3. DEVELOPMENT PLAN

3.1 Introduction

The Development Plan consists of the Land Use Plan, Circulation Plan, Open-space/Conservation Plan, Grading Plan, Infrastructure Plan, and Public Facilities and Services Plan. Together, these elements establish the framework for development of The Promontory community. The Land Use Plan sets forth the planned land uses and intensities for the community, while the other elements of the Development Plan establish the systems to support the development under the Land Use Plan. For the purposes of this Plan, all calculations are based on gross acres, with land use boundaries taken to the centerlines of roads shown with the Plan boundaries.

3.2 Development Concept

The Promontory is a community comprised of four complementary components: 1) residential villages, 2) the village center, 3) recreation and open space opportunities, and 4) a circulation system. The goal of the Plan is to create a predominately residential community, carefully designed to respect and enhance the natural features of the site. A number of design principles guide the Plan and future design guidelines will provide further direction for achieving the intended character of The Promontory community.

The key design concepts upon which the plan was based are summarized below. These concepts are the major means of implementing the overall goal of the Plan for accommodating a residential community in a manner that is sensitive to the environment in which it is located.

The natural appearance of the land will be maintained as much as possible by:

- Emphasizing vegetation over the built environment.
- Accommodating to the natural topography of the site when locating roads and lots.
- Preserving as many oak trees as possible through site design.

LAND USE PLAN

LEGEND

V1-V8	RESIDENTIAL VILLA
VC	VILLAGE CENTER (COMMERCIAL AND RESIDENTIAL)
OS	PUBLIC OPEN SPAC
CP	COMMUNITY PARK
P	NEIGHBORHOOD PA
ES	ELEMENTARY SCHC

Note: Perpetual conservation easeme (private open space) will account for approximately 152.0 acres. See text.

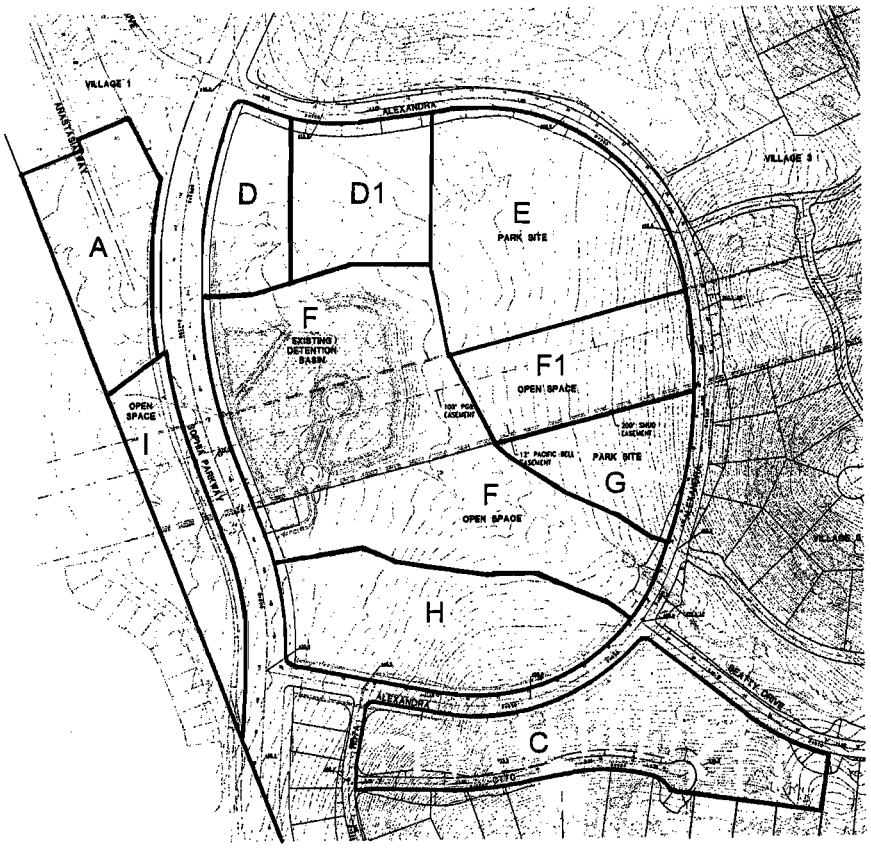
N.T.S.

TABLE 1: LAND USE CALCULATIONS

Land Use	Acres	Commercial/ Office Square Feet	Units	Residential Density
Residential				
VILLAGE 1	60.6		84	1.39
VILLAGE 2	60.1		81	1.35
VILLAGE 3	82.7		178	2.15
VILLAGE 4	107.9		142	1.32
VILLAGE 5	109.8		124	1.13
VILLAGE 6	168.5		158	0.94
VILLAGE 7	175.7		134	0.76
VILLAGE 8	63.3		63	1.00
Subtotal	828.6		964	1.16
Village Center Area (See Table 2 for details)	44.3	103,670	136	*See Table 2.
Public				
P	14.1			
O	101.1			
ES	10.9			
Subtotal	126.1			
TOTAL	999	103,670	1100	1.10

REVISION TO TABLE 2:
VILLAGE CENTER CALCULATIONS

APPROVED BY El DORADO COUNTY PLANNING COMMISSION
MAY 22, 2003



Planning Area	Development Options	Area (Ac)	Assigned Units	Resulting Average Density**
A	f	4.29	9	2.1
C	c, d, e	8.96	45	5.0
D	a, b	3.00 ***	0	0.0
D1	c, d, e	5.45 ***	37	6.8
E	g	10.00	0	0.0
F	h	*	0	0.0
F1	h	*	0	0.0
G	g	3.60	0	0.0
H	c, d, e	9.00	45	5.0
I	h	*	0	0.0
Totals		44.30	136	

a = Commercial
b = Office
c = Multifamily
d = Single Family Attached
e = Small Lot Single Family Detached
f = Medium Lot Single Family
g = Community Park
h = Open Space

*Open space area is not included in this table, but is included in Table 1.
**Allowable density for individual projects is as provided in the Specific Plan.
***Areas subject to change; however, development options remain the same as shown.

A semi-rural character of the residential villages will be promoted by:

- Reducing road widths.
- Limiting the use of sidewalks.
- Reducing or eliminating the need for masonry walls throughout the project.

The following section briefly describes each of the land use components.

Residential Villages

The Promontory consists of eight residential villages that will offer a variety of housing choices, ranging from merchant built homes on production size lots to semi-custom and custom homes on lots of up to two acres or larger. The merchant built homes will be located on areas that are best suited for mass grading. As the elevation and steepness of the site increases, the lot sizes within the villages will increase accordingly. By using larger lot sizes and restricted building pads in the steep areas, the plan will protect the natural terrain, preserve stands of oak trees, and minimize the visual impact of development.

To facilitate the development of homes in steeply sloped or wooded areas, the following tools will be used to aid the builder in locating a home site while protecting the natural features of the lot.

Custom Lot Design Notebook

To provide specific site development on steeply sloped or heavily wooded lots in Villages 4, 5, 6, 7, and 8, a "Custom Lot Design Notebook" shall be prepared prior to lot sales. This Notebook will offer design suggestions and requirements on a lot-by-lot basis, and will set forth criteria by which an Architectural Control Committee can evaluate a homeowner's plans prior to pulling a building permit to construct on the owner's lot.

The intent of this notebook is to clarify development and preservation expectations. A key objective is to protect steep topography and wooded areas wherever possible. "Development envelopes" will be identified on selected lots to support this objective. An additional strategy behind the use of the development envelope is to position each home in an open "natural" oak and grassland setting, and avoid the distracting appearance of harsh man-made edges that occur with the demarcation of property line fences and landscaping.

Private Open-Space Overlay

Selected lots will be designated with a perpetual open-space conservation easement on the tentative map. Since the area affected by this overlay will be privately owned, maintenance requirements will be identified in the "Open Space Management Plan" that is required prior to recordation of the final map. The use of these private, open-space areas will be limited by deed restrictions, government codes, and recorded covenants, conditions, and restrictions (CC&Rs).

Village Center

The Village Center is the focal point for The Promontory, addressing the civic and service needs of the community. Unlike many rural areas where the population is distributed over large areas with limited access to day-to-day convenience shopping, residents of The Promontory Community will have convenient access to services and shopping in the Village Center. The Center will provide a uniquely attractive setting for retail goods and services, dining, and professional services. The Plan also provides opportunities for moderate cost housing in the Village Center, in the form of higher density small lot single family homes, attached single family housing, and apartments.

Recreation and Public Open Space

The Plan's intent is that undeveloped open-space areas will remain in their natural state as much as possible. However, public passive and active recreational opportunities will be located throughout the project for the use by the community residents and the public at-large. The open-space areas are designed to link the residential villages to each other and to the Village Center. These green areas provide a visual amenity for residents and visitors and enhance the identity of each residential village.

Two public parks will provide active recreational opportunities for this development as well as the surrounding El Dorado Hills area. A centrally located community park is provided in the Village Center area, and a smaller neighborhood park is located in the northern area of the project site.

Circulation

The circulation system for The Promontory is intended to provide for the safe movement of traffic on scenic roadways through and around the site. Since preservation and enhancement of the site's natural resources are important elements of this plan, the circulation system has been designed to be sensitive to those resources. Proposed roads will conform to design standards which provide for the safe movement of traffic; however, there may be some deviation

from County standards to protect environmentally or visually sensitive areas, preserve existing trees and vegetation, and reduce the visual and environmental impacts of grading. The design and intent of the Circulation Plan is further defined in Section 3.4.

3.3 Land Use Categories

The Promontory Specific Plan designates five land use categories: (1) residential (described for each village); (2) the Village Center; (3) schools; (4) parks; and (5) open space. The intent of each land use category and permitted land uses are specified in this section (see Table 1). Section 4.0, Development Standards, contains the standards for development allowed within each land use category.

RESIDENTIAL (V1-V8)

Residential areas are designated within separate villages, accommodating a variety of housing types. The following subsections describe the general site conditions, the intended housing mix, the planning and design concepts, and the development standards that will apply to each village (see Section 4).

The Specific Plan also allows for the transfer of density between villages, to a maximum allowed number of units for each village. Density transfer procedures are described in more detail in Section 6.4 of the Plan Administration.

Village One (V1)

Village One consists of 60.6 gross acres and is located in the northwestern portion of the site adjacent to the proposed Russell Ranch project in Folsom. The main collector road through the project (Russell Ranch Boulevard) forms the eastern boundary of the village, with the Village Center located immediately to the south. The topography of the Village One site is characterized by two rolling hills, with a majority of the slope under 20%. Except for a few scattered trees, the area is devoid of tree cover. Access to Village One will be provided from Russell Ranch Boulevard. There will also be direct roadway access to the Village Center.

Village One may be designed to *medium lot-single family detached standards* and allows a minimum of 84 single family dwelling units. Through transfer of density provisions (see Section 6.3) Village One may accommodate up to an additional 28 dwelling units, resulting in a maximum potential of 112 total units.

Village Two (V2)

Village Two contains 60.1 gross acres. It is located along the northern boundary of the project and east of Russell Ranch Boulevard. This Village contains a low ridge and approximately 40% of the area is covered with trees. Access to the village will be from Russell Ranch Boulevard and from the community collector loop road that connects Russell Ranch Boulevard with villages to the south and east. A portion of this Village is devoid of trees and has gentle slopes that will accommodate mass grading. In areas where oak trees exist, grading and lot development will be sensitive to the natural topography and the vegetation. The lotting design for Village Two should allow for a mix of lot sizes to accomplish the allowed density in this area, while preserving as many native oaks as possible.

Lots may be designed to the *medium lot-single family detached standards*, providing for a minimum of 81 dwelling units. Density transfer provisions (see Section 6.3) may allow an additional 45 dwelling units, resulting in a maximum of 126 total units in Village Two.

Village Three (V3)

Village Three contains 82.7 gross acres of gently sloping topography with only a few isolated trees scattered through the center of the village site. This Village is bounded by Russell Ranch Boulevard to the west, the community collector road to the north, Village Five to the east, and the Village Center to the south. Access to the site will be from Russell Ranch Boulevard, the community collector, and the Village Center loop road.

The relatively level topography of Village Three will allow for *medium lot-single family detached standards* except in oak tree areas. This will provide for a minimum of 178 units. Density transfer provisions (see Section 6.3) may allow an additional 59 dwelling units resulting in a maximum of 237 total units in Village Three.

Village Four (V4)

Village Four contains 107.9 gross acres and is located in the northeastern portion of the project, bounded by the undeveloped Crown Valley subdivision to the north and the Crown Village subdivision to the east. To the south is the existing Governors West subdivision. The western boundary is the community collector loop road, which will also serve as the main access to the Village. An existing easement through Crown Village and Governors West development also provides access to the site (see Figure 8, Circulation Plan). The development of this village is constrained by the many small ridges and valleys within the area. Village Four is also the most visually obscured within The

Promontory project. It is hidden from off-site views by tree cover and by ridge lines outside the village that shadow the area.

Lotting patterns in Village Four will need to be flexible to adapt to the constraints of terrain and trees. Limited pad grading may be possible in selected areas. Village Four will accommodate a maximum of 142 semi-custom and custom home dwelling units utilizing the *hillside large lot-single family detached standards*. Additional units through density transfer are not allowed.

Village Five (V5)

Village Five contains 109.8 acres and is located on some of the steepest terrain in the Specific Plan area. Most of the site contains slopes in excess of 25%, with most of the west facing topography displaying slopes from 30% to over 40%. This village offers breathtaking views of the Sacramento valley floor and Folsom Lake.

In order to preserve the unique natural character of this area, Hillside Development Standards (see Section 4.3) will apply to most of Village Five. Most of the home sites will take access from planned one way streets (see Figure 12, Section 3.4) along the high sides of the lots. Lot sizes will vary according to topographic conditions. This design approach is intended to minimize grading disturbance to the terrain and significant natural vegetation.

Village Five will accommodate a maximum of 124 custom home sites utilizing the *hillside large lot-single family detached standards*. Additional units through density transfer are not allowed.

Village Six (V6)

Village Six contains 168.5 gross acres. It is bounded on the north and east by the existing Governors West, Stoneridge Village and Parkview Heights subdivisions. The Ridgeview Village #9 subdivision lies directly to the south. The western boundary of Village Six is an open-space area separating it from Village Seven. The western half of the village is tree covered and very steep, with slopes greater than 30%. The eastern half consists of gently rolling hills. To mitigate the impact on the steep hillsides and wooded areas, Hillside Development Standards (Section 4.3) will apply to selected lots. To achieve planned development potential and still protect steep slopes, limited pad grading in steep areas and smaller lots in more gentle terrain will be designed.

A collector road will connect Village Six to the Village Center and Russell Ranch Boulevard. Village Six will take access from granted roadways through Parkview Heights and Ridgeview Village #5, and may be a gated community.

The build out for Village Six will accommodate a maximum 158 custom built dwelling units utilizing the *hillside large lot-single family detached standards*. Additional units through density transfer are not allowed.

Village Seven (V7)

Village Seven contains 175.7 acres. It is located east of the Russell Ranch project in Folsom, and adjacent to the open space abutting Village Six. The Village Center lies directly to the north. Village Seven is dominated by steep north and west facing slopes in excess of 20% that are very visible from the Folsom area. Clusters of oaks are located throughout the site, but there are no large wooded areas.

Due to slope conditions in this area and its visibility from the west, the Hillside Development Standards (see Section 4.3) will apply to almost all of this area. However, the lotting design should be encouraged to increase the density in flatter areas while preserving steeply sloped areas through the utilization of larger lots.

Units should be accessed from the higher side of the lot to reduce grading, and road widths should be narrow to avoid excessive cut slopes. Access to Village Seven will be from Russell Ranch Boulevard and from existing access points through the Ridgeview Village Nine to the east.

The build out for Village Seven will accommodate a maximum 134 custom built dwelling units utilizing the *hillside large lot-single family detached standards*. Additional units through density transfer are not allowed.

Village Eight (V8)

Village Eight contains 63.3 gross acres. It is located in the southern triangular portion of the site between the Russell Ranch project to the west and the proposed Ridgeview Equestrian project in El Dorado Hills to the east. This Village Eight is characterized by a very steep knoll and limited access. Because of the steep slopes and the clusters of oak trees within the village site, very large lots will most likely be the norm in Village Eight. However, the lotting design for this Village should be encouraged to increase the density by allowing smaller lots in flatter areas while preserving steeply sloped areas through the utilization of larger lots.

Village Eight will be developed with custom built homes utilizing *hillside large lot-sized family detached standards*. The maximum build out for this Village is 63 units. Additional units through density transfer are not allowed.

VILLAGE CENTER (VC)

The Village Center is envisioned as a place people can live, shop, conduct business, socialize, and gather for community events. The Village Center contains 44.3 acres (excluding park and open space) and provides a mix of residential, office, commercial, and public land uses. The Village Center has been located in the central portion of The Promontory community along Russell Ranch Boulevard to provide convenient access to and from the surrounding villages.

The Promontory Specific Plan allows flexibility in the land uses within the Village Center. Table 2 addresses the land uses (development options) allowed within the parcels of the Village Center. Figure 6, Village Center Concept, illustrates a conceptual site design reflecting a mix of land uses. As indicated in this concept, one intent is to provide moderately priced housing close to retail services, employment opportunities, recreation and bus transit opportunities. As indicated in Section 6.3 Density Transfer, the total Village Center unit count shall not exceed 136 units with the gross density in any residential land use not to exceed 24 dwelling units per acre. The maximum density allowed within the commercial areas may not exceed 10 dwelling units per acre. However, it should be noted that Development within this range may be achieved by developing apartments, single family attached units, small lot single family residential projects, or any combination of these residential types.

VILLAGE CENTER
ILLUSTRATIVE CONCEPT

N.T.S.

ELEMENTARY SCHOOL (ES)

A primary site for a 10.9-acre elementary school site has been identified within The Promontory community to serve not only the Plan area, but surrounding neighborhoods as well. A secondary elementary school site has been identified within the Crown Valley subdivision to the north. That site is also owned by the applicant for The Promontory Project. The final location of the school site will be determined in consultation with the Rescue Unified School District and the State Department of Education. The site will be accessible within the community via the collector loop road and will have a direct connection to the Crown Valley subdivision to the north.

If the elementary school site within the Crown Valley project is utilized for the construction of the elementary school, then the elementary school site within The Promontory will be designated for open space, parks, roadway, residential uses, consistent with the maximum dwelling units of 1,100.

PARKS (P) & (CP)

Two public parks have been provided within The Promontory Specific Plan, for a total of 13.6 acres. A 3.6 acre neighborhood park is located adjacent to the elementary school. It will provide additional active recreation space for school activities, and will be accessible by local residents for non-school recreational activities. The park size allows the opportunity for a play structure, multi-use hard-court, picnic area, and unstructured open field area for informal sports activities.

A community park is located within the Village Center area and is intended to serve the recreational needs of The Promontory community as well as the surrounding communities. It is approximately 10.0 acres in size, and will allow for structured sports activities that may include: baseball/softball, soccer, basketball, and tennis. Rest rooms, picnic areas, and off-street parking will also be provided. The park is adjacent to the open-space corridor that bisects the project and will be accessible from the community trail system.

FIGURE 7 COMMUNITY PARK CONCEPT

PUBLIC OPEN SPACE (OS)

Public open space within The Promontory Plan area totals 101.1 acres. Areas designated as Open Space include two major drainage/riparian areas, wetland areas, the power line corridor, and the buffer area south of Village Eight. The Plan proposes to preserve and enhance much of the existing wetlands. Where areas with marginal wetland value are proposed to be filled, the Plan provides for the creation of larger, contiguous wetlands which will serve as valuable amenities for the community. Wetland areas will be enhanced by the planting of oaks and other native plant materials around the perimeter. Interpretive areas will be established to inform the community of the wildlife and biotic resources. For more detailed information on wetlands and open space, see Section 3.8.

3.4 Circulation Plan

Existing Streets

The Promontory Specific Plan area is near U.S. Highway 50 (.20 miles to south), Green Valley Road to the north, and El Dorado Hills Boulevard to the east. U.S. Highway 50 runs in an east/west direction and is a four-lane divided highway with two lanes in each direction. Green Valley Road, located north of the Plan Area, is a two-lane facility and runs in an east/west direction. El Dorado Hills Boulevard located to the east of the Plan Area is a combination of a four-lane and two-lane facility that runs in a north/south direction.

Two-lane residential streets are located along the eastern boundary of the Plan Area. Suffolk Way, Gillet Drive, Powers Drive, Westar Drive, and Beatty Drive will all connect to the Plan Area to the east.

Planned Streets

The street widths are designed to accommodate a wide range of anticipated traffic volumes in a manner that is supportive with the proposed land uses. The streets follow the natural topography as closely as possible. Streets are generally curvilinear in design and consistent with the overall design concepts of the Specific Plan. Existing trees and other natural features are incorporated into the right-of-way landscape design whenever possible.

Based upon the unique character and topography of the Specific Plan Area, Standard El Dorado County typical roadway sections may not be conducive to General Plan and Specific Plan goals. However, publically owned streets within the Specific Plan Area will comply with the minimum Hillside Design Standards of the El Dorado County *Design and Improvement Standards Manual*, unless otherwise approved with design waivers from the County. See Figure 8, Circulation Plan.

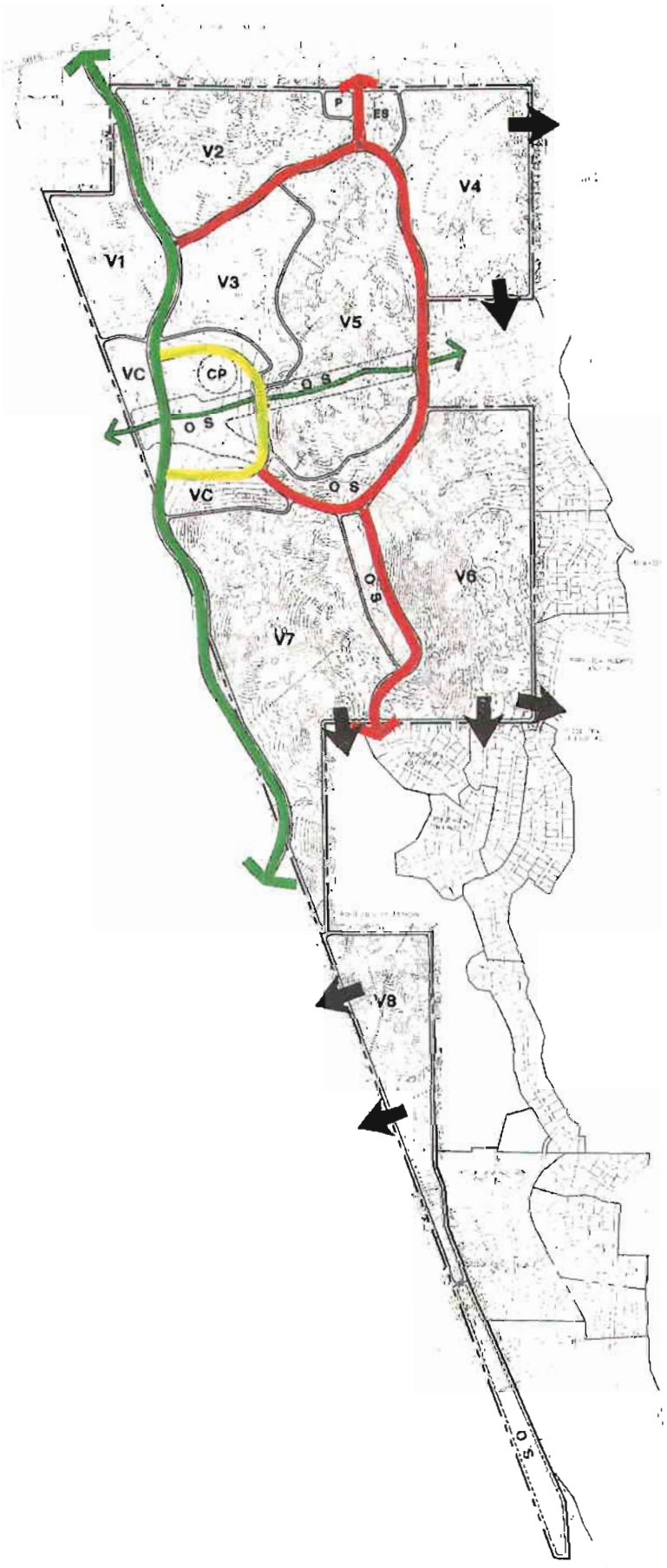
Arterial Road

The proposed Russell Ranch Boulevard (planned for the Russell Ranch community in Folsom) is incorporated into The Promontory circulation system, and provides the main access route to the community. The proposed alignment has been coordinated with the Folsom East Area Facilities Plan. It will be constructed as a four-lane facility from Green Valley Road, running generally parallel the Sacramento County/El Dorado County Line, to a proposed interchange at U.S. Highway 50.

Russell Ranch Boulevard is designed with a 120' R.O.W. and includes combined bicycle lanes (Class II), and roadway shoulders on each side of the

pavement section. Pedestrian paths and a landscaped median are also part of the standard 120' roadway section.

CIRCULATION PLAN

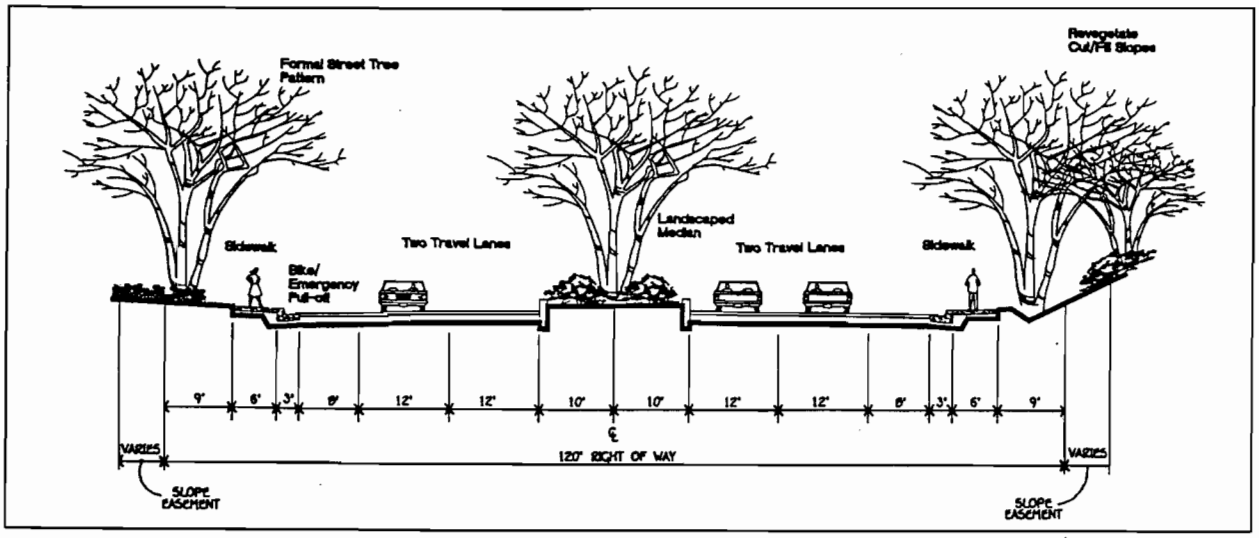


LEGEND

- ARTERIAL
- VILLAGE CENTER COLLECTOR
- COMMUNITY COLLECTOR
- PEDESTRIAN TRAIL SYSTEM
- OTHER ACCESS POINTS

N.T.S.

FIGURE 9 RUSSELL RANCH BOULEVARD



The final connection of Russell Ranch Boulevard with Green Valley Road will be coordinated with the El Dorado County Department of Transportation. The intersection will be designed and constructed meeting minimum El Dorado County Standards.

Village Center Collector

The village center collector street loops from Russell Ranch Boulevard to collect traffic in and around the Village Center and from higher elevation residential villages. The 60' R.O.W. consists of two travel lanes, Class II bike lanes, parking on both sides of the street, and pedestrian walks.

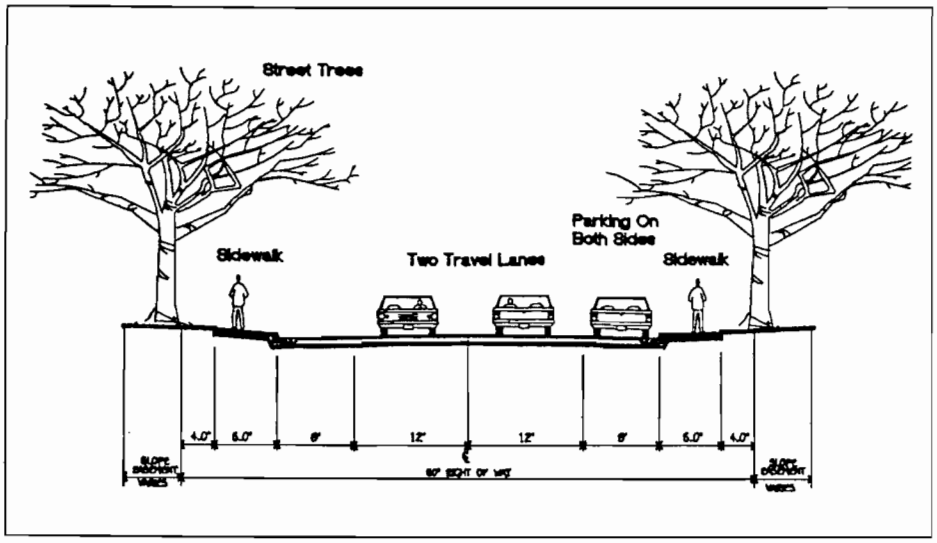


FIGURE 10 VILLAGE CENTER COLLECTOR

Community Collector

The community collector accesses the upland area of the community with connections at Russell Ranch Boulevard and at the village center collector. This 50' R.O.W. will consist of two travel lanes with parking on both sides of the street. Sidewalks on both sides of the street are also included in the 50' street section.

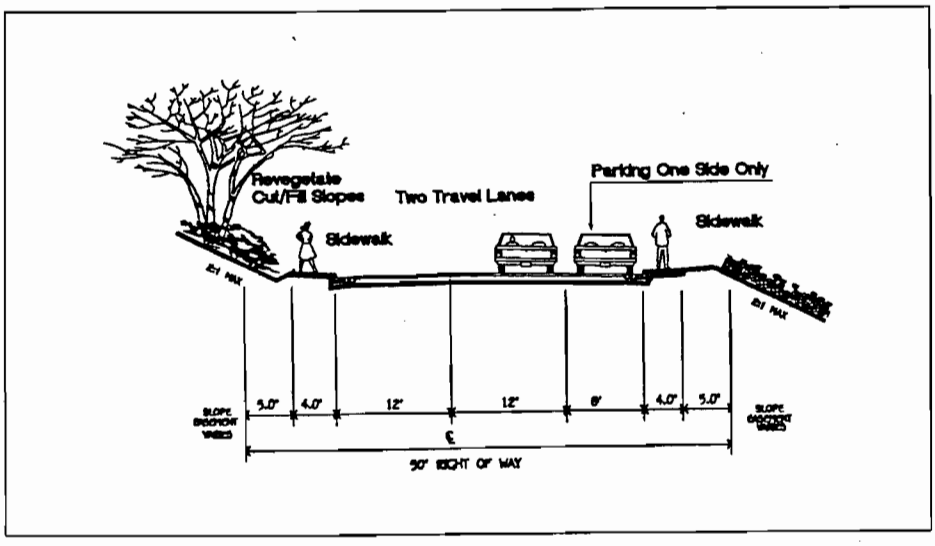


FIGURE 11 COMMUNITY COLLECTOR

Publically Owned Residential Streets

This discussion pertains solely to residential streets that will be dedicated to the County. Residential street designs are used for the majority of the interior streets and utilize a variety of different street sections, each tailored to a specific type of situation. In the upland areas of the site, the street section varies due to topographical constraints and is represented by nine different sections each depicting a specifically anticipated condition. The valley floor portion utilizes the El Dorado County design standard for two way (50' R.O.W.) residential streets. Two on-street parking spaces shall be provided for each single family lot. Upland development areas may employ parallel parking bays to provide on-street parking. Parking bays are required to accommodate a minimum of two car spaces per lot as required under section 13 of the El Dorado County Hillside Standards. The location of on-street parking spaces, and parking bays when utilized, will be shown either on the individual Tentative Maps or on a supplemental drawing as an appendix to and made part of the individual Tentative Maps. Existing terrain and average daily trips shall govern the necessity and location of parking bays. The on-street parking locations may be adjusted during preparation and processing of Improvement Plans for each village.

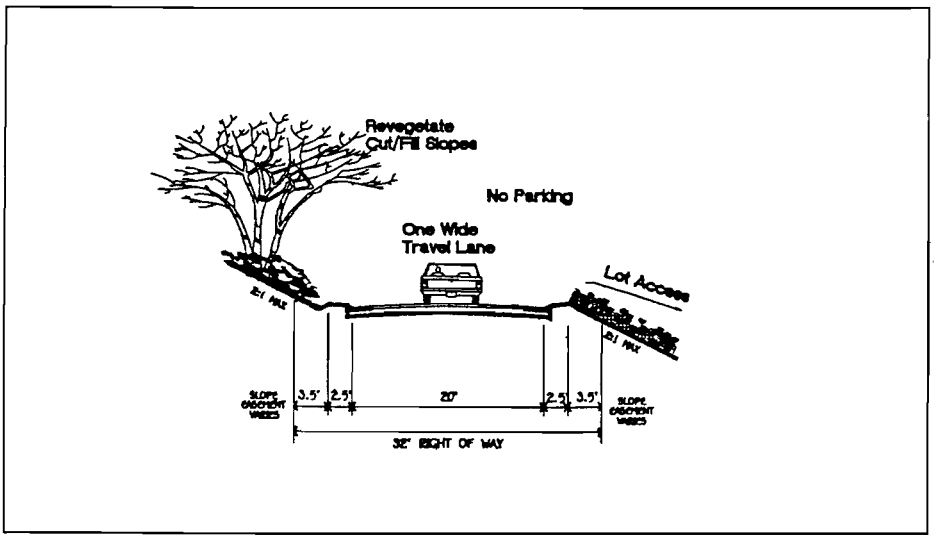
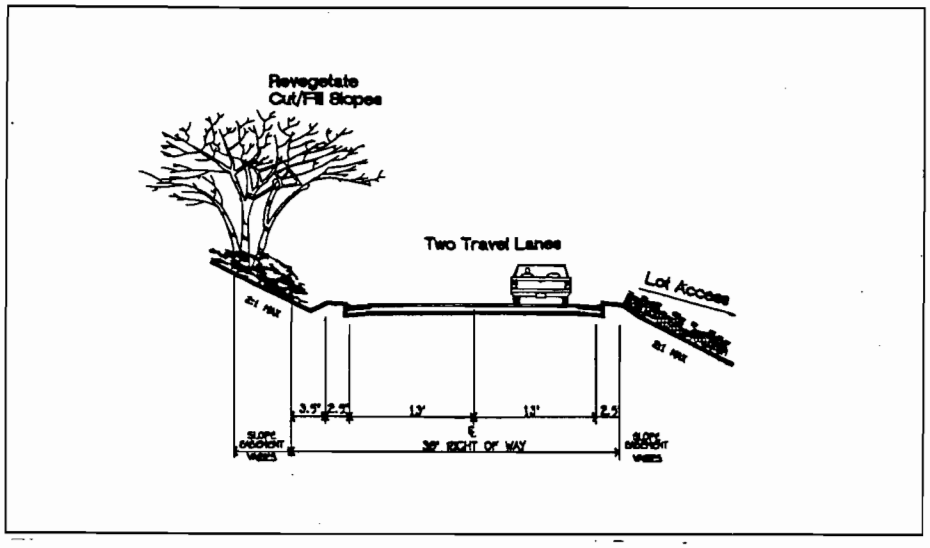


FIGURE 12 UPLAND TWO WAY - 38' R.O.W. - PARKING ON UPHILL SIDE

FIGURE 13 UPLAND TWO WAY ROAD - 38' R.O.W. - NO PARKING



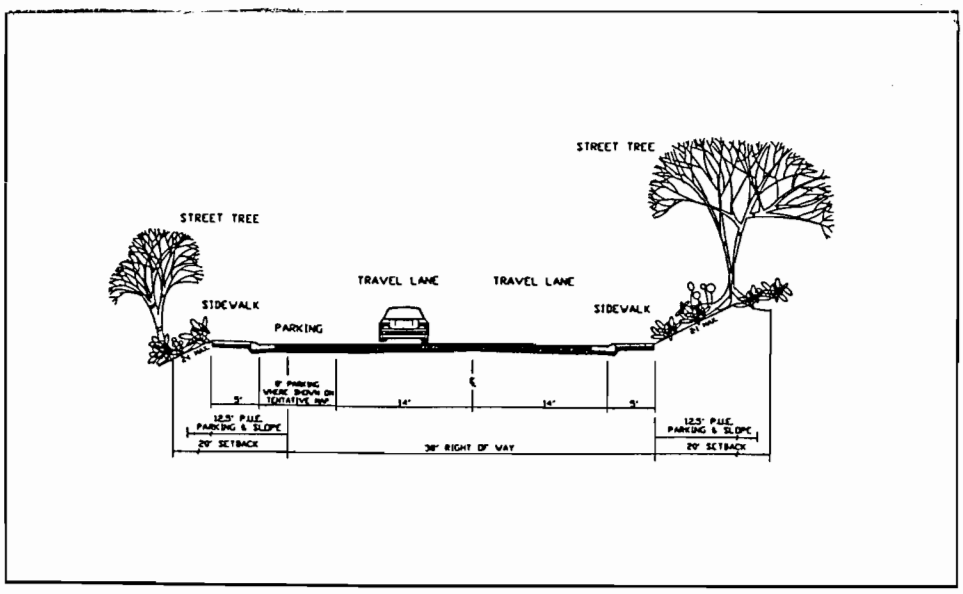
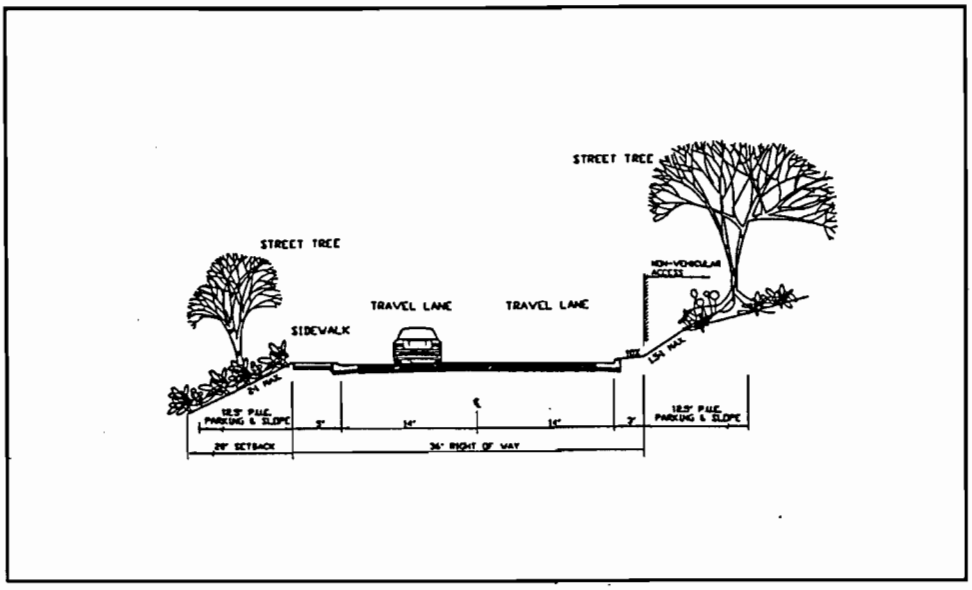


FIGURE 14 UPLAND TWO WAY - 38' R.O.W. - PARKING ON DOWNHILL SIDE

FIGURE 15 UPLAND TWO WAY - 36' R.O.W. - NO PARKING



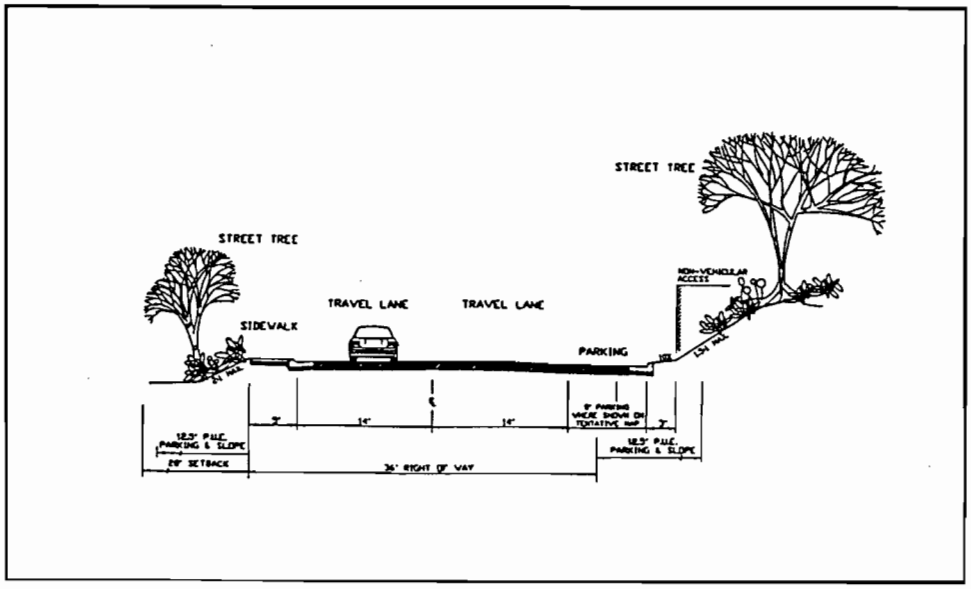
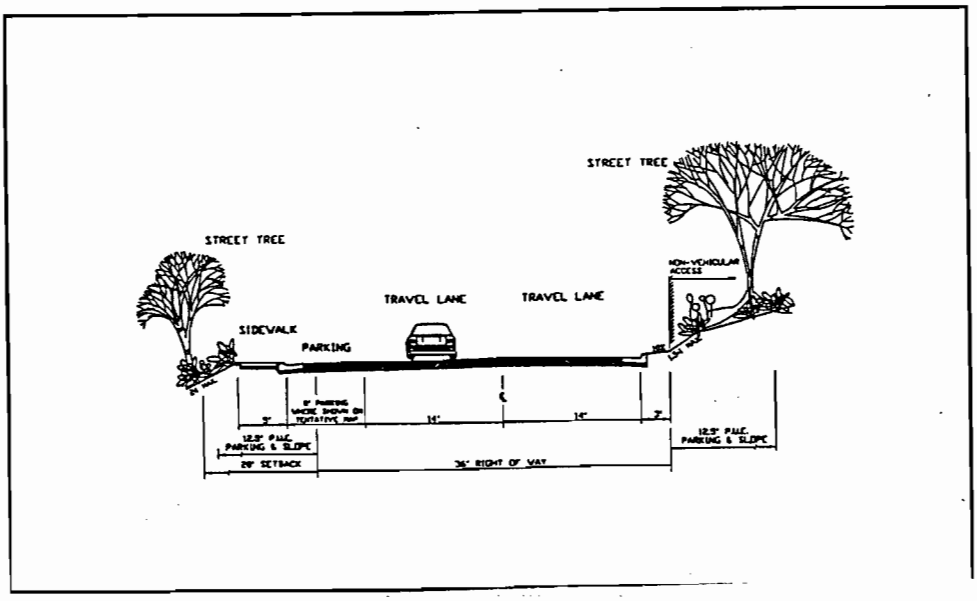


FIGURE 16 UPLAND TWO WAY - 36' R.O.W. - PARKING ON UPHILL SIDE

FIGURE 17 UPLAND TWO WAY - 36' R.O.W. - PARKING ON DOWNHILL SIDE



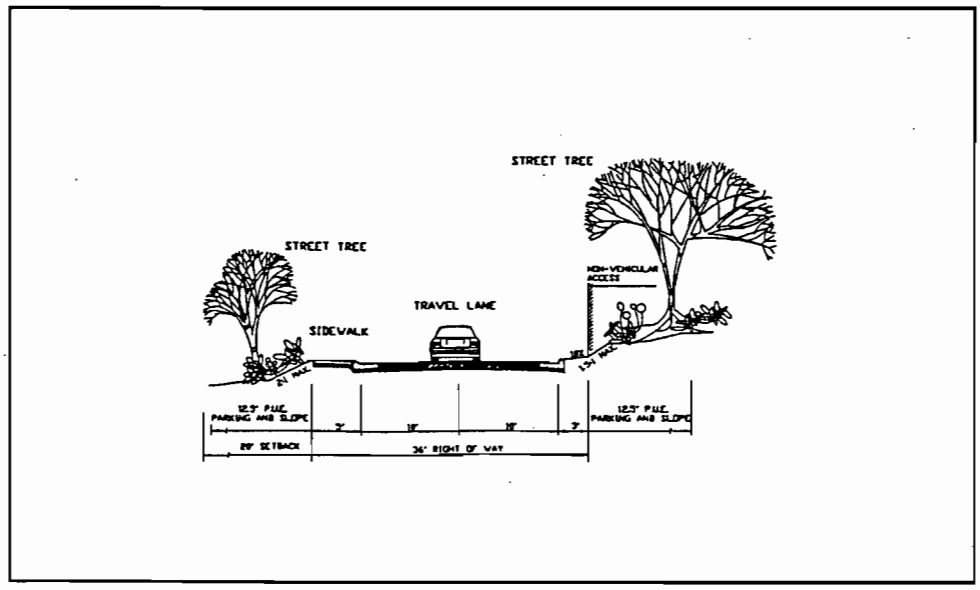
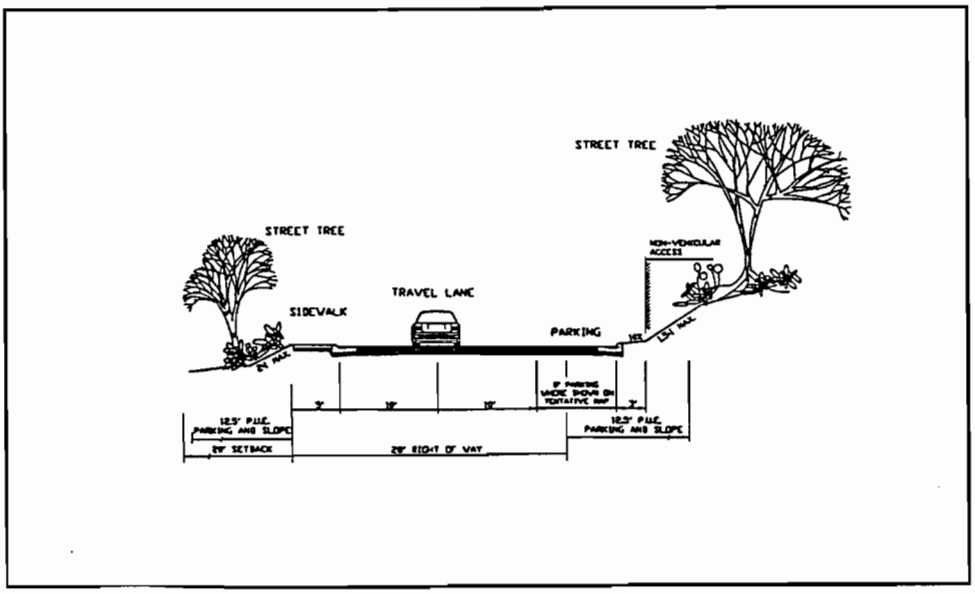


FIGURE 18 UPLAND ONE WAY - 28' R.O.W. - NO PARKING

FIGURE 19 UPLAND ONE WAY - 28' R.O.W. - PARKING ON UPHILL SIDE



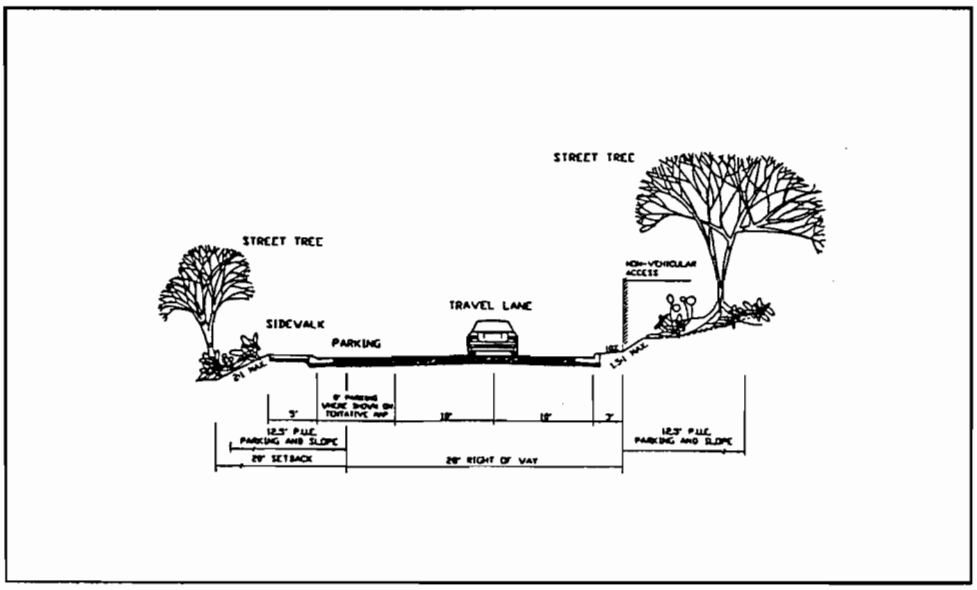
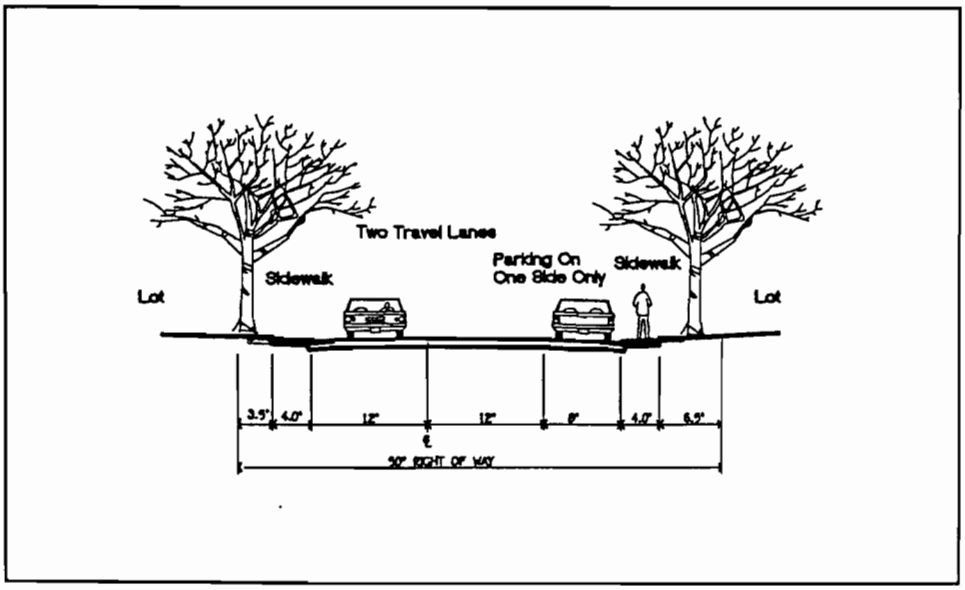


FIGURE 20 UPLAND ONE WAY - 28' R.O.W. - PARKING ON DOWNHILL SIDE

FIGURE 21 VALLEY TWO WAY - 50' R.O.W. - PARKING ON ONE SIDE ONLY



Privately Owned Residential Streets

Portions of the Specific Plan area will contain roads that will be privately owned and maintained. For these roads, narrower road sections and roadside ditches, as defined in Class II roads in the El Dorado County Design Standards, may be used, subject to review and approval by the County and the El Dorado Hills Fire Department.

Some Villages in the Plan area already have tentative maps approved. For those Villages, roads which are shown on the tentative maps as *privately owned and maintained* Class I roads may be constructed to Class II standards, subject to the review and approval of the County and the El Dorado Hills Fire Department at the improvement plan and final map stages. The deviation from Class I to Class II standards for tentative maps already approved shall be deemed in substantial compliance with the Subdivision Map Act and County Code. All roads dedicated to and accepted by the County will be constructed to Class I standards.

Pedestrian Circulation

The main pedestrian system is associated with the roadway circulation system. It will allow residents an alternative to automobile travel throughout the community. The secondary trail system will run through the designated open-space and park areas connecting to the roadway oriented sidewalk system. Trials consisting of decomposed granite paths will primarily be located in and around the power line corridor, natural drainage corridors, and between Highway 50 and Village 8 through the oak tree mitigation area. Location of trail heads will be determined at the tentative map stage.

Circulation Phasing Plan

The Promontory will utilize a combination of existing streets as well as construct new streets in order to provide adequate and well planned circulation to the development. In order to minimize traffic impacts to existing residential roadways, the following general project and circulation phasing plan shall be implemented (see Figure 8a).

Phase 1: Development of Village 6 with roadway access to Gillett Drive, Powers Drive, and Beatty Drive and construction of the Community Collector between Villages 5, 6 and 7.

Phase 2: Development of Village 1 with the construction of the northern portion of Russell Ranch Boulevard from the Community Collector to Green Valley Road.

Phase 3: Development of Village 2 and 3 with the construction of a portion of the Community collector north of Village 3.

Phase 4: Development of Village 5 with the construction of a portion of the Community Collector north of Village 5.

Phase 5: Development of a portion of Village 7 and the Village Center with to the construction of Russell Ranch Boulevard from the Village Center to the Community Collector.

Phase 6: Development of the remaining portions of Village 7 and the Village Center with the construction of a portion of the Community Collector north of Village 7 and the Village Center Collector.

Phase 7: Development of Village 4 with the construction of a portion of the Community Collector west of Village 4.

Phase 8: Development of Village 8 with the construction of accesses to Weststar Lane and the City of Folsom.

The above project and circulation phasing plan may be modified based on market and development constraints. However, no additional villages beyond Village 6 shall have access to existing residential roadways east of the project site (i.e., Suffolk Way, Gillett Drive, Powers, Julie Ann Way, and Beatty Drive) until additional project accesses and roadways are developed.

3.5 Open-space Plan

The Open-space Plan for The Promontory is designed to protect important natural resources, maintain steep slopes in their natural state, and provide both passive and active recreation opportunities. The amount of public open space provided for in the Specific Plan is approximately 114.0 acres including 13.6 acres of park space. However, there is approximately another 185 acres of privately maintained open space where use of the land will be controlled by deed restrictions, government codes, and CC&Rs. With the combination of public and private open space, the total land area set aside for the protection of natural resources or recreation will be approximately 299 acres, or 28% of the project.

Resource Protection

Oak woodlands and grasslands are the most prominent forms of vegetation found throughout the project, with a small amount of wetland and riparian areas making up the balance. The oaks are generally found on side slopes or ridge tops and occur either as scattered individual trees or in dense stands. No endangered plant species are known to occur on the site.

Protection/replacement of oak trees and the protection of steep slopes are assured through the use of *Large Lot Single Family Hillside Development Standards* (see Section 4.3).

Wetlands occur in and adjacent to a number of drainage ways, all of which are above the headwaters line. Flows are either to Brown's Ravine to the north or Humbug Creek to the west. The site contains 11.8 acres of Army Corps of Engineers jurisdictional defined wetlands, consisting of approximately 4.7 acres of seasonal marsh and 7.1 acres of seasonal tributaries.

The terms of the Army Corps of Engineers' permit for the project are thus: The project results in the filling of 7.39 acres of wetland, including 2.89 acres of marsh and 4.5 acres of unvegetated riparian waterway. The remaining 1.81 acres of marsh and 2.6 acres of riparian area, a total of 4.41 acres, will be preserved and enhanced. Additionally, 10.92 acres of wetland must be

preserved and enhanced. Additionally, 10.92 acres of wetland must be created on site.

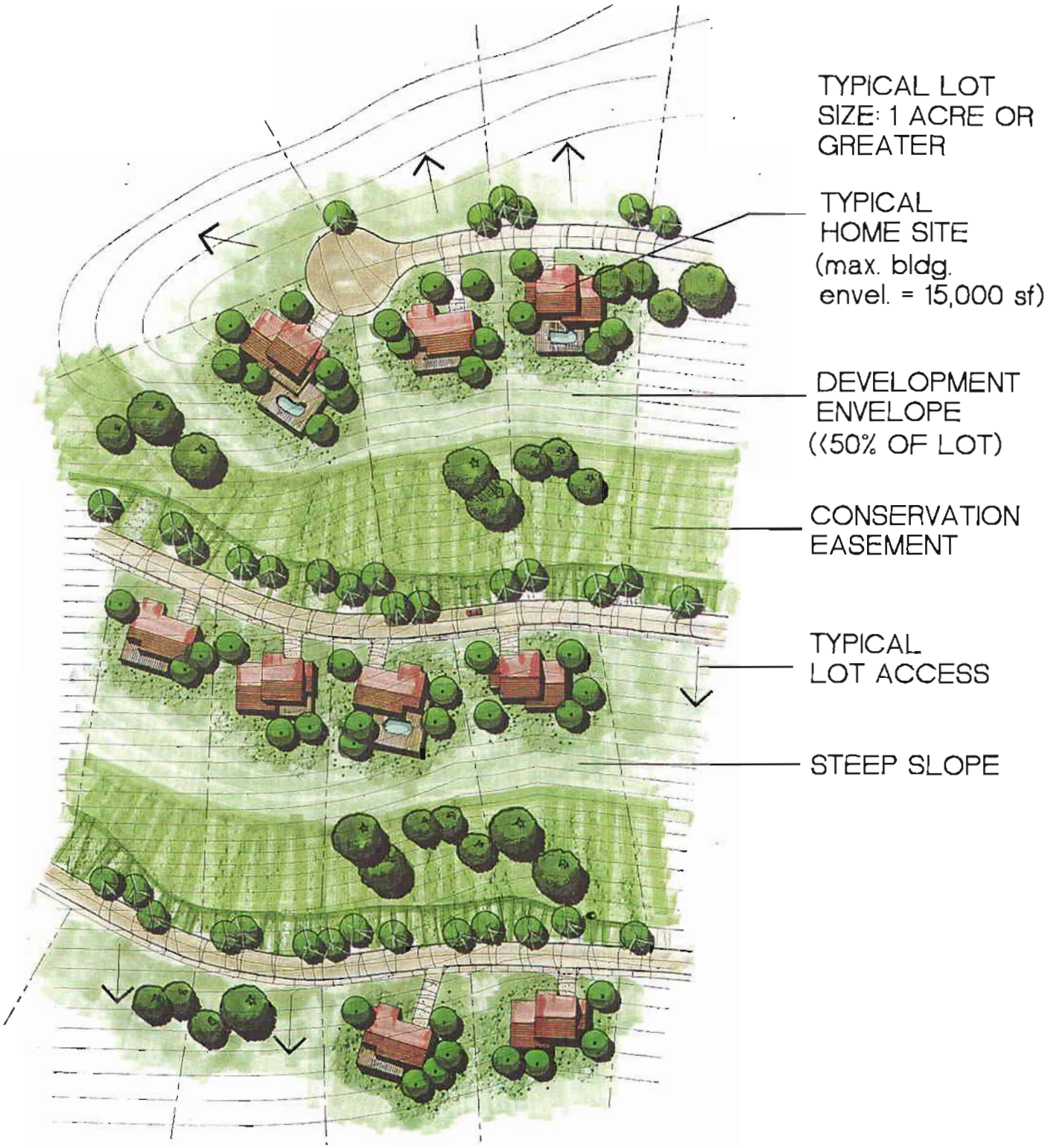
The project has been modified since the Army Corps of Engineers' permit was obtained, however, so that only 6.1 acres of wetland will be filled. The remaining 1.29 acres, located in Village 2 and Village 4, primarily the latter, will be preserved and buffered with setbacks between 50 and 200 feet. Mitigation measures, based on the fill of 7.39 acres of wetland, will still be complied with.

Of the 101.1 acres of public open space, a large portion near the western edge of the site includes 1.9 acres of preserved wetlands, 15.7 acres of preserved blue oak woodland, 10.92 acres of created wetlands, and 12.26 acres of riparian woodland buffer. Additionally, 8.4 acres of grassland will be preserved within the adjoining PG&E power line easement.

Recreation Areas

The Quimby Act requirements for the project total 18.5 acres, based on the projected number of units. The Specific Plan proposes to satisfy the Quimby Act requirements with the dedication of 13.6 acres of park land and 4.9 acres in "in-lieu fees." The final ratio of park land and in-lieu fees shall be determined through discussions with the Community Services District at the tentative map stage and will be based on the actual number of units finally mapped for the project.

FIGURE 22 LOTTING STUDY ON STEEP SLOPES



3.6 Grading Plan

Intent

It is the intent of the Specific Plan to maintain the natural land forms and to preserve natural vegetation, to the maximum extent possible. Grading controls are intended to minimize soil erosion and to ensure compatibility with adjacent terrain.

Existing Features

The Promontory consists of hilly terrain located where the lower foothills of the Sierra Nevada join the Sacramento Valley floor. Elevations vary from 640 feet above sea level at the valley floor to 1,060 feet above sea level in the foothills. This rapid rise is the first dramatic change in elevation as one travels eastward along U.S. Highway 50 from Sacramento.

The specific plan area is divided into two topographical areas: the valley floor area and upland area. The upland portion of the community consists of undeveloped tree and grass covered land with slopes ranging from 20% to greater than 40%. The valley floor portion is an area of mostly grassland with few trees and gentle slopes from 0% to 20%.

Proposed Grading

The Promontory Specific Plan is designed to be consistent with, and represent a refinement and expansion of, the broader standards for the El Dorado County Grading Ordinance, Design and Improvement Standards. To this end, *Hillside Large Lot Single Family Development* Standards have been prepared for sensitive topographical areas (see Section 4.3).

Grading for roadways, driveways, building pads and on-site improvements is minimized. The location of roadways is designed to retain trees within the right-of-way as much as possible and follow the existing terrain to reduce grading impacts within the Plan Area. To reduce the impacts of roadway grading, the Specific Plan allows one-way roads in areas with particularly difficult terrain. In addition, downhill access to lots will be required in portions of the Plan Area.

Volumes of cut and fill material should be minimized and balanced on-site wherever possible. Larger grading volumes may be acceptable where improved visual and environmental effects will result. Graded areas shall not slope in excess of 2:1 in fill areas unless reinforced. Cut slopes of up to 1.5:1 are allowed subject to County Engineering approval.

Grading activities will incorporate appropriate erosion control measures per the El Dorado County Grading Ordinance. All construction and grading sites shall be adequately watered to control nuisance dust.

The following provisions further implement the intent of the Specific Plan with respect to grading:

1. Regardless of the specific grading limitations set forth herein, development should conform to natural slopes to the maximum extent practicable.

2. All grading activities shall conform to requirements of the Resource Conservation District (RCD) for erosion control and best management practices, and the El Dorado County Grading Ordinance.

3. Grading policies are slope driven as described below. It is not the intent of this section to require an automatic policy change when transitioning from one slope regime into another. It is recognized that specific project requests will define reasonable grading to be performed within the given parameters.

   Slopes exceeding 25 percent (Restricted Grading Area)

   a. One way roads in conjunction with downhill oriented lots are encouraged in the steep range estimated to be approximately 32% of this slope regime. (See street sections in Section 3.4)

   b. *Hillside Large Lot Single Family Development* standards as outlined in section 4.3 shall be employed.

   Slopes between 20 and 25 percent (Limited Grading Area)

   a. Roads may include separated grades where necessary to minimize cuts and fills.

   b. This is a transitional area between graded areas described in this paragraph and areas subject to *Hillside Large Lot Single Family Development* standards as outlined in section 4.3. Dwelling units should be constructed on their natural grade utilizing designs which conform to the natural topography. Proposed grading on a lot in this transitional area must be submitted to The Promontory Architectural Review Committee (PARC) for review and approval. Approval by the PARC shall not preclude complying with the RCD requirements and the grading ordinance.

10 to 20 percent slopes (Lot Pad Grading Area)

a. Grading of individual building pads is allowed in this area in order to provide a level area for construction and a reasonably level area for a usable yard. Contoured grading and slope rounding methods which will provide a pleasing street scape are required. Prorated contouring of cut and fill slopes shall be employed to ensure that the final graded environment approximates the original topography as closely as possible. Within areas which contain substantial stands of trees, grading should be limited to the house pad only, without prorating the finish contours. It is more desirable to plan and grade at the time subdivision improvements are being made, rather than grading one lot at a time. Drainage control will be accomplished through the use of vegetated swales and underground conduits. Concrete conveyance ditches should be avoided. Grading plans shall be submitted and recommended for approval by the PARC prior to approval by El Dorado County.

0 to 10 percent slopes (Mass Grading Area)

a. This category allows most forms of grading, including mass pad grading, subject to adherence to the grading policies contained herein and in County ordinances.

4. Where grading is necessary, contouring techniques shall be employed to avoid angular, flat slopes and distinct edges. The top and toe of slopes and the slope itself shall be rounded and feathered in a natural-appearing manner.

5. Streets shall be sited in accordance with hillside contours so that the shape and character of the natural landform are retained.

6. In order to minimize erosion and siltation, grading shall only be allowed on approved projects that are subject to immediate development. Issuance of a grading permit shall not occur prior to approval of a development application unless erosion control measures have been approved by the County.

7. Use of retaining structures (retaining walls, crib walls, and gabions) are encouraged in instances where such a design will reduce grading quantities and visual impact.

3.7 Infrastructure Plan

WATER

Water Supply

Domestic Water is expected to be provided by the El Dorado Irrigation District (E.I.D.). The Specific Plan Area is not within the boundaries of E.I.D. However, applications were submitted to the E.I.D. in 1990 and are presently being processed. When annexation into the E.I.D. service Area has been approved, the Specific Plan Area will be serviced by the El Dorado Hills Service Area. The Specific Plan Area is currently located within the boundaries of Assessment District Nº 3 (AD Nº 3), which was formed to provide for the initial expansion of water and wastewater facilities within the El Dorado Hills area.

AD Nº 3 was initially programmed as a 25-year, seven phase construction project, which would provide for the installation of major transmission mains, storage facilities, treatment facilities, and major infrastructure in conjunction with the development of the El Dorado Hills Area. The first phase improvements were financed by the AD Nº 3 bond proceeds, with subsequent phases to be funded by supplemental connection fees. That document was followed up by the El Dorado Hills Master Facilities Plan (MFP), in November, 1995. The MFP allowed for an ultimate build-out of 35,300 EDU's. Meanwhile, the El Dorado County Water Agency (EDCWA), in association with E.I.D., submitted and processed a water rights application for 17,000 acre feet annually (afa) from the State Water Resources Control Board (SWRCB). The State Board granted E.I.D. a water right in October 1996.

The E.I.D. has contracts with the United States Bureau of Reclamation (U.S.B.R.) to receive 7,550 acre-feet of water per year from Folsom Lake to service the El Dorado Hills Service Area. The current E.I.D. Standard criteria for water consumption in AD Nº 3 is 0.58 acre-feet per EDU per year for average demands. Based upon the domestic and irrigation needs for the Specific Plan Area the project would require approximately 840 afa.

The present water treatment capacity of the El Dorado Hills Water Treatment Plan is 12 million gallons per day (mgd), with the ability for future expansion to 20 mgd. This treatment plant expansion will enhance the service ability of peak hour demands but will not increase the overall supply beyond the firm hydrological yield from Folsom Lake.

In October 1989, the E.I.D. adopted Resolution No 89-167, which prevents any properties outside of AD Nº 3 boundaries to obtain water service in the El Dorado Hills Area. Existing users that have Established Equivalent Dwelling Units (EDU's) would be serviced by the District. The resolution also prevents

any properties within AD Nº 3 boundaries from increasing their EDU entitlement.

Existing System

The existing water treatment plan has a capacity to 12 mgd. Ultimate capacity will be 20 mgd.

An existing 18-inch water line is located in El Dorado Hills Boulevard to the east of the Specific Plan Area. A one million gallon reservoir is located in the Ridgeview Village east of The Promontory. The Ridgeview Reservoir is serviced from a 1,150-foot elevation pressure zone. The Specific Plan Area will be serviced by existing 8-inch to 12-inch diameter water lines that are located along the entire eastern property boundary. These facilities are serviced by different pressure systems that will be extended into the Plan Area. These existing facilities are shown in Figure 23, Water Plan.

Specific Plan Area System

The proposed water system for The Promontory is also shown in Figure 23, Water Plan. As shown, service will be provided by the extension of 8-inch and 10-inch diameter water lines into the site. Pressure reduced stations are proposed to reduce pressures to acceptable E.I.D. requirements.

The Promontory will require a water supply of 840 acre-feet per year. Water Facilities will be constructed in accordance with the current E.I.D. Standards and Specifications.

SEWER

Existing System

The Specific Plan Area is not within the boundaries of the E.I.D. However, the Plan Area is within AD Nº 3 boundaries. Application for annexation into the E.I.D. Service Area was submitted in 1990 and is presently in process. When annexation into the E.I.D. Service Area has been approved, the Specific Area will be serviced by the El Dorado Hills Service Area.

The Plan Area will be served by E.I.D. The existing El Dorado Hills wastewater treatment plant is presently being upgraded. The El Dorado Hills Sewage Treatment Plant is located off Latrobe Road, south of Highway 50. The plant's current capacity is 1.6 mgd. The planned capacity under the original AD Nº 3 is to upgrade the treatment plant to 4.3 mgd. The sewage is subjected to secondary treatment. The treated sewage is currently piped to the El Dorado

Hills Golf Course, the El Dorado Hills Specific Plan Area, and the Golden State Building Products Facility.

Sewage facilities existing in the Specific Plan Area include lift stations with 6-inch and 8-inch diameter force mains. A 10-inch force main and an 18-inch gravity flow sewer line lies just to the east of the project site. The property owners of The Promontory have participated in a Sewer Upgrade Agreement with adjacent El Dorado Hills property owners to provide capacity for the Plan Area. A prepayment of over $500,000 has been contributed by the property owners to oversize the sewer line for the project. The 18-inch gravity sewer line was sized to accommodate up to 2,200 dwellings for the Plan Area. This line is located to the southeast, within the Ridgeview Village Estates. With the expansion of the sewage treatment plant, this project will have sufficient capacity to be served within the E.I.D. system.

Specific Plan Area System

The proposed sanitary sewer required for The Promontory is shown in Figure 24, Sewer Plan. New lines within the community will be designed to be gravity fed as much as possible.

The gravity fed lines will range in sizes from 6-inches to 18-inches in diameter. Permanent and temporary lift stations are proposed on the site, with force mains ranging from 4-inches to 10-inches in diameter. All facilities, other than the lift stations, will be installed in street right-of-way or within E.I.D. easements.

Individual pump sewer services may be necessary in certain areas within the development and sewer services along lot lines will be required in areas where downhill access to homes is required.

Based upon average discharge rates, the development of the community will generate a total of 0.35 mgd of effluent. All sanitary sewer facilities will be designed in accordance with the current E.I.D. Standards.

STORM DRAINAGE

Existing Conditions

The Promontory drains predominately to the west into Sacramento County and into the Willow Creek Water Shed. A small portion (13%) drains to the north towards Folsom Lake. There are presently no storm drainage structures in the specific plan area. All storm drainage is conveyed off-site by natural drainage ways. Most of the drainage flows are intermittent and carry flows mainly during rainy periods. The drainage boundaries do not follow property lines.

Rather, they follow the natural topography of the land. The Promontory, which drains to the west and into the Humbug Creek Watershed, has been divided into three (3) major drainage sheds, as show in Figure 25, Drainage Plan. All three (3) drainage sheds converge at a confluence point to the west of The Promontory.

Specific Plan Area System

Development of The Promontory will result in greater peak runoff flows and greater volume of runoff than currently exist. These increases are due largely to the increase in the impervious surfaces such as streets, sidewalks and buildings. Due to the increase in impervious areas, a smaller portion of the rainfall will infiltrate into the ground and the rest will run off, causing higher peak flows and larger volumes of runoff. A combination of storm drainage lines, retention/detention ponds, culverts, and natural channels will be required to convey storm drainage in and from the Plan Area as shown in Figure 25, Drainage Plan.

The use of culverts and concrete V-ditches shall be minimized and the use of open, unlined channels shall be maximized.

All drainage in open-space corridors shall remain natural, unlined and open. Culverts shall not be used in open-space corridors except under driveways or roadcrossings.

Additionally, vegetated open-channel drainages will be the primary means of accommodating stormwater run-off in all areas (open space, residential, commercial, and industrial) in The Promontory Specific Plan area. In some areas, open-channel stormwater drainage will not be engineeringly practicable, for instance, in very steep areas or where houses are particularly close, open-channel drainage may be infeasible from an aesthetic standpoint. Real Parties shall endeavor to employ open-channel drainage; however, in all likelihood, in denser or steeper parts of the residential development, a combination of open-channel drainage and conventional drainage shall be employed.

Furthermore, vegetated open-channel drainage shall be the primary means of accommodating creeks and streams passing through all areas of The Promontory Specific Plan area. In those instances when natural drainage channels are moved to accommodate development, these channels will be maintained as vegetated open-channel drainages throughout The Promontory Specific Plan area.

It is the intent of the Specific Plan that the existing channels be as natural in appearance as possible and still convey storm drainage from the Plan Area. Riparian vegetation will be allowed to grow in existing channels to the extent

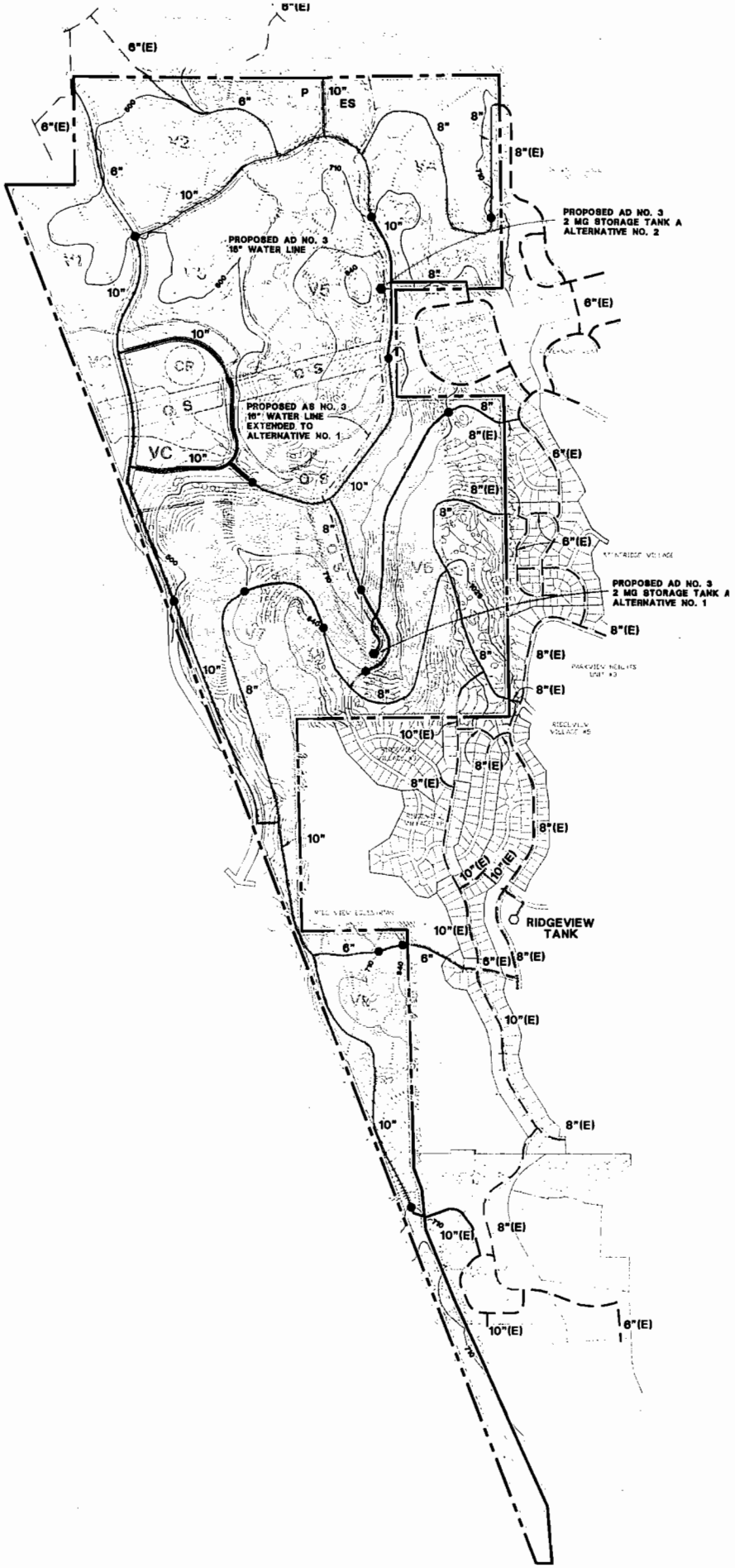
that efficient functioning is not impaired. In some areas, channel improvements will be necessary to efficiently convey peak flows and accommodate development adjacent to the channels. Channel improvements will be completed by filling in the areas to be developed and raising these areas above the 100-year flood plain. The channels will be sized to carry the storm drainage flows, while making every effort to keep as much of the existing channel intact. Where additional channelization is required, channel banks will be graded to a slope of 4:1 or flatter. In the channelized areas where high velocities and turbulence are expected, the existing channel may require protection by the use of native stone riprap, revetment material, or gabion material.

The Specific Plan proposes retention/detention facilities designed to reduce developed peak flows within The Promontory to their existing levels for both the 10-year and 100-year storm events. Due to the topography and steep terrain within the Plan Area, a mutual agreement between The Promontory and the Russell Ranch development for the location and sizes of the retention/detention facilities has been arranged. The retention/detention facility locations as shown in Figure 25 are approximate and it is possible to move, combined or split all of the retention/detention facilities in the same watershed and still maintain the same operational results. That flexibility is intended in The Plan.

Two of the retention/detention facilities as shown in Figure 25 will be located within the Russell Ranch community, while the third retention/detention facility will be located within the Plan Area. The retention/detention facilities will be incorporated into open-space and recreational areas. They will be irregular in shape and shallow in depth, with slope banks laid back 2:1 or flatter.

To reduce water quality impacts within the Plan Area the retention/detention basins could be used to filter out sediments. Other methods will be utilized in conjunction with the basins in order to reduce water quality impacts. These include the installation of catch basins, grassy swales, preservation of wetlands, and various erosion control measures.

Storm drainage under public streets will be conveyed by storm drain piping with a minimum pipe sizing of 12-inches in diameter. Drainage from paved parking areas will be conveyed by shallow asphalt gradients, concrete lined swales and gutters, and smaller drain piping. Catch basins and manholes will intercept runoff from paved areas where it can be conveyed to larger drainage facilities as described above. It is intended that closed culverts be used only to convey drainage under streets.



WATER PLAN

LEGEND

- WATER STORAGE TANK PROPOSED AD NO. 3
- EXISTING WATER STORAGE TAN
- PRESSURE REDUCING VALVE
- (1) (2) (3) (4) (6) PROPOSED WATER LINE
- CONNECTION POINTS TO EXISTING SYSTEM
- AD NO. 3 PROPOSED 16" WATER

CONTOUR RANGES FOR PRESSURE ZONES

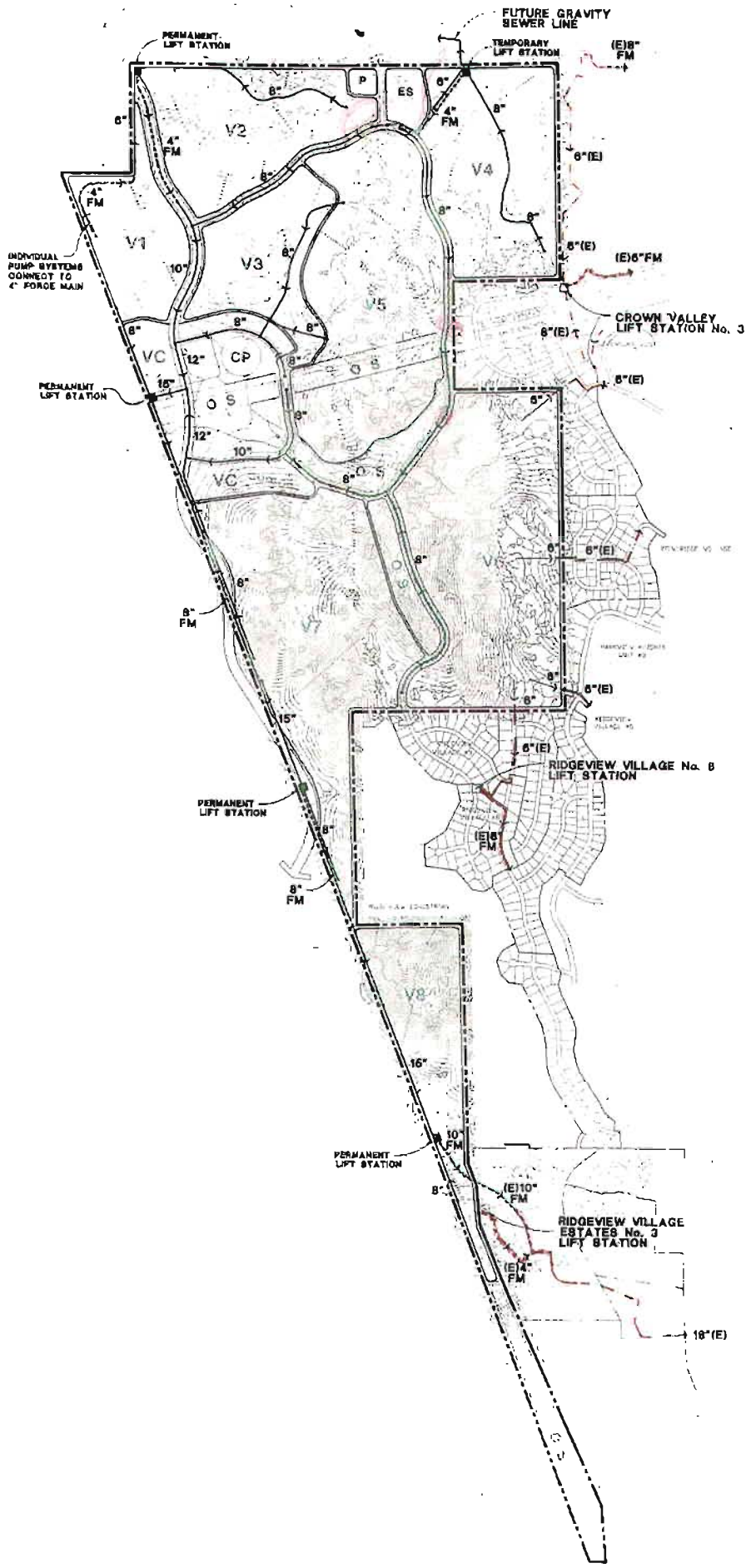
1029 TO 1040	HYDRONEUMATIC BOOSTED
840 TO 1029	1150 PRESSURE ZONE (4)
710 TO 840	960 PRESSURE ZONE (3)
500 TO 710	820 PRESSURE ZONE (2)
BELOW 500	650 PRESSURE ZONE (1)

EXISTING WATER LINES

- 8"(E) HYDRO NEUMATIC BOOSTED
- 8"(E) 1150 PRESSURE LINE
- 8"(E) 960 PRESSURE LINE
- 8"(E) 820 PRESSURE LINE

N.T.S.

FIGURE 23 WATER PLAN



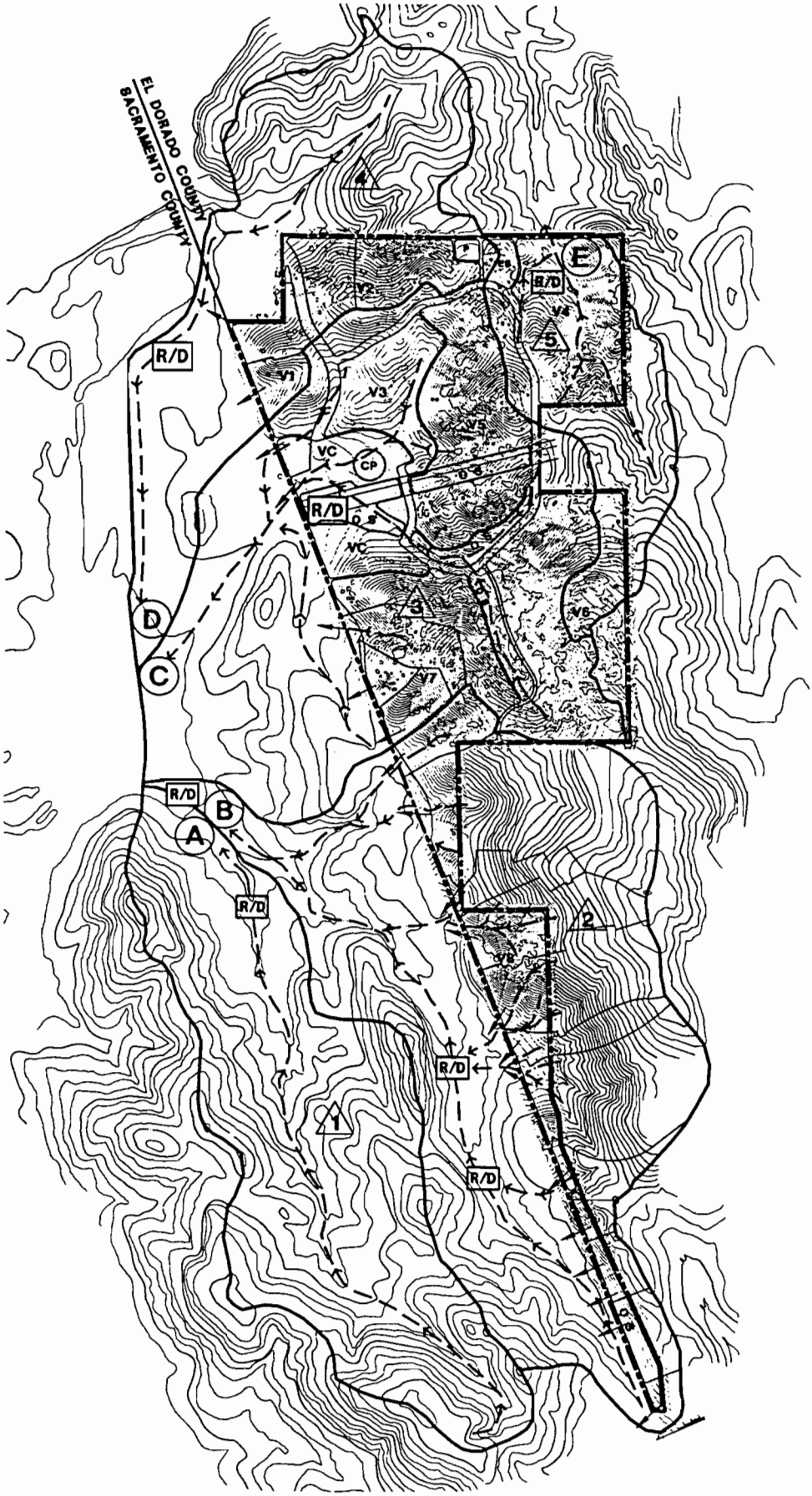
SEWER PLAN

LEGEND

- EXISTING LIFT STATION
- PROPOSED LIFT STATION
- EXISTING GRAVITY SEWER LINES
- EXISTING FORCE SEWER LINE
- PROPOSED GRAVITY SEWER LINES
- PROPOSED FORCE SEWER LINE

N.T.S.

FIGURE 24 SEWER PLAN



DRAINAGE PLAN

LEGEND:

- R/D — RETENTION OR DETENTION POND
- EXISTING MAIN SWALES
- 1 — DRAINAGE SHED AREA
- (A) — TOTAL 100 YR. RUNOFF
- MAJOR SHED BOUNDARY
- SUB-BASINS WITHIN EL DORADO COUNTY
- POINTS OF DISCHARGE AT THE COUNTY LINE

100 YEAR RUNOFF
(POST DEVELOPMENT) (ULTIMATE BUILDOUT)

DRAINAGE POINT	CFS
A	450
B	735
C	660
D	390
E	190

N.T.S.

FIGURE 25 DRAINAGE PLAN

3.8 Public Facilities and Services Plan

Fire Protection

Fire Protection Services will be provided by the El Dorado Hills Fire District. Fire Station No. 1, located on Lassen Drive and El Dorado Hills Boulevard, will serve the southern portion of the community. Fire Station No. 2, located on Francisco Drive, will service the northern area. For some emergency situations it is anticipated that the El Dorado Hills Fire Department and the Folsom Fire Department will enter into an automatic Aid Agreement, thereby allowing reciprocal access through both counties.

Police

Police services will be provided by the El Dorado County Sheriff's Department. Service will be provided from the Sheriff's headquarters in Placerville.

Schools

The Promontory is served by the Buckeye and Rescue Unified School Districts and the El Dorado Hills Union High School District. The Rescue Unified School District has unofficially accepted the 10-acre elementary school site as proposed in the northern portion of the site. This school is intended to serve The Promontory as well as surrounding neighborhoods kindergarten through sixth grade school needs.

A portion of the students generated from The Promontory will attend schools in the Buckeye School District. The Buckeye School District will expand nearby facilities with the school impact fees generated from development, thus school facilities on-site are not necessary. The high school district has indicated that it will not require a high school site within the community.

To assist in the development of school facilities to serve the project, the project applicant has executed an agreement dated November 4, 1997, entitled "Agreement to Fund School Facilities to Mitigate Impacts from New Development." The agreement provides for the payment of school fees in the amount of $8,288.00 per unit within the Specific Plan, increased annually by the construction cost index, to fund new school facilities. The project shall be monitored to insure compliance with the agreement.

The project applicant is in negotiations with the Rescue Union School District to provide an elementary site to serve the project and to provide advance funding for the core facilities on the site. Further, the project applicant is in negotiations with the El Dorado Union High School District to assist in the acquisition of an additional high school site to relieve the overcrowding at Oak

Ridge High School. The agreement with the Rescue Union School District and the El Dorado Union High School District shall be approved by the parties prior to approval of the first tentative map for the project. The project shall be monitored to insure compliance with all agreements executed between the project applicant and the School Districts. If the County approves a development agreement for this project, compliance with the school agreements shall be required in the development agreement."

Library

Library services will be provided by El Dorado County. The Promontory Specific Plan area is currently served by a joint-use library located at Oakridge High School. A new branch library is planned for El Dorado Hills, to be located in the Silva Valley area. The new library will be funded by a Mello-Roos district located north of Highway 50 in El Dorado Hills.

Gas Service

Pacific Gas and Electric (PG&E) provides gas service to the area. The nearest point of connection for gas service is located in the Ridgeview East subdivision.

Electric Service and Telephone Service

Pacific Gas and Electric (PG&E) provides electric service to the area. Underground service stubs are available at various access points from the existing surrounding subdivisions.

Telephone service is provided by Pacific Bell and is available within the surrounding areas.