

## **SECTION 2.**

### **RESIDENTIAL LAND USE ELEMENT**

#### **2.1 Concept**

The El Dorado Hills Specific Plan envisions a series of distinct residential villages that encompass a range of housing types and densities. The topography and vegetation of the Plan Area combine with the variety of residential types to enable each village to be distinct in character and design. Each village is intended to be inwardly oriented and physically defined in relation to other villages through a combination of topography, open space, and circulation. The villages will be aggregated into "Development Neighborhoods," a grouping of residential and commercial villages that are served by common roads, sewer, and water facilities. (See Section 2.5, "Development Neighborhoods.")

The proposed golf courses are intended to be an integral part of village design and will define the shape of the villages that have frontage along the courses. Consequently, the configuration and size of villages shown on the Specific Plan Map and the Illustrative Plan are subject to change as the golf courses are actually designed and constructed. The configuration of the Open Space areas will also change to reflect the design of the golf course and adjustments in the village boundaries. Provision has been made for buffering Agricultural Preserves adjacent to the Specific Plan Area.

#### **2.2 Residential Densities**

The El Dorado Hills/Salmon Falls Area Plan provides that the density of residential development within the El Dorado Hills area shall be, within the high density land use designation, a maximum of three du/ac or five du/ac within a planned development; and within the multifamily land use designation, a maximum of 12 du/ac or 20 du/ac in a planned development.

This Specific Plan provides for substantially fewer multifamily dwelling units than could be provided under the Area Plan. Preservation of approximately 1,000 acres of natural open space, together with 370 acres designated for golf courses, result in substantially lower residential densities. Densities within specific villages range from 0.25 to 12.0 du/ac. Densities within those villages within the EDHI properties range from 0.25 to 7.0 du/ac. The overall residential density within the Specific Plan area is 1.6 du/ac. The number of dwelling units in any of the three residential neighborhoods shown on Table 1 may vary, provided that the densities within any village shall not exceed the densities permitted by the Area Plan, nor shall the total units, gross and net densities for the total Specific Plan exceed the totals given in Table 1.

#### **2.3 Dwelling Unit Types**

The El Dorado Hills Specific Plan intends to accommodate a broad spectrum of housing types and densities. The majority of these residential types will be single family detached homes. In addition to the single family units, a variety of townhomes, cluster, and patio homes are proposed within selected villages as determined by specific site conditions. This mix of housing types permits the effective use of open space and the opportunity to provide housing for a variety of family sizes and lifestyles.

# EL DORADO HILLS

EL DORADO COUNTY, CA

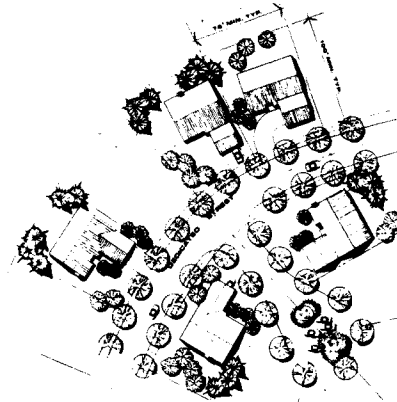
## TYPICAL RESIDENTIAL PRODUCTS

6

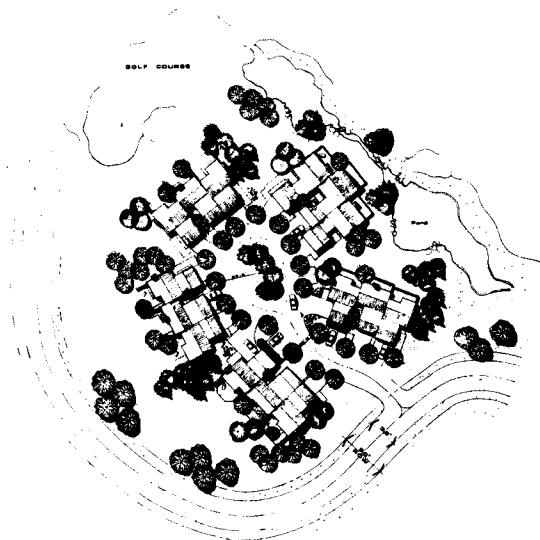
Figure 6



**SFD** SINGLE FAMILY DETACHED 6,500 S.F.  
65' X 100' 4 d.u.s./ac.



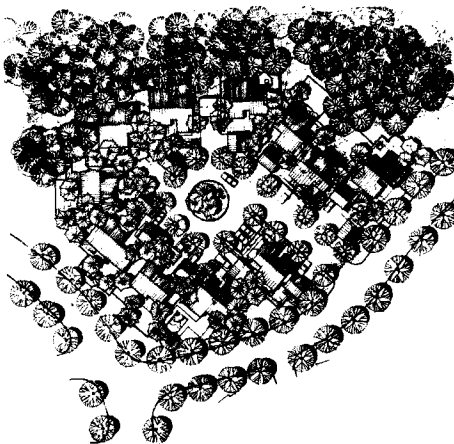
**SFD** SINGLE FAMILY DETACHED 7,500 S.F.  
75' X 100' 4 d.u.s./ac.



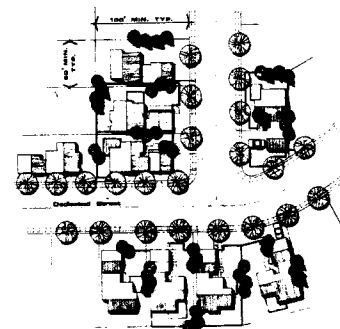
**AGT** ATTACHED TOWNHOME CLUSTER ON GOLF COURSE  
7 d.u./ac.



**AGT** ATTACHED TOWNHOME ON GOLF COURSE  
7 d.u.s./ac.



**PH** PATIO HOME CLUSTER  
50' X 100' TYP 4.5 d.u.s./ac.



**PH** PATIO HOME (FREE LOT) 5,000 S.F.  
50' X 100' 4.5 d.u.s./ac.

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JULY 18, 1988

### 2.3.1 Dwelling Unit Types/Residential Lotting Pattern

Although the Land Use and Circulation Map identifies appropriate dwelling unit types to be built in each village, the allocation of these dwelling units is determined by the appropriateness of the lotting pattern of the dwelling types in relation to the topography, orientation, tree cover, viewshed, proximity to open space, habitat, and other factors attributable to the land. For example, the single family residence that would be built on a 10,000-square-foot lot would be very similar to the residence built on a 20,000-square-foot lot. However, the size and configuration of the larger lot may be more appropriate for an area with steeper topography or adjacent to open space than the smaller lot. Therefore, lotting patterns were utilized in allocating ultimate housing types. These lotting patterns and their respective housing types are presented below.

#### 2.3.1.1 Small lots will include the following housing types:

##### a. Single-Family Detached (SFD)

Typically, these units will be located on the flatter areas of the Plan Area. This type of housing usually provides the community with starter homes for the first-time buyer and smaller homes for those who no longer need a large one. The lots tend to be 6,000-7,500 square feet and contain a residence of 1,500-2,000 square feet which is one or two stories in height. Nondevelopment easements may be included within these lots to prevent disturbance to adjacent environmentally sensitive lands.

##### b. Patio Homes (PH)

A variation of the denser single family residence is the patio home. These units are designed to maximize the use of the land for residential development. Typically, 5,000-square-foot lots accommodate one- and two-story residences that range from 1,400 to 1,800 square feet. This housing type can be used in conventional lotting patterns where the structures parallel the streets, as well as in clusters, where appropriate, in order to leave the remainder as private open space held in common.

##### c. Attached Townhomes on the Golf Course (AGT)

Attached Golf Townhomes are proposed adjacent to the golf course within four villages. Typically, these units will be 900-1,400 square feet and two stories in height. Many times the actual lot held under private ownership merely occupies the "footprint" of the unit, or the "airspace" within the residence itself. This relatively low density of attached dwellings permits greater compatibility with adjacent single family housing, as well as greater flexibility of village design. The developments where these units are planned may have pool facilities and other recreational amenities that add to the quality of the project, or other areas left as private open space buffer. In all cases, the golf course will provide the major visual amenity. This housing type also may be clustered to better integrate the development with topography and vegetation.

#### 2.3.1.2 Mid-sized lots will include the following housing types:

##### a. Fairway Estate Lots (FE)

Located parallel to the golf course fairways, these mid-sized lots will range from 7,500 to 10,000 square feet. These lots will be large enough to accommodate residences up to 3,000 square feet and will also allow for the owner to install a swimming pool, extensive landscaping, and other amenities.

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## TYPICAL RESIDENTIAL PRODUCTS

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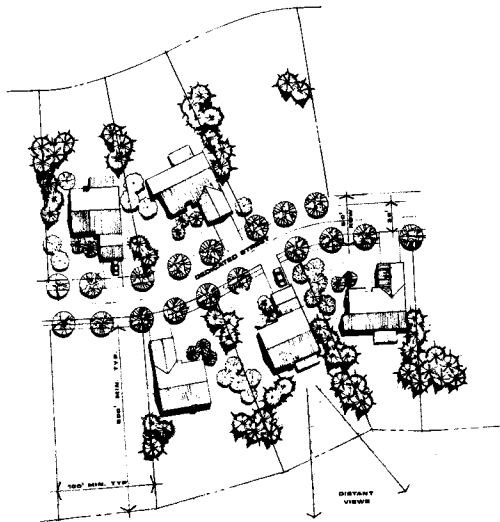
Figure 7



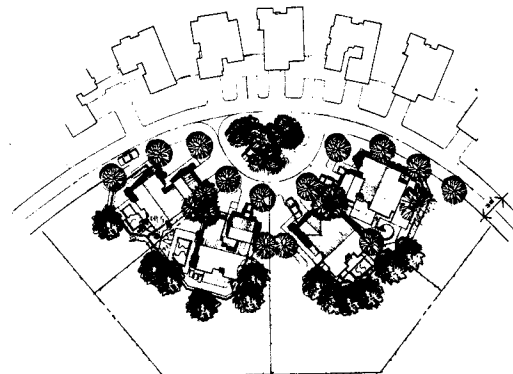
**EH** ESTATE HOME CLUSTER 15,000 S.F.  
225 d.u.s./ac.



**EH** ESTATE HOME (FEE LOT) 18,000 S.F.  
125'X150' TYP. 225 d.u.s./ac.



**VL** VIEW LOT (FEE) 20,000 S.F.  
100'X200' TYP. 2 d.u.s./ac.



**VL** VIEW LOT CLUSTER 20,000 S.F.  
2 d.u.s./ac.

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b. Estate Homes (EH)

Throughout the Plan Area, where lots do not have premium views or golf course frontage, estate lots will provide the greatest flexibility in lot and home design and orientation. These lots will range in size from 10,000 to 18,000 square feet, and will rely upon topography and tree location for appropriate placement and configuration. Since these lots are large enough to accommodate most home sizes, the particular constraints of the lots themselves will govern the final building sizes. Amenities such as swimming pools, spas, landscaping, and areas for nondevelopment easements also will not be limited by lot size.

This housing type also can be used in a cluster configuration. By clustering these homes in areas where topography so permits, building and street construction costs would be reduced and greater amounts of open space could be preserved. In addition, village CC&Rs shall be applied to those lots that abut open space in order to preserve and protect the open space.

2.3.1.3 Large lots will include the following housing types:

a. View Lots (VL) and View Estates (VE)

The most spectacular aspect of the El Dorado Hills Specific Plan is its treatment of the views from the ridgetops. As a result of differing degrees of slope, tree cover, rock outcropping, and proximity to open space, two sizes of view parcels are proposed. The smaller View Lots will range in size from 15,000 to 25,000 square feet, and the larger View Estates will range from 25,000 to 35,000 square feet. View Lots will be a minimum of 100 feet wide, and View Estates will be a minimum of 150 feet wide. It is anticipated that with this type of residential lot, construction will be concentrated on the more buildable portions and a large percentage of the lot will be left undeveloped or unimproved through nondevelopment easements. Since these lots will be located off the ridge lines, construction within the lot will be located so that its visual impact may be minimized from the rest of the community. Specific restrictions (CC&Rs) will be placed on each lot governing house placement, as well as amenity and fence location and design, at the time of subdivision approval. Most of these lots will be adjacent to public or private open space, and will be subject to careful review under the Design Guidelines.

b. Ranch Estates (RE)

Ranch Estates will contain the largest lots of the single-family housing types. These lots will be a minimum of 4 acres in size. The size of these lots will allow the greatest flexibility in structure placement, amenity development, and other permitted uses. These lots are located on the periphery of the Plan Area where villages abut adjacent offsite land uses that are similar in size and residential type or adjacent to agricultural preserves. This housing type will be developed as a planned development, and will be subject to the design review requirements of the Specific Plan to ensure protection of trees and natural habitat, and to minimize grading.

# EL DORADO HILLS

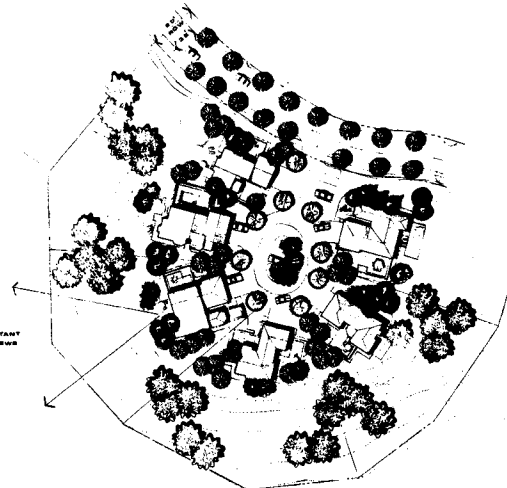
EL DORADO COUNTY, CA

## TYPICAL RESIDENTIAL PRODUCTS

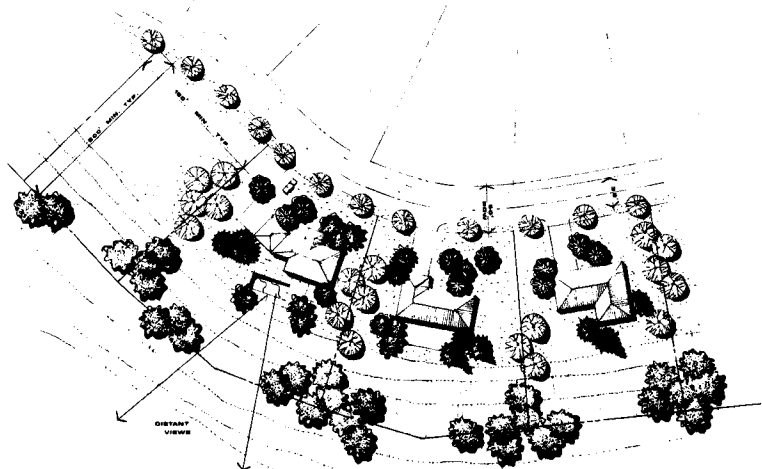
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Figure 8

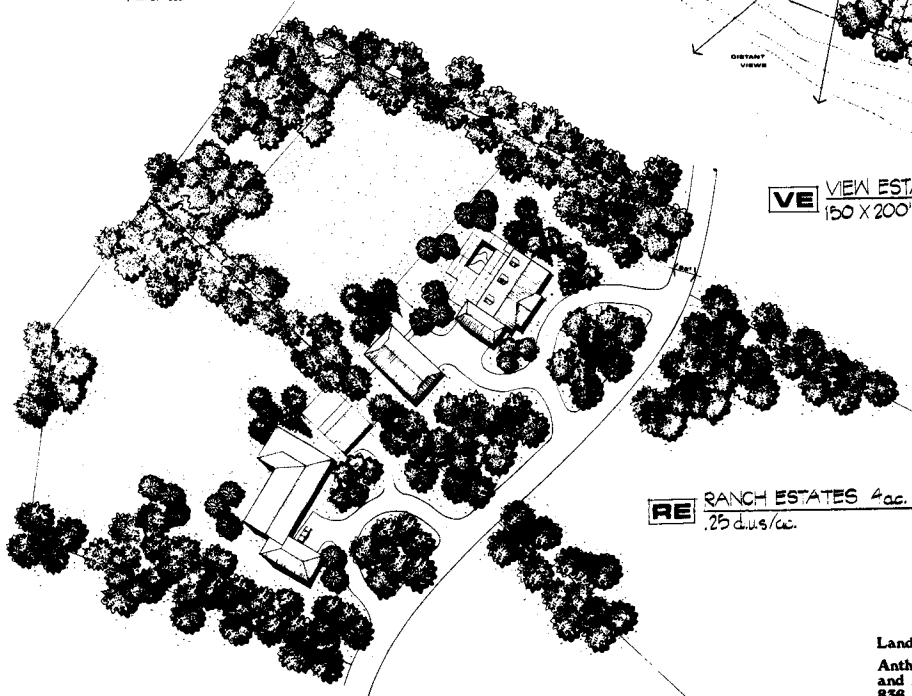
**FE** FARAWAY ESTATE 9,000 S.F.  
75' X 25' TYP. 3 d.u.s./ac.



**VE** VIEW ESTATE CLUSTER 30,000 S.F.  
1 d.u./ac.



**VE** VIEW ESTATE (FREE LOT) 30,000 S.F.  
150' X 200' TYP. 1 d.u./ac.



**RE** RANCH ESTATES 4 ac. min.  
.25 d.u.s./ac.

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## **2.4 Location of Dwelling Unit Types**

The Specific Plan Map (Figure 4) indicates the location of residential land use in villages throughout the Plan Area. The Land Use and Circulation Map (Figure 9) indicates the type of dwellings selected for each location as determined by a combination of factors, including topography, drainageways, tree cover, open space, market demand, and the relationship to existing adjacent land use. In general, the attached townhouses (7 du/ac) are located along the golf course where the open space offers a sense of spaciousness. The orientation of these units to the golf course avoids any conflict with lower density residential areas. In those areas along the northern and eastern periphery of the Specific Plan area densities tend to be lower in order to match those of adjacent rural residential uses. The lowest residential density is found in the northern portion of the Specific Plan area where the terrain, tree cover, and adjacent uses encourage a more rural, estate-lot development pattern.

## **2.5 Development Neighborhoods**

The Specific Plan villages are grouped into four Development Neighborhoods defined by topography and other environmental conditions, logical development sequencing, and by the availability of basic road systems and basic utilities (sewer, water, gas, and electricity). Schools, parks, and open space areas have been identified for each neighborhood and are discussed in the descriptions of each village.

The four neighborhoods are shown in Figure 10 and identified as:

- The North Uplands Golf Course Neighborhood
- The South Uplands Golf Course Neighborhood
- The Valley Floor Neighborhood
- The Commercial Neighborhood

### **2.5.1 Development Neighborhood #1**

The North Uplands Golf Course Neighborhood is an area that lies generally in the northeastern portion of the Specific Plan area. It consists of gently rolling to steep terrain with significant view potential and large concentrations of tree cover. It is proposed that the steep hillsides be preserved in open space or lower density rural uses. This neighborhood is envisioned as a golf course and country club neighborhood. A country club and related facilities could be provided north of Country Club Drive, although its location will depend on the final design and plan for golf course development. The golf course is played through the valleys and intermittent drainageways, leaving the most buildable areas for residential development of six distinct villages. Each village and its anticipated housing types have been selected based on the natural site constraints and available amenities. The circulation patterns are planned to be located on the ridge lines in order to reduce site disturbance and make the most efficient use of view potential within the villages. Country Club Drive functionally divides the North Uplands Golf Course Neighborhood from the South Uplands Golf Course Neighborhood. The villages within the North Uplands Golf Course Neighborhood include the following:

#### **VILLAGE "H"**

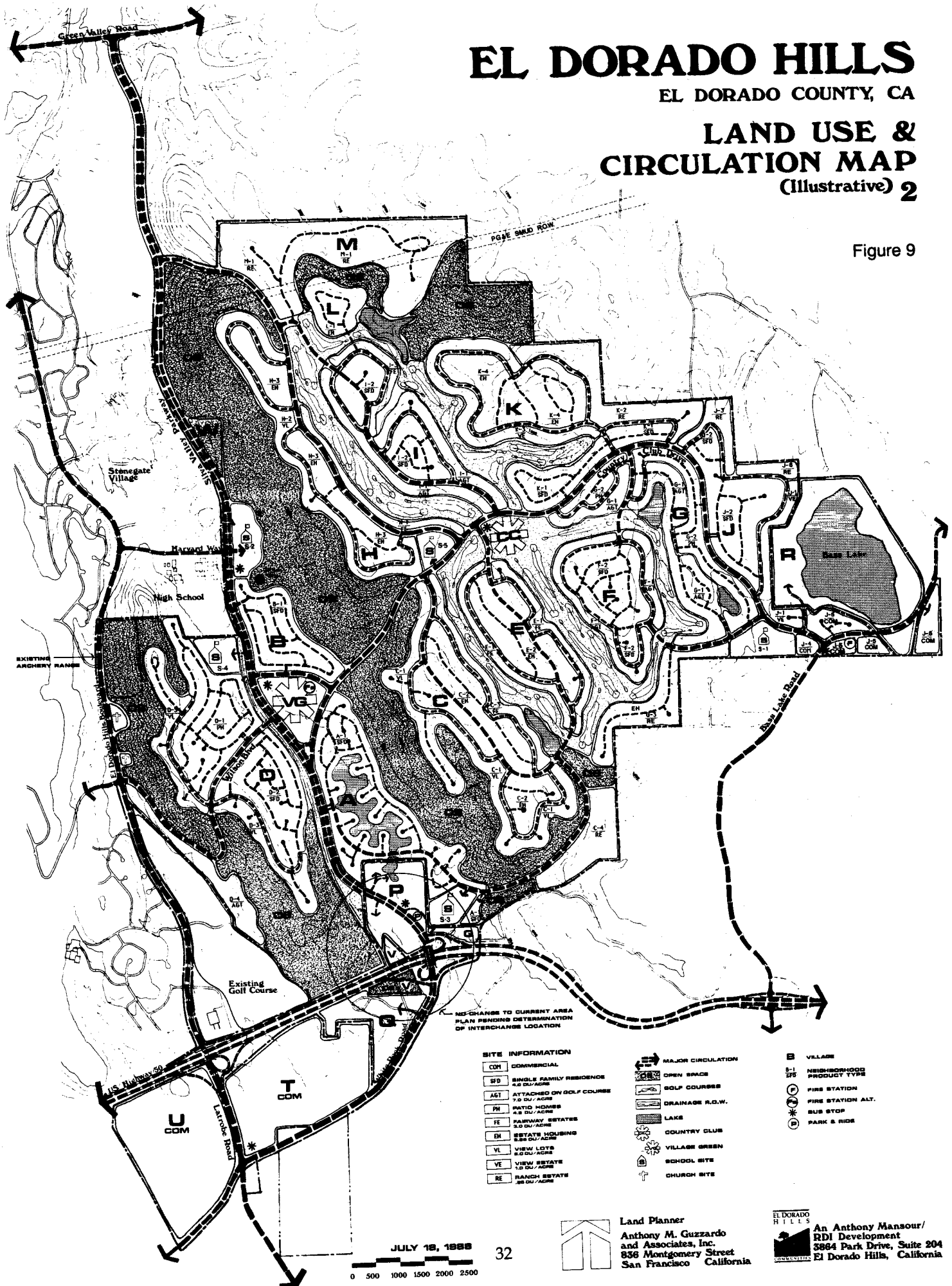
Village "H" is defined by open space and steep topography to the west and a portion of the golf course to the east. This village is anticipated to be traversed from north to south by private roads connecting the Country Club facility with Silva Valley Parkway. A school site is planned near the southern end of the village and will be located with the filing of a tentative subdivision map for this village. Portions of this village bordering the proposed golf course would accommodate Fairway Estate (FE) residences, while the higher elevations along the ridge lend themselves to View Lots (VL). Areas within the village without these amenities, but with tree cover and slightly steeper slopes, permit the larger lots associated with Estate Homes (EH). Village "H" would accommodate approximately 362 dwelling units.

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## LAND USE & CIRCULATION MAP (Illustrative) 2

Figure 9





#### VILLAGE "I"

Village "I" is encircled by the proposed golf course and may include a country club and related facilities. It is an area characterized by lower elevations and gentle slopes, and is located in the center of the development neighborhood. As a result, the outer boundaries of Village "I" are appropriate for Attached Golf Townhomes (AGT) and Fairway Estates (FE). The interior portions of the village, with more level topography, are appropriate locations for Single Family Detached (SFD) homes.

This village is also planned to include a neighborhood park, the location of which will be determined with the filing of a tentative subdivision map for this village. Village "I" would accommodate approximately 699 dwelling units.

#### VILLAGE "K"

Village "K" is defined by the northeast boundaries of the Specific Plan area, the golf course on the west, and the main east-west arterial (Country Club Drive) to the south. The village contains significant tree cover and includes a knoll which offers panoramic views of the Sacramento Valley, Folsom Lake, and the Sierra Nevada. Subdivision design and placement of structures will be subject to design review to preserve as many of the existing live oaks within this village as possible.

The eastern edge of Village "K" abuts the existing rural parcels of Green Springs Estates, and therefore the lower density Ranch Estate (RE) lots act as a transition between those existing rural lots outside of the Plan Area and the Estate Home (EH) lots located toward the interior of the village. Westerly facing slopes fronting on the golf course are appropriate locations for the lower density View Estates (VE). Single Family Detached (SFD) residences are proposed along Country Club Drive and along the golf course frontage where the topography would not accommodate attached dwelling units. This development pattern would permit Village "K" to accommodate approximately 458 dwelling units.

#### VILLAGE "J"

Village "J" is bounded on the northeast by the exterior of the Specific Plan area and on the south by Country Club Drive. It includes Bass Lake Road and the Bass Lake water reservoir, which is designated as open space.

This village is not adjacent to a golf course or Specific Plan open space areas and contains level to gently rolling topography. The latter characteristic lends itself to Single Family Detached (SFD) uses, except at the edges adjacent to rural parcels or Bass Lake where larger Ranch Estate (RE) lots are provided. Specifically, parcels that abut the Plan Area boundary are to be 4-acre minimum. These designations are appropriate as a buffer to the open space of Bass Lake and the rural parcels lying adjacent to, but outside of, the Specific Plan area to the east.

Village "J" also includes 45 acres of neighborhood commercial sites on the west and east sides of Bass Lake Road. These uses are intended to serve the daily shopping needs of future residents in the vicinity. Village "J" would accommodate approximately 342 dwelling units.

#### VILLAGE "L"

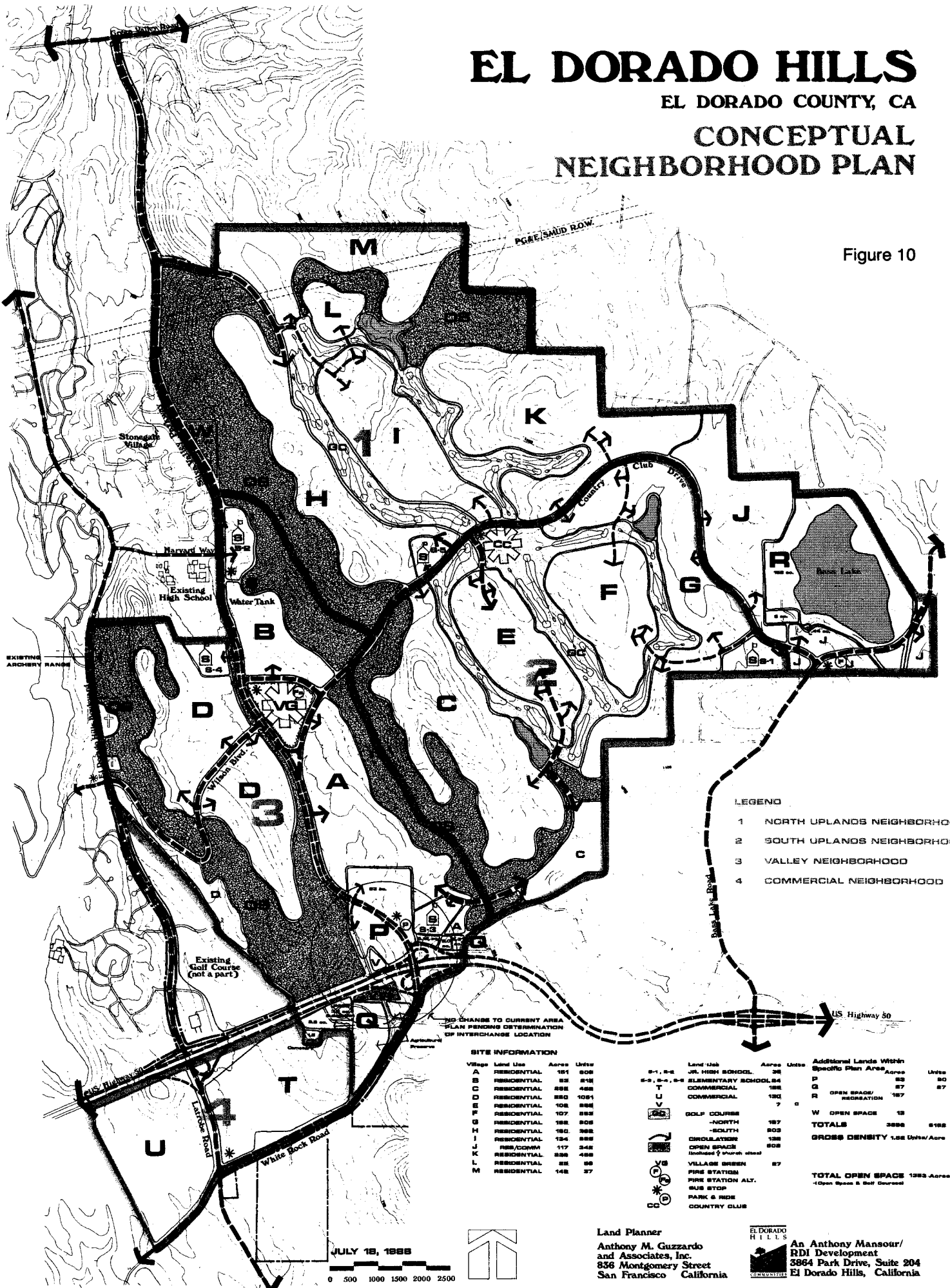
Village "L" represents the smallest village in the Specific Plan area, constituting an island of development surrounded by natural open space or a golf course. With its heavy tree cover and location on a prominent knoll, the site is established as a separate, unique village, and the larger Estate Home (EH) lots are appropriate. A low-lying area east of the village is designated for a future water retention pond to accommodate drainage in the area. This lake also provides an accessible water amenity within the North Uplands Golf Course Neighborhood. Village L is appropriate for only 56 dwelling units.

# EL DORADO HILLS

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## CONCEPTUAL NEIGHBORHOOD PLAN

Figure 10



## VILLAGE "M"

Village "M" constitutes a variation from the mix of housing types found elsewhere in the Specific Plan. This is due to the sensitive character of the village in terms of dense tree cover, wildlife habitat, and rolling-to-steep topography. As a result, this village is reserved for the largest lots within the Specific Plan area, Ranch Estates (RE) of 4-7 acres in size. These rural lots also act as a buffer between the edge of the Plan Area and the large rural lots to the north and the agricultural preserve to the east. The rural character of Village "M" will be maintained by the use of a standard rural road system of aggregate or chip seal surface. Water and sewer lines will be located within the public right-of-way. Road connections to the north are not expected to permit incompatible traffic volumes that would impact the rural setting and natural amenities of the village. Village "M," although large in acreage, is appropriate for approximately 37 dwelling units.

## VILLAGE "R"

Village "R" constitutes 157 acres of the El Dorado Irrigation District's (EID) Bass Lake water reservoir and water treatment facility. Once used as a recreation area, the lake and surrounding properties are no longer available for public use. The lake is now a potable water storage area for use by EID as a source of gravity-fed domestic water for the El Dorado Hills area. A treatment plant and caretaker's residence are also situated in Village "R."

In spite of its restricted access, Bass Lake does offer a visual water amenity to the North Uplands Golf Course Neighborhood and to travelers using Bass Lake Road. The lake and surrounding properties also constitute an additional area of permanent open space which, if feasible, should be returned to public recreational use in the future. No development is proposed for Village "R."

### 2.5.2 Development Neighborhood #2

The South Uplands Golf Course Neighborhood constitutes an area lying between the North Uplands Golf Course Neighborhood and Highway 50 in the southeastern portion of the Specific Plan area. It is a large area of gentle slopes and less tree cover than exists in the North Uplands Golf Course Neighborhood. This setting leaves less area for preservation as natural open space. However, additional water amenities are provided to increase the riparian habitat and the visual character of this neighborhood. Envisioned as a second golf course community, this neighborhood would also permit construction of an 18-hole golf course through the valleys and drainage course. Overall densities in this neighborhood are slightly higher due to the difference in topography and the need to maximize effective open space.

In addition to the golf course, a country club and related facilities also may be provided south of Country Club Drive, although its location will depend on the final design and plans for golf course development. The South Uplands Golf Course Neighborhood contains four separate villages oriented to the golf course and natural open space areas. Consistent with the Specific Plan, certain housing types are also allocated in this neighborhood based on natural land constraints and proximity to existing or planned amenities.

The villages within the South Uplands Golf Course Neighborhood include the following:

## VILLAGE "C"

Village "C" is defined by the contiguous natural open space areas to the west and south and the proposed golf course to the east. This village also lies along a north-south ridgeline of gentle to moderate slopes that contain very few trees but excellent views of the Sacramento Valley. View Lots (VL) are designated along the west side of the ridge, with larger Estate Homes (EH) anticipated in the interior of the village and on the east ridgeside. Fairway Estates (FE) are suitable uses fronting the golf course at the east side of the village. An area of Ranch Estate

(RE) rural lots is indicated at the far southeastern portion of the neighborhood where steeper slopes along Carson Creek suggest less intensive development. The larger rural lots, in conjunction with designated open space, continue the provision of a buffer to the existing rural patterns immediately beyond the Specific Plan area. A water retention pond is planned for the upper reaches of Carson Creek, to the east of Village "C," to provide drainage control for the golf course and a visible water amenity in the area. Village "C" would accommodate 482 dwelling units.

#### VILLAGE "E"

Village "E" constitutes another residential island surrounded by the golf course and is adjacent to the proposed country club facility. The village generally slopes to the west with a moderate grade, and lies between two ridgelines. As a result, view potential is limited. In spite of being devoid of tree cover, the topography of the site warrants the allocation of the larger Estate Homes (EH) in the center of the village, encircled by Fairway Estates (FE), which front on the golf course. This village will accommodate approximately 282 dwelling units.

#### VILLAGE "F"

Village "F" is the third island of residences surrounded by the golf course. The topography is more gentle and tree cover is very limited. The interior of this village is appropriate for Single Family Detached (SFD) homes, with a band of Attached Golf Townhomes (AGT) fronting the golf course on the periphery of the village. This village will also include a neighborhood park at a location to be determined with the filing of a tentative map for this village. A total of 553 dwelling units would be appropriate for Village "F."

#### VILLAGE "G"

Village "G" is elongated in configuration and is bounded by Country Club Drive on its northern and eastern edges and the golf course on the west. The topography is flat to very gently rolling and includes occasional clusters of trees and rock outcroppings that increase in concentration at the eastern edge. Rural uses, outside of the Specific Plan boundary to the south, encourage larger lot Ranch Estates (RE) at the southern edge of this village as well as an intermediate school and a District park. Specifically, parcels that abut the Plan Area boundary are to be 4-acre minimum. The park, approximately 10 acres in size, will also serve as a buffer to those adjacent rural uses. The school and park will be more precisely located with the filing of a tentative subdivision map for this village.

Proximity to the golf course and more level terrain for construction on the site permit building of Attached Golf Townhomes (AGT) along the border of the golf course. Patio Homes (PH) are appropriate for level areas along Country Club Drive, which will be in conformance with the higher density single family residences proposed on the opposite side of Country Club Drive from Village "G."

A retention pond is also designated for this village. It will accommodate golf course drainage, create additional habitat, and increase the area's visual character. This village will accommodate approximately 905 dwelling units.

#### 2.5.3 Development Neighborhood #3

The Valley Floor Neighborhood runs in a north-south direction within the western portion of the Specific Plan area, and encompasses the geographic feature often referred to as Silva Valley. This neighborhood is bisected by future Silva Valley Parkway as well as Country Club Drive and Wilson Boulevard. This neighborhood not only provides the primary entry into the Specific Plan area from the proposed interchange at Silva Valley Parkway and Highway 50, but also serves as the entry to the North Uplands and South Uplands Golf Course Neighborhoods to the east.

The intersection of Silva Valley Parkway and Country Club Drive will be the prime vehicular intersection within the Specific Plan area. Because of its central location within this

neighborhood, and its visual importance to the Specific Plan area, the area within this intersection is designated as the Village Green/Community Center. This unique location has permitted land uses at this site to be designated for public and community-oriented facilities (park land, open space, and limited commercial uses) and to serve as a focal point of identity for the entire community. As mentioned previously, this neighborhood includes Silva Valley, and is bounded by large contiguous areas of natural open space on the hillsides to the east and west. It also includes the Silva Valley Parkway/Highway 50 interchange near the southern boundary. This neighborhood contains the most level areas within the Specific Plan area and, with few clusters of trees, lends itself to higher density residential uses. The villages within the Valley Floor Neighborhood include:

#### VILLAGE "A"

This village lies to the east of Silva Valley Parkway and south of the Village Green/Community Center and abuts natural open space on the east. With its flat to gently rolling topography and proximity to the primary community entrance, this village is planned for Single Family Detached (SFD) residences, possibly incorporating a man-made lake as a visual water amenity within the village and within view of the Highway 50 entry into the residential neighborhoods.

This village also will include an elementary or intermediate school site and a district park encompassing approximately 8 acres at locations to be determined with the filing of a tentative subdivision map for this village. Approximately 606 dwelling units would be accommodated within Village "A."

#### VILLAGE "B"

Village "B" also lies east of Silva Valley Parkway adjacent to the Village Green/Community Center and natural open space area. Its location, east of the existing Oak Ridge High School, also includes a proposed intermediate school, the location of which will be determined with the filing of a tentative subdivision map for this village. The remainder of the village, with its gentle to moderate grades, random tree clusters, and rock outcroppings, would be appropriate for Single Family Detached (SFD) residences. Village "B" is planned for approximately 212 dwelling units.

#### VILLAGE "D"

Village "D" lies to the west of Silva Valley Parkway, east of El Dorado Hills Boulevard. The largest portion of Village "D" is surrounded on the west and south by contiguous natural open space. The village abuts the existing Oak Ridge High School to the north. The proposed extension of Wilson Boulevard bisects the site in an east-west direction, providing a spectacular visual entry into the Valley Floor Neighborhood from the open space ridgetop lying between Village "D" and El Dorado Hills Boulevard. The eastern portions of the village are naturally level with few trees, except for the heavy concentrations of trees and wildlife habitat along the creek at the eastern edge of the village. This creek and its vegetative area are preserved in natural open space and buffered from Silva Valley Parkway by an 80-foot landscape easement incorporated within the Silva Valley Parkway street standard.

Those portions of the site that lack tree cover, combined with the most level portions of the village, can accommodate the higher density Patio Homes (PH). This housing type is located within Village "D" close to the Village Green/Community Center, a park to be located adjacent to the high school, and a proposed elementary school.

In the portions of Village "D" composed of gentle to moderate slopes (south of the proposed Wilson Boulevard extension), larger lot Single Family Detached (SFD) homes would conform to the natural constraints of the site. The western portions of Village "D" include ridgetop areas with views to the west. These ridgetops, which contain few trees and front on a large natural open space area to the west, are designated for View Lots (VL).

Table 1  
Summary of Residential Use by Development Neighborhood

Specific Plan Area	Dwelling Units	Gross Acres	Gross Density/Ac	Net Acres	Net D.U./Ac	
<b>North Uplands Golf Course Neighborhood</b>						
Village H .....	362			160		
Village I .....	699			134		
Village J .....	342			117		
Village K .....	458			236		
Village L .....	56			25		
Village M .....	37			148		
Subtotal	1,954	1,483	1.32	820	2.38	
<b>South Uplands Golf Course Neighborhood</b>						
Village C .....	482			252		
Village E .....	282			109		
Village F .....	553			107		
Village G .....	905			192		
Subtotal	2,222	1,026	2.17	660	3.37	
<b>Valley Floor Neighborhood</b>						
Village A .....	606			151		
Village B .....	212			53		
Village D .....	1,051			250		
a. Village P .....	90			53		
a. Village Q .....	27			27		
a. Village V .....	0			7		
Subtotal	1,986	1,071	1.85	541	3.67	
Residential Total	6,162	3,580	1.72	2,021	3.05	Net Density* (Specific Plan Area)
<b>Commercial Neighborhood</b>						
Village T .....	0	126		126		
Village U .....	0	130		130		
Subtotal	0	256	0.0	256	0.00	
<b>Miscellaneous</b>						
Village J (Commercial) .....	0			45		
Village Green .....	0			27		
Village R .....	0			157		
Village W .....	0			13		
Circulation .....	0			139		
Schools .....	0	60		60		
Golf Course .....	0			370		
Open Space .....	0			808		
Grand Total	6,162	3,896	1.58	3,896	1.58	Gross Density* (Specific Plan Area)

\*See Glossary

a. These locations are under consideration by the Board of Supervisors as part of the Silva Valley Interchange EIR.

A discontinuous portion of Village "D" lies west of the open space area, immediately contiguous to the existing El Dorado Hills Public Golf Course. Access to this site will be via the extension of Wilson Boulevard. The site contains moderate to steep slopes, and overlooks the golf course and portions of Park and Ridgeview Villages. Attached Golf Townhomes (AGT) fronting on the golf course are appropriate for this area. The private open space commonly associated with this housing type would blend with the natural open space to the east as required in the Design Guidelines. Village "D," in its entirety, will contain approximately 1,051 dwelling units.

#### VILLAGE "P"

Village "P" is located immediately north of and includes the proposed Silva Valley Parkway/Highway 50 interchange. Village "P" contains flat to gently rolling topography. The village could accommodate a portion of the potential lake contained in Village "A" to the north. The site is adjacent to open space on the west and residential and school uses on the east. The site is currently zoned R-1, which is consistent with the El Dorado Hills/Salmon Falls Area Plan and the policies of the Specific Plan. The entries to this village from Silva Valley Parkway are specifically located at the northwest corner of the village in order to prevent traffic flow conflicts immediately adjacent to the future Silva Valley Parkway/Highway 50 interchange. This convenience will also permit earlier development of the village should Silva Valley Parkway be extended southward from the Village Green in the initial phases of the Specific Plan buildout. As the primary entrance into the Specific Plan area, Silva Valley Parkway is proposed to have significant landscaped buffers on both sides of the right-of-way to help buffer residential uses from potential road and freeway ramp impacts.

Development of Village "P" also will be subject to the standards contained in the Design Guidelines.

#### VILLAGE "Q"

Village "Q," located on the north and south sides of Highway 50, is indicated for residential uses consistent with the El Dorado Hills/Salmon Falls Area Plan. The portion north of Highway 50 contains several 5-acre parcels, with residences fronting on Highway 50 and on flat land adjacent to Carson Creek. The portion south of Highway 50 fronts on White Rock Road, south of the Silva Valley Parkway and Highway 50 interchange, and contains the eastern side of a moderately steep knoll. This portion of Village "Q" has been deleted from the plan.

Land west of the agricultural preserve contains a Pacific Gas and Electric Company (PG and E) substation, one residence, and a cemetery. This area is located on the knoll mentioned above and is appropriate only for single family uses. The entire village will therefore contain approximately 27 residences.

#### VILLAGE "V"

Village "V" also lies north and south of Highway 50, adjacent to Villages "P" and "Q" in the Valley Floor Neighborhood. Both parcels are relatively flat, and will be impacted by the future access ramps of the Silva Valley Parkway/Highway 50 interchange. The northern portion of Village "V," with its level topography and lack of tree cover, is shown in the Specific Plan for low intensity commercial uses in concert with adjoining Village "P." The southern portion of Village "V," although level in topography, is designated as open space in consideration of its proximity to the existing agricultural preserve. As a result, Village "V," in total, is appropriate for seven dwelling units, all of which are located on the northern portion.

#### 2.5.4 Development Neighborhood #4

The Commercial Neighborhood is located south of Highway 50 and bisected by Latrobe Road. This neighborhood contains Villages U & T, which are more precisely described in subsection 3.2.1 "Regional Commercial (Villages U & T)."

