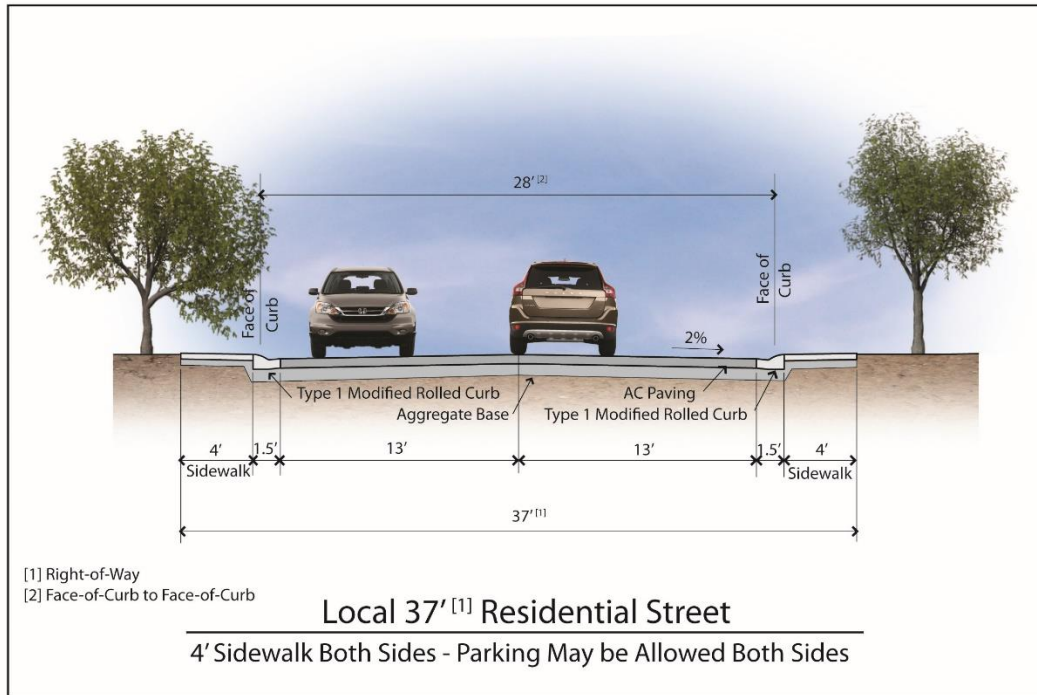
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**Figure 4.10:**  
**Local 36' Residential Street**



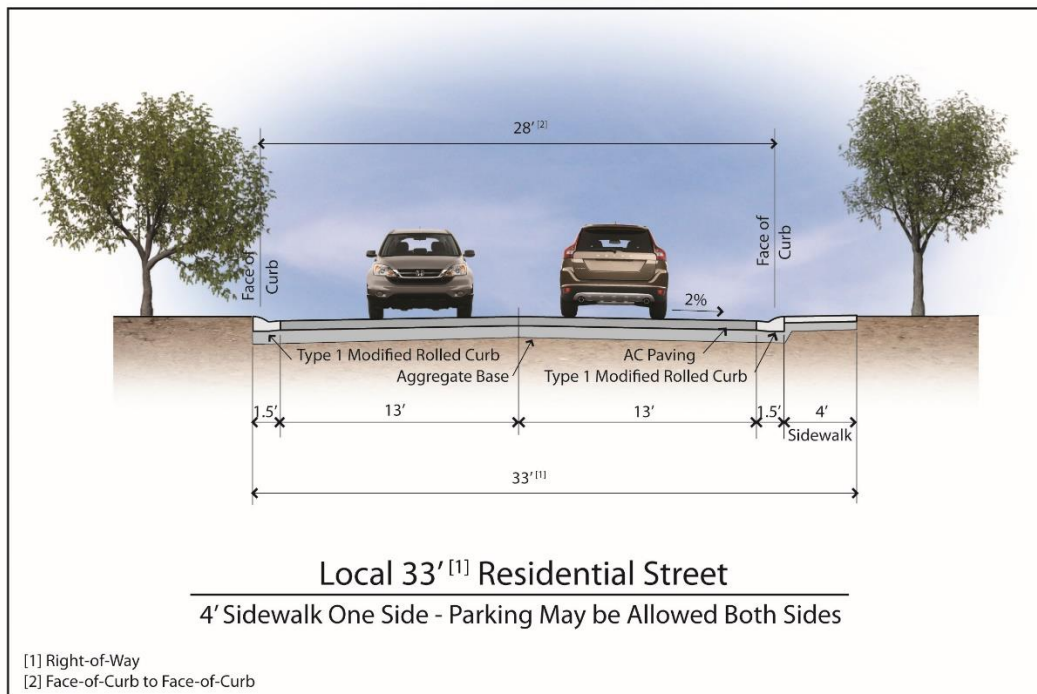
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**Figure 4.11:**  
**Local 37' Residential Street**



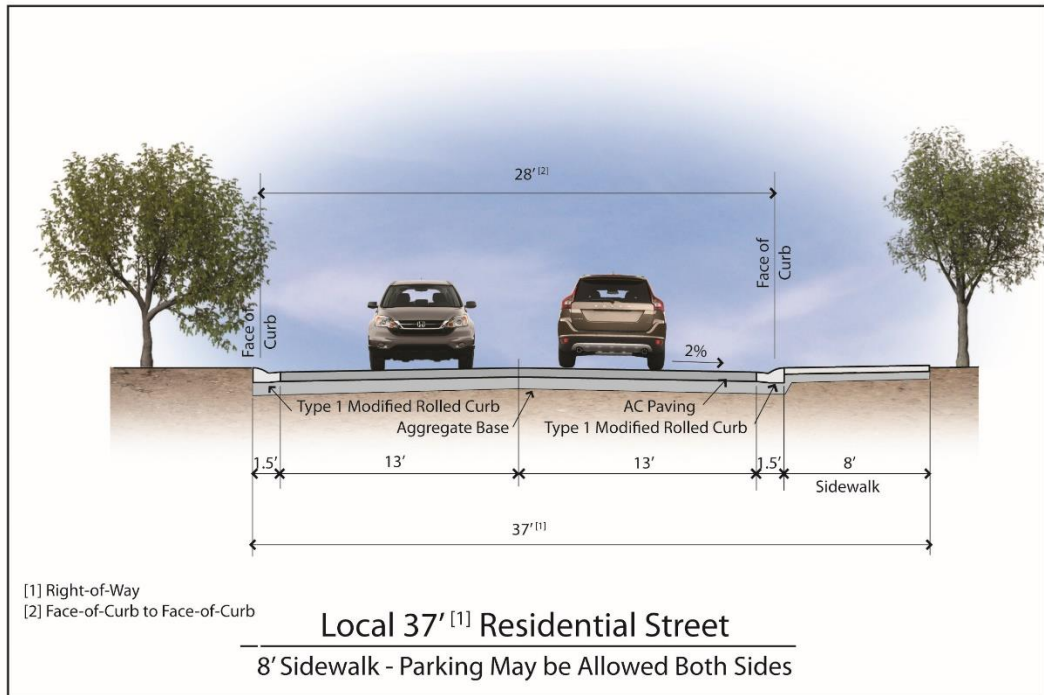
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**Figure 4.12:**  
**Local 33' Residential Street**



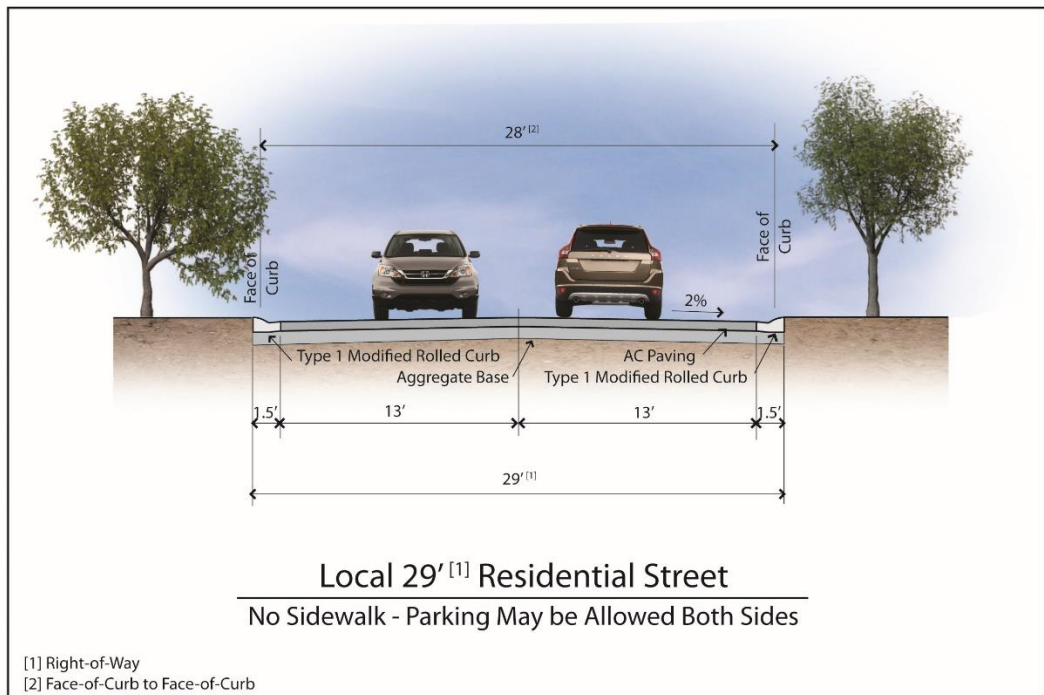
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**Figure 4.13:**  
**Local 37' Residential Street**



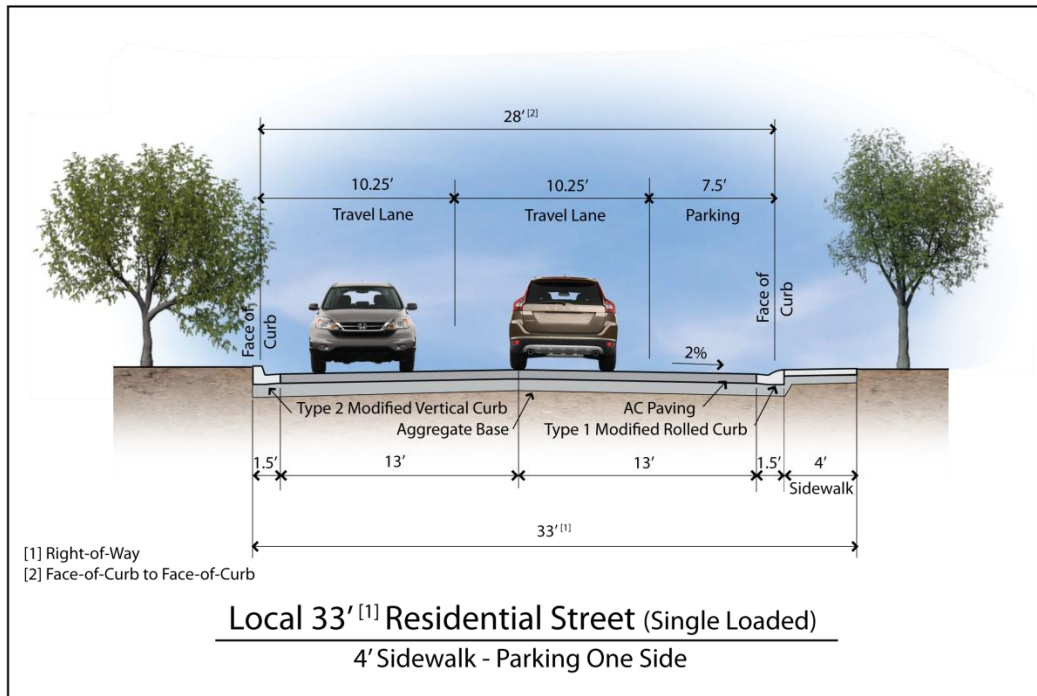
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**Figure 4.14:**  
**Local 29' Residential Street**



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**Figure 4.15:**  
**Local 33' Residential Street**



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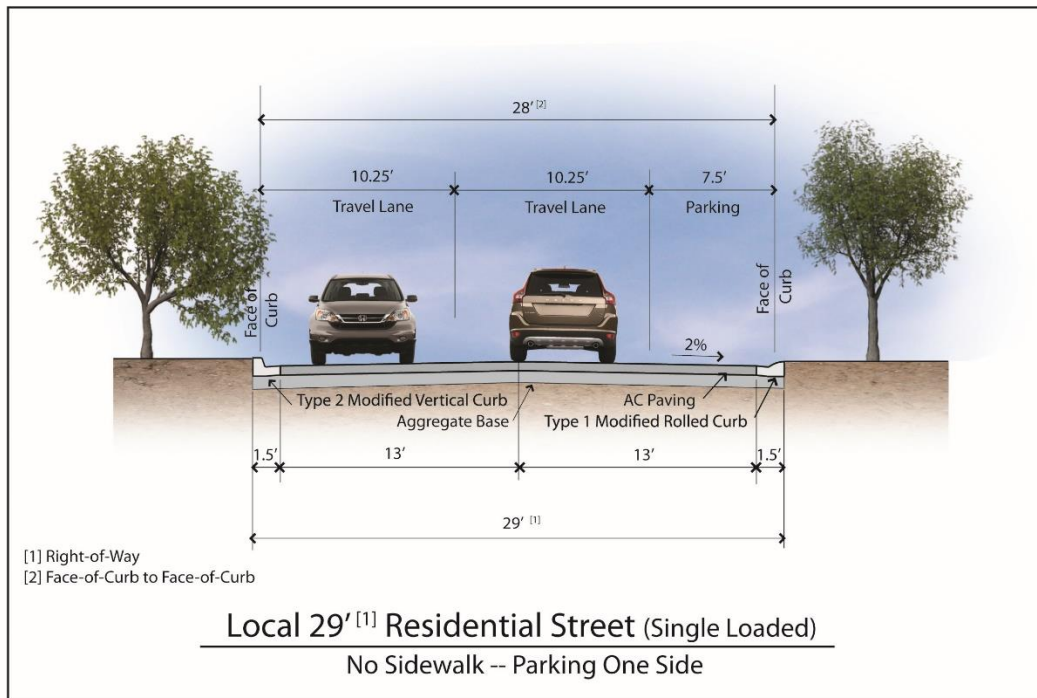
**Figure 4.16:**  
**Local 37' Residential Street**



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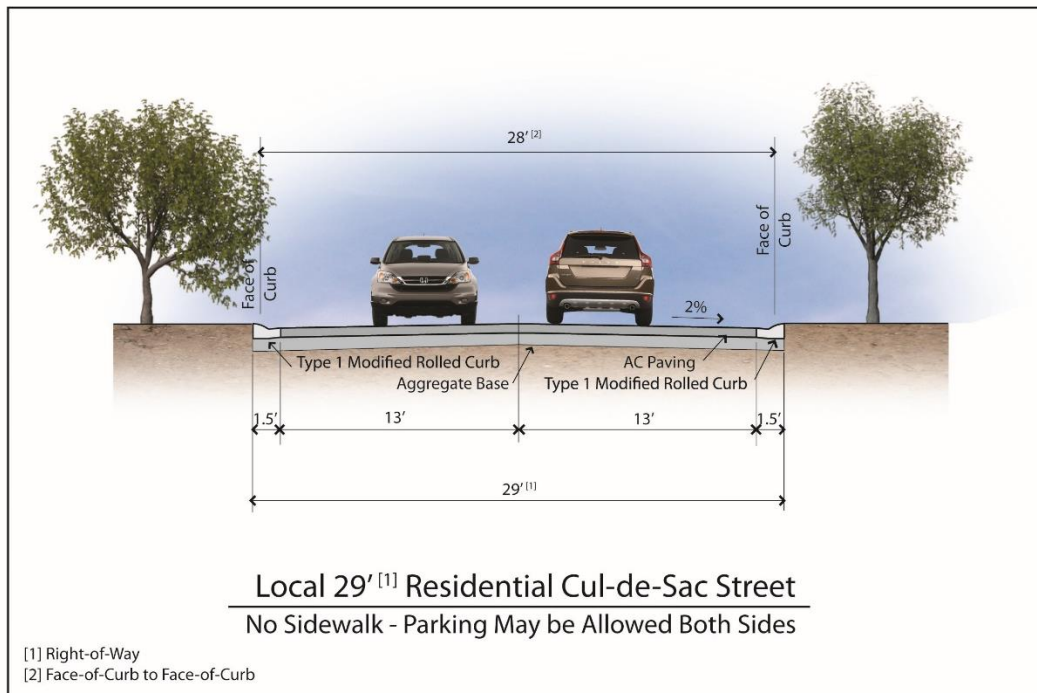


**Figure 4.17:**  
**Local 29' Residential Street**



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**Figure 4.18:**  
**Local 29' Residential Cul-De-Sac Street**



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### 27' Residential Alley

**Figure 4.19 (27' Residential Alley)** is a two-way roadway with 13' travel lanes, with no sidewalks or parking.

### Typical Cul-de-Sac

**Figure 4.20 (Typical Cul-de-Sac)** provides an 80' diameter improved turnaround surface in an 80' diameter right-of-way with no sidewalks. The turnaround may have an optional enhanced concrete paving or planted island.

### Entry Street

**Figure 4.21 (Entry Street)** is a two-lane divided roadway with 14' travel lanes, a center island for landscaping improvements, and a turnaround before the gated entry. This gated entry design is conceptual and may be modified at a later date.

### Emergency Vehicle Access

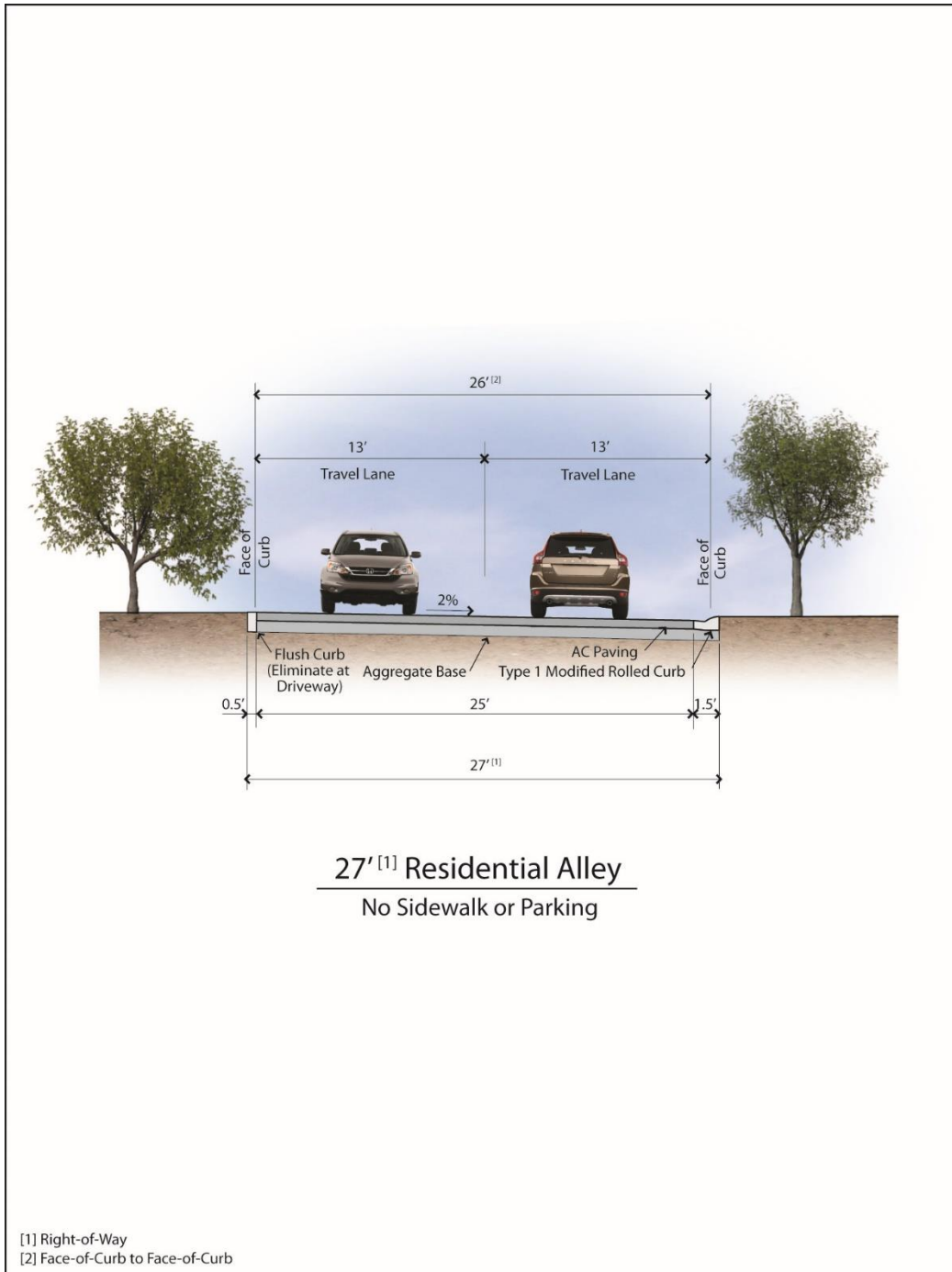
Emergency vehicle access (EVA) roads are private roads that provide access for fire and other emergency response vehicles only. The typical emergency vehicle access road consists of a 20' wide asphaltic concrete paved section. Unless required by the responsible fire protection district, the Specific Plan does not include any EVAs to the Cameron Estates, Marble Ridge, and Marble Mountain subdivisions.



Gated emergency vehicle access, Stefani Trail and Silva Valley Parkway, El Dorado Hills

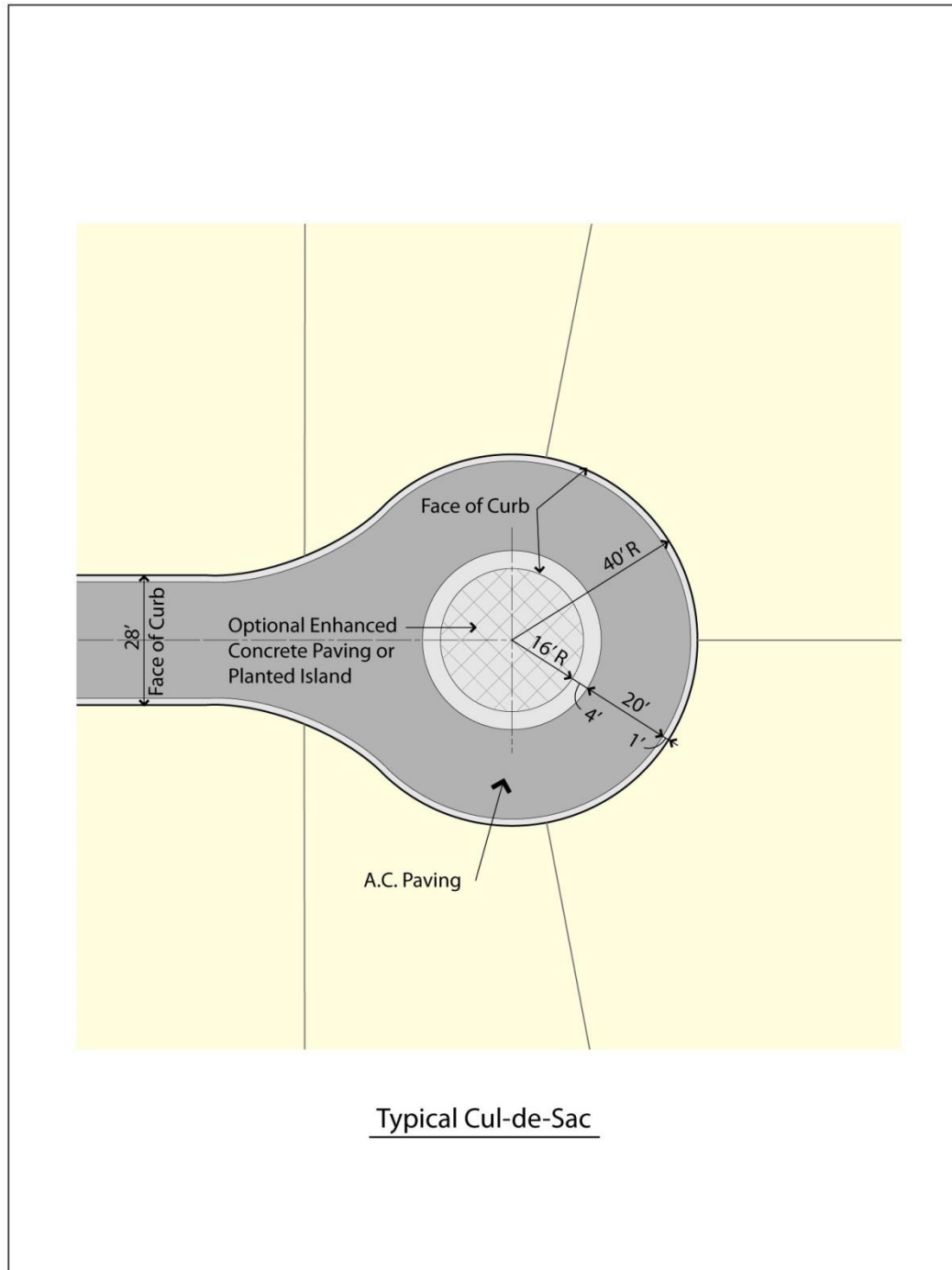


**Figure 4.19:  
27' Residential Alley**



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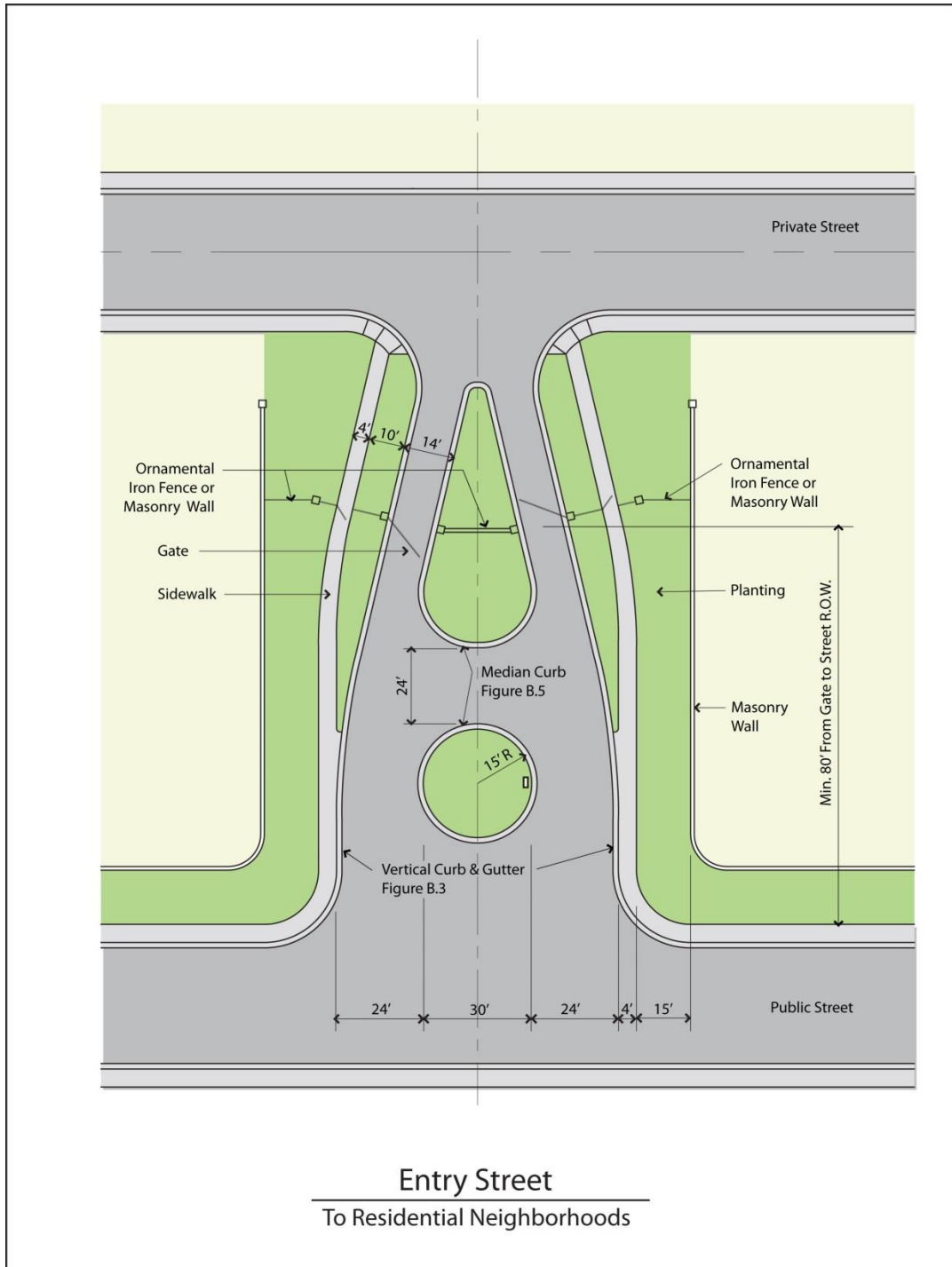
**Figure 4.20:  
Typical Cul-De-Sac**



Typical Cul-de-Sac

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**Figure 4.21:  
Entry Street**



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## 4.5 Traffic Calming Features

The use of traffic calming features helps to create a safe and enjoyable residential neighborhood. The Specific Plan includes several traffic calming features including, but not limited to, roundabouts and traffic circles, intersection neckdowns, mid-block bulb-outs, center dividers, special pavement markings, and controlled 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. Applicants shall show proposed traffic calming features on subsequent small lot tentative subdivision map applications.

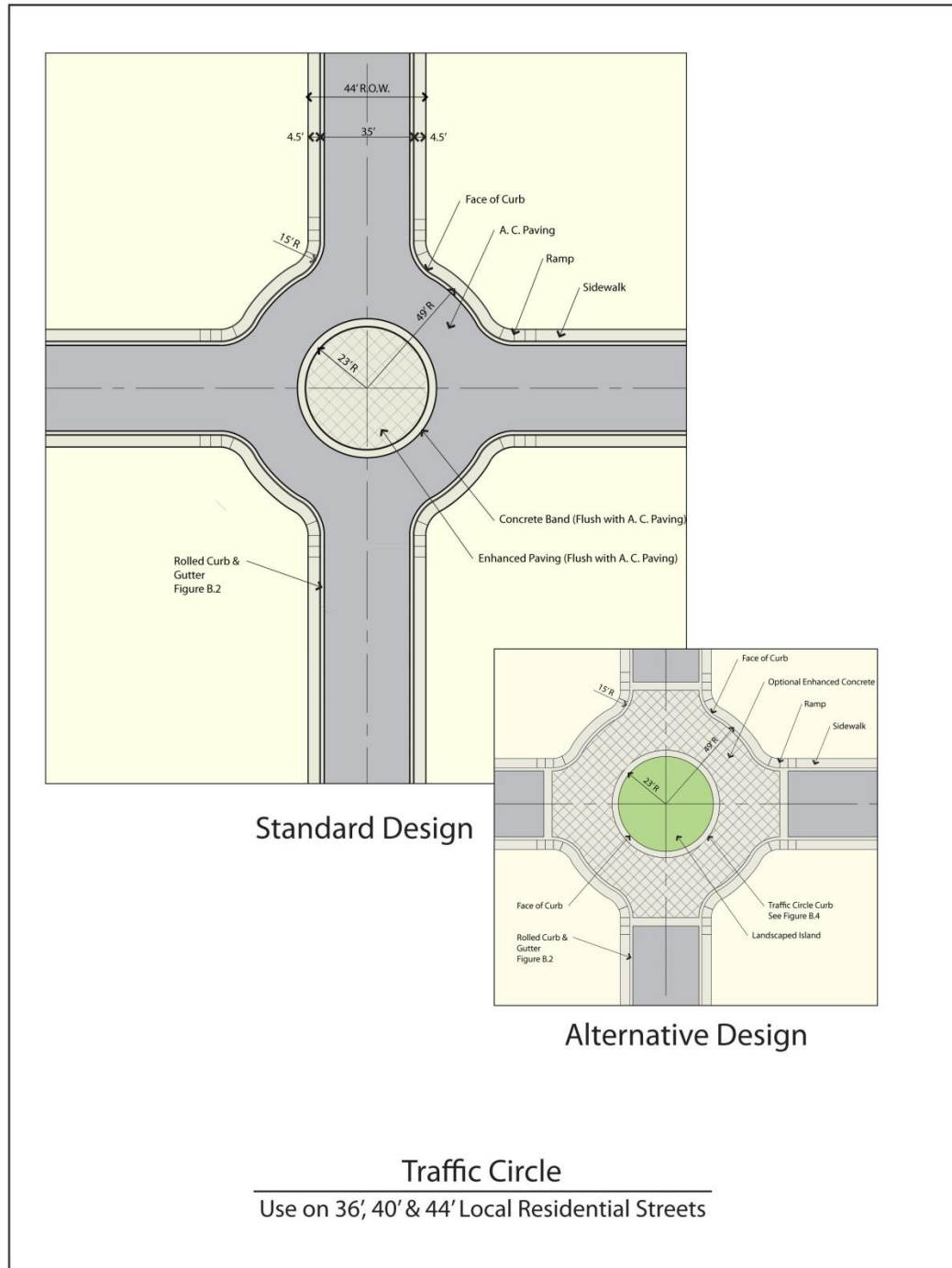
### 4.5.1 Traffic Circles (Private Streets)

Traffic circles are an alternative form of traffic control that reduces traffic speeds and the amount of stopping at intersections while providing neighborhood focal points. The use of traffic circles depends on several factors, such as the amount of traffic projected along a street segment, surrounding land uses, and whether the traffic circle is a more efficient intersection control device than a stop sign or signalized intersection. Traffic circles and all other traffic calming techniques may be utilized within the private streets where appropriate, and shall be reviewed for approval by the respective fire protection district prior to any proposed implementation. (Refer to **Figure 4.22: Traffic Circle.**)



Traffic circle, midtown Sacramento

**Figure 4.22:**  
**Traffic Circle**



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#### 4.5.2 Intersection and Mid-Block Controls (Private Streets)

Intersection and mid-block controls, such as **street intersection neckdowns (Figure 4.23)**, **mid-block bulb-outs (Figure 4.24)**, and **center islands (Figure 4.25)** may be used along 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 vehicles attempt to turn. This measure may include accent paving and landscaping that do not impair driver 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. Intersection and mid-block controls may be utilized within private streets where appropriate and shall be reviewed for approval by the respective fire protection district prior to any proposed implementation.

#### 4.5.3 Special Pavement Markings and Textured Paving (Private Streets)

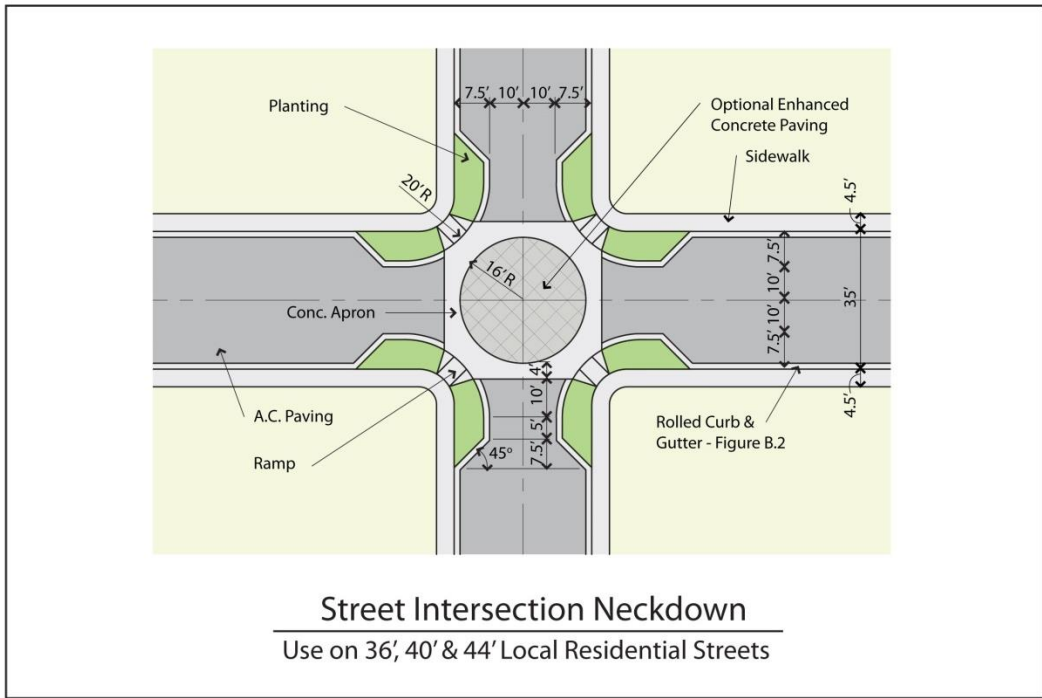
Special pavement markings and textured paving serve as a visual reference for motorists of the likely presence of pedestrians and cyclists in the area. This measure may be used in conjunction with roundabouts and traffic circles, or as a stand-alone measure.



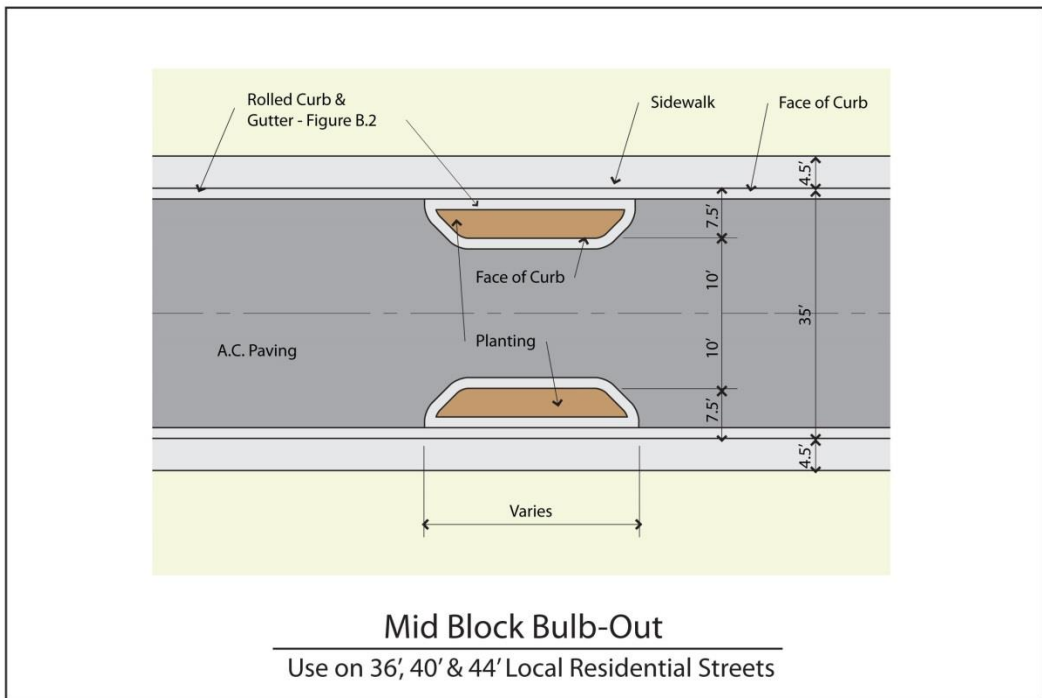
Textured paving



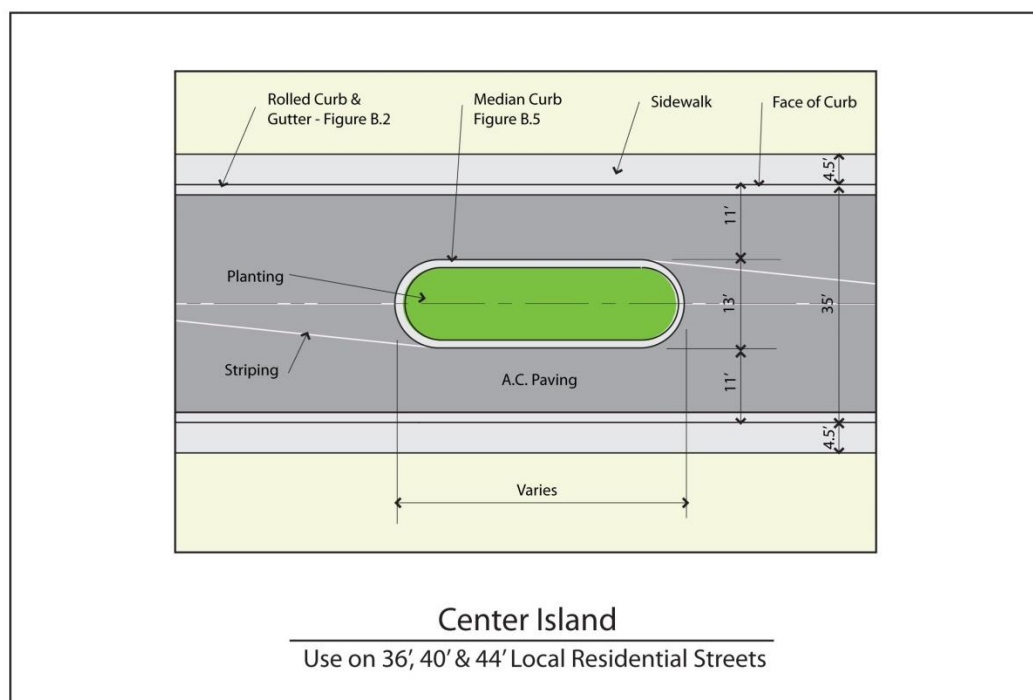
**Figure 4.23:**  
**Street Intersection Neckdown**



**Figure 4.24:**  
**Mid-Block Bulb-Out**



**Figure 4.25:  
Center Island**



## 4.6 Public Transit

A comprehensive public transit plan increases the likelihood that pedestrian and transit-oriented development (TOD) will occur. The Plan Area is located between the El Dorado Hills and Cameron Park communities, and expected to promote future ridership to key destinations.

### 4.6.1 Existing 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, the disabled, and Sacramento commuters.

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 Sacramento and Rancho Cordova.

El Dorado Transit 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 Light Rail Transit station, Intel, Kaiser Permanente, Folsom Lake College, and the Broadstone and Palladio shopping centers.

#### **4.6.2 Potential Public Transit Service**

El Dorado Hills is an established, suburbanized community with limited commuter and dial-a-ride services provided by the El Dorado Transit Authority. The commuter service provides eleven weekday morning trips from El Dorado County to downtown Sacramento with eleven return trips in the afternoon. Dial-a-ride services are available to local residents, but services are limited and not widely used. This limitation to the availability of routine public transit options for local commuters and other users, such as seniors, impedes connectivity between activity centers such as schools, commercial, recreational, and residential uses.

In 2013, the El Dorado County Transportation Commission prepared a Community Transit Needs Assessment for the El Dorado Hills area. While the Transit Needs Assessment did not consider the Marble Valley Plan Area, its primary purposes were to identify potential community transit ridership in El Dorado Hills, both residential and commercial, and determine and map transit routes, destinations, activity centers, and ridership zones. The needs assessment considered transportation to and from other areas within the county to activity centers in the El Dorado Hills area, including the business park located south of U.S. Highway 50. The Needs Assessment also evaluated consistent regional transit connections to and from Rancho Cordova, Folsom, and Sacramento. The intent of the plan was to determine the level of market demand or need for community transit service in El Dorado Hills, a need that will likely increase in response to California’s recent legislation to reduce greenhouse gas emissions (AB 32 and SB 375), and provide for the strategic implementation of that service.

The Transit Needs Assessment revealed 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 a.m. to 4 p.m. 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 (LSC Transportation Consultants, 2013).

To accommodate any future public transit service, transit stops (turnouts and bus shelters) may be provided within the on-site portions of Marble Valley Parkway and Marble Lake Boulevard near the intersection of Lime Rock Valley Road.

### 4.6.3 Park-and-Ride Location

The 398-lot Marble Valley plan approved by the County in 1998 includes a ½-acre site for a park-and-ride facility north of Marble Valley Parkway in the northwestern corner of the property. This Specific Plan moves the park-and-ride facility slightly east and opposite of the Office Park parcels, increasing the size to 2 acres to accommodate as much as 120 spaces. Refer to **Figure 4.1 (Circulation)** for the location.

## 4.7 Bikeway and Trail Network

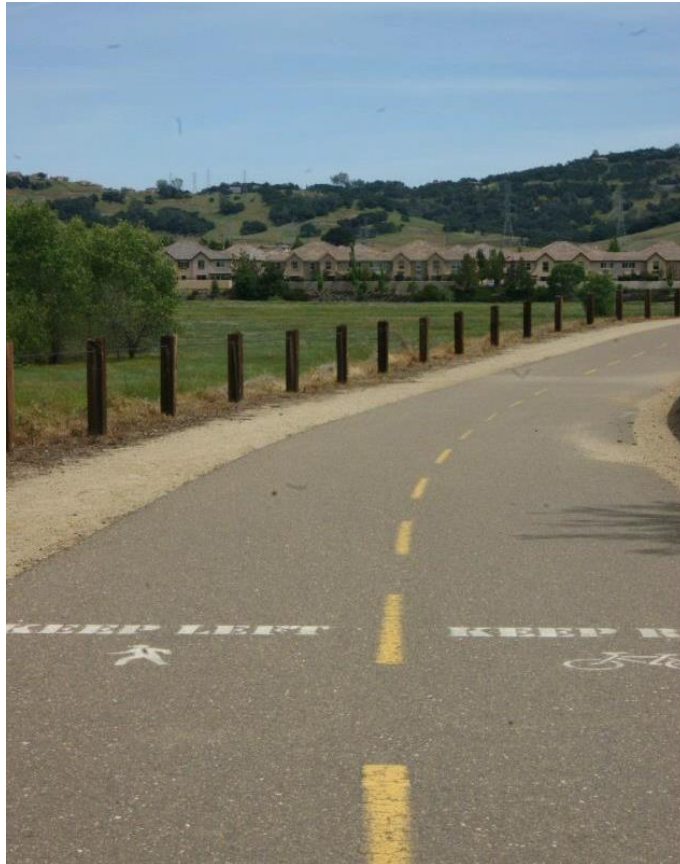
The availability of bike paths, sidewalks, and trails within the Plan Area promotes healthy and viable alternatives to vehicular travel. The Specific Plan includes pedestrian-friendly, walkable streets that connect to the internal trail system. Consistent with the policies and regulations of The California Bicycle Transportation Act, the Federal Transportation Equity Act (TEA 21), and the California Complete Streets Act of 2008, the Specific Plan includes a comprehensive system of bike paths, sidewalks, and trails that connect various land uses within, and enhance pedestrian mobility throughout, the Plan Area. (Refer to **Figure 4.26: Trails and Bikeways**.)

The Plan Area’s circulation system includes provisions for non-motorized modes of transportation, including bicycle and pedestrian travel that integrate into the community-wide open space and street system. The pedestrian network links key activity centers such as retail services, employment opportunities, and recreational amenities with one another through a comprehensive network of Class I bike paths, sidewalks, and trails weaving throughout the Plan Area.

### 4.7.1 Bikeways

Consistent with the updated El Dorado County Master Bikeway Plan, the Specific Plan incorporates a network of Class I bike paths along the public collector streets. A key highlight of the Plan Area is the creation of a bikeway system south of U.S. Highway 50, between Bass Lake Road and Cambridge Road, where no bikeways currently exist. Beginning at Bass Lake Road, Marble Valley Parkway includes a dedicated Class I bike path, providing connectivity to the planned schools and joint-use parks in the northern portion of the Plan Area, and into the valley along Marble Lake Boulevard (“The Gateway Mile”, discussed in Section 5). The Class I bike path links to Lime Rock Valley Road within the Marble Valley Plan Area, and extends into the Lime Rock Valley Plan Area. If the Board of Supervisors approves this Specific Plan and the Lime Rock Valley Specific Plan, both Plan Areas provide an important linkage between Bass Lake Road and the El Dorado Trail for regional and recreational enjoyment. (Refer to **Figure 4.26: Trails and Bikeways**, **Figure 4.27: Marble Valley and Lime Rock Valley Community Trail Plan**, and **Figure 4.28: Trail Sections**.)

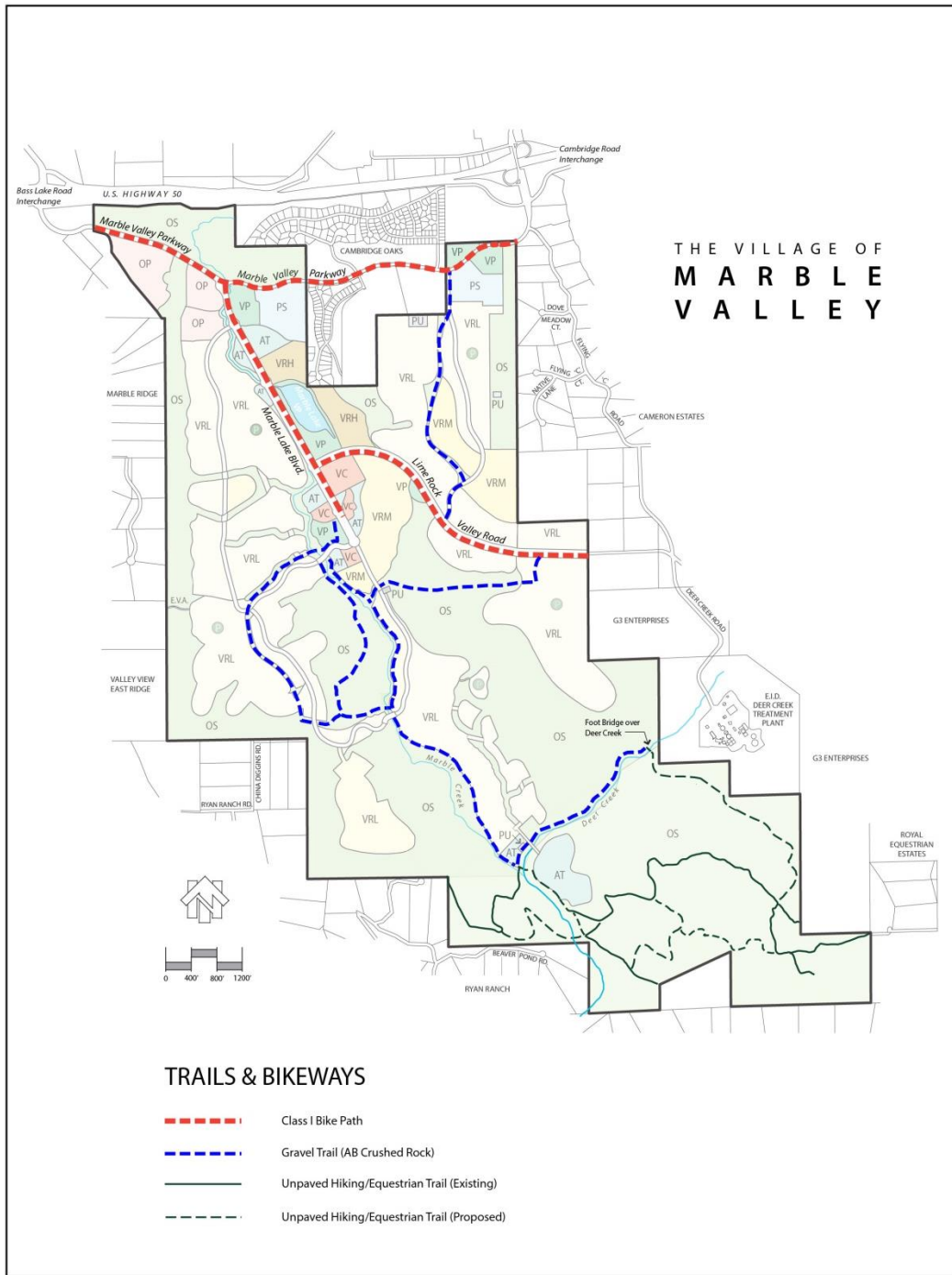




Class I bike path, The Parkway at Folsom

[Continues on page 4-36]

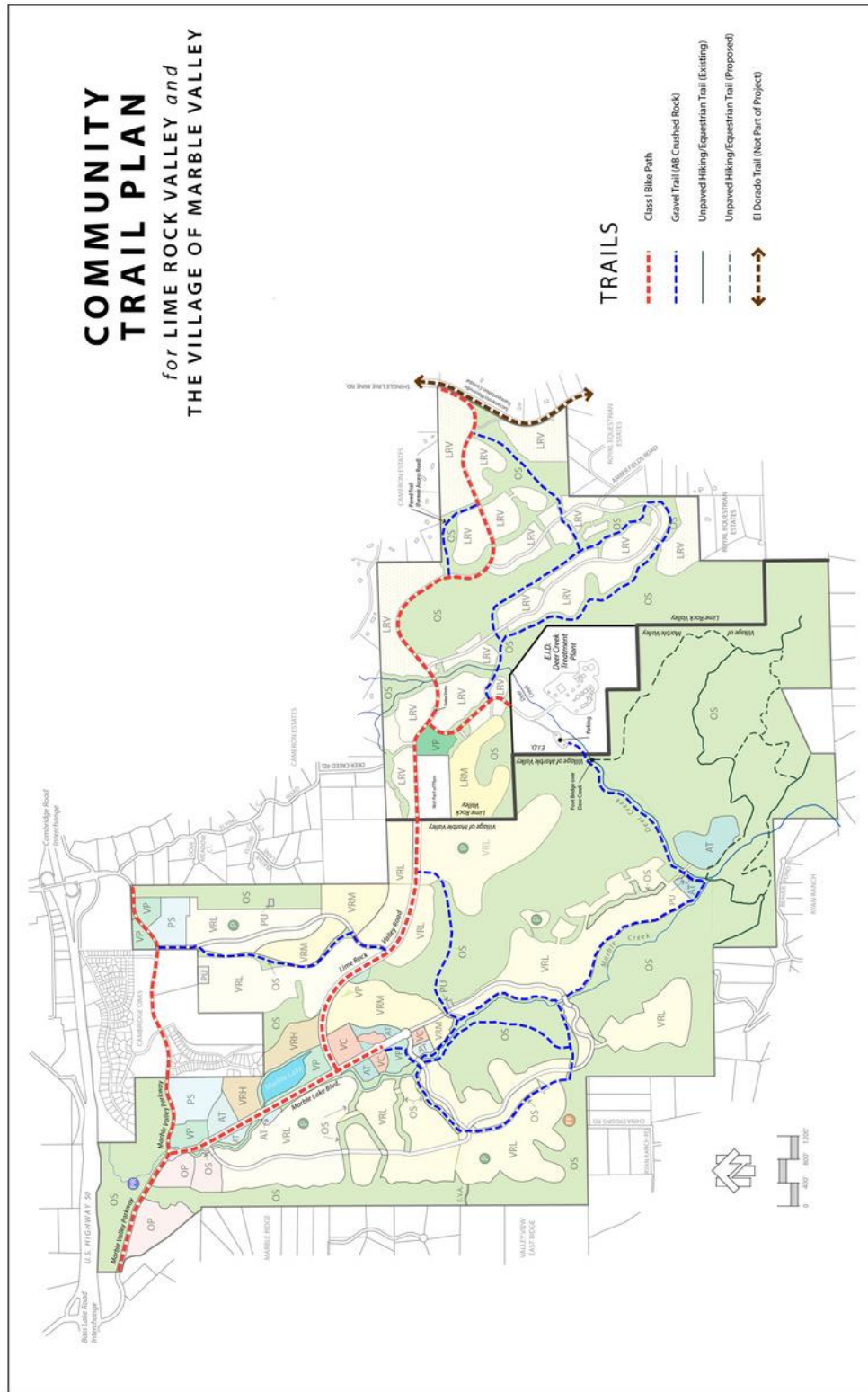
**Figure 4.26:  
Trails and Bikeways**



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**Figure 4.27:**  
**Marble Valley and Lime Rock Valley Community Trails and Bikeways**



## 4.7.2 Sidewalks and Trails

The Specific Plan emphasizes the creation of a trail network for passive enjoyment. The Plan provides strong connectivity between the new neighborhoods and land uses, and convenient non-motorized access to employment, services, and recreation. The planned trail improvements will provide a safe network for walking, jogging, and cycling.

Sidewalks are planned on at least one side of most public and private streets, with the exception of cul-de-sac streets, alleys, and emergency vehicle access roads. Sidewalks vary in width depending on the location and anticipated roadway volume. Sidewalks shall be no less than four feet in width and comply with the provisions of the Americans with Disabilities Act (ADA).

Additionally, open space areas and natural parkways may include gravel and unpaved trails, where feasible, thus offering increased pedestrian mobility and recreation throughout the entire Plan Area. Gravel trails are a minimum of six feet wide, with two feet of vegetation clearing on each side. Paved trails are permissible within the open spaces and shall follow the standards established in **Figure 4.28 (Trail Sections)**.

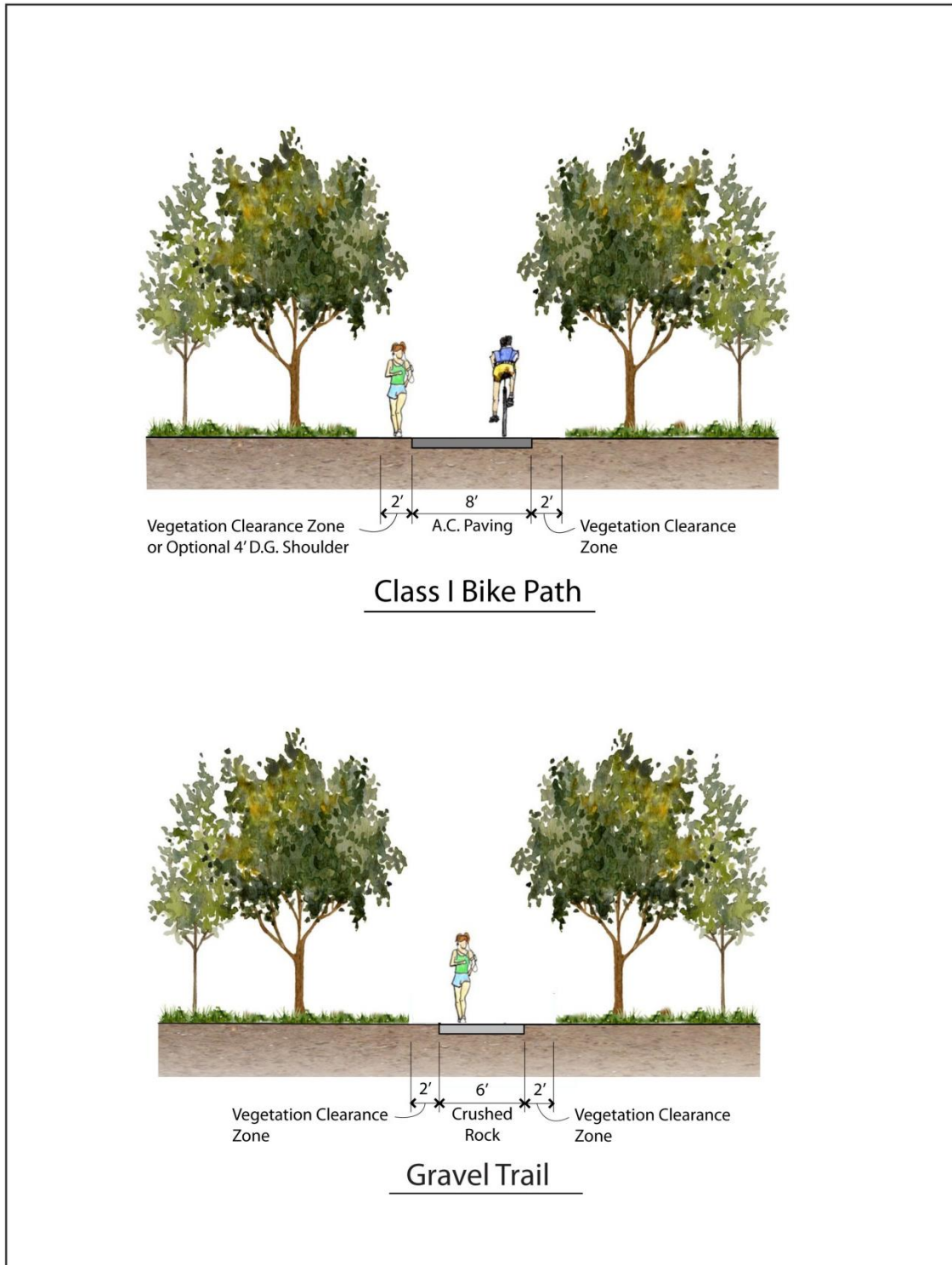


Paved trail at The Parkway at Folsom



Buck's Creek Trail (unpaved), Serrano

**Figure 4.28:  
Trail Sections**



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## 4.8 Specific Plan 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 to the north, east, and west 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**

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 by the local fire protection district.



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# The Gateway Mile and Central District

*This Section describes a distinctive boulevard corridor known as The Gateway Mile, the Central District, and vineyard amenities that will give The Village of Marble Valley a strong sense of community.*

## 5.1 Overview

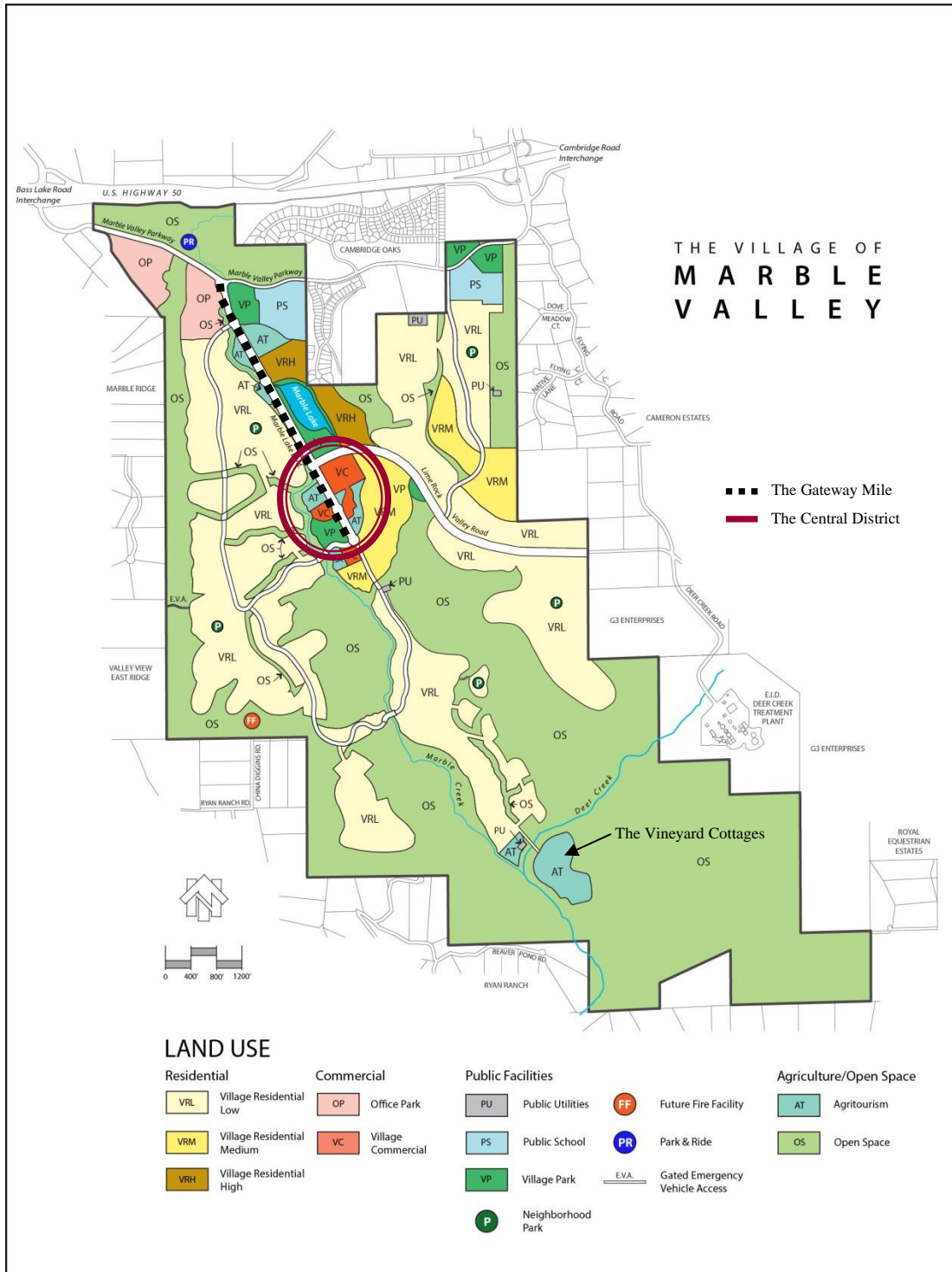
The symbolic core of the Plan Area is The Gateway Mile and Central District featuring a unique boulevard and tourism-based amenities to create a special ambiance and memorable experiences for residents and visitors alike. The features combine into a multi-use district offering a range of uses and activities. (Refer to **Figure 5.1: The Gateway Mile and Central District.**)

A primary function of the Specific Plan is to promote and heighten the public’s awareness about El Dorado County’s wine region and vineyard production. The Specific Plan includes uniquely designed vineyards and wine-related activities to provide an agricultural atmosphere within a suburban community environment. An “agriburbia” relationship establishes a long-term agricultural character and amenity for resident and visitor education and enjoyment.

The balance of Section 5 includes the following discussions:

- 5.2 Applicable General Plan Goals
- 5.3 The Gateway Mile
- 5.4 The Central District
- 5.5 Specific Plan Objectives and Policies

**Figure 5.1:**  
**The Gateway Mile and Central District**



Torrence Planning

## 5.2 Applicable General Plan Goals

### 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.

### Community Identity (Goal 2.5)

Carefully planned communities incorporating visual amenities, which enhance and maintain the rural character and promote a sense of community.

### Cultural Resources (Goal 7.5)

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

### Agricultural Production (Goal 8.2)

A healthy, stable, and competitive environment necessary to sustain agricultural industry.

### Recreation and Tourism (Goal 9.3)

Greater opportunities to capitalize on the recreational resources of the County through tourism and recreational based businesses and industries.

## 5.3 The Gateway Mile

Marble Lake Boulevard, also known as “The Gateway Mile”, is one of two distinctive boulevard corridors in the Plan Area. Marble Lake Boulevard is a primary north-south collector road that extends for approximately one mile. It begins at the northern limits of the Plan Area at the Gateway Entry Roundabout No. 1 and terminates midway into the site at the Marble Valley Gatehouse. The Gateway Mile is a multi-use public corridor consisting of several traffic calming roundabouts, median vineyard landscaping, and pedestrian and cycling paths to transport visitors and residents throughout the Central District.

The Gateway Mile mimics a formally planned boulevard in a quaint European village. However, it owes its axial layout to the creeks, trees, and topography of the site rather than formal planning precepts. The Gateway Mile takes the path of least resistance and gently flows over the landscape, avoiding the creeks and oak-covered hillsides. As the visitor moves south along the boulevard from its intersection with Marble Valley Parkway, a procession of uses emerges. The Gateway Mile provides connectivity to the following central features:

- The Gateway Entry and Roundabout;
- Village parks;
- The vineyards;

- Marble Creek and the waterfall roundabout;
- The Lake at Marble Valley Park;
- The Gatehouse;
- The Village Center;
- The Monolith Event Center;
- The Agri-Tourism Information and Sales Center; and
- The S.H. Cowell Historic Park.

### 5.3.1 The Gateway Entry and Roundabout

The Gateway Entry and Roundabout is the signature public entrance to The Village of Marble Valley. Planned improvements include a distinctive architectural monument and landscape elements, including walls, signage, lighting, and vineyard plantings, announcing to visitors and residents that they have entered a community with a special architectural character.

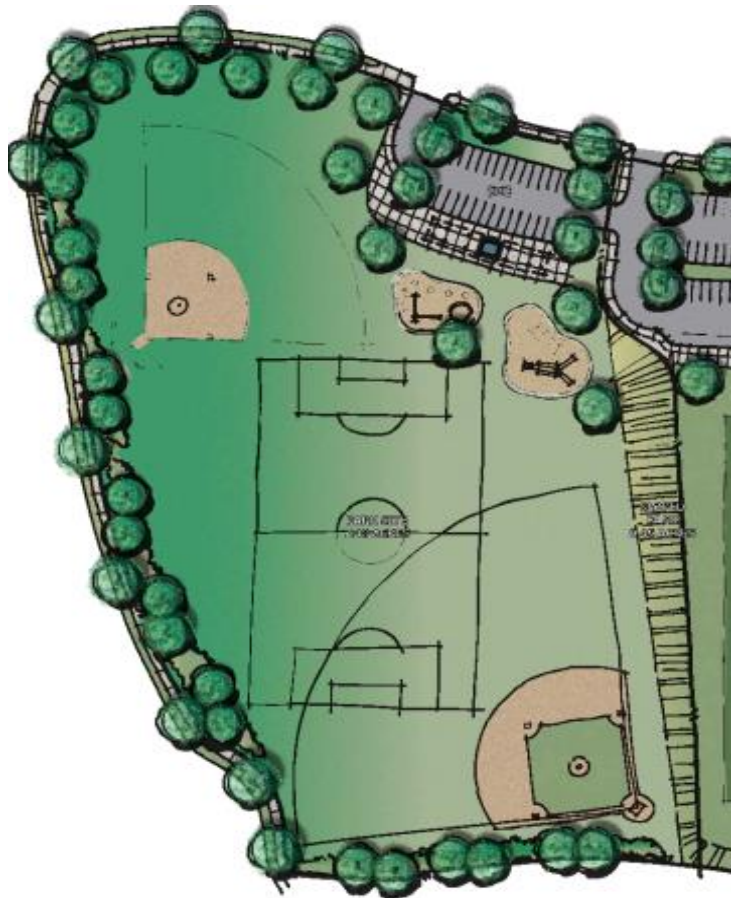
Once through the entry, four additional public roundabouts add to the distinctive community character and highlight community focal points, such as a waterfall and vineyards. The roundabouts reinforce the vineyard theme, and identify village entries and significant features.



Wine grapes

### 5.3.2 Village Parks

Directly across from the Gateway Entry Roundabout is the first of several public village parks in the Plan Area. Village Park No. 3 is approximately 8.5 acres and will be a joint-use facility with the adjoining public school for Buckeye Union School District. Village Park No. 3 may include lighted or unlighted sports fields constructed with natural or artificial turf. The landscaping along the western edge of the school will be similar to the remainder of The Gateway Mile, consisting of grape vines and other California native plants. For more information about the various village parks, refer to Section 7.4.3 (Public Village Parks in the Plan Area).



Village Park 3  
(intersection of Marble Valley Parkway and Marble Lake Boulevard)



### 5.3.3 The Vineyards

Continuing along The Gateway Mile, grapevine plantings within the medians of Marble Lake Boulevard and Lime Rock Valley Road, and plots adjacent to both sides of Marble Lake Boulevard strengthen the vineyard theme. The vineyards function as the public roadway landscaping for the major roads within the Plan Area, and will be used for the cultivation, sale, and potential on-site processing of the crops for wine production. Aside from the vineyard character for the community, there is a financial benefit associated with the cultivation and sale that will offset maintenance costs for community residents.



The Vision: The Vineyards of Marble Valley



Vineyards will extend along the Plan Area’s public boulevards and will initially consist of 15 acres. However, the Plan Area can accommodate as much as 55 acres, enhancing the community identity and contributing to its economic well-being. Moreover, other benefits include:

- Intrinsic beauty;
- Rural lifestyle within a suburban setting;
- Educational opportunities;
- Settings for community events;
- Reduced water consumption;
- Resident’s pride of ownership; and
- Economic sustainability and offsetting maintenance costs from production and sale.

Fish friendly farming techniques, as developed by the California Land Stewardship Institute, are encouraged for the planning and implementing of the vineyards. Organic farming practices are also encouraged to be sensitive to the neighboring non-agricultural land uses within the Plan Area.

The Project Proponent may form one or more Community Facilities Districts (CFDs) to issue bonds and levy special taxes to finance the vineyard construction and associated facilities pursuant to the framework of the Community Facilities Act of 1982. If financed by a CFD, the property owners within the CFD will own and manage the facilities, with all associated costs and benefits accruing to them. The Master Owners’ Association or a Landscape and Lighting District may fund the on-going operation and maintenance of the facilities.

### **The Vineyard Paths**

A continuous system of bikeways and pedestrian paths, separated from vehicular traffic, will travel through the boulevard vineyards providing a non-vehicular link between residential neighborhoods, schools, parks, and points of interest in the Central District. Refer to Section 4.7 (Bikeway and Trail Network) for additional information.



Vineyard path

### The Vineyard Cottages

The vineyard cottages emphasize the largest area of the Agri-Tourism land use designation south of Deer Creek, near the confluence of Marble Creek and about one mile south of The Gateway Mile. Despite the disconnected location, the vineyard cottages are a central amenity and ancillary use to support The Monolith Event Center discussed in Section 5.4.2. A maximum of 14 cottages will disperse throughout the vineyards to provide overnight and bed-and-breakfast (B&B) accommodations for residents' guests, or community members attending weddings, community events, or corporate retreats at The Monolith Event Center.

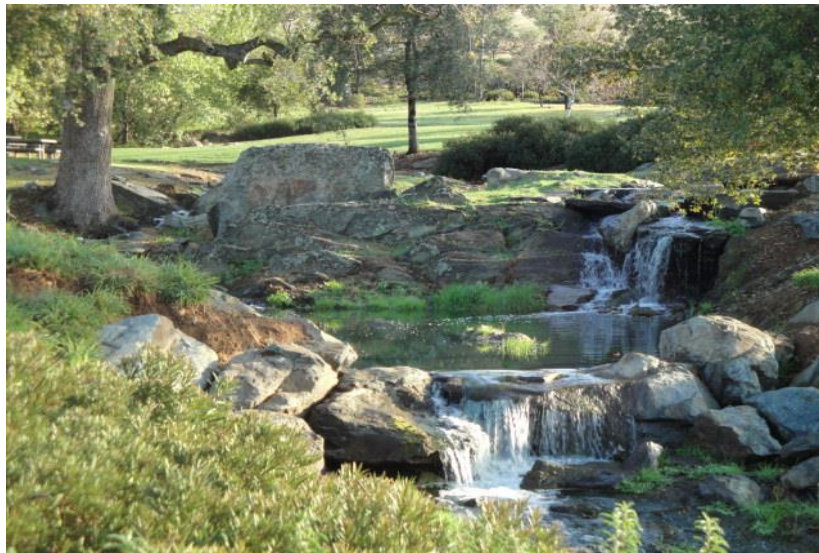


Vinyard cottage

Each cottage will feature private sleeping quarters and a connected restroom, and guests will gather for meals in a separate, but nearby central dining facility. Guests can access the vineyard cottages by a small bridge over Deer Creek designed to accommodate emergency response vehicles, but otherwise restricted from routine vehicular use by guests. Guest parking will be north of Deer Creek and B&B staff will shuttle guests to their accommodations. The B&B may be owned and operated by an on-site or off-site private operator or the Master Owners' Association.

### 5.3.4 Marble Creek and the Waterfall Roundabout

Marble Creek is a seasonal waterway that begins along the northerly limits of the Plan Area and runs south for over two miles to its confluence with Deer Creek. During the limestone operations, the workers altered the natural stream course away from the North Quarry (Marble Lake) to minimize the amount of water pumped out of the quarry. The Specific Plan includes enhancing and reinstating Marble Creek to its historic, natural course by redirecting its northern flow back into Marble Lake. Water from Marble Lake will pump northward into Marble Creek, upstream of the Waterfall Roundabout and gravity flow downstream into Marble Lake. The recirculating water system will create the appearance of year-round running water, similar to the re-circulating stream at the Serrano Village Green. The creek will feature additional ponds and a series of waterfalls, continuing past the roundabout into Marble Lake.



Recirculating stream at the Serrano Village Green, El Dorado Hills

### 5.3.5 The Lake at Marble Valley Park

Marble Valley Lake is one of the special assets of the Plan Area. The former limestone quarry (North Quarry), now a 10.5-acre, naturally filled lake, will become a major attraction and destination point for residents and the public. The lake and its 10 acres of surrounding land will become the signature public village park in the Plan Area.

After the adoption of the Specific Plan and in coordination with the El Dorado Hills CSD, the Project Proponent will prepare a master plan for The Lake at Marble Valley Park to identify the preferred uses, activities, and facilities. The Lake at Marble Valley Park will be constructed, owned, and maintained as specified in the Public Facilities Financing Plan.

Allowable facilities and activities include, but are not limited to:

- Non-motorized boating;
- Fishing;
- Pier and dock;
- Jogging, walking, and other passive recreation;
- Children’s play grounds and tot lots;
- Picnic areas;
- Covered gazebo;
- Outdoor amphitheater, including ancillary facilities (small concession stand and restrooms);
- Sports fields (lighted or unlighted; natural or artificial turf);
- Formal or informal gardens;
- Dog park;
- Bocce ball court;
- Public art, sculptures, and interpretive displays;
- Senior activities;
- Youth activities;
- Fitness; and
- Special community events.



Paddle boating



Jogging and walking path



Outdoor ampitheater



Park with tot lot

Prohibited facilities and activities include, but are not limited, to motorized boating, swimming, skate park, gymnasium, aquatic center, and indoor or outdoor tennis and basketball courts.

### 5.3.6 The Gatehouse

The Gatehouse is the public terminus of The Gateway Mile and the symbolic arrival point for many of the village residents. The Gatehouse will provide controlled vehicular access to the majority of the residential neighborhoods in the Plan Area and will continue the strong architectural theme. The Master Owners' Association will manage and staff the Gatehouse 24 hours a day to allow for rapid but controlled vehicular access for residents and visitors. State-of-the-art electronic controls such as fast-pass devices will allow residents to pass quickly through their own dedicated lane, and visitors will use a separate, dedicated lane. Immediately past the Gatehouse is a spectacular southerly view of Marble Valley.



Southerly view of Marble Valley from the planned Gatehouse



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## 5.4 The Central District

The Central District is the core of the Plan Area along The Gateway Mile, designed as a focal point and gathering place for the community. The Central District will feature elements of an ideal resort or destination village with a mix of uses, facilities, and housing to create a vibrant public space. All residential and non-residential buildings will follow a unique and harmonious architectural theme and will apply consistently to public and private buildings, signage, landscaping, outdoor furniture, and public art. Market forces and the needs of residents and visitors will determine the detailed uses and facility design. The vision for the Central District includes the following features, as more fully discussed in the Sections that follow.

- The Village Center;
- The Monolith Event Center;
- The Agri-tourism Information and Sales Center;
- The S.H. Cowell Historic Park; and
- The Village Vineyards.

### 5.4.1 The Village Center

#### Retail and Commercial Uses

The Village Center serves the retail and service needs of the Plan Area’s residents and visitors, serving as a community focal point and shopping destination. The Specific Plan allows for two or three-story architecturally themed commercial and residential structures with double frontage shops facing The Monolith Event Center and the Agri-Tourism Information and Sales Center. Double frontage retail space allows easy access from the shops to outdoor seating and dining areas and to other village attractions. Condominium, rental housing, and live/work units are encouraged on the upper floors to heighten the sense of place and to encourage daytime and nighttime activity.

Retail services may include, but are not limited, to:

- Bistro, café, or restaurant;
- Specialty clothing;
- Wine-related retail;
- Beauty salons and spas;
- Banking and financial;
- Professional services; and
- Specialty grocery and deli.



### **Clock Tower and Carillon**

The Specific Plan includes a site for a clock tower and carillon at the southwest intersection of The Gateway Mile and Lime Rock Valley Road to mark the focal point of the Central District. The clock tower marks the center of the Plan Area, and serves as a meeting and gathering space for residents and visitors. The clock tower will be architecturally compatible with the mixed-use commercial center and retail storefronts, and carillon bells will chime throughout the day and provide seasonal music during significant holidays. The clock tower will be dual-use, integrating wireless communication facilities to provide enhanced cell phone coverage for the Plan Area.



Clock tower at the Coxhall Gardens, Indiana

**Residential Units: Condominiums, Rental Homes, and Live/Work Units**

Higher density housing, including condominiums, rental homes, and live/work units, within the Village Center adds to the vitality of the community. Dwellings will overlook The Lake at Marble Valley Park and will be within easy walking distance to retail needs at the Village Center, and community events at The Monolith Event Center and the Village Vineyards. Applicants shall construct the residential component of the Village Center concurrently with the retail component.



Sutter Court, Folsom (residential lofts above ground floor retail)

## 5.4.2 The Monolith Event Center

The Monolith is one of the most striking physical features of the Plan Area. The 25-foot tall limestone spire is a remnant of previous quarrying activities that created the monolith and the relatively flat, sunken quarry floor surrounding it. The Specific Plan defines The Monolith complex and the area around it as a special venue for formal events, such as weddings and formalized gatherings. Its special acoustic attributes, enhanced with nighttime lighting, natural turf, and flowers and shrubbery along the quarry walls, will make The Monolith an incredible backdrop for community-wide events.



The Monolith



The Butchart Gardens, Vancouver Island

Directly south and overlooking The Monolith is a site for an indoor event and banquet center, accommodating as much as 500 people. Set in extensive vineyard plantings, the building will host year-round indoor and outdoor events for local charities, associations, and business groups, giving the Central District added vitality and ambiance.

### 5.4.3 The Agri-Tourism Information and Sales Center

The Agri-Tourism Information and Sales Center will be located directly across from The Monolith Event Center. Set in vineyard plantings, this multi-use facility will promote agri-tourism in El Dorado County and the wine-related industry in particular. For visitors traveling to the County from the west, the center will be the first opportunity to sample the Marble Valley estate wines, vintages from El Dorado County, and agricultural products from Apple Hill. The center, in conjunction with The Monolith Event Center will combine, at times, to host outdoor tastings, harvest celebrations, concerts, and other community-based indoor and outdoor events.

The Agri-Tourism Center will also house a sales and information office to supply sales information to prospective Marble Valley home and lot buyers, and staff members of the Master Owners' Association. Surrounded by vineyard landscaping, a generously sized parking lot will serve the visitor and employee needs for the Information Center and the adjacent S.H. Cowell Historic Park.



Bushel of apples



#### 5.4.4 The S.H. Cowell Historic Park

A significant attraction of the Central District is the S.H. Cowell Historic Park. The Specific Plan allows for the restoration of the former Frenchman’s Camp stone and metal wood burning kiln, other stone kilns, and artifacts from the early limestone quarrying and processing days into an interpretive center. The historic significance of the complex should not be underestimated and a successfully completed restoration would ensure that the history of the early El Dorado County limestone quarrying industry is retained for future generations.

A public or private foundation, or historical society, could form to control, manage, and maintain the site. An adequate public/private funding source must be secured to allow for the complete restoration of the Frenchman’s Camp Kiln complex. If restored, the complex should allow for docent tours for the public and local schools. The park will be accessible by motorized and non-motorized travel, and will be a key feature along the Plan Area’s walking and biking trails.



Marble Valley continuous kiln (2013)



*Lime Kiln (circa 1906)—left to right: Fred Dixon, Ah Wing, Bob Craig, unknown Chinese. The next two men also unknown.*

Marble Valley continuous kiln (circa 1906)

### 5.4.5 The Vineyards

The vineyards theme, first established along “The Gateway Mile”, will continue into the Central District. The landscaping theme and site design for the Agri-Tourism Information and Sales Center, the Village Center, and The Monolith Event Center shall incorporate the vineyard theme to create a strong sense of place that welcomes visitors.



The vineyards

## 5.5 Specific Plan Objectives and Policies

### Community Identity

#### **Objective 5.1**

Establish a distinctive community identity with a strong central core and sense of place, providing a mixture of uses and attractions for resident and visitor enjoyment. The central core shall be authentic and serve as a hub of activity.

#### **Policy 5.1**

The Lake at Marble Valley Park, The Monolith Event Center, and the S.H. Cowell Historic Park shall incorporate public spaces for formal or informal gatherings by residents and visitors of the County.

#### **Policy 5.2**

The architectural style of the Central District uses shall promote the village concept and be harmonious with a single community-wide architectural theme.



**Policy 5.3**

To heighten the sense of place and establish a strong community identity, incorporate public art, thematic landscaping and street furniture, and consistent signage throughout the Central District, where feasible and practical.

**Policy 5.4**

To reinforce the vineyard character of the community, incorporate vineyard plantings into the site landscaping of the Village Center and Village Park land use designations within the Central District, as feasible and practical.

**Policy 5.5**

Reciprocal and shared parking is strongly encouraged between the Village Center, Office Park, and Village Park uses within the Central District to reduce hardscape surfaces and promote the village atmosphere. Crushed limestone or gravel parking surfaces are permissible and encouraged.

**Policy 5.6**

Improve the safety of Marble Lake by creating a safe edge, restricting swimming and motorized boating, and prohibiting structures within 40 to 100 feet of the lake edge as defined by Policy 6.2 (quarry setback).

**Policy 5.7**

Lighting in the Central District shall be shielded downward and use current technologies to reduce light spillage onto the existing communities of Marble Ridge, Marble Mountain, Cambridge Oaks, and Cameron Estates.

**Policy 5.8**

All uses in the Central District shall abide by the County’s Noise Ordinance for outdoor events and gatherings.

**Policy 5.9**

The Village Center is the core of the Central District and shall remain so to promote community interactions day and night.

**Policy 5.10**

Construct the residential component of the Village Center concurrently with the commercial component.

**Policy 5.11**

Maximize the ground floor, dual frontage retail and commercial uses adjacent to The Monolith Event Center and the Agri-Tourism Information and Sales Center to create vitality and community interest.

## **Cultural Resources**

### **Objective 5.2**

Preserve and restore the significant cultural features of the former S.H. Cowell limestone quarry and wood-burning kilns as distinctive features of the Plan Area, and educate the community and the region about limestone processing during the late 1800s in El Dorado County.

#### **Policy 5.12**

Minimize disturbance to the S.H. Cowell Historic Park by encouraging parking facilities on nearby uses.

#### **Policy 5.13**

Preserve and encourage the restoration of the S.H. Cowell lime kilns and remnant structures for community education and enjoyment. Engage the community or historical societies in any restoration efforts.

#### **Policy 5.14**

Incorporate interpretative panels at The Lake at Marble Valley Park, The Monolith Event Center, and the S.H. Cowell Historic Park, to tell the story and preserve the history of the former limestone operations.

## **Agricultural Production**

### **Objective 5.3**

Expand or create a new wine appellation in El Dorado County, and help support and promote the County's wine production industry and other agricultural uses such as Apple Hill, and local produce and fruit growers.

#### **Policy 5.15**

Any on-site winery or tasting room for the estate wines of Marble Valley shall be located in proximity of the Central District.

## **Recreation**

### **Objective 5.4**

Provide El Dorado County residents and visitors with new opportunities for recreation and enhance the tourism appeal of the County.

#### **Policy 5.16**

Connect the land uses in the Central District with walking trails, sidewalks, and bike paths to reduce automobile trips and facilitate healthy lifestyles.





# Conservation, Open Space, and Resource Management

*This Section describes the strategies to protect, conserve, and maintain natural resources and open space to enhance quality of life.*

## 6.1 Overview

This Section of the Specific Plan recognizes the County’s General Plan Principle of “...conserve and improve the County’s existing natural resources and open space...”, and focuses on the conservation of the natural features and cultural resources of the Plan Area, including soil resources, streams and wetlands, wildlife, oak woodlands, and archaeological and Native American artifacts and sites. Adherence to this planning principle requires a thorough understanding and knowledge of the Plan Area to determine the best methods of conserving and protecting significant features. Prior to developing the Specific Plan, the Project Proponent completed a number of special studies to inventory and analyze significant site features, including geology and soils, topography, streams and wetlands, oak woodlands and plant communities, wildlife, and cultural and archaeological resources. The natural resource inventory and analysis serves as the basis for the Sections that follow.

The balance of Section 6 includes the following discussions:

- 6.2 Applicable General Plan Goals
- 6.3 Conservation of Natural Resources
- 6.4 Open Space
- 6.5 Specific Plan Objectives and Policies

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## 6.2 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.

## 6.3 Conservation of Natural Resources

The Plan Area includes 1,284 acres of open space (55 percent of the Plan Area) for the conservation and protection of valuable natural resources including Deer and Marble Creeks, 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.

### 6.3.1 Soil Conservation and Steep Hillsides

#### Soils

A majority of the Plan Area is located on Auburn soils that drain well, possess low erosion potential and present few constraints for development. As previously described in Section 2.5.6 (Site Features), naturally occurring asbestos (NOA) is found in serpentine rock formations in the Plan Area. As shown on **Figure 2.8 (Soils)**, serpentine formations are confined to the northwest corner and the eastern edges of the Plan Area. Portions of the Plan Area lie within an asbestos review area defined by the El Dorado County Air Quality District, and 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. The land uses proposed for the sites with serpentine soils are limited to Open Space, Office Park, and Village Residential-Low. Refer to Section 2.5.6 (Site Features) for a preliminary assessment of naturally occurring asbestos.

### Steep Hillides

As described in Section 2.5.6 (Site Features), REY Engineers, Inc. prepared a slope map for the Plan Area (refer to **Figure 2.10: Slopes**) that depicts areas of the site with slopes in excess of 30 percent (slope gradient). Consistent with General Plan Policy 7.1.2.1, large areas of steep hillsides are included in the Plan Area’s open space land use designation and 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.



View of the western ridge at Marble Valley

### 6.3.2 Water Quality

The Plan Area is within the Deer Creek Watershed and it serves many functions, including recreational opportunities, agricultural irrigation, wildlife habitat, and drinking water.

Urban development, especially 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.” Implementing Best Management Practices such as storm detention basins, and low impact and on-site infiltration techniques reduce pollutant concentrations and flow velocity. Furthermore, storm water 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). Refer to Section 8 (Utilities) for more information regarding storm water management strategies. Section 8 also includes requirements to comply with applicable permits and regulations designed to protect the beneficial uses of local waterways.



Cosumnes River

County Code Chapter 110.14 authorizes the County’s Transportation Division to regulate all grading activities and requires that applicants undertake such activities in a manner that prevents quantities of sediment or other materials substantially in excess of natural levels from leaving the site. The County Grading, Erosion, and Sediment Control Ordinance requires that permittees be responsible to: (1) prevent discharge of sediment from the site in quantities greater than before the grading occurred to any watercourse, drainage system, or adjacent property; and (2) protect watercourses and adjacent properties from damage by erosion, flooding, or deposition, which may result from the permitted grading. . Moreover, development within the Specific Plan will be required to comply with the County’s Phase II Municipal Separate Storm Sewer System (MS4) Permit for Regulated Projects.

As discussed in Section 9.8 (Low Impact Development), practices consistent with the current edition of the Storm Water 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.

### 6.3.3 Wetlands and Waters of the United States

In 2012, ECORP Consulting, Inc. surveyed and delineated all Wetlands and Waters of the United States within the Plan Area. In the same year, the U.S. Army Corps of Engineers (USACE) verified the delineation and issued a Preliminary Jurisdictional Determination. ECORP Consulting, Inc. conducted the surveys according to the methods identified in USACE 1987 wetlands delineation manual (Environmental Laboratory, 1987) and identified a total of 40.263 acres in the Plan Area. Of the approximately 1,875 acres generally north of Deer Creek, there are 35.793 acres of Waters of the United States (as defined by the USACE). (Refer to **Figure 2.11: Hydrology**.)



## Wetlands

- Seasonal Wetland: There are approximately 1.562 acres of seasonal wetlands scattered throughout the Plan Area in topographic depressions and swales. Hydrologically, seasonal wetlands are similar to vernal pools because they remain inundated or saturated for extended periods during winter and spring.



Seasonal wetland, Marble Valley

- Seasonal Wetland Swales: There are approximately 3.662 acres of seasonal wetland swales present in the Plan Area.
- Seep: There are approximately 00.511 acres of seeps present in the Plan Area. Freshwater seep communities occur on sites with permanently moist or wet soils resulting from the day-lighting of groundwater.

## Other Waters

- Intermittent Drainage: Approximately 5.789 acres of intermittent drainages are located within the Plan Area.
- Drainage Ditch: Approximately 0.134 acres of ditches are present throughout the Plan Area. Ditches are excavated channels surrounded by small earthen levees. Some man-made ditches are relics from historic prospecting activities, while others may have been excavated to transport irrigation water.
- Seasonal Creek (Marble Creek): Seasonal creek channels support flowing water through winter and spring, but dry up by summer. 6.150 acres of Marble Creek is classified as a seasonal creek.

- Perennial Creek (Deer Creek): Deer Creek is a tributary to the Cosumnes River and its confluence is near Highway 99 in Sacramento County. Off-site sections of Deer Creek have seasonal flows and can be classified as an ephemeral creek. The on-site section of Deer Creek within the Plan Area currently receives daily discharges from the Deer Creek Wastewater Treatment Plan, which causes it to run year round. Because of the artificial flows, the on-site portion of Deer Creek is classified as a perennial creek according to the USACE Wetlands Delineation Manual and includes 6.490 acres.
- Stock Pond: Approximately 0.132 acres of stock pond are located in the Plan Area. The ponds have been created through impoundment of stream channels and excavated basins, and are typically inundated year-round.



Stock pond, Marble Valley

- Quarry Pond: There are two former limestone quarry ponds in the Plan Area totaling 11.362 acres. The largest (Marble Lake) is now completely filled with water and the smallest is inundated only during the winter months.

Of the 35.793 on-site acres within the 1,875 acres proposed for development and open space uses generally north of Deer Creek, the land plan impacts approximately 6.029 acres. Off-site, there are potentially 7.48 acres of Wetlands and Waters, of which 1.79 acres may be impacted.

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.

### Deer and Marble Creeks

Deer and Marble Creeks, and their intermittent tributaries, comprise one of the most biologically diverse habitats in the Plan Area. In the early part of the twentieth century, the limestone quarry operators reconfigured Marble Creek to redirect seasonal runoff from entering the limestone quarry pit now known as Marble Lake (North Quarry). Development of the Plan Area includes reinstating Marble Creek to its former streambed and discharging storm water runoff directly into Marble Lake to help maintain a consistent water level in the lake. South of Marble Lake, the creek will rejoin its natural course.



Deer Creek near the confluence of Marble Creek, Marble Valley

#### 6.3.4 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<sup>1</sup> is within the Plan Area and is included in the Specific Plan's open space network to protect the Deer and Marble Creek corridors and to maintain the integrity of their 100-year floodplains. 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 both creeks to carry flood flows. Refer to **Figure 2.11 (Hydrology)** for a depiction of the 100-year water surface elevation.



Deer Creek floodplain, Marble Valley

<sup>1</sup> A 100-year water surface elevation, rather than a FEMA floodplain.

### 6.3.5 Vegetation Communities and Wildlife

The Plan Area supports an abundant and diverse flora and fauna found within six vegetation communities (annual grassland, blue-oak savannah, blue oak woodland, riparian, and white leaf manzanita chaparral) identified by ECORP Consulting, Inc. Oak savannahs and woodlands are the dominant plant communities, covering nearly 70 percent of the Plan Area. Non-native grasses and mixed-chaparral comprise most of the remaining vegetation. Riparian woodlands occur along Deer and Marble creeks that traverse the Plan Area.



Marble Valley annual grassland and oak woodland savannah

#### **Plant Communities**

Oak woodland/savannah habitats are dominated by blue oak (*Quercus douglasii*), but also include Interior live oak (*Q. wislizenii*), Valley oak (*Q. lobata*), black oak (*Q. kelloggii*), and gray pine (*Pinus sabiniana*). Grassland communities include soft chess (*Bromus hordeaceus*), rip-gut brome (*B. diandrus*), wild oats (*Avena fatua*), sticky tarweed (*Holocarpha virgata*), perennial ryegrass (*Festuca perennis*), red stem filaree (*Erodium botrys*), dog-tail grass (*Cynosurus echinatus*), and clovers (*Trifolium* spp.). Other species include thistle (*Cirsium* sp.), yellow-star thistle (*Centaurea solstitialis*), several species of *Brodiaea* (*Brodiaea* spp.), farewell to spring (*Clarkia* spp.), and medusahead grass (*Elymus caput-medusae*). Mixed chaparral communities consist primarily of chamise (*Adenostema fasciculatum*) and white leaf manzanita (*Arctostaphylos viscida*), along with buckbrush (*Ceanothus cuneatus*), toyon, coyote brush (*Baccharis pilularis*), red bud (*Cercis occidentalis*), and yerba santa (*Eriodictyon californicum*). Valley foothill riparian habitat occurs along both Deer and Marble Creeks. Vegetation along these riparian corridors is composed of a mixture of common riparian vegetation. These include species such as Interior live oak, Valley oak, California buckeye, poison oak, western redbud, buttonbush (*Cephalanthus occidentalis* var. *californicus*), arroyo willow (*Salix lasiolepis*), Goodding's willow (*Salix gooddingii*), poison hemlock (*Conium maculatum*), and curly dock (*Rumex crispus*).



## Wildlife

Some of the most common wildlife species identified within these communities include the following: California quail, (*Callipepla californica*), white-tailed kite (*Elanus leucurus*), red-shouldered hawk (*Buteo lineatus*), red-tailed hawk (*Buteo jamaicensis*), American kestrel (*Falco sparverius*), great horned owl (*Bubo virginianus*), acorn woodpecker (*Melanerpes formicivorus*), northern flicker (*Colaptes auratus*), western kingbird (*Tyrannus verticalis*), western scrub jay (*Aphelocoma californica*); oak titmouse (*Baeolophus inornatus*), bushtit (*Psaltriparus minimus*), spotted towhee (*Pipilo maculatus*) lark sparrow (*Chondestes grammacus*), western meadow lark (*Sturnella neglecta*), grey fox (*Urocyon cinereoargenteus*), western gray squirrel (*Sciurus griseus*), black-tailed hare (*Lepus californicus*), as well as California myotis (*Myotis californicus*), and Mexican free-tailed bat (*Tadarida brasiliensis*).



Red tail hawk

The special status species documented onsite include: (*Desmocerus californicus dimorphus*), Western pond turtle (*Actinemys marmorata*, U.S. Fish and Wildlife Service Bird of Conservation Concern), Blainsville's ("Coast") horned lizard (*Phrynosoma blainvillii*), U.S. Fish and Wildlife Service Bird of Conservation Concern), loggerhead shrike (*Lanius ludovicianus*, U.S. Fish and Wildlife Service Bird of Conservation Concern and California Department of Fish and Wildlife Species of Special Concern), yellow warbler (*Setophaga petechial*, California Department of Fish and Wildlife Species of Special Concern), pallid bat (*Antrozous pallidus*), western red-bat (*Lasiurus blossevillii*), and Western small-footed myotis (*Myotis ciliolabrum*). Both pallid bat and western red-bat are identified as California Species of Special Concern and as Western Bat Working Group High Priority Species. Western small-footed myotis is identified as a Western Bat Working Group Medium Priority Species. Even though loggerhead shrike and yellow warbler were observed onsite, no nesting activities were documented.

### Wildlife Movement and Connectivity

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 Associates concludes that while U.S. Highway 50 is a barrier to wildlife movement, the existing Bass Lake Road undercrossing northwest of the Plan Area is one of several remaining wildlife crossings that allow for species movement (Sierra Ecosystems, 2010).

With more than half of the Plan Area conserved as open space and development areas clustered 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 and Marble Creek to allow for the continued movement of species. Moreover, the entire western edge of the Plan Area provides a 300' to 500' north-south open space buffer that is restricted from development so that wildlife connectivity to the Bass Lake Road undercrossing remains uninterrupted. (Refer to **Figure 6.1: Wildlife Corridors.**)

### 6.3.6 Oak Woodlands

A hallmark feature of the Plan Area is the extensive oak woodlands covering much of the site. Conserving a majority of oak woodlands in The Village of Marble Valley provides habitat for a diverse range of native wildlife and plants, minimizes climate modification by reducing temperature extremes, promotes sound absorption, retains soil quality and nutrient exchange, reduces erosion control, and protects water quality.



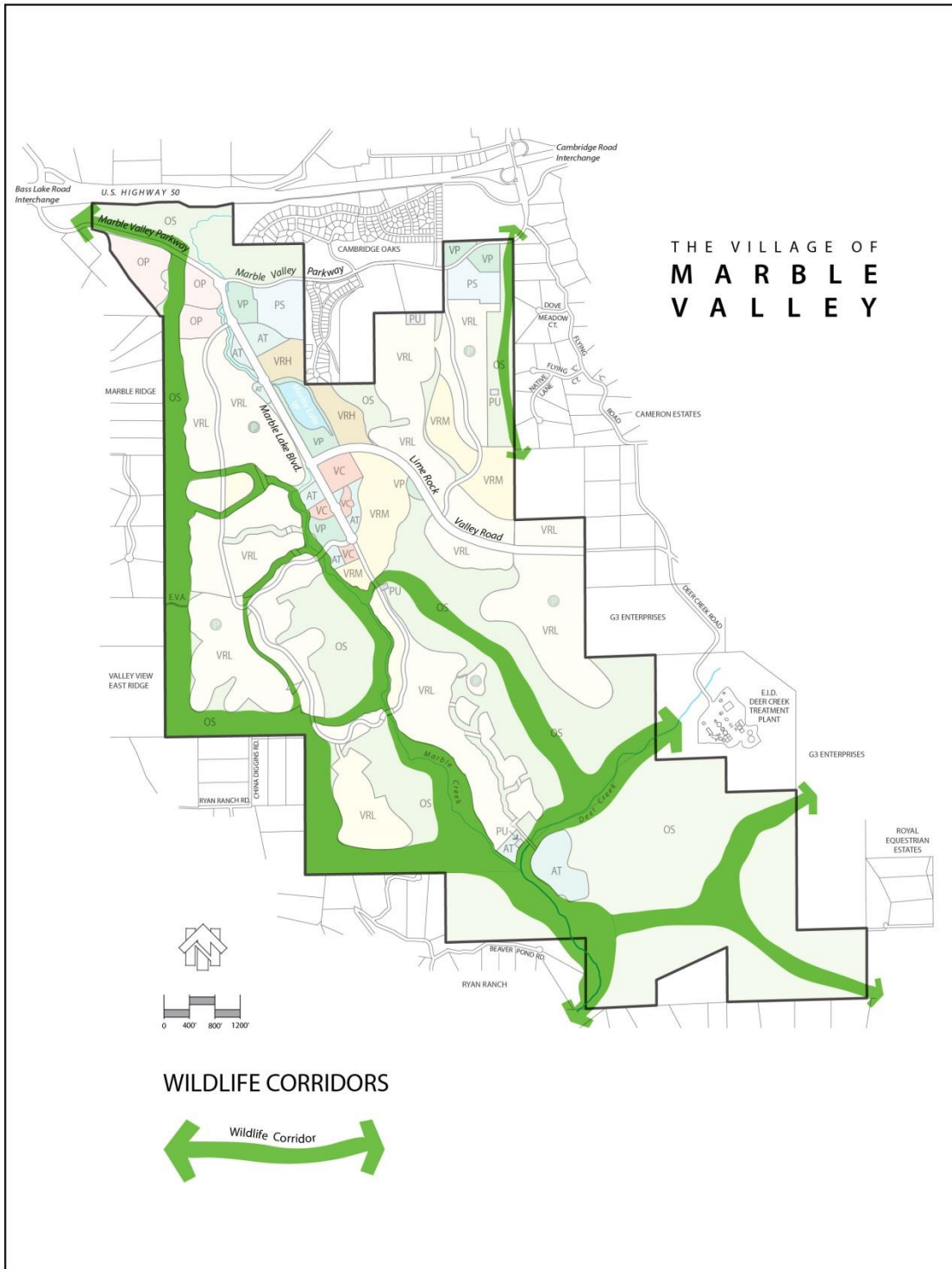
Marble Valley Oak Woodlands

Additionally, conserving oak woodlands promotes aesthetic values and recreational opportunities, and increases land values. The State legislature recognized the value of oak woodlands and passed the Oak

[Continues on page 6-12]



Figure 6.1:  
Wildlife Corridors



Woodlands Conservation Act of 2001 encouraging the preservation and enhancement of the state’s existing oak woodlands. The Plan Area’s open space protects significant portions of the oak woodlands in their natural, undeveloped state; however, grading, roads, utilities, and other infrastructure improvements are required to serve the Plan Area. Generally, development is proposed for portions of the Plan Area with the fewest trees and the flattest topography.

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, ECORP Consulting, Inc. (2014b), prepared a Biological Resources Study and Important Habitat Mitigation Plan (BRS/IHMP) to quantify the oak canopy impacts within the Plan Area and recommend mitigation strategies. The following subsections summarize the findings and recommendations of the BRS/IHMP.

### **Existing Oak Canopy**

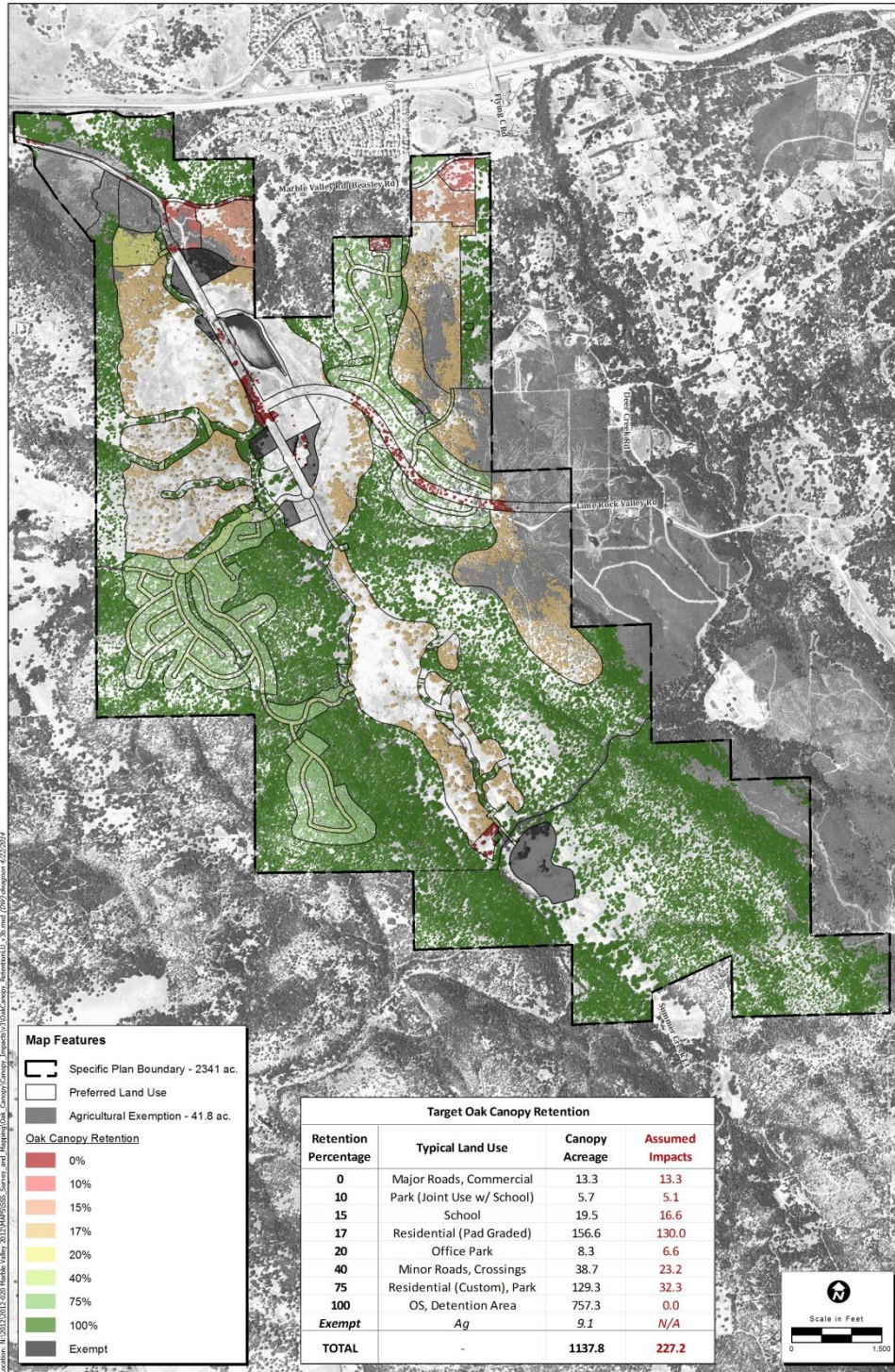
ECORP Consulting, Inc. measured the existing oak woodland canopy using LiDAR technology and hyperspectral imagery. Based on this analysis, the Plan Area contains 1,137.8 acres of oak woodlands (49 percent of the Plan Area).

### **Oak Canopy Retention**

Based on the canopy retention rates required by Option A of General Plan Policy 7.4.4.4, the project is required to avoid 80 percent of the oak canopy and may impact 20 percent. Therefore, up to 227.6 acres of impacts to oak woodland canopy may occur as a result of the construction of the Plan Area. (Refer to **Figure 6.2** and **Table 6.1: Oak Canopy Retention.**) Actual impacts to oak woodlands may be transferred between land use categories, provided the total impact does not exceed 227.6 acres.

[Continues on page 6-14]

**Figure 6.2:  
Oak Canopy Retention**



**Oak Canopy Retention**

2012-020 The Village of Marble Valley Specific Plan

**Table 6.1: Oak Canopy Retention (in acres)**

Retention Percentage	Land Use	Canopy Acreage	Estimated Impacts
0	Major Roads, Commercial	13.3	13.3
10	Park (Joint-Use w/ School)	5.7	5.1
15	School	19.5	16.6
17	Residential (Pad Graded)	156.6	130.0
20	Office Park	8.3	6.6
40	Minor Roads, Crossings	38.7	23.2
75	Residential (Custom), Park	129.3	32.3
100	OS, Detention Area	757.3	0.0
Exempt	Agri-Tourism	9.1	NA
<b>Totals</b>		<b>1,137.8</b>	<b>227.2</b>

**Maximum Oak Canopy Impact per GP Policy 7.4.4.4** **227.6**  
**Minimum Oak Canopy to be Retained per GP Policy 7.4.4.4** **910.2**



### Oak Canopy Mitigation

A total of 227.6 acres of oak canopy mitigation plantings will occur on-site within the Plan Area’s open space and development areas, and off-site within the Serrano community or the Central El Dorado Hills Specific Plan. (Refer to **Table 6.2: Oak Canopy Mitigation**, **Figure 6.3: Potential Oak Mitigation Areas – On-Site Open Space**, **Figure 6.4: Potential Oak Mitigation Areas – On-Site Development Areas**, and **Figure 6.5: Potential Oak Mitigation Areas – Off-Site**.)

**Table 6.2: Oak Canopy Mitigation (in acres)  
(Under Policy 7.4.4.4.)**

Mitigation Area	Plantable Area
<b>On-Site Open Space</b> <sup>[1]</sup>	
Blue/Live Oak Acorns	50.2
Blue/Live Oak Acorns or Plantings	47.6
Black/Live Oak Acorns or Plantings	0.3
Valley/Live Oak Acorns or Plantings	37.0
subtotal	135.2
<b>On-Site Development Areas</b>	34.8
<b>Off-Site</b> <sup>[2]</sup>	
Blue/Live Oak Acorns or Plantings	48.3
Valley/Live Oak Acorns or Plantings	9.3
subtotal	57.6
<b>Totals</b>	<b>227.6</b>

[1] Refer to Figure 6.3: Potential Oak Mitigation Areas - On-Site Open Space

[2] Refer to Figure 6.4: Potential Oak Mitigation Areas - On-Site Development Areas

[3] Refer to Figure 6.5: Potential Oak Mitigation Areas - Off-Site

Option A requires that oak mitigation be completed prior to final grading or building inspection and it also requires a very 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, the BRS/IHMP indicates that grading 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, but may not be feasible in many cases without an existing utility system in place. 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. The BRS/IHMP includes a requirement to overplant by at least 10% as a contingency for potential mortality within the monitoring period. Development phasing will be contingent on market conditions and will 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 subdivision 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 oak trees and 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.

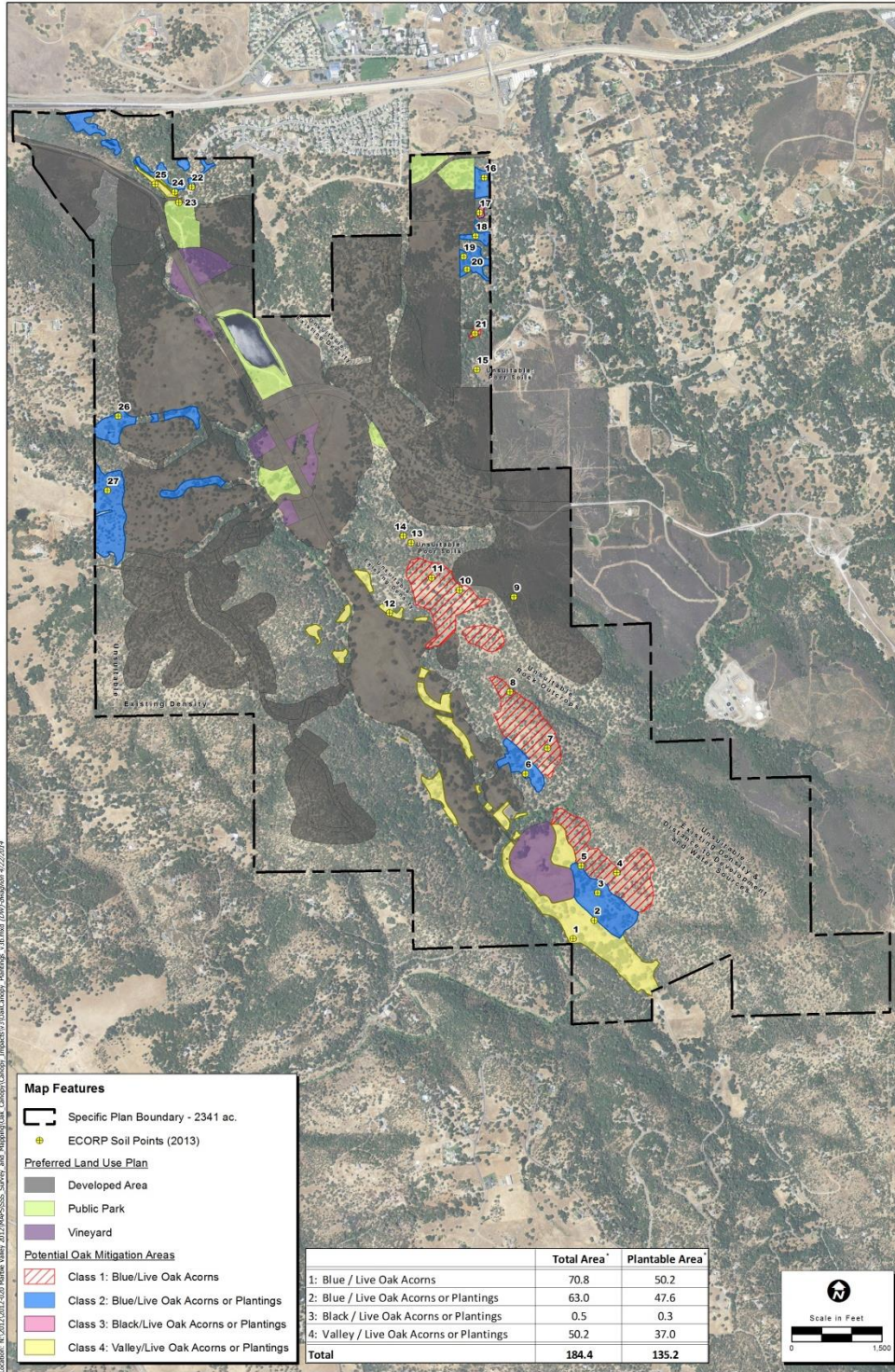
For replacement trees and additional plantings that will occur in the custom lots, individually pad-graded lots, and multi-family attached product types, the installation of the plantings will occur after construction is completed on a given pad. Refer to the BRS/IHMP for additional details about mitigation strategies.



Oak mitigation planting, Serrano, El Dorado Hills



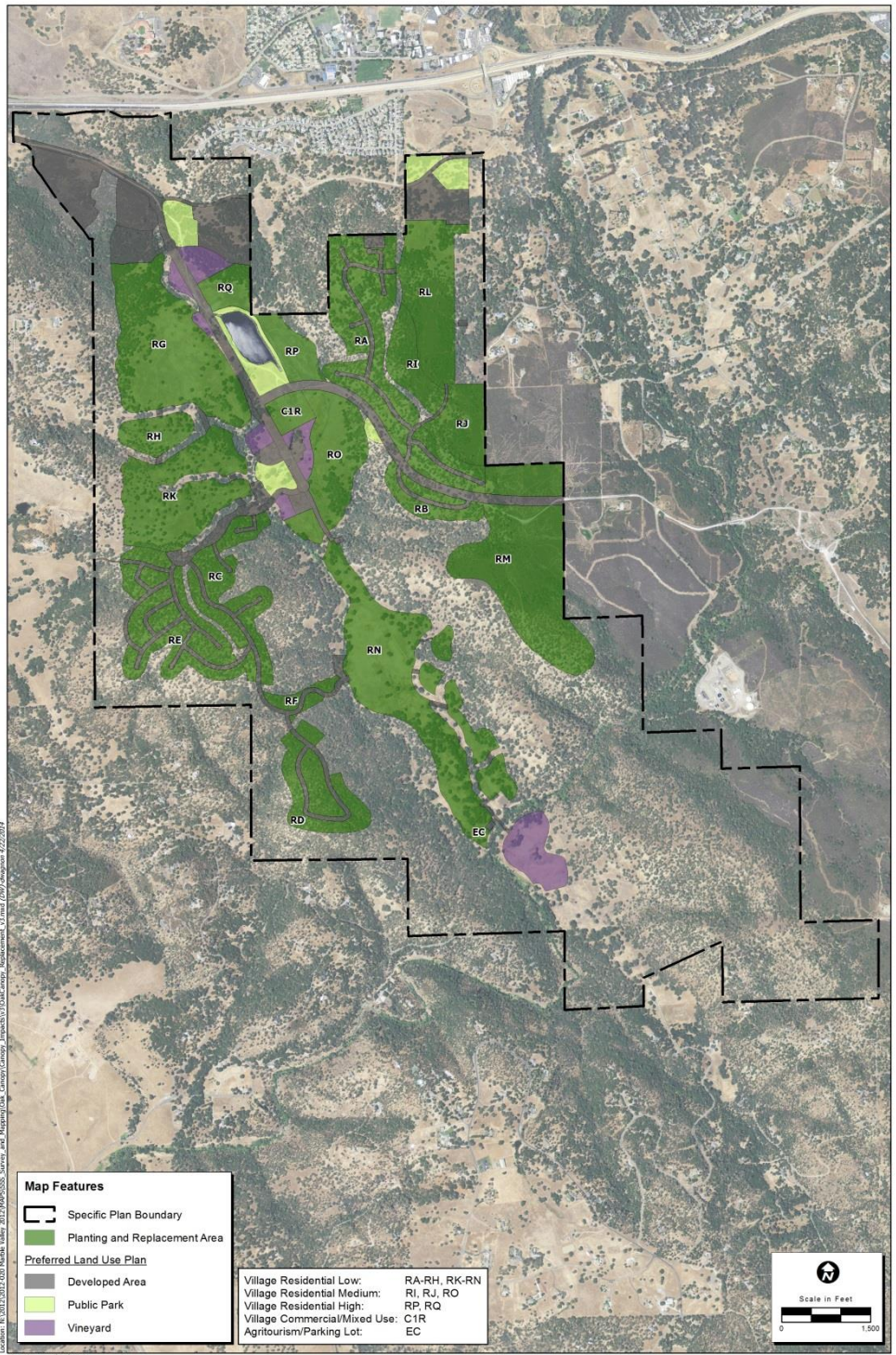
**Figure 6.3:**  
**Potential Oak Mitigation Areas - On-Site Open Space (Under Policy 7.4.4.4.)**



**Potential Oak Mitigation Areas**  
 2012-020 The Village of Marble Valley Specific Plan



**Figure 6.4:**  
**Potential Oak Mitigation Areas - On-Site Development Areas (Under Policy 7.4.4.4.)**



**ECORP Consulting, Inc.**  
 ENVIRONMENTAL CONSULTANTS

**On-Site Planting and Replacement Areas**  
 2012-020 The Village of Marble Valley Specific Plan



**Figure 6.5**  
**Potential Oak Mitigation Areas - Off-Site (Under Policy 7.4.4.4.)**



Location: N:\2012\2012-020 Marble Valley 2012\MAPS\SSS\_Survey\_and\_Mapping\Oak\_Canopy\_Impacts\3\OakCanopy\_IV\OfficialCEDHSP\_v3b.mxd (DW)-daganon 4/22/2014



**Potential Off-Site Oak Tree Mitigation Areas for  
 The Village of Marble Valley Specific Plan**

*2012-020 The Village of Marble Valley Specific Plan*

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 (El Dorado County Code Chapter 130.39 – Oak Resources Conservation), 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.

Using the criteria in the ORMP, ECORP Consulting prepared an Oak Resources Technical Report for Oak Woodlands and Oak Tree Individuals (2018). The overall project area has a total of 1,888 acres of oak woodlands, 693 acres (36.7%) of which are within the impact area of the project footprint. A total of 11,369 inches of individual native oak trees and a total of 6,628 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.

### **6.3.7 Archaeological and Native American Resources**

Archaeological and Native American resources in the Plan Area represent human occupation from prehistoric through historical time periods, with some prehistoric sites, and a greater number of historical sites dating from the late 19<sup>th</sup> century and early 20<sup>th</sup> century. Archaeological and Native American resources can be found across portions of the Plan Area, and include bedrock mortars and habitation sites, and prospecting and quarrying features such as old wood burning limestone kilns, and tools and equipment related to the quarrying and processing of limestone. As discussed in Section 2.5.6 (Site Features), state and federal law prohibits the disclosure of resources locations.

## 6.4 Open Space

The design of 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 1,284 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 and Marble Creeks, intermittent tributaries, wetlands, steep hillsides, cultural resources, and scenic vistas. (Refer to **Figure 6.6: Open Space.**)



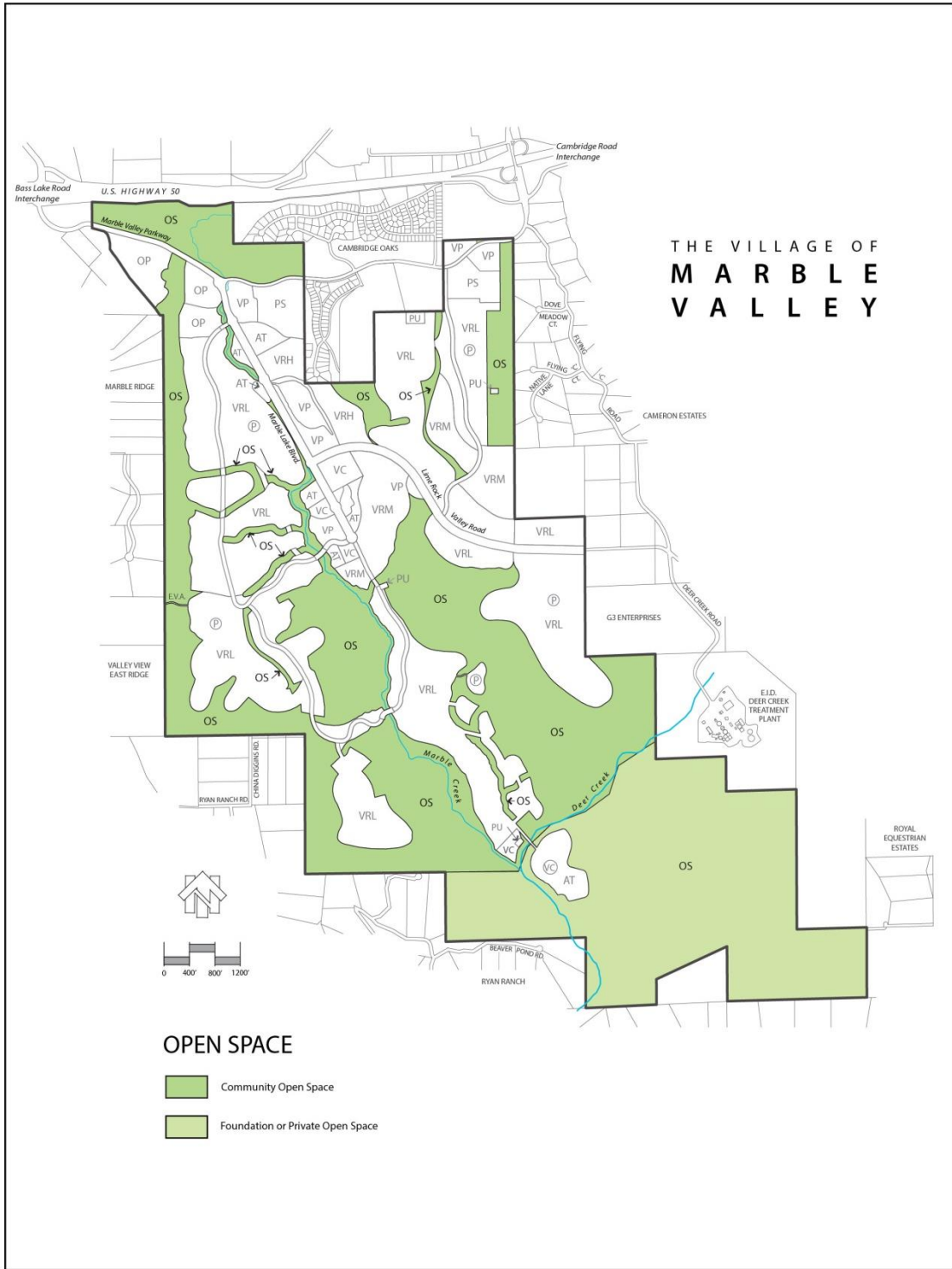
Marble Valley open space (eastern ridge)

As previously described in Section 2.4 (Project Setting), the Plan Area encompasses a four-mile long valley defined by oak covered hillsides to the east and west. Hillsides are a significant visual resource and the steeper hillsides are incorporated into the open space plan. The Specific Plan Site Design Standards (Appendix B) set grading and building criteria to ensure that the natural land forms of the hillsides are incorporated into future development plans.

[Continues on page 6-22]



**Figure 6.6:  
Open Space**



Torrence Planning





Marble Valley open space near Deer Creek

The Specific Plan includes Class I bike paths, and paved and unpaved trails to make Marble and Deer Creeks more accessible to the public and to provide a trail linkage to the proposed public open space south of Deer Creek (refer to **Figure 4.26: Trail Network**). California central valley and foothills native plants will augment the existing vegetation in natural open space areas, as appropriate.

#### 6.4.1 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), provides passive recreation uses primarily for the residents of The Village of Marble Valley and members of the public. Proposed amenities include trails and bikeways for walking, hiking, cycling, and other passive recreational uses. The final boundaries of the OS1-PD zone will be determined by the recordation of small lot final subdivision maps for the surrounding residential development areas.

The second zone, Foundation or Private Open Space (OS2-PD), is the 466 acres of open space south of Deer Creek that may accommodate passive, day-use recreation and hiking 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 466 acres shown on **Figure 6.6 (Open Space)**.

Each open space zoning category is unique, and will have unique regulatory agency requirements and distinct maintenance and monitoring plans. **Table A.13 (Permitted Uses in Agriculture and Open Space Zones)** provides a full list of permitted uses and **Table A.14 (AT1-PD, OS1-PD, and OS2-PD Development Standards)** provides the development standards for the two open space categories.

Sensitive habitats of intermittent tributaries, wetlands, vernal pools, ponds, buffers, and other Waters of the United States that are under the jurisdiction of the U.S. Army Corps of Engineers, California Department of Fish and Wildlife, and/or Central Valley Regional Water Quality Control Board will be conserved, protected, owned, and managed as specified during the agency permitting process and set forth in the Section 404 Permit.

### 6.4.2 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 (OSMP) prior to the submittal of the first small lot tentative subdivision map. The OSMP will describe the ownership, funding, and necessary maintenance plans to ensure the long-term conservation of the Plan Area's open space. The Master Owners' Association will own and manage the Community Open Space. The goal is to dedicate the 466 acres south of Deer Creek to a non-profit foundation of interested stakeholders to own and manage the resource as a regional open space amenity for countywide public benefit and enjoyment. If an appropriate foundation-type ownership is not formed, the Project Proponent may retain the open space south of Deer Creek as permanent, private open space.

## 6.5 Specific Plan Objectives and Policies

### Geologic Hazards

#### Objective 6.1

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

#### Policy 6.1

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

#### Policy 6.2

Maintain a development setback around the North Quarry (Marble Lake) of 40 feet on the north, east, and a portion of the south side of the quarry, and 100 feet to 40 feet on the west side of the quarry as determined by Youngdahl Consulting Group, Inc. in their Marble Valley Quarry Development Setbacks report dated September 17, 2013.

### Water Quality

#### Objective 6.2

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

**Policy 6.3**

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

**Policy 6.4**

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

**Policy 6.5**

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 9 (Sustainability).

**Policy 6.6**

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 6.7**

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

**Wetlands**

**Objective 6.3**

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 6.8**

Delineated wetlands shall be conserved to the greatest extent feasible within open space areas and corridors, or otherwise provided for in protected areas as required by the Section 404 Permit for the Plan Area.

**Policy 6.9**

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

#### **Policy 6.10**

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 an off-site location to preserve, enhance, restore, or construct mitigation wetlands.

#### **Policy 6.11**

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 or declaration of restrictions), and funding mechanism information (e.g., endowment).

### **Water Surface Elevation Protection**

#### **Objective 6.4**

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

#### **Policy 6.12**

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 6.13**

Deer and Marble Creeks shall be preserved in their natural state, to the extent feasible, to maintain the riparian and wetland habitat adjacent to the creek.

#### **Policy 6.14**

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

#### **Policy 6.15**

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

#### **Policy 6.16**

New drainage outfalls within or near Deer and Marble Creeks 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 6.17**

All Plan Area development projects shall avoid encroaching on the Deer and Marble 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 6.18**

Roadways that cross Deer and Marble Creeks shall be designed to allow passage of wildlife and trail users.

#### **Policy 6.19**

Emergency vehicle access along Deer and Marble Creeks may be provided on Class I bike paths (refer to **Figure 4.28: Trails and Bikeways**), sewer access roads, and/or separately designated emergency access roads.

#### **Policy 6.20**

All lighting adjacent to Deer and Marble Creeks shall be limited to bridges, underpasses, trailheads, public facilities, and other public safety purposes. Lighting fixtures shall be fully shielded and energy efficient.

#### **Policy 6.21**

Class I bike paths and other paved and unpaved trails may be constructed near Deer and Marble Creeks, including 100-year water surface elevation areas, in the open space zones consistent with the Plan Area Site Design Standards and conditions of the Section 404 Permit.

#### **Policy 6.22**

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

#### **Policy 6.23**

Improvements and construction activity will adhere to the recommendations and policies of the El Dorado County Storm Water Management Plan, where feasible.



**Policy 6.24**

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 6.5**

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

**Policy 6.25**

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 WMMP.

**Policy 6.26**

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 6.27**

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

**Policy 6.28**

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 Woodlands**

**Objective 6.6**

Cluster development areas to minimize impacts to oak woodlands.

**Policy 6.29**

Comply with the provisions of the County's ORMP.

If the ORMP is not in effect at the time that development entitlement applications are submitted, retain no less than 910.2 acres of existing oak woodlands consistent with Option A of General Plan Policy 7.4.4.4 and the Biological Resources Study and Important Habitat Mitigation Plan (BRS/IHMP) dated January 24, 2014 (further described in Policy 6.30 below). However, if the County adopts Option B or a similar ordinance in the future, additional impacts and mitigation to the oak woodlands may occur subject to any required CEQA analysis and an amendment to this Specific Plan.

**Policy 6.30**

If required by Policy 6.29 to maintain consistency with Option A of Policy 7.4.4.4, 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:

- Design and cluster development areas to minimize oak woodland impacts and reduce habitat fragmentation.
- 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.
- Oak woodland restoration or enhancement will be conducted at a 1:1 ratio concurrent with development phasing as specified in the BRS/IHMP.
- Retain contiguous stands of oak woodland habitat and corridors connecting the stands.
- To minimize impacts on custom or individually pad-graded lots, the CC&R Design Guidelines will set forth special design and construction measures to minimize impacts to oak trees, such as limiting excessive pad grading through the use of raised foundations, piers, post and beam construction and other similar measures, to the maximum extent feasible.
- In addition to the County’s site plan review and approval procedures, the Architectural Control Committee of the Master Owners’ Association will review and approve site and improvement plans for custom or individually pad-graded lots prior to ground-disturbing activities.
- If necessary, pruning, cabling, and other corrective measures for preserved trees will be specified by an ISA-Certified arborist, and will conform to pruning standards of the ISA.
- Each tree or group of trees to be preserved within one foot of the drip line of ground disturbance will be protected with a fence or other acceptable methods, such as warning tape, indicating grading limits prior to any grading or movement of heavy equipment. Grading limit line demarcation should be removed following construction and prior to installation of landscaping material.
- Signs will be posted on all sides of grading limit lines surrounding an individual tree or group of trees stating that each tree is to be preserved.
- Prior to construction, awareness training will be conducted for all construction personnel regarding the importance of the oak woodlands, the locations of preserved trees within the vicinity of the construction area, and preservation measures that are in place to protect them.
- To the extent feasible, no landscaping requiring permanent irrigation will be installed within the drip line of any preserved heritage or landmark tree, and to the extent possible, run-off, particularly from landscape irrigation, will be directed away from the root zone.
- Excavating and/or trenching within the drip line of trees (or a distance of half the drip line, outside of the drip line) will be avoided whenever feasible. However, if unavoidable, any authorized cut or fill occurring within the drip line of any preserved tree should be supervised by an ISA-Certified arborist.
- Any and all exposed roots will be covered with a protective material during construction.
- Native tree replacement will be used to mitigate the removal of native trees within the area, subject to approval by the County.

- Procedures and protocols for tree preservation and protection will comply with standards established by the County.
- Oak trees required to be planted as a condition of construction will be maintained after completion of construction.

#### **Policy 6.31**

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

#### **Policy 6.32**

As part of any small lot tentative subdivision map application, planned development permit, grading permit, or other similar action that will impact oak canopy, applicants shall quantify site-specific and cumulative impacts, and prepare and submit a tree preservation and replacement plan for that phase of development.

#### **Policy 6.33**

For each custom or individually pad-graded lot in the VRL 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.

#### **Policy 6.34**

Administrative modifications to the Specific Plan development standards, including, but not limited to the following, are permitted as part of the Planned Development (PD) approval process in order to conserve additional oak trees within development parcels.

- 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.

#### **Policy 6.35**

When oak trees are proposed for preservation in a development parcel, ensure their protection during and after construction as outlined in the tree preservation and replacement plan. Once an individual residence or commercial building has received an occupancy permit, conserved trees on the property are subject to the requirements of the preservation plan.

## **Cultural Resources**

### **Objective 6.7**

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

#### **Policy 6.36**

Applicants shall complete the following prior to extensive grading or excavation, or otherwise comply with a Historic Properties Treatment Plan or 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 familiar 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 6.37**

Publicly accessible trails and facilities in open space areas shall be located to ensure the integrity and preservation of historical and cultural resources as specified in the Open Space Management Plan and Historic Properties Treatment Plan.

#### **Policy 6.38**

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 6.39**

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

## **Open Space**

### **Objective 6.8**

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

#### **Policy 6.40**

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 6.41**

Open space areas shall incorporate sensitive natural resources, including oak woodlands, Deer and Marble Creeks and their intermittent tributaries, steep hillsides, and cultural resources.

#### **Policy 6.42**

Locate Class I bike paths, or paved and unpaved trails throughout the open space including emergency access for fire protection, unless prohibited by state or federal agencies, or the Historic Properties Treatment Plan.

#### **Policy 6.43**

Carefully site infrastructure, including roads, wastewater and water facilities, trails and trailheads, and the like to minimize impacts to the oak woodlands, Deer and Marble Creeks and their tributaries, hillside areas, and cultural resources.

#### **Policy 6.44**

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

#### **Policy 6.45**

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 6.46**

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;
- Ownership, preservation, and maintenance of oak woodlands
- Protection of cultural resource sites consistent with the Historic Properties Treatment Plan
- Requirements to reduce the potential for domestic pet predation on wildlife species; and
- Management requirements (vegetation management/restoration, trail design standards, trail management, interpretive signage, prohibited activities, fuels management, environmental/cultural resource management, and vegetation monitoring).

The County shall review and approve the Draft OSMP prior to the approval of the first small lot tentative subdivision map.

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 6.47**

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.

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

**Policy 6.48**

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





# Public Facilities and Services

*This Section identifies the types of public facilities and services needed to meet residents' needs, such as fire protection, sheriff protection, schools, parks, and solid waste collection.*

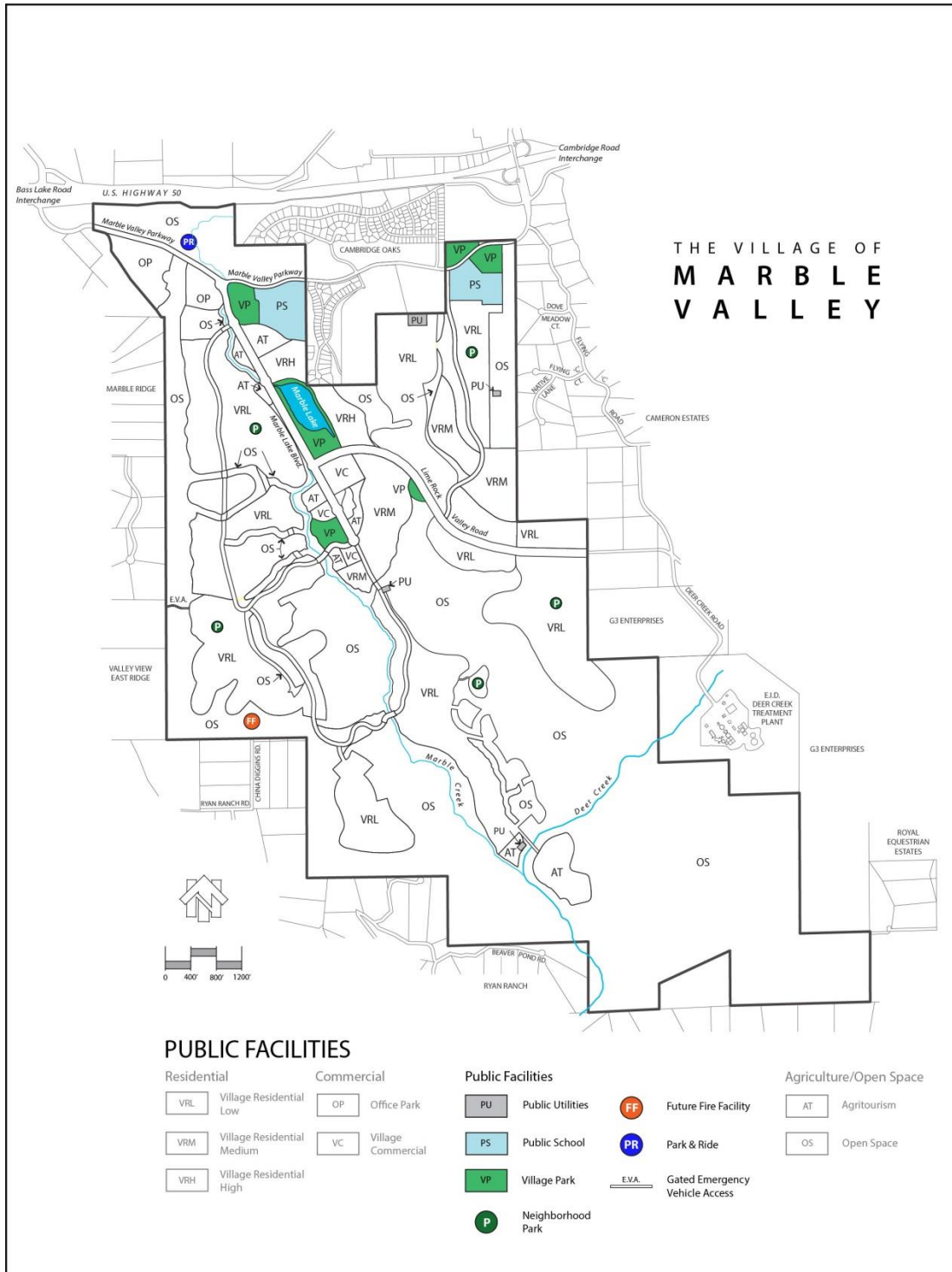
## 7.1 Overview

The Plan Area is a balanced community that improves quality of life for existing and future residents, and 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, and medical, and senior services. (Refer to **Figure 7.1: Public Facilities.**)

The balance of Section 7 includes the following discussions:

- 7.2 Applicable General Plan Goals
- 7.3 Public Schools
- 7.4 Parks and Recreation
- 7.5 Law Enforcement
- 7.6 Fire Protection
- 7.7 Solid Waste Collection
- 7.8 Library Services
- 7.9 Hospital Care
- 7.10 Senior Services
- 7.11 Specific Plan Objectives and Policies

**Figure 7.1:  
Public Facilities**



Torrence Planning

## 7.2 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.

## 7.3 Public Schools

The Plan Area is within the boundaries of the Buckeye Union School District (BUSD), serving kindergarten through 8<sup>th</sup> grade students, and the El Dorado Union High School District (EDUHSD), serving 9<sup>th</sup> grade through 12<sup>th</sup> grade students. Both Districts will serve the residents of the Plan Area, and, as required by the County's General Plan, adequate school capacity must exist or new facilities constructed to serve residents concurrent with new development. As discussed in the Sections that follow, the expected number of new students within the Plan Area generates the need for new school facilities.

### 7.3.1 Buckeye Union School District (BUSD)

The original Buckeye School opened in 1857 to serve students in grades K-8 who lived predominantly in Shingle Springs. When extensive development of the communities of Cameron Park and El Dorado Hills began in the late 1950s and early 1960s, the District added new elementary schools, including Buckeye Elementary School in 1958 (modernized in 2009) and William Brooks School in 1962 (modernized in 2009). The District then followed with Camerado Springs Middle School in 1976 (modernized in 2008), Blue Oak School in 1989, Silva Valley School in 1992, and Rolling Hills Middle School in 1998. The District opened Oak Meadow School in 2003 and is in the process of completing the construction on the Valley View Elementary School located in the Blackstone community. BUSD now serves the communities of Shingle Springs, El Dorado Hills, and Cameron Park.



Oak Meadow School, El Dorado Hills

According to BUSD’s Master Plan (Williams and Associates, Inc., 2004), the twenty-year enrollment pattern has shown a steady growth since 1983. Between 1983 and 2003, BUSD’s student enrollment increased by 2,816 students, a 192 percent increase. At the time BUSD completed the latest Master Plan in 2016 (DLR Group, 2016), the District enrollment was 4,668 students. . BUSD’s 2018-19 Demographic Study (SchoolWorks, Inc., 2018) shows a net classroom capacity of 6,424 students, and a current enrollment of 4,700. The Plan Area is within the Marble Valley Elementary and Camerado Springs Middle School Boundaries. Depending on the timing and build-out of the development, students may attend the Buckeye and Blue Oak Elementary Schools.

### **7.3.2 El Dorado Union High School District (EDUHSD)**

Located on the western slope of El Dorado County, El Dorado Union High School District facilities include four comprehensive high schools, four alternative schools, a charter school, a regional occupational program (ROP), a community day school, a jail program, and a career technical education program. The District employs 300 certified employees and 225 classified employees.

Students enter the El Dorado Union High School District from 12 feeder elementary districts, including the Buckeye Union 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. In 2008, one comprehensive high school also earned the national recognition as a Blue Ribbon School. In addition, the EDUHSD’s charter school received the California Schools Association Certified Charter School recognition, and an alternative school received recognition as a Model Continuation School (SchoolWorks, Inc., 2012b). For current listings



of California Gold Ribbon Schools, Distinguished Schools and National Blue Ribbon Schools in El Dorado County, visit the El Dorado County Office of Education website at <http://edcoe.org/districts-and-schools/distinguished-schools>.

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 U.S. Highway 50 will attend a new high school to be constructed on a site the District owns on Latrobe Road.

### 7.3.3 Student Generation Factors

Both the Buckeye Union 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 7.1 (Student Generation Factors)** lists the student generation factors for K-5, 6-8, and 9-12 grade levels (SchoolWorks, Inc., 2012a) as described in more detail in each District’s Master Plan.

Table 7.1: Student Generation Factors		
Grade Level	Single-Family Residential	Multi-Family Residential
K-5 (Buckeye USD)	0.400	0.400
6-8 (Buckeye USD)	0.100	0.100
9-12 (El Dorado Union HSD)	0.177	0.177

[Continues on page 7-6]

### 7.3.4 Plan Area Student Generation

The expected number of students in the Plan Area can be determined by multiplying the District student generation factors in **Table 7.1 (Student Generation Factors)** by the number of single-family and multi-family dwelling units within the Plan Area. **Table 7.2 (Projected Plan Area Students)** shows the expected student population of 1,294 K-5 students, 324 6-8 students, and 573 9-12 students.

**Table 7.2: Projected Plan Area 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 & Duplex	1,977	0.400	791	0.100	198	0.177	350
Multi-Family	1,259	0.400	504	0.100	126	0.177	223
<b>TOTAL</b>	<b>3,236</b>		<b>1,294</b>		<b>324</b>		<b>573</b>

### 7.3.5 School Descriptions

Based on recommended sizes of 650 students for K-5 elementary schools, 900 students for middle schools and 2,000 students for high schools, The Village of Marble Valley will generate a demand for one elementary school (K-5), one K-8 elementary school, and 0.3 high schools. The Specific Plan provides school sites for one K-5 or K-6 elementary school and one K-8 elementary school. The El Dorado Union High School District will determine which high school will house the students generated by development of the Plan Area.

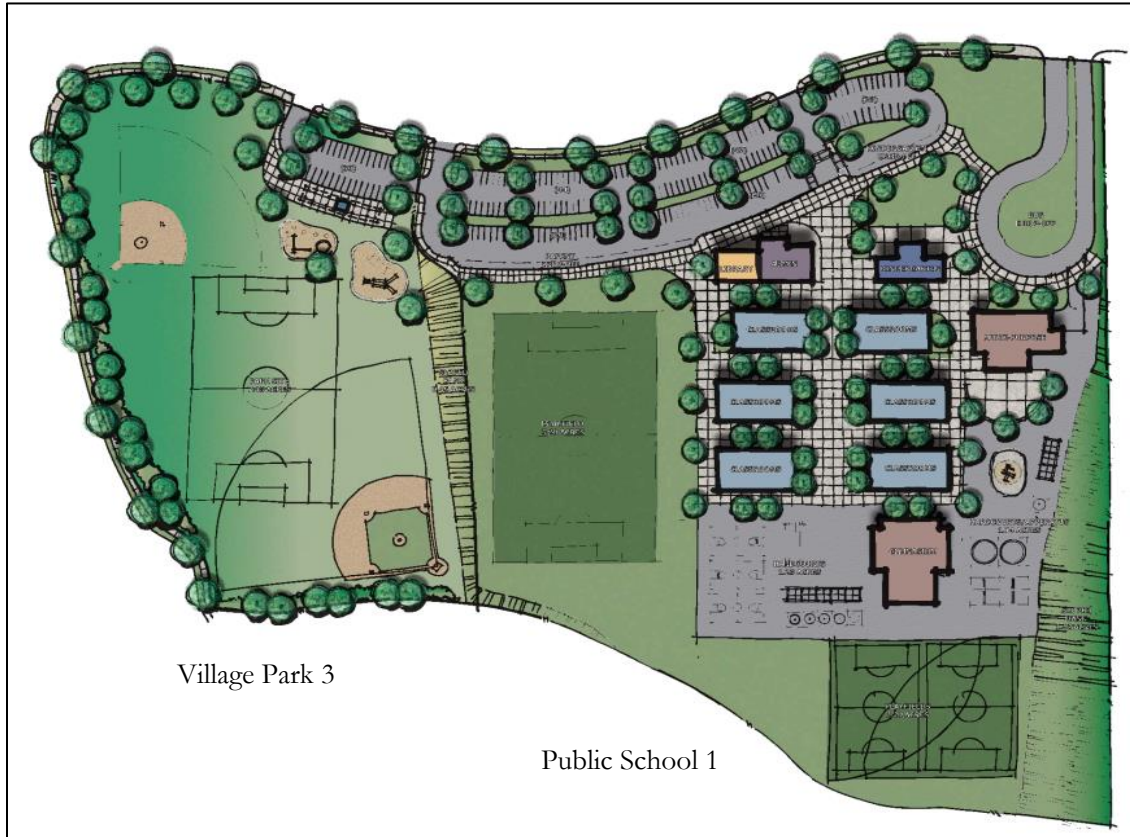
#### Public School Site 1

Public School Site 1 (PS1) is in the northwestern section of the Plan Area with access from Marble Valley Parkway. PS1 is a 19-acre K-8 elementary school site adjacent to Village Park 3 that will serve all Plan Area residents, with school boundaries determined by BUSD. (Refer to **Figure 7.2: Public School Site 1.**)

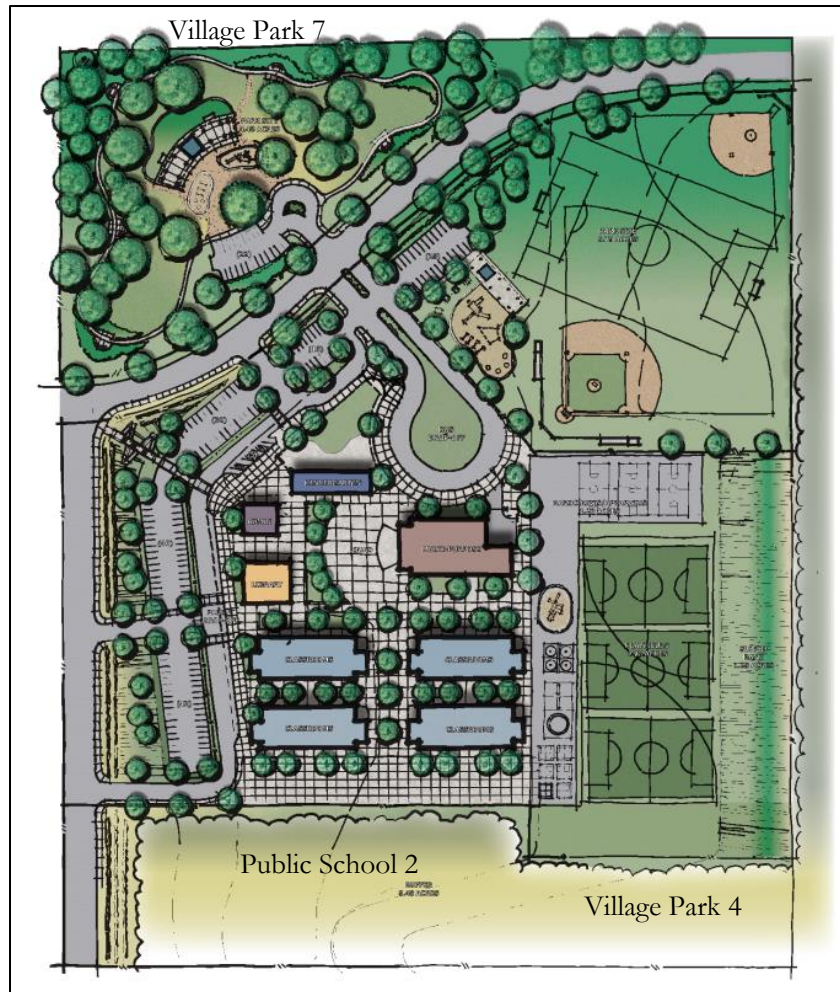
#### Public School Site 2

Public School Site 2 (PS2) is in the northeastern section of the Plan Area with access from Marble Valley Parkway. PS2 is a 16-acre elementary school site adjacent to Village Park 4 that will serve all Plan Area students, with boundaries determined by BUSD. (Refer to **Figure 7.3: Public School Site 2.**)

**Figure 7.2:  
Public School Site 1**



**Figure 7.3:  
Public School Site 2**



### 7.3.6 School Site Reservation and Improvement Agreements

The Specific Plan designates 35 acres for K-5 and K-8 elementary school sites to provide adequate school capacity to serve the new residents in the Plan Area. To the extent allowed by State law, the Project Proponent and the appropriate school district(s) shall enter into a written agreement regarding the mitigation of impacts to school facilities (General Plan Policy 5.8.1.1). The school sites are reserved on the Specific Plan **Land Use Diagram (Figure 3.1)** for acquisition by the BUSD and shall be constructed by BUSD consistent with the requirements of the District’s Master Plan. The exact details of construction funding and timing, and other particulars of school construction are set forth in the future Development Agreement, Public Facilities Financing Plan, and future, site-specific acquisition agreements between the BUSD and the Project

Proponent. Within three years of the adoption of the Specific Plan and as a condition of approval of the small lot tentative and small lot final subdivision map, BUSD and the Project Proponent shall enter into a School Reservation and Option Agreement, unless the parties mutually agree to extend this deadline. If the District and Developer have not entered into acquisition agreements within the reservation period, the Specific Plan requirement to reserve the school sites shall be deemed to have been fully satisfied.

The school sites shown on the **Land Use Diagram (Figure 3.1)** shall meet the approval of the Department of Toxic Substance Control, the California Department of Education, and any other governing agencies that approve school site uses. If a governing agency rejects a site, BUSD and the Project Proponent shall cooperate to designate an alternative site subject to the same approval conditions.

## 7.4 Parks and Recreation

The Specific Plan provides opportunities for active and passive parks and recreation. Active park facilities typically consist of sports fields and playgrounds. Passive recreation facilities typically include walking paths, picnic and sitting areas, and landscaped areas. The Sections that follow provide additional detail on the local parks and recreation providers, planned park locations, classifications, and conceptual amenities.

### 7.4.1 El Dorado Hills Community Services District (EDHCSD)

The El Dorado Hills Community Services District (EDHCSD) provides residents of El Dorado Hills 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.

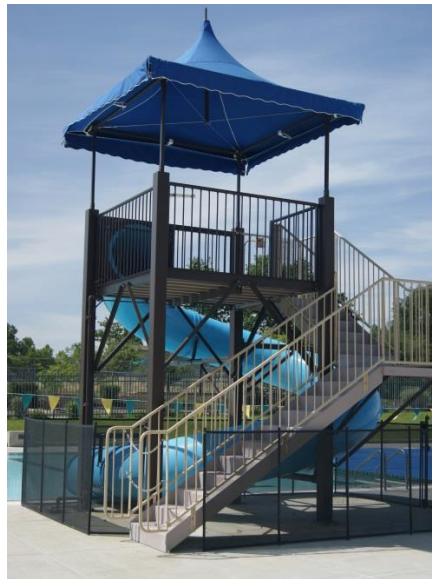
#### **7.4.2 Cameron Park Community Services District (CPCSD)**

The Cameron Park Community Services District (CPCSD) provides many programs and services to the 15,000 residents of Cameron Park, including fire and emergency services, administration, CC&R enforcement, waste collection, recreation programs, and parks and facilities.

The parks department acquires, improves, preserves, and maintains land and water resources suitable for public use as parks, open spaces, greenbelts, landscape buffers, forests and groves, wetlands, lakes, ponds, streams, and the like, for the visual and recreational enjoyment of Cameron Park residents and visitors. Park facilities include the Cameron Park Lake, Christa McAuliffe Park, Dave West Park, Rasmussen Park, and a number of neighborhood parks.

In 2009, CPCSD opened a state-of-the-art community center that includes an assembly hall for 350 people, a commercial-grade kitchen, a gymnasium with bleacher seating for more than 200 people, and an aquatics center featuring a rim flow design and 10-lane pool (Cameron Park Community Services District, 2016).

The Project Proponent intends to work closely with the El Dorado Hills and Cameron Park CSDs to form a Joint Powers Authority or other similar mechanism to own, operate, and maintain the public parks in the Plan Area, and support the recreational programs and facilities provided by both CSDs.



Water slide at Cameron Park Community Center



### 7.4.3 Public Village Parks in the Plan Area

Village parks provide active and passive outdoor recreation activities. Typical village parks average 2 to 10 acres in size and serve the needs of one or more residential neighborhoods within walking or biking distance. Where possible, village parks should be located adjacent to elementary schools to avoid duplication of facilities and to achieve joint-use advantages. Village parks shall be easily accessible for pedestrians and linked to homes by sidewalks, open space corridors, and trails. Numerous active and passive uses are appropriate and may include uses such as soccer, youth baseball, playgrounds, and basketball. Permanent facilities may include restrooms, parking, field lighting, site furnishings, and group picnic tables (MIG, Inc., 2016). The Plan Area includes seven village parks to meet the recreational needs of residents and visitors, and two of these parks provide and promote joint-use activities with the Buckeye Union School District.



Promontory park, El Dorado Hills

### **Village Parks 1 and 2**

Located in the central portion of the Plan Area adjacent to Marble Lake Boulevard, Village Park 1 (VP1) and Village Park 2 (VP2) are approximately 21 acres and include The Lake at Marble Valley, the signature attraction of the park. Marble Lake (approximately 10.5 acres) will feature a pier and boat docks for non-motorized recreational boating. Additional activities for the area surrounding the lake may include jogging and walking paths, large flat turf areas (natural or artificial) for gatherings and picnics, gazebos, sports fields (lighted or unlighted), and the potential for an outdoor performing arts amphitheater and other active park uses.



The Lake at Marble Valley Park

### Village Park 3

Village Park 3 (VP3), adjacent to Public School 1 (K-8), is located in the northern section of the Plan Area at the intersection of Marble Lake Boulevard and Marble Valley Parkway. This park site (approximately 8 acres) anticipates sports fields (with natural or artificial turf), field lighting, and playgrounds for joint-use activities with the adjoining school. (Refer to **Figure 7.2: Public School Site 1.**)



Allan Lindsey Park, El Dorado Hills  
(photo courtesy of the El Dorado Hills CSD)

### Village Park 4

Village Park 4 (VP4) (approximately 6 acres) is in the northern section of the Plan Area, adjacent to Marble Valley Parkway and Public School 2 (K-5). VP 4 anticipates sports fields (with natural or artificial turf), field lighting, and playgrounds for joint-use activities with the adjoining school. (Refer to **Figure 7.3: Public School Site 2.**)

[Continues on page 7-14]

### Village Park 5

Marble Creek bisects Village Park 5 (VP 5), the 6-acre historic site of the central Cowell limestone quarrying operations. Located in the Central District, this site will showcase many of the cultural relics used in the quarrying operation, including kilns and other historic structures. Sports fields are prohibited. The Plan Area's historic trail system will intersect with the park, creating a walking trail along several limestone kilns and the former North Quarry as the trail extends to its starting point at the beginning of The Gateway Mile (Marble Lake Boulevard and Marble Valley Parkway). The walking trail offers the public a historic glimpse into the limestone quarry business, with a series of interpretive displays and exhibits explaining the history of the site and the limestone workers.



Marble Valley accessory structure near the former lime kiln and quarry

### Village Park 6

Village Park 6 (VP 6) is a 1.5-acre view park located along Lime Rock Valley Road in the center of the Plan Area. This park will offer substantial unobstructed views of the entire Plan Area. This park will accommodate passive uses, offering a pedestrian-only resting place along the vineyard trail.

### Village Park 7

Village Park 7 (VP 7) is in the northeastern section of the Plan Area adjacent to Marble Valley Parkway and directly across the street from Public School 2. This 4.5-acre park will feature both passive and active uses primarily aimed at younger users. The park will feature play equipment suited for toddlers and pre-school aged children, with trails, picnic spaces, and informal play areas. (Refer to **Figure 7.3: Public School Site 2.**)



#### 7.4.4 Private Neighborhood Parks in the Plan Area

Private neighborhood parks are specialized facilities that serve a concentrated or limited population or specific group. Neighborhood parks are designed primarily for non-supervised, non-organized recreation activities, and located within walking or cycling distance for most users. Neighborhood parks may feature children’s play areas, quiet game areas, landscaping, gathering spaces, neighborhood gardens, site furnishings, natural and passive areas, and some limited active recreation uses, such as half-court basketball or volleyball. Typically, neighborhood parks range in size from 1 to 3 acres. Neighborhood parks shall 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.



Serrano Village K1 & K2 neighborhood park, El Dorado Hills

**Figure 3.1 (Land Use Diagram)** shows the conceptual locations of the private neighborhood parks. The final location, size, and use category (passive or active) will be determined with the filing of small lot tentative subdivision maps. The Plan Area contemplates approximately 12 acres of private neighborhood parks based upon current density expectations. The Master Owners’ Association will own, manage, and maintain the neighborhood parks. Neighborhood parks will receive 75 percent credit for satisfying Quimby park land dedication requirements.

### 7.4.5 Park Land Dedication

El Dorado County General Plan Policy 9.1.1.1 sets the guidelines for the acquisition and development of park lands at 5 acres per 1,000 population within the boundaries of the El Dorado Hills Community Services District. Section 120.12.090 of the El Dorado County Code establishes the population density for the purposes of park land dedications for the El Dorado Hills Community Services District as follows:

Single-family dwelling units and duplexes:	3.3 persons per dwelling unit
Multiple family dwelling units:	2.1 persons per dwelling unit

**Table 7.3 (Park Land Dedication Formula)** establishes the park land dedication requirements for single-family and multi-family residential units in the Plan Area:

Table 7.3: Park Land Dedication Formula		
Type of Dwelling	Population per Dwelling Unit [1]	Park Acreage per Dwelling Unit (5-Acre Standard)
Single-Family & Duplex	3.3	0.0165
Multi-Family	2.1	0.0105

[1] El Dorado County Code of Ordinances, Section 120.12.090 for property within the boundaries of the El Dorado Hills Community Services District.

The park land dedication formula shown in **Table 7.4 (Required Park Land Dedication)** indicates that the Plan Area must reserve 45.084 acres of land for public park use. As shown in **Table 3.1 (Land Use Summary)** and **Table 7.5 (Provided Park Land Dedication)**, the Specific Plan provides 56 acres of village and neighborhood parks, thus exceeding the Quimby requirement by 10.916 acres.

Table 7.4: Required Park Land Dedication			
Type of Dwelling	Number of Residential Units	Park Acreage per Dwelling Unit	Required Quimby Park Acreage
Single-Family & Duplex	1,963	0.0165	32.39
Multi-Family	1,209	0.0105	12.69
	3,172		45.084 *

\* Based on the maximum buildout. Required parkland may be less to reflect actual buildout.



**Table 7.5: Provided Park Land Dedication**

Park Type	Provided Quimby Park Acreage
Village Parks	47
Neighborhood Parks [1]	9
<b>TOTAL</b>	<b>56</b>

[1] 75% credit for 12 acres of private neighborhood parks

The Project Proponent will show the final size and location of village and neighborhood parks on the small lot tentative subdivision maps for that phase of development.

## 7.5 Law Enforcement

The El Dorado County Sheriff’s Department (Sheriff) will provide law enforcement for the Plan Area. Currently, the Department consists of four divisions: Administrative Services, Custody, Investigative, and Patrol/Support. Total staff includes 357.5 positions – 159.5 peace officers, 88 correctional staff, and 110 professional and support staff – working out of the Placerville office, Lake Tahoe office, and Placerville jail. Currently, there is a substation in the El Dorado Hills Town Center, which serves as a satellite office for temporary deputy use and occasionally staffed by S.T.A.R.S. (Sheriff’s Team of Active Retirees) members during limited hours.



El Dorado County Sheriff’s Office, Placerville

The fiscal year 2014-15 approved budget totals \$59 million and 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 over 600 volunteers who donate their time to supplement law enforcement needs for search and rescue, S.T.A.R.S., C.E.R.T. (Community Emergency Response Team) Explorers, the air squadron, and reserve deputies.<sup>1</sup>

To plan for the Sheriff's long-range law enforcement needs, it may be necessary for the Sheriff to identify an alternate location for the El Dorado Hills substation in the future. To assist with those needs, Table A.11 of the Specific Plan (Permitted Uses in Commercial Zones) permits governmental offices by right in the Office Park Zone (C1-PD), Entertainment Zone (C2-PD) and on Parcels 6B and 6C of the Mixed-Use Zone (C3-PD), all of which may accommodate a Sheriff's substation. The Project Proponent and the Sheriff will determine the location and other details of the substation in the future, should the need arise.

## 7.6 Fire Protection

Currently, two fire protection districts serve the Plan Area. The El Dorado Hills Fire Department (El Dorado Hills County Water District - EDHCWD) serves the western portion of the Plan Area and the El Dorado County Fire Protection District (EDCFPD) serves the eastern portion of the Plan Area. (Refer to **Figure 7.4: Fire Protection Boundaries.**)

In December 2006, the El Dorado Local Agency Formation Commission (LAFCO) approved the Marble Valley Reorganization (LAFCO Project No. 05-08), which included, among other changes of organization, sphere of influence updates for, and an exchange of territory between, EDHCWD and EDCFPD. The intent of the reorganization was to create district service boundaries corresponding to the proposed lines of assessment associated with the County's approval of the 1998 Marble Valley project (398 lots). A reorganization of district boundaries may be necessary to align the service boundaries with the proposed internal layout of the Village of Marble Valley Plan Area and future lines of assessment. Reorganization is subject to discretionary approval by El Dorado LAFCO. Refer to Section 10.2.5 (El Dorado LAFCO Approvals) for more information.

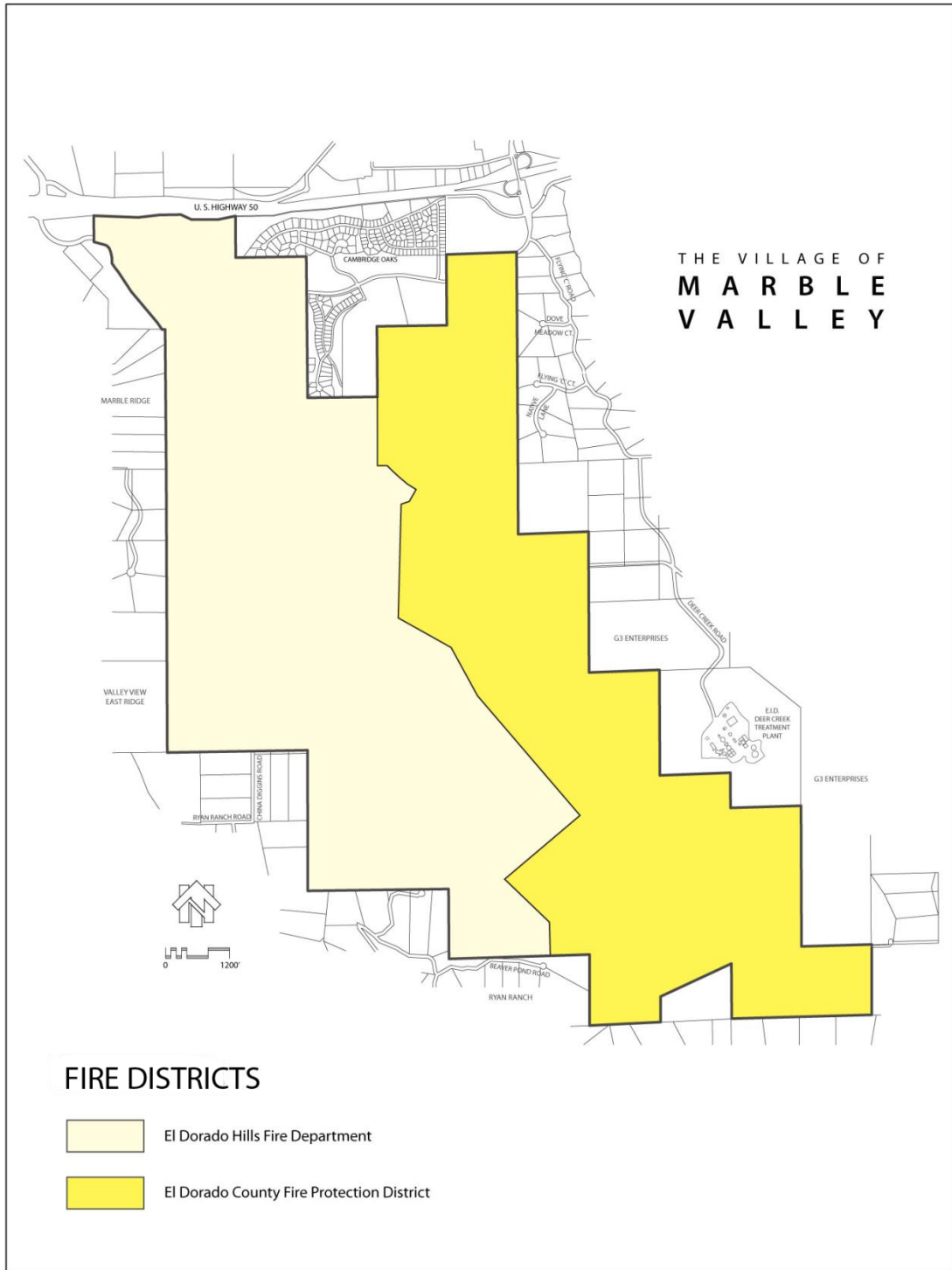
The Plan Area also falls within a State Responsibility Area (SRA), an area where the State (Cal Fire) has financial responsibility for wildland fire protection. The following Sections provide an overview of the responsible fire protection districts for the Plan Area.

[Continues on page 7-20]

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<sup>1</sup> 1/25/12 Press release to the Citizens of El Dorado County by John D'Agostini, Sheriff, Coroner, Public Administrator

**Figure 7.4:  
Fire Protection Boundaries**



Torrence Planning

### 7.6.1 El Dorado Hills Fire Department (EDHFD)

In 1963, the El Dorado Hills County Water District (Water District) formed to provide water and wastewater services to the community of El Dorado Hills. In the same year, the Fire Department was established under the County Water District Act. The citizens of El Dorado Hills voted in 1973 to have the water and wastewater systems operated by El Dorado Irrigation District, therefore, leaving only fire protection under the direction of the County Water District Board.

At its inception, the Water District included approximately 10,500 acres, ninety homes, one school, one market, and one fire station. During the past forty years, the Water District has expanded to approximately 30,000 acres, 13,215 homes, and an estimated population of 39,645. Public schools have grown to five elementary, two middle, and one high school. Commercial development includes a 900-acre business park with 110 buildings, totaling approximately 2.7 million square feet. The total commercial square feet in the Water District is approximately 4.0 million (El Dorado Hills Fire Department, 2012).

In 1999, the Water District purchased a ten-acre parcel in the Bass Lake Hills Specific Plan area to build Station 86 and it opened in March 2001. Three personnel staff Station 86, and it is equipped with an advanced life support engine and a new wildland urban interface engine. Station 86 is the closest EDHFD fire station to the Plan Area.



El Dorado Hills Fire Station # 86, Bass Lake Road, El Dorado Hills

To plan for EDHFD’s long-range fire protection needs, the Specific Plan includes a location for a future fire facility in the southwest portion of the Plan Area, near its border with China Diggins Road. The Project

Proponent and EDHFD will determine the exact location and parcel size in the future, should the need arise, including any utilities and infrastructure needed to serve the facility.

### **7.6.2 El Dorado County Fire Protection District (EDCFPD)**

In 1991, the El Dorado County Fire Protection District (EDCFPD) formed 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 EDCFPD consists of fifteen (15) fire stations, seven (7) of which are staffed 24 hours a day (7 days a week) and eight (8) are utilized for Volunteer response. The EDCFPD staffs seven (7) Type 1 engine companies and five (5) advanced life support ambulances. The EDCFPD currently has eighty-six (86) uniformed personnel, five administrative support staff, and approximately 25 Volunteer Firefighters.

Fire Station 28, located at 3860 Ponderosa Road and recently constructed, serves Red Hawk Casino, and the communities of Shingle Springs, South Cameron Estates, and Crazy Horse. It is the closest EDCFPD fire station to the Plan Area. An engine company, including one Captain-EMT or Captain-Paramedic and one Firefighter-EMT or Firefighter-Paramedic, staffs Station 28 24 hours a day, 7 days a week. Volunteers and off-duty personnel staff other apparatus at Station 28 when there is a need for additional response (County of El Dorado Fire Protection District, 2012).



El Dorado County Fire Station # 28, Ponderosa Road, Shingle Springs



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### 7.6.3 California Department of Forestry and Fire Protection (Cal Fire)

The California Department of Forestry and Fire Protection (Cal Fire) is responsible for fire protection within State Responsibility Areas (SRA). SRAs are found in 56 of California's 58 counties, including the County of El Dorado, and totals more than 31 million acres. 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 2.6 million acres and has direct protection for nearly 900,000 acres (California Department of Forestry and Fire Protection, 2012).

## 7.7 Solid Waste Collection

In 1962, the Local Agency Formation Commission empowered the El Dorado Community Services District (EDHCSD) to collect and dispose of residential and commercial garbage and refuse matter within EDHCSD boundaries. An ordinance establishing mandatory garbage service also provided rules and regulations governing refuse disposal, fees, and services. In March 2003, the CSD Board of Directors adopted a more comprehensive Multi-Cart recycling program, improving the District's ability to meet the State of California's landfill diversion mandate (AB 939). The residential Multi-Cart program separates household waste into three carts for collection: one for recyclable waste, such as plastics, paper, glass, and aluminum; one for green waste, such as lawn clippings, leaves, and small branches for composting; and one for residential garbage for disposition to a landfill.

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's other waste collection and recycling responsibilities include:

- 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; and
- Monitoring delinquent accounts, including assessing liens when necessary.

## 7.8 Library Services

Currently, the El Dorado County Main Library operates out of the County Government Center in Placerville in a 23,000 square foot facility. This main library has a collection of 140,000 items. Extended library services are provided to County residents through several branch locations including Cameron Park, Georgetown, Pollock Pines, South Lake Tahoe, and El Dorado Hills.

The most recent branch opened in El Dorado Hills in 2006. This 16,000 square foot facility features an adult reading room with a fireplace, a separate story-time room, a young adult area, and automated circulation system. The library has a capacity of 60,000 volumes (County of El Dorado, 2012) and will be the branch library serving the needs of the Plan Area residents.



El Dorado Hills Library

## 7.9 Hospital Care

Marshall Medical Center is an independent and non-profit community healthcare provider located in the Sierra foothills between Sacramento and South Lake Tahoe, near U.S. Highway 50. Marshall Hospital includes a fully accredited 105-bed acute care hospital located in Placerville, and several outpatient facilities in Cameron Park, Placerville, El Dorado Hills, and Georgetown. Marshall’s services include a group of primary and specialty care physicians 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, and provides comprehensive physician and outpatient services throughout the west slope of El Dorado County (Marshall Medical Center, 2012). Marshall Hospital will be the primary provider of local hospital services for the Plan Area.



Marshall Hospital, Placerville

## 7.10 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.



Moni Gilmore Senior Center, El Dorado Hills

## 7.11 Specific Plan Objectives and Policies

### Schools, Parks and Recreation

#### **Objective 7.1**

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

#### **Objective 7.2**

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

#### **Policy 7.1**

School sites should be located adjacent to village park sites to provide for joint-use of facilities and shall be accessed from public arterial or collector roadways.

#### **Policy 7.2**

Within three years of the adoption of the Specific Plan and as a condition of approval of the small lot tentative and small lot final subdivision map, BUSD and the Project Proponent shall enter into a School Reservation and Option Agreement, unless the parties mutually agree to extend this deadline. If the District and Developer have not entered into acquisition agreements within the reservation period, the Specific Plan requirement to reserve the school sites shall be deemed to have been fully satisfied.

**Policy 7.3**

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 7.4**

Link schools to the pedestrian trail and bicycle path network to encourage non-motorized transportation.

**Policy 7.5**

The architectural theme of each school facility shall be consistent and harmonious with the Plan Area’s project-wide architectural style to promote a village concept.

**Policy 7.6**

The Plan Area shall lie entirely within the Buckeye Union and El Dorado Union High School Districts, and said school district boundaries shall not divide the Plan Area.

**Policy 7.7**

To promote walking and cycling, village and neighborhood parks shall be connected to the pedestrian and bicycle network.

**Policy 7.8**

Locate neighborhood parks reasonably central to the neighborhoods they are intended to serve.

**Policy 7.9**

Neighborhood parks shall be a minimum of 1 acre.

**Policy 7.10**

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. Examples of neighborhood parks include Serrano Villages B, D, G, and K1/K2.

**Policy 7.11**

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 7.12**

For private neighborhood parks owned by the Master Owners’ Association, the Project Proponent will determine the type and design of the improvements.

**Policy 7.13**

Village parks shall be located adjacent to public arterial or collector roadways, and where feasible, adjacent to public schools to promote joint-use facilities.

**Policy 7.14**

In addition to the acceptable amenities for neighborhood parks (refer to Policy 7.9), village parks 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. Examples of village parks include Allan Lindsey Park and the planned park at Serrano Village J.

**Policy 7.15**

Park designs shall accommodate a variety of active and passive recreational facilities and activities that meet the needs of Plan Area residents of all ages, abilities, and special interest groups, including the disabled.

**Policy 7.16**

Village parks shall feature active recreational uses as a priority and may provide field lighting for nighttime sports uses and other activities as deemed appropriate by the EDHCSD.

**Policy 7.17**

Master plans shall be prepared for all public village parks and shall include a lighting plan, if applicable.

**Policy 7.18**

All park lighting fixtures shall be shielded and energy efficient.

**Policy 7.19**

Design and landscape parks to provide shade, easy maintenance, and water efficiency.

**Policy 7.20**

Public art is encouraged in village and neighborhood parks, where appropriate and feasible.

**Policy 7.21**

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 7.22**

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

**Policy 7.23**

The Project Proponent shall dedicate park land acreage consistent with Quimby park land dedication requirements. It is currently contemplated that the Project Proponent will dedicate 45.84 acres of park lands to the EDHCSD as specified in the Public Facilities Financing Plan and any associated Development Agreement, provided the Plan Area builds out to its maximum dwelling count of 3,236 units.

**Policy 7.24**

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 7.2**

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 7.25**

The local 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 7.26**

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 7.27**

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 7.28**

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 (consistent with Policy 9.29 of this Specific Plan) of construction and demolition debris.



**Policy 7.29**

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.



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# Utilities

*This Section describes the infrastructure such as potable water, recycled water, wastewater, storm drainage, and dry utilities needed to serve the Plan Area.*

## 8.1 Overview

This Section outlines the major backbone infrastructure and utilities required to support development of the Plan Area including potable water, recycled water (if available), wastewater, storm water, and dry utilities. The information that follows is a conceptual overview of the distribution, location, and extent of infrastructure. Additional infrastructure may be required to develop the Plan Area and 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 the conceptual figures contained in this Section.

Certain on-site and off-site infrastructure improvements are necessary to ensure the conveyance of potable water, wastewater, and storm water to the Plan Area. The Specific Plan includes an option to utilize recycled water for irrigation purposes, if economically and physically feasible. The Public Facilities Financing Plan (PFFP) and Section 10 (Implementation and Administration) of this Specific Plan describe the costs associated with these improvements and the implementation programs required to construct, manage, and maintain the facilities. Additionally, El Dorado Irrigation District (EID) Board Policy 9020 requires the submittal of an engineering Facility Plan Report (FPR) for the extension of EID facilities for subdivisions and commercial developments. The purpose of the report is to develop an understanding between the Project Proponent and EID on what system improvements the developer must construct prior to receiving service. The Project Proponent will secure EID’s approval of a FPR after the adoption of the Specific Plan.

The balance of Section 8 includes the following discussions:

- 8.2 Applicable General Plan Goals
- 8.3 Potable Water System
- 8.4 Recycled Water System
- 8.5 Wastewater System
- 8.6 Storm Water System
- 8.7 Dry Utilities
- 8.8 Specific Plan Objectives and Policies

## 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 Potable Water System

EID provides water service to the western slope of El Dorado County. Currently, the Plan Area is within the EID service area; however, there is no existing water infrastructure within the plan boundary.

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### 8.3.1 Potable 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 the Cameron Park communities, including off-site transmission mains, storage tanks, and booster stations. Development of the Plan Area requires the construction and extension of transmission and distribution water mains that will be constructed in phases. (Refer to **Figure 8.1: Conceptual Potable Water Master Plan.**)

Components of the overall water system include off-site transmission mains, and on-site and/or 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 Plan Area. The off-site infrastructure required to convey water to the Plan Area would be constructed to meet Plan Area needs. This includes the transmission mains and any other components needed to physically transport water to the Plan Area from the EID Western/Eastern water supply region.

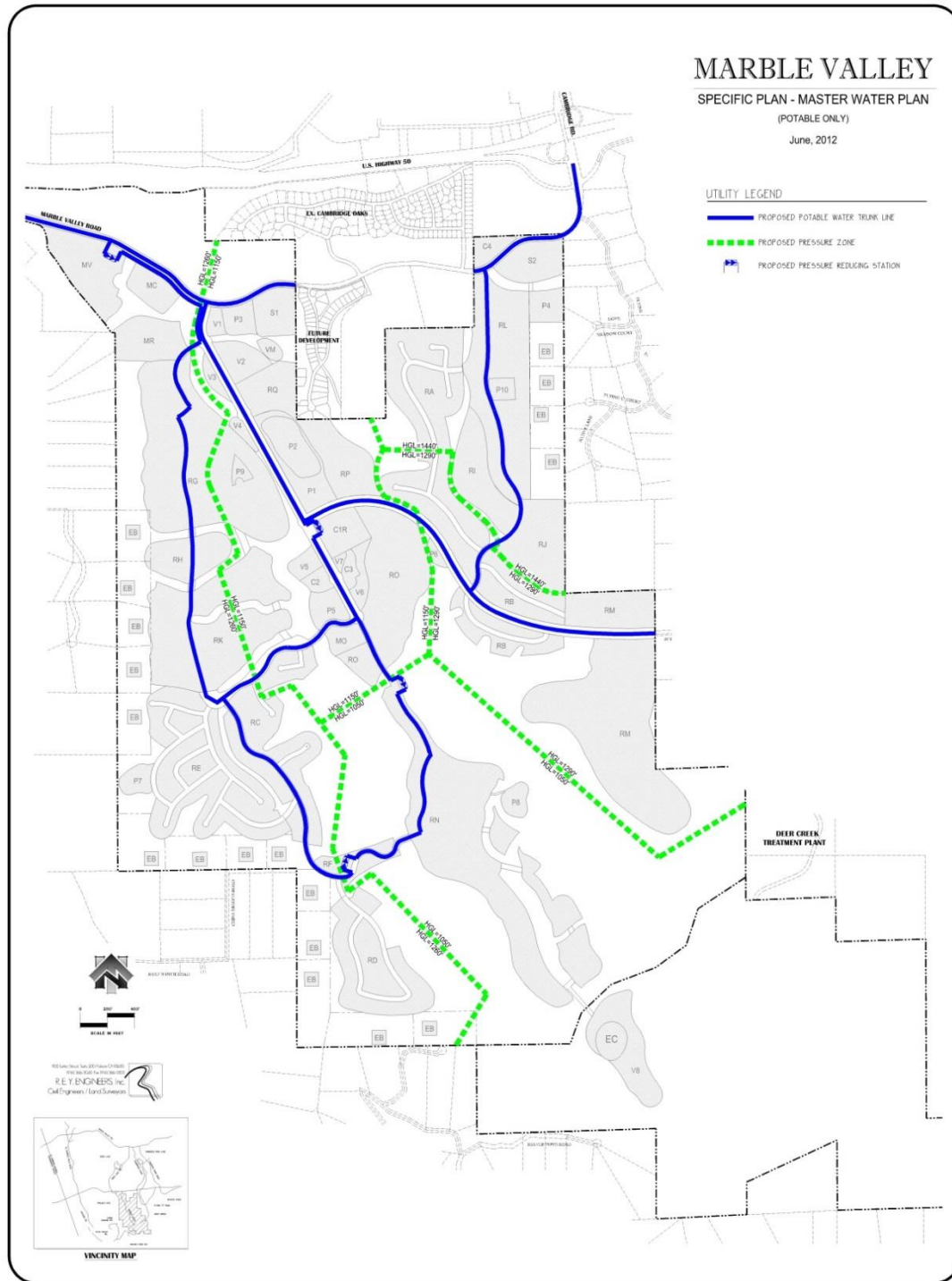
### 8.3.2 Potable Water Demand

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. The WSA identifies a total proposed project demand of 2,177 acre feet per year at build-out (Tully & Young, 2013), and 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 9 (Sustainability).

## 8.4 Recycled Water System

EID provides recycled water service to El Dorado Hills and the 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 within the EID service area and 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 boundary.

Figure 8.1:  
Conceptual Potable Water Master Plan





Recycled water comes from wastewater collected from the El Dorado Hills, Cameron Park, and Deer Creek / Mother Lode areas of EID’s service area. This water 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 Master 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 is permissible within the Plan Area.

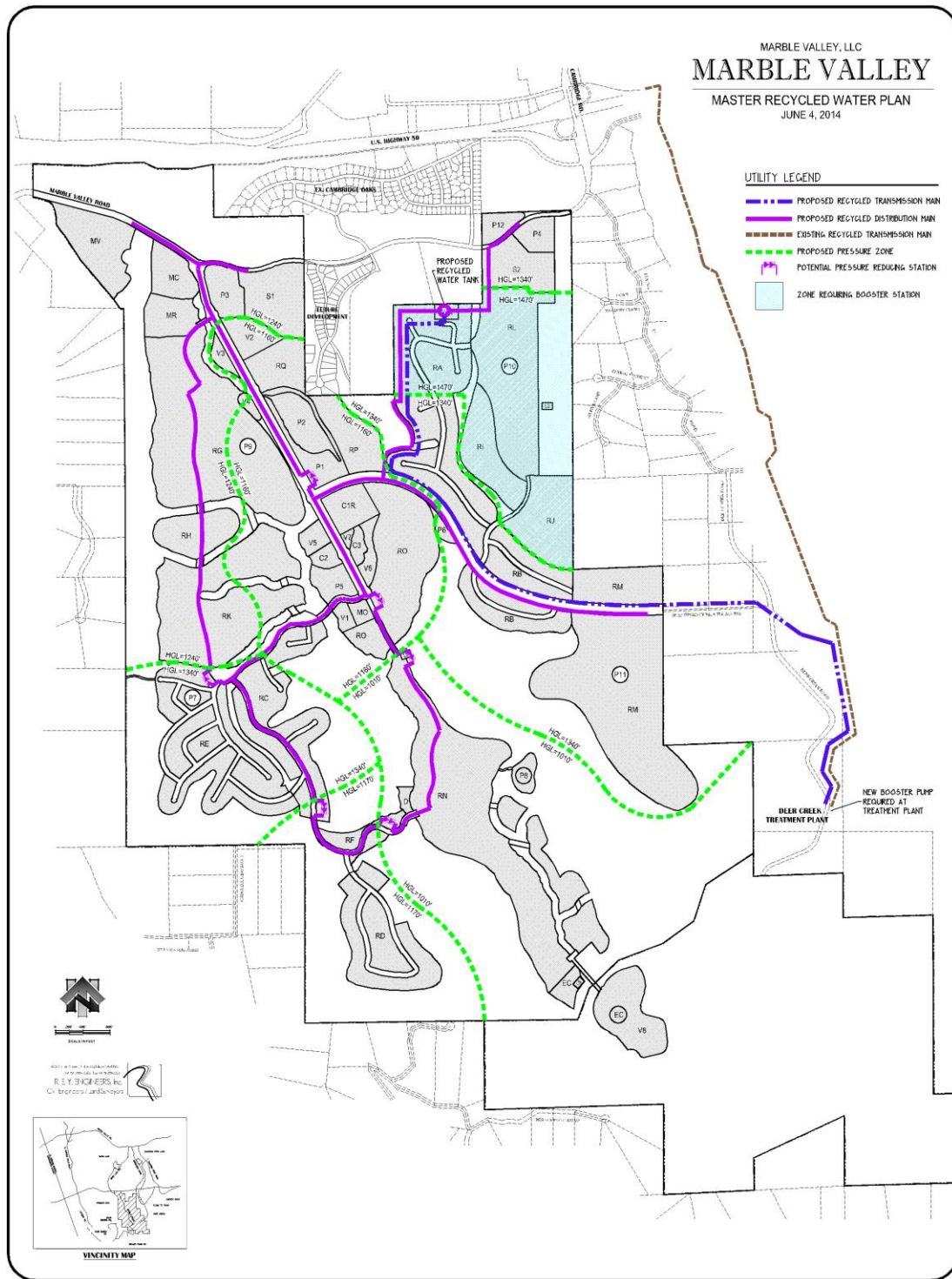
#### 8.4.2 Recycled Water Demand

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 2,177 acre feet per year of projected water demand, 1,927 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 9 (Sustainability).

### 8.5 Wastewater System

The El Dorado Irrigation District provides wastewater collection and treatment services to El Dorado Hills and the western region of the County. Currently, there is no existing wastewater infrastructure within the boundaries of the Plan Area; however, the District’s Deer Creek Wastewater Treatment Plant is located adjacent to the eastern boundary of 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 EID’s recycled water system. Currently, there is adequate capacity at the existing facility to serve the uses and maximum densities within the Plan Area.

**Figure 8.2:**  
**Conceptual Recycled Water Master Plan**



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### 8.5.1 Wastewater Demand and Infrastructure

The proposed wastewater collection system serving the Plan Area will consist of trunk gravity sewer mains, two or three sewer lift stations, force mains, localized collector lines, and individual laterals. The Plan Area expects to generate estimated peak flows of 3.23 mgd. Due to the topography of the Plan Area, wastewater will generally flow from north to south through gravity mains. An initial lift station is proposed in the middle section of the Plan Area to pump all wastewater flows anticipated for a substantial portion of the project via a force main to a proposed gravity line near the eastern boundary of the Plan Area that will then connect to the existing trunk line to the Deer Creek Wastewater Treatment Plant. A second lift station, to be located near the confluence of Marble Creek and Deer Creek, will also be necessary. This lift station, however, would be sized to ultimately replace the original lift station referenced above. Additionally, a substantially smaller lift station is anticipated for a section of the eastern area. From there, on-site and off-site gravity lines will transport the wastewater to the Deer Creek Wastewater Treatment Plant. (Refer to **Figure 8.3: Conceptual Wastewater Master Plan**.) EID’s adopted Wastewater Facilities Master Plan identifies capacity expansion and replacement needs for off-site wastewater and infrastructure based upon the General Plan land uses in effect at the time.

## 8.6 Storm Water System

The Specific Plan includes detention or retention facilities on site to attenuate peak storm water runoff to a level that does not impact downstream facilities. A hydrology analysis and storm drain master plan prepared by Watermark Engineering, Inc. (2015) analyzes the drainage systems and facilities to provide attenuation so that developed flows are equal to or less than existing conditions. The design of the specific plan includes a detention basin at a downstream road crossing. See **Figure 8.4 (Conceptual Storm Water Master Plan)** for the conceptual detention basin and storm water outfall locations.

The proposed storm water collection system will comply with the requirements of the County’s National Pollutant Discharge Elimination System (NPDES) and Municipal Separate Storm Sewer (MS4) Permit in place at the time of subsequent development approvals. The County’s existing permit requires it to control the volume, rate, and duration of runoff to avoid downstream habitat degradation. These requirements are in addition to storm water quality treatment requirements that address the quality of runoff. The design of the Plan Area’s storm water management system will comply with the County’s hydro-modification standards in place at the time of subsequent development project approvals.

To manage hydro-modification and avoid adverse impacts to Deer Creek and its tributaries, applicants shall design runoff controls so that the post development runoff does not detrimentally exceed pre-development runoff rates, durations, and volumes from the Plan Area. The primary strategies to manage hydro-modification will be through low impact development (LID), water quality basins, and best management practices (BMPs) incorporated into project design that address source and treatment controls.

[Continues on page 8-10]

**Figure 8.3:**  
**Conceptual Wastewater Master Plan**

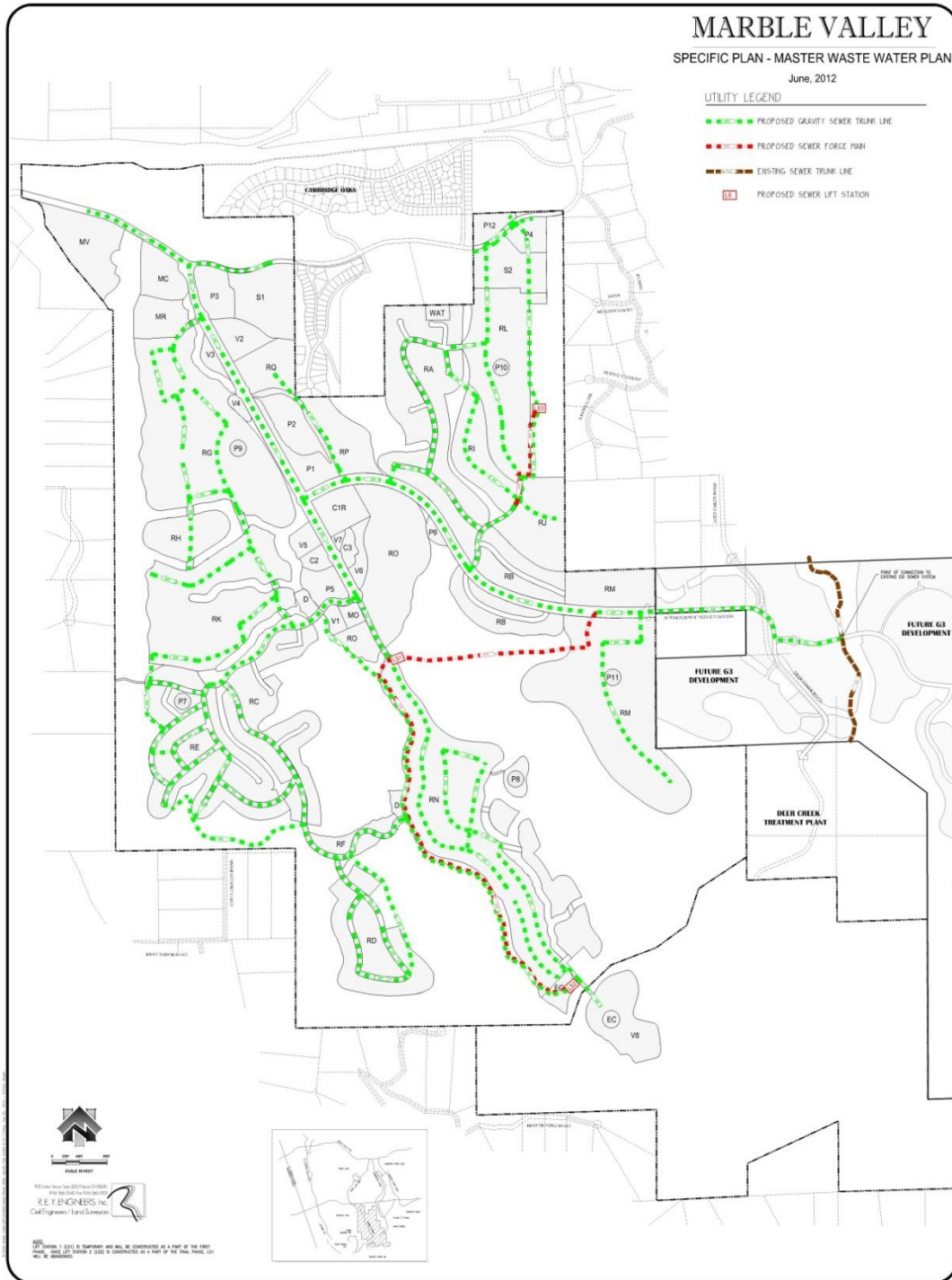
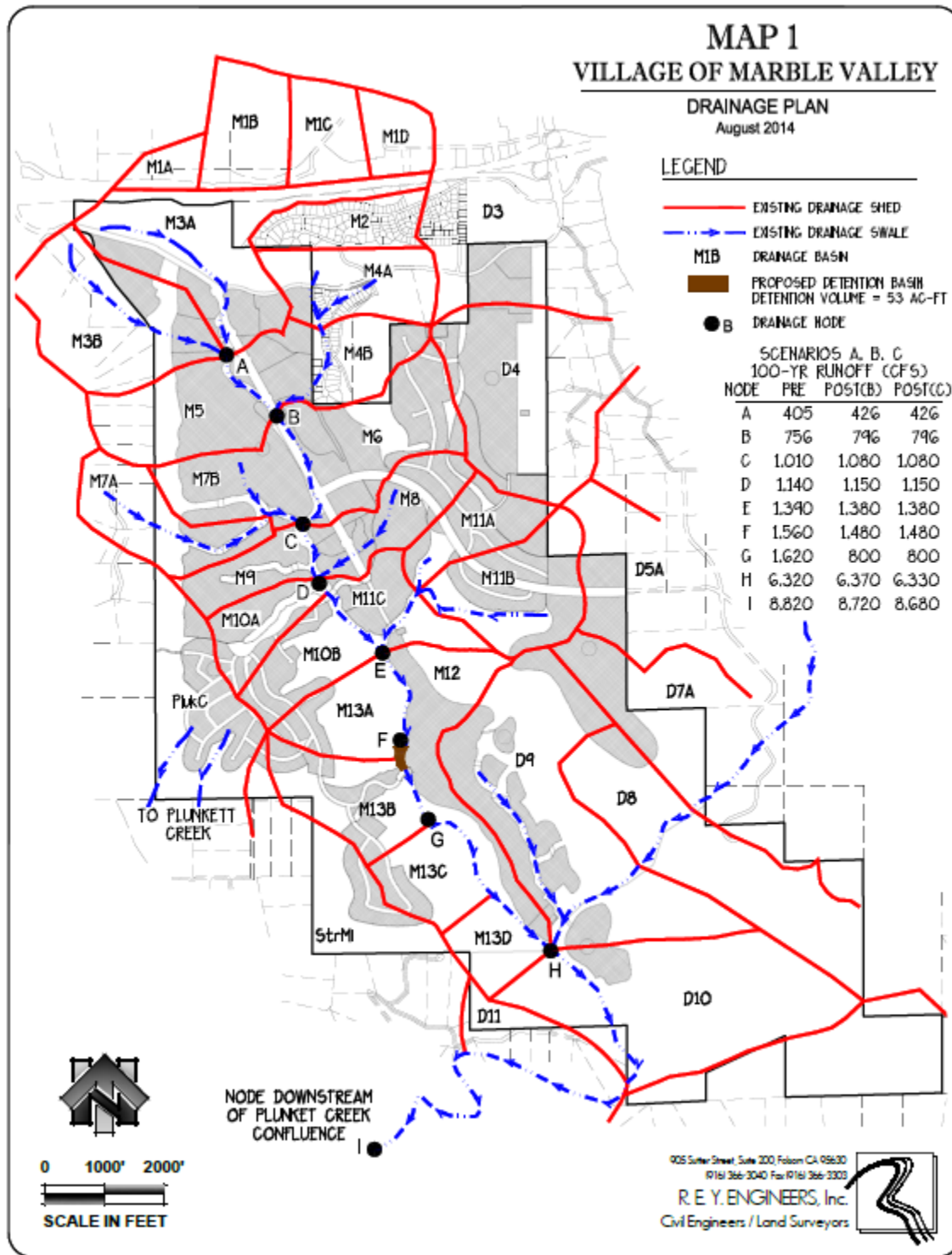




Figure 8.4:  
Conceptual Storm Water Master Plan



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## 8.7 Dry Utilities

Natural gas, telephone, and cable television services will extend in joint trenches, and franchise or public utilities easements will extend along all major roads, making these services available to all parcels in the Plan Area. All new distribution facilities will be underground, with the exception of facilities such as transformers, switches, and other pedestal and pad-mounted equipment. Pacific Gas & Electric Company (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

PG&E will provide natural gas service. Estimated peak natural gas demand at build-out is approximately 180 Thousand Cubic Feet per Hour (180 MCFH). Several distribution and transmission facilities north of U.S. Highway 50 may be extended to the Plan Area to provide natural gas service.

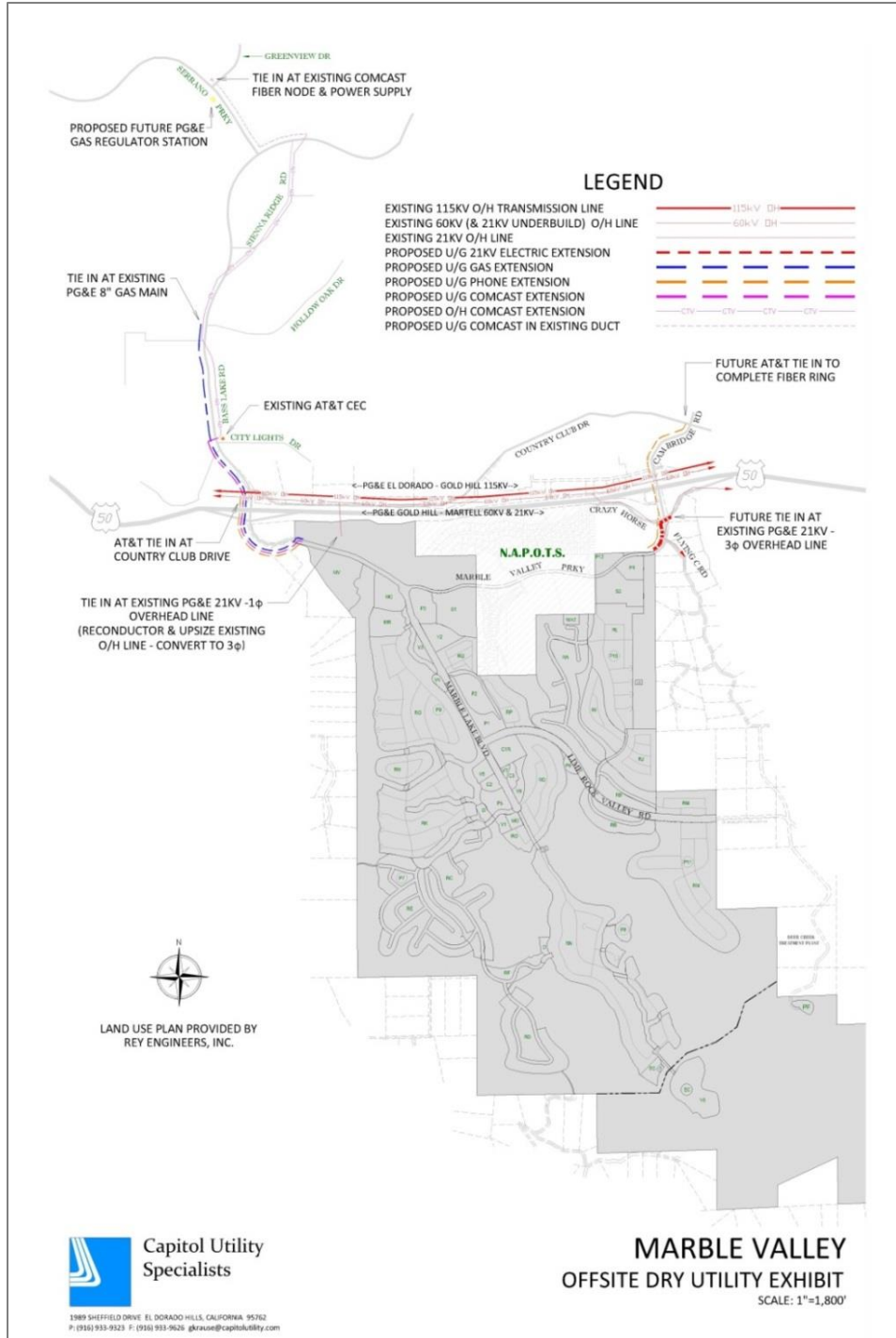
PG&E may provide service to the Plan Area from one of three current potential alternatives:

1. An extension (transmission pressure) from its distribution feeder mains (DFM) on Green Valley Road and El Dorado Hills Boulevard east to Bass Lake Road or Cambridge Road, then south to a new off-site regulator station.
2. Converting the existing steel main in Serrano Parkway to transmission pressures, continuing with steel southeast to Bass Lake Road, then south on Bass Lake Road, where a new regulator station would be located.
3. Extending a 6-inch or 8-inch main (rather than plastic) from the existing plastic main on Bass Lake Road and Hollow Oaks Drive to a future regulator station on Bass Lake Road. Initially the main would operate at distribution pressures, but could later convert to transmission pressures and run as a DFM, as discussed in Alternative 2 above. Steel would extend from the regulator station site on Serrano Parkway to a new steel main at the intersection of Bass Lake Road and Hollow Oaks Drive.

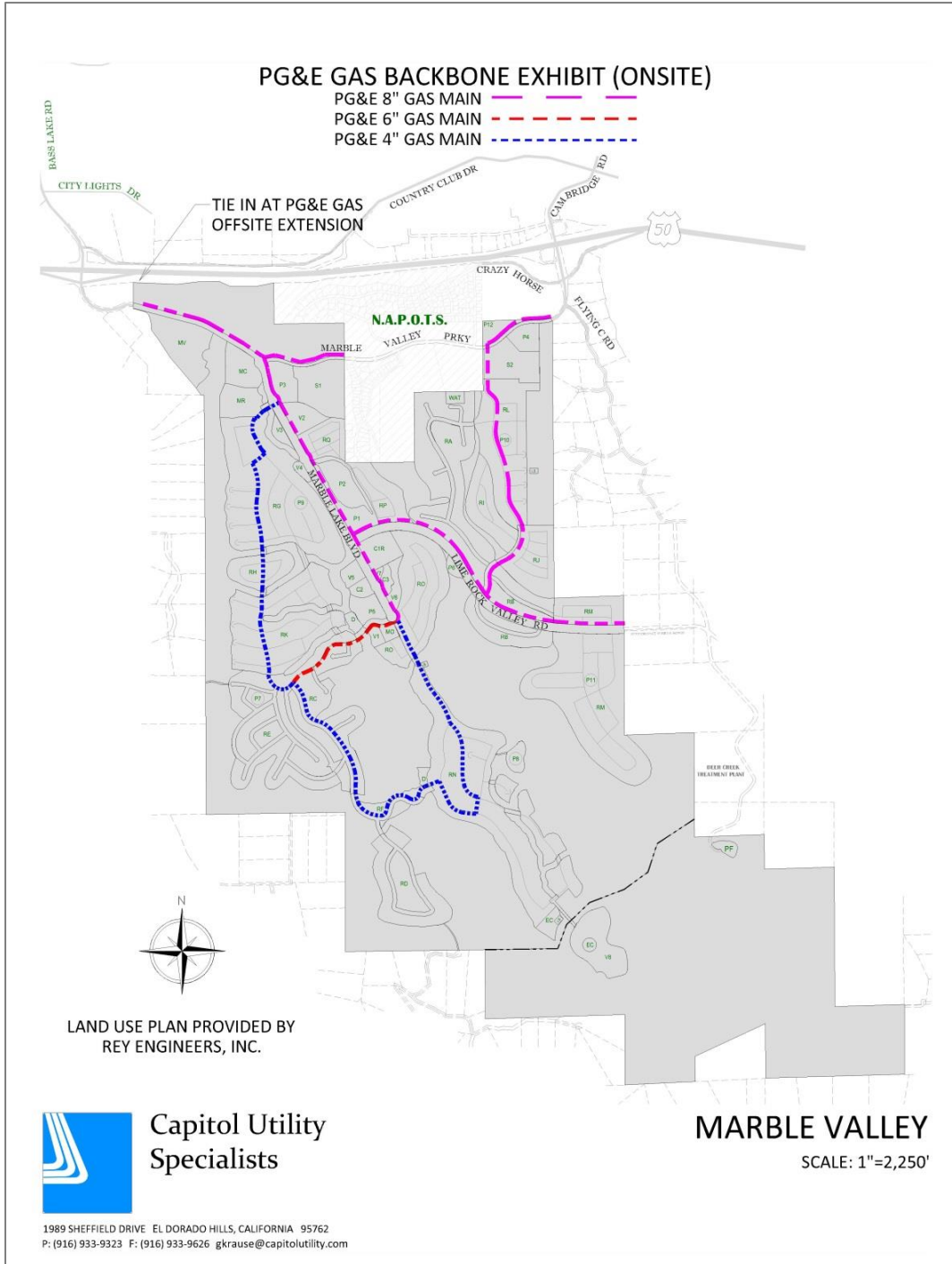
Natural gas service will be distributed to the Plan Area by a network of eight-inch, six-inch, and four-inch feeder mains. Distribution lines and services will be extended off the feeder mains and sized based upon the anticipated gas loads to the various parcels. Residential neighborhoods will likely be sized with two-inch distribution mains and half-inch services (Capitol Utility Specialists, 2012). (Refer to **Figure 8.6: Conceptual Natural Gas Backbone Exhibit**.)



**Figure 8.5:**  
**Conceptual Off-Site Dry Utility Exhibit**  
*(Land plan is illustrative only)*



**Figure 8.6:**  
**Conceptual Natural Gas Backbone Exhibit**  
*(Land plan is illustrative only)*



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## 8.7.2 Electric Service

PG&E will supply electric service to the Plan Area. Estimated peak electric demand at build-out is approximately 17 megavolt amperes. The Village of Marble Valley will be served by a 4-wire 21kV from two existing substations: Clarksville to the west and Shingle Springs to the east. Service will be extended from the 21kV single-phase overhead line that extends south over U.S. Highway 50.

Light wire 12 kV circuits will be looped off the mainline circuits via pad mounted fused switches and will distribute electric service to all commercial and residential parcels in the Plan Area. Transformers will be located in residential neighborhoods and at commercial sites, and will provide electric service to individual uses (Capitol Utility Specialists, 2012). (Refer to **Figure 8.7: Conceptual Electric Backbone Exhibit.**)

## 8.7.3 Telecommunication

AT&T is the incumbent local exchange carrier and the primary provider of telephone service to the Plan Area. The Plan Area will receive telecommunications service from the El Dorado Wire Center. The Plan Area will require a backbone network of conduits (4-4-inch conduits) and manholes in easements adjacent to the roads capable of supporting both copper and fiber systems. (Refer to **Figure 8.8: Conceptual Telephone Backbone Exhibit.**)

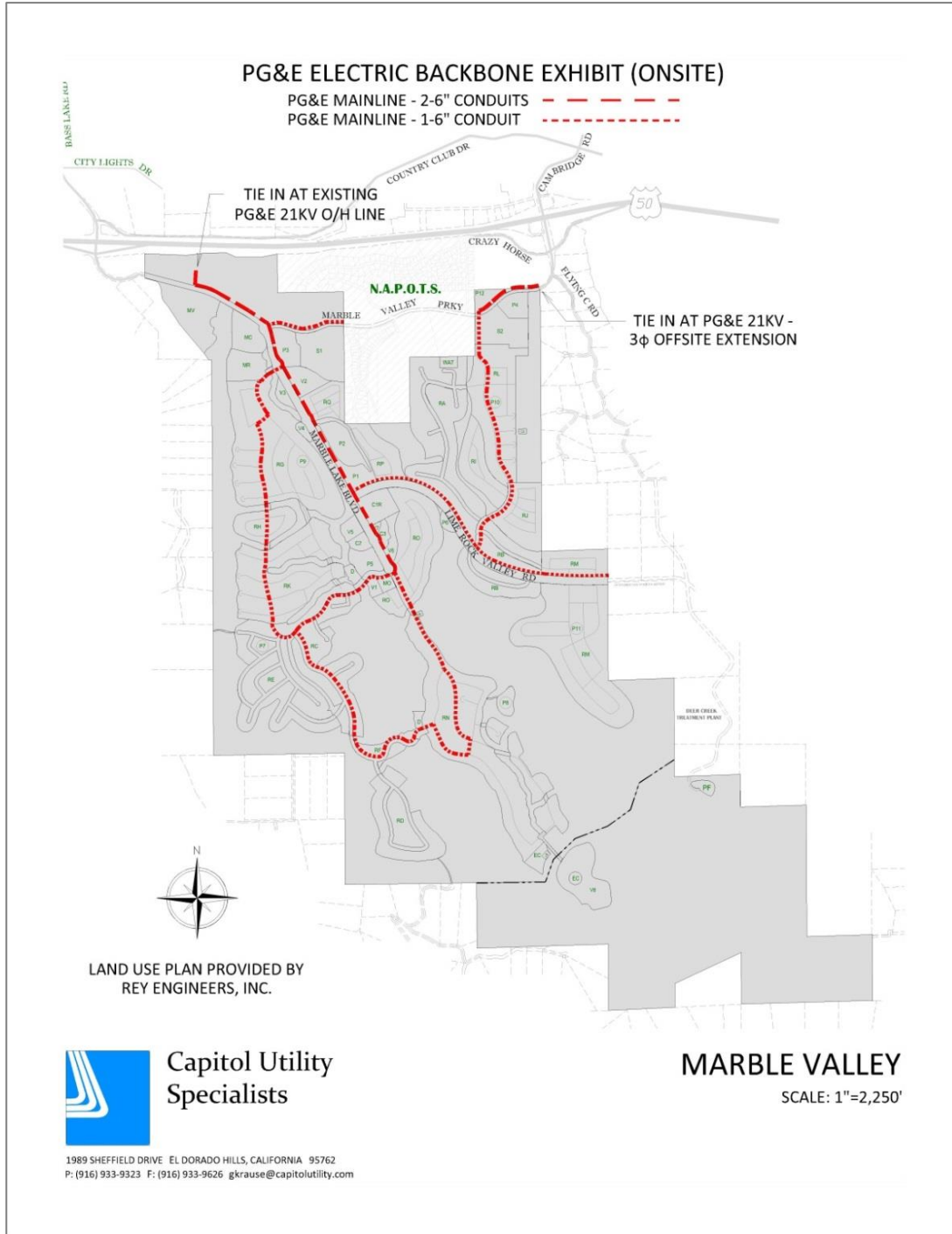
Telecommunications service to commercial, office, and retail users will be based on customer requirements and will be either copper or fiber-optic services. One remote terminal site is anticipated to provide telecommunications service to the Plan Area and its probable location is the Village Center.

The remote terminal site will most probably be either controlled environmental vaults or controlled environment cabinets, each fed by fiber-optic cable from the central office. Traditional copper pairs will be used for business telephone service. T-1 service through fiber-optic cable will be available for specific cases. Residential customers will receive telecommunications service via fiber-optic cable capable of providing internet access, dial tone, and video services (Capitol Utility Specialists, 2012).

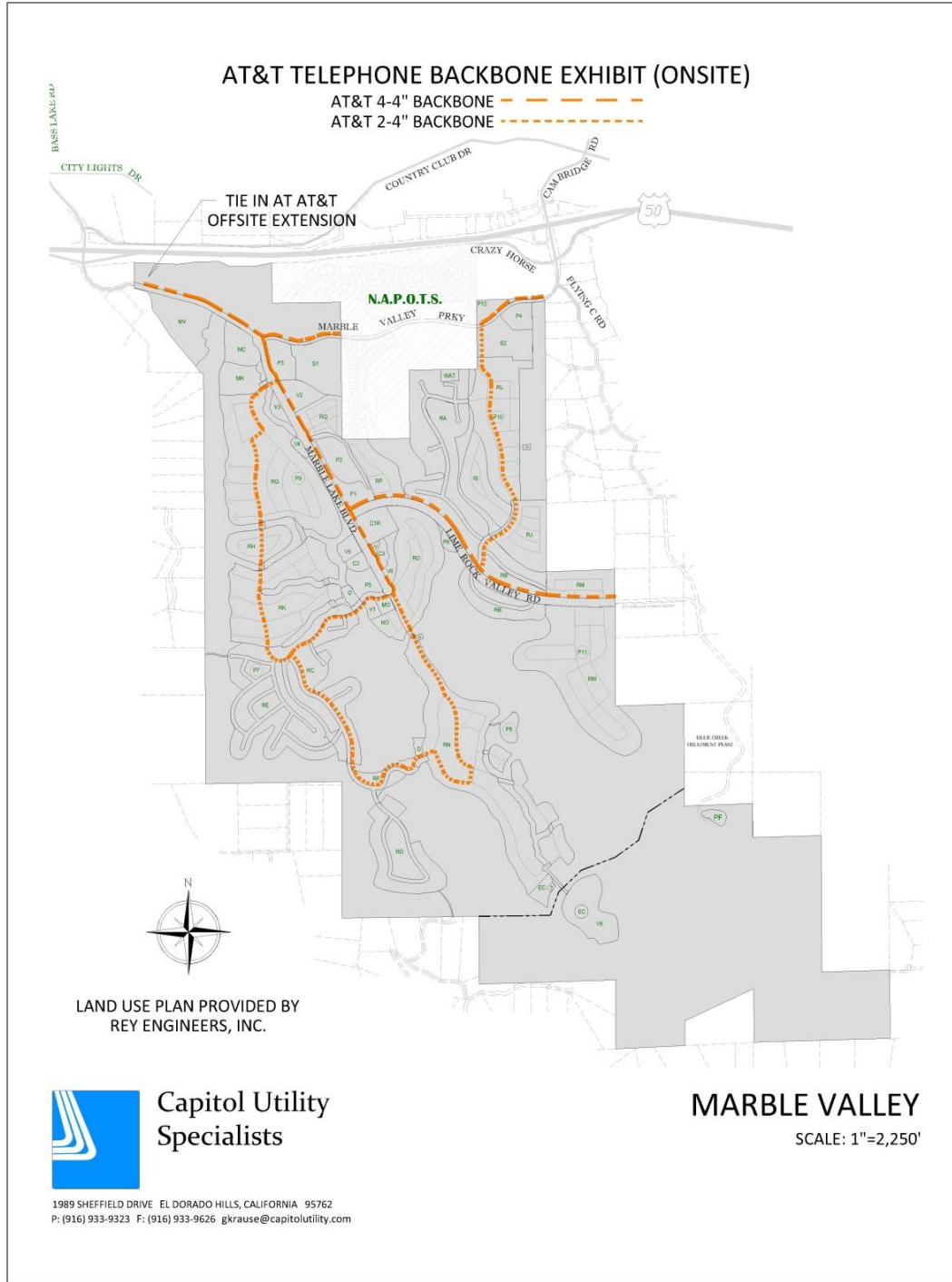
Mobile communication service providers will provide the Plan Area's residents with wireless communications service from various existing or future wireless communications towers in El Dorado Hills (including the clock tower and carillon described in Section 5.4.1 – Village Center). Communications facilities are permissible as shown in Appendix A (Zoning and Development Standards.)

[Continues on page 8-16]

**Figure 8.7:**  
**Conceptual Electric Backbone Exhibit**  
*(Land plan is illustrative only)*



**Figure 8.8:**  
**Conceptual Telephone Backbone Exhibit**  
*(Land plan is illustrative only)*



### 8.7.4 Cable Television

Comcast Communications is the cable television and broadband service provider for the Plan Area. Comcast Communications has potential facilities north of U.S. Highway 50 that may be extended into the Plan Area to provide service. Comcast Communications will install a fiber-optic/coaxial hybrid system and offer internet access, dial tone, and video services (Capitol Utility Specialists, 2012). (Refer to **Figure 8.9: Conceptual Cable TV Backbone Exhibit**.) The El Dorado Hills Community Services District will manage the cable television service franchise (refer to Section 7.4.1 – El Dorado Hills Community Services District).

## 8.8 Specific Plan 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.

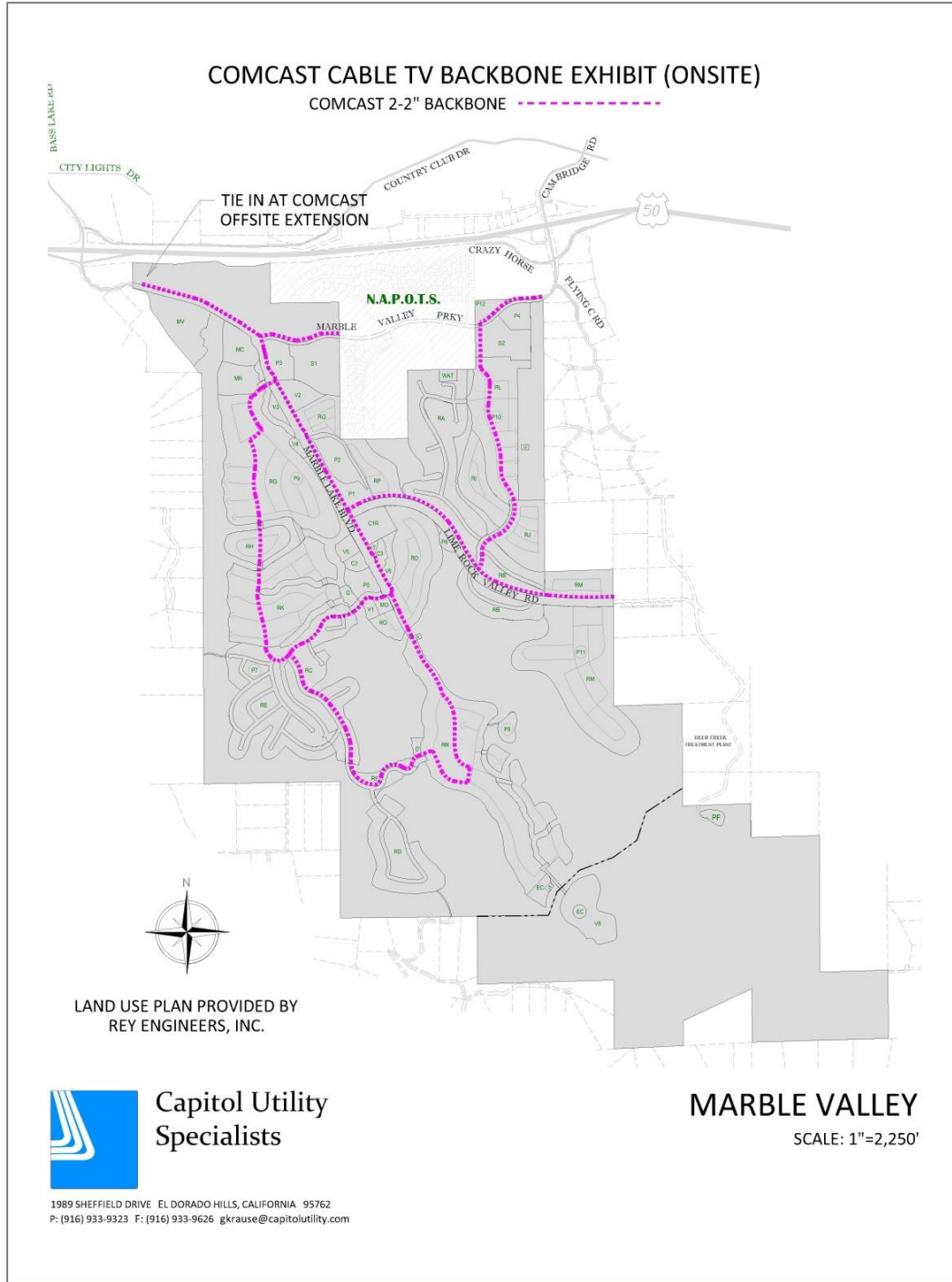
#### Policy 8.1

Design and construct the necessary potable water, recycled water for irrigation (if economically and physically feasible), wastewater, and storm water infrastructure required to serve the Plan Area. All infrastructure improvements 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.

[Continues on page 8-18]



**Figure 8.9:**  
**Conceptual Cable TV Backbone Exhibit**  
*(Land plan is illustrative only)*



**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 stage.

**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 plans at improvement plan stage.

**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**

Storm water 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 8.6**

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 8.7**

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

**Policy 8.8**

Employ Low Impact Development (LID) practices as required by El Dorado County and in conformance with the County’s storm water quality development standards.



# 9

## Sustainability

*This Section describes design and development strategies that improve sustainability.*

### 9.1 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, resource conservation, and community well-being. As a result, 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 adverse impacts of climate change, and these impacts will increase unless global GHG emissions reduce significantly in the next several decades. In response to this threat, the California legislature passed a state law known as the California Global Warming Solutions Act of 2006 (AB 32), which required a statewide reduction in GHG emissions to 1990 levels by the year 2020. which required statewide reduction in GHG emissions to 1990 levels by the year 2020. Senate Bill 32 (SB 32) enacted in 2016 requires 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 aligns 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 The Village of Marble 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, commercial, public facilities, open space, and special uses and design features that respect and preserve the rural character and quarrying 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<sub>2</sub>).

This Section addresses 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 already addressed in other Sections of the Specific Plan and provides additional policies or direction with respect to sustainability, where applicable.

The balance of Section 9 includes the following discussions:

- 9.2 Applicable General Plan Goals
- 9.3 Sustainable Land Use
- 9.4 Mobility and Connectivity
- 9.5 Energy Efficiency and Renewable Energy
- 9.6 Waste Reduction and Recycling
- 9.7 Water Conservation
- 9.8 Low Impact Development
- 9.9 Air Quality and Public Health
- 9.10 Specific Plan Objectives and Policies

## 9.2 Applicable General Plan Goals

### 9.2.1 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.

## **9.2.2 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.

## **9.2.3 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.

## **9.2.4 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.

## **9.2.5 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.

## **9.2.6 Conservation and Open Space Element**

### **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.

## **9.2.7 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.

## **9.2.8 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.

## **9.3 Sustainable Land Use**

As noted previously in the Land Use Section (Section 3), the Specific Plan area is a comprehensively planned community based, in part, 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 establishes a compact, mixed-use development strategy while furthering the County’s goal of protecting existing agricultural lands and cultural resources. Moreover, the Specific Plan establishes a number of unique land uses that will celebrate the distinctive physical features of the site and historic character of El Dorado County.

The Village of Marble Valley Specific Plan is located within the MTP/SCS designated “Developing Community” area, which is typically vacant land at the edge of existing development and the next increment of urban expansion. Based on the 1998 approved tentative map, the MTP/SCS currently forecasts that 398 residential units would be built by year 2036 within the Village of Marble Valley Specific Plan Area. However, SACOG updates the MTP/SCS every four years, including a land use forecast that allocates growth throughout the region based on a number of considerations, including adopted general plans and specific plans.

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### 9.3.1 Land Use Designations

Section 3.1 (Overview) of the Land Use Section includes important guiding principles that will contribute to the sustainability of the development over the long term. Section 3.4 (Land Use Designations) of the Land Use Section contains a description of the specific land use designations and their relationship to other features within the development. The following describes key aspects of each designation that contribute to sustainability:

#### **Village Residential - Low (VRL)**

The VRL designation permits one single-family dwelling and one secondary dwelling unit per legal lot. 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 trips and vehicle miles traveled (VMT).

#### **Village Residential - Medium (VRM)**

The VRM designation promotes compact development and housing diversity. The VRM neighborhoods are intentionally located within walking and biking distance of the Central District along Marble Valley Boulevard and Lime Rock Valley Road, and feature an interconnected system of streets to enhance walking and bicycling opportunities, thereby potentially reducing VMT. The designation includes a variety of single-family, cluster homes, and attached housing (including duplexes, halfplexes, townhouses, and condominiums). Attached housing, in particular, is considerably more energy efficient than detached single-family due to shared walls and smaller unit sizes.

#### **Village Residential - High (VRH)**

The VRH designation is the highest density residential land use in the Plan Area. The VRH parcels are located near the Central District and Village Park areas along Marble Lake Boulevard and Lime Rock Valley Road to facilitate access to public transportation and to add vitality to the center by increasing the resident population, thereby reducing VMT. Multiple family housing types allowed in this residential land use designation include, but are not limited to, attached townhomes, apartments, and condominiums. Attached housing is considerably more energy efficient than detached single-family due to shared walls and typically smaller unit sizes.

#### **Office Park (OP)**

The OP designation provides areas for businesses, financial and professional services, limited retail uses, and research and development uses. The development pattern in the OP land use designation is low density, well-designed and sited to be compatible with the existing natural features of the Plan Area, such as Marble Creek, oak woodlands, and the rolling terrain. This designation will accommodate job-generating uses in the northern portion of the Plan Area along Marble Valley Parkway and Marble Lake Boulevard, within proximity to the major corridor or U.S. Highway 50

and its park-and-ride lots, as well as other major corridors and transit services. The OP designation provides opportunities for those living in the Plan Area with jobs and to live close to where they work. Employment proximity such as this improves the jobs/housing balance and reduces VMT.

### **Village Commercial (VC)**

The VC designation provides commercial and retail needs that are specific and unique to the community. A key feature of the Village Commercial land use designation is the provision for mixed-use developments that combine retail, office commercial, and residential uses in one building. The Village Commercial designation is centrally located near the major intersection of Marble Lake Boulevard and Lime Rock Valley Road. The central location will satisfy some of the daily shopping needs and routine services of residents in the Plan Area, thus reducing trips and VMT to more distant commercial centers in El Dorado Hills and Cameron Park.

### **Public Schools (PS)**

The Specific Plan designates two sites for elementary and/or middle schools in the northern portion of the Plan Area, consistent with Buckeye Union School District and County General Plan requirements. Inclusion of public schools in these locations provides important community institutions in proximity to homes and businesses, and increases the likelihood that future schoolchildren and parents can walk or bike to school via the well-connected pedestrian and bike trail network in the Plan Area, thereby reducing household VMT. The school sites are also located near major freeway interchanges, enabling “trip-chaining” via drop-off or potential shuttle or bus services which serve both journey-to-work and journey-to-school purposes, thereby having additional trip and VMT reduction benefits. Public Schools and adjacent Village Park designated areas will also improve overall livability, health, and quality of life in the Plan Area by providing places for physical activity and outdoor enjoyment.

### **Village Park (VP)**

The VP designation provides for active and passive recreational opportunities. Marble Lake Park will be a defining aspect of the Plan Area, featuring non-motorized boating and sailing on Marble Lake. The Village Parks throughout the Plan Area 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 Marble Valley Master Owners’ Association. Provisions for public and/or private parks contribute to community enjoyment as places where people can gather and play, and provide opportunities to improve personal health through both exercise and relaxation.

### **Agriculture Tourism (AT)**

The AT designation is for approximately 55 acres of designated vineyard blocks and median landscaping. The AT land use designation allows for cultivation of grapes and any future facilities needed to support the cultivation, operation, production, distribution, and marketing of grapes and

wine. A larger parcel in the southern portion of the Plan Area, south of Deer Creek, will include the largest concentration of this activity and serve as the focal point of the “mini” agricultural district. This southern location is adjacent to the Foundation Open Space and will be a unique destination for residents and visitors alike. Of the total acreage, approximately 10 acres of vineyards will be included in the Marble Lake Boulevard medians and roundabouts as a unique form of “edible landscaping,” as well as several planned supporting facilities in proximity to the Village Center. This unique land use designation serves to pay respect to the rural agricultural character of the County and its wine industry, integrating it as not only a visual feature but also an active and productive use of land that will involve the community and visitors.

### **Open Space (OS)**

The OS designation encompasses over half of the Plan Area, and includes preservation and conservation of natural areas such as oak woodland savannah, Deer and Marble Creeks and their tributaries, wetlands, steep hillsides, and cultural resources. The goal is to dedicate the 466 acres south of Deer Creek to a non-profit foundation of interested stakeholders to own and manage the resource as a regional open space amenity for countywide public benefit and enjoyment. If an appropriate foundation-type ownership is not formed, the Project Proponent may retain the open space south of Deer Creek as permanent, private open space with uses allowed by this Specific Plan. 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<sub>2</sub>), public access and outdoor recreation, and other co-benefits. The Conservation, Open Space, and Resource Management Section (Section 6) of this Specific Plan contains a number of detailed policies that will ensure that these benefits are achieved.

### **9.3.2. 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 storm water 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, leading to increased heating and cooling demand in adjacent buildings and homes, and worsening 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.

Providing adequate short term and long term bicycle parking and support facilities for bicyclists, and designating parking for low-emitting and fuel efficient vehicles in the Office Park, Commercial, Village Residential - Medium, and Village Residential - High land use designations (including plug-in electric vehicles (PEVs) and charging infrastructure), will also help to improve air quality and reduce GHG emissions through improved connectivity and support for green mobility options. Designing buildings to support low-emission, electric landscaping equipment is another simple technique that can help improve air quality and reduce GHG emissions.

## 9.4 Mobility and Connectivity

This subsection focuses on aspects of the Transportation and Circulation Plan that contributes 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 and 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. Together, 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.

### 9.4.1 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.

Section 4.5 (Traffic Calming Features) of the Transportation and Circulation Section describes the Specific Plan’s use of various measures to reduce vehicle speeds and increase pedestrian enjoyment. Several traffic calming features are proposed for incorporation in the Plan Area including, but not limited to, a system of roundabouts and traffic circles along Marble Lake Boulevard, intersection neckdowns, mid-block bulb-outs, center dividers, special pavement markings and texture paving, 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 4.6 (Public Transit) of the Transportation and Circulation Section discusses options to move multiple travelers with greater efficiency, such as public transit and park-and-ride facilities. 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 for the El Dorado Hills area, 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 a.m. to 4 p.m. 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. (LSC Transportation Consultants, Inc., 2013). 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 4.7 (Bikeway and Trail Network) of the Transportation and Circulation Section addresses pedestrian circulation. 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 bike paths will connect residential areas with the Central District and the Village Center at Marble Lake Boulevard and Lime Rock Valley Road. A planned extension of Lime Rock Valley Road east of the Plan Area would also provide bikeway connections with the proposed El Dorado Trail, linking the Plan Area with other El Dorado County communities. A system of unpaved gravel trails will connect residential areas with various privately maintained open space areas, and will also connect to the planned regional park area south of Deer Creek where unpaved hiking trails will be further developed.

#### **9.4.2 Transportation Demand Management**

In addition to the Transportation and Circulation Sections described above, a Transportation Management Association (TMA) established by the Master Owners’ Association (MOA) will form and administer a comprehensive Transportation Demand Management (TDM) strategy, known as a Transportation Management Plan (TMP), in conjunction with other nearby developments in the El Dorado Hills and Cameron Park communities, including the Highway 50 Corridor TMA. The TMP will provide employees of local retail, office, and other commercial businesses and 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 VMT, 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; and
- School ridesharing or enhanced bus programs.

## 9.5 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 and commercial buildings with improved insulation standards, highly-efficient HVAC (heating, ventilating, and air conditioning) systems, high-efficiency lighting, and maximizing passive solar heating and cooling benefits, can significantly improve efficiency in new construction and result in long-term energy cost savings for future homeowners and tenants. 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 percent 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 buildings are simple design techniques that can maximize solar orientation for both passive solar benefits and active rooftop solar photovoltaic installations.



Photovoltaic solar panels

Integrating energy efficiency and renewable energy in building design and construction to achieve zero net energy (ZNE)<sup>1</sup> is a newly emerging approach that is becoming more commonplace. 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.<sup>2</sup>

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.

## 9.6 Waste Reduction and Recycling

Much of the waste generated from both construction and everyday living ends up in landfills, but consumers and suppliers can divert much of it for recycling or reuse the materials. 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. Other benefits include reducing the impacts of resource extraction, processing, and transportation; producing less truck hauling to distant landfills; saving natural resources; reducing GHG emissions and other pollutants; and lowering construction costs.



Recycle container

Consumers and suppliers can accomplish the reduction, recycling, and reuse of building materials through a number of efficient and sustainable building techniques in the construction of the Plan Area. 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

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<sup>1</sup> 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.

<sup>2</sup> <http://www.cpuc.ca.gov/PUC/energy/Energy+Efficiency/eesp/>

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 the minimization of organic waste sent to landfills.

## 9.7 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. Water users and purveyors must carefully manage water supplies to ensure its continued availability. Conservation of existing water supplies will help 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, and to commercial and public landscapes in the county. EID believes that every drop of recycled water used is a drop saved in the drinking water bank. Use of recycled water in outdoor landscaped areas throughout the Plan Area may reduce demand for potable water, if economically feasible.



Recycled water notification sign

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 to flush a toilet 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 (U.S. Environmental Protection Agency, 2013a).

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 also available from the Regional Water Authority, River-Friendly Landscaping, and the California Urban Water Conservation Council to maximize conservation opportunities.

## 9.8 Low Impact Development

Low Impact Development (LID) is an approach to land development (or re-development) that works with nature to manage storm water as close to its source as possible (US. Environmental Protection Agency, 2013b). The proposed storm water system serving the Plan Area will employ a balanced, centralized, and LID storm water management system to capture and treat storm water runoff both at its source, as well as in centralized detention basins. The storm water drainage system in the Plan Area will preserve open space and undisturbed site areas, and provide functional landscaping for infiltration, evaporation, and storm water treatment. Applicants will construct storm water facilities consisting of surface swales and detention basins along natural drainage courses to mimic natural drainage patterns.



Low impact development feature

Applicants will also utilize LID techniques 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 curb extensions along neighborhood streets; and rain or infiltration gardens. Refer to Section 8.6 (Storm Water System) for additional information on storm water.

## 9.9 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, and Resource Management Section (Section 6) also contain 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.

## 9.10 Specific Plan 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 by the policies that follow.

### **Sustainable Land Use**

#### **Objective 9.1**

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

#### **Objective 9.2**

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 9.1**

Minimum off-street parking requirements shall be flexible where shared parking arrangements, on-street parking, car-sharing, or other applicable measures or programs lead to reduced peak parking demand (California Air Pollution Control Officers Association (CAPCOA) PDT-1; CALGreen A5106.6 Parking Capacity).

**Policy 9.2**

Short term and long term bicycle parking and support facilities shall be provided in all Village Residential - Medium, Village Residential - High, Office Park, Commercial, and Public Facilities designations, in accordance with CALGreen Nonresidential Tier 1 Voluntary Measures (see CALGreen A5 106.4; CAPCOA SDT-6 and 7).

**Policy 9.3**

Off-street parking in all Village Residential - Medium, Village Residential - High, Office Park, Commercial, and Public Facilities land use designations shall include a minimum number of dedicated public parking spaces for Low-Emitting and Fuel-Efficient Vehicles<sup>3</sup>, in accordance with CALGreen Nonresidential Tier 1 Voluntary Measures (see CALGreen A5.106.5.1 for specific standards).

**Policy 9.4**

Off-street parking in all Village Residential - Medium, Village Residential - High, Office Park, Commercial, and Public Facilities designations shall provide some dedicated parking for plug-in electric vehicles (PEVs) and install minimum Level 2 PEV charging stations in each dedicated PEV parking space, in accordance with CALGreen Nonresidential Tier 1 Voluntary Measures (see CALGreen A5.106.5.3 for specific standards; CAPCOA SDT-8).

**Policy 9.5**

Off-street parking in private garages or other dedicated enclosed 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 9.6**

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 9.7**

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,

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<sup>3</sup> See CALGreen Section 5.102 for full definition of Low-Emitting and Fuel Efficient Vehicles.



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 9.8**

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. Fire access roadways in parking areas will have a required fifteen feet vertical clearance.

**Policy 9.9**

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

**Mobility and Connectivity**

**Objective 9.3**

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

**Policy 9.10**

The Master Owners' Association (MOA) shall work with area residents, businesses, and other interested parties, such as the Highway 50 Corridor TMA, to create or participate in a transportation management association (TMA), and prepare and implement a multi-strategy Transportation Management Plan (TMP) for the Plan Area. The TMP shall incorporate transportation demand management strategies as described in Section 9.4.2 (Transportation Demand Management), and will be managed through the TMA, as administered by the MOA or other similar organizations (CAPCOA TRT-1 through TRT-15).

**Energy Efficiency**

**Objective 9.4**

Protect energy supplies, and reduce energy costs and GHG emissions, by ensuring that all development within the Plan Area is energy efficient, and encourage and maximize on-site generation of renewable energy.

**Policy 9.11**

All buildings shall exceed energy efficiency standards in Title 24, Part 6 of the 2008 California Building Standards Code by a minimum of 15 percent, 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 9.12**

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 9.13**

Cool roofing materials shall be encouraged 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 9.14**

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

**Policy 9.15**

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

**Policy 9.16**

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

**Policy 9.17**

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

**Policy 9.18**

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 9.19**

All new 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 and A4.207.2 for residential; CAPCOA BE-3).

**Policy 9.20**

Lighting in publicly- or commonly-accessed outdoor areas in all Village Residential - Medium, Village Residential - High, Office Park, Commercial, and Public Facilities land use designations shall both minimize energy use and protect dark-sky conditions through the installation of high-efficiency LED or similar lighting with automatic, dimmable controls (CAPCOA LE-1; LE-2).

**Policy 9.21**

Public street-lighting shall be high-efficiency LED (light emitting diode) 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 9.22**

Commercial, residential, and public buildings shall be designed to allow for the installation of renewable energy systems including active solar, wind, or other emerging technologies, and shall comply with the following standards:

Commercial, residential, and public buildings shall be designed to allow for the installation of renewable energy systems including active solar, wind, or other emerging technologies, and shall comply with the following standards:

- 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);
- 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.
- Standard rooftop mechanical equipment shall be located in a manner that does not preclude the installation of solar panels;
- 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; and
- Any covenants, conditions, and restrictions shall allow for the installation of appropriate solar energy collection systems or other architectural features to collect, store, or utilize renewable energy on-site, provided that the systems comply with design guidelines and height limits established in the Specific Plan development standards and applicable provisions of the County Code.

**Policy 9.23**

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

**Waste Reduction and Recycling**

**Objective 9.5**

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 9.6**

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

**Policy 9.24**

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 9.25**

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

**Policy 9.26**

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

**Policy 9.27**

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

**Policy 9.28**

Prior to construction, 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 9.29**

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

**Policy 9.30**

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 9.31**

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 9.32**

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

**Policy 9.33**

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

**Policy 9.34**

On-site composting of commercial food waste, landscaping green waste, and other forms of organic waste shall be encouraged in all Office Park, Commercial, and Public Facilities designations, in accordance with any applicable local and state regulations.

**Policy 9.35**

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 9.7**

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

**Policy 9.36**

Residential indoor water use shall be reduced by a minimum of 20 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 Mandatory Measures (CALGreen Residential 4.303 and Nonresidential 5.303; CAPCOA WUW-1).

**Policy 9.37**

Nonresidential indoor water use shall be encouraged to be reduced by a minimum of 30 percent 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 5.303; CAPCOA WUW-1).

**Policy 9.38**

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 9.39**

Waterless urinals and toilets shall be encouraged in all Office Park, Commercial, and Public Facilities buildings, where applicable (CALGreen Residential A4.303.2; CAPCOA WUW-1).

**Policy 9.40**

A backbone recycled water system shall be designed and installed throughout the Plan Area to supply recycled water to residential yards, commercial landscaping, park sites, landscape corridors, vineyards, and other landscaped spaces (CAPCOA WSW-1; EID Board Policy 7010).

**Policy 9.41**

Nonresidential buildings and facilities shall be dual-plumbed for potable and recycled water systems for toilet flushing when indoor recycled water is available for use, if allowed by the enforcing authority (CALGreen A5.305.5).

**Policy 9.42**

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

**Policy 9.43**

Hydro-zoning techniques shall be incorporated into landscape designs for all post-construction landscapes (CALGreen A4.106.3; CAPCOA WUW-3).

**Policy 9.44**

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 9.45**

Consistent with CALGreen Tier 2 voluntary measures, all non-public 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 9.46**

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 adopted 9/10/09, Section 492.6).

**Low Impact Development**

**Objective 9.8**

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

**Policy 9.47**

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 (see also reduced parking standards referenced in Section A.6 – Parking Requirements);
- Break up large areas of impervious surface area and direct storm water 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;
- 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 9.48**

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 storm water quality and habitat protection goals. Integrated Pest Management (IPM) techniques shall be encouraged.<sup>4</sup>

**Policy 9.49**

Management of vineyards or other agricultural activities within the Agricultural Tourism designations shall conform to Fish Friendly Farming<sup>5</sup> standards.

**Air Quality and Public Health**

**Objective 9.9**

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

**Objective 9.10**

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

**Policy 9.50**

Installation of wood stoves and pellet stoves shall be prohibited.

**Policy 9.51**

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 9.52**

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

**Policy 9.53**

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.

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<sup>4</sup> More info on IPM is available at UC Davis' Statewide IPM Program website: <http://www.ipm.ucdavis.edu/>

<sup>5</sup> More info on Fish Friendly Farming is available at: <http://www.fishfriendlyfarming.org/>

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 9.54**

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 9.55**

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

**Policy 9.56**

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 9.57**

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 9.58**

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 9.59**

Indoor air quality and exhaust measures shall be utilized, including:

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

**Policy 9.60**

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



# 10

## 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.*

### 10.1 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 County will implement the Specific Plan and includes subsections 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, development standards, and design guidelines that will help guide the development and build-out of the Plan Area. Responsibility for the interpretation of the goals, objectives, policies, development standards, and design guidelines 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, any of the following:

- EIR and Mitigation Monitoring and Reporting Program;
- Master Utility Plans;
- Public Facilities Financing Plan;
- Development Agreement;
- Open Space Management Plan; and
- Wildfire Safety Plan.

The balance of Section 10 includes the following discussions:

- 10.2 Approvals and Entitlements
- 10.3 Administrative Procedures
- 10.4 Development Phasing Plan
- 10.5 Backbone Infrastructure and Public Facilities
- 10.6 Financing, Phasing, and Maintenance of Public Infrastructure and Facilities
- 10.7 Specific Plan Objectives and Policies

## 10.2 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 Act 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*.

### 10.2.1 Initial El Dorado County Specific Plan Actions and Approvals

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

#### Environmental Impact Report

The Board certified the Specific Plan Environmental Impact Report (EIR) (State Clearinghouse # 2013022043), 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 a city’s or county’s 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.

#### Village of Marble Valley Specific Plan

The Board approved The Village of Marble Valley Specific Plan (SP 12-0003) 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 (DA 14-0002) between the County and Marble Valley Company, 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, 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]).

### **Large Lot Tentative Subdivision Map**

The County may approve a large lot tentative subdivision map concurrently with the adoption of the Specific Plan or after the adoption of the Specific Plan to facilitate the sale, lease, and financing of the Plan Area. The County shall not issue any building permit for any large lot until the corresponding small lot final subdivision map records.

### **Open Space Management Plan**

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 Historic Properties Treatment Plan and any related 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.

## **10.2.2 U.S. Army Corps 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.

### **10.2.3 El Dorado Irrigation District (EID) Approvals**

The adoption of SB 610 (Water Supply Planning) in 2002 requires a Water Supply Assessment (WSA) to determine whether available water supplies are sufficient to serve the demand generated by the Plan Area. The WSA also examines the reasonably foreseeable cumulative demand in the region over the next 20 years under average normal year, single dry year, and multiple dry year conditions. Pursuant to SB 610 and California Water Code Sections 10910-10915 (as amended by SB 610), EID’s Board of Directors approved the Water Supply Assessment on August 26, 2013.

Additionally, EID Board Policy 9020 requires the submittal of an engineering Facility Plan Report (FPR) for the extension of EID facilities for subdivisions and commercial developments. The purpose of the report is to develop an understanding between the Project Proponent and EID on what system improvements the developer must construct prior to receiving service. The Project Proponent will obtain EID’s approval of a FPR after the adoption of the Specific Plan and prior to the approval of project improvement plans.

### **10.2.4 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 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 6.47).

### **10.2.5 El Dorado Local Agency Formation Commission Approvals**

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. In 2006, the El Dorado LAFCO approved the Marble Valley Reorganization, which in part, reorganized the service boundaries of the El Dorado Hills County Water District (EDHCWD) and the El Dorado County Fire Protection District (EDCFPD). To the extent the present-day fire district boundaries do not conform to the internal layout of the Specific Plan, the Project Proponent shall submit an application to LAFCO for reorganization of the EDHCWD and EDCFPD boundaries, which may require sphere of influence amendments for both districts and may require updates to the EDHCWD and EDCFPD municipal service reviews.

### **10.2.6 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 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 individual development applications shall be subject to review and approval by the County of one or more of the following discretionary or ministerial entitlements:

### **Discretionary Project Approvals**

#### Planned Development (PD) Permit

All Specific Plan zoning categories, including single-family detached residences, shall contain the PD suffix to provide a level of review by the County that assures 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 commercial, office park, mixed-use, multi-family, and 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.

#### Design Guidelines

The County may adopt Design Guidelines subsequent to the adoption of the Specific Plan. Design Guidelines provide criteria to guide the County staff in their review of proposed projects. The Design Guidelines specify policy governing architectural treatment, site planning, landscaping, lighting, and signage. Design Guidelines help ensure a unified development character for the Plan Area, while providing flexibility and guidance for individual projects. Design Guidelines approved by the Planning Commission or Board of Supervisors 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 elements of the County Code and other adopted manuals not previously addressed by this Specific Plan, will govern the design of the Plan Area's 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 other adopted County manuals, the provisions of the Specific Plan shall prevail. If the Specific Plan does not address an issue, the County Code or adopted manual shall prevail.

#### Tentative Maps (Parcel Map or Subdivision Map)

For residential projects, all tentative map applications require a PD Permit approval concurrently with the approval of a tentative map, and shall expire with the associated tentative map. For commercial projects, all tentative map applications require a PD Permit approval concurrently with, prior to, or after the approval of a tentative map, and shall expire with the associated tentative

map. Tentative map approvals also require California Environmental Quality Act (CEQA) compliance and a public hearing before the Planning Commission or other Approving Authority. The Planning Commission's approval of a tentative map is final unless appealed to the Board of Supervisors 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 any associated Development Agreement specifies otherwise. Conditions of approval require the applicant to provide public improvements such as streets, storm water facilities, and water supply and wastewater lines to serve the subdivision. Consistent with Policies 6.29 and 6.30, each small lot subdivision map shall address impacts and mitigation for oaks consistent with the County's recently-adopted 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 Subdivision Maps

The County may approve a large lot final subdivision map as a ministerial action to facilitate the sale, lease, and financing of the Plan Area. The County shall not issue a building permit for any large lot until the corresponding small lot final subdivision map records.

#### Small Lot Final Subdivision Maps

The County may approve a small lot final subdivision 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 or other security. The Board of Supervisors will grant the final approval of the subdivision map and the County Recorder's office will accept the final subdivision map for recording.

#### Building and Grading Permits, and Improvement Plans

Building and grading permit applications and infrastructure improvement plans are ministerial project approvals. Building and grading permit applications and infrastructure improvement plans are ministerial project approvals. Consistent with Policies 6.29 and 6.30, 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 development. .

#### 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.

### Environmental Review

The County will review all subsequent project entitlement applications for consistency with the Specific Plan and ensure the implementation of the EIR Mitigation Measures pursuant to the Mitigation Monitoring and Reporting Program approved by the Board of Supervisors. Residential projects part of an adopted specific plan and an EIR approved after January 1, 1980 are exempt from environmental review pursuant to Section 15182 of the 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) and commercial projects within the Specific Plan may require a separate CEQA document. 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 Masters 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. **Table 10.1 (Design Review Matrix)** allocates applications and design considerations to governmental and non-government design review.

## 10.3 Administrative Procedures

The 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 has defined the process and procedures for subsequent entitlement approval, the Community Development Services 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, County Code, and adopted manuals. If approved by the Board of Supervisors, the entire Plan Area is

[Continues on page 10-9]

**Table 10.1: Design Review Matrix**

Design Review	Detached Residential		Attached Residential and Non-Residential	
	County	ACC	County	ACC
<b>Maps and Plans</b>				
Tentative Subdivision Map	•	•	•	•
Planned Development [1]			•	•
Phasing Plans	•	•	•	•
Grading and Drainage Plans	•	•	•	•
Lighting Plans (Public ROW)	•	•	•	•
Major Vegetation Removal in Public Open Space	•	•	•	•
Major Vegetation Removal in Private Open Space	•	•	•	•
Architectural Theme/Style		•	•	•
Landscaping in Public ROW and Drainage Easements	•	•	•	•
Compliance with Approved Plans	•		•	
<b>Design Features</b>				
Setbacks	•	•	•	•
Site Landscaping		•	•	•
Pools and Spas	•	•	•	•
Accessory Uses (sheds, shade structures, outdoor kitchens, and fireplaces, etc.)	•	•	•	•
Fencing and Screening		•	•	•
Signage		•	•	•
Site Lighting		•	•	•
Solar (roof or ground mounted)	•	•	•	•
Earthwork and Retaining Walls		•	•	•
Trash Enclosures		•	•	•
Circulation, Driveways and Vehicle Access	•	•	•	•
Parking		•	•	•
Siding and Exterior Materials		•	•	•
Exterior Design		•	•	•
Color		•	•	•
Roofing Materials		•	•	•
Placement of Mechanical Equipment and Screening		•	•	•
Street Furniture		•	•	•
Bus Shelters	•	•	•	•
Building Envelopes	•	•	•	•
Plant List	•	•	•	•

[1] Pursuant to Chapter 130.50 of the County Code, as established and implemented under the development and site design standards of the Specific Plan.



rezoned AP (Adopted Plan), and includes unique zoning categories and development standards, including a Planned Development overlay. In any instance where the Specific Plan provisions conflict with the standards or requirements of the County Code or adopted manuals, the Specific Plan provisions shall take precedence. Where the Specific Plan is silent, the County Code or adopted manuals shall prevail.

### 10.3.1 Administrative Modifications and Specific Plan Amendments

It is the intent of the Specific Plan to present 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 applicant interests may result in the need for modifications or amendments to the Specific Plan.

#### Administrative Modifications

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 10.3.2 (Transfer of Residential Land Use Allocations);
- 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 or school parcels that continue to meet the standards established in the Specific Plan for the type of proposed park or school, upon coordination with the affected agencies.

At its discretion, the Director of the Community Development Services may review and administratively approve Administrative Modifications without Planning Commission or Board of Supervisors approval. An applicant may appeal a Community Development Services decision to the Planning Commission, which shall have authority to approve or deny the Administrative Modification. An applicant may appeal a Planning Commission decision to the Board of Supervisors, 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 substantially increases environmental impacts or other major changes that may include, but are not limited to, the following:

- Significant changes to the distribution of land uses beyond those allowed by the Specific Plan such as increasing the number of residential units beyond 3,236 or increasing the maximum commercial building area beyond 475,000 square feet;
- New land use categories not specifically described in the Specific Plan;
- 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; and
- Changes to the Development Standards that would significantly alter the quality or character of the Plan Area.

The Planning Commission and Board of Supervisors 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 of Supervisors may amend the Specific Plan as often as deemed necessary.

### 10.3.2 Transfer of Residential and Non-Residential Land Use Allocations

The Specific Plan permits flexibility in transferring residential unit allocations and commercial building area allocations to reflect changing market conditions and consumer demand. Transfers of residential unit allocations and commercial, office park, and the commercial portions of mixed-use building area allocations are allowable as an Administrative Modification consistent with Section 10.3.1 (Administrative Modifications and Specific Plan Amendments). 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 that the maximum entitlement of 3,236 dwelling units is not exceeded. At the time of a requested transfer and related development application, the Project Proponent will prepare and/or update a dwelling and building area allocation table to track the actual construction of residential units and commercial building area to document the number of residential units and commercial building area available for transfer. The Project Proponent may utilize a template provided by the County or provide its own form as long as the details of the density transfer between parcels is clearly documented.

#### Residential Dwelling Unit Allocation Transfers

In addition to the requirements set forth in Section 3.4.1 (Residential Land Use Designations, Transfer of Residential Units), the County shall approve residential dwelling unit allocation transfers or density adjustments between any residential land use parcel or parcels, provided the following conditions are met:

- The transferor and transferee parcel or parcels conform to all applicable Development Standards contained in Appendix A (Zoning and Development Standards);

- The transfer of units does not result in increased impacts beyond those identified in the Specific Plan EIR; and
- 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.

### **Transfer of Commercial, Office Park, and Mixed-Use Building Area**

In addition to the requirements set forth in Section 3.4.2 (Commercial Land Use Designations, Transfer of Commercial Intensity), the County shall approve building area allocation transfers between commercial-to-commercial parcels and office park-to-office park parcels provided that:

- The transferor and transferee parcel or parcels are designated for either commercial, office park, or mixed-use;
- The maximum commercial building area of 475,000 square feet is not exceeded;
- The transfer does not result in increased impacts beyond those identified in the Specific Plan EIR; and
- The transfer does not adversely impact planned infrastructure, roadways, schools or other public/quasi-public facilities; affordable housing agreements; or fee programs and assessment districts, unless such impacts are reduced to an acceptable level through project-specific mitigation measures.

### **10.3.3 Existing Uses Permitted**

Any existing Plan Area use such as the caretaker’s residence that exists as of the date of the adoption of the Specific Plan is “grand-fathered” and allowed to continue under the new Plan Area zoning.

### **10.3.4 Use Permits**

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

### **10.3.5 Variances**

Requests for variances to the Development Standards outlined in Appendix A (Zoning and Development Standards) shall be considered a PD amendment or otherwise follow the process outlined in the County Code.

### 10.3.6 EIR Mitigation Measures

As part of the approval of the Specific Plan and EIR, the Board approved a Mitigation Monitoring and Reporting Program to ensure compliance with the EIR Mitigation Measures (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.

### 10.3.7 Appeals

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

## 10.4 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 10.1 (Conceptual Development Phasing)** 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. For additional information about the development phasing, refer to the Public Facilities Financing Plan (PFFP).

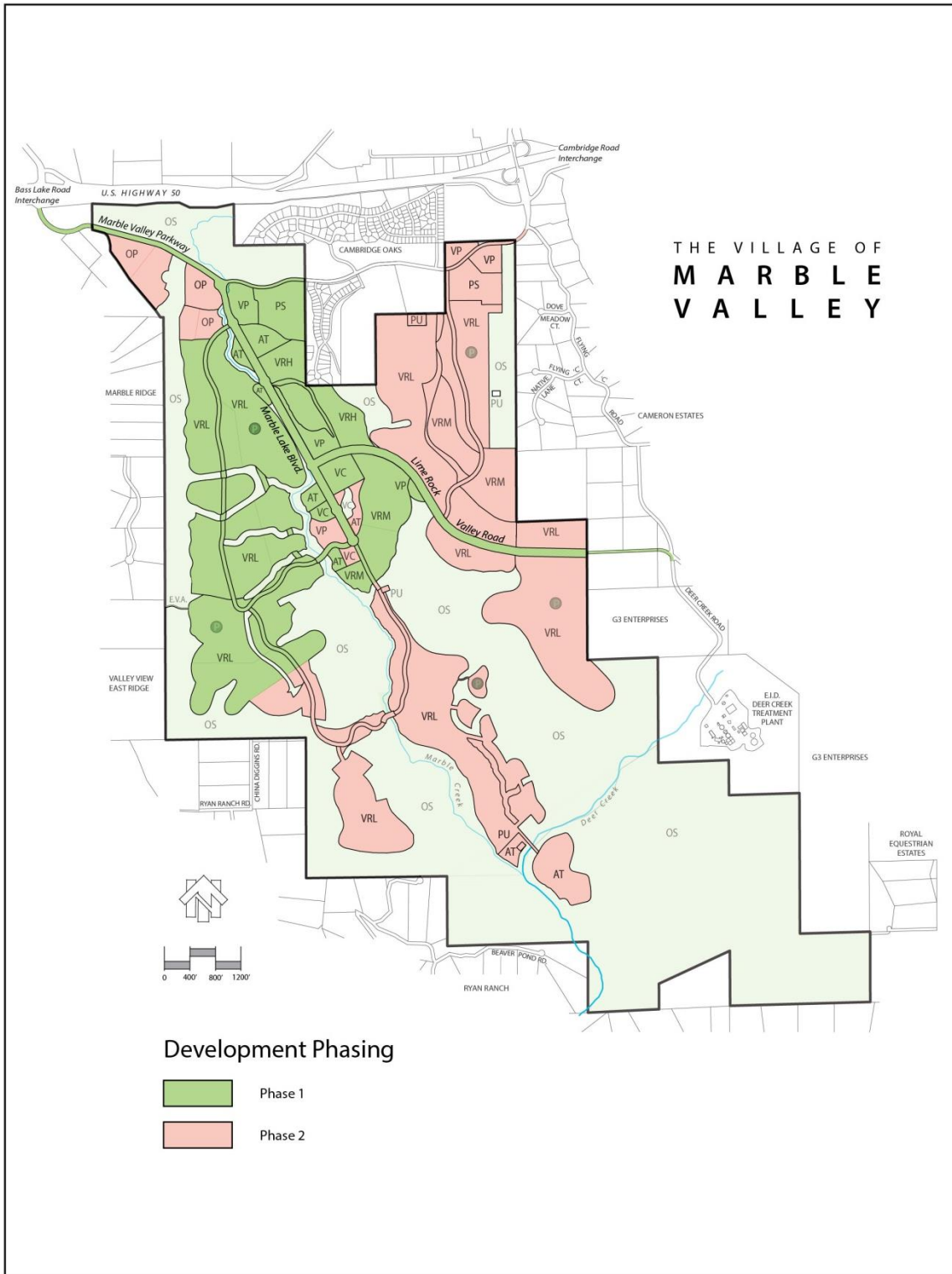
## 10.5 Backbone Infrastructure and Public Facilities

Backbone infrastructure refers to the physical improvements such as streets, bikeways, trails, potable and recycled water lines, wastewater and storm water facilities, utilities, and parks needed to deliver public services to a community. The sizing and location of the Plan Area’s backbone infrastructure will serve the needs of the residents in the Plan Area. The Specific Plan, Utility Master Plans, Public Facilities Financing Plan (PFFP), and future Facility Plan Reports detail the ultimate on-site and off-site backbone infrastructure for the Plan Area.

The Project Proponent may construct the backbone infrastructure 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. For specific funding and conceptual phasing of the backbone infrastructure and public facilities, refer to the PFFP and any associated Development Agreement.

[Continues on page 10-14]

**Figure 10.1:**  
**Conceptual Development Phasing**



The Specific Plan includes three types of backbone infrastructure: regional, primary, and secondary, as discussed in the Sections that follow.

### **10.5.1 Regional Backbone Infrastructure**

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

### **10.5.2 Primary Backbone Infrastructure**

Primary backbone infrastructure consists of the critical segments of on-site and off-site roads, potable water, recycled water, wastewater, storm water, and other utilities that must be constructed prior to, or concurrently with, development. Other primary backbone infrastructure may include off-site potable water and recycled water transmission lines, potable water and recycled water storage tanks and booster pumps, wastewater pump stations, and force mains as illustrated in the conceptual Master Utility Plans.

### **10.5.3 Secondary Backbone Infrastructure**

Secondary backbone infrastructure includes primary and secondary roads, water, wastewater, recycled water, storm water mains, storm water 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. Applicants will specify the particular details of the secondary backbone infrastructure such as pipe alignments, sizes, and appurtenances in the improvement plans for individual development areas.

### **10.5.4 Public Facilities**

The Specific Plan provides the necessary open space, trails, parks, and schools to support the needs of the Plan Area residents. Dedications of land for parks and open space, and reservations for school sites, will occur pursuant to the terms of the Public Facilities Financing Plan, the Specific Plan, and any associated Development Agreement. The public facilities include:

#### **Schools**

Two public schools (refer to Section 7.3 – Public Schools).

#### **Parks**

Seven Village Parks and a number of private neighborhood parks (refer to Section 7.4 – Parks and Recreation).



### **Open Space**

466 acres of foundation open space (refer to Section 6.4 –Open Space).

### **Trails**

Approximately 6 miles of public walking and bicycling trails (refer to Section 4.7 – Bikeway and Trail Network).

### **Vineyards and Public Roadway Landscaping**

Vineyards and other public roadway landscaping along the public collectors, such as Marble Lake Boulevard and Lime Rock Valley Road (refer to Section 4.4 – Roadway Classifications).

## **10.6 Financing, Phasing, and Maintenance of Public Infrastructure and Facilities**

### **10.6.1 Financing**

The Specific Plan is a comprehensive document that calls for the construction of a vast network of public infrastructure including roads, potable water and recycled water, wastewater systems, storm water conveyance, dry utilities, and the construction of schools and parks. The Public Facilities Financing Plan (PFFP) describes in detail the Plan Area’s infrastructure and its sources of funding and development timing. As discussed in Section 10.5 (Backbone Infrastructure and Public Facilities), 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. For more information, refer to the PFFP and any associated Development Agreement.

### **Community Facilities District (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 improvements and services including streets, water and wastewater systems, police and fire protection, schools, parks, libraries, landscaping, and other public facilities. A local government agency creates a CFD with the approval of 2/3 of the landowners within 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 school facilities, backbone infrastructure, and other project-related public facilities. The establishment of a CFD may be required to fund and provide for schools prior to the ability of the school district to fund construction. Formation of a CFD or other funding mechanism may be required as a standalone district just for schools as part of the Public Facilities Financing Plan.

### **El Dorado Irrigation District**

#### **Capital Improvement Plan and Facility Capacity Charges**

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. Through the preparation and adoption of the CIP, the District can ensure that adequate long-term funding pays for important infrastructure projects. The Board adopted the 2020-2024 CIP on October 15, 2019.

Applicants who meet EID's 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**

The 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 a building permit. The County collects the following fees:

- Road impact fees;
- Capital improvement fees (general, fire, sheriff, and park equipment);
- Quimby Act (park land dedication in-lieu fees);
- Countywide park fees;
- Solid waste capital improvements; and
- School impact fees.

#### **Developer Financing**

Developers may finance the construction of backbone infrastructure that is not funded by other funding sources. Individual developer financing may also fund in-tract infrastructure construction.

### **10.6.2 Phasing**

As previously discussed in Section 10.4 (Development Phasing Plan), development phasing is permitted as long as the necessary infrastructure improvements are constructed to support that phase of development. Phasing plans will be determined at the time of tentative subdivision map approvals. Refer to the PFFP for additional information on backbone infrastructure phasing and funding.

### **10.6.3 Maintenance**

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

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.

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

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

## 10.7 Specific Plan Objectives and Policies

### Objective 10.1

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

#### Policy 10.1

The Specific Plan shall fund its proportional share of regional backbone infrastructure costs, and the full costs for primary and secondary backbone infrastructure as detailed in the Public Facilities Financing Plan and any associated Development Agreement.

#### Policy 10.2

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

#### Policy 10.3

The Specific Plan shall fund the full cost (capital improvement and maintenance) of neighborhood parks.

#### Policy 10.4

El Dorado County impact and capital improvement fees generated by the Plan Area shall be used to fund Specific Plan 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 10.5

One or more Community Facilities Districts for the Specific Plan may finance backbone infrastructure, public facilities costs, and other eligible improvements and/or fees.

**Policy 10.6**

Create one or more Landscape and Lighting Assessment Districts or Master Owners' Associations in the Plan Area for the maintenance and operation of public improvements and public open space.

**Policy 10.7**

Explore alternative funding sources for the on-going operation and maintenance of the public open space including such options as grants and non-profit foundations.





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# Zoning and Development Standards

*This Appendix contains the zoning, permitted uses, and development and parking standards for the zoning designations within the Specific Plan.*

## A.1 Overview

The Specific Plan land use designations established in Section 3 (Land Use) determine the overall character and development intensity of the Plan Area. Appendix A classifies and regulates the development of land within the Specific Plan to ensure consistency with **Figure 3.1 (Land Use)** and Section 3.4 (Land Use Designations). Section A.2 (Zoning Map), Section A.3 (Permitted Uses), and **Tables A.4 (Permitted Uses in Residential Zones), A.11 (Permitted Uses in Commercial Zones), and A.13 (Permitted Uses in Agri-Tourism and Open Space Zones)** outline in detail the permitted uses in each zoning category. Section A.4 (Zoning Categories) and **Tables A.5 (R4-PD Development Standards), A.6 (R6-PD Development Standards), A.7 (R10-PD Development Standards), A.8 (R15-PD Development Standards), A.9 (RM1-PD Development Standards), A.10 (RM2-PD Development Standards), A.12 (C1-PD, C2-PD and C3-PD Development Standards), and A.14 (AT1-PD, OS1-PD, and OS2-PD Development Standards)** describe the development standards for each zone including minimum lot size, building setbacks, and parking requirements. Section A.5 (Specific Use Regulations) contains regulations applicable to certain specified uses and parking requirements are set forth in Section A.6 (Parking Requirements). Zoning categories, their allowable uses, development standards, and other provisions of the Specific Plan supersede the provisions contained in:

- Chapter 130 (Zoning) of the El Dorado County Code of Ordinances;
- El Dorado County Hillside Standards;
- County of El Dorado Design and Improvement Standards Manual;
- County of El Dorado Land Development Manual; and
- County of El Dorado Grading Design Manual.

Where conflicts exist between Chapter 130, 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 or tentative map approval process, an applicant may submit a request to the County to rezone, revise, or modify the zoning requirements and development standards contained in the Specific Plan as design waivers or variances, subject to the criteria and findings in the County Code.

The balance of Appendix A includes the following discussions:

- A.2 Zoning Map
- A.3 Permitted Uses
- A.4 Zoning Categories
- A.5 Specific Use Regulations
- A.6 Parking Requirements
- A.7 Definitions

## A.2 Zoning Map

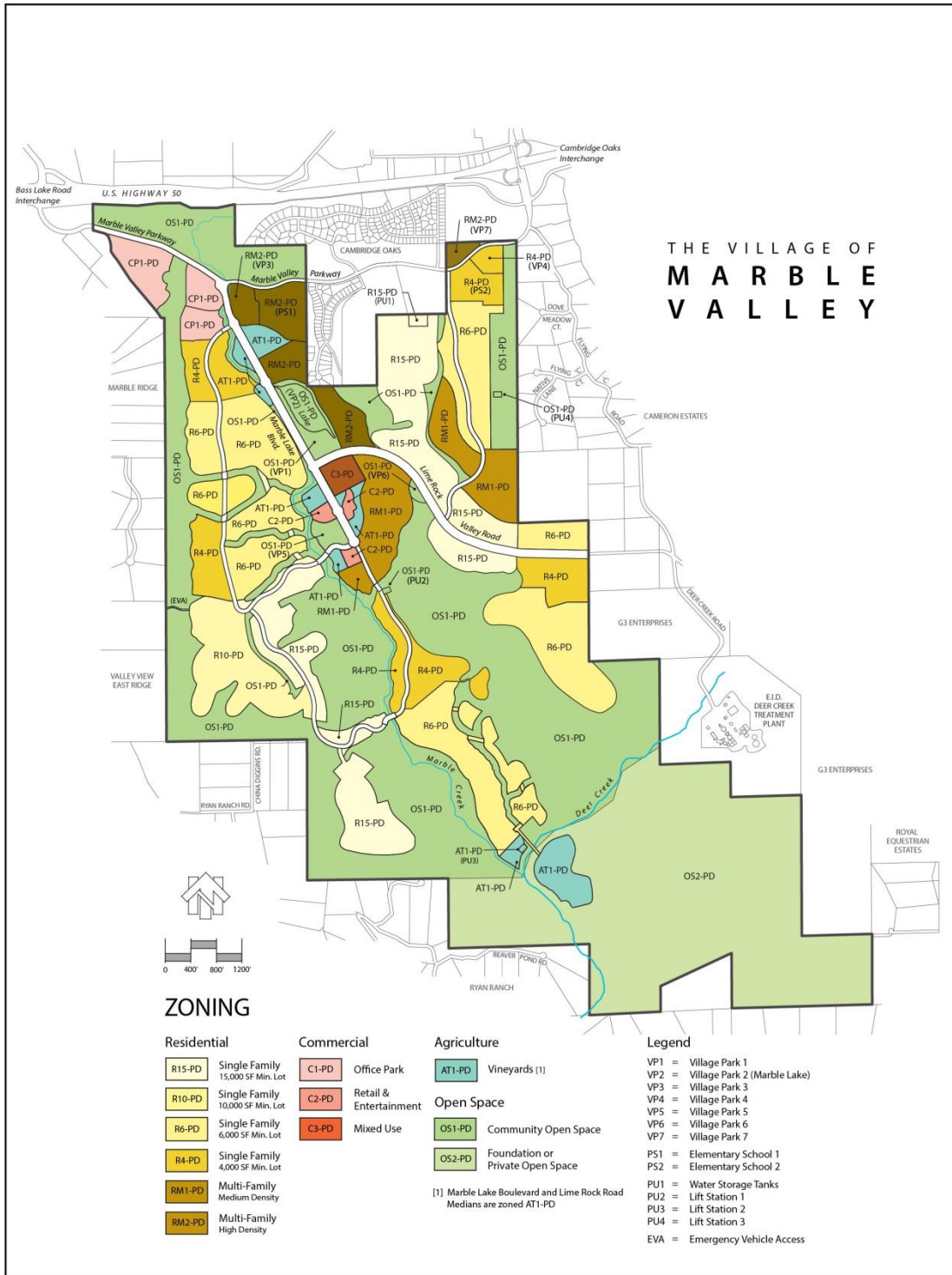
The El Dorado County Zoning Map designates the Plan Area as The Village of Marble Valley Specific Plan, and the zoning categories shown on **Figure A.1 (Zoning)** and summarized in **Table A.1 (Zoning Summary)** are the adopted zoning categories for the Plan Area. **Figure A.2 (Zoning by Parcel Number)** shows the location of parcels referenced in **Table A.1 (Zoning Summary)** and **Table A.2 (Zoning by Parcel Number)** summarizes the zoning designations on a parcel-by-parcel basis. **Table A.3 (Land Use and Zoning Consistency Matrix)** confirms consistency between the zoning categories and the Plan Area's land use designations.

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**Figure A.1:  
Zoning**



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**Table A.1: Zoning Summary**

Land Use Designation	Zoning	Area (Ac)	% Plan Area	Units	Commercial Area (SF)
<b>Residential</b>					
<b>VRL Village Residential - Low (0.9 - 5.0 Du/Ac)</b>					
Parcels 1A, 1B, 1C, 1D, 1F	R15-PD	197	8%	193	
Parcel 1E	R10-PD	63	3%	125	
Parcels 2A, 2B, 2C, 2D, 2E, 2F	R6-PD	305	13%	1,085	
Parcel 2G	R4-PD	120	5%	560	
Subtotal VRL Residential		685	29%	1,963	
<b>VRM Village Residential - Medium (5.0 - 12.0 Du/Ac)</b>					
Parcels 3A, 3B, 3C	RM1-PD	84	4%	708	
<b>VRH Village Residential - High (12.0 - 24.0 Du/Ac)</b>					
Parcels 4A, 4B	RM2-PD	28	1%	501	
Total Residential		797	34%	3,172	
<b>Commercial</b>					
<b>OP Office Park (Parcels 5A, 5B, 5C)</b>	C1-PD	41	2%		375,000
<b>VC Village Commercial</b>					
Parcels 6B, 6C, 6D, 6E	C2-PD	7	0%		
Parcel 6A	C3-PD	9	0%	50	
Subtotal Village Commercial		16	0%	50	100,000
Total Commercial		57	2%	50	475,000
<b>Agriculture</b>					
<b>AT Agritourism (7A, 7B, 7C, 7D, 7E, 7F, 7G, 7H, 7I &amp; 7J)</b>	AT1-PD	55	2%	14	
<b>Public Facilities</b>					
<b>PS Public Schools</b>					
PS1 (Parcel 8A)	RM2-PD	19	1%		
PS2 (Parcel 8B)	R4-PD	16	1%		
Subtotal Public Schools		35	2%		
<b>VP Village Park</b>					
VP 1 (Parcel 9A)	OS1-PD	10	1%		
VP 2 (Parcel 9B)	OS1-PD	10	0%		
VP 3 (Parcel 9C)	RM2-PD	8	0%		
VP 4 (Parcel 9D)	R4-PD	6	0%		
VP 5 (Parcel 9E)	OS1-PD	6	0%		
VP 6 (Parcel 9F)	OS1-PD	2	0%		
VP 7 (Parcel 9G)	RM2-PD	5	0%		
Subtotal Village Park		47	1%		
<b>PU Public Utilities</b>					
PU 1 (Parcel 10A)	R15-PD				
PU 2 (Parcel 10B)	OS1-PD				
PU 3 (Parcel 10C)	AT1-PD				
PU 4 (Parcel 10D)	OS1-PD				
Subtotal Public Utilities		5	0%		
Total Public Facilities		87	4%		

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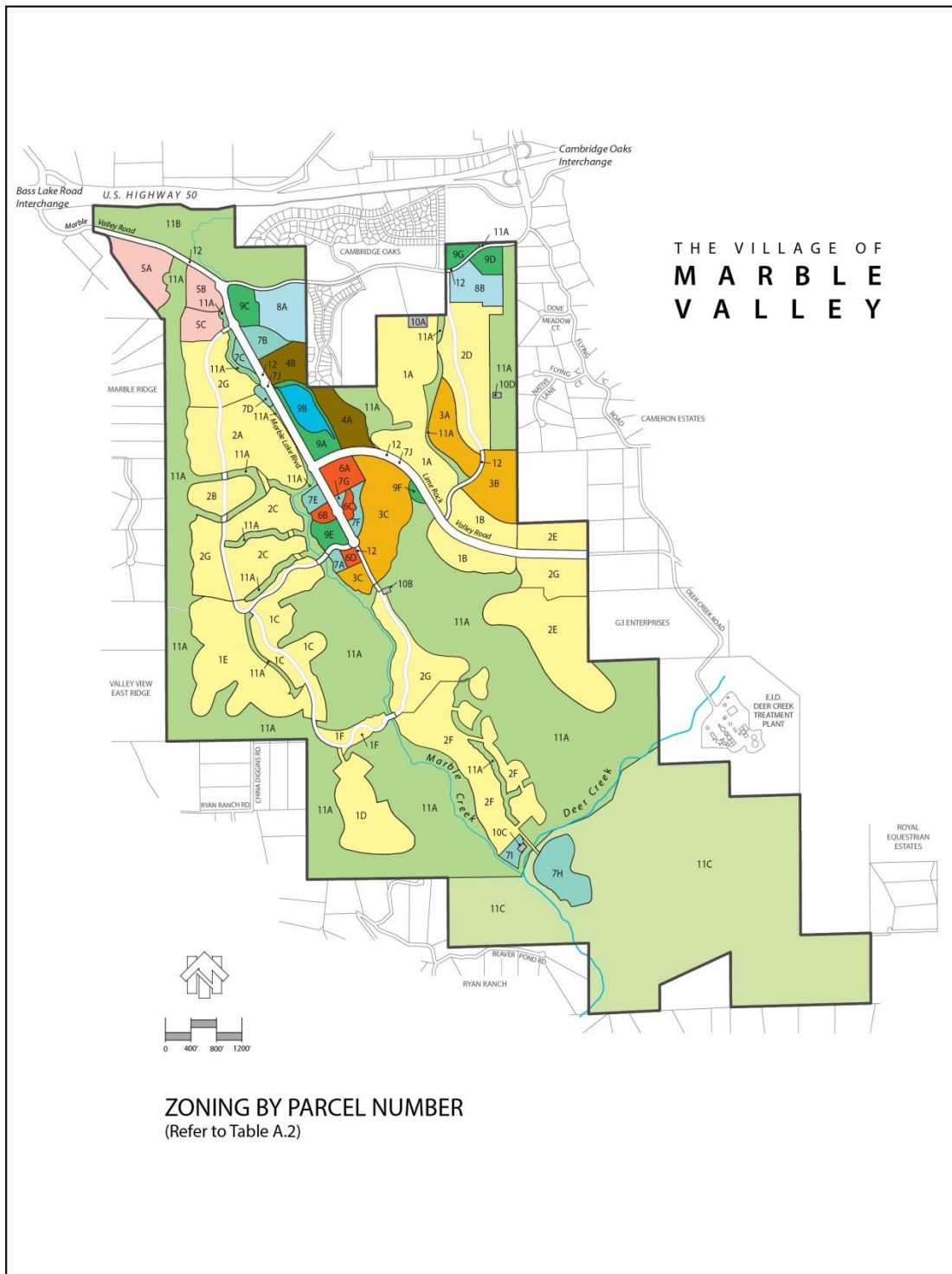
**Table A.1: Zoning Summary continued**

Land Use Designation	Zoning	Area (Ac)	% Plan Area	Units	Commercial Area (SF)
<b>Open Space</b>					
<b>OS Community Open Space</b>					
North of Deer Creek (Parcel 11A)	OS1-PD	743	32%		
Highway 50 Scenic Corridor (Parcel 11 B)	OS1-PD	75	3%		
Subtotal Community Open Space		818	35%		
<b>OS Foundation or Private Open Space (Parcel 11 C)</b>	OS2-PD	466	20%		
Total Open Space		1,284	55%		
<b>Roads</b>					
Impact Area and Future Right-of-Way (Parcel 12) [1]		61	3%		
<b>Totals</b>		<b>2,341</b>	<b>100%</b>	<b>3,236</b>	<b>475,000</b>

[1] Includes actual right-of-way and oak woodland impact area.

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**Figure A.2:  
Zoning by Parcel Number**





**Table A.2: Zoning by Parcel Number**

Parcel No. <sup>[1]</sup>	Land Use <sup>[2]</sup>	Zoning <sup>[3]</sup>
1A	VRL	R15-PD
1B	VRL	R15-PD
1C	VRL	R15-PD
1D	VRL	R15-PD
1E	VRL	R10-PD
1F	VRL	R15-PD
2A	VRL	R6-PD
2B	VRL	R6-PD
2C	VRL	R6-PD
2D	VRL	R6-PD
2E	VRL	R6-PD
2F	VRL	R6-PD
2G	VRL	R4-PD
3A	VRM	RM1-PD
3B	VRM	RM1-PD
3C	VRM	RM1-PD
4A	VRH	RM2-PD
4B	VRH	RM2-PD
5A	OP	C1-PD
5B	OP	C1-PD
5C	OP	C1-PD
6A	VC	C3-PD
6B	VC	C2-PD
6C	VC	C2-PD
6D	VC	C2-PD
7A	AT	AT1-PD
7B	AT	AT1-PD
7C	AT	AT1-PD
7D	AT	AT1-PD
7E	AT	AT1-PD
7F	AT	AT1-PD
7G	AT	AT1-PD
7H	AT	AT1-PD

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**Table A.2: Zoning by Parcel Number**

Parcel No. <sup>[1]</sup>	Land Use <sup>[2]</sup>	Zoning <sup>[3]</sup>
7I	AT	AT1-PD
7J	AT	AT1-PD
8A	PS	RM2-PD
8B	PS	R4-PD
9A	VP	OS1-PD
9B	VP	OS1-PD
9C	VP	RM2-PD
9D	VP	R4-PD
9E	VP	OS1-PD
9F	VP	OS1-PD
9G	VP	RM2-PD
10A	PU	R15-PD
10B	PU	OS1-PD
10C	PU	AT1-PD
10D	OS	OS1-PD
11A	OS	OS1-PD
11B	OS	OS1-PD
11C	OS	OS2-PD
12	Roads	Roads

**Notes**

[1] As shown in Figure A.2 (Zoning by Parcel Number)

[2] As shown in Figure 3.1 (Land Use Diagram)

[3] As shown in Figure A.1 (Zoning)

**Table A.3: Land Use and Zoning Consistency Matrix**

ZONING CATEGORIES	LAND USE DESIGNATIONS									
	Residential			Commercial		Agri-Tourism	Public Facilities			Open Space
	VRL	VRM	VRH	OP	VC	AT	PS	VP	PU	OS
R15-PD	•								•	
R10-PD	•								•	
R6-PD	•						•	•	•	
R4-PD	•						•	•	•	
RM1-PD		•					•	•	•	
RM2-PD			•				•	•	•	
C1-PD				•					•	
C2-PD					•				•	
C3-PD					•				•	
AT1-PD						•			•	
OS1-PD								•	•	•
OS2-PD									•	•

### A.3 Permitted Uses

Tables A.4 (Permitted Uses in Residential Zones), A.11 (Permitted Uses in Commercial Zones) and A.13 (Permitted Uses in Agri-Tourism and Open Space Zones) list the uses permitted by the Specific Plan. Uses permitted by right are shown with a (P) in the Tables and are subject to all applicable requirements of the Specific Plan. Uses not permitted in a zone are shown as (NP). The County’s Director of the Community Development Services may allow any use not listed in the Tables as a Minor Administrative Modification of the Specific Plan (refer to Section 10.3.1 – Administrative Modifications and Amendments) if the County determines that the proposed use will not involve a greater intensity of development than the permitted 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 permitted in the zone; and
- The use is not listed as permitted in another zone.

## A.4 Zoning Categories

The Specific Plan zoning categories are consistent with the Specific Plan land use designations and designed to regulate the permitted uses in each zone. The following Sections and Tables describe the permitted uses and development standards for each zone.

### 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 the proposed development is consistent with the adopted Specific Plan. Consistent with the El Dorado County Zoning Ordinance, the PD suffix requires the approval of a Planned Development (PD) concurrently with the approval of a residential tentative map, and concurrently with, prior to, or after the approval of a commercial tentative map. The PD designation does not allow for a density bonus.

### A.4.2 Residential Zones

The Plan Area residential zones provide for a range of housing types including both attached and detached single-family and multi-family dwelling units.

#### Residential Zones

The Specific Plan's single-family zones provide low density residential development consistent with the goal of conserving natural site features such as hillsides, oak woodlands, and intermittent drainages. Single-family zones provide for production housing, custom homes, and semi-custom homes with lot sizes ranging from 4,000 square feet to 15,000 square feet and greater.

**R4-PD:** The R4-PD single-family 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 with a PD application.. The R4-PD zone allows for the construction of a wide variety of housing types including conventional single-unit homes, zero-lot-line homes, half-plex units and duplex structures. Access and use easements for zero-lot-line and half-plex units are permissible. (Refer to **Table A.4: Permitted Uses in Residential Zones** and **Table A.5: R4-PD Development Standards.**)

**R6-PD:** 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 with a PD application. This zone is intended to promote and regulate the construction of conventional single-family production homes; although zero-lot-line, half-plex and duplex housing types are permitted. Access and use

easements for zero-lot-line and half-plex units are permissible. (Refer to **Table A.4: Permitted Uses in Residential Zones** and **Table A.6: R6-PD Development Standards**.)

**R10-PD:** 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 (mass pad graded or individually pad graded) 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 with a PD application. (Refer to **Table A.4: Permitted Uses in Residential Zones** and **Table A.7: R10-PD Development Standards**.)

**R15-PD:** The R15-PD zone provides for the construction of the lowest density single-family development in the Plan Area with a minimum size of 15,000 square feet. Where there are unique constraints, an applicant may request a reduction in the minimum lot size for specific individual lots with a PD application. This zone is for the construction of custom, semi-custom, or high-end production homes (individually pad graded) in areas of the Specific Plan with steeper terrain and oak woodlands. (Refer to **Table A.4: Permitted Uses in Residential Zones** and **Table A.8: R15-PD Development Standards**.)

### Multi-Family Zones

Multi-family zones support the highest density of residential development within the Plan Area. Multi-family zones are located in areas of the Specific Plan with minimal oak woodlands and gentle slopes and in proximity to public facilities, major circulation, corridors, and services. Multi-family zones permit the construction of high density attached and detached housing types including townhomes and condominiums, as well as some high density single-family attached and detached housing.

**RM1-PD:** The RM1-PD zone provides for a range of attached and detached housing types from high density single-family products such as zero-lot-line and two family dwellings, to lower density multi-family housing types including townhomes and condominiums up to 12 dwelling units per acre. (Refer to **Table A.4: Permitted Uses in Residential Zones** and **Table A.9: RM1-PD Development Standards**.)

**RM2-PD:** The RM2-PD zone provides for the highest density residential development in the Plan Area and the housing types are limited to attached and detached townhomes, condominiums, and apartments between 12 and 24 dwelling units per acre. (Refer to **Table A.4: Permitted Uses in Residential Zones** and **Table A.10: RM2-PD Development Standards**.)

**Table A.4: Permitted Uses in Residential Zones**

	Zoning Category						<i>Specific Use Regulation</i>
	R4-PD	R6-PD	R10-PD	R15-PD	RM1-PD	RM2-PD	
<b>Residential Uses</b>							
Single Family Dwellings							
SF Detached	P	P	P	P	P	P	
Zero Lot Line	P	P	P	P	P	P	
Two Family Dwellings							
Halfplex	P	P	P	P	P	P	
Duplex	P	P	P	P	P	P	
Multiple Family Dwellings							
Townhouses	P	NP	NP	NP	P	P	
Condominiums	P	NP	NP	NP	P	P	
Apartments	P	NP	NP	NP	NP	P	
Second Dwelling Unit	P	P	P	P	NP	NP	A.5.12
Guest House	NP	NP	P	P	NP	NP	A.5.4
Accessory Structures	P	P	P	P	NP	NP	A.5.1
Home Occupations	P	P	P	P	P	P	A.5.5
Day Care Homes and Centers							
Small Family Day Care Homes	P	P	P	P	P	P	A.5.2
Large Family Day Care Homes	NP	NP	NP	NP	NP	NP	
Child Day Care Centers	NP	NP	NP	NP	P	P	A.5.2
Employer-sponsored Child Day Care Center	NP	NP	NP	NP	NP	NP	
Senior Housing (Independent or Assisted)	P	P	P	P	P	P	
Temporary Real Estate Sales Office	P	P	P	P	P	P	A.5.14
<b>Public/Quasi Public Uses</b>							
Public Parks	P	P	P	P	P	P	
Private Parks	P	P	P	P	P	P	
EID Facilities							
Water	P	P	P	P	P	P	A.5.10
Wastewater	P	P	P	P	P	P	A.5.10
Recycled Water	P	P	P	P	P	P	A.5.10
Storm Water Facilities	P	P	P	P	P	P	
Utilities							
Electric & Natural Gas	P	P	P	P	P	P	A.5.10
Communication Facilities	CUP <sup>[1]</sup>	CUP <sup>[1]</sup>	CUP <sup>[1]</sup>	CUP <sup>[1]</sup>	CUP <sup>[1]</sup>	CUP <sup>[1]</sup>	A.5.3
Solar Collection	P	P	P	P	P	P	A.5.13
Public Schools	P	P	P	P	P	P	

Permitted (P) / Not Permitted (NP)

[1] Conditionally permitted based upon distances from residences as determined by a Conditional Use or Special Use Permit approved by the County.



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**Table A.5: R4-PD Development Standards**

	Housing Type			
	SF Detached	Zero Lot Line	Halfplex	Duplex
<b>Minimum Lot Size</b>				
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 <sup>[1]</sup>	4,000 SF	4,000 SF	2,000 SF	4,000 SF
<b>Maximum Lot Coverage</b>				
Percentage of Lot Area	65%	65%	65%	65%
<b>Minimum Lot Width</b>				
Interior Lot <sup>[2]</sup>	40 FT	40 FT	20 FT	40 FT
Corner Lot <sup>[2]</sup>	50 FT	50 FT	25 FT	50 FT
Cul-de-sac Lot <sup>[3]</sup>	30 FT	30 FT	15 FT	30 FT
<b>Minimum Setbacks</b>				
Front <sup>[4]</sup>				
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 and Walls > 40" tall	10 FT	10 FT	5 FT	5 FT
Open Fences and Walls > 40" tall <sup>[5]</sup>	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 <sup>[6]</sup>	3 FT	3 FT	3 FT	3 FT
Chimneys	3 FT	3 FT	3 FT	3 FT
Ground Mounted Solar	NA	NA	NA	NA
Sides				
Interior	3 FT	0 & 6 FT <sup>[6]</sup>	3 FT <sup>[7]</sup>	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 and Walls > 40" tall	0 FT	0 FT	0 FT	0 FT
Open Fences and Walls > 40" tall <sup>[5]</sup>	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 and Spa (Underground)	5 FT	5 FT	5 FT	5 FT
Portable Sheds < 120 sf	0 FT	0 FT	0 FT	0 FT
Architectural Extensions <sup>[8]</sup>	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

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**Table A.5: R4-PD Development Standards**

	Housing Type			
	SF Detached	Zero Lot Line	Halfplex	Duplex
<b>Rear</b>				
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) <sup>[9]</sup>	18 FT	18 FT	18 FT	18 FT
Secondary Structure	10 FT	10 FT	10 FT	10 FT
<b>Accessory Structure</b>				
AC/Pool Equipment	5 FT	5 FT	5 FT	5 FT
Solid Fences and Walls > 40" tall	0 FT	0 FT	0 FT	0 FT
Open Fences and Walls > 40" tall <sup>[5]</sup>	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 and Spa (Underground)	5 FT	5 FT	5 FT	5 FT
Portable Sheds < 120 sf	5 FT	5 FT	3 FT	3 FT
Architectural Extensions <sup>[8]</sup>	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
<b>Maximum Height</b>				
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
<b>Minimum Off-Street Parking</b>				
Covered <sup>[10]</sup>	1	1	1	1
Uncovered <sup>[10]</sup>	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 sideyard

[7] 0 FT on common wall; 3 FT on opposite sideyard

[8] Uninhabitable space

[9] 5 FT if additional parking bays provided

[10] Tandem garage allowed

**Table A.6: R6-PD Development Standards**

	Housing Type			
	SF Detached	Zero Lot Line	Halfplex	Duplex
<b>Minimum Lot Size</b>				
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 <sup>[1]</sup>	6,000 SF	6,000 SF	3,000 SF	6,000 SF
<b>Maximum Lot Coverage</b>				
Percentage of Lot Area	60%	60%	60%	60%
<b>Minimum Lot Width</b>				
Interior Lot <sup>[2]</sup>	60 FT	60 FT	30 FT	60 FT
Corner Lot <sup>[2]</sup>	70 FT	70 FT	35 FT	70 FT
Cul-de-sac Lot <sup>[3]</sup>	50 FT	50 FT	25 FT	50 FT
<b>Minimum Setbacks</b>				
Front <sup>[4]</sup>				
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 and Walls > 40" tall	10 FT	10 FT	5 FT	5 FT
Open Fences and Walls > 40" tall <sup>[5]</sup>	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 <sup>[6]</sup>	3 FT	3 FT	3 FT	3 FT
Chimneys	3 FT	3 FT	3 FT	3 FT
Ground Mounted Solar	NA	NA	NA	NA
Sides				
Interior	3 FT	0 & 6 FT <sup>[6]</sup>	3 FT <sup>[7]</sup>	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 and Walls > 40" tall	0 FT	0 FT	0 FT	0 FT
Open Fences and Walls > 40" tall <sup>[5]</sup>	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 and Spa (Underground)	5 FT	5 FT	5 FT	5 FT
Portable Sheds < 120 sf	0 FT	0 FT	0 FT	0 FT
Architectural Extensions <sup>[8]</sup>	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

[Continues next page]

**Table A.6: R6-PD Development Standards**

	Housing Type			
	SF Detached	Zero Lot Line	Halfplex	Duplex
<b>Rear</b>				
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) <sup>[9]</sup>	18 FT	18 FT	18 FT	18 FT
Secondary Structure	10 FT	10 FT	10 FT	10 FT
<b>Accessory Structure</b>				
AC/Pool Equipment	5 FT	5 FT	5 FT	5 FT
Solid Fences and Walls > 40" tall	0 FT	0 FT	0 FT	0 FT
Open Fences and Walls > 40" tall <sup>[5]</sup>	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 and Spa (Underground)	5 FT	5 FT	5 FT	5 FT
Portable Sheds < 120 sf	5 FT	5 FT	3 FT	3 FT
Architectural Extensions <sup>[8]</sup>	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
<b>Maximum Height</b>				
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
<b>Minimum Off-Street Parking</b>				
Covered <sup>[10]</sup>	2	2	2	2
Uncovered <sup>[10]</sup>	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 sideyard

[7] 0 FT on common wall; 3 FT on opposite sideyard

[8] Uninhabitable space

[9] 5 FT if additional parking bays provided

[10] Tandem garage allowed

**Table A.7: R10-PD Development Standards**

	Housing Type			
	SF Detached	Zero Lot Line	Halfplex	Duplex
<b>Minimum Lot Size</b>				
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 <sup>[1]</sup>	10,000 SF	10,000 SF	5,000 SF	10,000 SF
<b>Maximum Lot Coverage</b>				
Percentage of Lot Area	50%	50%	50%	50%
<b>Minimum Lot Width</b>				
Interior Lot <sup>[2]</sup>	70 FT	70 FT	35 FT	70 FT
Corner Lot <sup>[2]</sup>	80 FT	80 FT	40 FT	80 FT
Cul-de-sac Lot <sup>[3]</sup>	50 FT	50 FT	25 FT	50 FT
<b>Minimum Setbacks</b>				
Front <sup>[4]</sup>				
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 and Walls > 40" tall	10 FT	10 FT	10 FT	10 FT
Open Fences and Walls > 40" tall <sup>[5]</sup>	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 <sup>[6]</sup>	10 FT	10 FT	10 FT	10 FT
Chimneys	10 FT	10 FT	10 FT	10 FT
Ground Mounted Solar	NA	NA	NA	NA
Sides				
Interior	3 FT	0 & 6 FT <sup>[6]</sup>	3 FT <sup>[7]</sup>	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 and Walls > 40" tall	0 FT	0 FT	0 FT	0 FT
Open Fences and Walls > 40" tall <sup>[5]</sup>	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 and Spa (Underground)	5 FT	5 FT	5 FT	5 FT
Portable Sheds < 120 sf	5 FT	5 FT	5 FT	5 FT
Architectural Extensions <sup>[8]</sup>	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

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**Table A.7: R10-PD Development Standards**

	Housing Type			
	SF Detached	Zero Lot Line	Halfplex	Duplex
<b>Rear</b>				
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) <sup>[9]</sup>	NA	NA	NA	NA
Secondary Structure	10 FT	10 FT	10 FT	10 FT
<b>Accessory Structure</b>				
AC/Pool Equipment	5 FT	5 FT	5 FT	5 FT
Solid Fences and Walls > 40" tall	0 FT	0 FT	0 FT	0 FT
Open Fences and Walls > 40" tall <sup>[5]</sup>	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 and Spa (Underground)	5 FT	5 FT	5 FT	5 FT
Portable Sheds < 120 sf	5 FT	5 FT	5 FT	5 FT
Architectural Extensions <sup>[8]</sup>	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
<b>Maximum Height</b>				
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
<b>Minimum Off-Street Parking</b>				
Covered <sup>[10]</sup>	2	2	2	2
Uncovered <sup>[10]</sup>	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 sideyard

[7] 0 FT on common wall; 3 FT on opposite sideyard

[8] Uninhabitable space

[9] 5 FT if additional parking bays provided

[10] Tandem garage allowed

**Table A.8: R15-PD Development Standards**

	Housing Type
	SF Detached
<b>Minimum Lot Size</b>	
Interior Lot	15,000 SF
Corner Lot	17,000 SF
Flag Lot <sup>[1]</sup>	15,000 SF
<b>Maximum Lot Coverage</b>	
Percentage of Lot Area	35%
<b>Minimum Lot Width</b>	
Interior Lot <sup>[2]</sup>	80 FT
Corner Lot <sup>[2]</sup>	100 FT
Cul-de-sac Lot <sup>[3]</sup>	70 FT
<b>Minimum Setbacks</b>	
Front <sup>[4]</sup>	
Garage (Front Loaded)	20 FT
Garage (Side Loaded)	20 FT
Primary Structure	20 FT
Secondary Structure	20 FT
Porch/Covered Entry	20 FT
Accessory Structure	
Solid Fences and Walls > 40" tall	15 FT
Open Fences and Walls > 40" tall <sup>[5]</sup>	15 FT
Structures > 40" tall	15 FT
Structures < 40" tall	10 FT
Architectural Extensions <sup>[6]</sup>	10 FT
Chimneys	10 FT
Ground Mounted Solar	NA
Sides	
Interior	5 FT
Corner (facing street)	15 FT
Accessory Structure	
AC/Pool Equipment	10 FT
Solid Fences and Walls > 40" tall	0 FT
Open Fences and Walls > 40" tall <sup>[5]</sup>	0 FT
Structures > 40" tall	10 FT
Structures < 40" tall	5 FT
Pergola/Trellis	10 FT

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**Table A.8: R15-PD Development Standards**

	Housing Type SF Detached
<b>Sides</b>	
Swimming Pool and Spa (Underground)	10 FT
Portable Sheds < 120 sf	5 FT
Architectural Extensions <sup>[6]</sup>	5 FT
Chimneys	10 FT
Ground Mounted Solar	5 FT
<b>Rear</b>	
Primary Structure	20 FT
Detached Garage (Front Loaded)	5 FT
Garage (Alley Loaded)	NA
Secondary Structure	20 FT
Accessory Structure	20 FT
AC/Pool Equipment	
Solid Fences and Walls > 40" tall	0 FT
Open Fences and Walls > 40" tall <sup>[5]</sup>	0 FT
Structures > 40" tall	10 FT
Structures < 40" tall	5 FT
Pergola/Trellis	10 FT
Swimming Pool and Spa (Underground)	10 FT
Portable Sheds < 120 sf	10 FT
Architectural Extensions <sup>[6]</sup>	5 FT
Chimneys	10 FT
Ground Mounted Solar	5 FT
<b>Maximum Height</b>	
Main Structure	35 FT
Detached Garage	30 FT
Second Dwelling Unit	35 FT
Accessory Structure	20 FT
<b>Minimum Off-Street Parking</b>	
Covered <sup>[7]</sup>	2
Uncovered <sup>[7]</sup>	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: RM1-PD Development Standards**

	Housing Type			
	Zero Lot Line	Halfplex	Townhouses	Condominiums
<b>Minimum Lot Size</b>				
Interior Lot	4,000 SF	2,000 SF	PD <sup>[2]</sup>	PD <sup>[2]</sup>
Corner Lot	5,000 SF	2,500 SF	PD <sup>[2]</sup>	PD <sup>[2]</sup>
Flag Lot <sup>[1]</sup>	4,000 SF	2,000 SF	PD <sup>[2]</sup>	PD <sup>[2]</sup>
<b>Maximum Lot Coverage</b>				
Percentage of Lot Area	PD <sup>[2]</sup>	PD <sup>[2]</sup>	PD <sup>[2]</sup>	PD <sup>[2]</sup>
<b>Minimum Lot Width</b>				
Interior Lot <sup>[3]</sup>	40 FT	20 FT	NA	NA
Corner Lot <sup>[3]</sup>	45 FT	25 FT	NA	NA
Cul-de-sac Lot <sup>[4]</sup>	30 FT	15 FT	NA	NA
<b>Minimum Setbacks</b>				
Front <sup>[5]</sup>				
Garage	18 FT	18 FT	18 FT	18 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 and Walls > 40" tall	5 FT	5 FT	5 FT	5 FT
Open Fences and Walls > 40" tall <sup>[6]</sup>	2 FT	2 FT	2 FT	2 FT
Structures > 40" tall	5 FT	5 FT	5 FT	5 FT
Structures < 40" tall	2 FT	2 FT	2 FT	2 FT
Architectural Extensions <sup>[7]</sup>	5 FT	5 FT	3 FT	3 FT
Chimneys	5 FT	5 FT	3 FT	3 FT
Ground Mounted Solar	NA	NA	NA	NA
Sides				
Interior	0 & 6 FT <sup>[7]</sup>	3 FT <sup>[8]</sup>	3 FT <sup>[8]</sup>	10 FT
Corner (facing street)	10 FT	10 FT	10 FT	10 FT
Accessory Structure				
AC/Pool Equipment	3 FT	3 FT	0 FT	0 FT
Solid Fences and Walls > 40" tall	0 FT	0 FT	0 FT	0 FT
Open Fences and Walls > 40" tall <sup>[6]</sup>	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 and Spa (Underground)	5 FT	5 FT	5 FT	5 FT
Portable Sheds < 120 sf	3 FT	3 FT	0 FT	0 FT
Architectural Extensions <sup>[9]</sup>	3 FT	3 FT	3 FT	3 FT
Chimneys	5 FT	5 FT	3 FT	3 FT
Ground Mounted Solar	5 FT	5 FT	5 FT	5 FT

[Continues next page]

**Table A.9: RM1-PD Development Standards**

	Housing Type			
	Zero Lot Line	Halfplex	Townhouses	Condominiums
<b>Rear</b>				
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) <sup>[10]</sup>	18 FT	18 FT	18 FT	NA
Secondary Structure	10 FT	10 FT	10 FT	10 FT
<b>Accessory Structure</b>				
AC/Pool Equipment	0 FT	0 FT	0 FT	0 FT
Solid Fences and Walls > 40" tall	0 FT	0 FT	0 FT	0 FT
Open Fences and Walls > 40" tall <sup>[6]</sup>	0 FT	0 FT	0 FT	0 FT
Structures > 40" tall	3 FT	3 FT	3 FT	3 FT
Structures < 40" tall	0 FT	0 FT	0 FT	0 FT
Pergola/Trellis	3 FT	3 FT	3 FT	3 FT
Swimming Pool and Spa (Underground)	3 FT	3 FT	3 FT	3 FT
Portable Sheds < 120 sf	0 FT	0 FT	0 FT	0 FT
Architectural Extensions <sup>[9]</sup>	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
<b>Maximum Height</b>				
Main Structure	35 FT	35 FT	40 FT	40 FT
Detached Garage	30 FT	30 FT	30 FT	30 FT
Second Dwelling Unit	35 FT	35 FT	NA	NA
Accessory Structure	20 FT	20 FT	NA	NA
<b>Minimum Off-Street Parking</b>				
Covered <sup>[11]</sup>	1	1	1	1
Uncovered <sup>[11]</sup>	1	1	0.5	0.5

[1] Measured without the pole

[2] As determined by a Planned Development Permit approved by the County.

[3] Measured at front setback line

[4] Measured at front setback line (cord of circle)

[5] Measured from back of sidewalk or back of curb if no sidewalk

[6] 50% or more open and less than 7 feet tall

[7] 0 FT on zero side of house; 6 FT on opposite sideyard

[8] 0 FT on common wall; 3 FT on opposite sideyard

[9] Uninhabitable space

[10] 5 FT if additional parking bays provided

[11] Tandem garage allowed

**Table A.10: RM2-PD Development Standards**

	Housing Type		
	Townhouses	Condominiums	Apartments
<b>Minimum Lot Size</b>			
	PD <sup>[1]</sup>	PD <sup>[1]</sup>	PD <sup>[1]</sup>
<b>Maximum Lot Coverage</b>			
Percentage of Lot Area	PD <sup>[1]</sup>	PD <sup>[1]</sup>	PD <sup>[1]</sup>
<b>Minimum Lot Width</b>			
Interior Lot <sup>[2]</sup>	PD <sup>[1]</sup>	PD <sup>[1]</sup>	PD <sup>[1]</sup>
Corner Lot <sup>[2]</sup>	NA	NA	NA
<b>Minimum Setbacks</b>			
Front <sup>[3]</sup>			
Garage	18 FT	18 FT	18 FT
Primary Structure	10 FT	10 FT	10 FT
Secondary Structure	10 FT	10 FT	10 FT
Porch/Covered Entry	10 FT	10 FT	10 FT
Accessory Structure			
Solid Fences and Walls > 40" tall	5 FT	5 FT	0 FT
Open Fences and Walls > 40" tall <sup>[4]</sup>	2 FT	2 FT	0 FT
Structures > 40" tall	5 FT	5 FT	5 FT
Structures < 40" tall	2 FT	2 FT	3 FT
Architectural Extensions <sup>[5]</sup>	5 FT	5 FT	3 FT
Chimneys	5 FT	5 FT	3 FT
Ground Mounted Solar	NA	NA	NA
Sides			
Interior	10 FT <sup>[6]</sup>	10 FT <sup>[6]</sup>	10 FT
Corner (facing street)	10 FT	10 FT	10 FT
Accessory Structure			
AC/Pool Equipment	3 FT	3 FT	0 FT
Solid Fences and Walls > 40" tall	0 FT	0 FT	0 FT
Open Fences and Walls > 40" tall <sup>[4]</sup>	0 FT	0 FT	0 FT
Structures > 40" tall	5 FT	5 FT	0 FT
Structures < 40" tall	3 FT	3 FT	0 FT
Pergola/Trellis	5 FT	5 FT	NA
Swimming Pool and Spa (Underground)	5 FT	5 FT	NA
Portable Sheds < 120 sf	3 FT	3 FT	NA
Architectural Extensions <sup>[5]</sup>	3 FT	3 FT	3 FT
Chimneys	5 FT	5 FT	3 FT
Ground Mounted Solar	5 FT	5 FT	5 FT

[Continues next page]



**Table A.10: RM2-PD Development Standards**

	Housing Type		
	Townhouses	Condominiums	Apartments
<b>Rear</b>			
Primary Structure	3 FT	3 FT	3 FT
Detached Garage (Front Loaded)	5 FT	5 FT	5 FT
Garage (Alley Loaded) <sup>[7]</sup>	18 FT	18 FT	18 FT
Secondary Structure	10 FT	10 FT	10 FT
<b>Accessory Structure</b>			
AC/Pool Equipment	0 FT	0 FT	0 FT
Solid Fences and Walls > 40" tall	0 FT	0 FT	0 FT
Open Fences and Walls > 40" tall <sup>[4]</sup>	0 FT	0 FT	0 FT
Structures > 40" tall	3 FT	3 FT	0 FT
Structures < 40" tall	0 FT	0 FT	0 FT
Pergola/Trellis	3 FT	3 FT	NA
Swimming Pool and Spa (Underground)	3 FT	3 FT	NA
Portable Sheds < 120 sf	0 FT	0 FT	NA
Architectural Extensions <sup>[5]</sup>	3 FT	3 FT	3 FT
Chimneys	3 FT	3 FT	3 FT
Ground Mounted Solar	5 FT	5 FT	5 FT
<b>Maximum Height</b>			
Main Structure	40 FT	40 FT	40 FT
Detached Garage	30 FT	30 FT	30 FT
Second Dwelling Unit	NA	NA	NA
Accessory Structure	NA	NA	NA
<b>Minimum Off-Street Parking</b>			
Covered	1 <sup>[8]</sup>	1 <sup>[8]</sup>	1 <sup>[8]</sup> <sup>[9]</sup>
Uncovered	0.5 <sup>[8]</sup>	0.5 <sup>[8]</sup>	0.5 <sup>[8]</sup> <sup>[9]</sup>

[1] As determined by a Planned Development Permit approved by the County.

[2] Measured from front setback line

[3] Measured from back of sidewalk or back of curb if no sidewalk

[4] 50% or more open and less than 7 feet tall

[5] Uninhabitable space

[7] 0 FT on common wall; 10 FT on opposite sideyard

[7] 5 FT if additional parking bays provided

[8] Tandem garage allowed

[9] Subterranean parking allowed

### A.4.3 Commercial Zones

The Specific Plan provides a number of commercial zones that allow for the development of a wide range of office, retail, visitor serving, lodging, and entertainment uses. Each commercial zone has a distinct list of permitted uses and development standards.

C1-PD (Office Park): The C1-PD zone regulates the development of financial and professional services, limited retail, and research and development uses. The proposed development pattern is low density to ensure conservation of existing natural features and to blend with surrounding residential uses. (Refer to **Table A.11: Permitted Uses in Commercial Zones** and **Table A.12: C1-PD, C2-PD, and C3-PD Development Standards.**)

C2-PD (Entertainment): The C2-PD entertainment zone regulates the development of several visitor serving retail uses including a wine and agri-tourism center, winery, private event center, community clubhouse, and a village and project sales and information center. (Refer to **Table A.11: Permitted Uses in Commercial Zones** and **Table A.12: C1-PD, C2-PD and C3-PD Development Standards.**)

C3-PD (Mixed Use): The C3-PD mixed-use zone regulates the development of the village center consisting of professional office and retail uses, and a limited number of multi-family housing units. (Refer to **Table A.11: Permitted Uses in Commercial Zones** and **Table A.12: C1-PD, C2-PD, and C3-PD Development Standards.**)

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**Table A.11: Permitted Uses in Commercial Zones**

Use	Zoning Category							Specific Use Regulation
	C1-PD (Office Park)			C2-PD (Entertainment)			C3-PD (Mixed)	
	5A*	5B*	5C*	6B*	6C*	6D*	6A*	
<b>Education, Recreation, and Public Assembly</b>								
Child Day Care Center	P	P	P	P	P	P	P	A.5.2
Club, Lodge, private meeting hall	P	P	P	P	NP	NP	P	
Conference/convention facility	P	P	P	P	NP	NP	P	
Country club	P	P	P	P	NP	NP	P	
Fitness/health/athletic club	P	P	P	P	NP	NP	P	
Religious facility	P	NP	NP	P	NP	NP	P	
School, public or private	P	P	P	NP	NP	NP	NP	A.5.9
School, trade	CUP <sup>[1]</sup>	CUP <sup>[1]</sup>	CUP <sup>[1]</sup>	NP	NP	NP	NP	A.5.9
Theatre, Performing Arts	P	NP	NP	P	P	P	P	
<b>Industry, Manufacturing, and Processing</b>								
Printing and Publishing	P	P	P	P	NP	NP	P	
Laundry/dry cleaning	P	P	P	P	NP	NP	P	
Manufacturing (Light)	P	P	P	P	NP	NP	P	
Recycling Facility	P	P	P	NP	NP	NP	NP	A.5.11
<b>Lodging</b>								
Bed & Breakfast Inn	NP	NP	NP	P	P	P	P	A.5.6
Hotel/Motel	NP	NP	NP	P	NP	NP	P	A.5.6
<b>Retail</b>								
Art Gallery	P	P	P	P	P	NP	P	
Artisan or Specialty Shop	P	P	P	P	P	NP	P	
Automotive	NP	NP	NP	NP	NP	NP	NP	
Bar, Tavern, Night Club	NP	NP	NP	P	P	NP	P	
Beauty Shop or Personal Services	NP	NP	NP	P	P	NP	P	
Farmer's Market	NP	NP	NP	P	P	P	P	
Gas Station	NP	NP	NP	P	NP	NP	NP	
Grocery Store under 20,000 SF	NP	NP	NP	P	NP	NP	P	

Permitted (P) / Not Permitted (NP)

\* Parcel Number (Refer to Figure A.2: Zoning by Parcel Number)

[1] Conditionally permitted if the proposed use is compatible with surrounding land uses and as approved by the County.

[Continues next page]

**Table A.11: Permitted Uses in Commercial Zones**

Use	Zoning Category							Specific Use Regulation
	C1-PD (Office Park)			C2-PD (Entertainment)			C3-PD (Mixed)	
	5A*	5B*	5C*	6B*	6C*	6D*	6A*	
<b>Retail</b>								
Hardware Store	NP	NP	NP	NP	NP	NP	P	
Outdoor Retail Sales, Temporary	P	P	P	P	P	P	P	A.5.8
Outdoor Retail Sales, Permanent	NP	NP	NP	P	P	P	P	A.5.8
Restaurants, Coffee Shop, Bistro, Deli	P	P	P	P	P	NP	P	
Travel Agency	P	P	P	P	P	NP	P	
Winery	NP	NP	NP	P	P	NP	P	A.5.15
<b>Businesses</b>								
Banks, Financial Institutions, ATMs	P	P	P	P	P	NP	P	
Medical Laboratory	P	P	P	P	NP	NP	P	
Medical Services (Minor)	P	P	P	P	P	NP	P	
Offices (Business, Professional, Governmental)	P	P	P	P	P	NP	P	
<b>Infrastructure</b>								
Sheriff Substation	P	P	P	NP	NP	NP	P	
Storm Water Facilities	P	P	P	P	NP	NP	P	
Utilities								
EID Water Facility	NP	NP	NP	P	NP	NP	P	A.5.10
EID Wastewater Facility	NP	NP	NP	P	NP	NP	P	A.5.10
EID Reclaimed Water Facility	NP	NP	NP	P	NP	NP	P	A.5.10
Solar Collection	P	P	P	P	P	P	P	A.5.13
Communication Facilities	P	P	P	P	P	P	P	A.5.3
<b>Residential</b>								
Apartments	CUP <sup>[1]</sup>	CUP <sup>[1]</sup>	CUP <sup>[1]</sup>	CUP <sup>[1]</sup>	CUP <sup>[1]</sup>	CUP <sup>[1]</sup>	P	A.5.7
Condominiums	CUP <sup>[1]</sup>	CUP <sup>[1]</sup>	CUP <sup>[1]</sup>	CUP <sup>[1]</sup>	CUP <sup>[1]</sup>	CUP <sup>[1]</sup>	P	A.5.7
Senior Housing (Independent or Assisted)	P	P	P	P	P	P	P	A.5.7

Permitted (P) / Not Permitted (NP)

\* Parcel Number (Refer to Figure A.2: Zoning by Parcel Number)

[1] Conditionally permitted if the proposed use is compatible with surrounding land uses and as approved by the County.

**Table A.12: C1-PD, C2-PD, and C3-PD Development Standards**

	Zoning Category		
	C1-PD	C2-PD	C3-PD
<b>Minimum Lot Size</b>	1 Ac. Min.	NA	NA
<b>Maximum Floor Area Ratio (FAR)</b> <sup>[1]</sup>	.25 Max.	.25 Max.	.25 Max.
<b>Minimum Building Setbacks</b> <sup>[2]</sup>			
Front	20 FT	0 FT	0 FT
Sides	20 FT	5 FT <sup>[3]</sup>	5 FT <sup>[3]</sup>
Rear	20 FT	20 FT	20 FT
<b>Maximum Building Height</b>			
Main Building	70 FT	50 FT	50 FT
<b>Minimum Off-Street Parking</b>			
Uncovered or Covered	1 per 350 SF Bldg. Area	1 per 350 SF Bldg. Area	1 per 400 SF Bldg. Area

[1] Maximum buildable area as a percentage of lot area

[2] Measured from property line or assumed property line if multiple buildings on one legal parcel.

[3] Or zero lot line as allowed in a Planned Development Permit approved by the County.



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## A.4.4 Agricultural and Open Space Zones

### Agricultural Zone

The Specific Plan provides one agricultural zone intended for the development of vineyards, a winery, a wine tasting facility, lodging, and related service facilities to promote and heighten the public’s awareness of the local wine region and vineyard agriculture of El Dorado County.

AT1-PD (Agritourism): The Agritourism zone regulates the development of vineyards, wineries, wine tasting facilities, a wine information center, and vineyard and winery service facilities. (Refer to **Table A.13: Permitted Uses in Agriculture and Open Space Zones** and **Table A.14: AT1-PD, OS1-PD, and OS-2PD Development Standards.**)

### 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 conservation 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 zone will have unique regulatory agency requirements, and distinct maintenance and monitoring plans. Both open space zones are consistent with the Open Space land use designation described in Section 3.4.5 (Open Space Land Use Designations).

OS1-PD (Community Open Space): The Community Open Space zone regulates recreation uses primarily for the residents of The Village of Marble Valley, but will be accessible to members of the public. Proposed amenities include trails and bikeways for walking, hiking and cycling and other passive recreational uses. (Refer to **Table A.13: Permitted Uses in Agriculture and Open Space Zones** and **Table A.14: AT1-PD, OS1-PD, and OS-2PD Development Standards.**)

OS2-PD (Foundation or Private Open Space): The second zone, Foundation or Private Open Space, is the 466 acres of open space south of Deer Creek. If a non-profit foundation owns the open space, OS2a-PD may accommodate passive, day-use recreation and hiking for countywide public benefit and enjoyment. If the Project Proponent retains the open space for private use, OS2b-PD may accommodate specified uses such as vineyard production, ranch marketing, grazing, and nursery plants. (Refer to **Table A.13: Permitted Uses in Agriculture and Open Space Zones** and **Table A.14: AT1-PD, OS1-PD, and OS-2PD Development Standards.**)

**Table A.13: Permitted Uses in Agriculture and Open Space<sup>[1]</sup> Zones**

Use	Zoning Category				<i>Specific Use Regulation</i>
	AT1-PD (Agri-Tourism)	OS1-PD (Community)	OS2a-PD (Foundation)	OS2b-PD (Private)	
<b>Agriculture and Natural Resources</b>					
Animal Raising and Keeping	NP	NP	NP	P	
Barn or Stable	P	NP	NP	P	
Contractor's Office - Off-site	P	P	NP	P	
Crop Production	P	NP	NP	P	
Dairy	NP	NP	NP	NP	
Farmers Market	P	NP	NP	P	
Gardens	P	NP	NP	P	
Grazing	NP	NP	NP	P	
Kennel	NP	NP	NP	NP	
Livestock	NP	NP	NP	P	
Lodging					
Bed and Breakfast	P	NP	NP	P	A.5.6
Resort and Corporate Retreat	P	NP	NP	P	A.5.6
Dining Facility	P	NP	NP	P	A.5.6
Guest Cottages	P	NP	NP	P	A.5.6
Nursery Plants	P	NP	NP	P	
Produce Sales	P	NP	NP	P	
Ranch Marketing	P	NP	NP	P	
Recycling Facility	P	NP	NP	NP	A.5.11
Service or Maintenance Yards	P	NP	NP	P	
Timber	NP	NP	NP	NP	
Vineyards	P	NP	NP	P	
Wine Tasting / Winery	P	NP	NP	P	A.5.15
<b>Recreation and Open Space</b>					
Archery Range	NP	NP	P	P	
Campground, Day Use	NP	NP	P	P	
Campground, Overnight	NP	NP	NP	P	
Golf Course	NP	NP	NP	NP	
Hunting Club	NP	NP	NP	P	
Off-Highway Vehicle Recreation Area	NP	NP	NP	NP	
Park, Day Use	NP	NP	P	P	

Permitted (P) / Not Permitted (NP)

[1] Unless otherwise restricted by the Section 404 Permit for the Plan Area issued by USACE.

[Continues next page]

**Table A.13: Permitted Uses in Agriculture and Open Space<sup>[1]</sup> Zones**

Use	Zoning Category				<i>Specific Use Regulation</i>
	AT1-PD (Agri-Tourism)	OS1-PD (Community)	OS2a-PD (Foundation)	OS2b-PD (Private)	
Picnic Area	P	P	P	P	
Resource Protection and Restoration	P	P	P	P	
Special Events, temporary	P	P	P	P	
Stable, Commercial	NP	NP	NP	P	
Riding Arena (equestrian)	NP	NP	NP	P	
Trail Head Parking or Staging Area	P	P	P	P	
Trails, Equestrian	NP	NP	NP	P	
Trails, Mountain Biking	NP	NP	P	P	
Trails, Walking and Bicycling	P	P	P	P	
<b>Residential</b>					
Childcare	NP	NP	NP	NP	
Dwellings, Single-family or multi-family	NP	NP	NP	NP	
Employee Housing	NP	NP	NP	NP	
Guest House	NP	NP	NP	NP	
Home Occupation	NP	NP	NP	NP	
<b>Education/Recreation and Public Assembly</b>					
Conference Facility	P	NP	NP	NP	
Public K-5, K-6 or K-8 Schools	NP	NP	NP	NP	
<b>Infrastructure</b>					
Fire Station	NP	P	P	P	
Restrooms or Rest Areas	NP	P	P	P	
Roadways	NP	P	P	P	
Solar or Wind Farms	P	NP	NP	P	
Storm Water Facilities	P	P	P	P	
Utilities					
EID Water Facility	P	P	P	P	A.5.10
EID Wastewater Facility	P	P	P	P	A.5.10
EID Reclaimed Water Facility	P	P	P	P	A.5.10
Solar Collection	P	P	P	P	A.5.13
Communication Facilities	P	P	P	P	A.5.3

Permitted (P) / Not Permitted (NP)

[1] Unless otherwise restricted by the Section 404 Permit for the Plan Area issued by USACE.

**Table A.14: AT1-PD, OS1-PD, and OS2-PD Development Standards <sup>[1]</sup>**

	<b>Zoning Category</b>			
	AT1-PD (Agri-Tourism)	OS1-PD (Community)	OS2a-PD (Foundation)	OS2b-PD (Private)
<b>Minimum Lot Size</b>				
	NA	NA	NA	NA
<b>Maximum Floor Area Ratio (FAR)</b>				
	.25 Max.	.25 Max.	.25 Max.	.25 Max.
<b>Minimum Lot Width</b>				
	NA	NA	NA	NA
<b>Minimum Setbacks</b>				
Front	10 FT	10 FT	10 FT	10 FT
Sides	10 FT	10 FT	10 FT	10 FT
Rear				
Primary Structure	10 FT	10 FT	10 FT	10 FT
Accessory Structure	10 FT	10 FT	10 FT	10 FT
<b>Maximum Height</b>				
Main Structure	PD <sup>[2]</sup>	PD <sup>[2]</sup>	PD <sup>[2]</sup>	PD <sup>[2]</sup>
Accessory Structure	PD <sup>[2]</sup>	PD <sup>[2]</sup>	PD <sup>[2]</sup>	PD <sup>[2]</sup>
<b>Minimum Off-Street Parking</b>				
Covered	0	0	0	0
Uncovered	3 per 1,000 SF	3 per 1,000 SF	3 per 1,000 SF	3 per 1,000 SF

[1] Unless otherwise restricted by the Section 404 Permit for the Plan Area issued by USACE.

[2] As determined by a Planned Development Permit approved by the County.

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## 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.4 (Permitted Uses in Residential Zones), A.11 (Permitted Uses in Commercial Zones), and A.13 (Permitted Uses in Agriculture and 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.4, A.11, and A.13, 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 and R6 zones) or 800 square feet (R10 and R15 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.4 (Permitted Uses in Residential Zones)
- Child Day Care Centers: Use permitted where shown in Table A.4 (Permitted Uses in Residential Zones)
- Employer-sponsored Child Day Care Centers: Employer-sponsored child day care centers shall be permitted as part of a commercial complex where shown in Table A.11 (Permitted Uses in Commercial 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 R15-PD 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, commercial, 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 the R4-PD, R6-PD, R10-PD, and R15-PD 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 upholstery, 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 upholstery service, with the exception of upholstery 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.

### **A.5.6 Lodging Facilities**

This Section regulates lodging facilities that are allowed by right in commercial and agriculture zones.

#### General Standards

Lodging facilities shall be subject to the general standards below:

- The applicant must demonstrate to the satisfaction of the El Dorado County Environmental Management Department that the facilities meet all applicable health standards including, but not limited to, kitchen facility, water, and sewage disposal permit requirements.
- Unless superseded by the regulations under this Section, guest accommodations shall be allowed in compliance with the development standards of the respective zone.

- One, non-internally illuminated sign shall be allowed. The design of the sign shall be considered by the County and the Master Owners' Association for architectural compatibility with the existing or proposed structure(s) on-site.
- Lodging facilities shall have direct access to a maintained road. The entrance, parking area, and walkways shall be kept free of obstructions or hazards of any type. The entrance, parking, and walkways shall be illuminated.
- Lodging facilities shall provide off street parking at a ratio of one space per each guest room, plus two spaces required for the primary dwelling. Guest parking shall be subject to the following:
  - No guest parking shall be allowed within the required front or side yard setback.
  - Tandem parking, meaning two cars parked one behind the other, may be allowed. Denser parking lot configurations may be allowed if valet parking is provided.
  - Guest parking shall be designed to prohibit the backing of vehicles directly into any public right-of-way in order to exit any parking space.
  - The parking area provided for a lodging facility may have a gravel surface.
- A lodging facility consisting of five or fewer guestrooms shall be considered a single-unit residential dwelling or lodging house for the purpose of building codes, unless additional standards are required by said codes, as amended from time to time and adopted by the County. Six or more guestrooms within one structure shall be subject to further requirements under the building codes.
- The operation of a lodging facility shall be subject to Title 3.28 (Transient Occupancy Tax) and Title 5.08 (Business License Requirements) of the County Code. The business license shall be posted in a conspicuous place on the premises prior to operation of the business.
- Ancillary activities such as weddings, receptions, fundraisers, or similar events attended by non-guests shall be allowed.

#### Bed and Breakfast Inns

- Bed and Breakfast Inns are permitted by right in the C2-PD (Entertainment), C3-PD (Mixed Use), AT1-PD, and OS2b-PD zones.
- The bed and breakfast inn may provide up to a maximum of 20 guestrooms, which may be contained within the primary or secondary units and guest house, in compliance with the development standards of the applicable zone.
- The bed and breakfast inn may be owned and operated by the property owner, a private operator, or the Master Owners' Association. The property owner is not required to reside in the primary dwelling.
- Meal service shall be limited to registered guests.
- One, non-internally illuminated sign shall be permitted, subject to the review and approval of the County.

## A.5.7 Mixed Use Development

Residential development may occur in the C3-PD (Mixed Use) zone by right and as a conditional use in the C1-PD (Office park) and C2-PD (Entertainment) zones.

### General Requirements

The following requirements shall apply to all mixed-use development projects:

- Commercial and residential uses shall be architecturally complementary and mutually supportive of each other and shall be integrated into the community or neighborhood where the development is located.
- The residential component shall be allowed on separate lots within the development.
- The residential component may include a full range of single-unit and/or multi-unit residential design concepts.
- On commercially zoned land, the residential component shall be constructed concurrently with or following construction of the commercial component of the project site.
- Mixed use development projects may be phased.

### Development Standards

- At least 30 percent of the gross floor area of the mixed-use development project shall be devoted to commercial uses. “Gross floor area” as used within this Section does not include inner courtyards, exterior stairwells, or balconies.
- The maximum density for the residential use component shall be 24 dwelling units per acre.
- Minimum residential dwelling unit area shall comply with the building code.
- Minimum front yard setbacks may be to property lines adjacent to the back of sidewalks or other publicly accessible area.
- Parking shall be subject to the requirements in Section A.6 (Parking Requirements).
- On-site pedestrian walkways or sidewalks connecting the residential and commercial components, as well as connecting to adjacent commercial, residential, and civic uses, shall be provided for pedestrian safety.

### Findings

To assure the proposed development meets the intent of this Section for mixed-use development in zones other than C3-PD (Mixed Use), the following findings shall be made prior to approving a mixed-use project in the C1-PD (Office Park) or C2-PD (Entertainment) zone. No such findings are required for mixed use projects in the C3-PD (Mixed Use) zone.

- The development contains architecturally complementary and connected uses that are mutually supportive of each use, provides a significant functional interrelationship, and are integrated into the community or neighborhood it is located.
- The development creates an appropriate internal and external human scale, and provides for pedestrian comfort and amenities.

- The development is an integrated project as to land use, building design, site layout, and reciprocal parking opportunities, with a coherent physical design.

### A.5.8 Outdoor Retail Sales

This Section regulates the operation of permanent and temporary outdoor retail.

#### Permanent Outdoor Retail Sales

Areas of commercial development intended to be used for outdoor retail sales on a permanent or ongoing basis shall be allowed where shown in the use matrices for the zone. Outdoor retail sales areas may be conducted as a primary use, such as a farmer's market, vehicle sales lot or plant nursery, or as an accessory use, such as a sales yard, nursery area, or vending machine in conjunction with a building materials or other retail store. Outdoor seating at a restaurant, whether conducted as a primary or accessory use, shall also be subject to the standards of this subsection. The following standards shall apply:

- A permanent outdoor retail sales area shall be distinct and separate from parking and loading areas, walkways, and landscaping areas;
- Sales areas shall be included in square footage calculations when determining parking requirements;
- All development standards under the specific zone shall apply, as well as those general standards applicable to the site plan, such as landscaping, lighting, and signs;
- A permanent outdoor retail sales area shall be screened from the side and rear property lines adjacent to residentially zoned property; and
- Surfacing requirements of the outdoor sales area shall consist of concrete or asphalt pavement, chip seal, gravel, or other material that can be maintained in a dust-free condition. Vehicle access and parking areas shall be surfaced in compliance with County design standards.

#### Temporary Outdoor Retail Sales

Temporary outdoor retail sales such as farmers' markets, arts and craft fairs, seasonal sales, swap meets/flea markets, sidewalk sales, and mobile food vendors may be allowed by right in the C2-PD (Entertainment), C3-PD (Mixed Use), and AT1-PD zones subject to the following conditions:

- The temporary sales area shall not block any emergency access route or otherwise disrupt general vehicular or pedestrian circulation of the shopping center or public street on which the retail business is located.
- The temporary sales area shall be conducted during daylight hours only, with all sales facilities, signs, and any related vehicles removed from the site at the close of daily business. Except where otherwise prohibited by this Section, night operations are allowed only when specifically authorized through a Temporary Use Permit.
- Parking requirements shall be in conformance with **Table A.16 (Parking Requirements)** for each specific use. Parking shall be available to accommodate employee and customer



parking needs either on-site or on adjacent property, provided a shared parking agreement between the applicant and the adjacent property owner has been notarized and submitted with the application. Parking along the public road frontage(s) may be allowed subject to the review and approval of the County. If the temporary sales area is located within an existing parking lot, adequate alternative parking must be available.

- Signs allowed in conjunction with temporary outdoor retail sales are subject to the design guidelines of the CC&Rs of the Master Owners' Association for size and placement standards. Sign placement shall be limited to one day prior to the first day of the sales event and removal shall be required at the close of business on the last day of the event.
- Unless otherwise stated, a sales event shall run no more than three consecutive days in the same location, with no more than three such sales events occurring during a calendar year beginning January 1. This standard may be modified through a Temporary Use Permit approval where it is found that the proposed site will be provided with adequate parking and restroom facilities and that the surrounding area can sustain traffic volumes generated by the sales event without adverse effects in the area.

#### Garage Sales

Garage sales or similar uses are governed by the Plan Area CC&Rs.

### **A.5.9 Schools in Office Park Facilities**

Schools (public or private) and their accessory uses are allowed in the Office Park (C1-PD) zone and are subject to the standards and permitting requirements of this Section. Trade schools may be allowed, provided the use is compatible with surrounding land uses. Schools are allowed in the C1-PD zone when the Director of the Community Development Services can make the following findings:

- There is sufficient land or structures available in the office park in which the school is located to accommodate the expected demand for office park uses.
- Sufficient outdoor play area is provided to accommodate the number of children anticipated or approved by the discretionary permit, with age-appropriate play facilities on the site of the school.
- The location of the school will not detract from or compromise current or office park uses in the vicinity.
- The school conforms to all other requirements of this Section, including, but not limited to parking and signs.

#### General Standards

- Where it can be demonstrated that shared parking can accommodate the anticipated parking demand based on alternating use schedules, a school shall not be required to provide additional parking with the exception of meeting ADA requirements for access to the school building.

- An adjacent site may be utilized for parking with submittal of a written, binding agreement with the adjacent land owner allowing use of their site for this purpose or as otherwise set forth in the CC&Rs.
- Utilization of parking and/or loading areas for outdoor play shall be prohibited.
- A drop-off and pick-up area shall be provided that does not conflict with traffic flow or impact parking areas.

### **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.5.11 Recycling Facilities**

Small recycling collection facilities no larger than 500 square feet, which are intended for collection of recyclable materials, have room for limited day-to-day storage of material, and do not include power driven processing equipment, are allowed as a secondary use in the Office Park (C1-PD) and Agriculture Tourism (AT1-PD) zones.

#### General Standards

- The facility is set back a minimum of ten feet from any road easement, is screened from view from said easement, and does not obstruct pedestrian or vehicular circulation;
- The facility is no larger than 500 square feet and occupies no more than five parking spaces, not including space that will be periodically needed for removal of materials or exchange of containers;
- A parking analysis demonstrates that existing parking capacity is not already fully utilized by the primary use during the time the recycling facility will be on the site. A reduction of 20 percent of available parking in an established parking facility may then be allowed up to a maximum of 15 spaces. When the primary use is a community facility, a maximum reduction of five spaces will be allowed.
- Containers for the 24 hour donation of materials are located at least 30 feet from any property zoned or occupied for residential use, unless there is a recognized service corridor and acoustic shielding between the containers and the residential use that will reduce noise impacts, and the containers are fully screened from view from said residential properties;
- The collection containers are insulated so that noise generated by associated activities shall not exceed thresholds for non-transportation noise sources under the County Code;
- The facility will use containers that will be of a sufficient capacity to accommodate the daily collection of materials. The containers will be constructed and maintained with durable

waterproof and rust resistant material that will remain covered and secured from unauthorized entry and removal of material;

- Containers are to be clearly marked to identify the type of material which may be deposited in each;
- The facility will be maintained free of litter and will be swept at the end of each collection day. All other undesirable materials are to be removed at the end of each collection day.

### 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 R15-PD 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, commercial or agriculture-tourism 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.5.15 Wineries**

Section 17.040.200 of Chapter 17.14 of Title 17 of the El Dorado County Ordinance code “provides for the orderly development of wineries and accessory uses within specified agricultural zones and specified residential zones to ensure compatibility with adjacent land uses”. Except for the following provisions, Section 17.040.200 of the County Code governs the development of wineries and accessory uses in the Specific Plan.

#### Permitted Uses

Wineries and accessory uses are permitted by right in the C2-PD (Entertainment), C3-PD (Mixed Use), and AT1-PD zones. **Table A.15 (Special Winery Uses)** replaces County Ordinance Code Table 17.40.400.1. Those uses identified as permitted “by right” in Table A.15 are subject to compliance with all applicable provisions of this Section.

[Continues on page A-50]

**Table A.15: Special Winery Uses<sup>[1]</sup>**

Use	Zoning Category	
	AT1-PD	C2-PD
Classes, Educational or Instructional	P	P
Dining	P	P
Distillery	CUP <sup>[2]</sup>	CUP <sup>[2]</sup>
Events, Marketing	P	P
Events, Special or Seasonal	P	P
Kitchen, Commercial Off-Site	CUP <sup>[2]</sup>	CUP <sup>[2]</sup>
Kitchen, Commercial On-Site	P	P
Museum, Agriculture-related	P	P
Picnic Areas	P	P
Retail Sales, Art and Merchandise	P	P
Tasting Room	P	P
Tours, Public	P	P
Wine Sales, Wholesale and Retail	P	P
Wineries	P	P
Permitted (P)		

[1] Replaces Table 130.14.200.B.3 in Section 130.14.200 of the County Code.

[2] Requires a Conditional Use Permit

## A.6 Parking Requirements

### A.6.1 Off-Street Parking

#### Parking Requirements

The Specific Plan adjusts residential and commercial off-street parking requirements to meet more realistic parking demand as evidenced by recent national parking demand research. **Table A.16 (Parking Requirements)** includes vehicular and bicycle parking standards for all Plan Area zoning categories.

#### Permanent Shared Parking

Where two or more commercial uses on a single site have distinct and differing hours of use and peak traffic, the required parking for each use may be adjusted downward provided the reduction does not exceed fifty percent of the amount of spaces required by the most intensive of the two or



more uses sharing the parking. Such reductions shall apply only to those parking spaces located within three hundred feet of the affected use.

Temporary Off-Site Parking

Special event uses allowed in the VP land use designations, and the C2-PD (Entertainment), C3-PD (Mixed Use), and AT1-PD zones may generate the need for additional parking beyond what is normally required for each zone. Most special events will occur after normal weekday business hours or on weekends. Accordingly, the required parking provided for the C1-PD zone (Office Park) and the two school sites may be utilized, on a temporary basis, for special events in the C2-PD (Entertainment) and AT1-PD zones. Additionally, temporary overflow parking may be allowed on portions of Village Park 1 and 5, provided no permanent damage to park facilities is incurred. Temporary off-site parking is subject to the following conditions:

- Maximum walking distance from temporary off-site parking to special events shall not exceed 1/4 mile. Shuttles must be provided if the distance exceeds 1/4 mile.
- Repair any damage to Village Parks 1 and 5 if lawn areas are used for temporary off-site parking.
- The CC&Rs of the Master Owners' Association shall set forth provisions for recording reciprocal parking agreements between the Master Owners' Association, the C1-PD (Office Park), C2-PD (Entertainment), and C3-PD (Mixed Use) property owners, the Buckeye Union School District, and the El Dorado Hills CSD for temporary off-site special event parking.
- There shall be no hazardous traffic safety conditions for pedestrians utilizing a temporary off-site parking facility.

[Continues on page A-52]

**Table A.16: Parking Requirements**

Land Use Designation Zoning Category	Parking Type	
	Uncovered	Covered
<b>Village Residential Low (VRL)</b>		
R4-PD	See Table A.5	See Table A.5
R6-PD	See Table A.6	See Table A.6
R10-PD	See Table A.7	See Table A.7
R15-PD	See Table A.8	See Table A.8
<b>Village Residential Medium (VRM)</b>		
RM1-PD	See Table A.9	See Table A.9
<b>Village Residential High (VRH)</b>		
RM2-PD	See Table A.10	See Table A.10
<b>Office Park (OP)</b>		
C1-PD	See Table A.12	See Table A.12
<b>Village Commercial (VC)</b>		
C2-PD	See Table A.12	See Table A.12
C3-PD	See Table A.12	See Table A.12
<b>Agriculture Tourism (AT)</b>		
AT1-PD	See Table A.14	See Table A.14
<b>Loading Requirements</b>	<b>Gross Floor Area in sq. ft.</b>	<b>Loading/Unloading Space (#)</b>
<b>Commercial and Office Park</b>	9,999 or less	1
<b>Bicycle Parking Requirements</b>		
<b>Land Use</b>	<b>Requirement</b>	<b>Notes</b>
Multi-Family Dwelling Units without a garage	1 space per dwelling unit	Long term bicycle storage shall consist of either a (1) bicycle locker; (2) a locked room with access limited to cyclists only; or (3) a standard bicycle rack in a location that is monitored.
Office and Retail Commercial & Mixed Use	2 spaces (1 short-term and 1 long-term) per 20 required vehicle parking spaces plus 1 additional space for every 10 additional vehicle parking spaces provided.	Short term parking shall include bicycle racks that allow a cyclist to use a padlock and chain, cable, or U-shaped locks to secure a bicycle to the rack. Long term parking shall consist of either a (1) bicycle locker; (2) a locked room with access limited to cyclists only; or (3) a standard bicycle rack in a location that is monitored.
Public Facilities	Number spaces = 30% of required vehicle parking spaces.	Short term parking shall include bicycle racks that allow a cyclist to use a padlock and chain, cable, or U-shaped locks to secure a bicycle to the rack
Elementary Schools	Number spaces = 25% of peak school enrollment	Short term parking shall include bicycle racks that allow a cyclist to use a padlock and chain, cable, or U-shaped locks to secure a bicycle to the rack. Long term parking shall consist of either a (1) bicycle locker; (2) a locked room with access limited to cyclists only; or (3) a standard bicycle rack in a location that is monitored.

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## A.7 Definitions

### A.7.1 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.7.2 Height Limits (Building and Structure)

All buildings and structures on pad-graded lots shall conform to the maximum height requirements established in **Tables A.5 (R4-PD Development Standards), A.6 (R6-PD Development Standards), A.7 (R10-PD Development Standards), A.9 (RM1-PD Development Standards), A.10 (RM2-PD Development Standards), and A.12 (C1-PD, C2-PD, and C3-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.8 (R15-PD Development Standards) and Table A.14 (AT1-PD, OS1-PD, and OS2-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.7.3 Lot Area**

The minimum lot area for each zoning category is defined in the Tables regardless of existing natural or proposed graded slope.

### **A.7.4 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.7.5 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, apartments and other similar attached or detached housing types (as well as commercial and agricultural uses) 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 flag pole portion of the lot must maintain a minimum width of 25 feet.

### **A.7.6 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.7.7 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.



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# Site Design Standards

*This Appendix describes site design standards within the Specific Plan including street, hillside, and grading 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 Land Development Manual, or any other adopted 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 subdivision 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.

The balance of Appendix B includes the following discussions:

- B.2 Street Standards
- B.3 Hillside Standards
- B.4 Grading

## B.2 Street Standards

The Plan Area streets shall comply with the street types identified in Section 4 (Transportation and Circulation) and the criteria contained in this Appendix.

### B.2.1 Design Speeds

Design speeds for all roadways (public or private) will be determined with tentative subdivision map submittals or other appropriate design stage. Local roads shall have a design speed of 25 mph and public roads shall have a design speed according to the County’s standard plans in effect at the time.

### 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 warranted.

- As codified in the County’s Zoning Ordinance, Section 130.30.060, 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.<sup>1</sup> 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 subdivision 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 at street centerline

<sup>1</sup> Refer to Section 6.3.1 (Soil Conservation and Steep Hillides) for additional information should the County modify its policies with respect to 30 percent and greater slope.

- Maximum Street Gradient:
  - Local Streets: 15 percent maximum
  - Collector Streets: 10 percent maximum
  - Arterial Streets: 8 percent maximum
  
- Curb and Gutter – Pavement Section
  - All local road curb and gutter radius shall be 25.5’ at lip of gutter.
  - All public collector curb and gutter radius shall be determined at the design stage to the satisfaction of the County’s Transportation Division.
  - Project-specific geotechnical R-Value testing results shall determine minimum pavement sections on local roads.
  - The County’s Manuals shall determine minimum pavement sections on collector or arterial roads.

### B.2.3 Dead End Streets

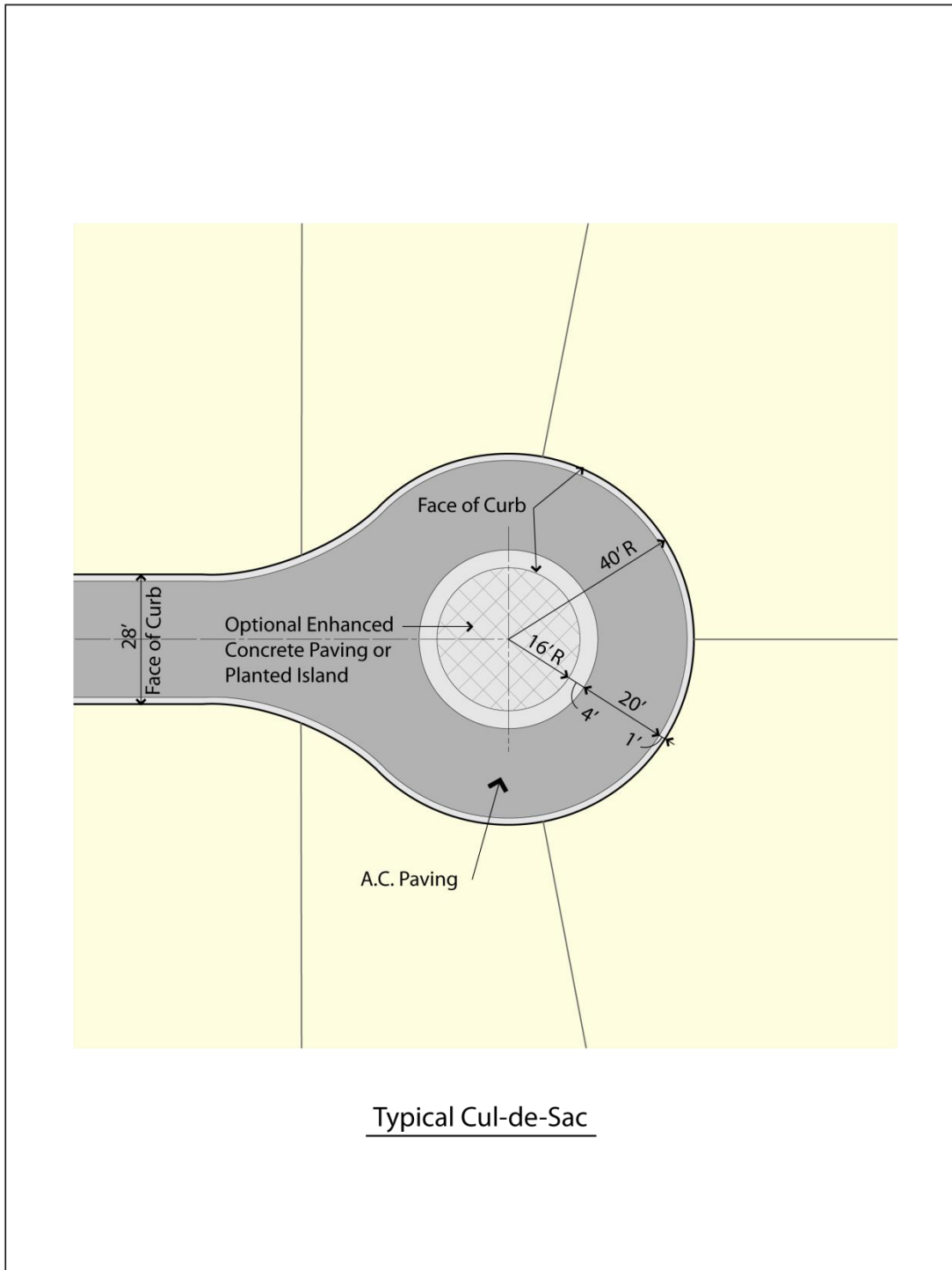
The County shall allow dead end streets not exceeding 2,640 feet with the following turnarounds, or as otherwise approved by the Planning Commission or Board of Supervisors at the time of design:

Table B.1: Dead End Street Turnaround				
Lot Size	Dead End Street Length	Min. Road Width	Required Turnaround	Notes
0.00 - .99 ac.	0 to 800'	20' Minimum	80' Dia. (Figure B.1)	Alt. Hammerhead or Y *
1.00 - 4.99 ac.	801' to 1,320'	20' Minimum	80' Dia. (Figure B.1)	Alt. Hammerhead or Y *
5.00 - 19.99 ac	1,321' to 2,640'	20' Minimum	80' Dia. (Figure B.1)	Alt. Hammerhead or Y * Intermediate turnaround required @ 1,321'

\* As approved by the Fire Department.

[Continues on page B-5]

**Figure B.1:**  
**Typical Cul-De-Sac**



Typical Cul-de-Sac

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## B.2.4 On-Street Parking

On-street parking is prohibited on any collector or arterial street, including Marble Valley Parkway, Marble Lake Boulevard, and Lime Rock Valley Road. On-street parking shall be allowed on local residential streets as described in **Table B.2 (On-Street Parking)**. In place of posting “no parking” signs and painting fire lanes, 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.

Street Type or Name	Figure No.	No Parking Allowed	Parking Allowed One Side Street	Parking Allowed Both Sides of Street
Marble Valley Parkway	4.4 and 4.5	✓		
Marble Lake Boulevard	4.6	✓		
Lime Rock Valley Road	4.6	✓		
Local 44' Residential Street	4.7			✓
Local 40' Residential Street	4.8			✓
Local 44' Residential Street	4.9			✓
Local 36' Residential Street	4.10			✓
Local 37' Residential Street	4.11			✓*
Local 33' Residential Street	4.12			✓*
Local 37' Residential Street	4.13			✓*
Local 29' Residential Street	4.14			✓*
Local 33' RS (Single Loaded)	4.15		✓	
Local 37' RS (Single Loaded)	4.16		✓	
Local 29' RS (Single Loaded)	4.17		✓	
Local 29' Cul-de-Sac Street	4.18			✓*
27' Residential Alley	4.19	✓		

\* Parking allowed on both sides of the street with Fire Department approval, provided the CC&Rs include parking restrictions enforced by the Master Owners' Association.

As may be required, no parking signs may or may not be posted on both sides of Marble Valley Parkway, Marble Lake Boulevard, and 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 Marble Lake Boulevard and Lime Rock Valley Road as shown in the typical cross-sections in Chapter 4 (Transportation and 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/Traffic Circle Island Curb), and B.5 (Median Curb)** for construction details.

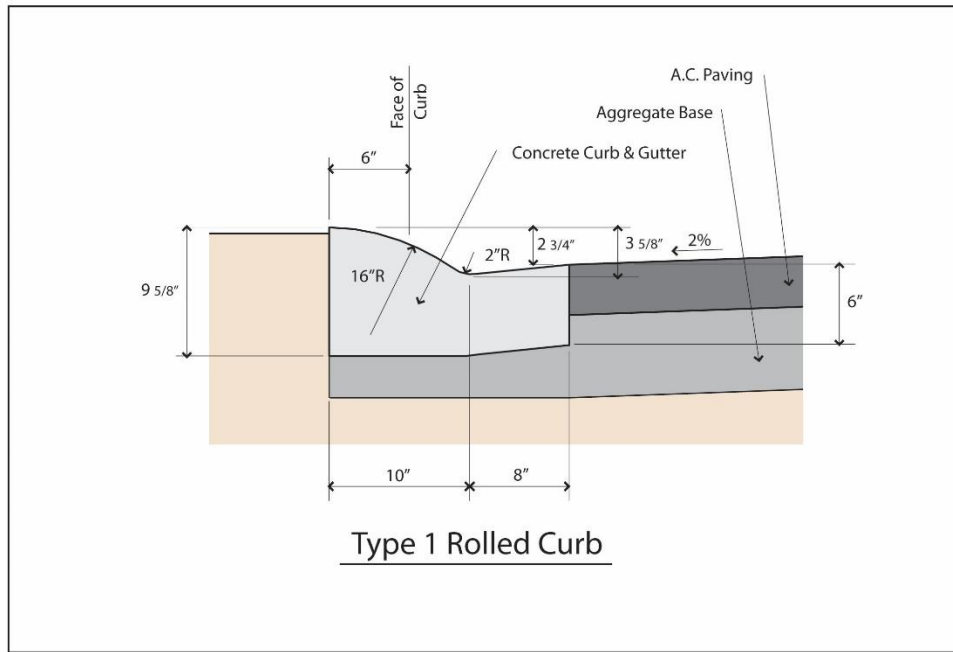
Table B.3: Curb and Gutter						
Street Type or Name	Figure No.	Curb Type				
		None	Rolled (Fig. B.2)	Vertical (Fig. B.3)	Island (Fig. B.4)	Median (Fig. B.5)
Roundabout Island	4.3				✓	
Marble Valley Parkway	4.4 and 4.5			✓		✓
Marble Lake Boulevard	4.6	✓				✓
Lime Rock Valley Road	4.6	✓				✓
Local 44' Residential Street	4.7		✓			
Local 40' Residential Street	4.8		✓			
Local 44' Residential Street	4.9		✓			
Local 36' Residential Street	4.10		✓			
Local 37' Residential Street	4.11		✓			
Local 33' Residential Street	4.12		✓			
Local 37' Residential Street	4.13		✓			
Local 29' Residential Street	4.14		✓			
Local 33' RS (Single Loaded)	4.15		✓	✓*		
Local 37' RS (Single Loaded)	4.16		✓	✓*		
Local 29' RS (Single Loaded)	4.17		✓	✓*		
Local 29' Cul-de-Sac Street	4.18		✓			
27' Residential Alley	4.19		✓			
Traffic Circle Island	4.22				✓	

\* Single loaded side of street

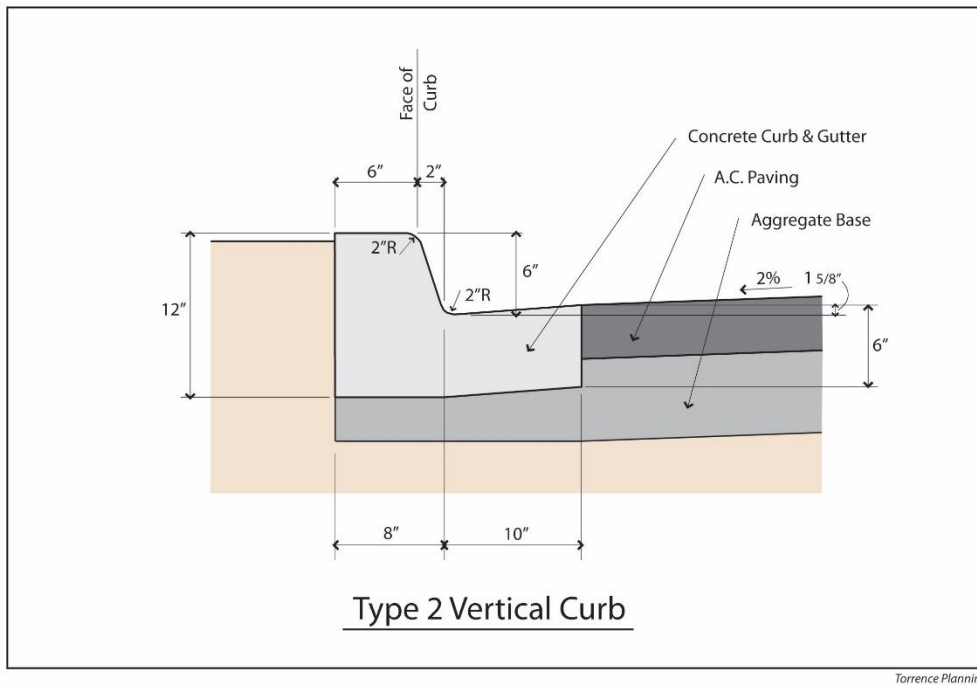
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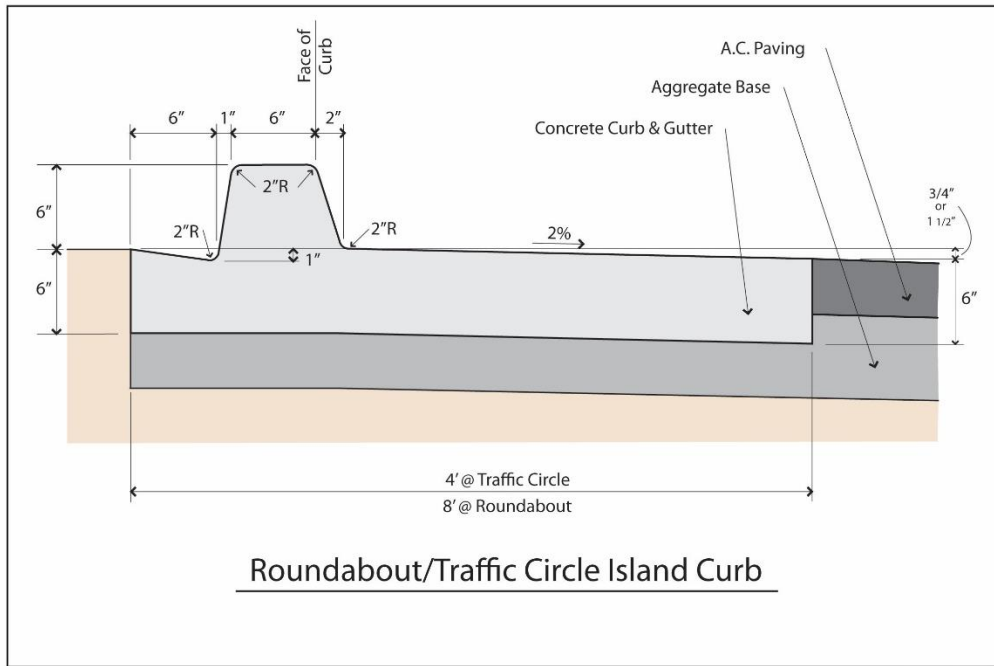
**Figure B.2:**  
**Type 1 Rolled Curb**



**Figure B.3:**  
**Type 2 Vertical Curb**

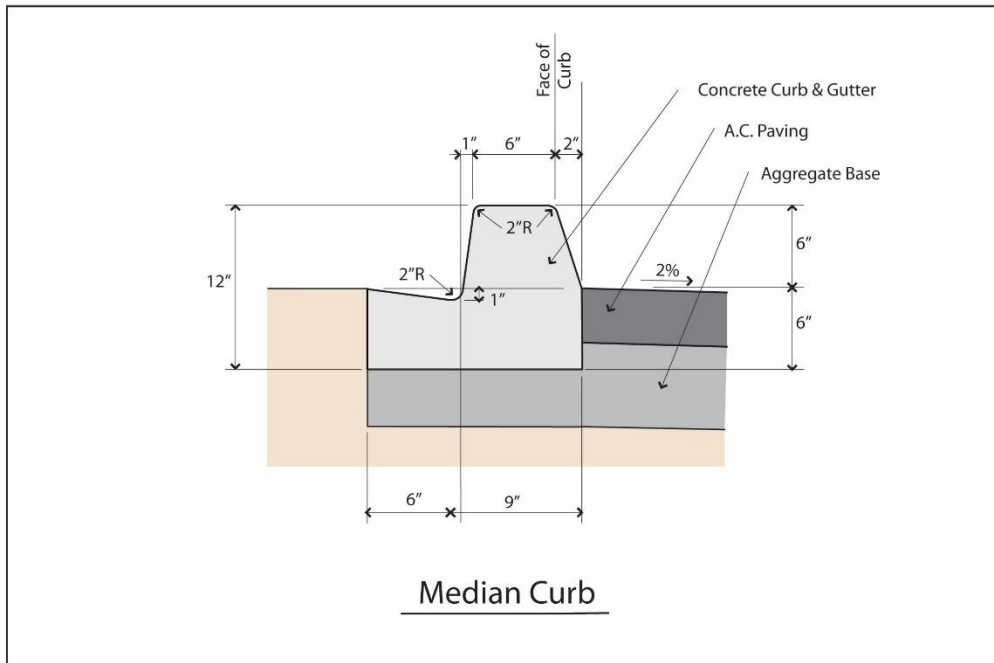


**Figure B.4:**  
**Roundabout / Traffic Circle Island Curb**



Torrence Planning

**Figure B.5:**  
**Median Curb**



Torrence Planning

### B.2.6 Street and Sidewalk Details

Sidewalks and/or Class I bike paths are required on the majority of the Plan Area streets. Refer to **Table B.4 (Sidewalks and Bike Paths)** for required sidewalks for each street type.

Table B.4: Sidewalks and Bike Paths					
Street Type or Name	Figure No.	Sidewalk or Class I Bike Path			
		4' Both Sides	4' One Side	8' One Side	None
Marble Valley Parkway	4.4 and 4.5			✓	
Marble Lake Boulevard	4.6			✓	
Lime Rock Valley Road	4.6			✓	
Local 44' Residential Street	4.7	✓			
Local 40' Residential Street	4.8		✓		
Local 44' Residential Street	4.9			✓	
Local 36' Residential Street	4.10				✓
Local 37' Residential Street	4.11	✓			
Local 33' Residential Street	4.12		✓		
Local 37' Residential Street	4.13			✓	
Local 29' Residential Street	4.14				✓
Local 33' RS (Single Loaded)	4.15		✓		
Local 37' RS (Single Loaded)	4.16			✓	
Local 29' RS (Single Loaded)	4.17				✓
Local 29' Cul-de-Sac Street	4.18				✓
27' Residential Alley	4.19				✓

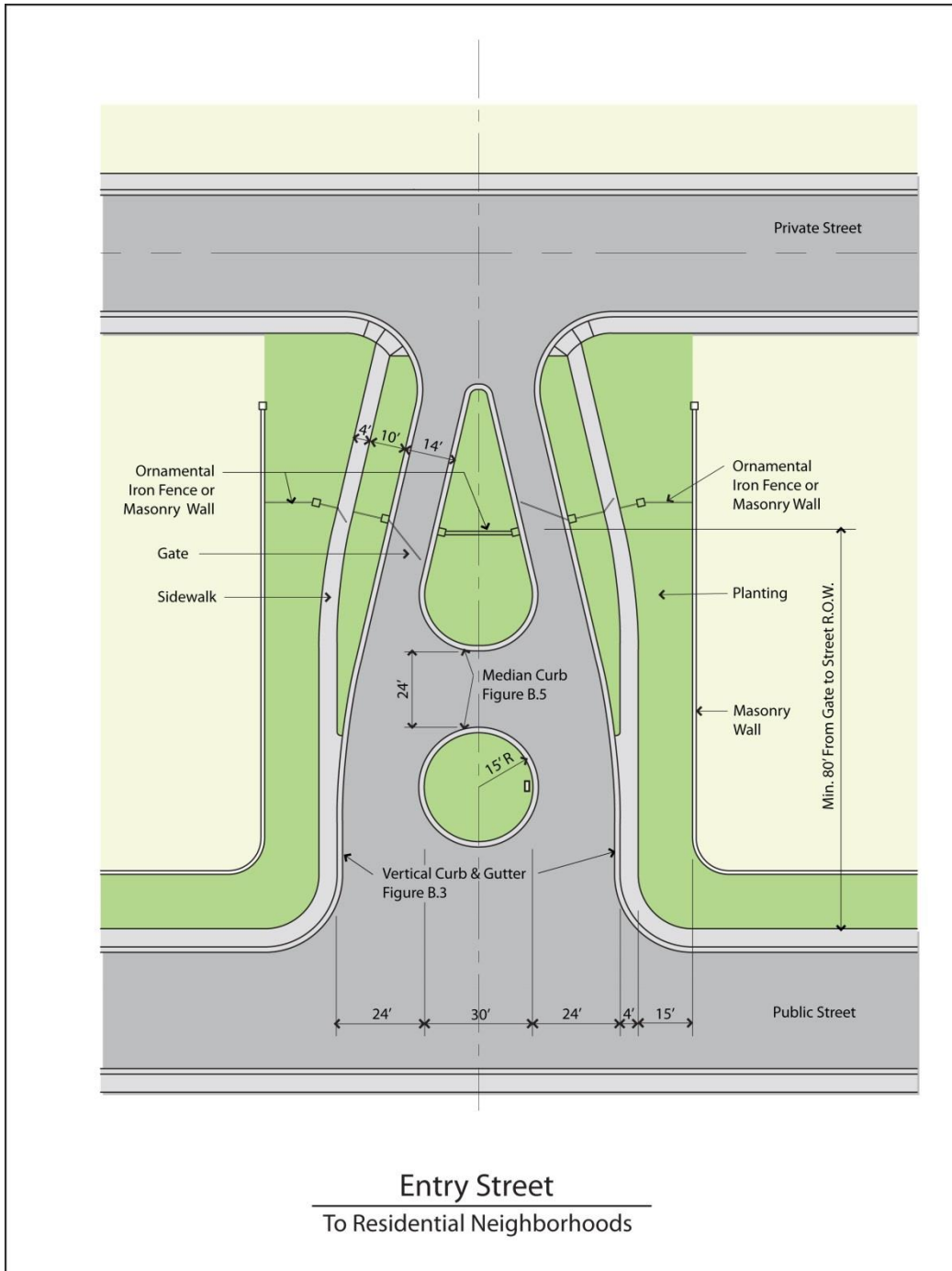
### B.2.7 Entry Streets and Gates

The County shall permit private gated entries on non-County maintained roads, which are allowed to encroach into the public street right-of-way as shown in **Figure B.6 (Entry 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; and

[Continues on page B-11]

**Figure B.6:  
Entry Street**



Torrence Planning

- 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 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;
  - The gradient of the road for 30 feet on either side of the gate shall not exceed 10 percent to provide a relatively level landing area for emergency vehicle parking to manually operate a gate;
  - Applicants shall provide a turnaround at the gate as shown in Figure B.6 (Entry Street) or if the gate creates a dead-end road in excess of 150 feet; and
  - 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 Emergency Vehicle Access (EVA)**

The County shall permit Emergency Vehicle Access gates as allowed by the Fire Department subject to the following provisions:

- The ability for all first responders to remotely open any EVA via telephone, cellular phone, or dispatch center;
- Applicants shall equip all 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; and
- EVAs will also have video surveillance and private, on-site security will patrol the EVAs.

Unless required by the responsible fire protection district, the Specific Plan does not include any EVAs to the Cameron Estates and Marble Mountain subdivisions.

### **B.2.9 Transit Stops**

Transit stops may be required on Marble Valley Parkway and Marble Lake Boulevard based on the recommendations of the El Dorado Transit Authority. When provided, transit stops shall comply with the latest edition of the El Dorado County Transit Authority Transit Design Manual. No transit stops shall be required on local residential streets.

### **B.2.10 Street Lighting**

Applicants shall minimize street lighting along Marble Valley Parkway, Marble Lake Boulevard, and Lime Rock 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.2.11 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 Marble Valley Parkway, Marble Lake Boulevard, Lime Rock Valley Road, and at all local residential streets.

Traffic control signs shall be placed along Marble Valley Parkway, Marble Lake Boulevard, and Lime Rock 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 local residential streets at locations determined by the applicants, and subject to County and applicable Fire Department approvals.

### **B.2.12 Street Drainage**

Applicants shall provide drainage improvements in the Plan Area according to the requirements of the adopted El Dorado County Drainage Manual and other local and state regulations in effect at the time of design, 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. The public boulevard streets (Marble Lake Boulevard and Lime Rock Valley Road) will incorporate natural shoulders for water quality purposes. 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. 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.



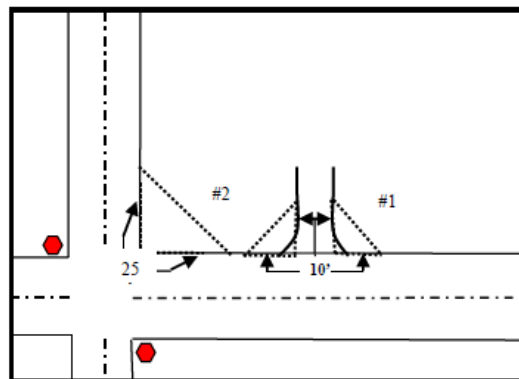
### B.2.13 Cross Visibility Area

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.7 (Cross Visibility Area)** below (see #1), 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.7 (Cross Visibility Area)** below (see #2).

Sight distance for intersections to collectors and arterials shall be provided in accordance with the current version of the AASHTO Policy for the Geometric Design of Highways and Streets. The County shall permit fences, walls, and landscaping of any height in the CVA for local roads, so long as the improvement does not impede sight distance as recommended by the applicant's professional engineer.

**Figure B.7:  
Cross 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; and
  - 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 utilities between residential lots, when necessary for both wet and dry utilities, shall be allowed within recorded easements, 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. The County and 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** parcels. 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, R10-PD, RM1-PD, RM2-PD, C1-PD, C2-PD, C3-PD, and AT1-PD.

The hillside standards are a guide to be used under circumstances where the natural site cross-slope of R15-PD parcels is 10 percent or greater. Utilizing The Village of Marble Valley Design Guidelines in the CC&Rs,

the Architectural Control Committee will review and approve each proposed grading plan where individual lot notebooks will be established for each lot. These individual lot notebooks will establish the setbacks, building envelopes, and the man-made and natural constraints that may be unique to each lot.

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 parcels that will also require a site-specific erosion and sediment control plan developed and certified by a Civil Engineer.

### B.4.2 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 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.4.1 (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**.

<b>Table B.6: Recommended Lot Size</b>	
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 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. Round and blend slopebanks to existing contours to create a natural appearance. Avoid sharp and unnatural edges. (Refer to **Figure B.8: Preliminary Rough Grading Exhibit.**)

### **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 shall be limited to that necessary to accomplish the proposed development. All grading shall 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 and 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 permitted by right in the R4-PD, R6-PD, R10-PD, RM1-PD, RM2-PD, C1-PD, C2-PD, C3-PD, and the AT1-PD zones.

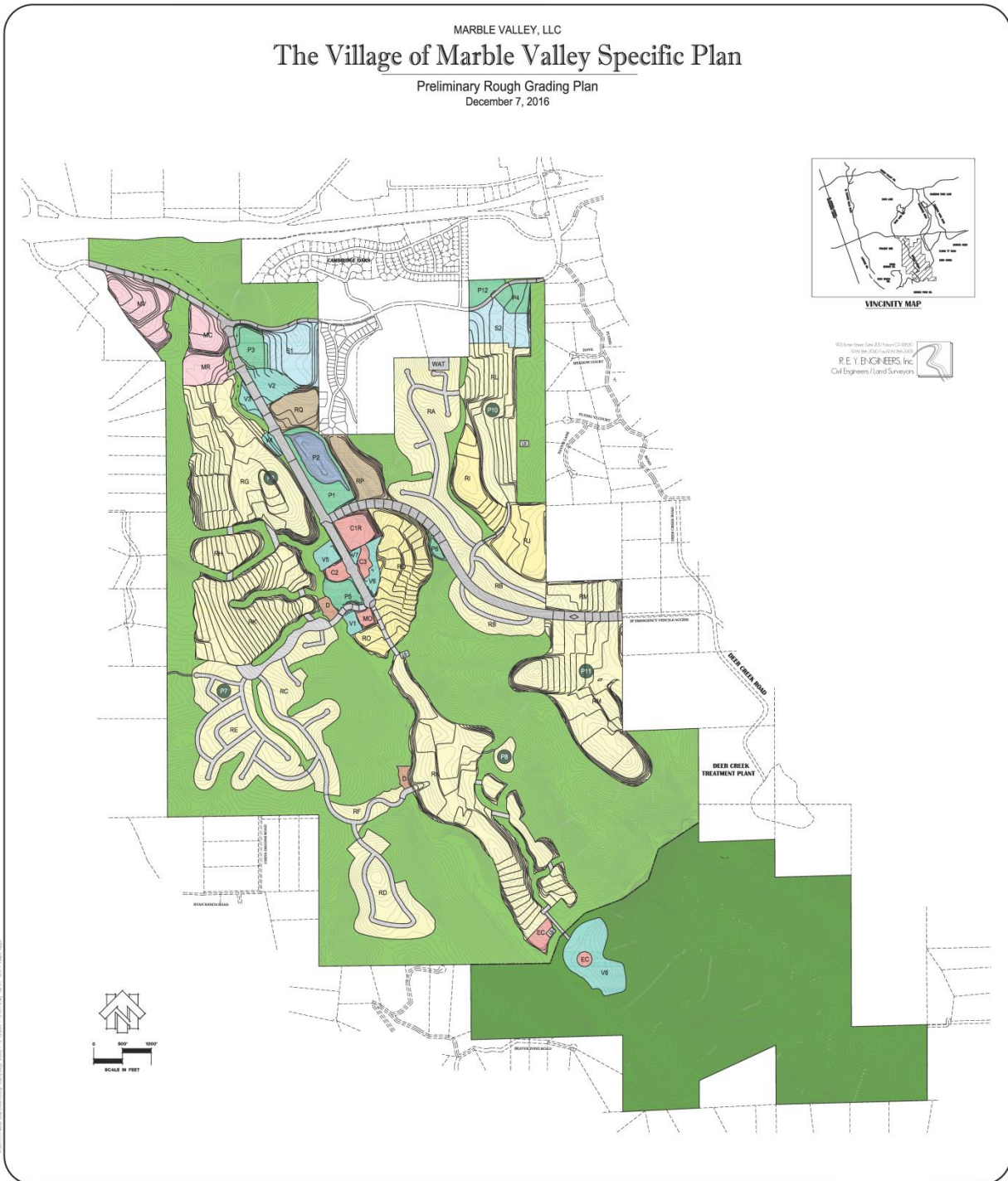
### **B.5.3 Contour Grading**

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.9: 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.

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 that are not visible from a public street.

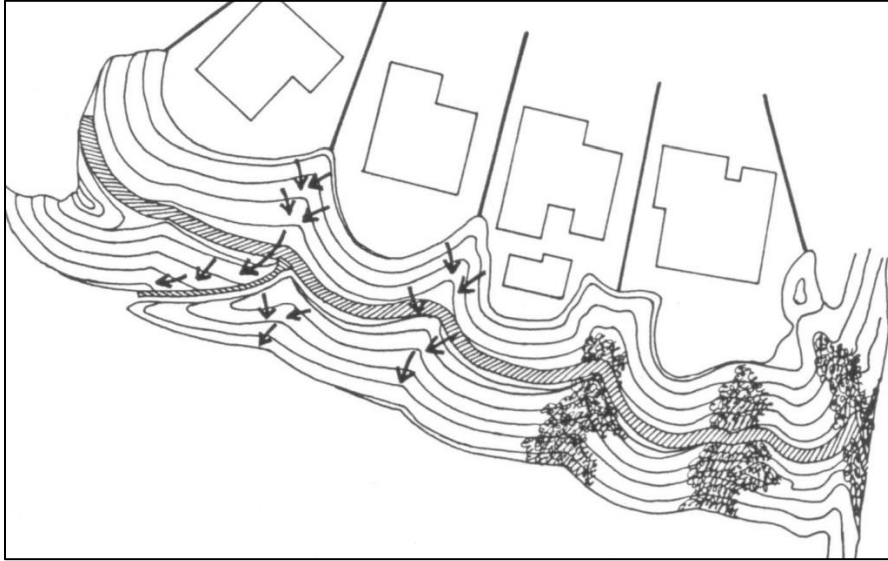
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**Figure B.8:**  
**Preliminary Rough Grading Exhibit**





**Figure B.9:  
Contour Grading Example**



#### **B.5.4 Streets and Drainage**

As will be established through the Plan Area’s 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 simultaneously with the recordation of the final subdivision map providing for such streets, unless a particular map is recorded prior to the formation of the Master Owners’ Association. In the latter event, such private streets, drainage easements, and drainage facilities shall be offered immediately after the formation of the Master Owners’ 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 to its natural drainage areas or to storm drainage facilities if they have been provided. Lots at lower elevations will likely be subject to drainage runoff 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 (Zoning and Development Standards). 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 County's Transportation Division. 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's Architectural Control Committee. Acceptable retaining walls shall include, but are not 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**

As part of any discretionary application required by the County Code, applicants shall submit a preliminary landscaping and irrigation plan to the County to demonstrate consistency with El Dorado County Chapter 130 (Zoning Ordinance).



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# Summary of Specific Plan Policies

*This Appendix repeats and consolidates the various Specific Plan policies contained at the end of Sections 3 through 10 as a quick reference guide to aid in the assessment of future development applications.*

## C.1 Agricultural Production

### **Policy 5.15**

Any on-site winery or tasting room for the estate wines of Marble Valley shall be located in proximity of the Central District.

## C.2 Air Quality and Public Health

### **Policy 9.50**

Installation of wood stoves and pellet stoves shall be prohibited.

### **Policy 9.51**

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 9.52**

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

### **Policy 9.53**

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).

**Policy 9.54**

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 9.55**

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

**Policy 9.56**

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 9.57**

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 9.58**

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 9.59**

Indoor air quality and exhaust measures shall be utilized, including:

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

**Policy 9.60**

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

## **C.3 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 to the north, east, and west 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.

## C.4 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.

### Policy 5.1

The Lake at Marble Valley Park, The Monolith Event Center, and the S.H. Cowell Historic Park shall incorporate public spaces for formal or informal gatherings by residents and visitors of the County.

### Policy 5.2

The architectural style of the Central District uses shall promote the village concept and be harmonious with a single community-wide architectural theme.

### Policy 5.3

To heighten the sense of place and establish a strong community identity, incorporate public art, thematic landscaping and street furniture, and consistent signage throughout the Central District, where feasible and practical.

### Policy 5.4

To reinforce the vineyard character of the community, incorporate vineyard plantings into the site landscaping of the Village Center and Village Park land use designations within the Central District, as feasible and practical.

**Policy 5.5**

Reciprocal and shared parking is strongly encouraged between the Village Center, Office Park, and Village Park uses within the Central District to reduce hardscape surfaces and promote the village atmosphere. Crushed limestone or gravel parking surfaces are permissible and encouraged.

**Policy 5.6**

Improve the safety of Marble Lake by creating a safe edge, restricting swimming and motorized boating, and prohibiting structures within 40 to 100 feet of the lake edge as defined by Policy 6.2 (quarry setback).

**Policy 5.7**

Lighting in the Central District shall be shielded downward and use current technologies to reduce light spillage onto the existing communities of Marble Ridge, Marble Mountain, Cambridge Oaks, and Cameron Estates.

**Policy 5.8**

All uses in the Central District shall abide by the County’s Noise Ordinance for outdoor events and gatherings.

**Policy 5.9**

The Village Center is the core of the Central District and shall remain so to promote community interactions day and night.

**Policy 5.10**

Construct the residential component of the Village Center concurrently with the commercial component.

**Policy 5.11**

Maximize the ground floor, dual frontage retail and commercial uses adjacent to The Monolith Event Center and the Agri-Tourism Information and Sales Center to create vitality and community interest.

## **C.5 Cultural Resources**

**Policy 5.12**

Minimize disturbance to the S.H. Cowell Historic Park by encouraging parking facilities on nearby uses.

**Policy 5.13**

Preserve and encourage the restoration of the S.H. Cowell lime kilns and remnant structures for community education and enjoyment. Engage the community or historical societies in any restoration efforts.

**Policy 5.14**

Incorporate interpretative panels at The Lake at Marble Valley Park, The Monolith Event Center, and the S.H. Cowell Historic Park, to tell the story and preserve the history of the former limestone operations.

**Policy 6.36**

Applicants shall complete the following prior to extensive grading or excavation, or otherwise comply with a Historic Properties Treatment Plan or 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 familiar 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 6.37**

Publicly accessible trails and facilities in open space areas shall be located to ensure the integrity and preservation of historical and cultural resources as specified in the Open Space Management Plan and Historic Properties Treatment Plan.

**Policy 6.38**

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 6.39**

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

## **C.6 Energy Efficiency**

**Policy 9.11**

All buildings shall exceed energy efficiency standards in Title 24, Part 6 of the 2008 California Building Standards Code by a minimum of 15 percent, 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 9.12**

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 9.13**

Cool roofing materials shall be encouraged 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 9.14**

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

**Policy 9.15**

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

**Policy 9.16**

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

**Policy 9.17**

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

**Policy 9.18**

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 9.19**

All new 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 and A4.207.2 for residential; CAPCOA BE-3).

**Policy 9.20**

Lighting in publicly- or commonly-accessed outdoor areas in all Village Residential - Medium, Village Residential - High, Office Park, Commercial, and Public Facilities land use designations shall both minimize energy use and protect dark-sky conditions through the installation of high-efficiency LED or similar lighting with automatic, dimmable controls (CAPCOA LE-1; LE-2).

**Policy 9.21**

Public street-lighting shall be high-efficiency LED (light emitting diode) 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 9.22**

Commercial, residential, and public buildings shall be designed to allow for the installation of renewable energy systems including active solar, wind, or other emerging technologies, and shall comply with the following standards:

- 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);
- 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;

- Standard rooftop mechanical equipment shall be located in a manner that does not preclude the installation of solar panels;
- 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; and
- Any covenants, conditions, and restrictions shall allow for the installation of appropriate solar energy collection systems or other architectural features to collect, store, or utilize renewable energy on-site, provided that the systems comply with design guidelines and height limits established in the Specific Plan development standards and applicable provisions of the County Code.

**Policy 9.23**

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

## **C.7 Financing**

**Policy 10.1**

The Specific Plan shall fund its proportional share of regional backbone infrastructure costs, and the full costs for primary and secondary backbone infrastructure as detailed in the Public Facilities Financing Plan and any associated Development Agreement.

**Policy 10.2**

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

**Policy 10.3**

The Specific Plan shall fund the full cost (capital improvement and maintenance) of neighborhood parks.

**Policy 10.4**

El Dorado County impact and capital improvement fees generated by the Plan Area shall be used to fund Specific Plan 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 10.5**

One or more Community Facilities Districts for the Specific Plan may finance backbone infrastructure, public facilities costs, and other eligible improvements and/or fees.

**Policy 10.6**

Create one or more Landscape and Lighting Assessment Districts or Master Owners' Associations in the Plan Area for the maintenance and operation of public improvements and public open space.

**Policy 10.7**

Explore alternative funding sources for the on-going operation and maintenance of the public open space including such options as grants and non-profit foundations.

## **C.8 Geologic Hazards**

**Policy 6.1**

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

**Policy 6.2**

Maintain a development setback around the North Quarry (Marble Lake) of 40 feet on the north, east, and a portion of the south side of the quarry, and 100 feet to 40 feet on the west side of the quarry as determined by Youngdahl Consulting Group, Inc. in its Marble Valley Quarry Development Setbacks report dated September 17, 2013.

## **C.9 Housing**

**Policy 3.7**

Provide a range of housing choices from small-lot single-family residences to multi-family attached dwelling units, furthering home-ownership and rental opportunities for a range of ages and income levels.

## **C.10 Land Use**

**Policy 3.1**

The Plan Area shall be an integral and complementary component of the El Dorado Hills and Cameron Park communities, and shall provide a range of facilities and services necessary for a self-contained community.

**Policy 3.2**

Establish new residential uses in a manner that blends densities with existing subdivisions and locate multi-family sites in proximity to existing services or public transit opportunities to minimize automobile use.

**Policy 9.1**

Minimum off-street parking requirements shall be flexible where shared parking arrangements, on-street parking, car-sharing, or other applicable measures or programs lead to reduced peak parking demand (California Air Pollution Control Officers Association (CAPCOA) PDT-1; CALGreen A5106.6 Parking Capacity).

**Policy 9.2**

Short term and long term bicycle parking and support facilities shall be provided in all Village Residential - Medium, Village Residential - High, Office Park, Commercial, and Public Facilities designations, in accordance with CALGreen Nonresidential Tier 1 Voluntary Measures (see CALGreen A5 106.4; CAPCOA SDT-6 and 7).

**Policy 9.3**

Off-street parking in all Village Residential - Medium, Village Residential - High, Office Park, Commercial, and Public Facilities land use designations shall include a minimum number of dedicated public parking spaces for Low-Emitting and Fuel-Efficient Vehicles<sup>1</sup>, in accordance with CALGreen Nonresidential Tier 1 Voluntary Measures (see CALGreen A5.106.5.1 for specific standards).

**Policy 9.4**

Off-street parking in all Village Residential - Medium, Village Residential - High, Office Park, Commercial, and Public Facilities designations shall provide some dedicated parking for plug-in electric vehicles (PEVs) and install minimum Level 2 PEV charging stations in each dedicated PEV parking space, in accordance with CALGreen Nonresidential Tier 1 Voluntary Measures (see CALGreen A5.106.5.3 for specific standards; CAPCOA SDT-8).

**Policy 9.5**

Off-street parking in private garages or other dedicated enclosed 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.

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<sup>1</sup> See CALGreen Section 5.102 for full definition of Low-Emitting and Fuel Efficient Vehicles.

**Policy 9.6**

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 9.7**

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 9.8**

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. Fire access roadways in parking areas will have a required fifteen feet vertical clearance.

**Policy 9.9**

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

## **C.11 Low Impact Development**

**Policy 9.47**

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 (see also reduced parking standards referenced in Section A.6 – Parking Requirements);
- Break up large areas of impervious surface area and direct storm water 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;

- 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 9.48**

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 storm water quality and habitat protection goals. Integrated Pest Management (IPM) techniques shall be encouraged.<sup>2</sup>

**Policy 9.49**

Management of vineyards or other agricultural activities within the Agricultural Tourism designations shall conform to Fish Friendly Farming<sup>3</sup> standards.

## C.12 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.

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<sup>2</sup> More info on IPM is available at UC Davis' Statewide IPM Program website: <http://www.ipm.ucdavis.edu/>

<sup>3</sup> More info on Fish Friendly Farming is available at: <http://www.fishfriendlyfarming.org/>

**Policy 9.10**

The Master Owners' Association (MOA) shall work with area residents, businesses, and other interested parties, such as the Highway 50 Corridor TMA, to create or participate in a transportation management association (TMA), and prepare and implement a multi-strategy Transportation Management Plan (TMP) for the Plan Area. The TMP shall incorporate transportation demand management strategies as described in Section 9.4.2 (Transportation Demand Management), and will be managed through the TMA, as administered by the MOA or other similar organizations (CAPCOA TRT-1 through TRT-15).

## C.13 Oak Woodlands

**Policy 6.29**

Comply with the provisions of the County's ORMP.

If the ORMP is not in effect at the time that development entitlement applications are submitted, retain no less than 910.2 acres of existing oak woodlands consistent with Option A of General Plan Policy 7.4.4.4 and the Biological Resources Study and Important Habitat Mitigation Plan (BRS/IHMP) dated January 24, 2014 (further described in Policy 6.30 below). However, if the County adopts Option B or a similar ordinance in the future, additional impacts and mitigation to the oak woodlands may occur subject to any required CEQA analysis and an amendment to this Specific Plan.

**Policy 6.30**

If required by Policy 6.29 to maintain consistency with Option A of Policy 7.4.4.4 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:

- Design and cluster development areas to minimize oak woodland impacts and reduce habitat fragmentation.
- 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.
- Oak woodland restoration or enhancement will be conducted at a 1:1 ratio concurrent with development phasing as specified in the BRS/IHMP.
- Retain contiguous stands of oak woodland habitat and corridors connecting the stands.
- To minimize impacts on custom or individually pad-graded lots, the CC&R Design Guidelines will set forth special design and construction measures to minimize impacts to oak trees, such as limiting excessive pad grading through the use of raised foundations, piers, post and beam construction and other similar measures, to the maximum extent feasible.

- In addition to the County’s site plan review and approval procedures, the Architectural Control Committee of the Master Owners’ Association will review and approve site and improvement plans for custom or individually pad-graded lots prior to ground-disturbing activities.
- If necessary, pruning, cabling, and other corrective measures for preserved trees will be specified by an ISA-Certified arborist, and will conform to pruning standards of the ISA.
- Each tree or group of trees to be preserved within one foot of the drip line of ground disturbance will be protected with a fence or other acceptable methods, such as warning tape, indicating grading limits prior to any grading or movement of heavy equipment. Grading limit line demarcation should be removed following construction and prior to installation of landscaping material.
- Signs will be posted on all sides of grading limit lines surrounding an individual tree or group of trees stating that each tree is to be preserved.
- Prior to construction, awareness training will be conducted for all construction personnel regarding the importance of the oak woodlands, the locations of preserved trees within the vicinity of the construction area, and preservation measures that are in place to protect them.
- To the extent feasible, no landscaping requiring permanent irrigation will be installed within the drip line of any preserved heritage or landmark tree, and to the extent possible, run-off, particularly from landscape irrigation, will be directed away from the root zone.
- Excavating and/or trenching within the drip line of trees (or a distance of half the drip line, outside of the drip line) will be avoided whenever feasible. However, if unavoidable, any authorized cut or fill occurring within the drip line of any preserved tree should be supervised by an ISA-Certified arborist.
- Any and all exposed roots will be covered with a protective material during construction.
- Native tree replacement will be used to mitigate the removal of native trees within the area, subject to approval by the County.
- Procedures and protocols for tree preservation and protection will comply with standards established by the County.
- Oak trees required to be planted as a condition of construction will be maintained after completion of construction.

**Policy 6.31**

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

**Policy 6.32**

As part of any small lot tentative subdivision map application, planned development permit, grading permit, or other similar action that will impact oak canopy, applicants shall quantify site-specific and cumulative impacts, and prepare and submit a tree preservation and replacement plan for that phase of development.

**Policy 6.33**

For each custom or individually pad-graded lot in the VRL 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.

**Policy 6.34**

Administrative modifications to the Specific Plan development standards, including, but not limited to the following, are permitted as part of the Planned Development (PD) approval process in order to conserve additional oak trees within development parcels.

- 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.

**Policy 6.35**

When oak trees are proposed for preservation in a development parcel, ensure their protection during and after construction as outlined in the tree preservation and replacement plan. Once an individual residence or commercial building has received an occupancy permit, conserved trees on the property are subject to the requirements of the preservation plan.

## **C.14 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.

**Policy 6.40**

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 6.41**

Open space areas shall incorporate sensitive natural resources, including oak woodlands, Deer and Marble Creeks and their intermittent tributaries, steep hillsides, and cultural resources.

**Policy 6.42**

Locate Class I bike paths, or paved and unpaved trails throughout the open space including emergency access for fire protection, unless prohibited by state or federal agencies, or the Historic Properties Treatment Plan.

**Policy 6.43**

Carefully site infrastructure, including roads, wastewater and water facilities, trails and trailheads, and the like to minimize impacts to the oak woodlands, Deer and Marble Creeks and their tributaries, hillside areas, and cultural resources.

**Policy 6.44**

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

**Policy 6.45**

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 6.46**

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;
- Ownership, preservation, and maintenance of oak woodlands
- Protection of cultural resource sites consistent with the Historic Properties Treatment Plan
- Requirements to reduce the potential for domestic pet predation on wildlife species; and
- Management requirements (vegetation management/restoration, trail design standards, trail management, interpretive signage, prohibited activities, fuels management, environmental/cultural resource management, and vegetation monitoring).

The County shall review and approve the Draft OSMP prior to the approval of the first small lot tentative subdivision map.

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 6.47**

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.

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

**Policy 6.48**

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

## **C.15 Plants and Wildlife**

**Policy 6.25**

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 WMMP.

**Policy 6.26**

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 6.27**

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

**Policy 6.28**

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.

## **C.16 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, and storm water infrastructure required to serve the Plan Area. All infrastructure improvements 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 stage.

**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 plans at improvement plan stage.

## **C.17 Public Services** (Fire Protection and Solid Waste Collection)

**Policy 7.25**

The local 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 7.26**

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 7.27**

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 7.28**

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 (consistent with Policy 9.29 of this Specific Plan) of construction and demolition debris.

**Policy 7.29**

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.

## **C.18 Schools, Parks, and 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.

**Policy 3.11**

All multi-family and high-density residential sites are encouraged to incorporate on-site recreational amenities for their residents.

**Policy 5.16**

Connect the land uses in the Central District with walking trails, sidewalks, and bike paths to reduce automobile trips and facilitate healthy lifestyles.

**Policy 7.1**

School sites should be located adjacent to village park sites to provide for joint-use of facilities and shall be accessed from public arterial or collector roadways.

**Policy 7.2**

Within three years of the adoption of the Specific Plan and as a condition of approval of the small lot tentative and small lot final subdivision map, BUSD and the Project Proponent shall enter into a School Reservation and Option Agreement, unless the parties mutually agree to extend this deadline. If the District and Developer have not entered into acquisition agreements within the reservation period, the Specific Plan requirement to reserve the school sites shall be deemed to have been fully satisfied.

**Policy 7.3**

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 7.4**

Link schools to the pedestrian trail and bicycle path network to encourage non-motorized transportation.

**Policy 7.5**

The architectural theme of each school facility shall be consistent and harmonious with the Plan Area's project-wide architectural style to promote a village concept.

**Policy 7.6**

The Plan Area shall lie entirely within the Buckeye Union and El Dorado Union High School Districts, and said school district boundaries shall not divide the Plan Area.

**Policy 7.7**

To promote walking and cycling, village and neighborhood parks shall be connected to the pedestrian and bicycle network.

**Policy 7.8**

Locate neighborhood parks reasonably central to the neighborhoods they are intended to serve.

**Policy 7.9**

Neighborhood parks shall be a minimum of 1 acre.

**Policy 7.10**

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. Examples of neighborhood parks include Serrano Villages B, D, G, and K1/K2.

**Policy 7.11**

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 7.12**

For private neighborhood parks owned by the Master Owners' Association, the Project Proponent will determine the type and design of the improvements.

**Policy 7.13**

Village parks shall be located adjacent to public arterial or collector roadways, and where feasible, adjacent to public schools to promote joint-use facilities.

**Policy 7.14**

In addition to the acceptable amenities for neighborhood parks (refer to Policy 7.9), village parks 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. Examples of village parks include Allan Lindsey Park and the planned park at Serrano Village J.

**Policy 7.15**

Park designs shall accommodate a variety of active and passive recreational facilities and activities that meet the needs of Plan Area residents of all ages, abilities, and special interest groups, including the disabled.

**Policy 7.16**

Village parks shall feature active recreational uses as a priority and may provide field lighting for nighttime sports uses and other activities as deemed appropriate by the EDHCSD.

**Policy 7.17**

Master plans shall be prepared for all public village parks and shall include a lighting plan, if applicable.

**Policy 7.18**

All park lighting fixtures shall be shielded and energy efficient.

**Policy 7.19**

Design and landscape parks to provide shade, easy maintenance, and water efficiency.

**Policy 7.20**

Public art is encouraged in village and neighborhood parks, where appropriate and feasible.

**Policy 7.21**

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 7.22**

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

**Policy 7.23**

The Project Proponent shall dedicate park land acreage consistent with Quimby park land dedication requirements. It is currently contemplated that the Project Proponent will dedicate 45.84 acres of park lands to the EDHCS D as specified in the Public Facilities Financing Plan and any associated Development Agreement, provided the Plan Area builds out to its maximum dwelling count of 3,236 units.

**Policy 7.24**

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.

## **C.19 Storm Water**

**Policy 8.4**

Storm water 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 8.6**

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 8.7**

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



**Policy 8.8**

Employ Low Impact Development (LID) practices as required by El Dorado County and in conformance with the County’s storm water quality development standards.

## **C.20 Traffic Calming**

**Policy 4.9**

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 by the local fire protection district.

## **C.21 Waste Reduction and Recycling**

**Policy 9.24**

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 9.25**

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

**Policy 9.26**

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

**Policy 9.27**

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

**Policy 9.28**

Prior to construction, 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 9.29**

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

**Policy 9.30**

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 9.31**

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 9.32**

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

**Policy 9.33**

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

**Policy 9.34**

On-site composting of commercial food waste, landscaping green waste, and other forms of organic waste shall be encouraged in all Office Park, Commercial, and Public Facilities designations, in accordance with any applicable local and state regulations.

**Policy 9.35**

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).

## **C.22 Water Conservation**

**Policy 9.36**

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

**Policy 9.37**

Nonresidential indoor water use shall be encouraged to be reduced by a minimum of 30 percent 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 5.303; CAPCOA WUW-1).

**Policy 9.38**

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 9.39**

Waterless urinals and toilets shall be encouraged in all Office Park, Commercial, and Public Facilities buildings, where applicable (CALGreen Residential A4.303.2; CAPCOA WUW-1).

**Policy 9.40**

A backbone recycled water system shall be designed and installed throughout the Plan Area to supply recycled water to residential yards, commercial landscaping, park sites, landscape corridors, vineyards, and other landscaped spaces (CAPCOA WSW-1; EID Board Policy 7010).

**Policy 9.41**

Nonresidential buildings and facilities shall be dual-plumbed for potable and recycled water systems for toilet flushing when indoor recycled water is available for use, if allowed by the enforcing authority (CALGreen A5.305.5).

**Policy 9.42**

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

**Policy 9.43**

Hydro-zoning techniques shall be incorporated into landscape designs for all post-construction landscapes (CALGreen A4.106.3; CAPCOA WUW-3).

**Policy 9.44**

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 9.45**

Consistent with CALGreen Tier 2 voluntary measures, all non-public 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 9.46**

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 adopted 9/10/09, Section 492.6).

## **C.23 Water Quality**

**Policy 6.3**

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

**Policy 6.4**

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

**Policy 6.5**

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 9 (Sustainability).

**Policy 6.6**

Best management practices (BMPs) 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, the El Dorado County Storm Water Management Plan, the El Dorado County Grading, Erosion and Sediment Control Ordinance, as well as NPDES permit requirements and State Water Resources Control Board's Construction General Permit requirements.

**Policy 6.7**

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

## **C.24 Water Surface Elevation Protection**

**Policy 6.12**

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 6.13**

Deer and Marble Creeks shall be preserved in their natural state, to the extent feasible, to maintain the riparian and wetland habitat adjacent to the creek.

**Policy 6.14**

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

**Policy 6.15**

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

**Policy 6.16**

New drainage outfalls within or near Deer and Marble Creeks 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 6.17**

All Plan Area development projects shall avoid encroaching on the Deer and Marble 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 6.18**

Roadways that cross Deer and Marble Creeks shall be designed to allow passage of wildlife and trail users.

**Policy 6.19**

Emergency vehicle access along Deer and Marble Creeks may be provided on Class I bike paths (refer to **Figure 4.28: Trails and Bikeways**), sewer access roads, and/or separately designated emergency access roads.

**Policy 6.20**

All lighting adjacent to Deer and Marble Creeks shall be limited to bridges, underpasses, trailheads, public facilities, and other public safety purposes. Lighting fixtures shall be fully shielded and energy efficient.

**Policy 6.21**

Class I bike paths and other paved and unpaved trails may be constructed near Deer and Marble Creeks, including 100-year water surface elevation areas, in the open space zones consistent with the Plan Area Site Design Standards and conditions of the Section 404 Permit.

**Policy 6.22**

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

**Policy 6.23**

Improvements and construction activity will adhere to the recommendations and policies of the El Dorado County Storm Water Management Plan, where feasible.

**Policy 6.24**

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

## **C.25 Wetlands**

**Policy 6.8**

Delineated wetlands shall be conserved to the greatest extent feasible within open space areas and corridors, or otherwise provided for in protected areas as required by the Section 404 Permit for the Plan Area.

**Policy 6.9**

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

**Policy 6.10**

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 an off-site location to preserve, enhance, restore, or construct mitigation wetlands.

**Policy 6.11**

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 or declaration of restrictions), and funding mechanism information (e.g., endowment).

