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OFFICE OF
EL DORADO
RECORDER

COUNTY OF
CALIFORNIA
RECORDED BY:

El Dorado Hills Invest Ltd
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OFFICE OF
EL DORADO
RECORDER

COUNTY OF
CALIFORNIA
RECORDED BY:

El Dorado Hills Invest, Ltd
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COUNTY RECORDER

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COUNTY RECORDER

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WHEN RECORDED RETURN TO
Board of Supervisors Office

MAIL TO
Board of Supervisors

DEVELOPMENT AGREEMENT BY AND BETWEEN

THE COUNTY OF EL DORADO AND EL DORADO HILLS INVESTORS, LTD.

RELATIVE TO THE DEVELOPMENT KNOWN AS

EL DORADO HILLS

THIS DEVELOPMENT AGREEMENT is made and entered into this 2nd day of April, 1985, by and between the COUNTY OF EL DORADO, a political subdivision of the State of California, hereinafter referred to as "County," and EL DORADO HILLS INVESTORS, LTD. hereinafter referred to as "Property Owner," pursuant to the authority of Sections 65864 through 65869.5 of the Government Code, and Chapter 17.85 of the El Dorado County Zoning Code.

RECITALS

WHEREAS, pursuant to the authority granted to it by Government Code Section 65865, County of El Dorado adopted procedures to enter, cancel, or modify a development agreement which procedures are located at Chapter 17.85 of the County Zoning Code (adopting ordinance); and

WHEREAS, Property Owner has requested County to enter into a development agreement with respect to real property (herein "Subject Property") in El Dorado County, California, and described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, County, on December 6, 1983 and in accordance with applicable local and state laws, reviewed and approved the El Dorado Hills Area Plan (herein "Area Plan"), which specifies both permitted uses and density ranges for Subject Property and which approved plan was found to be in conformance with the

Document re-recorded to include El Dorado Hills/Salmon Falls Area Plan, Land Use Map and Ownership Map.

El Dorado General Plan and is on file with the Department of Community Development; and

WHEREAS, Exhibit "B" hereto indicates the relationship and location of the subject property to the Area Plan Map; and

WHEREAS, on December 6, 1983, the Board of Supervisors of El Dorado County approved and certified as adequate and complete a final Environmental Impact Report on said Area Plan; and

WHEREAS, Property Owner agrees to cooperate and to participate in the formation of a water and sanitary sewer assessment district to be known as El Dorado Irrigation District Assessment District Number Three (herein "Assessment District"), the purpose of which is to construct water and sewer facilities; and

WHEREAS, a copy of the engineering report pertaining to said Assessment District is on file with the El Dorado Irrigation District; and

WHEREAS, provision of the water and sewer facilities proposed by the Assessment District are necessary to implementation of the El Dorado County General Plan and the Area Plan, and will provide for orderly growth and development of the El Dorado Hills area; and

WHEREAS, Property Owner will incur substantial costs for the construction of such public facilities;

NOW, THEREFORE, the parties hereto agree as follows:

1. Subject Property. The real property which is subject to this agreement is that property described in Exhibit "A".

2. Permitted Uses. Applicable Rules, Regulations, Policies. The permitted uses of the subject property and the

allowable densities of use for the term of this agreement shall be those as set forth in the Area Plan. Development of subject property shall be subject to such rules, regulations, ordinances, fees and official policies applicable to such development at the time of subsequent entitlements or approvals for the subject property, provided that any such future rules, regulations, ordinances, fees or official policies are consistent with the Area Plan.

Property Owner agrees and acknowledges that certain fees, assessments, taxes, or exactions may be imposed by County on or relative to subject property to provide for infrastructure or other public facilities necessary to serve the property and that such fees may be imposed by County as a condition of development of the subject property, or to mitigate the impacts of development on public services and facilities as a result of development of the subject property.

Owner acknowledges that detailed planning, grading and setback requirements, and other development criteria have not been accomplished for the subject property or other property in the Area Plan and that the location of adequate and necessary public services, such as schools, fire departments, police substations, parks, recreation facilities, etc., must still be determined and may impact the permitted uses and the permissible densities of the subject property. The location and designation of all such public facilities are not presently indicated on the Area Plan Map, although it is acknowledged that such facilities and services will be necessary for the proper and orderly

development of the subject property and the area within the Area Plan. The location of such facilities shall be determined in the sole and absolute discretion of County. When County determines it is necessary to locate a public facility or structure on the subject property, the uses or densities applicable to such portion of the subject property are not transferred to other portions of the subject property unless otherwise provided by County. Nothing herein shall be deemed to limit or abridge County's discretion to determine the need, location and extent of the public facilities or services necessary to support the proposed development in the Area Plan notwithstanding that such determination may impact the permitted uses and densities of the subject property. In addition, the parties hereto acknowledge that more detailed planning of the property will require discretionary approvals by the County that are subject to the provisions of the California Environmental Quality Act (CEQA) and the Subdivision Map Act (SMA). This agreement is not intended to abridge, restrict, limit, or otherwise influence the mitigation measures and conditions that are imposed and the decisions that are made by County pursuant to CEQA and the SMA.

3. This agreement shall not preclude the application to development of the subject property, of changes in state laws or county laws, regulations, plans and policies, the terms of which are specifically mandated and required by changes in state or federal laws or regulations.

4. Property Owner agrees to consent to the formation of and to participate in the Assessment District.

5. Term. The term of this agreement shall commence when

the assessment for the Assessment District is recorded by the El Dorado Irrigation District and thereby made final and it shall extend to December 31, 2000.

6. Annual Review. The provisions of this agreement shall be reviewed on an annual basis on such date as shall be established by County at which time the Property Owner shall be required to demonstrate good faith compliance with the terms of this agreement. If, as a result of such periodic review, County finds and determines, on the basis of substantial evidence, that the Property Owner has not complied in good faith with the terms and conditions of this agreement, County may modify or terminate this agreement.

7. Succession. The burdens of this agreement shall be binding upon and the benefits of this agreement shall inure to the successors in interest of the parties hereto.

8. Amendments. Cancellation. This agreement may be amended or cancelled in whole or in part only by mutual consent of the parties or their successors in interest in the manner provided by Government Code Sections 65868, 65867 and 65267.5, except as provided by Section 17.95.024 of the El Dorado County Ordinance Code.

9. Assignment. Property Owner shall have the right to sell, assign, or transfer this agreement with all its rights, title, and interest therein to any person, firm, or corporation at any time during the term of this agreement. Express assumption of any of the obligations of the Property Owner under this agreement by any such assignee shall relieve Property Owner from said obligation or obligations under this agreement, except

to the extent Owner is in default of any of the terms of this agreement at the time of assignment. Property Owner shall give written notice to County, within ten (10) days after close of escrow, of any sale or transfer of any portion of subject property and any assignment of this agreement, specifying the name or names of the transferee, the transferee's mailing address, the amount and location of the land sold or transferred, and the name and address of a single person or entity to whom any notice relating to this agreement shall be given, provided, however, should a final subdivision map be filed on the property which is the subject of this agreement and the developer does not provide notice as required herein, then such failure to provide notice will be deemed to result in a termination of this agreement with no breach thereof.

10. In the event that the properties subject to this agreement are incorporated into or annexed to a city under the District Reorganization Act, the Municipal Organization Act, or other applicable law, this agreement shall be of no further force and effect as to such incorporated properties.

11. Nothing in this agreement shall be construed to infer any rights to building permits on an annual or total basis beyond those rights enjoyed by other properties in El Dorado County.

12. Default.

(a) In the event of alleged default or breach of any terms or conditions of this agreement, the party alleging such default or breach shall give the other party not less than fifteen (15) days' notice in writing specifying the nature of the alleged default and the manner in which said default may be

satisfactorily cured. During any such fifteen (15) day period, the party charged shall not be considered in default for purposes of termination or institution of legal proceedings, or issuance of any building permit, except to the extent immediate action is necessary for health or safety purposes.

(b) After notice and expiration of the fifteen (15) day period, the other party to this agreement at its option may institute legal proceedings pursuant to this agreement or give notice of intent to terminate the agreement pursuant to California Government Code Section 65868 and provisions of the adopting ordinance. Following notice of intent to terminate, the matter shall be scheduled for consideration and review by the Board of Supervisors within thirty (30) calendar days in the manner set forth in Government Code Sections 65865, 65867 and 65868. Following consideration of the evidence presented in said review by the Board of Supervisors, either party alleging the default by the other party may give written notice of termination of this agreement to the other party.

(c) Evidence of default may also arise in the course of a regularly scheduled periodic review of this agreement pursuant to Government Code Section 65865.1. If either party determines that the other party is in default following completion of the normal scheduled periodic review, said party may give written notice of default as set forth in subsection (a) of this section. If the alleged default is not cured within fifteen (15) days or within such longer period specified in the notice, or the defaulting party waives its right to cure such alleged default, the other party may institute legal proceedings,

or at its option give written notice of intent to terminate this agreement as set forth in subsection (b) of this section.

(d) Default of the property owner in the payment of any installment of principal or interest on any assessment or reassessment in the Assessment District or default of any taxes or fees applicable to the subject property shall constitute a default under this agreement during the term of any such default in the payment of assessments, fees or taxes. Failure to pay the annual review fees required by County after having been so requested in writing by County, shall be deemed a material breach of this agreement and may result in cancellation of this agreement.

(e) All other remedies at law or in equity which are not otherwise provided in this agreement are available to the parties in the event of default.

13. County agrees that unless this agreement is amended or cancelled pursuant to the provisions of this agreement and the adopting ordinance, this agreement shall be enforceable by any party hereto notwithstanding any change hereafter in any applicable general plan, specific plan, zoning ordinance, subdivision ordinance or building regulation adopted by County which changes, alters or amends the rules, regulations and policies applicable to the development of said property for the uses and the allowable densities of development set forth in this agreement, as provided by Government Code Section 65866.

14. Cooperation in the event of Legal Challenge. In the event of any legal action instituted by a third party or other governmental entity or official challenging the validity of any

provision of this agreement, the parties hereby agree to cooperate in defending said action.

15. Hold Harmless. Property owner agrees to hold harmless County, its elective or appointive boards, commissions, officers, agents, and employees from any liability or claims for damage for personal injury, including death, as well as for claims for property damage which may arise from actions of property owner under this agreement, or by any agent, employee, contractor or subcontractor of property owner.

16. Notices. All notices required by this agreement, the enabling legislation, or the procedures adopted by County pursuant to Government Code Section 65865 shall be in writing and delivered in person or sent by mail, postage prepaid.

Notice required to be given to County shall be addressed as follows:

County of El Dorado
360 Fair Lane
Placerville, California 95667
Attention: Director of Community Development

Notice required to be given to Property Owner shall be addressed as follows:

EL DORADO HILLS INVESTORS, LTD.
c/o Anthony Mansour, General Partner

225 S. Rossmore

Hancock Park, California 90004

Either party may change the address stated herein by giving notice in writing to the other party and thereafter notices shall be addressed and transmitted to the new address.

IN WITNESS WHEREOF, the parties hereto have set their hands on the date and year first above written.

COUNTY OF EL DORADO

ATTEST:

BILLIE MITCHELL, County Clerk
and ex officio Clerk of the
Board of Supervisors

BY Robert E. Don APR 2 - 1995
Chairman, Board of Supervisors

"County"

By Bette Culp
Deputy Clerk

El Dorado Hills Investors, Ltd.

[Signature]

"Property Owner"

State of California)
) ss
County of Los Angeles)

On April 24, 1985, before me, the undersigned, a Notary Public in and for said State, personally appeared Anthony Mansour, known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument as one of the general partners of the partnership that executed the within instrument, and acknowledged to me that such partnership executed the same.

WITNESS my hand and official seal.

[seal]

Catherine Emmett
Notary Public



EXHIBIT "A"

31.	106-120-07	74.	107-120-05	156.	103-010-29
32.	106-120-10	75.	107-041-03	158.	106-020-15
33.	106-120-14	76.	107-120-06	159.	106-020-16
34.	67-490-07	77.	107-120-08	160.	107-010-05
35.	67-490-10	78.	107-010-03	161.	107-010-07
36.	67-490-15	82.	107-120-07	163.	107-130-01
37.	67-490-11	83.	107-130-11	164.	107-130-02
38.	67-490-08	84.	107-130-09	167.	107-130-05
40.	106-010-12	85.	107-130-10	168.	107-120-02
42.	67-490-16	86.	107-020-05		
43.	67-490-12			170.	107-130-04
45.	106-130-11	88.	107-010-12	176.	86-010-09
46.	106-130-13	89.	107-010-11	177.	86-030-01
48.	106-130-14	90.	107-010-16	179.	86-030-18
49.	106-130-24	91.	107-010-09	180.	86-080-21
50.	106-020-17	93.	107-010-10	181.	86-090-10
52.	106-140-03	94.	86-070-06		
53.	106-140-05	104.	107-020-10		
56.	106-020-21	134.	106-120-09		
57.	106-020-20	136.	106-020-08		
58.	106-020-26	137.	106-020-10		
59.	106-020-30	138.	106-202-11		
60.	106-020-29	139.	103-010-23		
61.	106-150-05	140.	106-020-12		
62.	106-150-04	141.	106-020-13		
63.	106-150-03	142.	106-020-14		
66.	106-150-11	143.	106-020-18		
67.	107-010-02	144.	106-020-07		
70.	107-010-04	145.	106-140-01 &		
71.	107-010-05		106-130-09		
72.	107-130-03	153.	107-010-01		
73.	107-010-08	154.	103-010-22		

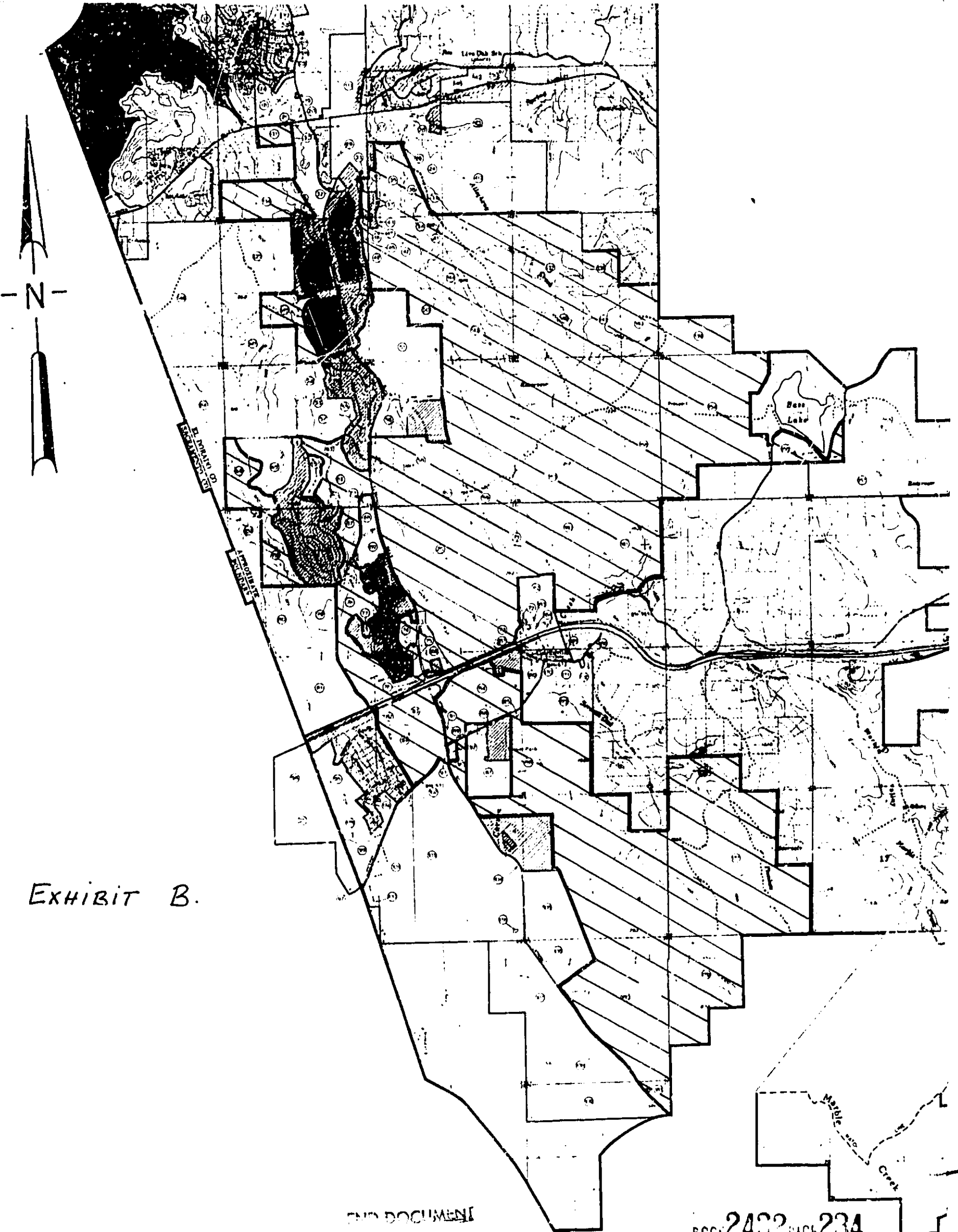
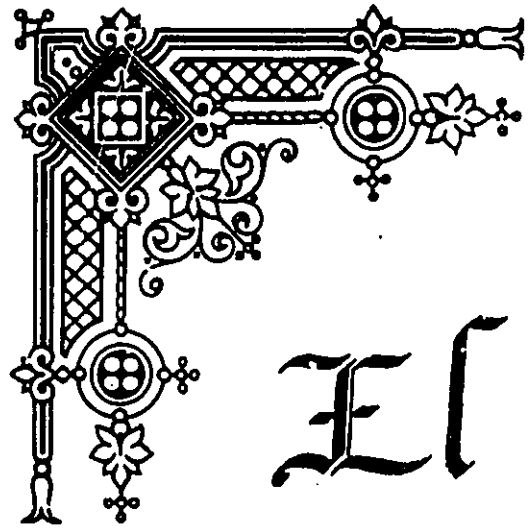


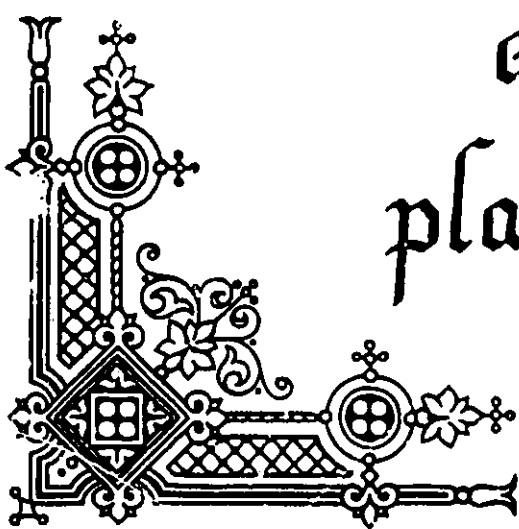
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END DOCUMENT

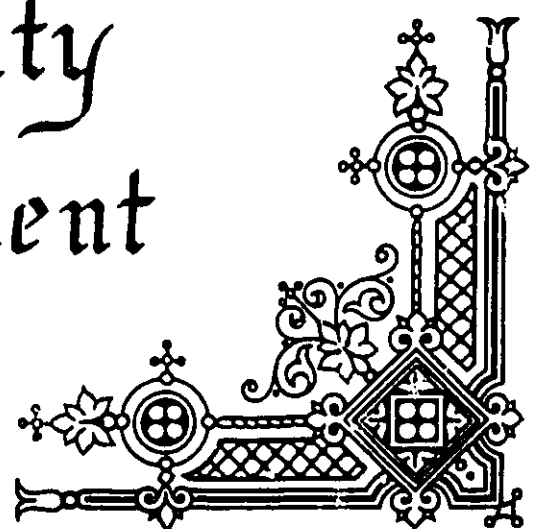
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The
El Dorado Hills
Salmon Falls
Area Plan



el dorado county
planning department





EL DORADO HILLS/SALMON FALLS AREA PLAN

BOARD OF SUPERVISORS

District 1 - Robert Dorr
District 2 - Patricia Lowe
District 3 - W. P. "Dub" Walker
District 4 - Joseph V. Flynn
District 5 - Thomas Stewart

PLANNING COMMISSION

Don Andrews
Violet Hembrow
Albert Harris
Clay Renke
William V. D. Johnson

Prepared By

EL DORADO COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

Richard M. Floch - Director
Bradford S. Kortick - Project Planner
Samuel D. Gillion - Project Planner

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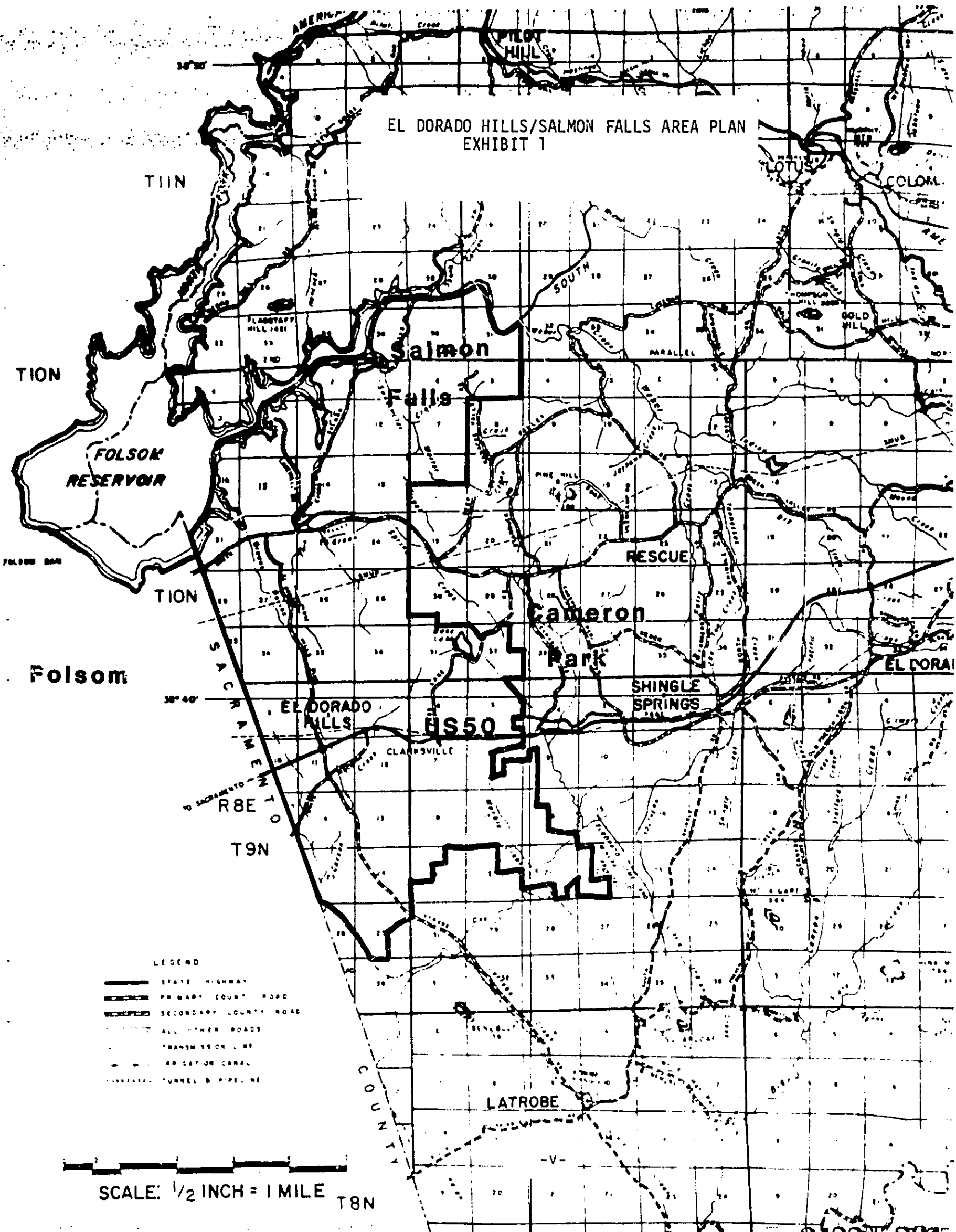
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EL DORADO HILLS/SALMON FALLS AREA PLAN
EXHIBIT 1



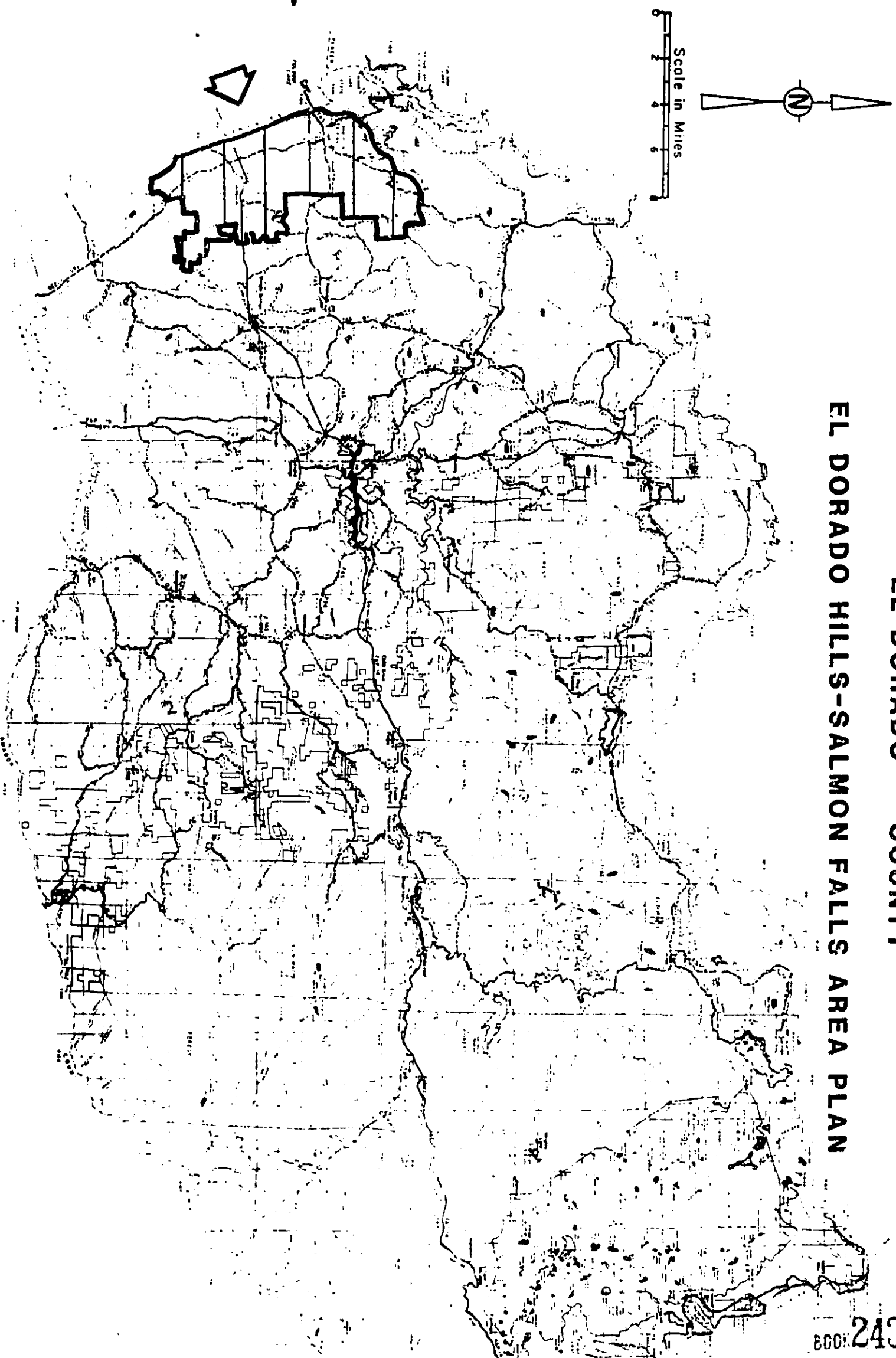
- LEGEND
- STATE HIGHWAY
 - PRIMARY COUNTY ROAD
 - SECONDARY COUNTY ROAD
 - ALL OTHER ROADS
 - TRANSMISSION LINE
 - CANAL
 - TUNNEL & PIPE LINE

SCALE: 1/2 INCH = 1 MILE

EXHIBIT 2

EL DORADO COUNTY

EL DORADO HILLS-SALMON FALLS AREA PLAN



SECTION I

PLAN RECOMMENDATIONS

The El Dorado Hills/Salmon Falls Area Plan involves an amendment to the County General Plan and rezoning of 27,235 acres.

The County General Plan is composed of the required elements including the Land Use Element. The Land Use Element is composed of the 1969 General Plan, the County's Long Range Land Use Plan and Area Plans. The area plans are to be specific, "community-oriented" plans. For this reason the preparation of this proposal involved local citizen assistance both in order to be a successful, effective plan and to satisfy local concerns. The Citizen's Advisory Committee had the task of working with the staff to determine the local issues, needs and priorities. The Plan Area is considered one of the more desirable living areas in the region. The Area retains a rural feeling while its proximity to employment and shopping provide metropolitan benefits. Development pressures have fluctuated tremendously in past years dependent on the economy, available services and fuel costs.

The Plan Area is located on the western edge of El Dorado County, midway between downtown Sacramento and Placerville. From a regional perspective, the Plan Area is currently a bedroom community/rural area/ranch country. As the Sacramento region grows, the Plan Area will be affected and possibly changed from an isolated community to an extension of either the Sacramento urban area or El Dorado County's growing urban areas.

The following area plans are adjacent to the El Dorado Hills/Salmon Falls Area Plan: Cool/Pilot Hill to the north; Rescue and Cameron Park to the east; and Latrobe to the south. US Highway 50 bisects the Plan from the east to the west.

This Plan is being updated for the following basic reasons:

1. To update the 1969 General Plan into a policy and action document.
2. To integrate and make compatible the Area Plan and zoning.
3. To make clear the relationship between development and public services.
4. To consider parks and recreation in land use planning.
5. To analyze recent growth and public service trends.
6. To consider the relationship of this Plan to the Plan's five to ten year time frame and a 20 year time frame for the County's Long Range Plan.
7. To consider the freeway's (US 50) division of the north Plan Area from the south Plan Area, while providing east-west circulation.

PLAN RECOMMENDATIONS (Cont.)

8. To provide suitable land uses to form an eventual self-sufficient community with identity and a pleasant atmosphere.
9. To address the need for local employment.

PLAN ASSUMPTIONS

Taking an inventory of existing conditions, making assumptions and identifying issues of concern are what form the foundation for the development of goals and policies in the planning process. The following facts and assumptions were the basis for the El Dorado Hills/Salmon Falls Advisory Committee in identifying the needs of their planning area.

- A. The Plan Area is comprised of approximately 27,000 acres on the west-central border of the El Dorado County line. The South Fork of the American River and Folsom Lake mark the northern plan boundary. Adjacent area plans are: Cool/Pilot Hill to the north; Rescue and Cameron Park to the east; and, Latrobe to the south.
- B. The Plan Area encompasses both residential and rural lands. The residentially developed areas are considered "villages" or small satellite communities. The villages are: Crown, Franciscan, Governors, Marina, Park, Ridgeview and St. Andrews. Other residential developments are Green Valley Acres, Lake Hills Estates, Lakeridge Oaks, Mormon Island Park and Springfield Meadows. The Salmon Falls Road area, Bass Lake Road area and the vicinity of Green Valley Road contain most of the residential parcels.
- C. The Plan Area in general contains a diverse level of services differing from residential to rural areas. Access is provided by several major roads: US Highway 50, Bass Lake Road, El Dorado Hills Boulevard, Francisco Drive, Green Valley Road, Latrobe Road and Salmon Falls Road. Overall circulation is good for the present population but problem areas do exist. El Dorado Irrigation District (EID) provides public water and sewer, but has severe expansion limitations. Wells and septic tanks are used in rural areas of the Plan. Fire protection is provided primarily by the El Dorado Hills County Water District and by other districts - to a lesser degree - Rescue, Shingle Springs and the California Department of Forestry. The El Dorado Hills Community Services District provides recreation, parks and some other functions. Five school districts cover the area: Buckeye, Rescue, Latrobe, El Dorado Union High School and Los Rios Community College.
- D. Aesthetic considerations in development are a strong concern, as well as the placement of certain, intense land uses such as commercial, multi-family and industrial development. Traffic, noise, increase in crime, police protection, utility costs, recreation and a proposed addition to Folsom State Park (off Salmon Falls Road) are other local issues of concern.

PLAN ASSUMPTIONS (Cont.)

- E. Further growth is expected to continue; however, it will depend on the availability of water and sewer service. The 6,550 acre feet of available water should supply water needs during the time frame of the Plan. Additional water supplies will need to be secured from Folsom Lake or other sources to grow above the projected ten year growth level. Existing systems have experienced problems in recent years. Future growth is also contingent upon the economy, interest rates, energy and transportation costs. The greatest population growth within the Plan Area is expected to be centered around the Latrobe Road/El Dorado Hills Boulevard/Francisco Drive area.
- F. Commercial developments are presently found at US Highway 50 and El Dorado Hills Boulevard; Governors Drive (Governors village)/St. Andrews Drive (St. Andrews village) and El Dorado Hills Boulevard; Francisco Drive and Green Valley Road; and Green Valley Center on Green Valley Road.
- G. Over the past 20 years, industrial development has occurred west of the Plan Area. The aerospace industry along US Highway 50 stimulated growth in the early 1960's. The electronics industry is currently expanding in Sacramento County, Folsom and Roseville. (Industrial expansion south of US Highway 50 may also occur as a result.) This employment activity may also increase demand for housing within the Plan Area.
- H. Local and surrounding park sites and recreation areas provide the El Dorado Hills Community Service District adequate open space and recreation for the current El Dorado Hills population. However, consideration of future recreational needs should take into account the projected future growth.

COMMUNITY GOALS

General

The citizens and property owners of the El Dorado Hills/Salmon Falls Area Plan feel that the quality of life currently enjoyed in the area should be maintained in the future by orderly growth which considers attractive, efficient and environmentally sound planning along with considering local values, issues and balanced needs of a growing community.

- A. The citizens of the Plan Area desire to retain the rural atmosphere while striving for a well-balanced community.
- B. Local planning efforts should include an intergrated, comprehensive community plan that insures functional, healthy and aesthetically pleasing land uses.
- C. The integrity of the environment, quality of air, water and noise levels should be considered a priority in all development.

COMMUNITY GOALS (Cont.)

General (cont.)

- D. Retention of a feeling of open space is desired through provision of open space areas, and consideration of viewsheds, ridgelines and natural features.
- E. Future development should consider the compatibility of land uses, scenic corridors and retention of basic natural and physical features of the community.
- F. Future residential development should be compatible with existing concepts.
- G. A local committee should be established to monitor local growth and design to assist the County in implementing the Plan.
- H. Residential, commercial and industrial land uses should be provided in a suitable area where existing developments are not adversely affected.
- I. Review of development should insure that high levels of services provided in the past are perpetuated as the area grows and that new services and facilities will be developed for future development.
- J. Efficient energy usage and conservation should be consistently encouraged in development.
- K. Effective emergency and fire protection service is a high priority.
- L. A quality circulation system, which safely and efficiently accommodates development and recognizes all transportation modes is desired for the Area.
- M. Development for additional recreational facilities through proper planning is a priority to local citizens.
- N. Quality neighborhood school sites are a priority to local citizens and should be considered as the area grows.

POLICIES

EL DORADO HILLS AREA

A Policy is a specific statement and guiding action which implies clear commitment on future development decisions. The Plan Policies will assist the County in implementing the Plan and meeting the Plan's Goals. Each of the following policies has equal weight and force, although certain are directed to specific land use areas.

Public participation in the planning process is encouraged during the formulation of the Plan, during the time frame of the Plan and during any Plan revisions.

A. General

1. "General Plan Amendments, Rezoning, Subdivisions, Parcel Maps and Special Use Permits", hereinafter referred to as "developments", shall be considered in light of presently available or projected required public utilities and public service capabilities. Subdivisions, parcel maps and special use permits may be approved upon the determination that adequate capacity is available or projected in all required public utilities and public services.
2. Transitional land uses shall be designed into development projects in order to alleviate land use conflicts in differing residential density areas, commercial, industrial and agricultural areas. Typical transitions may consist of:
 - a. Section 17.06.150, Special Setbacks for Agricultural Protection;
 - b. Landscape areas;
 - c. Densities between residential developments that blend existing development to the proposed density;
 - d. Use of natural terrain and vegetation to separate incompatible land uses.
3. The Marble Valley-Cowell Foundation property, as identified on the zoning map as Mineral Resource Zone, shall not be developed for other purposes until the Planning Commission has considered and the Board of Supervisors has determined that resource extraction is no longer the appropriate land use.
4. Public facilities shall be considered in light of future development and growth within the Plan Area. Public use facilities, including but not limited to, will be school sites, public buildings, "park 'n ride" lots, etc.
5. The Plan has large areas designated for future urban development. These areas may be developed concurrently with the formation of the assessment districts to provide necessary public services. Developers may enter into development agreements with the County in order to meet the objectives of the Area Plan.

POLICIES (cont.)

A. General (cont.)

6. Urban designated land uses within the boundaries of EID Assessment District #3 shall be held in an RE-10 zoning category until the density category, as shown on the Area Plan, has a commitment for the required services from the appropriate agency.
7. South Bass Lake Road area will be designated Low Density and Rural Residential Agricultural land uses.
8. Those lands identified on the Long Range Plan as agricultural lands shall be protected from conflicting land uses by the total implementation of the adopted Agricultural Buffer ordinance.
9. All parcels one (1) acre in size or less shall be required to be supplied with both public water and sewer service. This policy shall only apply to those lands located within the El Dorado Hills portion of this land use plan.
10. All those areas general planned for high intensity use (commercial, industrial, SFR-HD, Single Family Residential - High Density and RM, Multi-Family Residential) shall not be rezoned until such time as a commitment for the required services for the requested zoning, e.g., public water and sewer, can be secured from the appropriate agency.
11. Prior to any high density development occurring which will use Bass Lake Road as its primary access, a road improvement district shall be formed. The purpose of this road improvement district shall be to generate funds for the necessary improvements needed to support the projected traffic use on Bass Lake Road, south to US Highway 50, as outlined within the Land Use Plan.
12. To insure a sufficient vehicular and pedestrian system on commercial, industrial and multi-family properties, all developments within this land use category shall be required to either improve street frontage, dedicate land for right-of-way, provide a combination of the above prior to or in conjunction with a site plan approval or issuance of a building permit. Standards shall be developed by the County and be on file at the Planning Department.
13. The County shall establish a design review procedure to review construction design, landscaping and architectural considerations under a design control district for industrial, commercial and multiple family zones.
14. The physical setting in the Plan Area shall be protected in the proposal review and approval process by:

POLICIES (cont.)

A. General (cont.)

- a. During the development, discourage cutting and removal of trees six (6) inches in diameter at breast height other than necessary to place and service structures on a lot or to protect structures against possible damage from a diseased or hazardous tree.
- b. Limiting extensive cut and fill grading of land which substantially changes the natural grade and watershed.
- c. Limiting modification of natural stream beds and flow.
- d. Limiting design placement of roadways which create blind and/or dangerous intersections, or which increase hazards for vehicular traffic.
- e. Limiting densities and lot configurations which do not provide adequate open space and recreational areas.
- f. Limiting the removal or destruction of historical sites.
- g. Prohibit lot configurations which do not provide for adequate and proper drainage.
- h. Requiring commercial and industrial subdivisions, complexes and structures to include adequate landscaping and noise attenuation systems to reduce related business noise and provide a harmonious setting.

3. Residential

1. Public water and sewer shall be required for high density and multi-family residential development.
2. Residential developments in urban areas shall be developed as "villages" similar to the existing ones;
 - a. Projects will be internally focused;
 - b. Circulation shall be planned to enhance "village" identity.
3. Within the high density land use designation, a maximum of three (3) units to the acre shall be allowed unless accompanied by a planned development, in which case five (5) units to the acre will be permitted.

POLICIES (cont.)

B. Residential (cont.)

4. Within the multi-family land use designation, a maximum of twelve (12) units to the acre shall be allowed unless accompanied by a planned development, in which case twenty (20) units to the acre will be permitted.

C. Commercial

1. El Dorado Hills Boulevard/US Highway 50 intersection shall be the major commercial center for the Plan Area.
2. Expansion of commercial land uses beyond what is shown on the land use map, shall be considered when accompanied with a specific development plan and a projected need has been demonstrated.
3. Circulation within commercial developments shall be designed to be internal with minimal encroachments on the public thoroughfares.
4. Proposed new commercial development within one (1) mile of a school site shall require notification to the school district.
5. Commercial land uses shall be required to have public water and sewer.
6. Commercial subdivisions, complexes and structures shall be required to include adequate landscaping and noise attenuation systems to reduce related business noise and provide a harmonious setting.

D. Industrial

1. Industrial land uses shall be located south of US Highway 50.
2. Industrial development shall be provided with internal circulation and a minimum number of encroachments to public thoroughfares.
3. Industrial land uses shall be required to have public water and sewer.
4. Peripheral areas of industrial parks shall be screened with landscaping so as to provide a buffer.
5. Industrial subdivisions, complexes and structures shall be required to include adequate landscaping and noise attenuation systems to reduce related business noise and provide a harmonious setting.

POLICIES (cont.)

E. Recreation

1. The El Dorado Hills Community Service District Recreation Master Plan and the El Dorado County Recreation Element of the General Plan shall be the guideline for future park and trail developments.
2. A regional park should be developed in the future, east of El Dorado Hills Boulevard, south of the SMUD utilities easement.

F. Circulation

1. Future road extensions outlined on the Land Use Map shall be constructed as areas develop.
2. A traffic circulation study shall be prepared and implemented for the Plan Area which considers the land uses adopted by this Plan.
3. A specific traffic study shall be prepared for El Dorado Hills, Francisco Drive and Green Valley Road. "Area of Benefit" type districts shall be considered, along with other means of financing which may be available, to accomplish those recommended improvements as identified with the study.
4. Transportation alternatives, which are cost effective, shall be strongly encouraged. A transit system linking employment and shopping areas with residential areas should be studied as the area grows. El Dorado Hills Boulevard and US Highway 50 shall be designated Transportation Corridors.
5. Bus stops shall be considered for inclusion into new developments.
6. Potential "park 'n ride" lots as identified on the land use map, shall be considered with the development of those parcels.
7. Should the State of California, Division of Mines and Geology, and/or El Dorado County classify any areas as a mineral deposit of county-wide, state-wide or regional significance, it shall be so identified on the Area Plan Map. (Minerals include gravel, limestone, slate, etc.) (Resolution #236-84, 7/24/84)

G. Historical Preservation

1. Significant historical sites located within the Plan Area boundaries shall be protected. Upon application for a development, historical sites shall be identified and a means by which they will be protected shall be provided.

H. Mineral Resource

1. Should the State of California, Division of Mines and Geology, and/or El Dorado County classify any areas as a mineral deposit of county-wide, state-wide or regional significance, it shall be so identified on the Area Plan Map. (Minerals include gravel, limestone, slate, etc.). (Resolution #236-84, 7/24/84)

POLICIES (cont.)

SALMON FALLS AREA

A. General

1. "General Plan Amendments, Rezoning, Subdivisions, Parcel Maps and Special Use Permits, hereinafter referred to as "developments", shall be considered in light of presently available or projected required public utilities and public service capabilities. Subdivisions, parcel maps and special use permits may be approved upon the determination that adequate capacity is available or projected in all required public utilities and public services.
2. Transitional land uses shall be designed into development projects in order to alleviate land use conflicts in differing residential density areas and agricultural areas. Typical transitions may consist of:
 - a. Section 17.06.150, Special Setbacks for Agricultural Protection,
 - b. Landscape areas;
 - c. Densities between residential developments that blend existing development to the proposed density;
 - d. Use of natural terrain and vegetation to separate incompatible land uses.

B. Residential

1. Preservation and maintenance of rural residential atmosphere in the Plan Area shall be accommodated by designating the area:
 - a. Medium Density (1 d.u./1.0-4.9 acres);
 - b. Low Density (1 d.u./5.0-9.9 acres);
 - c. Rural Residential (1 d.u./10.0-160 acres).
2. Medium Density developments shall be provided with the following:
 - a. Public water supply;
 - b. That the Division of Environmental Health is satisfied that all lots are suitable for septic systems;
 - c. Inclusion in a structural fire protection district.
3. High density residential, multi-family residential, commercial and/or industrial land uses within the Salmon Falls portion of this Plan shall not be allowed as adequate public services are not available or projected within the life span of this Plan.

POLICIES (cont.)

C. Recreation

1. The El Dorado County Recreational Element of the General Plan shall be the guideline for future park and trail developments within this portion of the Plan Area.
2. Horseback riding trails and bicycle routes shall be encouraged on public lands and discouraged on private lands.

D. Historic Preservation

1. Significant historical sites located within the Plan Area boundaries shall be protected. Upon application for a development, historic sites shall be identified and a means by which they will be protected shall be provided.

E. Circulation

1. Measures shall be taken to improve inadequate roads by such measures as "area of benefit" districts, assessment districts or other means. Land development projects shall be denied where no improvement measure is proposed to alleviate inadequate situations.

F. Mineral Resource

1. Should the State of California, Division of Mines and Geology, and/or El Dorado County classify any areas as a mineral deposit of county-wide, state-wide or regional significance, it shall be so identified on the Area Plan Map. (Minerals include gravel, limestone, slate, etc.). (Resolution #236-84, 7/24/84)

SECTION II

ENVIRONMENTAL SETTING

General Description

The El Dorado Hills/Salmon Falls Area Plan is comprised of about 27,235 acres or 42.5 square miles. The Plan boundaries are the Sacramento County line on the west, and Folsom Lake and the South Fork of the American River to the north. The area is located on the following 7.5 minute USGS topographic maps, primarily Clarksville, smaller portions of Pilot Hill, Shingle Springs, Latrobe and Folsom, southeast.

The Area is characterized by rolling, grassy hills and woodland areas. Wildlife is scarce, with the exception of birds and raptors. The lower elevation foothill areas experience dramatic changes due to the climate, soils and elevation. Vegetational changes and variation in the available surface water exaggerate the seasonal change from golden brown, dry summers to lush wet winters. Soils are generally thin and poor and support only hardy drought resistant vegetation and cattle grazing.

A. Climate

The Plan Area is located in the lower foothills and subject to the general climatic zones: the Marine Influenced Inland and Cool Inland Zone. These zones are delineated by elevation and in this area by the general north-south ridge running through Bass Lake which divides the westerly Marine Influence from the Cool Inland zone.

The actual changes in the weather between the two zones is slight. The mean temperatures in the lower elevations compares to the Sacramento Valley, ranging from 35-40° F. lows to 55-60° F. highs in January; and from 60° F. to 90-95° F. in July. Rainfall averages between 18-23 inches annually, although the EID Master Plan mentions an average of up to 30 inches annual precipitation. Wind is primarily from the south with southeasterlys prevailing in winter months and southwesterlys often occurring in mid-summer. Wind speed averages about 6 mph annually.

The major climatic event in this Area is the shift from the cool, wet winters to the hot and extremely dry summers. The transition periods of spring and fall are very pleasant but, unlike some areas of California, the four annual seasons are quite distinct. (See: Climate of El Dorado County, CEC, D. Kazama, April 1980, EID Water and Sewer Master Plan).

B. Topography

The Plan Area includes typical geography of the lower Sierra Nevada Foothills. The lowest point of the area is found along Green Valley Road at the Sacramento County line, where the elevation is approximately 400 feet. The elevation increases to the east, the highest point being 1,469 feet found just south of Bass Lake.

ENVIRONMENTAL SETTING (Cont.)

B. Topography (cont.)

Typical terrain includes broad valleys on the County line, running north-south. Minor ridges, also running north-south, occur at approximately every mile to the east. The following chart summarizes the amount of land in each slope category.

<u>SLOPES</u>	
0% - 20% -----	19,064 acres (70%)
21% - 30% -----	5,447 acres (20%)
over 31% slope -----	2,724 acres (10%)
<hr/>	
TOTAL	27,235 acres (100%)

The Planning Department has a Slope map on file depicting these slopes. Slopes tend to be gentle on the southwest and eastern portions of the Plan. To the north, along Salmon Falls a series of small, steep canyons exist. Three predominately steep areas are the center of the Salmon Falls area, the Ridgeview area and south of US Highway 50 between Latrobe Road and Marble Valley.

C. Geology

The geology of the western and northern Sierra Nevada is petrologically diverse and structurally complex. The faulted and folded Paleozoic and Mesozoic metasedimentary, metavolcanic and ultramafic rocks have been intruded by a wide variety of plutonic rocks varying in age from Jurassic through Cretaceous. On the metamorphic and plutonic rocks rest a nearly flat lying sequence of sedimentary and volcanic rocks of late Cretaceous and Cenozoic age.

The geology of the El Dorado Hills/Salmon Falls Area includes an ophiolite belt which was internally mixed and fragmented, and continental margin assemblages of volcanic and epiclastic rocks associated with island arc magmatism. The major geologic feature in the area is the large Pine Hill Intrusive complex composed predominantly of gabbro.

Ophiolites are assemblages of mafic and ultramafic igneous rocks representing oceanic crust and upper mantle. During transport of the ophiolite belt by ocean floor spreading along transverse faults, the ocean crust and upper mantle were tectonically mixed and fragmented by combined protrusion of the ultramafics from mantle levels to upper-crustal levels and wrench tectonics. The migration of ocean water into deeper levels of the crust through fractures, serpentinized the ascending ultramafic rock. The resulting large slabs of highly deformed and disrupted ophiolite are separated by serpentinite-matrix melange zones. The melange zones record the tectonic mixing that occurred between the slabs as the ocean floor was disrupted and differentially transported.

ENVIRONMENTAL SETTING (Cont.)

C. Geology (cont.)

The ophiolite slabs are composed of gabbro, gabbro and serpentinite, and serpentinite. The ophiolite terrain is the basement rock upon which andesitic volcanics and minor epiclastic sediments were deposited in an island arc environment. The ophiolite belt is bounded on the east and west by branches of the Bear Mountain Fault Zone.

In fault contact with the western edge of the ophiolite terrane are metavolcanic rocks named the Copper Hill Volcanics. The unit is composed of mafic pyroclastics, tuff, volcanic breccia and conglomerate, and pillow lava with minor felsic porphyrite.

A metasedimentary unit named the Salt Springs Slate is present within the Copper Hill Volcanics. The unit is composed of dark gray slate derived from siltstone, tuff, graywacke and conglomerate. The sediments were deposited between the periods of volcanic activity which produced the Copper Hill Volcanics.

Faults

The ophiolite belt is bounded on the east and west by branches of the Bear Mountain Fault Zone. These faults, or zones of shearing, are pre-Cenozoic age and are interpreted as being tectonic sutures that formed during the transport and subsequent emplacement of the oceanic crust and upper mantle onto the continental margin. The Bear Mountain Fault Zone is a major component of the extensive "Foothill Fault System" of the west slope of the Sierra Nevada that extends from Mariposa to Chico, California. The major, northwest trending faults follow the north to northwest trend of the Sierra Nevada foothill geology.

There is no evidence of recent movement along the faults. Regional mapping of late Cenozoic faults do indicate a correlation between late Cenozoic faulting and existing zone of deformation, such as the Bear Mountain Fault Zone, suggesting that the zones of deformation developed in the Paleozoic and Mesozoic eras act preferential locations for later faulting.

The Foothill Fault System was generally recognized as inactive until the magnitude 5.6 earthquake occurred near Oroville on August 1, 1975. Further investigation of the fault system have shown that a limited number of earthquakes of similar magnitude have occurred along the western foothills of the Sierra Nevada over the past century. No earthquake epicenters have been recorded in the Plan area. Recent studies concluded¹ that a M 6.5 event was an appropriate Maximum Credible Earthquake (MCE)² for the Foothills Fault System.

1. Division of Mines and Geology, Special Publication 54, Technical Review of the Seismic Safety of the Auburn Dam site, May 1979.
2. Woodward-Clude Consultants, 1977, Earthquake Evaluation Studies of the Auburn Dam area, US Bureau of Reclamation, Open File Report, V. 1-8

ENVIRONMENTAL SETTING (Cont.)

C. Geology (cont.)

Faults tend to be major groundwater courses due to their sheared structure and large linear extent. To avoid potential groundwater contamination, special attention should be given to individual sewage disposal systems installed near faults, and the plan recommendation of a non-constructive setback of fifty (50) feet from a fault surface should be strictly enforced.

Contacts

A contact is the plane or surface where two different types of rocks come together. Where the contact is between rock units with large differences of fracturing and jointing, groundwater may surface along the contact. Areas near geologic contacts should be given special consideration with respect to sewage disposal system installations to avoid potential groundwater contamination.

Mineral Resource

A significant deposit of limestone is present within the Plan Area. The Marble Valley Limestone Deposit is a "high calcium" or "chemical grade" limestone deposit of sufficient volume to be an important natural resource of statewide significance. Limestone is a raw material that is absolutely necessary to the existence of modern industry and our present civilization. To ensure adequate, future reserves of "high calcium" limestone, Marble Valley and a surrounding suitable buffer should be placed in the Mineral Resource zone to protect the deposit from incompatible land use, such as residential development, which is presently threatening this valuable resource.

D. Soils

The Soil Conservation Service surveyed the soils of El Dorado County and analyzed their various properties in the "Soil Survey of El Dorado Area, California", issued in 1974. A Soils map, based on that survey, was done for the El Dorado Hills/Salmon Falls Area Plan. Technical data and interpretive information for specific soils types can be found in the survey. The following is a general description of the soils, their relative productivity and absorption field limitation.

Soil Descriptions

Soils of the Western Slope of the Sierra Nevada Mountain Range are characteristically residual, shallow soils. Residual or primary soils develop from the geologic bedrock, whereas secondary soils develop from parent material which is transported by water, wind or ice over the bedrock. Residual soils are confined to mountainous regions, whereas secondary soils are present where deposition occurs, such as valleys and other topographically low areas.

ENVIRONMENTAL SETTING (Cont.)

D. Soils (cont.)

The physical and chemical properties of soils are a function of many factors, including: the underlying geologic material; climate such as precipitation and temperature; topography which influences exposure, erosion and drainage; and the age of the soil. All the soils on the Western Slope of the Sierra Nevada are relatively young soils lacking the well-developed horizons of the more mature soils profiles.

There is a variety of soils within the Plan Area due to the diversity of the underlying geologic units. The majority of soil types found in the El Dorado Hills area developed from basic igneous rock. The soils are high in calcium, iron and magnesium, which are favorable chemical characteristics. These soils do not tend to disperse because of the high calcium and low sodium content. They have a high base exchange capacity, good water holding capacity and fine to medium grain size in which clay and silty clay predominate.

There are three groups of basic igneous derived soils within the Plan Area. Basic metavolcanics tend to be resistant to weathering; thus, soils derived from these rocks are shallow and only suitable for permanent pasture. Soils developed from basic intrusive rock are generally well-drained and used for annual range, perennial pasture, irrigated pasture and forage crops. Serpentine, an ultra-basic igneous rock, has unfavorable chemical characteristics and produces very shallow and relatively infertile soils of little agricultural value.

Soils developed from metasediments generally produce clay loam and clay soils which are suitable for irrigated pasture. The drainage is excessive where the soils are shallow due to the highly fractured nature of the metasediments. At higher elevations, where rainfall and weathering are greater, deeper soils develop which could be used for vineyards and shallow root crops where other conditions are favorable.

Secondary soils within the Plan Area consist of placer diggings, tailings and mixed alluvium near stream channels. Due to their small areal extent and extremely variable properties, an estimate of their productivity was not made. The soil-parent material table, included as an exhibit at the end of this section, correlates the different soil types of the El Dorado Hills Plan Area with the geologic material in which they develop. Refer to the El Dorado Hills/Salmon Falls Plan Area Soils map, on file with the Planning Department, for the location and extent of the various soils.

Absorption Limitations

A soil's capability for absorbing septic effluent is limited by: percent slope, soil depth, depth to groundwater, percolation rate and available water holding capacity. Septic absorption fields installed on slopes between 20 and 30% must be specially designed to keep septic effluent from surfacing down slope. Systems are prohibited on slopes greater than 30%. Percolation is an indication of the rate at which septic effluent will move through the soil. Slow percolation rates indicate slow movement of the septic effluent through the soils, increasing the possibility for the absorption field to clog. Soils with fast percolation rates, less than 5 mins./inch, cannot filter septic effluent sufficiently before it contact the groundwater, possibly causing groundwater contamination.

ENVIRONMENTAL SETTING (Cont.)

D. Soils (cont.)

Sewage disposal systems in either category must be specially designed . A water table at or above the absorption field elevation causes the system to back-up, effluent to surface and contamination of the surface water. Septic absorption field systems within five feet of the water table are prohibited. Shallow soils and soils with low water holding capacity lack sufficient volume in which to absorb septic effluent. Thus, a septic absorption field system is dependent upon the above parameters being within the specified limitations for the system to work properly. The Appendix includes details of these discussion under Recommendations From The Environmental Health Department.

Summary

In general, soils formed in mountainous areas have poor septic capabilities primarily because the soils are relatively young and shallow. The Soil Conservation Service rated all soils within the Plan Area as having severe septic field capabilities. Steep slopes, shallowness to bedrock, slow percolation rates and low available water holding capacity are the primary reasons given for the severe rating. The Plan Area is not sewered, so sewage disposal systems will have to be installed. Thus, the soils are a physical, limiting factor in the eventual density of the Plan Area.

Potential Agricultural Land

The Soil Conservation Service has designated certain soils within the County as "choice" soils based upon the depth, slope, fertility, texture and climate characteristics. Isolated areas within the Plan Area have certain soil types within the Rescue, Perkins and Sobrante Soil Series, which are considered to be choice soil. Consideration should be given to these areas to protect the potential agricultural areas from land uses not compatible with agriculture. Refer to the Soils map, on file with the Planning Department, for the location of these areas.

EXHIBIT
 EL DORADO HILLS/SALMON FALLS AREA PLAN
 SOIL PARENT MATERIAL CORRELATION TABLE

RESIDUAL SOILS		SECONDARY SOILS
Basic Intrusive	Basic Volcanic	Alluvium
Rescue	Argonaut Auburn Sobrante	Loamy Alluvial Mixed Alluvial Land Perkins Placer Diggings Tailings
	Ultrabasics	
	Metasediment	
	Auburn Sobrante Whiterock	
	Delpiedra Serpentine Rock Land	

ENVIRONMENTAL SETTING (cont.)

E. Hydrology

Surface Hydrology

Drainage Basins:

The surface drainage of the Plan Area consists of a major drainage basin, minor drainage basins, tributaries and springs. The Plan Area is bounded on the north by the South Fork of the American River. The South Fork of the American River is a major drainage basin with headwaters in snowshed areas. Melting snow normally sustains the flow until July, at which time the flow drops rapidly to low stages and remains there until the advent of the rainy season. The natural drainage flow is regulated by upstream dams all year.

The minor drainage basins are directly dependent upon precipitation to sustain flows throughout the year. The bulk of the season runoff occurs from December through March. Summer flows are generally very low or non-existent. Numerous small tributaries flow into the minor drainages, which in turn drain into the major basins.

Wet Areas:

Areas in which the soils remains saturated for a substantial length of time after precipitation runoff, are considered wet areas. Wet areas are created due to the presence of springs, shallow water tables and/or clay soils. Sewage disposal systems cannot be installed in wet areas as the soil is saturated and unable to filter or absorb septic effluent. The wet areas within the Plan Area are shown on the Aerial Photography map for the El Dorado Hills/Salmon Falls Area.

Groundwater Hydrology

Wells:

The hydrology of mountainous areas is very complicated and quite different from that of flatland valleys. In large, fluvial formed valleys, such as the Sacramento Valley, groundwater is found in extensive water-bearing strata, forming groundwater tables whose depth and water capacity can be reasonably calculated from well data and geophysical instruments. In mountainous areas, the primary transported mechanism of groundwater is through fracture and joint systems. This accounts for the often extreme variability in production rates and well depths within the same area. Potential groundwater capacities of different rocks can be estimated in a relative manner by determining the degree of fractures and joints in the various rock units.

General Groundwater Tendencies of the Various Geologic Rock Units:

The following, relative estimations of the different rock units' abilities to transport groundwater are based, in part, upon a water well survey conducted by the Division of Environmental Health from July 1977 to June 1978. Associations between productions and geologic rock types were determined as a result of the survey.

ENVIRONMENTAL SETTING (Cont.)

E. Hydrology (cont.)

Metasediments:

The metasediments can be expected to yield small amounts of groundwater which travels through their fracture and joint systems.

Metavolcanics:

The metavolcanics are, essentially, massive with few open fractures and joints through which groundwater can travel. Thus, the metavolcanics are low water-bearing and wells drilled would be expected to have low groundwater yields.

Serpentinite:

Serpentine is associated with large scale, shear zones which allow free movement of groundwater. The recharge is primarily from groundwater travelling through the fracture and joint systems of adjoining rock units which intersect with the serpentine. Well production should be moderate to high within the sheared serpentine. Massive serpentine has few fractures and is impervious. Well production within the massive serpentine should be low.

F. Land Capabilities

The Land Capability Study was performed for the Plan Area to combine information from various sources in order to assess the physical limits of the Area. The basic data used in this Study was drawn from many sections of the Environmental Setting. These data cover the areas of topography, geology, soils, hydrology, seismic safety, wildfire hazard and aerial photography interpretation. This information was aggregated into groupings of potential development areas and included as Exhibit 4, Land Capability map. The map indicates broad, generalized development areas.

The Land Capability Study outlines positive and negative land features that should be considered in land use decisions. By combining this information with public service availability, land uses can be assigned with regard to environmental constraints and available resources. Agricultural soils and minerals will be identified and prioritized. The problems described, such as extreme fire hazards, or soils limitations can often be mitigated by various public services.

Generalizations described on the Land Capability map are as follows:

High Development Potential areas:

- 1) slopes less than 20%
- 2) moderate fire hazard zones
- 3) grassland and light vegetation cover

EL DORADO HILLS SALMON FALLS AREA PLAN

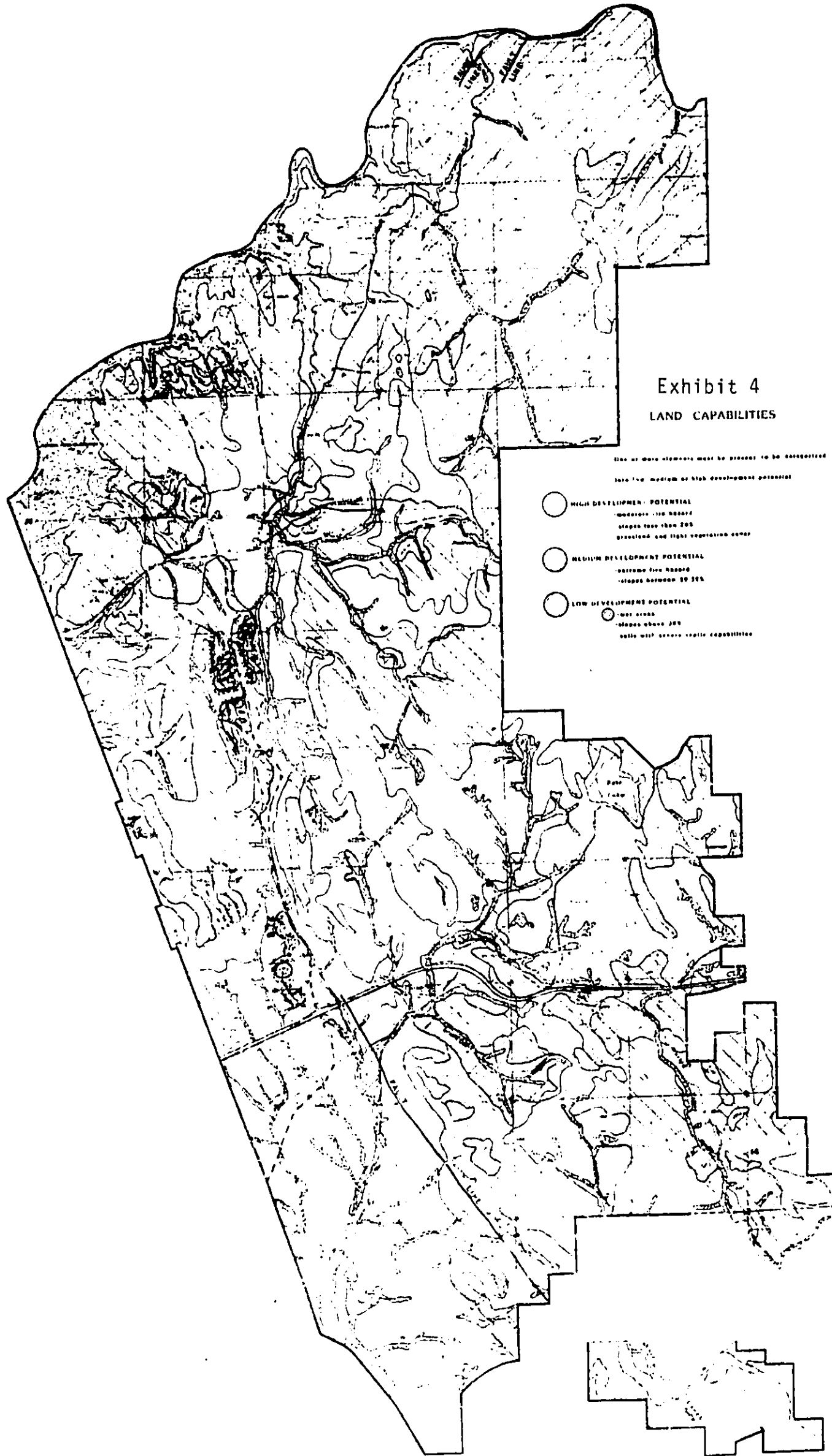


Exhibit 4
LAND CAPABILITIES

- Line of data elements must be present to be categorized into the medium or high development potential
- HIGH DEVELOPMENT POTENTIAL
- elevation 1100-2000
- slopes less than 20%
- grassland and light vegetation cover
 - MEDIUM DEVELOPMENT POTENTIAL
- between 1000-1100
- slopes between 20-30%
 - LOW DEVELOPMENT POTENTIAL
- not shown
- slopes above 30%
- valley with adverse water capabilities

SCALE 1" = 1000'

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ENVIRONMENTAL SETTING (Cont.)

F. Land Capabilities (cont.)

Medium Development Potential Areas:

- 1) slopes of 20-30%
- 2) moderate soil limitations

Low Development Potential Areas:

- 1) wet areas, riparian environs and marshes
- 2) slopes in excess of 30%
- 3) soils with severe septic system limitations
high vegetation cover chaparral

Also considered are mineral resources and fault zones.

For an area to be categorized high, medium or low potential, one or more elements may be present from the above list.

Other elements including severe septic capabilities are placer diggings (Pr), Rescue Extremely Stoney Land (RgE2), Serpentine Rock Land (SaF), and tailings (IaD). The only identified mineral resource is limestone located in Marble Valley.

G. Vegetation

The Plan Area is located in two general life zones: the Grassland (Great Valley) Belt or Lower Sonoranlite Zone and the Digger Pine Chaparral (Foothill) Belt or Upper Sonoranlite Zone. These two life zones can be further defined according to their wildlife-vegetation associations. Four general communities are grassland, oak-woodland, chaparral and riparian areas. The four areas are not completely separate, but can be linked and interspersed as the physical environment, biology and climatic needs arise. Wildlife is associated with each vegetation community which will be explained in the Wildlife section.

Grassland Community

Grassland is the predominate vegetation community of the lower elevations comprising 13,617.5 acres or 50% of the Plan Area. Areas adjacent to US Highway 50 and the Sacramento County line are subject to dry, hot summer weather, thin soils and are used currently for cattle grazing. The Plan Area contains many broad, open, level areas comprising prairie-like ecosystems. The grasslands, besides providing forage for cattle, come alive in the spring with wildflowers and new green shoots. As summer returns, the grasses dry, turning the open areas into a golden brown. Most plant species are foreign species introduced with the early California livestock boom (1850-1870). The most common grasses today are slender, wild oat, soft chess, common foxtail and red brome. Some native species are annual clover and various tar weeds.

ENVIRONMENTAL SETTING (Cont.)

G. Vegetation (cont.)

Oak-Woodland Community

The oak-woodland community comprises approximately 8,170.5 acres or 30% of the Plan Area. This vegetation type is often called the foothill woodland community as it is common to west slope areas of the Sierra Nevada's at low elevations. Dry north slopes of the Plan Area are the common habitat for this community.

The key plants in the woodland community are the digger pines, interior live oaks and blue oaks. A variety of understory plants and animals also inhabit these areas. Shrubs common to the chaparral community often are found in the woodland group. Species such as Yerba Santa, manzanita, ceanothus, mountain mahogany and coffeeberry grow under and between the taller and more dominant species.

Plants tolerant of drier conditions will predominate drier areas while the canyon bottoms, often cooler and wetter, will contain water-seeking plants. Some of these trees would be the willow, cottonwood and big leaf maple.

Chaparral Community

The chaparral community is found in dry, hot sections of the Plan Area, often on south slopes. Chaparral is a thick, brushy type of vegetation common to hillsides and south and east facing slopes. The plants are well adapted to dry conditions, poor soils and even depend upon periodic fires in order to accomplish a 10-12 year growth cycle. The chaparral community comprises 5,447 acres or 20% of the Plan Area.

The fire cycle is important to chaparral in order to recycle nutrients through the ecosystem, thin brush and enable germination to occur. Germination takes place after a fire and growth will proceed for a 10-12 year period until the mature or climax stage is reached. Chaparral is prime for fire at this stage of heavy fuel accumulation. A fire would be most damaging to the surroundings at the climax stage, so earlier control burns, clearing and thinning reduce fire hazard.

Typical plants of the community include the scrub oak, a dwarf evergreen tree, chamise, manzanita, ceanothus and toyon. The chaparral species can be found in other vegetational communities where an ecological niche can be made.

Riparian Community

The riparian community is the interface between waterways and woodland trees. Commonly, these streamside areas have lush vegetation and are characterized by vines, water-seeking trees and water plants. An example of this community exists along Salmon Falls Road, along the length of Sweetwater Creek.

Riparian vegetation is dense along streams and around ponds. Water-seeking trees, such as willows, cottonwoods and alder will grow close and form a canopy sometimes covering the water course. Vines, such as the wild grape, wild rose, clematis and blackberry will grow in the understory adjacent to the stream. In the wet areas, rushes, tules, sedges and cattails will grow profusely. Away

ENVIRONMENTAL SETTING (Cont.)

G. Vegetation (cont.)

Riparian Community (cont.)

from the water course, the vegetation opens up into other vegetation types. The width of the riparian community will depend upon the amounts of water and periodic flooding.

Appendix J contains a list of plant and animal species found in each vegetation community.

Rare and Endangered Species

The following list contains rare and endangered species known to exist in the Plan Area. The Salmon Falls area has the habitat suiting these unique plants:

<u>Common Name</u>	<u>Scientific Name</u>	<u>USGS Quad Map</u>
Stebbin's Morning Glory	<i>Calystegia stebbinsi</i>	Shingle Springs, Pilot Hill
Pine Hill Ceanothus	<i>Ceanothus rederickii</i>	Shingle Springs
Pine Hill Flannel Bush	<i>Fremontodendron decumbens</i>	Shingle Springs
El Dorado Bedstraw	<i>Galium californicum</i>	Shingle Springs, Pilot Hill
Layne's Butterweed	<i>Senecio layneae</i>	Clarksville
El Dorado County Mule Ears	<i>Wyethia reticula</i>	Clarksville

Vegetation References:

1. The Plants and Animals of Folsom Lake, State Recreation Area, State Department of Parks and Recreation, 1972
2. Sweetwater Valley, As An Addition to Folsom State Recreation Area, Sacramento Audubon Society, March 26, 1979
3. Inventory of Rare and Endangered Vascular Plants of California, California Native Plant Society, April 1980
4. Department of Fish and Game, Rare Plants Program

ENVIRONMENTAL SETTING (Cont.)

H. Wildlife

The wildlife of the Plan Area is typical of the Sierra Nevada Foothills at the lower elevations. The two life zones (Lower Sonoran and Upper Sonoran) and four natural communities briefly covered in the Vegetation Section have certain associated wildlife species. Many species intermingle between the communities to feed, migrate and hunt or search for a mate. The communities discussed are the grassland, oak-woodland, chaparral and riparian.

The grassland community provides the basic food supply for plant eating animal life. Many small mammals, birds and insects feed on grasses. Examples of nocturnal animals are the pocket mouse and harvest mouse which, along with many birds such as the gold finch and sparrow, are seed eaters. These small plant eaters are called 'herbivores', which are the first level in the food chain. Upper levels in the food chain include the 'carnivores', which feed on insects and small animals. The 'omnivores' are included in the third type of animal life, which feed on plants and animals similar to man.

In the grassland community, the rodent population is kept in check by the numerous carnivores and raptors. Owls and hawks often can be seen hunting for mice and squirrels. Coyotes, foxes, gopher snakes and rattlesnakes also prey upon the rodent population, although rarely sited during the daytime.

The oak-woodland community provides shelter to many wildlife species as well as food. This community includes 'savanna' areas which contain sparse oaks and grassy areas. This variety of habitat provides many opportunities for birds, mammals, reptiles and amphibians to occupy different levels and associations. As described in "The Plant and Animals of Folsom Lake" page 22, this can provide interesting situations:

"The herbaceous cover provides shade and shelter for jack rabbits, quail and many kinds of rodents. The oaks serve as observation posts for hawks, and other predators and are a rich food supply for the acorn eaters; magpies, scrub jays, mule deer, ground squirrels and gray squirrels. The oaks are home to the plain titmouse, Audubon's warbler, the Oregon Junco and the Golden-crowned sparrow. The digger pines harbor great blue herons, scrub jays, acorn woodpeckers and mockingbirds.

Two bird inhabitants of the woodlands - the woodpecker and the scrub jay - have notably complex relationships with the oaks and the other plants and animals that live in such areas. The acorn woodpeckers drill holes for acorns and his nest. As many as 50,000 acorns have been found in tightly packed holes in a single log. The acorns assure many creatures in addition to the woodpecker a winter food supply. The nesting holes he drills provide a second-hand quarters for pygmy owls, aboreal salamanders, fence lizards, and other animals. The holes drilled in trees usually do no serious damage. The scrub jay enters into a mutually beneficial association with the oaks by burying the acorns in the ground as a storehouse for future use. Often the scrub jay forgets where he has planted the acorns and unconsciously takes the role of a competent nurseryman. Sometimes, other animals watch where the scrub jay hides his treasure and dig up the acorns afterward."

ENVIRONMENTAL SETTING (Cont.)

H. Wildlife (cont.)

The chaparral community provides habitat to a large number of animals. Mixed stands of coffeeberry, toyon, manzanita and ceanothus provide food and shelter and thus a diverse population of rodents, larger mammals, birds, reptiles and amphibians.

The dusky-footed woodrat builds a fairly large nest, sometimes several feet high, out of debris found in the chaparral. A comfortable shelter is provided by his efforts to other creatures such as lizards, insects, aboreal salamanders and deer mice. The wood rat is hunted by the gray fox, bobcats and another rare predator, the ringtail cat.

Many larger mammals reside in the thick chaparral stands both hunting and hiding. The mule deer feeds on many of the plant species while hiding from predators such as man and the mountain lion. Coyotes are common predators normally hunting mice, squirrels and rabbits.

Birds are the most common form of wildlife in the chaparral stand. Many species have neutral gray and brown coloring that blends into the vegetative background. Wrentits are probably the most common bird within the Plan Area, with other species such as scrub jays, quail, thrashers, bushtits and towhees also predominating. Many raptors can be found hunting in the chaparral community.

The riparian community offers unique areas of transition between water courses and other natural communities. The riparian or streamside community can contain wildlife of several communities. During hot summer periods, wildlife can be found in the cool surroundings of the full canopy of trees and the water. Food is also abundant for the herbivore and carnivore species.

Amphibians and fish are hunted by the raccoon. Kingfishers are unique to the streamside or marsh environment and usually are seen perched, hunting for fish. Many other species will visit the stream or pond for a short time and consequently a great variety of species can be found in the riparian community.

Rare and Endangered Species

The Plan Area may be visited by or inhabited by several species considered endangered by the State Department of Fish and Game. The American Peregrine Falcon, *Falco peregrinus anatum*, is extremely rare but may occasionally forage during its annual migration.

The Southern Bald Eagle, *Haliaeetus leucocephalus*, may be a winter visitor and could be sited fishing on Folsom Lake. Another eagle, the Golden Eagle, *Aquila chraecos*, is not endangered but fully protected. The Golden is often spotted on grasslands around Folsom Lake in the winter, feeding primarily on rodents.

ENVIRONMENTAL SETTING (Cont.)

H. Wildlife (cont.)

Rare and Endangered Species (cont.)

The Ringtail Cat, *Bassariscus astutus*, is fully protected and seldom seen, as they hunt at night. The Ringtail inhabits canyon areas thick with chaparral, such as in the Salmon Falls area.

Wildlife References:

1. Sierra Nevada Natural History, Tracy Storer, UC Press, 1963
2. Sweetwater Valley: As An Addition to Folsom State Recreational Area, March 26, 1979, Sacramento Audubon Society
3. The Plants and Animals of Folsom Lake State Recreation Area, State Department of Parks and Recreation, 1972
4. At the Crossroads, 1980: A Report on California's Rare and Endangered Fish and Wildlife, Department of Fish and Game

SECTION III

CULTURAL SETTING

A. Archaeology/Historical Perspective

The North Central Information Center of the California Archaeological Inventory performed a record search and general archaeological overview of the Plan Area. The results of this search and of several field studies suggest the Area to be generally important and sensitive in cultural resources. The record search identified 17 recorded archaeological sites.

A pre-historic Indian population of Maidu Indians inhabited the Area up until the Gold Rush era. The Maidus were nomadic in their search for food and shelter. Common sense could indicate the likelihood of indian habitation on a particular site. Slope, water, exposure, raw materials and food availability will determine the likelihood of past habitation.

Historical Perspective

The California gold rush caused an early migration of travellers to visit the Plan Area and pass through between Folsom and the gold fields. Several early roads, important to California history, ran through the Plan Area: Coloma Road and the Carson Emigrant Road. Many inns developed on the through roads and mining camps such as Negro Hill and Kanaka Bar grew and were subsequently deserted.

The Plan Area was originally visited by James Marshall and others traveling to the east. These individuals travelled on Green Valley Road, which was then called Coloma Road. As mining activity expanded, Coloma Road forked at New York Ravine leading to the South Fork and eventually to Pilot Hill. The river was crossed by use of ferries and rafts at first, and eventually crude bridges were constructed. The Salmon Falls area of the American River was spanned by a toll bridge in 1853.

CULTURAL SETTING (Cont.)

Historical Perspective (cont.)

always crowded, and its seventy-foot-long dining room is as congested as the Mormon Tavern's, while in the evenings the dance hall is generally well filled. The original inn is said to have been a place of somewhat questionable character, run by the Clark brothers, and the following events may have had something to do with its having acquired this reputation. In July of 1854, a party of travellers were aroused in the middle of the night by an attempt to steal their horses from the barn of the Railroad House, and the landlord was only just in time to prevent the theft. Mickey Free, a small-time highwayman and ruffian, is said to have lived at the Tong's place, presumably while carrying on his business as a "road agent" at the junction of the road from Folsom to Placerville and the Coloma Road, eight miles to the northeast of Clarksville. Mr. Free was hanged at Coloma on October 26, 1855, for the murder of a man named Howe, and entertained himself and his audience by eating peanuts and dancing a jig on the trap of the scaffold while waiting his turn to be executed. On September 21, 1856, the notorious gang leader, cattle rustler, highwayman and killer Tom Bell (whose real name was Thomas J. Hodges) stopped for dinner at the Railroad House, and thereafter took his ease while his horse was resting. He is described as being over six feet in height, and, apart from a badly broken nose, a fine looking man. He was armed with two heavy revolvers and a bowie knife, and wore a "coat of mail", or breastplate. That he was well known at the Tong's place proven by the fact that after his departure, a Mexican who lived there stated openly that this was the badly wanted bandit, Tom Bell. Mr. Bell met his well-deserved end less than one month later, when on October 4, 1856, he was captured near Knight's Ferry and hanged without benefit of a trial."

CULTURAL SETTING (Cont.)

Salmon Falls, State Historical monument # 571

Salmon Falls was originally the name of a cataract where Sweetwater Creek entered the American River. Maidu Indians were known to fish the area prior to the arrival of Mormon miners in 1848. In 1850, a town called Salmon Falls grew rapidly on the site, eventually to 3,000 people. Many other camps developed in the area such as Green Springs, New York House and Pinchem Tight. A cemetery remains at the original site of Salmon Falls although the majority of the area is inundated. A post office was established at Salmon Falls,

Salmon Falls School (or Live Oak School) had 62 children in 1857. Across the road was the Orr Hotel which changed hands and was renamed the Gains House, which housed a store operated by J.T. Silberhorn. Another local hostelry was the Leachman House, owned by Austin Taylor Leachman, who was a two term supervisor of District 4. Other names common to the Salmon Falls area were Plumb, Hoxie, Crooks and Dixon.

The Plan Area contains a number of other historic sites and features. The Pleasant Grove House stands today on Green Valley Road, just east of the Plan Area. This early inn was a stop on the Overland Pony Express Route which continued along Coloma Road. On the southern end of the Plan Area the Deer Creek Mining District was established along Deer Creek. Some remnants of mining activity are in the Area. In the same area today is the original route of the Placerville-Sacramento Valley Railroad constructed in 1864. The following map outlines these sites.

The Plan Area went through a lull in activity between the gold rush and the present growth phase. Eastern Sacramento County experienced an industrial boom in the late 1950's and early 1960's and tremendous residential growth in western El Dorado County was anticipated.

Allan Lindsey, a Sacramento developer, had Victor Gruen Associates prepare an extensive land use master plan covering 10,000 acres within the Plan Area. This master plan was approved by El Dorado County in February 1962. The water and sewer plants and El Dorado Hills Boulevard were constructed along with development of the first three of twelve villages that were contemplated; Park Village, St. Andrews Village and Governors Village.

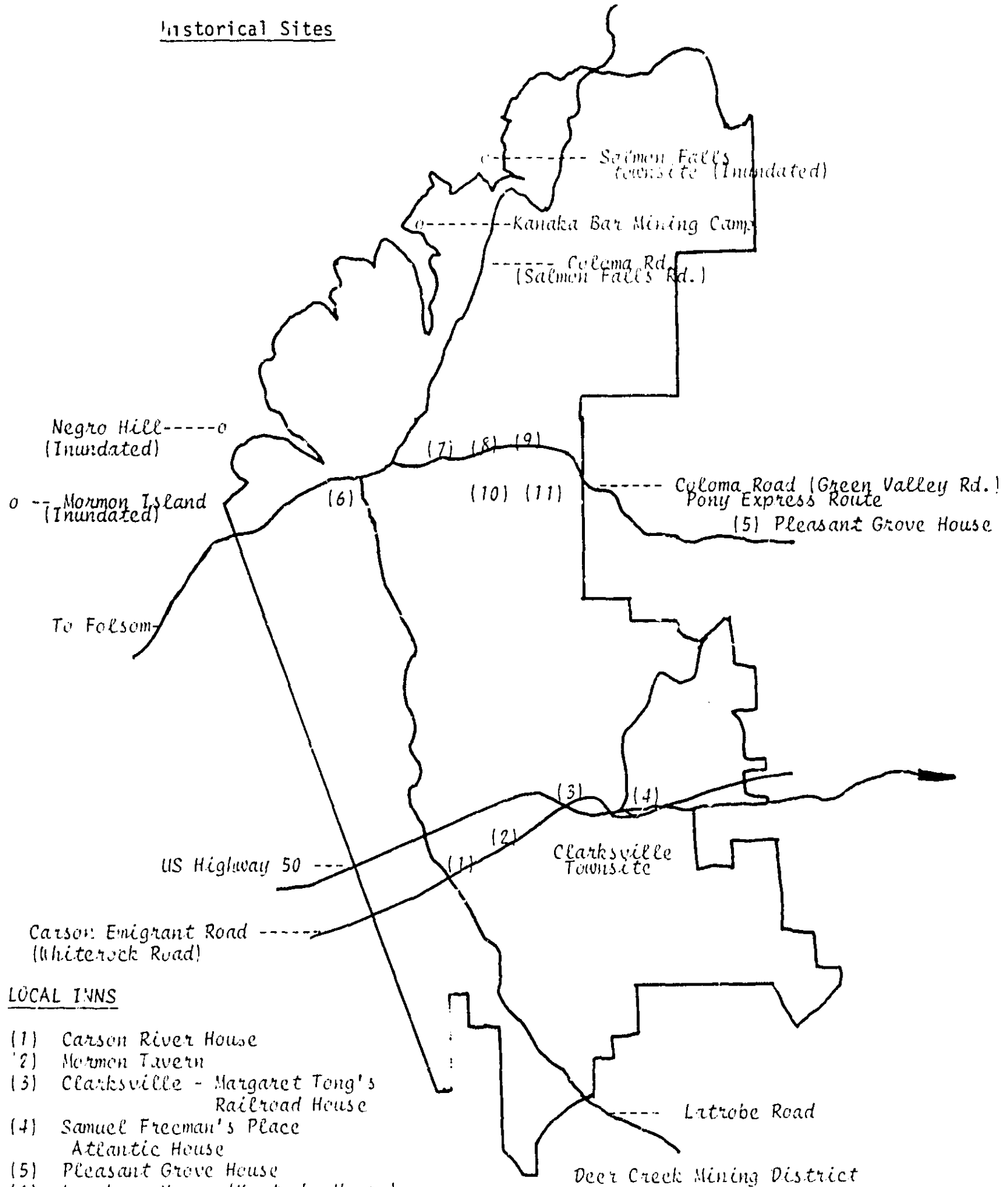
Aerojet General Corporation and other local industries stunted El Dorado Hills growth when their expansion cycles stopped and personnel layoffs began. Growth was slowed for a period until 1970 when US Highway 50 was extended to the Plan Area. This action created a "bedroom community" to the Sacramento area and the early plans for a self-sufficient community were never carried through.

Historical References:

1. California Historical Landmarks, State Department of Parks & Recreation, 1979
2. California Inventory of Historical Resources, State Department of Parks & Recreation, March 1979.
3. Historic Spots in California, Third Edition, Mildred Hoover, Stanford University Press, 1966.
4. Gold Districts of California, William Clark, California Division of Mines and Geology, 1979.

EXHIBIT 5
EL DORADO HILLS/SALMON FALLS AREA PLAN

Historical Sites



LOCAL INNS

- (1) Carson River House
- (2) Mormon Tavern
- (3) Clarksville - Margaret Tong's Railroad House
- (4) Samuel Freeman's Place Atlantic House
- (5) Pleasant Grove House
- (6) Leachman House (Kentucky House)
- (7) Rolling Hill House
- (8) Kaufman's Deadfall House
- (9) New York House
- (10) Log Cabin
- (11) Wakasha or Walkershaw House

CULTURAL SETTING (Cont.)

Historical References (cont.)

5. I Remember . . . Stories and Pictures of El Dorado County Pioneer Families, Betty Yohalem, El Dorado County Chamber of Commerce, 1977
6. California Gold Camps, Erwin Gudde, UC Press, Berkeley, 1975
7. The Early Inns of California, Cross, San Francisco, 1954
8. Allan H. Lindsey, Lindsey Realty, Inc., April 1982
9. California Place Names, 1969
10. National Registry of Historic Places, 1982

B. Land Use

Existing Land Use:

The Historical section discusses the past use patterns and progression from a stop-over point for miners to the current mixture of ranch land and residential development. Existing land uses today are a mixture of suburban residential development, rural residential development and agricultural grazing land.

Residential development serves primarily as a bedroom community to Sacramento. One central commercial area exists on US 50 and El Dorado Hill's Boulevard which may eventually grow into a central business district. Raley's is the major retailer with minor businesses surrounding. The "village" concept originally conceived in the Victor Green plan has been retained. The existing villages, Park, Ridgeview, Governors, St. Andrews, Francisco, Marina and Lakeview, are basically 1/2 acre lot, single family home developments which are internally focused and have internal circulations and possibly a neighborhood commercial area.

The peripheral areas contain grazing land and low density residential housing. The rural areas are mainly along Salmon Falls Road, Bass Lake Road and adjacent to the eastern portions of Green Valley Road. Rural residential parcels have been developed into one acre parcels such as the Green Valley Acres development and many five acre parcels developed through parcel maps along Salmon Falls Road. South of US 50, Springfield Meadows is a medium density residential development. Also, located in this area is a mobilehome park, Sunset Mobilehome Park. The remaining areas are in large parcels, 40 acres and larger, and many 10 acre parcels.

Agricultural Production

Large portions of the Plan Area are currently used for cattle grazing. The total commercial grazing land is estimated to be 15,000 acres of the total 27,235 acres. The remaining 11,000 acres are not suitable for grazing due to chaparral vegetative cover (5,280 acres) or existing development of 10 acre and smaller parcels.

CULTURAL SETTING (Cont.)

B. Land Use (cont.)

The Soil Conservation Service and County Agricultural Commissioner indicated an annual animal unit* utilizes 15 acres of grassland or 30 acres of oak-woodland. Therefore, the 15,000 acres of grassland, oak-grassland and oak-woodland could support approximately 750 animal units annually.

The Plan Area contains a number of large parcels which are important to cattle production. Large parcels have less problems associated with cattle production. A small herd of 20-25 head could run on 200-250 acres by the full-time operator while the part-time rancher could utilize 50-100 acres for 5 animal units.

Smaller units cause additional problems in providing fencing, dog control and economic feasibility. As the Plan Area becomes subdivided into smaller parcels and ownerships become mixed, the likelihood of perpetual cattle production is lessened.

Soils are generally poor in the Plan Area and no irrigation water is available. One area containing choice soils is Kanaka Valley in the north-eastern portion of the Plan. The Valley is currently used for cattle grazing and no irrigation water is available.

Long Range Plan:

The County's Long Range Land Use Plan was adopted by the Board of Supervisors on December 1, 1981. This Plan is intended to be a "general pattern" for land uses in El Dorado County for the next 20 years. The Long Range Plan is also intended as a guide to amendments to the General Plan and revisions to area plans. The percentage breakdown of various long range use categories in the Plan Area follows.

Long Range Plan Section	Area Plan Designation	Acreage/Percentage of Total
Urban (up to 20 d.u./acre)	Industrial, commercial, multi-family residential, high density residential, medium density residential to 2.9 ac./parcel; Parks and Recreation and public facility	15,842/60%
Rural Residential (up to 1 d.u./10 ac., except in low density areas, to 1 d.u./3 acs.)	Medium density residential, 3 to 4.9 acres, low density residential, rural residential agriculture, Parks and Recreation/Conservation	7,393/28%
Agriculture (to 20 ac./minimum)	Exclusive agriculture, rural residential agriculture, Open Space/Conservation	3,168/12%
TOTAL		26,403/100%

* An animal unit is the acreage required to support a cow and calf on an annual basis.

CULTURAL SETTING (Cont.)

C. Public Services

Public service considerations provide a basis for logical land use planning. The following public services and utilities are provided to the Plan Area. Districts are outlined on the Public Services map, included as Exhibit 6. A brief description of each district and agency follows:

Education:

El Dorado Union High School District
Buckeye Union Elementary School District
Rescue Union Elementary School District
Latrobe Elementary School District
Los Rios Community College District

Fire Protection:

El Dorado Hills County Water District
(El Dorado Hills Fire District)
Rescue Fire Protection District
Shingle Springs Fire Protection District
California Department of Forestry

Law Enforcement:

El Dorado County Sheriff's Department
California Highway Patrol

Water and Sewer Service:

El Dorado Irrigation District

Electric:

Pacific Gas & Electric

Telephone:

Pacific Telephone & Telegraph

Community Service Districts:

El Dorado Hills Community Service District;
recreation, parks, street lighting, cable
television, solid waste collection contracting

Springfield Meadows Community Service District;
public recreation, street lighting, bridge
and road maintenance

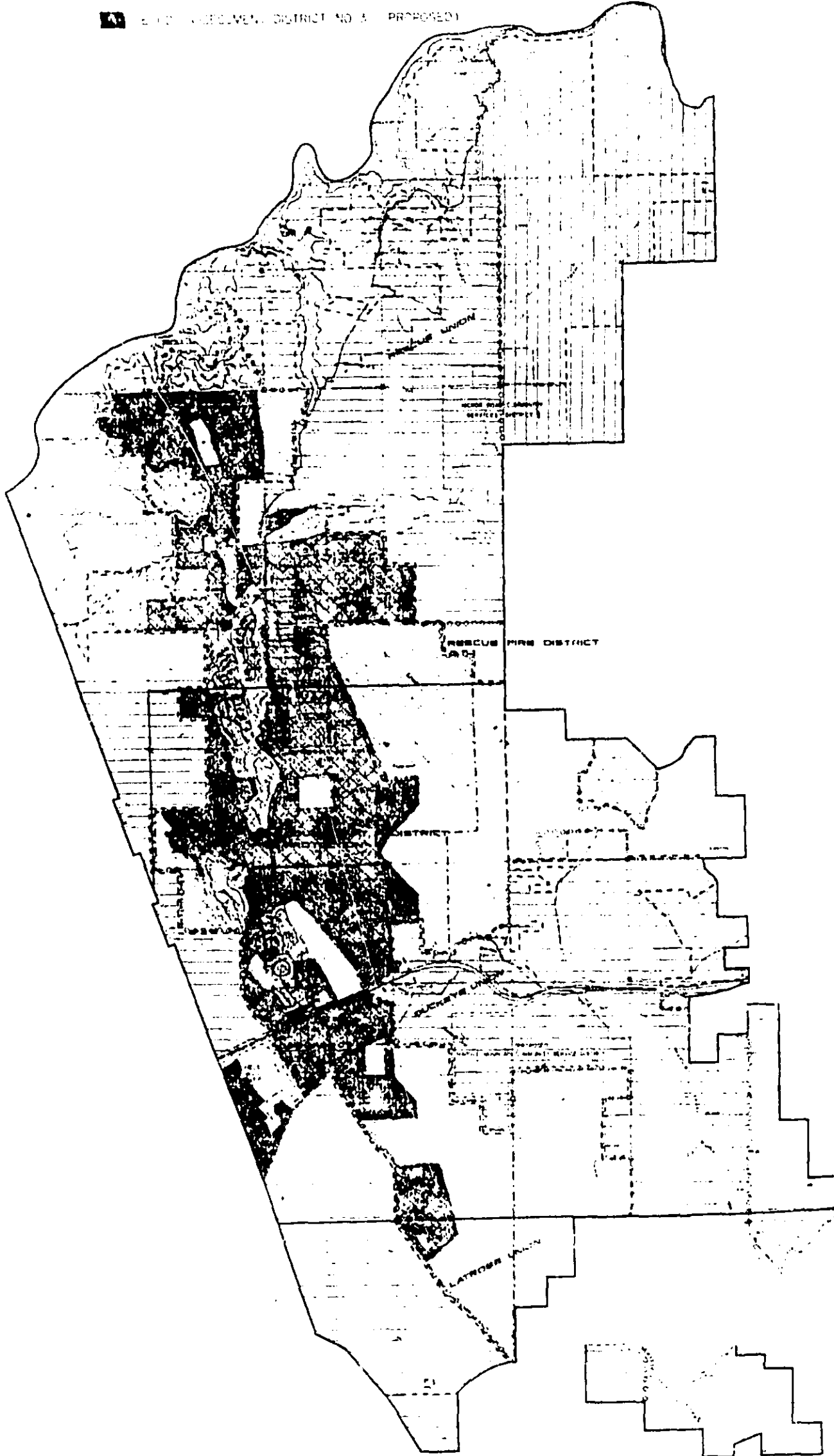
Marble Mountain Community Service District;
proposed road maintenance

Hickok Road Community Service District;
road maintenance

EL DORADO HILLS SALMON FALLS AREA PLAN

Exhibit 6 PUBLIC SERVICES

- FIRE PROTECTION DISTRICT BOUNDARIES (AS SHOWN)
- EL DORADO HILLS SPHERE OF INFLUENCE
- RESCUE SPHERE OF INFLUENCE
- SINGLE TRIPPER SPHERE OF INFLUENCE
- EL DORADO IRRIGATION DISTRICT
- EL DORADO HILLS COMMUNITY SERVICE DISTRICT
- SCHOOL DISTRICT BOUNDARIES (AS SHOWN)
- MEDICAL ASSISTMENT DISTRICT BOUNDARIES (AS SHOWN)
- EL DORADO IRRIGATION DISTRICT NO. 1 (PROPOSED)



CULTURAL SETTING (Cont.)

Education

El Dorado Union High School District includes the Plan Area while three districts, Rescue, Buckeye and Latrobe, provide elementary education. The district locations are shown on the Public Services map. In addition, Los Rios Community College District covers this area providing junior college level education.

The western portion of El Dorado County is growing at a very rapid rate. (see Population section), and this effect is causing impaction and overcrowding in the local schools. Expansion of facilities is difficult in today's budget situation. The State provides operating funds while capital funds are sought through State bail-out funds.

Oak Ridge High is a new school currently housing students in temporary facilities while a permanent school is being constructed. The 1981-82 school year had approximately 430 freshman and sophomore students enrolled at Oak Ridge. Junior and senior classes attend Ponderosa High School at Shingle Springs. The 1982-83 school year enrollment is anticipated at 800 including the junior class, while the 1983-84 school year should have an enrollment of 1,200 students, freshmen through senior. The newly constructed school is to have a maximum capacity of 1,200 students. Oak Ridge High School should be full when construction is complete. This necessitates the district to obtain an additional high school site and construct a school in order to anticipate growth in the western County. The district has indicated a probable site which would be south of US Highway 50.

The Rescue Union School District covers the northern portion of the Plan Area including the Salmon Falls Road area and areas to the east of the Plan. The District has experienced impaction due to the tremendous growth over the past few years. Elementary students (Kindergarten through sixth) attend Jackson School, located just off St. Andrews village. The school currently has 500 students, some in portable classrooms, which is 50 students over the capacity of 450 students per school site. Junior high students (7th and 8th) attend Rescue School, east of the Plan Area. A new junior high school is being constructed in the Marina Village area that will eventually handle all district junior high students.

Growth in the Plan Area and the eastern portions of the District may necessitate additional school sites. The District has indicated a logical location for a Kindergarten through sixth grade school to be north of Green Valley Road, in the vicinity of Marina Village.

Buckeye Union School District covers approximately 50% of the Plan Area on the north and south sides of US 50 and from the County line to Cameron Park. Students currently attend two schools from this area, Brooks and Camerado Springs. Brooks School is an elementary school (Kindergarten through fifth) and currently (1981-82) student population of 560 and a capacity of 600. District-wide, the enrollment equals the capacity of available facilities. Continued growth may necessitate additional school sites. Two logical general sites would be south of US Highway 50 and in the vicinity of Oak Ridge High School.

CULTURAL SETTING (Cont.)

C. Public Services (cont.)

Education: (cont.)

The Rescue Union School District covers the northern portion of the Plan Area including the Salmon Falls Road area and areas to the east of the Plan. The District has experienced impactation due to the tremendous growth over the past few years. Elementary students (Kindergarten through sixth) attend Jackson School, located just east of St. Andrews village. The school currently has 500 students, some in portable classrooms, which is 50 students over the capacity of 450 students per school site. Junior high students (7th and 8th) attend Rescue School, east of the Plan Area. A new junior high school is being constructed in the Marina Village area that will eventually handle all district junior high students.

Growth in the Plan Area and the eastern portions of the District may necessitate additional school sites. The District has indicated a logical location for a Kindergarten through sixth grade school to be north of Green Valley Road, in the vicinity of Marina village.

Buckeye Union School District covers approximately 50% of the Plan Area on the north and south sides of US 50 and from the County line to Cameron Park. Students currently attend two schools from this area, Brooks and Camerado Springs. Brooks School is an elementary school (Kindergarten through fifth) and currently (1981-82) has approximately 400 students with a capacity of 500. Camerado Springs School is a junior high (sixth through eighth) with a current (1981-82) student population of 560 and a capacity of 600. District-wide, the enrollment about equals the capacity of available facilities. Continued growth may necessitate additional school sites. Two logical general sites would be south of US Highway 50 and in the vicinity of Oak Ridge High School.

CULTURAL SETTING (Cont.)

C. Public Services (cont.)

Education (cont.)

Latrobe Elementary School covers the southern portion of the Plan Area and is centered around the townsite of Latrobe to the south. At present, no students live in the district; however, the potential exists to increase enrollment through the proposed residential lands. The District's school, Latrobe Elementary, is crowded with 70 students (Kindergarten through eighth). The State has granted the District Leroy Greene Funds in order to construct a second, larger school, Miller's High School, just west of Latrobe Road. An additional school site should be obtained in the area around Deer Creek, possibly in the south portion of the Plan.

A concern of the district is pupil safety to and from school, including bus stops. It is unlikely, at this point, that students could travel on their own to Latrobe, but if a school is built in the north portion of the district, provisions for bikeways and pedestrian safety should be made. Currently, bus stops are the primary concern in the event of residential development.

Fire Protection

Fire and emergency service is provided to the area by several entities; the El Dorado Hills Water District primarily, with the smaller areas served by the Rescue Fire District and Shingle Springs Fire Department. The California Department of Forestry is responsible for wildland fire protection in most of the Plan Area.

The El Dorado Hills County Water District (fire district) provides fire protection and medical aide to the major portion of the Plan Area. The District covers approximately 17 square miles and its sphere of influence covers a large area, possibly 10 square miles, surrounding the district. The Public Services map outlines the district boundaries. Eight (8) paid firemen and approximately 30 volunteers comprise the fire fighting force on a 24 hour-a-day schedule.

The main firehouse is located on El Dorado Hills Boulevard and Lassen Lane. The District attempts to provide a firehouse to each 5 mile circuit within the district. A second site has been selected, to meet this goal, in the Marina Village area. Construction of the second site should be completed by summer of 1983, and it is expected to be manned by volunteers at this point. A third site for a firehouse should be around Bass Lake, provided the demand could be generated. These three firehouses cover the entire district given a 5 mile radius around each site.

The District covers the Brown's Ravine area of Folsom State Park and the Mormon Island vicinity up to the County line. A 165 acre parcel in Sacramento County, adjacent to US 50, is also within the district.

The Shingle Springs Fire District sphere of influence covers approximately 300 acres in the eastern portion of the Plan. The District has indicated it will respond to an emergency on these lands. Access would have to be provided to the area in order for the District to serve development effectively, provided annexation takes place.

CULTURAL SETTING (Cont.)

C. Public Services (cont.)

Fire Protection (cont.)

The California Department of Forestry (CDF) is responsible for wildland fire protection in the Plan Area. Most of the Plan Area is rated as "high" or "extreme" fire hazard. (See Fire Hazard Zoning map, on file with the Planning Department or CDF office). These ratings are based upon fuel loading, topography and fire weather.

In order to minimize the hazards of locating residences and commercial structures in extreme fire hazard areas, fire safety measures should be incorporated into the project design. These fire safety measures will allow CDF the opportunity to continue to provide an acceptable level of wildland fire protection.

Law Enforcement/Police Protection

The El Dorado County Sheriff's office provides 24 hour-a-day police and emergency patrol to the Plan Area. One patrol officer is normally on beat except during the night hours of 10 p.m. until 3 a.m. The patrol area includes a portion roughly from the Salmon Falls Bridge to Latrobe and easterly plan areas. Response times vary depending upon the nature of the call. Emergency calls take 3 to 8 minutes for an officer to respond, while general calls can take much longer, possibly two hours depending on the work load.

The California Highway Patrol is primarily responsible for State and Federal highways, specifically US 50. The CHP responds to accident reports on County roads and emergencies and will act as a back-up to Sheriff's deputies and other local agencies.

Water and Sewer Service

Public water and sewer service is provided to approximately 65% of the Plan Area by the El Dorado Irrigation District. The District boundaries are indicated on Exhibit 6, Public Services map. All areas not within the District boundary are within its adopted sphere of influence. Water and sewer are not currently provided to the entire district boundary and is limited by two factors: the existing system is reaching capacity and water sources from Folsom Lake and Jenkinson Lake are limited. The problems have created moratoriums during the past years due to sewage overflows at several pump stations, and limited water availability.

Major water and sewer lines are located along the El Dorado Hills Boulevard corridor and directly south of US Highway 50. A major water trunk line is located between Cameron Park and El Dorado Hills Boulevard, the Bass Lake Intertie. A minor water system called Monte Vista 1 and 2 serve areas along Salmon Falls Road and water service is provided to the Mormon Island area. Sewage is treated at the El Dorado Hills Wastewater Treatment Plant located south of US Highway 50, on Latrobe Road. Sewer

CULTURAL SETTING (Cont.)

C. Public Services (cont.)

lines run generally south from the northern villages where pumping delivers the wastewater to lines that feed into the treatment plant. The plant has an average design flow of 3.0 million gallons per day with a peak design flow of 5.4 million gallons per day. As mentioned above, large portions of the Plan Area do not have water and sewer service currently available, however, the system has been studied as part of the EID Water and Wastewater Plan. The master plan outlines general requirements for expansion of the system into undeveloped areas. Eventual water needs and sewer system design requirements are described, as well as an implementation schedule and general cost estimate.

One factor that is currently limiting growth in the area is the allocation of 6,550 acre feet annually from Folsom Lake. Other major projects such as the Auburn Dam or South Fork of the American River (SOFAR) may make available additional water sources. The current allocation of 6,550 acre/feet should support a population of approximately 29,300 within the El Dorado Hills service area. The 6,550 acre/feet should supply the water needs during the time frame of the Plan. Additional water supplies will need to be secured from Folsom Lake or other sources to grow above the projected ten year growth level.

EID Assessment District #3 and #5

EID is currently studying the formulation of two assessment districts. The District's AD No.3 and AD No. 5 are proposed to alleviate deficiency in the existing El Dorado Hills system and expand capacity to handle the 6,550 acre/feet of water allocation and serve eastern areas of the Plan Area.

The proposed boundary of AD No. 3 is shown on Exhibit 6, Public Services map. These properties are expected to have public water and sewer service within the time frame of this Plan if AD No. 3 is implemented. Without such a measure, it is unlikely that urban levels of growth could occur in the Plan Area.

AD No. 3 is to encompass 4,400 acres at this time and could serve approximately 7,200 dwelling units and equivalent users. Previously developed subdivisions provided with public water and/or sewer are not to be included in the district. Commercial, industrial and public facilities such as schools have been assigned water use factors equivalent to dwelling units and are included in the 7,200 dwelling unit figure.

AD No. 5 is not as far along in the planning stage as AD No. 3. The district is expected to cover primarily the Cameron Park watershed. The intent of the district is to expand service from the Diamond Springs main system and service with water and sewer areas needing infrastructure improvements. The eastern portions of the Plan Area between Bass Lake Road and Cameron Park will possibly be involved in the district. A preliminary study is expected to be complete early in 1983.

CULTURAL SETTING (Cont.)

C. Public Services (cont.)

Telephone Service

Growth in the Plan Area is monitored by Pacific Telephone in order to plan for telephone facilities. Steady growth gives adequate lead time to facilitate growth while sporadic or irregular growth could cause delay in providing service smoothly. The Plan Area has both urban and rural infrastructure requirements which can take a considerable amount of time. State tariffs regulate costs of these improvements with real estate projects bearing the major costs of development.

Individual service and development should have no problem in receiving service upon proper application to Pacific Telephone. Large scale development may require considerable lead time to construct facilities and provide substantially increased services.

Electric Service

Pacific Gas & Electric Company provides electricity to the Plan Area. Presently, no natural gas is available to El Dorado County or El Dorado Hills. PG&E has indicated that ample capacity and facilities exist to accommodate growth in the Plan Area for up to 20 years. A recent facilities improvement plan has upgraded capacities to the western portion of El Dorado County and no problems are expected for up to 20 years. PG&E transmission lines parallel SMUD lines in the 200 foot easement running through Governors Village. These lines do not provide local electricity.

Community Service Districts (CSD)

El Dorado Hills

The El Dorado Hills Community Service District provides many service functions within their districts. Parks and recreation is a primary program and is discussed in the section on Recreation. The District negotiates for solid waste (garbage) collection. Currently, El Dorado Disposal Service is the franchise with the contract for the District. Areas outside the District also use the El Dorado Disposal Service. The Service transports the waste to the El Dorado Disposal site located outside the townsite of El Dorado. The CSD provides street lighting service and recently included cable television as an additional service. The CSD is seeking approval of a bill through the State legislature to allow them to perform the electrical utility function and enforcement of Covenants, Conditions and Restrictions (CC&R's).

Springfield Meadows Subdivision

The Springfield Meadows Subdivision is covered by a CSD. The District serves only a small population at this time, but can add the following functions as the population grows; public recreation, street lighting, bridge and road maintenance.

CULTURAL SETTING (Cont.)

C. Public Services (cont.)

Community Service Districts (CSD) (cont.)

Marble Mountain

The Marble Mountain CSD is proposed to go to election and cover an area between Latrobe Road and Marble Valley. The District, if formed, will be responsible for primarily road maintenance.

Hickok Road

The Hickok Road CSD provides road maintenance to a private road system. The system covers 540 acres, beginning at Hickok Road off Malcolm-Dixon Road.

D. Circulation

The Plan Area contains a good circulation system for the existing population and traffic levels. This section will review the circulation problems and potentials for expansion of the system as the area grows. Alternative circulation, such as bicycles, car pooling, bus service and pedestrian discussion is also included.

Vehicular Circulation

The streets and roads of the Plan Area are considered adequate for the existing traffic levels. US Highway 50 is the major east-west highway bisecting the Plan Area and El Dorado County. US Highway 50 provides this area with a connection to Sacramento, which is 28 miles to the west; and Placerville, which is 21 miles to the east. County roads offer good access to US Highway 50 and developed areas. The area has many discontinuous roads and a lack of connecting arterial roads, which will be needed as growth continues. Two existing intersections connect County roads with US 50: El Dorado Hills Boulevard interchange and Bass Lake Road interchange.

El Dorado Hills Boulevard is designated as a major arterial which provides a north-south connection from Green Valley Road and Salmon Falls Road to US 50. El Dorado Hills Boulevard is variable in width, from two to four lanes, and stops at Franciscan Drive, approximately ½ mile from Green Valley Road. Going south of US 50, the Boulevard runs into Latrobe Road, a major collector, providing the major arterial road to the southern portion of the Plan. El Dorado Hills Boulevard serves most residential and commercial areas.

Green Valley Road is designated a major arterial which makes an east-west pass through the northern portion of the Area. A connection is provided from areas east of the Plan and to the City of Folsom and Sacramento to the west. Many minor collector roads connect with Green Valley Road such as Allegheny, Malcolm-Dixon and Mormon Ravine Road, as well as the arterials, Franciscan Drive and Salmon Falls Road.

CULTURAL SETTING (Cont.)

D. Circulation (cont.)

Francisco Drive extends north beyond El Dorado Hills Boulevard to connect with Green Valley Road. Marina Village and Lake Hills Estates are served by Franciscan Drive, north of Green Valley Road.

Salmon Falls Road is designated as a major arterial which connects Green Valley Road with State Highway 49 at Pilot Hill to the north of the Plan Area. Salmon Falls Road crosses the American River at Salmon Falls Bridge and continues north to Pilot Hill.

Bass Lake Road is designated a minor collector which provides a second north-south connection between Green Valley Road and US 50. Areas south of US 50 utilize the Bass Lake interchange at US 50. Circulation is provided to a large area by way of Bass Lake Road. The Regional Transportation Plan indicates Bass Lake Road to be deficient in width and bridge width. A realignment is suggested in order to make a connection to Green Valley Road from Bass Lake Road.

The following exhibit indicates traffic counts for the major County roads and for US Highway 50.

EXHIBIT 7

EL DORADO HILLS/SALMON FALLS AREA PLAN

Road Name	AVERAGE DAILY TRAFFIC		Average Daily Traffic (ADT)	Peak Hour	Date
	Count	Location			
US Highway 50		Entire length of Plan	26,500 31,000 (peak month)	2,800	6/82
El Dorado Hills Blvd.	1/2 mile north of Lassen Drive		5,188	614	10/82
El Dorado Hills Blvd.	150 yds. south of Franciscan Drive		3,257	330	10/82
Green Valley Road		Sacramento County line	7,686	810	10/82
Green Valley Road		0.1 mile west of Salmon Falls Road	5,583	607	10/82
Francisco Drive		0.2 mile south of Green Valley Road junction	2,815	268	12/81
Francisco Drive		North of Green Valley Road between Promotory Point and cattle guard	1,148 427	115 ⁽¹⁾ -	4/80 12/82
Saratoga Road		50 feet east of EDH Blvd.	3,454	435	12/82
Latrobe Road		200 yds. north of White Rock 1/2 mile north of the mill	1,487 870	164 110	12/82 12/82

CULTURAL SETTING (Cont.)

D. Circulation (cont.)

EXHIBIT # 7 (cont.)

Road Name	Count Location	Average Daily Traffic (ADT)	Peak Hour	Date
Bass Lake Road	at Green Valley Road (school was not in session)	-	463	6/81
Salmon Falls Road	100 feet north of Green Valley Road	1,700	182	4/82
Salmon Falls Road	1 mile south of American River	615	100	7/82
Lake Hills Drive	100 feet west of Salmon Falls Road	-	469	4/82
Malcolm-Dixon Road	100 feet east of Salmon Falls Road	31 ⁽¹⁾	309	4/82
Malcolm-Dixon Road	East junction with Green Valley Road	50 ⁽¹⁾	509	9/80
Harvard Way	East of EDH Blvd.	728	328	1/83
White Rock Road	100 feet east of Latrobe Road	428	-	12/82
White Rock Road	100 feet west of Latrobe Road	264	-	12/82

(1) 10% of ADT (average daily traffic)

1700	EDH Blvd.	1500 ⁽¹⁾	110	100 ⁽¹⁾
US Highway 50				
1800	Latrobe Road	1600 ⁽¹⁾	150	120
26,500 ADT 31,000 Peak ADT				
			Bass Lake Rd.	

(1) 1975 Ramp counts, CALTRANS District 3

CULTURAL SETTING (Cont.)

D. Circulation (cont.)

Traffic

A traffic study was performed for the Plan Area based upon the proposed land uses. The results of the study are provided here, while the details are contained in Appendix I.

As stated, the roads within the Plan Area are adequate for current traffic levels, although exceptions are noted, such as Bass Lake Road. Population growth is estimated to remain at relatively high levels of 3% to 8.5% annually (see Exhibit 10). For the purpose of this study, a 1993 population of 21,000 was assumed based on a 6% annual growth factor.

The Plan Area was divided into three traffic study zones, as indicated on Exhibit 9. The following chart indicates traffic that could be generated by the proposed land uses at a 6% annual growth rate.

EXHIBIT 7A PRESENT AND FUTURE LEVELS OF SERVICE OF MAJOR ROADS

	Estimated Current Trip Ends	Estimated Trip Ends 1993	Saturation Build-out 100% Trip Ends
Traffic Zone 1	20,600	33,382	92,562
Traffic Zone 2	25,468	57,823	399,632
Traffic Zone 3	860	145,536	387,261

As the chart indicates, traffic is expected to increase substantially in the southern portions of the Plan due to the high trip generating land uses proposed south of US 50 and at the southern end of El Dorado Hills Boulevard.

Exhibit 7A, Present and Future Levels of Service of Major Roads measures road capacities based on expected traffic increases. All roads within the Plan are adequate for existing traffic levels when measured by levels of service. (see Appendix I, for definitions of certain levels of service).

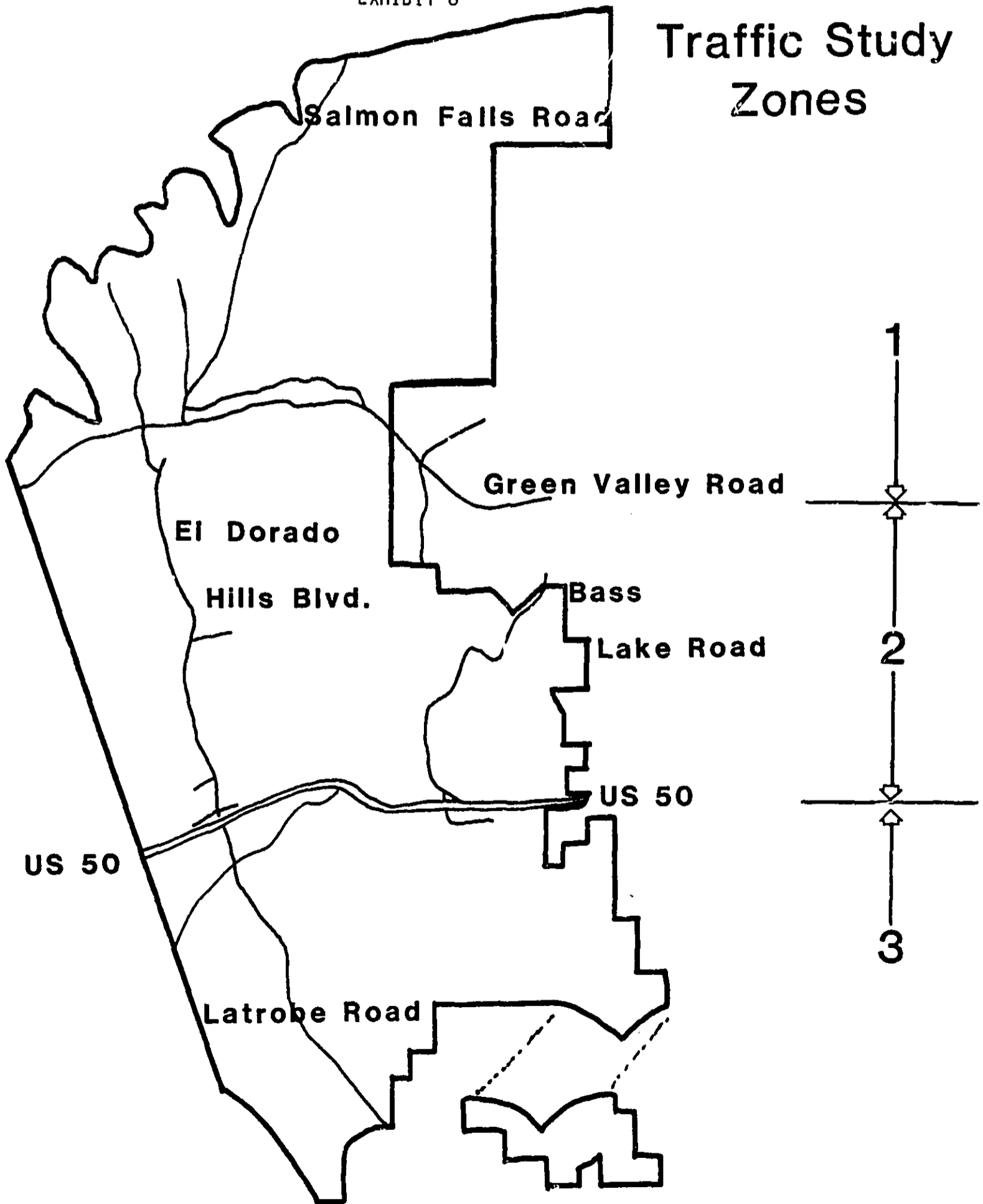
The 10 year estimated build-out indicates that most roads will begin to experience unstable traffic flows. The major arterials, US 50, El Dorado Hills Boulevard and Green Valley Road, all will experience delays, traffic buildups and overburdening due to an increase in traffic. Roads adjacent to the industrially zoned area south of US 50 will require significant improvements. Other minor collector roads will experience traffic increases but not to the extent of the major collectors mentioned above.

The final column in Exhibit 7A, covers the saturation build-out trip ends estimated if 100% of the Plan were maximally developed. All roads would experience significant problems if this level of development were to occur.

EL DORADO HILLS SALMON FALLS AREA PLAN

EXHIBIT 8

Traffic Study Zones



CULTURAL SETTING (Cont.)

D. Circulation (cont.)

Conclusions and Recommended Improvements

If growth is to occur within the Plan Area, a number of improvements must occur in order to maintain an efficient traffic circulation system. The following recommendations are suggested to alleviate certain problems and to assign priorities to capital improvements projects.

- 1) Green Valley Road/Francisco Drive Intersection and El Dorado Hills Boulevard Extension:

This existing intersection should be improved prior to any future development occurring which could increase the safety factor of the intersection. One measure which would take the burden of traffic from Green Valley Road/Francisco Drive intersection would be to extend El Dorado Hills Boulevard to Green Valley Road.

- 2) El Dorado Hills Boulevard should be widened to a full four lanes from Green Valley Road south. Further encroachments onto the Boulevard should be limited to allow free flowing traffic.

- 3) Industrial/Business Park Improvements:

Improvements to roads south of US 50 should be performed to coincide with the mitigation measures identified in the Environmental Impact Report for that project. Staged improvements are identified for White Rock Road/Latrobe Road intersections and US Highway 50 interchange.

- 4) Mass Transit:

As the area grows, transit needs will increase. The Land Use pattern of the Plan identifies employment centers and residential areas which could easily be served by public transit. El Dorado Hills Boulevard is proposed as a transportation corridor for this reason. Should large employers locate in the El Dorado Hills Business Park, the Local Transportation Commission should encourage coordination of ride sharing programs.

- 5) Park and Ride Lot:

A need has been demonstrated to construct a Park 'n Ride lot at the El Dorado Hills Boulevard/US Highway 50 interchange. Currently, no public land is available for this use but acquisitions of several acres should be pursued in order to meet this need.

- 6) A Transportation System Management (TSM) program should be considered for the area as traffic increases and unstable flows occur on the collector roads. The TSM should include a monitoring system to initiate improvements to roads prior to decreases occurring in levels of services.

CULTURAL SETTING (Cont.)

D. Circulation (cont.)

- 7) The County should establish an "Area of Benefit" for the Area Plan to finance improvements to the roads.
- 8) Assessment districts should be established in order to make specific improvements such as adding lanes to US Highway 50.
- 9) The El Dorado County Regional Transportation Plan (RTP) indicates US Highway 50 could be deficient within 20 years. The route carries heavy winter and summer recreation traffic as well as increasing commuter traffic. As the RTP indicates, a transportation study of the Highway 50 Corridor should be done including short-term traffic flow alternatives, funding and roadside rests on the eastern reaches.
- 10) The RTP indicates three areas needing improvement in the El Dorado Hills area of Highway 50: 1) construction of a truck climbing lane on the Bass Lake grade, eastbound, (2.0-3.2 post miles); 2) interchange lighting improvement needed between Prairie City Road and Cameron Park; 3) on the eastern boundary of the Plan, highway planting is needed (4.8-6.8 post miles).
- 11) Bass Lake Road is listed as deficient in the RTP and should be upgraded in order to handle any additional traffic. A road should be extended north to Green Valley Road as indicated on the Land Use map to connect with Deer Valley Road.
- 12) The villages contain many dead-end, minor roads that should be carried through and connected as the area grows.
- 13) The Latrobe Road/US Highway 50 and Bass Lake Road/US Highway 50 interchanges should be monitored as the area grows. It is estimated by CALTRANS that these two interchanges are at 10 percent of their volume according to 1975 Ramp Counts. If growth or traffic should dramatically increase, ramp studies should be performed.

Alternative Transportation

Residents of El Dorado County and the Plan Area have a higher than average number of vehicles (.7 in El Dorado County; .54 in California) than the rest of the State. This is in part due to the lack of public transportation and in part to the low population density. As the County grows, particularly in the western areas, the opportunities will arise to provide transportation alternatives.

In late 1981, CALTRANS assisted the County in performing a transportation needs questionnaire, (the results are available in Appendix H). Also, during the formulation of the draft Plan, a questionnaire was distributed to approximately 1,800 households and a 70 percent return was yielded. Both surveys generally describe a desire for additional commuter transportation and for recreational trails. As can be expected, most residents currently work and shop in the Sacramento area.

CULTURAL SETTING (Cont.)

D. Circulation (cont.)

Alternative Transportation (cont.)

The Plan Area contains a "park 'n ride" lot at the Raley's Supermarket on US Highway 50 at El Dorado Hills Boulevard. Thirty paved stalls are provided currently. The area could support a much larger permanent facility as evidenced by the overflow of cars in that area. Many commuters park on Saratoga Way and other side streets, which indicates a demand for additional facilities. Individuals interested in park 'n ride facilities, ridesharing or van pooling information should contact the CALTRANS Ridesharing project at 445-POOL or 323-POOL.

The 1983 State Transportation Improvement Program (STIP) has scheduled improvements to park 'n ride facilities between El Dorado Hills and Placerville. This project is due to be completed by 1983. The upgrading of park 'n ride facilities at El Dorado Hills should be considered by the Local Transportation Commission for inclusion on the STIP. A one acre site could handle 100 cars. If the right-of-way were dedicated by a large development, CALTRANS would improve the site. A site close to the interchange is needed for an effective park 'n ride lot.

Bus service to the Area is minimal. El Dorado Transit Service has a fixed route bus scheduled for Wednesday service and second and fourth Monday service to Placerville. Ridership has been very low and the route could be eliminated unless a demand is demonstrated. Commuter Bus Lines provides one bus that begins in Placerville and stops along US Highway 50 at park 'n ride lots to Sacramento, picking up commuters. Greyhound Bus Lines passes through the Plan Area and stops at Folsom on a regular schedule.

A light rail transit service is being studied for the Sacramento area. Currently, only the downtown area can be feasibly served, but it can be assumed that as the Highway 50 Corridor population density increases, this area may support an extension of the Sacramento system to the east. Two transit corridors are indicated on the Land Use and Public Service map in order to carry this concept through the time frame of this Plan.

Scenic Highway

The County Scenic Highways Element includes several routes passing through the Plan Area. Currently, no routes have been designated as "Scenic Highways". Two County roads should be considered in the future, Green Valley Road and Salmon Falls Road. US Highway 50 within the Plan is not currently considered "scenic" by the Local Transportation Commission.

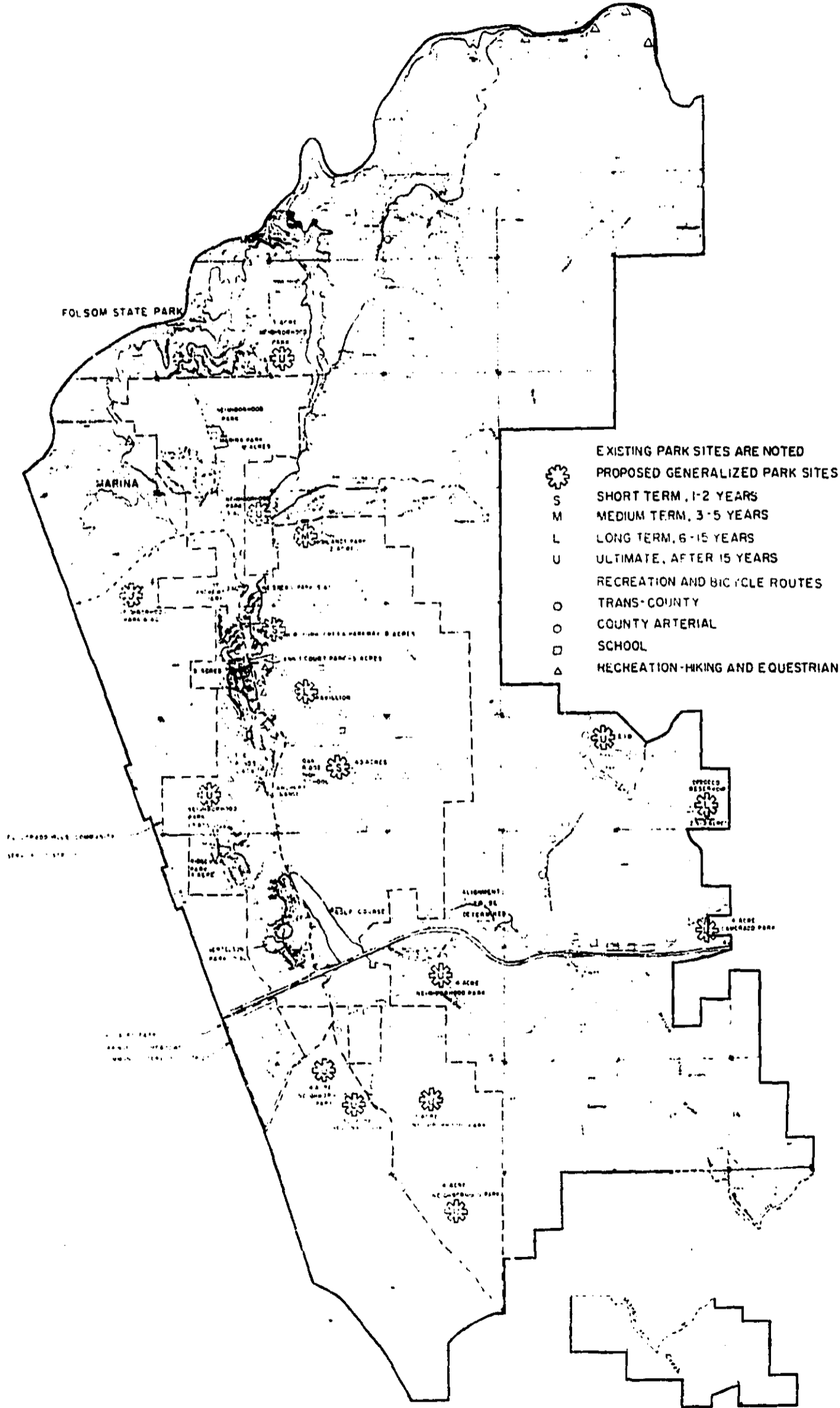
E. Recreation

El Dorado Hills and Salmon Falls are provided with many public recreational opportunities and programs. The El Dorado Hills Community Service District provides a variety of parks and recreation within the district. Folsom State Park and the El Dorado Hills Golf Course provide additional opportunities. Bass Lake may be opened up for daytime recreation by EID.

EL DORADO HILLS SALMON FALLS AREA PLAN

EXHIBIT 9

PARKS AND RECREATION



CULTURAL SETTING (Cont.)

E. Recreation (cont.)

El Dorado Hills USD provides a recreation program and maintains numerous parks and outdoor areas within the District. Recreational demand was surveyed in 1979 and summarized in the El Dorado Hills Recreation Survey. The survey is utilized as an overall guideline while short-term surveys are used to determine current recreation demands. Indoor facilities are limited to the Brooks School Gym; while outdoor classes use the parks, local schools and related outdoor facilities.

Park facilities, both existing and proposed, are outlined on the Recreation map. Bikeways and recreation trails in the Bikeways Master Plan are included. The following list briefly describes current facilities:

INVENTORY OF CURRENT PARK FACILITIES IN THE
EL DORADO HILLS COMMUNITY SERVICE DISTRICT

St. Andrews Park	3.01 acres
Weisberg Park	5.0 acres
New York Creek Parkway	8.28 acres
Ridgeview Park (plus two green belt areas)	4.2 acres
Bertelsen Park	10.2 acres
Tennis Court Park	4.9 acres
SMUD powerlines (unnamed)	5.0 acres
Marina Park	12.0 acres
The Ponds	1.8 acres
Brooks School Gym	10.3 acres
Jackson School	9.9 acres
Wastewater Treatment Plant Site	2.0 acres

These facilities and park sites have many varied opportunities from the nature area of New York Creek Parkway to barbecue pits, tables and grass at the St. Andrews Park.

As the population grows, expanded facilities are to be provided according to the Recreational Facilities Master Plan, adopted by the EDHCSB Board of Directors in 1981. The future needs of the district in the short, medium and long term are outlined. The saturation population of the district is estimated at about 38,500 persons. At that point, the following facilities will be required by the district:

- 1) 50 acres of neighborhood parks, developed in at least 12 locations;
- 2) 38 acres of developed turf sports fields, preferably in one location;
- 3) 5.5 acres of paved ground for games and court areas for basketball, tennis, etc. (May be included with neighborhood parks).

Details of location and size of these sites are available in the 1981 Recreational Facilities Master Plan.

CULTURAL SETTING (Cont.)

E. Recreation (cont.)

Folsom State Park provides considerable outdoor recreation to residents of the area. Folsom Lake is a major regional recreation center encompassing approximately 11,500 surface water acres. Surrounding the Lake are many recreational trails and facilities. Brown's Ravine Marina is located in the Plan Area on the southwest portion of the Lake. Boating, picnicking, fishing and camping are the main user activities of the Park.

The El Dorado Hills Golf Course is a public facility located just north of US Highway 50. The course has 18 holes. A clubhouse and driving range is included.

Bass Lake is located in the eastern portion of the Plan, off Bass Lake Road. The Lake and surrounding property is owned by EID. The Lake has been proposed to be used for daytime recreation; fishing, picnicking and outdoor activities. Technical issues involving water quality must be resolved prior to this proposal being implemented by EID.

The Springfield Meadows CSD has been formed since December of 1981. One of the functions the District can perform is public recreation. The District has not performed the recreation function since its creation, although it may as the Springfield Meadow Subdivision grows.

F. Population

Population information is critical to effective planning and is used here to provide the community with perspective on past and future growth. The Plan Area is covered by portions of Census Tracts 307 and 308, which has had an extremely high growth rate in the past years. However, the total population has probably surpassed the Gold Rush period population estimated to be as high as 6,000.

The population data is from 1979 aerial photography, the 1970 and 1980 Federal Census and the 1965 and 1975 Special State Census data. The following chart is a summary.

EXHIBIT 10
EL DORADO HILLS/SALMON FALLS AREA
POPULATION TRENDS

Year	El Dorado County	Census Tract 307	Census Tract 308	Plan Area
1965	43,400	1,723	1,710	1,580
1970	43,833	2,512	2,367	2,300
1975	59,219	3,016	4,318	2,766
1979	78,965	n/a	n/a	5,175
1980	85,812	5,441	11,150	5,459

Population Density, 1980
Pop./sq.
mile

50.1

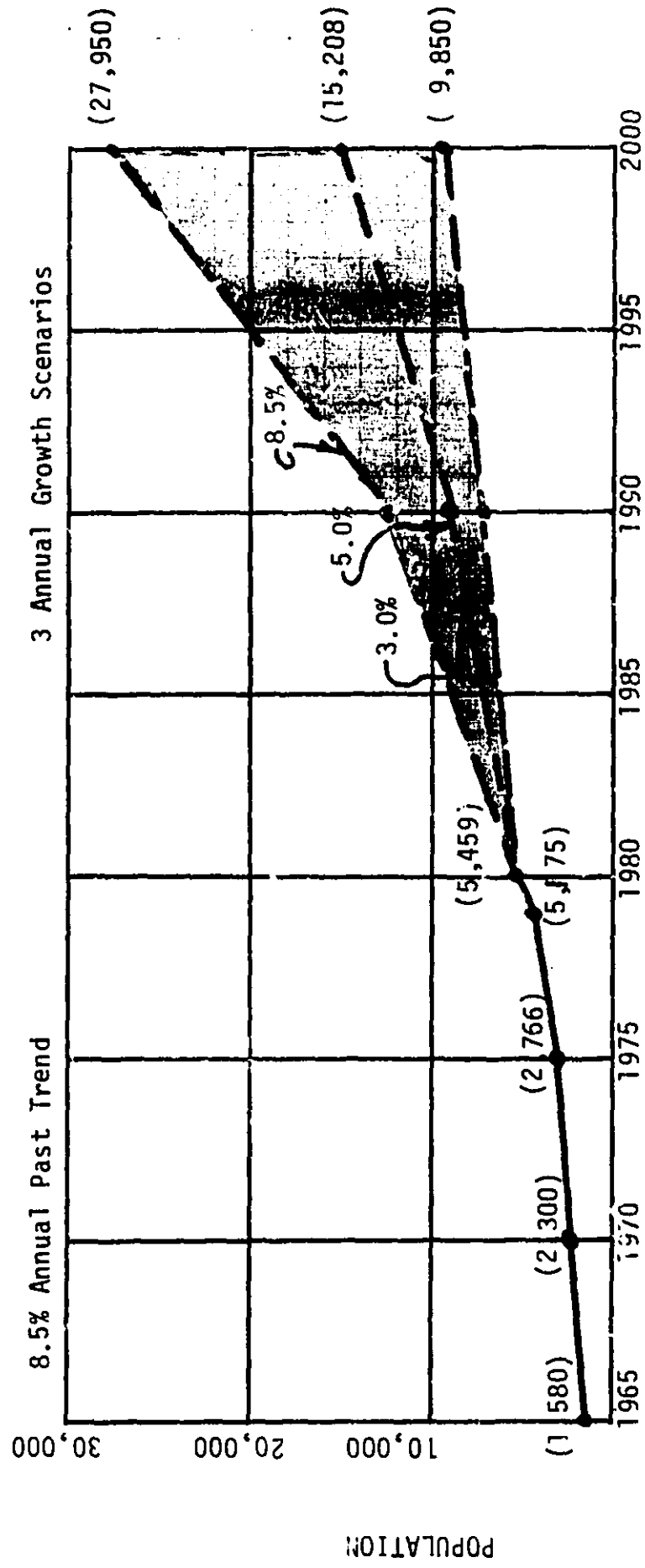
n/a

n/a

28

EXHIBIT 11

ANNUAL POPULATION TRENDS AND PROJECTIONS
EL DORADO HILLS/SALMON FALLS AREA PLAN



Based on 1980 average of 3.15 persons per dwelling unit

Source:

- 1970, 1980 Federal Population Census
- 1965, 1975 Special State Census

CULTURAL SETTING (Cont.)

F. Population (cont.)

Population in the Plan Area has grown by approximately 466 or 3.8% annually between 1970 and 1975 and 2,693 or 14.6% annually between 1975 and 1980. The annual growthrate between 1965 and 1980 was 8.5%. The trend is expected to be somewhat lower. The following exhibit, Populations Projections, indicates three growth scenarios which, at 8.5%, 5.0% and 3.0% annual rates, could yield respectively, a 7,340, 8,890 or 12,360 population by 1990. Economic trends, water and sewer moratoria and unforeseen developments can drastically affect growth. Industrial growth activity in the Plan Area and Sacramento region could generate considerable local growth.

EXHIBIT 12
HISTORICAL ANNUAL GROWTH RATES
AND PROJECTIONS

	1960-80	1970-80	1980-2000	2000-2020
California	2.4%	1.3%	1.3%	0.9%
El Dorado County	4.9%	8.8%	7.0%	4.3%
Plan Area	7.8%	9.0%	3.0 - 8.5%	2.0 - 6.0%

Source: 1970 and 1980 Federal Census, 1956 and 1976 State Special Census
State Department of Finance

G. Demographics

Demographic information is essential in analyzing the population and character of the community. Information included in this section includes: age, sex, employment, residential stability and education.

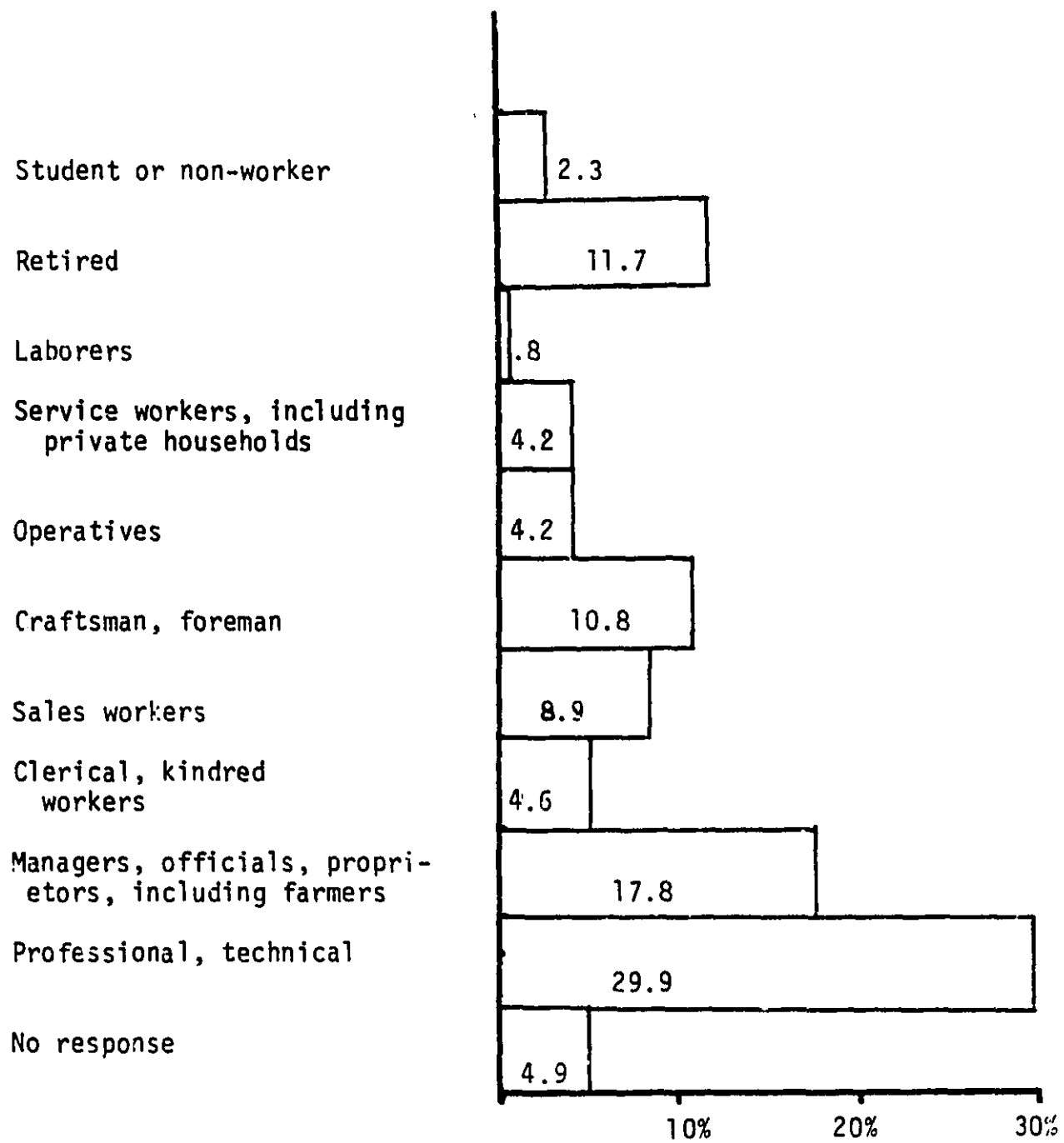
The data came from the 1980 Federal Census, the 1975 Special State Census, 1982 Transportation Survey and the local planning questionnaire developed with the assistance of the local advisory committee. The transportation survey and local questionnaire are contained in Appendix H and L, respectively.

The median age in the area is 31.5 years, with 50.5% female and 49.5% male. No current income data is available, however, the 1975 Census indicated a higher than County average median income of \$11,406; while the Plan Area average is \$19,500. The 1980 Census indicates a median family income level of \$30,682 which is considerably higher than the County median of \$20,182.

Education level in the area is high with 65.5% of the heads of households attending some college. 37.2% of the respondees completed four of college for a degree, while 20.2% completed high school.

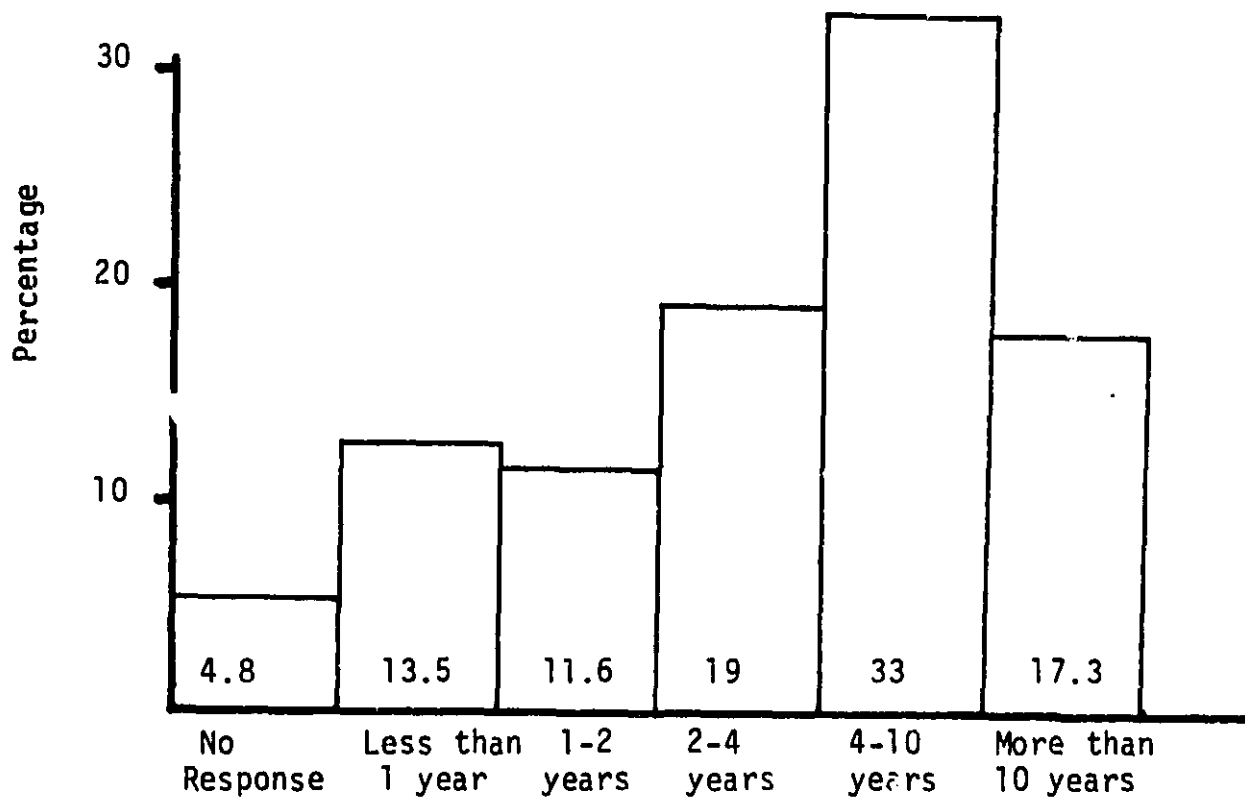
EXHIBIT 13

OCCUPATION OF PRINCIPAL WAGE EARNER
EL DORADO HILLS/SALMON FALLS AREA PLAN



Source: 1975 Special State
Census: Census Tract # 307

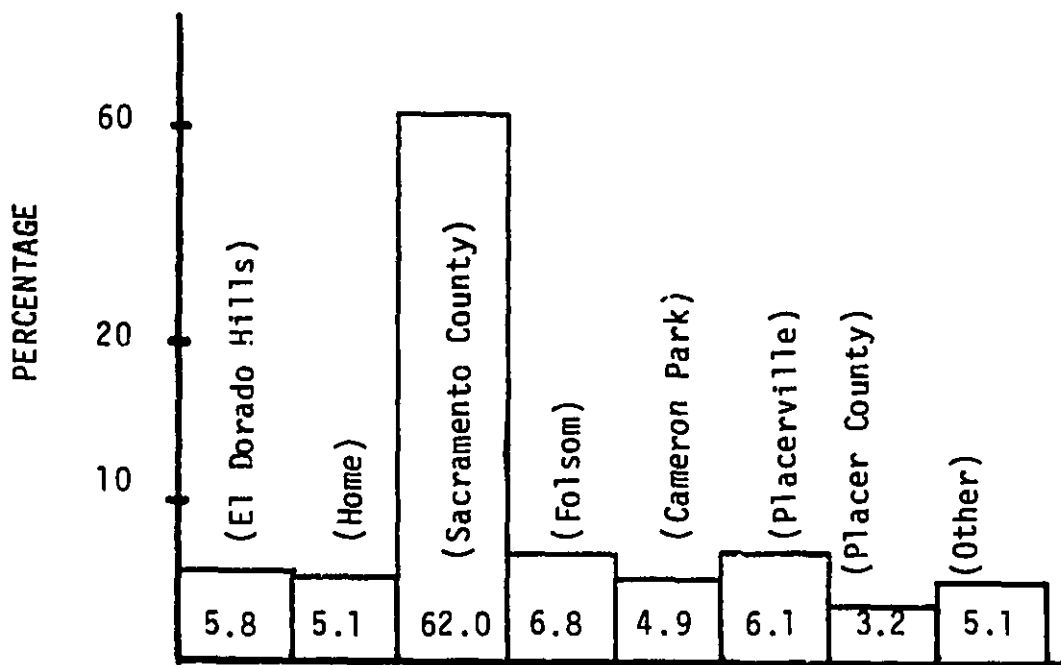
EXHIBIT 14
 LENGTH OF RESIDENCE IN THE
 PLAN AREA, 1975



Source: 1975 Special State Census

EXHIBIT 15

GEOGRAPHIC AREA OF EMPLOYMENT
EL DORADO HILLS/SALMON FALLS AREA PLAN



Source: From the March 1982 Citizens Questionnaire, contained in the Appendices. Based on 410 responses. NOTE: The results are similar to the 1975 State Census Questionnaire and the CalTrans Transit Survey, 1982.

CULTURAL SETTING (Cont.)

G. Demographics (cont.)

Exhibit 12, indicates that the local population is relatively stable. The chart indicates that one-third of the population moved to the area between 1965 and 1971. 17% lived here prior to 1965 and about 10% moved to the area and stayed each year until 1971.

Most of the working population is employed in white collar jobs; professional, managerial, technical fields, office workers and sales. Blue collar trades, retired, crafts and service workers comprise a much smaller portion of the population. About two-thirds of the working population works in Sacramento County and 21% work in El Dorado County. The 1980 Census reflects similar figures for employment.

H. Housing

Housing is an important consideration in any land use plan. The Plan Area is primarily a residential area composed of single family homes, as the following chart indicates:

EXHIBIT 16
DWELLING UNITS BY AREA

<u>Area</u>	<u>Dwelling Units</u>
Salmon Falls and rural areas south of Green Valley Road and adjacent to Marina Village	218 (1)
Lake Hills Estates	187 (2)
Marina Village	88 (3)
Mormon Island	53 (2)
Franciscan Village	3 (2)
Crown Village	161 (2)
St. Andrews Village	244 (2)
Governors Village	298 (2) (16 duplex units are included)
Ridgeview Village	140 (2)
Park Village	218 (2) (20 duplex units are included)
South Highway 50	144 (1) (70 mobilehomes included)
Bass Lake Road (north of US 50)	26 (2)

(1) Aerial photography 6/12/79 and 7/31/81

(2) Aerial photography 6/12/79

(3) June, 1982 House count

(4) Discrepancy between this total and 1980 Census total is due to the addition of 35 units between June 1979 and April 1980.

CULTURAL SETTING (Cont.)

H. Housing (cont.)

EXHIBIT 17
HOUSING SUMMARY
1980 FEDERAL CENSUS OF POPULATION SUMMARY
EL DORADO HILLS/SALMON FALLS AREA PLAN

Enumeration District	Census Tract # 307			Census Tract # 308		
	152	179	180	151W	175	178
Housing Units (1) within the Plan Area	1,095	460	113	14	-0-	133
Population	3,453	1,298	240	35	-0-	433
Per Household Population	3.34	3.09	2.54	3.21	3.41	3.61
Vacancy Rate	5.5	8.7	16.5	22.9	17.4	10.1

Summary:

Total housing units - 1,815
Total population - 5,549
Average Household
Population - 3.15
Average vacancy rate - 7.71

Ninety-four percent (94%) of the dwellings are single family. Duplexes total 36 or just over 2%. Sunset Mobilehome Park currently has 78 mobilehomes or 4.4% of the total units. No other alternative housing is available currently in the Plan Area.

The average vacancy rate in the area is 7.7%, roughly equivalent to Census Tract 307. This figure is much lower than the County's vacancy rate of 27.75%, but approximately equal to the western county vacancy rate of 5-12%.

The Plan Area has an abundance of land designated for single family residential use although service availability may limit development of some areas. Previously developed properties are available with services. Within the El Dorado Hills Community Service District, 1,661 lots existed as of October 1981 and 29% or 484 lots were vacant but provided with services. Multiple family residential lots are not readily available within the Plan Area. Larger residential lots (2.5 - 20 acres in size) are scarce within the Community Service District, but available in the areas of Salmon Falls Road, Bass Lake Road and Green Valley Road.

Housing problems such as overpayment, overcrowding, large families, housing unsuitable for habitation and groups with special needs, are discussed in the Housing Element for the County. In general, these problems do not exist in the Plan Area.

CULTURAL SETTING (Cont.)

H. Housing (cont.)

Overpayment is a nationwide problem and dependent upon existing financial abilities. The mixture of land uses, with provisions for smaller, more inexpensive units and a variety of housing types will tend to provide homes within reasonable financial grasp of most of the population. The median value of a house, indicated by the 1980 Census, is \$98,200, which is much higher than the County median price of \$83,950.

Overcrowding is defined as a situation where a housing unit contains more than 1.0 persons per room. The average household population is 3.15 and median number of rooms is 5.6 per housing unit. Overcrowding is not an apparent problem in the area both in terms of this information and when reviewing the housing quality that predominates. Large families are also not considered a problem for the same reasons.

Two final housing problems, unsuitable housing for habitation and groups with special needs do not generally occur in the area. Housing is of high quality, as most of the units have been constructed within the last five to ten years. No groups requiring special needs are known to exist in the area, although individual situations may occur in the single family residential areas.

SECTION IV

SUMMARY OF THE ENVIRONMENTAL IMPACT

The El Dorado Hills/Salmon Falls Area Plan and Rezoning will require both an amendment to the 1978 El Dorado Hills Area Plan and the 1969 County General Plan for the Salmon Falls area. A rezoning of the entire area will occur simultaneously. The Plan Area covers approximately 27,235 acres. The Planning Commission will, as a part of their recommendation to the Board of Supervisors, need to recommend a statement of overriding considerations be adopted with the Plan and rezoning. The time frame of the Plan is considered to be primarily five to ten years.

The Plan Area is located on the western border of El Dorado County, adjacent to Sacramento County, Placer County and the City of Folsom. The Area is bisected by US Highway 50 and bounded by Folsom Reservoir to the north.

Section II, Environmental Setting and Section III, Cultural Setting, of the Text include a detailed description of the environment within the Project of Plan Area.

The following is a summary of the positive and negative consequences of adoption of the Plan.

POSITIVE:

1. Establish protection to agricultural and other environmentally sensitive lands.
2. Allow high density residential, multiple family, commercial and industrial growth in an area designated urban in the County's Long Range Plan.
3. Residential densities in rural designated areas will be reduced or maintained at present densities.
4. The needs, location and allocation of public utilities and services will be prioritized through the Plan.
5. Recreational opportunities, recreational trails and future parks will be provided as the area grows and the community need increases. These needs are thoroughly described by the Plan.
6. Establish an employment base within the Plan Area to serve local and County workers with local opportunity for employment.
7. The Plan is closely linked to the establishment of an assessment district that will provide water and sewer service for the lifespan of the Plan, five to ten years.
8. The Plan is based on a given amount of water (6,550 acre/feet) to provide the needs of approximately 20,000 people. Future water sources beyond the lifespan of the Plan should come from the SOFAR project, Auburn Dam project or other hydroelectric water projects proposed.

ENVIRONMENTAL IMPACT REPORT (Cont.)

POSITIVE: (cont.)

9. Road improvements will be needed as the area grows and this Plan will provide the impetus for such improvements to occur through the establishment of "Areas of Benefit" and assessment districts.
10. The establishment of a special district such as a community development district is encouraged to relieve growth pressures on school and fire districts.
11. The Plan provides for a balanced range of land uses that will provide for a well-rounded community.
12. A review tool is provided to insure compatible land use and densities with existing land uses in the form of transitional land uses and buffers.
13. Community design review of multiple family, commercial and industrial developments will provide aesthetically pleasing and functional future development.
14. General public facility needs are indicated on the Land Use map such as future school sites, road extensions and park sites.

NEGATIVE:

1. Cattle production could be reduced by up to 750 animal units annually; although during the life span of the Plan, 250 animal units is a more accurate estimate of loss.
2. Increases in development may decrease air quality in the western portion of the County.
3. Increases in population and development will cause many local roads to decrease in serviceability and require significant improvements.
4. Significant expansion to the current water and sewer system will be required to implement the Plan.
5. Additional school and fire district facilities will be required as the local population increases.
6. Alternative housing types will be needed as the area grows which may impact the community housing stock.
7. US Highway 50 may experience a tremendous traffic increase as the Highway Corridor develops.

ENVIRONMENTAL IMPACT REPORT (Cont.)

MAJOR CONCLUSIONS:

- * The Plan was developed based upon public participation, land capabilities, the Long Range Land Use Plan, development policies and public service availability.
- * A well-balanced community is the primary goal of this Plan, therefore, certain land uses such as multiple family residential were increased to meet an anticipated demand.
- * Generally, public services are available for the growth expected during the five to ten year time frame of the Plan to support a population of approximately 20,000.
- * Growth beyond the time frame of the Plan (1990 and on) will require additional water sources from a major project such as the Auburn Dam or SOFAR.
- * Roads are currently adequate, with exceptions, to serve the current populations. However, development in the next ten years will necessitate many road improvements. The road system could not support the saturation population of the Plan if that were ever achieved.
- * Agricultural use of land will be gradually phased-out as the area grows.
- * The community is very concerned with the future growth patterns, aesthetic values, property values and property rights.

AREAS OF CONTROVERSY:

The major area of controversy is possibly a general feeling of the public that the County is encouraging a change in the community. Areas where changes are proposed in land use are likely to be controversial. County requirements of developers to provide certain public services, public uses or contributions to mitigate impacts are likely to be controversial.

ISSUES RAISED BY PUBLIC AGENCIES:

Many issues were raised when the Notice of Preparation was circulated. A summary of these issues and comments is included below:

State Agencies

1. Department of Forestry, Bob Irby, Fire Prevention Officer - 5/24/82

CDF prepared a fire hazard zoning study of the Plan Area. In order to minimize the hazards of locating residences in extreme fire hazard areas, fire safety measures recommended by CDF should be incorporated into development projects.

ENVIRONMENTAL IMPACT REPORT (Cont.)

ISSUES RAISED BY PUBLIC AGENCIES: (cont.)

State Agencies (cont.)

2. Department of Transportation, Jeff Landon, Environmental Officer - 4/30/82

Issues to be discussed should be traffic impacts upon Highway 50, anticipated as a result of the Plan. Mitigation measures, including sources of funding and public transportation should be discussed. The State's Urban Strategy should be addressed.

3. Department of Conservation, Esther Maser, Environmental Program Coordinator - 4/16/82

The Department of Conservation is concerned with agricultural land conversion and displacement of agricultural lands. Requested maps and statistics on current land use compared to the proposal, description of agricultural uses that would be displaced under the Plan and Williamson Act contract properties planned for other than agricultural use.

4. Air Resources Board, Harry Ng, Associate Air Pollution Specialist - 4/16/82

Commented that the ARB and local decision-makers need to be aware of individual and cumulative impact of the Plan.

5. California Regional Water Quality Control Board - Central Valley Region, Charles McKinley, Area Engineer - 3/28/82

Water quality issues that should be discussed: sewage treatment and disposal in developable areas, soil's capability to accommodate on-site systems and erosion control and run-off.

6. Department of Boating and Waterways, Marty Mercado, Director - 4/1/82

Department of Boating and Waterways is concerned with potential for navigation hazards, beach erosion and boating and boating facilities.

7. Department of Fish & Game, Jerry Mensch, for the Regional Manager - 4/6/82

Department of Fish & Game feels the following areas should be discussed in the DEIR. Rare plants known to exist in the Salmon Falls area should be addressed. Resident wildlife habitat should be retained as 20 acre unsubdivided oak-woodland areas.

ENVIRONMENTAL IMPACT REPORT (Cont.)

ISSUES TO BE RESOLVED, INCLUDING CHOICES AMONG ALTERNATIVES:

The adoption of the Plan will include a forum, the public hearings, to resolve major issues between the parties involved. The preferred alternative is of course the proposal. It was chosen based upon current trends in the area, the County's Long Range Plan and the need for a balance of land uses which provides for community needs. The preferred alternative does put pressure on public services, but also provides the impetus to increase public services.

IMPACT SUMMARY OF POTENTIAL SIGNIFICANT EFFECTS AND MITIGATION MEASURES:

The Environmental Impact Report contains a considerable discussion of this area. The Summary Impact Matrix presents a brief summary effects.

ENVIRONMENTAL IMPACT REPORT

The project description and description of the environmental setting are covered in the previous Summary EIR.

ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES:

The environmental impacts occurring as a result of the adoption of the El Dorado Hills/Salmon Falls Area Plan are included in this section, along with specific mitigation measures. The Plan involves a careful study of the land use potentials, circulation, public services and environmental constraints. The intensity of the land use proposed will depend upon capability of the land to support the use and the public services available to support various uses. In many cases, such as where public sewerage is available, services will offset potential environmental impacts. The environmental effects and impacts are a summary of the impacts generated over time due to the adoption of the Plan. The discussion is not a comparison of the existing General Plan to the proposed Plan.

The significant impacts discussed herein will generally occur from construction, growth and human occupation and habitation of the Area. The land capability and public service study made of the Area resulted in a comprehensive data base. Sensitive lands, lands capable of supporting intensive land uses and resource-oriented areas. Public service availability was analyzed as it relates to proposed land uses. The Plan can be considered inherently self-mitigating as it responds to sensitive environmental conditions as well as conditions which are capable of supporting some level of growth.

Actions to ameliorate degradation to the environment and public service levels will be set in place as the Plan is adopted. Integration of the mitigation measures, development policies and proposed land uses is intended to minimize environmental impact.

The following sections discuss specific subject areas and proposed mitigation measures.

ENVIRONMENTAL IMPACT REPORT (Cont.)

ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES: (cont.)

A. Geology and Soils

The adoption of the Plan will encourage or discourage development based upon general land capabilities. The geological study indicates only one hazard, the Bear Mountain Fault, which generally runs from US 50 to the south. Very few choice soil areas exist in the Plan Area and they are not proposed for intensive development.

Impacts to soils due to development on slopes may create significant erosion potential. Erosion is most likely to occur on slopes over 30%, and on unstable soils. Erosion and siltation may occur in all developed areas to some extent.

Most of the Plan Area is to be provided with public sewer. Several low density areas will utilize septic systems. Areas with severe septic field capabilities will be limited by soils and intense development (high densities, commercial and industrial) will be required to be sewered. Significant environmental impacts can be minimized by the following mitigation measures.

Mitigation Measures

1. Urban land uses should be sewered.
2. Areas of potential geologic hazard such as unstable slopes, slide areas or faults should be reserved from development.
3. Grading and construction of roadways and building pads should occur during periods of the year specified by the USDA Soil Conservation Service.
4. All soil areas disturbed by construction should be stabilized according to the USDA Soil Conservation Service recommendations.
5. The Land Capability map should be referred to during development review in order to identify potential site specific soils and geological problems.

B. Hydrology/Water Quality

Environmental impacts caused by the adoption of the proposed Plan upon hydrological systems and water quality are expected to be minor. Generally, the effects of natural waterways and groundwater that may occur would result from an increase in impervious surfaces, increase well utilization, increase the use of water and discharge of waste.

Sewering is required of intensive land uses such as commercial, industrial and multiple family residential.

ENVIRONMENTAL IMPACT REPORT (Cont.)

B. Hydrology/Water Quality (cont.)

Mitigation Measures

1. The Department of Public Works' review of development projects should provide specific measures at the time of development to alleviate drainage problems.
2. Industrial, commercial, multiple family and high density residential should be served by public sewer.
3. Industrial and commercial land uses must meet County Health standards in order to utilize well water.
4. Non-building setbacks of 100 feet from perennial streams; 50 feet from intermittent streams; 150 feet from lakes; and 100 feet from ponds, should be observed as recommended by the County Health Department.*
5. Sewer systems should be installed in areas of high septic system failure.
6. Impervious surfaces should be located so as to not adversely affect natural drainage.

C. Air Quality

The Plan Area is adjacent to the Sacramento Basin and is affected by the regional air quality effects. Currently only ozone standards are exceeded by the County. Ozone is carried east on the prevailing westerly winds from the Sacramento area during the seasons of low dispersal. The entire County is considered a "non-attainment" area. The ozone problem is regional and the effects of ozone, generated within the Plan Area, upon the region, should be minor.

Federal standards for particulates (-HC), carbon monoxide (CO) and nitrogen oxides (NO_x) are not currently being exceeded. As the area grows, CO, which is a site specific type pollutant, may become a concern. Particulates in the form of construction dust, fireplace smoke and seasonal agricultural burning will exist although the impacts are considered minor.

The following chart is an estimate of air pollution emissions resulting from the Plan Area. (Appendix G, contains the air quality emissions calculations).

Pollutants(tons/year)	1993		2000	
	Non-Home Based	Home Based	Non-Home Based Emissions	Home Based Emissions
Carbon Monoxide (CO)	2,458	9,840	3,669	11,197
Hydrocarbons (HC)	518	1,172	773	2,041
Nitrogen Oxides (NO _x)	382	1,562	570	1,776

* An intermittent stream is a stream flowing 6 months per year or less; a lake is defined as having a surface area greater than one acre at its highwater line; a pond is less than one acre surface area.

ENVIRONMENTAL IMPACT REPORT (Cont.)

C. Air Quality (cont.)

The previous figures are based in the assumptions in Appendix , such as a future rapid growth rate. The figures may be somewhat less.

Industrially zoned property has the potential of creating a significant impact on air quality. A commuter population could also cause air quality degradation in an El Dorado Hills to Sacramento commute. The creation of a local employment base, in the long run, should offset and reduce air quality impacts. Measures can be taken to reduce the impacts to air quality. However, the adoption of the Plan has the potential of significantly impacting air quality.

Mitigation Measures

1. Alternative transportation including carpooling, transit service, bicycles and pedestrian will be encouraged to reduce vehicular trips.
2. The El Dorado County Air Pollution Control office has regulatory authority over stationary sources of air pollutants.
3. Implementation of the El Dorado County Non-Attainment Plan will offset emissions and monitor contaminants.
4. State emission standards will offset air quality degradation.
5. Effective traffic management is encouraged in order to relieve congestion and increase traffic efficiency.
6. Recommendations of the Department of Public Works and El Dorado Resource Conservation District should be followed to reduce dust generated from construction.

D. Vegetation

The adoption of the Plan is not expected to have an impact upon vegetation. Modification to existing vegetational patterns will depend upon the intensity of proposed land uses. Industrial, commercial and multiple family residential uses can be expected to have an effect on grasslands and brushy cover. Oaks are normally retained in development, but should be protected from significant disruption which could kill individual trees. Areas proposed for low density uses will not be significantly altered through development. Cattle grazing will have an effect on grassland areas.

The Plan Area contains six plant species listed as rare and endangered. These species, listed in Section II, Vegetation, are located in the Salmon Falls area, generally. The approximate locations are known by the Department of Fish and Game and County Planning Department. Protection of these species should be provided if the potential for disrupting the sites should arise.

ENVIRONMENTAL IMPACT REPORT (Cont.)

D. Vegetation (cont.)

Mitigation Measures

1. Building setbacks should be established along watercourses in accordance with County ordinance.
2. Riparian areas should be maintained in a natural state. Where alteration is proposed, the Department of Fish & Game will be notified.
3. Prior to development in the Salmon Falls area, a review of known rare and endangered species records should be made. If proposed development is in the vicinity of any rare and endangered species, a qualified individual should locate and propose protective measures such as open space preserves, green belt areas, non-building easements or low density zoning.
4. Developments having the potential of removing large numbers of trees should be reviewed by qualified individuals in the field of forestry to make recommendations on which trees could be removed in order to maintain a healthy residual stand.

E. Wildlife

Impacts upon wildlife in the Plan Area will be minor overall. The four natural communities described in Section II, Wildlife, are complex. Within the four communities, grassland, oak-woodland, chaparral and riparian, the tolerance level of each species will determine the eventual impact. Also, each community will afford species a certain amount of food and protection. Development in grassland areas will therefore have low levels of impact on the wildlife population. The Plan Area has few diverse areas containing significant wildlife populations. The many creeks in the area hold diverse wildlife populations and could, if developed or altered, create significant impacts upon wildlife. The introduction of dogs and cats into the areas a secondary effect of population growth will reduce wildlife populations.

Mitigation Measures

1. Riparian communities should be protected through the establishment of building setbacks.
2. The Department of Fish and Game should be notified if any stream alteration is proposed.
3. Removal of vegetation will be discouraged in certain areas in order to retain representative stands of native vegetation.
4. Large lot zoning and low density land uses are proposed in areas with significant wildlife habitat.

ENVIRONMENTAL IMPACT REPORT (Cont.)

F. Public Services

Utilities

Pacific Gas & Electric indicates that development within the Plan Area is not expected to create any impact upon their electrical distribution and service. PG&E's program involves an ongoing program to upgrade facilities. Leadtime for large users in areas requiring upgraded facilities would be needed. Pacific Telephone indicates a similar situation. Industrial and commercial users will require numerous telephone lines and some additional leadtime to construct facilities.

Solid Waste Management

Solid waste management is not considered to be a problem within the five to ten year time frame of this Plan. The Public Works Department indicates a twenty year period at the County disposal site before capacity is reached.

Law Enforcement/Police Protection

The County Sheriff's Department has indicated that crime rates have increased slightly in the western portion of the County. Growth and a change in the land uses may increase the need for additional patrol officers in the area. Increased commercial and industrial development may necessitate specialized types of security prevention, or an increase in patrol in the area.

Mitigation Measures

1. Security systems such as alarms connected into the County Central Dispatch and security lighting should be considered in industrial and commercial development.
2. Major commercial and industrial projects should contact the Sheriff's Crime Prevention Officer for security-related suggestions.

El Dorado Irrigation District

A large percentage of the Plan Area would require EID service in order to develop under the proposed Plan. The potential impact upon these services as a result should be considered significant. Discussion in the Cultural Section indicates some past system problems and proposals to improve deficiencies through the use of assessment districts. The available water to El Dorado Hills property is 6,550 acre feet which is considered adequate to support the projected growth during the time frame of this Plan.

Mitigation Measures

1. Improvement of the EID water and sewer system through assessment districts and other means should make provisions for adequate service within the life span of the Plan.
2. A water-sewer service capability report is required by the County to accompany preliminary developments in order to assess project feasibility.

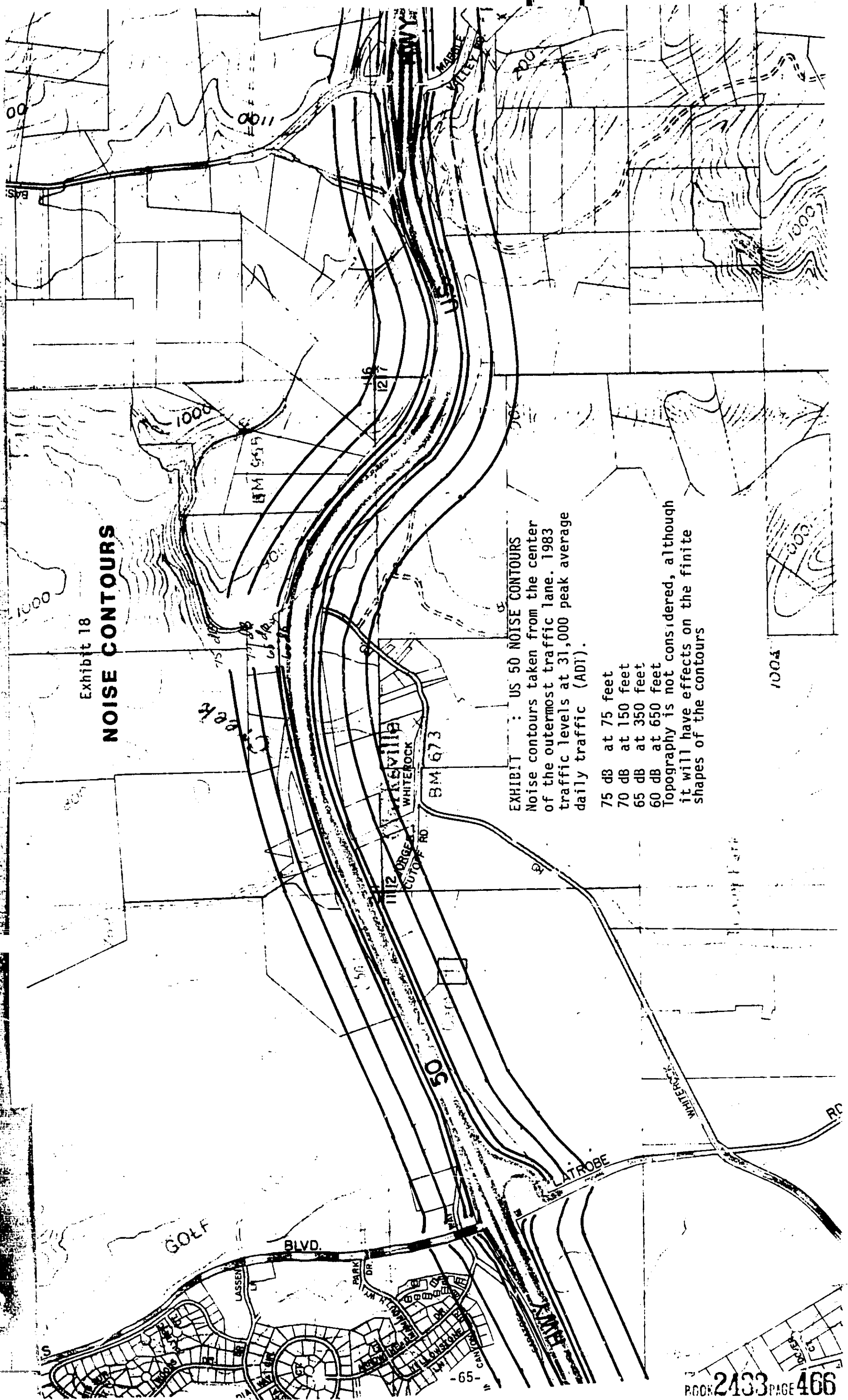
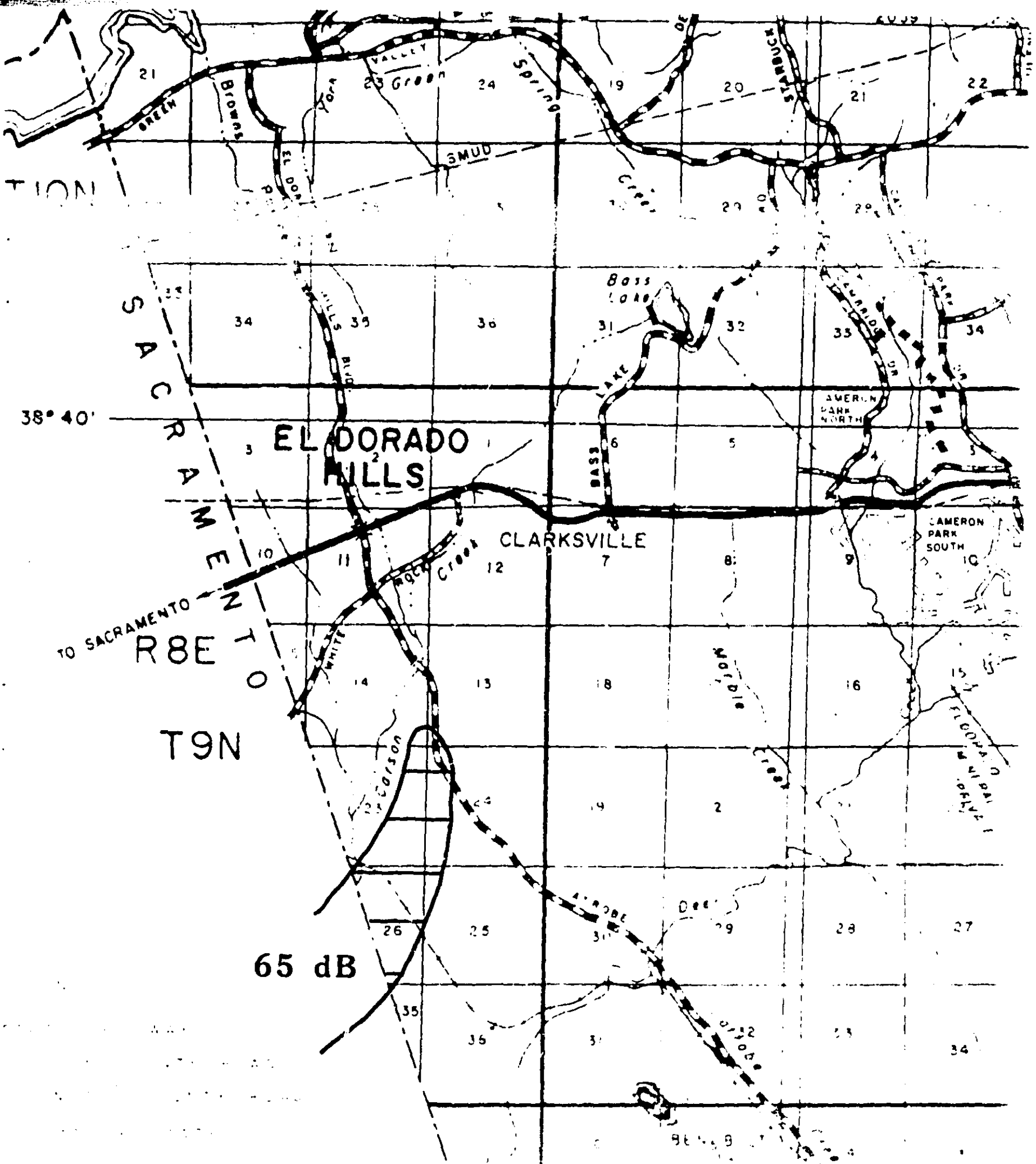


Exhibit 18
NOISE CONTOURS

EXHIBIT : US 50 NOISE CONTOURS
 Noise contours taken from the center of the outermost traffic lane. 1983 traffic levels at 31,000 peak average daily traffic (ADT).
 75 dB at 75 feet
 70 dB at 150 feet
 65 dB at 350 feet
 60 dB at 650 feet
 Topography is not considered, although it will have effects on the finite shapes of the contours



65 dB

EXHIBIT 19
 65 dB Noise contours
 Source: AICUZ Report, Mather AFB
 9/82

SUMMARY IMPACT MATRIX

EXHIBIT 20
EL DORADO HILLS/
SALMON FALLS AREA
PLAN

LAND USE	ACRES	ENERGY	ARCHEOLOGY	SOILS & GEOLOGY	HYDROLOGY	VEGETATION	WILDLIFE	AIR QUALITY	WATER QUALITY	TRAFFIC	NOISE	SCHOOLS	FIRE PROTECTION	PUBLIC SERVICES	RECREATION	AESTHETICS
INDUSTRIAL	1,602	●	◐	◐	◐	◐	◐	●	●	●	●	○	●	●	○	●
COMMERCIAL	457	◐	○	◐	●	●	◐	●	○	●	◐	○	●	◐	○	◐
MULTI-FAMILY RES	575	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	●	●	●	●	◐
HIGH DENSITY RES	9,438	●	●	●	●	◐	●	●	◐	○	○	●	●	●	◐	◐
MEDIUM DENSITY RES	3,640	●	◐	●	◐	◐	◐	○	○	○	○	●	●	◐	◐	◐
LOW DENSITY RES	5,006	○	○	●	○	○	○	○	○	○	○	●	●	○	○	○
RURAL RES AGRICULTURE	3,723	○	○	○	○	○	○	○	◐	○	○	○	○	○	○	○
PARKS / RECREATION	1,569	○	○	○	○	◐	○	○	○	○	○	○	○	○	○	○
PUBLIC FACILITY	177	◐	○	○	○	○	○	○	○	○	●	○	●	○	○	○
OPEN SPACE / CONSERVATION	1,048	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
TOTAL	27,235															

- NO IMPACT
- ◐ MINOR IMPACT
- POTENTIAL SIGNIFICANT IMPACT

ENVIRONMENTAL IMPACT REPORT (Cont.)

G. Noise/Light

The ambient noise levels within the Plan Area will vary considerably from the US Highway 50 Corridor to Salmon Falls area. Overall, the impact of the adoption of this Plan upon local noise levels will be minor. Exhibits 18, and 19, cover US Highway 50 and overhead aircraft originating from Mather Air Force Base in Sacramento County.

US Highway 50 is the major generator in the Plan Area. Steep grades entering and leaving the area cause truck traffic to generate added highway noise. The level of traffic, in excess of 20,000 vehicle trips per day, indicate a high level noise generation potential. The proposed plan reflects these problems by allowing only limited noise sensitive land uses adjacent to the Highway 50 Corridor.

Mitigation Measures

1. The industrial zoning ordinance requires a Special Use Permit and specific consideration by the Planning Commission where noise is emitted beyond property lines.
2. Sound attenuation measure such as architecture and landscaping should be incorporated into land developments in high noise areas.
3. Land uses have been assigned so as to separate noise sensitive uses from noise corridors.
4. Implementation measures outlined in the Noise Element should be reviewed during development review for a range of noise limiting solutions.
5. The Design Review process should consider noise attenuation features throughout the Plan Area but particularly in noise sensitive areas.
6. Hospitals, schools and churches should not be allowed in noise corridors.

H. Circulation/Transportation

The adoption of the Plan could have a potentially significant impact upon the County roads and US Highway 50. The traffic study performed indicates significant increases in traffic in all areas of the Plan. The southern portion, below US 50 is likely to need significant staged improvements which are outlined in the El Dorado Hills Business Park EIR.

The Regional Transportation Plan indicates Bass Lake Road to be currently deficient and US 50 to be deficient within 20 years. US 50 will probably become overburdened whether this Area grows or not, but with local growth the highway will experience unstable flows sooner than 20 years.

ENVIRONMENTAL IMPACT REPORT (Cont.)

H. Circulation (cont.)

Mitigation Measures

1. The recommended improvements outlined in Section III of the Text, page 36, should be performed as the area grows.
2. An "area of benefit" should be established to cover all or part of the Plan to finance the recommended improvements.
3. Assessment districts should be used to finance specific improvements such as highway improvements.
4. Effective traffic management will provide maximum utilization of existing roads.
5. The circulation development policies will be followed by the County to implement the Plan.
6. Periodic maintenance of roads will increase their utility and extend their useful lifespan.
7. Further encroachments to major roads should be limited to major thoroughfares.
8. Transit programs should be expanded as needed for the local population and commuters.
9. Bicycle paths indicated on the Land Use map should be constructed in the future.
10. Looped road systems should be constructed and future roads indicated on the Land Use map should be completed.

I. Fire Protection

The adoption of the Area Plan could have a potentially significant impact upon structural fire protection district's ability to provide adequate fire protection. The three structural fire districts covering the Plan Area are considered to be impacted due to the recent budgeting problems. As growth has proceeded, the districts funding has not kept pace in order to provide for capital improvements and to maintain a firefighting staff. Any increase in growth will serve to further impact these districts and have a significant impact upon service levels.

Response times can be reduced and fire ratings can be maintained if manned fire stations are located in strategic locations. Also, the Plan Area has been surveyed and classified into various fire hazard zones by CDF. This rating can greatly enhance a pre-planning effort for fire defense improvements in areas rated "moderate" or "extreme" fire hazard. (See Section III, Fire Protection for further explanation of the fire hazard rating study).

ENVIRONMENTAL IMPACT REPORT (Cont.)

I. Fire Protection (cont.)

Mitigation Measures

1. Appropriate mitigation measures should be provided to fire protection districts at the time of development, including, but not limited to fire station site and mitigation fees.
2. The construction of a second fire station north of Green Valley Road will reduce response times and improve service to El Dorado Hills County Water District.
3. For all development proposals, fire defense improvements should be determined by the district fire chief.
4. Areas rated as "moderate" or "extreme" fire hazard should be pre-planned to offset adverse impacts.
5. Areas not currently within a fire district should be annexed prior to development.
6. Adequate circulation and water supply should be provided during development in order to offset fire hazards.
7. The County should establish a community development service area to fund capital improvements for fire defense improvements.

J. Schools

The Plan Area is covered by four local school districts plus the Los Rios Community College District. The four districts are currently considered impacted by the County, which indicates that past growth has caused the classroom facilities to be exceeded. Each district's board formulates an ideal classroom size based somewhat on State standards. When capacities are exceeded, an unhoused student population occurs that must be accommodated as growth continues. Further development will create a significant impact upon the capability of the school districts to provide adequate education.

The districts have indicated general areas where additional school sites would be appropriate, when needed. These sites are indicated, in very general terms on the Land Use map.

Mitigation Measures

1. Mitigation measures will be provided to school districts in order to relieve impact created by residential development.
2. Generalized school sites will be indicated for school districts on the Land Use map to indicate future locations.
3. School sites will be reserved at the request of districts for residential development in accordance with the Subdivision Map Act.

ENVIRONMENTAL IMPACT REPORT (Cont.)

J. Schools (cont.)

Mitigation Measures (cont.)

4. State funding, including, but not limited to Leroy Greene Funds, may be provided to districts.
5. The school bedroom fees should be utilized to purchase additional classrooms.
6. The County should establish a community development services area to fund capital improvements for school construction.
7. Future school sites in the Buckeye Union School District should be located adjacent to or in close proximity to existing district school sites whenever possible.

K. Recreation

Growth in the Plan Area is expected to have a potentially significant impact upon recreation facilities and programs. Areas within the El Dorado Hills Community Service District are provided with a comprehensive physical development plan for facilities needed to compliment population growth. Funding for capital improvements, parkland maintenance and recreation program development is difficult to obtain and this effect will be significant. Greenbelt areas and large parklands required ongoing maintenance.

Properties not within the El Dorado Hills Community Services District are not provided with a local recreation program. However, these properties are generally large acreage and the demand for recreation may not be as great. Some use will be demanded of local facilities such as school grounds and Folsom State Park.

Mitigation Measures

1. The El Dorado Hills Community Services District will manage park facilities and provide recreation programs.
2. Land or fee dedications will be made to the El Dorado Hills Community Services District as established by State law, County ordinance and community service district standards.
3. Park site dedications and facility needs for the El Dorado Hills Community Service District will be governed by the Recreational Facilities Master Plan.
4. Proposed park sites will be shown on the Land Use map, for inclusion into future development, as determined by the El Dorado Hills Community Services District.
5. Daily use fees should be collected as determined by local and state recreation activities.
6. Bicycle and recreation paths indicated on the Land Use map should be incorporated into development and construction.

ENVIRONMENTAL IMPACT REPORT (Cont.)

K. Recreation (cont.)

Mitigation Measures (cont.)

7. The County Recreation Element should provide a guideline for areas outside of the El Dorado Hills Community Service District.
8. Coordination with local school districts in order to maximize facilities as well as provide overall efficiency.

L. Energy

The major energy users within the Plan Area will be vehicles and energy used in moderating structural temperatures. Gasoline and diesel fuel will be consumed due to travel to employment, shopping and recreation. Energy utilization in the form of electricity (natural gas is not available) and wood will be used in the heating of homes and businesses.

Energy conservation measures can be used to reduce energy consumption and are becoming more attractive to consumers as energy costs rise. These methods generally cover the following areas:

- 1) Decreasing vehicle miles travelled by providing alternative transportation;
- 2) Careful site review and placement of structures to obtain natural heating and cooling opportunities;
- 3) Providing a mixture of land uses within the Plan Area to reduce outside travel.

Installation of "park 'n ride" lots will reduce vehicle trip miles. Other measures such as traffic management, provisions for bikeways and pedestrian walkways will reduce energy use within the Plan Area. Mixtures of land uses can have possibly the greatest effect on vehicle use. Structures constructed to accommodate this growth will consume energy.

The Plan Area has great potential for solar energy use. State law requires a solar opportunity review. In the Plan Area this should be emphasized on small lots ($\frac{1}{2}$ acre or smaller) and multiple family, commercial and industrial projects. Total solar use is not feasible at this time, but 80% of the lots in any subdivision should have solar opportunities.

EXHIBIT 21

SUMMARY OF ANNUAL ENERGY USE

	Gasoline(1) (million gallons)	Electricity(2) (kwh/year)
Saturation Population		
1990 Population projections	67	1.8×10^6
Saturation population	82	60×10^6

(1) See Appendix I, for calculations.

(2) Based on annual household use of 1,033 kwh and annual commercial use of 12,000 kwh.

120

ENVIRONMENTAL IMPACT REPORT (Cont.)

L. Energy (cont.)

The adoption of the Plan will increase energy use and the overall effect is considered of minor impact to the environment.

Mitigation Measures

1. Considerations will be given to solar opportunities in subdivision development and other intensive land uses. A minimum of 80% of proposed lots or units should be provided with solar access.
2. Efficient traffic management will be encouraged and should include alternate forms of circulation.
3. Car pooling, development of transit service and similar programs will be encouraged.
4. State residential building standards requiring conservation and cost effective construction will offset energy use.
5. Provisions for a mixture of land uses will reduce outside miles travelled.

M. Cultural Resources

The California Archaeological Inventory Information Center office has recorded many historic and prehistoric sites within the Plan Area. In general, the area is considered moderately sensitive overall, but contains several highly sensitive areas. Many historic sites have been destroyed near Folsom Reservoir and US Highway 50. The adoption of the Plan could have a minor impact upon cultural resources, both historic and prehistoric. Identified sites are on file with the Planning Department and California Archaeological Inventory Information Center office for review by qualified individuals.

Mitigation Measures

1. All development projects should be reviewed for cultural resource impacts in order to determine the existence of historic and prehistoric sites.
2. A records search should be performed in order to establish and document cultural resource sites in areas not previously searched.
3. Development projects with identified sites should be protected with recommendations made by a qualified archaeologist, anthropologist or other qualified professional.
4. Areas not previously surveyed should have an archaeological field survey performed by a qualified archaeologist in cooperation with the California Archaeological Inventory Information Center. Identified sites shall be preserved through recommendation of an archaeologist.

ENVIRONMENTAL IMPACT REPORT (Cont.)

SIGNIFICANT ENVIRONMENTAL EFFECTS OF THE PROJECT

This section represents specific environmental concerns that may occur as a result of the adoption of the Area Plan. Due to the varied land uses, the environmental impacts are identified by land use designation on the Summary Impact Matrix in the following brief discussion. Mitigation measures are included in the previous section. The development policies can also be considered as mitigation measures.

ENVIRONMENTAL IMPACT REPORT (Cont.)

IDENTIFIED POTENTIAL SIGNIFICANT IMPACTS

A. Industrial (1,604.38 acres)

1. Energy utilization will be increased as a result of industrial development.
2. Hydrology of the Area will be affected by allowing increased surface run-off and groundwater utilization.
3. Air quality could be affected adversely by manufacturing and transportation.
4. Water quality could potentially be degraded through hazardous waste spills and water run-off.
5. Traffic generation from industrial sites will be significant and overburden road systems.
6. Noise from point sources and industrial areas will increase above current ambient standards.
7. Fire protection may be impacted as a result of industrial development.
8. Public services will be impacted due to additional water, sewer and related service needs
9. Aesthetics of the area will be modified significantly.

B. Commercial (457.89 acres)

1. Hydrology of the Area will be affected by allowing increased surface run-off.
2. Vegetation of the Area will be significantly modified.
3. Air quality could be degraded due to traffic generation.
4. Traffic will increase in the vicinity of, and on the roads leading to the commercial development.
5. Fire protection and emergency service will be impacted due to increased commercial activity.
6. Public service demands will increase, especially in the areas of public water and sewer.
7. Aesthetics of the area could be disrupted and significantly modified.

ENVIRONMENTAL IMPACT REPORT (Cont.)

IDENTIFIED POTENTIAL SIGNIFICANT IMPACTS (cont.)

C. Multiple Family Residential (3,643.1 acres)

1. Energy use for heating and cooling structures will increase.
2. Traffic will significantly increase and could overburden portions of the road system.
3. Schools may become further impacted as a result of an increased population.
4. Fire protection and emergency service demand may become significantly impacted.
5. Public service demands will increase substantially.
6. Recreational needs will increase significantly and existing facilities may be overburdened.

D. High Density Residential (9,442.1 acres)

1. Energy usage will increase significantly as large areas of development will require electric services.
2. Archaeological sites may be disturbed through site disturbance.
3. Soils may be disturbed and eroded.
4. Hydrological systems will receive additional water as a result of increasing impervious surfaces.
5. Vegetation will be modified over wide areas.
6. Wildlife will be disturbed and, for some species, displaced.
7. Air quality may be degraded due to dependence on cars for transportation and the sprawling nature of high density development.
8. Schools will receive additional students as a result of development.
9. Fire protection and emergency service demand will increase.
10. Recreational facilities may become overburdened and demand will increase.

E. Medium Density Residential (3,643.1 acres)

1. Energy use for transportation will be significant in less dense areas.
2. Soils could be impacted due to the use of septic-leach field sewage systems.

ENVIRONMENTAL IMPACT REPORT (Cont.)

IDENTIFIED POTENTIAL SIGNIFICANT IMPACTS (cont.)

E. Medium Density Residential (cont.)

3. Fire protection services demand will increase.

F. Low Density Residential (5,009.48 acres)

1. Soils could be impacted due to the use of septic-leach field sewage systems.
2. Schools will be further impacted through the possible increase in students allowed through the Plan.
3. Fire protection services demand will increase.

G. Rural Residential Agricultural (3,726.31 acres)

1. Schools will be further impacted through the possible increase in students allowed through the Plan.

H. Public Facility (177.70 acres)

1. Noise levels may increase around schools, fire stations and other public facilities.
2. Demand fire protection services will be increased with the addition or expansion of public facilities.

THE RELATIONSHIP BETWEEN LOCAL SHORT-TERM USES OF MAN'S ENVIRONMENT AND THE MAINTENANCE AND ENHANCEMENT OF LONG-TERM PRODUCTIVITY

Adoption and subsequent implementation of the Plan will tend to cause cumulative effects to public services and a decrease in agricultural productivity. One significant mineral resource is found in the area, a limestone deposit in Marble Valley. The resource is proposed to be extracted as outlined in the reclamation plan on file with the County and will not be adversely affected by the Plan.

Cumulative effects to public services including transportation will occur as the growth in the Plan Area occurs. Schools and fire districts will be impacted unless measures are taken to relieve growth pressures. Water and sewer systems will require upgrading and improvements in order to support additional services.

Cumulative effects to the environment will result in increased emissions and subsequently, possible air quality degradation. Water quality could be degraded as septic system use is increased, impervious surfaces increase and erosion increases.

ENVIRONMENTAL IMPACT REPORT (Cont.)

THE RELATIONSHIP BETWEEN LOCAL SHORT-TERM USES OF MAN'S ENVIRONMENT AND THE MAINTENANCE AND ENHANCEMENT OF LONG-TERM PRODUCTIVITY (cont.)

Other effects to natural systems will involve disruption in vegetative communities and displacement of wildlife as urbanization occurs.

Agricultural uses of grasslands may be decreased. Lands currently utilized for grazing and proposed for residential development or other similar uses may cause an eventual loss in dry land grazing lands. (Estimates of these losses are included in Section III, Land Use.)

ANY SIGNIFICANT, IRREVERSIBLE ENVIRONMENTAL CHANGES WHICH WOULD BE INVOLVED IN THE PROPOSED ACTION SHOULD IT BE IMPLEMENTED

The environment within the Plan Area will be altered due to the adoption and subsequent implementation of the Plan. Land use considerations, mitigation measures and development policies have been utilized to reduce these impacts to acceptable levels. The environmental changes, such as the use of resources, land use changes and new service extensions are, however, irreversible events.

Non-renewable resources, such as fossil fuels for heating homes and transportation will be consumed. (Estimates of the amounts are included in Appendix I .) Development on undeveloped lands will require extension of service facilities and in some cases these extensions will involve major improvements. Construction projects will consume both the land resources utilized and construction materials.

In general, the major changes in the environment will involve alterations and modifications due to the changes in the use of land. Grazing lands may eventually become residential, commercial or industrial lands. Vegetational changes may occur in the landscape which will in turn decrease wildlife habitat.

THE GROWTH-INDUCING IMPACT OF THE PROPOSED PLAN

The Plan, when adopted, will direct growth in areas where conditions and public services could permit sound growth. Growth in areas that have low development potential and lack of public services will be discouraged. Growth has been considered feasible on lands with high development potential according to the land's capability to accept development without degrading the environment. These considerations are also an integral consideration in the County Long Range Land Use Plan, adopted in 1981. The Long Range Plan outlines three general land uses for the Plan Area; urban areas include 15,842 acres or 60%; rural residential lands include 7,393 acres or 28%; and, agricultural lands include 3,168 acres or 12%.

Increases in population in rural and agricultural areas are not considered to be significant enough to tax public services. Urban areas will require significant increases and improvements in infrastructure in order to allow growth. Water and sewer lines and processing plants will require significant improvements. Circulation systems, schools and fire protection services as well as other public services and utilities will require expan-

ENVIRONMENTAL IMPACT REPORT (Cont.)

THE GROWTH-INDUCING IMPACT OF THE PROPOSED PLAN (cont.)

sion in order to facilitate growth to the levels proposed under the Plan.

ALTERNATIVES TO THE PROPOSED PLAN

Alternatives should be evaluated as part of any planning function, as well as to justify the proposed project. This section discusses four alternative scenarios: 1) No Project; 2) Conservation; 3) Low Density; 4) High Density.

1. No Project Alternative

The No Project Alternative has been found unacceptable. The basic necessity to prepare the proposed plan is to provide a general guideline and set of specific policies to deal with growth. The proposed Plan includes mitigation measures which consider impacts upon the natural environment and public service needs. The objective of this Plan is to provide an integrate framework of land use guides and therefore, the No Project Alternative would not satisfy the community's desire for planned growth and zoning protection.

2. Conservation Alternative

The Conservation Alternative explores the possibility of maintaining all resources within the Plan Area. Agricultural and mineral resources would be allocated the highest priorities while residential, commercial and industrial development would be given low priority with development occurring only on currently developed and subdivided lands.

This option is not considered feasible in considering the County's growth levels and overall land use patterns. The County Long Range Land Use Plan designates the Plan Area to be approximately 60% urban, 28% rural residential and 12% agricultural. The County's overall goal is to allow urban levels of growth in areas with significant public service levels and minimal resource potential. Dry grazing lands are the main agricultural use of undeveloped property. This resource will eventually be lost under the current plan. Exceptions are in areas designated rural residential or agricultural. The impact of losing the dry grazing land to other uses is considered minor when compared to other portions of the County and State.

The Plan has studied mineral potentials in the Geology section. The one significant resource, the Marble Valley limestone deposit, has been appropriately designated as a mineral resource zone (MR).

3. Low Density Alternative

The Low Density Land Use Alternative would propose lower overall density and encourage self-sustaining growth to occur. This alternative would neither preserve local resources or recognize the existing service levels within the Area.

ENVIRONMENTAL IMPACT REPORT (Cont.)

ALTERNATIVES TO THE PROPOSED PLAN (cont.)

3. Low Density Alternative (cont.)

The Plan proposes to encourage levels of development in accord with the County Long Range Land Use Plan. Urban densities serviced by urban levels of public service are prescribed for 60% of the Plan Area over a 20 year time frame. The remaining 40% will remain at a low density, rural level of development. Therefore, an overall low density plan would not take into account the overall County planning effort and urban service level available in the Area.

A low density alternative is not feasible because property could be developed to medium size parcels not utilizing available services and also not utilizing property to its fullest potential. The County Long Range Plan encourages dense development in urbanized areas and the Low Density Alternative would represent poor planning in the long run.

4. High Density Alternative

The High Density Alternative would encourage residential densities higher than proposed under the Plan and other higher intensity uses than the Plan identifies. This alternative is not feasible for several reasons. The proposed Plan has densities which are higher than relative densities in the County but which are much lower than normal urban densities. This differential in density is desired by residents and decision-makers of the County who desire to retain a "country" atmosphere while allowing some level of growth. Also, higher density development would require a very high level of public services including circulation and infrastructure which is not currently or planned to be available. A third reason for not choosing this alternative is that large amounts of land are available for growth in the Plan Area within the 5-10 year time frame.

EFFECTS NOT FOUND TO BE SIGNIFICANT IN THE PREVIOUS DISCUSSION

Many effects were determined to be insignificant. Discussions throughout the report give reasons for the findings making this determination. The Summary Impact Matrix reviews these effects by land use category.

APPENDIX A

EL DORADO HILLS/SALMON FALLS AREA PLAN

PERSONS INVOLVED IN THE FORMULATION
OF THE PLAN

El Dorado Hills/Salmon Falls Area Plan Advisory Committee:

Bill Sturch, Chairman	John Hidahl
Harriett B. Segel, Secretary	Pat Riley
Jerry Young, Vice-chairman	Ben Fouk
Tom Nugent	Elaine MacFarlane
Pete Knutty	Marlon Ginney
Shelby Fennel	Betty Poole
Chris O'Banks	Dennis Powell
Dorothy O'Banks	John Steinbach
A. Ellison Rumsey	Bob Frew
Terry Wilson	Bob Grant
Gardner Curtright	Bob Euer
Bruce Keeley	Robert Adamson
Nancy Keeley	Marion Adamson
Les Turnbeaugh	Jim Damron
Susan Turnbeaugh	Sondra Damron
Ray Olmstead	Don Greene
Keith Schwartztauber	Joyce Greene
Dick Girvin	Jan Langill
Ed Clark	Creighton Johnson
George Bettinger	Jack Bertolucci
Jackie Bettinger	Dick Fuher
Bob Atchinson	Gene Johannsen
Bill Mierke	Ray Lockridge
Norman Rowett	Richard W. Morton
	Steve Waddell

El Dorado County Agencies:

- Environmental Health
- Public Works
- Sheriff's Office
- Air Pollution Control
- Local Agency Formation Commission (LAFCO)
- Recreation
- Planning
- Board of Supervisors, District 1
- Agricultural Commissioner, Ed Delfino

- Ed Bacchi
- El Dorado Hills Fire District
- Rescue Fire District
- Shingle Springs Fire District
- Cameron Park Community Service District
- Rescue Union Elementary School District
- El Dorado Union High School District
- Buckeye Elementary School District
- Latrobe Elementary School District
- El Dorado Hills Community Service District

APPENDIX A (Cont.)

Sierra Planning Organization
State Parks & Recreation
California Department of Fish & Game
Pacific Gas & Electric
Pacific Telephone & Telegraph
Regional Water Quality Control Board
State of California, Governor's Office
Office of Planning & Research
El Dorado County Resource Conservation District
El Dorado Irrigation District
City of Folsom
CALTRANS, District 3
California Department of Boating & Waterways
SMUD
EPIC
Sacramento County Planning Department
Placer County Planning Department
Bureau of Land Management
California Archaeology Site Inventory
California State University, Sacramento
Department of Archaeology
Folsom State Park

APPENDIX B

EL DORADO HILLS/SALMON FALLS AREA PLAN
ADOPTED LAND USES

<u>Land Use Designation</u>	<u>Acreage</u>	<u>Saturation Population (1) (2)</u>
Industrial (I)	1,604.38	N/A
Commercial (C)	457.89	N/A
Multiple Family Residential (1 to 20 d.u./acre)	575.76	36,272.68
Single Family Residential - High Density (1 d.u./1-4.9 acs.)	9,442.39	148,717.64
Single Family Residential - Medium Density (1 d.u./5-9.9 acs.)	3,643.10	11,475.76
Single Family Residential - Low Density (1 d.u./5-9.9 acs.)	5,009.58	3,156.01
Rural Residential Agricultural (1 d.u./10-160 acres)	3,726.31	1,173.78
Parks and Recreation	1,571.22	N/A
Open Space/Conservation	1,049.82	N/A
Public Facility	<u>177.70</u>	<u>N/A</u>
TOTAL	27,258.15	200,795.87

- (1) Based on a per household population of 3.15 from the 1980 Census of Population.
- (2) Saturation population is a number which is not likely to be achieved during the time frame of the Plan.

APPENDIX C
EL DORADO HILLS/SALMON FALLS AREA PLAN
ADOPTED ZONING

<u>Zone</u>	<u>Acreage</u>	<u>Potential Population</u>
Multiple Family (RM)	300.02	18,901.02
Limited Multiple Family Residential (R2)	77.59	1,800.00
Single Family Residential (R1)	1,021.35	9,657.75
Single Family Residential (R20,000) 20,000 sq. ft. minimum	66.12	415.54
Single Family Residential (R1A) one acre minimum	267.82	843.63
Single Family Residential (R2A) two acre minimum	159.09	250.55
Single Family Residential (R3A) three acre minimum	121.82	127.89
Single Family Residential (RE-5) five acre minimum	2,228.96	1,404.23
Single Family Residential (RE-10) ten acre minimum	13,960.80	4,397.65
Residential Agricultural (RA20) twenty acre minimum	2,369.92	373.24
Residential Agricultural (RA40) forty acre minimum	1,279.0	101.00
Industrial (I)	215.49	N/A
Research & Development (R&D)	1,434.58	N/A
Commercial (C)	128.79	N/A
Planned Commercial (CP)	49.14	N/A
Open Space (OS)	326.74	N/A
Transportation Corridor (TC)	226.0	N/A
Exclusive Agriculture (AE)	2,153.21	339.12
Mineral Resource (MR)	861.57	N/A
Recreational Facility (RF)	1,648.76	N/A
Agriculture (A)	461.97	145.49
Mobilehome Park (MP)	<u>28.85</u>	<u>636.14</u>
TOTAL	29,387.59	39,394.25

- (1) Includes properties rolling out of the Williamson Act Contract;
Euer Ranch, 1,217 acres; Russell Ranch, 875 acres.
(2) Based on a household population of 3.15.

APPENDIX D

EL DORADO HILLS/SALMON FALLS AREA PLAN

EXISTING LAND USE DESIGNATIONS
(1969 GENERAL PLAN AND 1976 EL DORADO HILLS AREA PLAN)

<u>Land Use Designation</u>	<u>Acreage</u>	<u>Saturation Population*</u>
Industrial	1,622	N/A
Commercial	473	N/A
Multi-Family Residential (1-43 d.u./ac.)	221	29,934
Single Family Residential - High Density (1-5 d.u./ac.)	12,412	195,489
Single Family Residential - Medium Density (1 d.u./1-4.9 ac.)	396	1,247
Single Family Residential - Low Density (1 d.u./5-9.9 ac.)	140	88
Rural Residential Agriculture (1 d.u./10-160 ac.)	3,415	1,076
Public Facility	15	N/A
Open Space/Park	1,226	N/A
1969 General Plan - Exclusive Agriculture	911	143
Rural Estates - Agriculture (1 d.u./5-20 ac.)	2,440	1,537
Low Density Residential (1 d.u./1-5 ac.)	682	2,148
Medium Density Residential (1-5 d.u./acre)	3,210	50,557
Tourist Residential	72	9,752
Total	<u>27,235</u>	<u>291,971</u>

* Based upon 1980 Federal Census Information indicating a per household population of 3.15.

APPENDIX E

EL DORADO HILLS/SALMON FALLS AREA PLAN
EXISTING ZONING

<u>Zone</u>	<u>Acreage</u>	<u>Saturation Population</u>
Industrial (I)	142	N/A
Commercial (C)	240	N/A
Planned Commercial (CP)	23	N/A
Limited Multiple Family Residential (R2)	39	2,457
Mobilehome Park (MP)	104	2,293
Single Family Residential (R1)	1,169	18,412
Single Family Residential (R20,000) 20,000 sq. ft. min.	134	422
Single Family Residential (R1A) one acre minimum	79	249
Single Family Residential (R2A) two acre minimum	190	299
Single Family Residential (R3A) three acre minimum	166	174
Single Family Residential (RE5) five acre minimum	2,314	1,458
Agriculture (A) ten acre minimum	17,583	5,538
Residential Agriculture (RA20) twenty acre minimum	761	120
Residential Agriculture (RA40) forty acre minimum	1,303	104
Exclusive Agriculture (AE)	2,952	466
Recreational Facility (RF)	16	N/A
TOTAL	27,235	31,992

* Based upon 1980 Federal Census Information, indicating a per household population of 3.15

APPENDIX F

EL DORADO HILLS/SALMON FALLS AREA PLAN
PROJECTED EMISSIONS AT FULL BUILD-OUT

<u>Type of Unit</u>	<u>Size</u>
General Light Industry	1,600 acres
Commercial	375 units
Condominiums, Multiple Family	10,000 units
Single Family Housing, SFD	43,700 units
Single Family Housing, MUR	3,945 units
Single Family Housing, RRA	564 units

Non-Home Based

	<u>Trips</u>	<u>VMT</u>
Non-work	30,884	276,720
work	277,956	1,389,780
Total	308,840	1,666,500

Home Based

	<u>Trips</u>	<u>VMT</u>
Home - work	148,091	740,455
Home - shop	114,041	906,625
Home - other	278,347	2,591,410
Total	540,479	4,238,491

Non-Home Based Emissions

Carbon Monoxide (Tons/Year) = 3,669
 Hydrocarbons " " = 773
 Nitrogen Oxides " " = 570

Fuel consumption (gallons/year) = 23,245,621

Home Based Emissions

Carbon Monoxide (Tons/Year) = 11,197
 Hydrocarbons " " = 2,041
 Nitrogen Oxides " " = 1,776

Fuel consumption (gallons/year) = 58,936,037

Assumes temperature = 55

Source: Air Resources Board, URBEMIS # 1, Land Use Emissions model - 1/83
 VMT = vehicles miles travelled

APPENDIX G

EL DORADO HILLS/SALMON FALLS AREA PLAN
 PROJECTED EMISSIONS AT
ONE-THIRD BUILD-OUT, 1993

Assume: One-third build-out within 10 years.

<u>Type of Unit</u>	<u>Size</u>
General Light Industry	1,600 acres
Commercial	375 acres
Condominiums, Multiple family	10,000 units
Single Family Housing, SFD	43,700 units
Single Family Housing, MDR	3,945 units
Single Family Housing, LDR	739 units
Single Family Housing, RRA	564 units

Non-Home Based

	<u>Trips</u>	<u>VMT</u>
Non-work	20,692	185,400
Work	186,230	931,150
Total	206,922	1,116,550

Home Based

	<u>Trips</u>	<u>VMT</u>
Home - work	99,221	496,105
Home - shop	76,407	607,435
Home - other	278,347	2,591,410
Total	453,975	3,694,951

Non-Home Based Emissions

Carbon Monoxide (Tons/Year) = 2,458
 Hydrocarbons " " = 518
 Nitrogen Oxides " " = 382

Fuel consumption (gallons/year) = 15,574,503

Home Based Emissions

Carbon Monoxide (Tons/Year) = 9,840
 Hydrocarbons " " = 1,772
 Nitrogen Oxides " " = 1,562

Fuel consumption (gallons/year) = 52,134,817

Assumes temperature = 55

Source: Air Resources Board, URBEMIS #1, Land Use Emissions model, 1/83
 VMT = vehicle miles travelled

APPENDIX H

EL DORADO COUNTY WESTERN SLOPE
TRANSPORTATION NEEDS QUESTIONNAIRE

EL DJRADO HILLS SUMMARY
NOVEMBER-DECEMBER 1981

Households Surveyed: 98

1. Where do you live? 9.8% El Dorado Hills
2. How many persons, including yourself, live in your household? 3.2 persons
3. How many household members are in each of the following age groups?
20% 0-15 yrs. 58% 16-49 yrs. 13% 50-59 yrs. 4% 60-64 yrs. 5% over 65
4. How many household members are handicapped/disabled? None
5. How many motor vehicles (including autos, pickups and trucks) in running condition are owned or regularly available to members of your household?
2.6 vehicles
6. How many of these are autos? 2.1 autos/household
7. How many are pickups? 0.5 pickups/households
8. How many are trucks? None
9. How many motorcycles are owned by persons who live in your household?
0.2/household
10. How many bicycles in working order are owned by persons who live in your household? 0.6/household
11. How many persons in your household age 16 or over cannot or do not drive?
2.0% of the total population are age 16 or over
12. What areas within the County do you travel to most often? (Do not enter area of residence)

48% Cameron Park	84% Shopping	6% Work	4% Medical/Dental	2% Personal Business
39% Placerville/Smithflat	59% Shopping	15% Work	4% Personal Business	4% Medical/Dental
11% Shingle Springs	50% School	33% Work	9% Other	8% Shopping

What city or area outside of the County do you travel most often and the purpose of the trip?

36% Sacramento	48% Work	27% Medical/Dental	19% Shopping	4% School
27% East Sacramento	51% Shopping	25% Work	16% Medical/Dental	6% Personal Business
32% Folsom	64% Shopping	24% Medical/Dental	7% Work	3% Church

APPENDIX H (Cont.)

13. How many persons in your household have difficulty travelling or have transportation problems or transportation needs that are not adequately met?

No households expressed a transportation problem

14. Is regular bus service available in your area?

Yes 0% No 100% Don't Know 0%

(a) If no, would you use the bus if the service was available?

Yes 62% No 38% Don't Know 0%

(b) If yes, how much would you be willing to pay?

0%	zero	19%	\$.75	14%	\$1.50
0%	\$.25	47%	\$1.00	3%	\$2.00
10%	\$.50	7%	\$1.25	0%	over \$2.00

15. Do any members of your household use El Dorado Transit, the County Public Bus System?

Yes 0% No 100%

(a) If yes, estimate the frequency of use:

Daily	Occasionally
Weekly	Other
2 or 3 times weekly	

(b) What suggestions would you make to improve the service?

No responses

16. Looking at the entire County, what is most important?

45% Roads
 85% Better maintenance (resurface, drainage, etc.)
 15% Major improvements (widen, curve improvement, left turns, passing lanes, etc.)

53% Public bus
 0% Better service in the Placerville area
 23% Better service in the rural areas to Placerville
 77% Commuter service to Sacramento

2% Bikeways along existing roads

0% Other

17. Are you or any members of your household in a carpool on a regular basis?

Yes 16% No 84%

87%	Sacramento	77%	Work	23%	School
7%	Cameron Park	100%	Work		

APPENDIX H (Cont.)

18. For statistical summaries we need to know the range of your combined annual income before taxes.

2% \$0-4,999	1% \$5,000-7,999	2% 8,000-11,999
4% \$12,000-15,999	6% \$16,000-19,999	20% \$20,000-29,999
58% \$30,000 & over	5% Didn't know or refused	

19. Are there any transportation problems you feel the County should be studying, or do you have additional comments or suggestions regarding transportation problems or unmet transportation needs of your household members.

13% Improve local bus service	2% Need commuter bus to Sacramento
5% Improve roads	1% Need bikeways
5% Need train to Sacramento	72% No comment

APPENDIX I

EL DORADO HILLS/SALMON FALLS AREA PLAN
TRAFFIC STUDY

A traffic circulation study was performed for the Area Plan based on the proposed land uses. The assumption was made that the area would grow rapidly at a 6% annual rate to approximately 21,000 people by 1993. It was also assumed that a change in the mix of land uses would occur from the current residential/bedroom community to a mix including an employment base, local commercial activity and industrial development.

Trip generation was calculated based on the Institute of Transportation Engineers Handbook, Trip Generation. The Plan was divided into three Traffic Study zones as indicated on Exhibit 7A. The following chart indicates the acres of each land use in each traffic zone.

<u>Proposed Land Use</u>	<u>Zone 3</u>	<u>Zone 2</u>	<u>Zone 1</u>
Industrial	1,600	-	-
Commercial	248	100	27
Multiple Family Residential	314	220	10
Single Family Residential High Density	1,793	5,843	1,104
Single Family Residential Medium Density	1,541	1,430	974
Single Family Residential Low Density	1,118	888	1,688
Rural Residential Agri- culture	553	884	4,198
Parks & Recreation	20	351	1,091
Open Space/Conservation	810	103	160
Public Facility	88	60	19
TOTAL (27,235 acres)	8,085 acres	9,879 acres	9,271 acres

Acreage was converted to trip ends per day in each zone. An estimate was made of the build-out in ten years in each traffic zone and a 100% saturation build-out. (See charts 1, 2 and 3). Traffic was then assigned to collector road and then to arterials. Trip ends and peak hour traffic was calculated for an estimated ten year build-out and for 100% saturation build-out. (See chart #4).

APPENDIX I

CHART 1. TRAFFIC ZONE 1, North of Green Valley Road

Land Use	Acreage	Traffic Generation Factor in Trip Ends/Day	Estimated 10 Year Build-out Build-out	10 Year Build-out Dwellings	Trip Ends	Saturation Build-out (100%)
Commercial	27	600/acre	13.5 acs.	n/a	8,100	16,200
Multiple Family Residential	10	5.6/d.u.	5 acs.	100	560	2,000
Single Family Residential High Density	1,104	10/d.u.	276 acs.	1,380	13,800	55,200
Single Family Residential Medium Density	974	10/d.u.	150 acs.	150	15,000	9,740
Single Family Residential Low Density	1,688	10/d.u.	1,688 acs.	338	3,380	3,380
Rural Residential Agriculture	4,198	10/d.u.	4,198 acs.	420	4,200	4,200
Parks & Recreation	1,091	5.1/acre	1,091 acs.	n/a	722	722
Open Space/Con- servation	160	-	n/a	n/a	n/a	n/a
Public Facility	19	1,120 per elementary school site	19 acs.	1 school	1,120	1,120
TOTAL	9,271		7,440.5 acs.	1,968	33,382	92,562

APPENDIX I

CHART 2, TRAFFIC ZONE 2, Green Valley Road to US Highway 50

<u>Land Use</u>	<u>Acreage</u>	<u>Traffic Generation Factor in Trip Ends/Day</u>	<u>Estimated Build-out</u>	<u>10 Year Build-out Dwellings</u>	<u>Trip Ends</u>	<u>Saturation Build-out (100%)</u>
Commercial	100	600/acre	40 acs.	-	24,000	60,000
Multiple Family Residential	220	5.6/d.u.	24 acs.	500	2,800	24,640
Single Family Residential High Density	5,843	10/d.u.	467 acs.	2,500	25,000	292,150
Single Family Residential Medium Density	1,430	10/d.u.	200 acs.	200	2,000	14,300
Single Family Residential Low Density	888	10/d.u.	222 acs.	45	440	1,780
Rural Residential Agriculture	884	10/d.u.	442 acs.	44	440	880
Parks & Recreation	351	5.1/acre	175 acs.	-	895	3,194
Open Space/Conser- vation	103	-	-	-	-	-
Public Facility	60	1,668 per high school site 1,020 per elementary sch. site	-	-	2,688	2,688
TOTAL	9,879		1,570 acs.	3,289 d.u.	57,823 t.e.	399,632

APPENDIX I

CHART 3, TRAFFIC ZONE 3, South of US Highway 50

<u>Land Use</u>	<u>Acreage</u>	<u>Trip Generation Factor in Trip Ends/Day</u>	<u>Estimated 10 Year Build-out</u>	<u>10 Year Dwellings</u>	<u>Trip Ends</u>	<u>Saturation Build-out (100%)</u>
Industrial	1,600	59.9/acre	800 acs.	n/a	47,920	95,840
Commercial	248	600 /acre	124 acs.	n/a	75,374	148,800
Multiple Family Residential	314	5.6/acre	50 acs.	1,000/d.u.	5,600 t.e.	35,168
Single Family Residential High Density	1,793	10/acre	none			89,650
Single Family Residential Medium Density	1,541	10/acre	308 acs.	308/d.u.	1,510 t.e.	15,410
Single Family Residential Low Density	1,118	10/acre	55° acs.	112/d.u.	1,120 t.e.	2,236
Rural Residential Agriculture	553	10/acre	Ag. Preserve none	1	10 t.e.	55
Parks & Recreation	20	5.1/acre	20 acs.	n/a	102 t.e.	102
Open Space/Conser- vation	810	n/a	n/a	n/a	n/a	n/a
Public Facility	88	n/a	n/a	n/a	n/a	n/a
TOTAL	8,085		2,661 acs.	1,420 d.u.	145,536 t.e.	387,261

APPENDIX I

CHART 4, TRAFFIC HANDLED BY COLLECTOR AND ARTERIAL ROADS

Traffic Zone	Traffic Generated Along Collector Roads By Percent of Total	Arterials Handling Generated Traffic By Percent of Total	Ten Year Build-out Trip Ends/Day/Peak Hour	Saturation Build-out Trip Ends/Day/Peak Hour
Traffic Zone 1	Salmon Falls Road (45%)	Green Valley Road (60%)	20,029 /day	55,537 /day
	Francisco Drive (45%)	El Dorado Hills Blvd. (40%)	13,353 /day	37,025 /day
	Malcolm-Dixon Road (10%)			
TOTAL			33,382 /day	92,562 /day
Traffic Zone 2	El Dorado Hills Blvd (90%)	Green Valley Road (5%) US Hwy 50 (50%)	2,891 /day 28,912 /day	1,938 19,982
	Bass Lake Road (10%)	Latrobe Road (45%)	26,020 /day	179,834
	TOTAL		57,823	399,632
Traffic Zone 3	Latrobe Road (75%)	El Dorado Hills Blvd. (45%)	65,491 /day	174,257
	White Rock Road (20%)	US Highway 50 (55%)	80,045	212,994
	Cass Lake Road (5%)			21,299
TOTAL			145,536	387,261

APPENDIX I

CHART 5, TOTAL PEAK HOUR TRIPS ON MAJOR ROADS

<u>Road</u>	<u>Ten Year Build-out</u>	<u>Saturation Build-out</u>
US Hwy 50	10,896	41,281
Green Valley Road	2,292	7,552
El Dorado Hills Blvd.	7,884	21,130
Latrobe Road	2,602	17,983

LEVELS OF SERVICE FOR URBAN AND SUBURBAN ARTERIAL STREETS

<u>Level of Service</u>	<u>Description</u>	<u>V/C Ratio</u>
A	Free flow (relatively). If signalized, conditions are such that no approach phase is fully utilized by traffic and no vehicle waits through more than one red indication. Very slight or no delay.	0.00 - 0.75
B	Stable flow. If signalized, an occasional approach phase is fully utilized; vehicle platoons are formed. This level is suitable operation for rural design purposes. Slight delay.	0.76 - 0.90
C	Stable flow of operation. If signalized, drivers occasionally may have to wait through more than one red indication. This level is suitable operation for urban design purposes. Acceptable delay.	0.91 - 1.00
D	Approaching unstable flow or operations; queues develop, but are quickly cleared. Tolerable delay.	1.01 - 1.15
E	Unstable flow or operation; the intersection has reached ultimate capacity; this condition is not uncommon in peak hours. Congestion and intolerable delay.	1.16 - 1.25
F	Forced flow or operation. Intersection operates below capacity. Jammed.	1.25+

Source: Highway Capacity Manual, HRB Special Report 87

APPENDIX J

PLANTS AND ANIMALS
BY NATURAL COMMUNITY

Common Plants of the Grassland Community:

<u>Common Name</u>	<u>Scientific Name</u>
California Buttercup	<i>Ranunculus californicus</i>
Meadow Foam	<i>Limnanthes alba</i>
California Poppy	<i>Eschscholzia californica</i>
Mustard	<i>Brassica campestris</i>
Curly Dock	<i>Rumex crispus</i>
Scarlet Pimpernel	<i>Anagallis arvensis</i>
Milkweed	<i>Asclepias sp</i>
Gilia	<i>Gilia capitata</i>
Baby Blue Eyes	<i>Nemophila menziesii</i>
Popcorn Flower	<i>Plagiobothrys nothofulvous</i>
Monkey Flower	<i>Mimulus sp.</i>
Owl Clover	<i>Orthocarpus purpurascens</i>
Butter and Eggs	<i>Orthocarpus erianthus</i>
Common Horehound	<i>Marriubium vulgare</i>
Lupines	<i>Lupinus sp.</i>
Bur Clover	<i>Medicago hispida</i>
Clover	<i>Trifolium sp.</i>
Tidy Tips	<i>Layia sp.</i>
Tarweed	<i>Madia sp., Holocarpha virgata</i>
Common Madia	<i>Madia elegans</i>
Goldfields	<i>Baeria chrysostoma</i>
California Goldenrod	<i>Salidago californica</i>
Common Groundsel	<i>Senecio vulgaris</i>
Yellow Star Thistle	<i>Centaurea solstitialis</i>
Napa Thistle or Tocolate	<i>Centaurea melitensis</i>
Brodieas	<i>Brodiaea sp.</i>
Rushes	<i>Juncus sp.</i>
Sedges	<i>Carex sp.</i>
Soft Chess	<i>Bromis millis</i>
Foxtail or Wild Barley	<i>Horcleum sp.</i>
Wild Oats	<i>Avena sp.</i>

Common Animals of the Grassland Community

Mammals:

Opossum	<i>Didelphis virginiana</i>
Ornate Shrew	<i>Sorex ornatus</i>
California Mole	<i>Scapanus latimanus</i>
Most Bats	<i>Myotis sp., etc.</i>
Badger	<i>Taxidea taxus</i>
Coyote	<i>Canis latrans</i>
Gray Fox	<i>Urocyon cinereoargenteus</i>
Bobcat	<i>Lynx rufus</i>
California Ground Squirrel	<i>Citellus beecheyi</i>
Pocket Gopher	<i>Thomomys bottae</i>
San Joaquin Pocket Mouse	<i>Perognathus inornatus</i>
Kangaroo Rat	<i>Dipodomys heermanni</i>
Harvest Mouse	<i>Reithroclontomys megalotis</i>
Deer Mouse	<i>Peromyscus maniculatus</i>

APPENDIX J (Cont.)

Common Animals of the Grassland Community (cont.)

Mammals (cont.)

California Vole
Black-tailed Jack Rabbit
Desert Cottontail

Microtus californicus
Lepus californicus
Sylvilagus auduboni

Birds

Turkey Vulture
White-tailed Kite
Red-tailed Hawk
Sparrow Hawk
California Quail
Ring-neck Pheasant
Mourning Dove
Western Kingbird
Say's Phoebe
Horned Lark
Barn Swallow
Cliff Swallow
Yellow-billed Magpie
Common Crow
Western Bluebird
Western Meadowlark
Redwing Blackbird
Brewer's Blackbird
Brown-headed Cowbird
House Finch
American Goldfinch
Lark Sparrow
White-crowned Sparrow

Cathartes aura
Elanus leucurus
Buteo jamaicensis
Falco sparverius
Lophortyx californica
Phasianus colchicus
Zenaidura macroura
Turannus verticalis
Sayornis saya
Eremophila alpestris
Hirundo rustica
Petrochelidon pyrrhonota
Pica nuttalli
Corvus brachyrhynchos
Sialia mexicana
Sturnella neglecta
Agelaius phoeniceus
Euphagus cyanocephalus
molothrus ater
Carpodacus mexicanus
Spinus tristis
Chondestes grammacus
Zonotrichia leucophrys

Reptiles and Amphibians

Tiger Salamander
California Newt
Western Spadefoot Toad
California Toad
Coast Horned Lizard
Skinks
Alligator Lizard
Pacific Rubber Boa
Western Racer
California Striped Racer
Pacific Gopher Snake
Common Kingsnake
Garter Snake
Pacific Rattlesnake

Ambystoma tigrinum
Taricha torosa
Scaphiopus hammondi
Bufo boreas
Phrynosoma coronatum
Eumeces sp.
Gerrhonotus sp.
Charina bottae
Coluber constrictor
Masticophis lateralis
Pituophis melanoleucus
Lampropeltis getulus
Thamnophis sp.
Crotalus viridis

APPENDIX J (Cont.)

Common Plants of the Riparian Woodland Community

<u>Common Name</u>	<u>Scientific Name</u>
Oregon Ash	<i>Fraxinus latifolia</i>
California Blackberry	<i>Rubus ursinus</i>
California Wild Rose	<i>Rosa californica</i>
White Alder	<i>Alnus rhombifolia</i>
Cottonwood	<i>Populus fremontii</i>
Willow	<i>Salix sp.</i>
Nettles	<i>Urtica holosericea</i>
California Wild Grape	<i>Vitis californica</i>
Blue Elderberry	<i>Sambucus mexicana</i>
Mugwort or Wormwood	<i>Artemisia douglasiana</i>
Water Primrose	<i>Jussiaea repens</i>
Duckweed	<i>Lemna sp.</i>
Soft Flag	<i>Typha latifolia</i>
Common Cattail	<i>Typha domingensis</i>
Rush	<i>Juncus sp.</i>
Common Tule	<i>Scirpus acutus</i>
Sedge	<i>Carex bolanderi</i>

Mammals

Opossum	<i>Didelphis virginiana</i>
Ornate Shrew	<i>Sorex ornatus</i>
California Mole	<i>Scapanus latimanus</i>
Most Bats	<i>Myotis sp., etc.</i>
Raccoon	<i>Procyon lotor</i>
Ring-tailed Cat	<i>Vassariscus astutus</i>
Long-tailed Weasel	<i>Mustela frenata</i>
Mink	<i>Mustela vison</i>
Badger	<i>Taxidea taxus</i>
Spotted Skunk	<i>Spilogale plutorius</i>
Striped Skunk	<i>Mephitis mephitis</i>
Coyote	<i>Canis latrans</i>
Gray Fox	<i>Urocyon cinereoargenteus</i>
Mountain Lion	<i>Felix concolor</i>
Bobcat	<i>Lynx rufus</i>
California Ground Squirrel	<i>Citellus beecheyi</i>
Western Gray Squirrel	<i>Sciurus griseus</i>
Pocket Gopher	<i>Thomomys bottae</i>
Beaver	<i>Castor canadensis</i>
Harvest Mouse	<i>Reithrodontomys megalotis</i>
Deer Mouse	<i>Peromyscus maniculatus</i>
Dusky-footed Woodrat	<i>Neotoma fuscipes</i>
Muskrat	<i>Ondatra zibethica</i>
Desert Cottontail	<i>Sylvilagus auduboni</i>
Mule Deer	<i>Odocoileus hemionus</i>

APPENDIX J (Cont.)

Common Animals of the Riparian Woodland Community (cont.)

<u>Common Name</u>	<u>Scientific Name</u>
<u>Birds</u>	
Great Blue Heron	<i>Ardea herodias</i>
Green Heron	<i>Butorides virescens</i>
Turkey Vulture	<i>Cathartes aura</i>
White-tailed Kite	<i>Elanus leucurus</i>
Red-tailed Hawk	<i>Buteo jamaicensis</i>
Cooper's Hawk	<i>Accipiter cooperii</i>
Sparrow Hawk	<i>Falco sparverius</i>
Mourning Dove	<i>Zenaidura macroura</i>
Black-chinned Hummingbird	<i>Archilochus alexandri</i>
Most Woodpeckers	<i>Dendrocopos sp., etc.</i>
Ash-throated flycatcher	<i>Myiarchus cinerascens</i>
Black Phoebe	<i>Sayornis nigricans</i>
Tree Swallow	<i>Iridoprocne bicolor</i>
Yellow-billed Magpie	<i>Pica nuttalli</i>
Common Crow	<i>Corvus brachyrhynchos</i>
Common Bushtit	<i>Psaltriparus minimus</i>
Bewick's Wren	<i>Thryomanes bewickii</i>
Robin	<i>Turdus migratorius</i>
Western Bluebird	<i>Salia mexicana</i>
Orange-crowned Warbler	<i>Vermivora celata</i>
Wilson's Warbler	<i>Wilsonia pusilla</i>
Bullock's Oriole	<i>Icterus bullockii</i>
Brown-headed Cowbird	<i>Molothrus ater</i>
Black-headed Grosbeak	<i>Pheucticus melanocephalus</i>
American Goldfinch	<i>Spinus tristis</i>
Rufous-sided Towhee	<i>Pipilo erythrophthalmus</i>
Brown Towhee	<i>Pipilo fuscus</i>
Song Sparrow	<i>Melospiza melodia</i>
<u>Reptiles and Amphibians</u>	
All Salamanders	<i>Ambystoma sp., etc</i>
Western Spade-footed Toad	<i>Scaphiopus hammondi</i>
California Toad	<i>Bufo boreas</i>
Pacific Tree Frog	<i>Hyla regilla</i>
Red-legged Frog	<i>Rana aurora</i>
Foothill Yellow-legged Frog	<i>Rana boylei</i>
Western Pond Turtle	<i>Clemmys marmorata</i>
Fence Lizard	<i>Sceloporus occidentalis</i>
Skinks	<i>Eumeces sp.</i>
Alligator Lizard	<i>Gerrhonotus sp.</i>
Coral-bellied Ring-neck Snake	<i>Diadophis punctatus</i>
Western Yellow-bellied Racer	<i>Coluber constrictor</i>
Garter Snake	<i>Thamnophis sp.</i>

APPENDIX J (Cont.)

Common Plants of the Oak Woodland Community

<u>Common Name</u>	<u>Scientific Name</u>
Digger Pine	<i>Pinus sabiniana</i>
Interior Live Oak	<i>Quercus wislizenii</i>
Blue Oak	<i>Quercus douglasii</i>
Yerba Santa	<i>Eriodictyon californica</i>
California Red Bud	<i>Cercis occidentalis</i>
Valley Oak	<i>Quercus lobata</i>
Coffeeberry	<i>Rhamnus californica</i>
Buckbrush	<i>Ceanothus cuneatus</i>
California Buckeye	<i>Aesculus californica</i>
Coyote Bush	<i>Baccharis pilularis</i>

Mammals

Opossum	<i>Videlphis virginiana</i>
California Mole	<i>Scapanus latimanus</i>
Most Bats	<i>Myotis sp., etc.</i>
Raccoon	<i>Procyon Lotor</i>
Long-tailed Weasel	<i>Mustela frenata</i>
Spotted Skunk	<i>Spilogal putorius</i>
Striped Skunk	<i>Mephitis mephitis</i>
Coyote	<i>Canis latrans</i>
Gray Fox	<i>Urocyon cinereoargenteus</i>
California Ground Squirrel	<i>Citellus beecheyi</i>
Gray Squirrel	<i>Sciurus griseus</i>
Pocket Gopher	<i>Thomomys bottae</i>
Deer Mouse	<i>Peromyscus maniculatus</i>
Dusky-footed Woodrat	<i>Neotoma fuscipes</i>
Mule Deer	<i>Odocoileus hemionus</i>

Birds

Great Blue Heron	<i>Ardea herodias</i>
Turkey Vulture	<i>Cathartes aura</i>
Red-tailed Hawk	<i>Buteo jamaicensis</i>
California Quail	<i>Lophortyx californica</i>
Mourning Dove	<i>Zenaidura macroura</i>
Anna's Hummingbird	<i>Calupte anna</i>
Western Kingbird	<i>Tyrannus verticalis</i>
Violet-green Swallow	<i>Tachycineta thalassina</i>
Scrub Jay	<i>Aphelocoma coerulescens</i>
Yellow-billed Magpie	<i>Pica nuttalli</i>
Crow	<i>Corvus brachyrhynchos</i>
Titmouse	<i>Parus inortus</i>
White-breasted Nuthatch	<i>Sitta carolinensis</i>
Bewick's Wren	<i>Thryomanes bewickii</i>
Mockingbird	<i>Mimus polyglottus</i>

APPENDIX J (Cont.)

Common Animals of the Oak Woodland Community (cont.)

Birds (cont.)

Common Name

Scientific Name

Western Bluebird
Blue-gray Gnatcatcher
Orange-crowned Warbler
Audubon's Warbler
Bullock's Oriole
Brewer's Blackbird
Black-headed Grosbeak
House Finch
Brown Towhee
Lark Sparrow
Oregon Junco
Golden-crowned Sparrow

Sialia currucoides
Polioptila caerulea
Vermivora celata
Dendroica auduboni
Icterus bullockii
Euphagus cyanocephalus
Pheucticus melanocephalus
Carpodacus mexicanus
Pipilo fuscus
Chondestes grammacus
Junco oreganus
Zonotrichia atricapilla

Reptiles and Amphibians

Arboreal Salamander
Western Spadefooted Toad
California Toad
Fence Lizard
Horned Lizard
Skinks
California Alligator Lizard
Pacific Gopher Snake
Kingsnake

Aneides lugubris
Scaphiopus hammondi
Bufo boreas
Sceloporus sp.
Phrynosoma coronatum
Eumeces sp.
Gerrhonotus multicarinatus
Pituophis melanoleucus
Lampropeltis getulus

Common Plants of the Chaparral Community

Manzanita
Chamis
California Lilac
Digger Pine
Yerba Santa
Toyon
Scrub Oak
Coffeeberry
Coyote Bush

Arctostaphylos sp.
Adenostoma fasciculatum
Ceanothus sp.
Pinus sabiniana
Eriodictyon californicum
Heteromeles arbutifolia
Quercus dumosa
Rhamnus californica
Baccharis pilularis

APPENDIX J (Cont.)

Common Animals of the Chaparral Community

Common Name

Scientific Name

Mammals.

Opossum
 Ornate Shrew
 Most Bats
 Ring-tailed Cat
 Long-tailed Weasel
 Badger
 Spotted Skunk
 Coyote
 Gray Fox
 Bobcat
 California Ground Squirrel
 Pocket Gopher
 California Pocket Mouse
 Heermann's Kangaroo Rat
 Deer Mouse
 Dusky-footed Woodrat
 Black-tailed Jack Rabbit
 Brush Rabbit
 Mule Deer

Dedelphis virginiana
Sorex ornatus
Myotis sp., etc.
Cassariscus astutus
Mustela frenata
Taxidea taxus
Spilogale putorius
Canis latrans
Urocyon cinereoargenteus
Lynx fufus
Citellus beecheyi
Thomomys bottae
Perognathus californica
Dipodomys heermanni
Peromyscus maniculatus
Neotoma fuscipes
Lepus californicus
Sylvilagus bachmanni
Odocoileus hemionus

Birds:

Turkey Vulture
 Red-tailed Hawk
 California Quail
 Poorwill
 Anna's Hummingbird
 Rufous Hummingbird
 Scrub Jay
 Bushtit
 Wrentit
 Bewick's Wren
 California Thrasher
 Orange-crowned Warbler
 Lazuli Bunting
 Rufous-sided Towhee
 Lark Sparrow
 White-crowned Sparrow
 Golden-crowned Sparrow
 Fox Sparrow

Cathartes aura
Buteo jamaicensis
Lophortyx californicus
Phalaenoptilus nuttallii
Calypte anna
Selasphorus rufous
Agelocoma coerulescens
Psaltriparus minimus
Chamaea fasciata
Thryomanes bewickii
Toxostoma redivivum
Vermivora celata
Passerina amoena
Pipilo erythrophthalmus
Pipilo fuscus
Chondestes grammacus
Zonotrichia leucophrys
Zonotrichia atricapilla
Passerella iliaca

APPENDIX J (Cont.)

Common Animals of the Chaparral Community (cont.)

Common Name

Scientific Name

Reptiles and Amphibians:

Arboreal Salamander	<i>Aneides lugubris</i>
Fence Lizard	<i>Sceloporus</i> sp.
Horned Lizard	<i>Phrynosoma coronatus</i>
Skinks	<i>Eumeces</i>
Whiptail	<i>Cnemidophorus tigris</i>
California Alligator	<i>Gerrhonotus multicarinatus</i>
Coachwhip	<i>Masticophis flagellum</i>
California Striped Racer	<i>Masticophis lateralis</i>
Pacific Gopher Snake	<i>Pituophis melanoleucus</i>
Kingsnake	<i>Lampropeltis getulus</i>
Garter Snake	<i>Thamnophis elegans</i>

Fish:

Chinook Salmon	<i>Oncorhynchus tshawytschia</i>
Western Suckers	Genus: <i>Catostomus</i>
Speckledace	<i>Rhynchichthys osculus</i>
Sacramento Squawfish	<i>Ptychocheilus grandis</i>
Hardhead	<i>Myliopharodon conocephalus</i>
California Roach	<i>Hesperoleucus symmetricus</i>
Hitch	<i>Lavinia exilicauda</i>
White Catfish	<i>Ictalurus catus</i>
Brown Bullhead	<i>Ictalurus nebulosus</i>
Mosquito Fish	<i>Gambusia affinis</i>
Small-mouth Black Bass	<i>Micropterus dolomieu</i>
Large-mouth Black Bass	<i>Micropterus salmoides</i>
Sunfisher	Genus: <i>Lepomis</i>
Sculpins	Genus: <i>Cottus</i>
Three-spined Stickleback	<i>Gasterosteus aculeatus</i>

Sources:

The Plants and Animals of Folsom Lake State Recreation Area, State Department of Parks and Recreation, 1972

Sierra Nevada Natural History, Tracey I. Storer, UC Press, 1963

APPENDIX K

EL DORADO HILLS/SALMON FALLS AREA PLAN

RECOMMENDATIONS FROM THE ENVIRONMENTAL HEALTH DEPARTMENT

The Planning Department has worked closely with the Environmental Health Department in developing the data base from which land use and density recommendations are derived for the Plan. From the information generated during the planning process, these departments have developed guidelines that will satisfy the requirement of the Central Valley Regional Water Quality Control Board and other agencies having jurisdiction in the Plan Area. The use of these guidelines will also insure that overall environmental quality in the Plan Area is maintained.

These recommendations also incorporate economically influenced factors, such as projected water and sewer service areas, and how these interrelate with the land use density proposals. The guidelines are then organized into two sections with primary and secondary constraints. The primary constraints reflect developmental limitations primary in nature, while the secondary constraints are considered to be modifiers.

A. Primary Constraints

Water and sewer service are mapped with service boundaries and probable annexations determined. This information has been used to delineate areas having:

1. Public water and sewer service - potential high density use;
2. Public water and septic use - potential of medium density use;
3. Private well and septic use - potential for low density use.

Slopes

1. Areas having over 30% slopes are mapped and the following recommendations are made:
 - a) Septic systems are not allowed in these areas.
2. Areas having slopes of between 20 and 30% are mapped and the following recommendations are made:
 - a) Septic systems to be specially engineered in these areas.

Geology

Areas having geologic hazards for septic system installation are mapped and the following recommendations made:

1. Lava caps - impervious surfaces and/or very shallow soil depths.
 - a) septic systems not allowed in these areas.
2. Rock Outcroppings - impervious surface and/or shallow soil depths.
 - a) septic systems not allowed in these areas.
3. Fault zones - interference to groundwater from fault or with water bearing zones within fault.
 - a) 50' non-building setback from fault zones.

APPENDIX K (Cont.)

A. Primary Constraints (cont.)

Surface Water

All surface waters and wet areas are mapped and the following recommendations are made:

1. Lakes - one acre of surface area or larger.
 - a) 150' non-building setback required.
2. Ponds - less than one acre of surface area.
 - a) 100' non-building setback required.
3. Streams and Water Ditches -
 - a) all year flow - 100' non-building setback.
 - b) intermittent flow (6 months or less) - 50' non-building setback.
4. Wet areas or high groundwater table -
 - a) septic systems not allowed.
5. Springs -
 - a) 100' non-building setback required.

B. Secondary Constraints

Soils

1. Soils have been mapped according to Soil Conservation Service Data and percolation capabilities and the following recommendations are made:
 - a) public water and sewer - potential of multi-family intensive use (5-20 dwelling units/acre);
 - b) public water and excellent septic capabilities - potential of high density use (2-4 dwelling units/acre);
 - c) public water and fair to poor septic or private well and good septic capabilities - potential of medium density use (1 dwelling unit/1.1 to 4.9 acres)
 - d) public water and severe septic or private well and fair to poor septic capabilities - potential of low density residential (1 dwelling unit/5.0 to 9.9 acres)
 - e) private well and severe septic capabilities - potential of rural residential use (1 dwelling unit/10.0 to 160 acres)

APPENDIX K (Cont.)

B. Secondary Constraints (cont.)

Subsurface Water

1. Areas of known potential recharge, good or poor potential groundwater supplies have been determined and the following recommendations are made:
 - a) modify and lower dwelling densities on recharge areas and where potential groundwater supply is poor;
 - b) all areas of good potential groundwater supply densities should remain unmodified.

APPENDIX L
EL DORADO HILLS/SALMON FALLS AREA PLAN
COMMUNITY QUESTIONNAIRE

Dear Resident:

As you may have heard, the El Dorado Hills/Salmon Falls Area Plan Advisory Committee is meeting to assist the County in updating the El Dorado County General Plan for this Area. (See attached map) The Committee will use your comments to help formulate this Plan. It is important that the community views and issues are considered. When the process is complete, the citizens, Planning Commission and Board of Supervisors will use this Plan as a guide to growth and community development for the next 5 to 10 years.

For this reason, it is very important that you take the time to fill out this questionnaire and return it to your area representative. The information gained from the questionnaire will aid the Advisory Committee in formulating the Plan. We want this Plan to accurately reflect the majority opinion for each area. Now is the time to express your opinions and have a positive effect on the future development of your neighborhood!

The representatives for each area in the El Dorado Hills/Salmon Falls Plan Area are listed below: (the numbers correspond with the numbers on the map)

# 1	Crown Village: Tom Nugent, 2732 King Richard Drive	933-0112
# 2	Governors Village: Shelby Fennel, 954 Haight Court	933-0858
# 3	Marina Village: Les Turnbeaugh, 1981 Crest Mar Ct.	933-2456
# 4	Park Village: Ray Olmstead, 940 Shasta Circle	933-3703
# 5	Ridgeview Village: Dick Girvin, 3398 Ridgeview Drive	933-0163
# 6	St. Andrews Village: George Bettinger, 2619 Rivera Cir.	933-1239
# 7	Latrobe Road Area: Marlon Ginney, P. O. Box 264,	933-2990
# 8	Lake Hills Area: Norman Rowett, 1357 Lake Hills Drive	933-2211
# 9	Mormon Island/Brown's Ravine Area: Bob Grant, 2222 Francisco Drive,	933-2777
# 10	Salmon Falls Area: Bob Adamson, Star Rte. Box 74	933-1846
# 11	Bass Lake Road Area: Jack Bertolucci, c/o Gene Johansen PO Box 5003, EDH	920-2514
# 12	So. Bass Lake Road/Marble Valley Area: Dennis Powell, Rt. 1 Box 514, Shingle Springs 95682	933-3270
# 13	Green Valley Acres: Elaine MacFarland, 1701 Hickok Road Folsom,	933-1451

Please return this questionnaire by May 1, 1982. Some "drop off" points have been made available, but be sure to use your Area number to simplify our tabulation. Drop offs may be made at: Jackson School office, Raley's, Community Service District Office, Oak Ridge High School Library.

Thank you for helping us plan the future development of this Area!

Sincerely yours,

Bill Sturch, Chairperson
Jerry Young, Vice-Chairperson
Harriett Segal, Secretary

COMMUNITY QUESTIONNAIRE

APPENDIX L

Please indicate which area you reside in (see attached map) - - Area # _____

Residential

1. Which of the following directions do you feel the El Dorado Hills/Salmon Falls Plan Area should take over the next 5 to 10 years? (Circle one from A & B)

- A. 1. Continue residential "bedroom" community with minimal commercial and minimal industry
- 2. Self-sufficient community with a mixture of land uses including core commercial areas and industry
- B. 1. Low growth level - unlimited growth
- 2. High growth level - unlimited growth

2. What type of atmosphere do you desire in your Area? (Circle one)

- A. Continue the "village" concept to areas adjacent or near existing villages
- B. Extend "village" concept to outlying areas of the Plan Area
- C. Maintain a rural atmosphere with large acreage parcels
- D. A more urban atmosphere

3. Is it desirable for future developments in your area (with 1/4 to 2 acre lots and having 20 or more lots) to have:

- A. underground electrical and telephone lines Yes _____ No _____
- B. public water Yes _____ No _____
- C. public sewer Yes _____ No _____
- D. street lighting Yes _____ No _____

4. Would you like the existing housing density trend to continue in your Area?

Yes _____ No _____

5. State Law (GC Section 65584 (a)) requires that local government shall consider the housing needs of persons at all income levels within the County General Plan Area. There are several additional types of housing which would be planned. We would like to find out how desirable each type is, provided it is situated in an appropriate location.

	Extremely Desirable	Very Desirable	Moderately Desirable	Somewhat Desirable	Slightly Desirable	Not at All Desirable
A) Apartment housing						
B) Sr. citizen housing						
C) Low income housing						
D) Mobilehome parks						
E) Condos/Townhouses						
F) Cluster housing						
G) Moderate income hsng.						
H) High income housing						
I) Subdivisions contain- ing manufactured ho- mes and mobile homes						
J) Nursing homes						
K) Energy efficient solar oriented homes						

APPENDIX L
Page 3

Commercial (cont.)

12. Where, if any, should commercial expansion occur? (Circle appropriate locations)

- A. Marina Village (by new school & park)
- B. Green Valley Road/Francisco Drive intersection
- C. Governors Village/St. Andrews Village intersection
- D. Salmon Falls Road/Green Valley Road intersection
- E. Green Valley Center
- F. Highway 50/El Dorado Hills Boulevard-Latrobe Road intersection
- G. Bass Lake Road (by the Lake)
- H. Other (please specify) _____

13. Would a major shopping area with a wide variety of businesses at El Dorado Hills Boulevard-Latrobe Road/Highway 50 intersection be desirable?

Yes _____ No _____

14. What kind of commercial development and businesses do you feel the El Dorado Hills/Salmon Falls Plan Area needs? (Please choose 8 or less)

- | | |
|-------------------------------------|-------------------------------------|
| _____ grocery | _____ convenience market |
| _____ hospital | _____ gas station/auto repair |
| _____ drug/general store | _____ entertainment (i.e., theatre) |
| _____ business/professional offices | _____ clothing |
| _____ bank/financial | _____ hardware store |
| _____ medical facilities | _____ other |
| _____ restaurant | |
| _____ cemetery | |

Industrial

15. Approximately 1600 acres of land south of Highway 50, adjacent to Latrobe Road, has been designated for industrial development for many years. Industrial development would provide local employment and strengthen the County tax base. Do you think that industrial land uses should be: (Circle one)

- A. developed only in currently designated areas
- B. to expand only around currently designated areas
- C. to expand in selected areas where access, transportation and appropriate public services can be made available
- D. None should be allowed

16. Should the existing industrial area located south of Highway 50 be developed with: (Circle one)

- A. light industry
- B. high technology centers
- C. heavy industry

Parks

22. Is there an adequate number of parks available in your Area?

Yes _____ No _____

23. Are there areas that should be preserved because of environmental features? (Flora/Wildlife/Topography, etc.) (Please specify)

24. There are several additional recreational facilities which could be planned. We would like to find out how desirable each item is, provided it is situated in an appropriate location.

	Extremely Desirable	Very Desirable	Moderately Desirable	Somewhat Desirable	Slightly Desirable	Not At All Desirable
A) Bicycle paths						
B) Community center						
C) Hiking & Jogging Trails						
D) Expanded sports flds.						
E) "Green belt" areas open space, grassy areas						
F) Regional park						
G) Local area park						
H) "tot lots"						
I) Additional rec- reation programs						
J) Other: _____						

Services

25. Is there adequate police protection for your Area?

Yes _____ No _____

26. Is there adequate fire protection in your Area?

Yes _____ No _____

27. Should school bus shelters be provided?

Yes _____ No _____

Noise

28. Should noise restrictions be required in designated areas? (If yes, please specify)

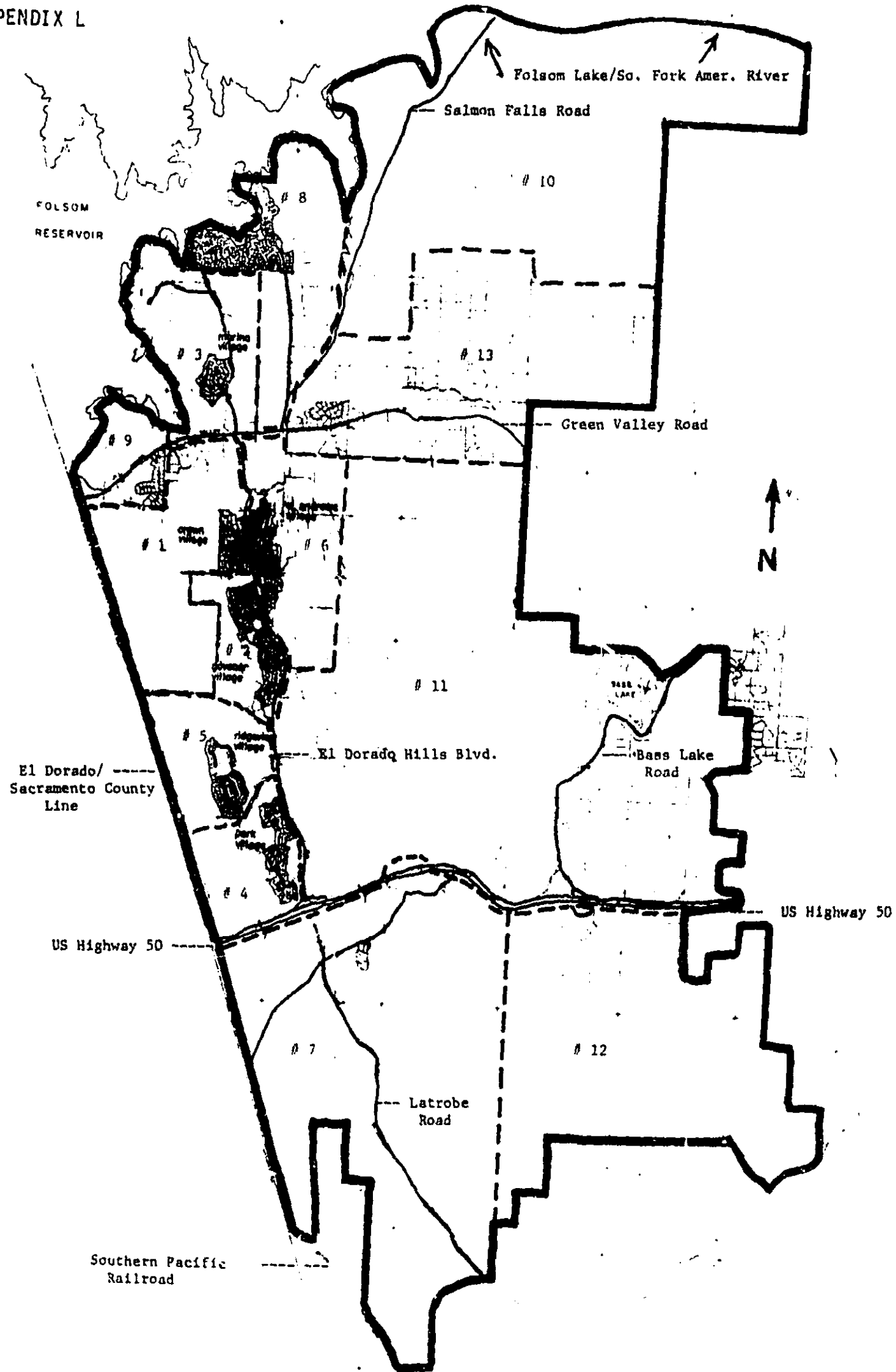
Yes _____ No _____

29. Are there roads with excess noise? (If yes, please specify)

Yes _____ No _____

30. If you have any comments about specific issues, please use the back of this page.

APPENDIX L



APPENDIX L

EL DORADO HILLS/SALMON FALLS AREA PLAN COMMUNITY QUESTIONNAIRE SURVEY RESULTS 1982

Introduction

The research was conducted throughout the entire Plan Area. Questionnaires were distributed in the El Dorado Hills area with the monthly publication, Voice of the Villages. Outlying areas were distributed by the area representatives. Questionnaires were collected by area representatives and at several convenient collection centers, such as Raley's.

Compilation of the survey results was handled by several of the Committee members. A total of 1,620 questionnaires were distributed with 346 completed questionnaires returned. Return factor was 21.4% (see attachment #2). Of 1,164 questionnaires distributed in the Villages, 161 were returned, 13.8%. Of 456 questionnaires distributed to outlying areas, 185 were returned, 40.6%. An overall return factor of 21.4% is an extremely large sample and is totally acceptable as an authentic indication of opinion. For comparison purposes, ARBITRON, the national firm used by all major broadcasting and advertising firms to measure ratings, uses 3,742 completed survey forms to measure 3,479,300 households. They have concluded this sample gives them precise data within a 1.15% standard error factor. It is the opinion of the Community Questionnaire subcommittee that the results of this survey reflects the opinions of the populace as a whole.

The following report summarizes the most significant findings from the research conducted.

Residential Conclusions

Residents within the Plan Area feel very strongly about maintaining the existing residential "bedroom" community atmosphere with minimal commercial and industrial development. 88% within the Villages. 83% in outlying areas. 97% of residents in the Villages and 92% of the residents in the outlying areas indicate they desire to maintain a low growth level. 42% of the Villages' residents wish to maintain the "village" concept. 28% of the Villages' residents desire to maintain a rural atmosphere with large acreage parcels. 1% of all residents indicate a desire for a more urban atmosphere. Outlying area residents overwhelmingly desire to maintain a rural atmosphere with large acreage parcels. 70% of those respondents from the outlying areas desire this approach.

Underground electrical and telephone lines are desired by 91% of all residents. Public water is desired by 88% of all residents. Public sewer is desired by 78% of all residents. Only 42% of all residents desire street lights. A number of the residents objecting to street lights within residential areas voiced a desire for a street light at major intersections (i.e., Wilson Boulevard and El Dorado Hills Boulevard, Harvard Way and El Dorado Hills Boulevard, Salmon Falls Road and Green Valley Road, Lake Hills Drive and Salmon Falls Road) for safety reasons.

APPENDIX L (Cont.)

Residential Conclusions (cont.)

76% of all residents indicate they wish to have the existing housing density trend to continue in their area. The following is a response concerning the desirability of a variety of housing types within the Plan Area:

Type	Extremely/Very Desirable	Moderately Desirable	Somewhat/Slightly Desirable	Not Desirable
Apartments	2%	5%	20%	73%
Sr. Citizen housing	15%	20%	39%	26%
Low Income housing	2%	2%	16%	80%
Mobilehome Parks	6%	6%	24%	64%
Condos/Townhouses	8%	14%	30%	48%
Cluster housing	8%	16%	29%	47%
Moderate Income housing	17%	23%	40%	20%
High Income housing	56%	18%	15%	11%
Subdivisions, manufactured and mobile homes	3%	3%	23%	71%
Nursing homes	6%	9%	33%	52%
Energy Efficient/Solar oriented homes	74%	14%	9%	3%

The survey indicates very strong negative feelings towards any type of multi-family housing or low cost housing which might reflect upon existing property values. Certain types of housing which are in reality good planning, such as cluster housing or manufactured homes, will have to be "sold" to the community on the basis of their individual merits. The present connotation is "anything different from what exists is bad". New, innovative planning will be needed to convince the residents a change is both needed and desired.

When questioned concerning a mix of allowable lot sizes to encourage a full range of housing opportunities, 75% of all residents oppose any change from present standards. The following is the opinion expressed about the desirability of parcel size to be continued within each individual area:

Area	First Choice/%	Second Choice/%	Third Choice/%	Fourth Choice/%
#1: Crown Village	½ ac./48	¼ ac./40	1 ac./12	---
#2: Governors Village	½ ac./52	½ ac./48	---	---
#3: Marina Village	½ ac./57	¼ ac./35	1 ac./4	5 ac./4
#4: Park Village	¼ ac./50	½ ac./41	1 ac./4.5	Other/4.5
#5: Ridgeview Village	½ ac./65.5	¼ ac./20.7	1 ac./13.8	---
#6: St. Andrews Village	½ ac./50	½ ac./42.4	1 ac./7.6	---

(outlying areas continued on following page)

APPENDIX I. (Cont.)

Residential Conclusions (cont.)

Area	First Choice/%	Second Choice/%	Third Choice/	Fourth Choice/%
#7: Latrobe Road area	1 ac./46.1	¼ ac./20.7	1 ac./13.8	---
#8: Lake Hills Estates	½ ac./60	1 ac./21	½ ac./14	5 ac./3 *
#9: Mormon Island	½ ac./50	½ ac./33	1 ac./17	---
#10: Salmon Falls Rd. area	5 ac./50	3 ac./22	10 ac./14	2 ac./7 *
#11: No. Bass Lake Rd. area	10 ac./43	5 ac./43	½ ac./14	---
#12: So. Bass Lake Rd. area	10 ac./33	2 ac./33	5 ac./27	1 ac./7
#13: Green Valley Acres are	5 ac./56	10 ac./15	1 ac./9	2.5 ac./8 *

* The first four choices represent 100% of opinion expressed in each area except Area #8 with 2 percent not specified; Area #10 with 7 percent for one acre; and, Area #13 with 4 percent one-quarter acre, 4 percent three acre, 2 percent one-half acre and two percent two acre.

The Villages generally concur with ¼ and ½ acre lot size preference. The outlying areas, however, must be considered individually since a variety of lot sizes were preferred.

The residents expressed the following opinions relative to site development considerations:

Item	Very Important	Important	Not Important
Aesthetics	70%	22%	8%
Height restrictions	53%	31%	16%
Viewsheds	59%	29%	12%
Restricted solar oppor- tunities of neighbors *	31%	31%	38%
Fire Safety	84%	14%	2%
Design Review	55%	33%	12%
Landscaping	48%	39%	13%
Parking	55%	30%	15%
Noise	76%	20%	3%

* Comments made on the questionnaires indicated residents feel unrestricted solar opportunities to be important or very important.

74% of all residents feel the County should enforce the Covenants, Conditions and Restrictions (CC&R's). 90% of all residents feel CC&R's of future developments should be compatible with CC&R's of existing, adjacent developments. Reasonable CC&R's are considered by many as important in preserving the quality of the community. Potential home buyers being informed by real estate agents about applicable CC&R's was considered equally important.

APPENDIX L (Cont.)

Commercial Conclusions (cont.)

73% of all residents feel the commercial development currently existing with the Plan Area is adequate. When questioned concerning commercial expansion and the location of such expansion, 76% of all residents felt the growth should take place at Highway 50 and El Dorado Hills Boulevard. 29% felt the Green Valley Center might be an acceptable area for commercial growth. 23% indicated Green Valley Road and Francisco Drive intersection would also be an acceptable commercial expansion area. Other locations received less than 10% approval (i.e., Salmon Falls Road/Green Valley Road - 9%; Governors/St. Andrews & El Dorado Hills Boulevard - 6%; Marina Village (by the new school) - 4%; Bass Lake Road (by the lake) - 2%). Overall, future commercial expansion at El Dorado Hills Boulevard and Highway 50 was the only area receiving significant approval.

65% indicated a positive response to a major shopping area being developed at Highway 50 and El Dorado Hills Boulevard. 35% responded against such a proposal. Residents indicated their preference for the following types of businesses:

Hardware store	53%	Gas station	27%
Restaurant	51%	Entertainment	26%
Drug store	46%	Clothing	19%
Bank	37%	Hospital	14%
Medical facilities	32%	7-Eleven market	8%
Grocery	32%	Cleaners	5%

Industrial Conclusions

47% of all Plan Area residents feel industrial development should only be allowed in currently designated areas. 11% desire industrial expansion only around currently designated areas. 20% feel it can be allowed in selected areas where facilities can be made available. 22% want no industrial expansion of any kind. The following indicates individual area preferences:

Area	Designated Area only	Adjacent to Designated Area	Expand in Approp. Area	None be Allowed
#1: Crown Village	33%	13%	29%	25%
#2: Governors Village	48%	9%	8%	35%
#3: Marina Village	52%	18%	17%	13%
#4: Park Village	50%	8%	17%	25%
#5: Ridgeview Village	54%	7%	21%	18%
#6: St. Andrews Village	52%	11%	18%	19%
#7: Latrobe Road area	50%	0%	33%	17%
#8: Lake Hills Estates	45%	16%	23%	16%
#9: Mormon Island	33%	17%	50%	0%
#10: Salmon Falls Rd. area	50%	29%	7%	14%
#11: No. Bass Lake Rd. area	0%	14%	29%	57%
#12: So. Bass Lake Rd. area	74%	0%	13%	13%
#13: Green Valley Acres area	46%	4%	15%	35%

APPENDIX L (Cont.)

Industrial Conclusions (cont.)

49.6% of all residents want only light industry in the existing industrial area and 49.4% want only high technology centers in the existing industrial area.

Circulation Conclusions

The following areas are employment centers for local residents and reached via the indicated routes:

<u>Place of Employment</u>	<u>Via Hwy 50</u>	<u>Via Green Valley Road</u>
Sacramento County	42%	24%
Folsom	3%	5%
Cameron Park	4%	1%
Placerville	4%	3%
El Dorado Hills	2%	4%
Placer County	1%	3%
Other	1%	3%
	<u>57%</u>	<u>43%</u>

When questioned regarding existing roads being safe and adequate for present traffic, the answers were as follows:

<u>Road</u>	<u>Yes</u>	<u>No</u>	<u>No Opinion</u>
El Dorado Hills B.vd.	84%	15%	1%
US Highway 50	98%	2%	0%
Green Valley Road	41%	56%	3%
Salmon Falls Road	52%	20%	29%
Lake Hills Drive	56%	11%	33%
Bass Lake Road	46%	12%	42%
Latrobe Road	54%	16%	30%

Concern about the safety of Plan Area roads and intersections was a recurring topic of comments. Speeding drivers are considered a primary reason for the roads and intersections being unsafe. The roads provoking most comments were El Dorado Hills Boulevard and Green Valley Road. 24% of all returned questionnaires stated Francisco Drive/Green Valley Road intersection required additional traffic controls to be a safe intersection. 61% of the residents indicated they would not use car-pooling. Many of these residents indicated they were not opposed to car pooling, but had to work hours, job location, etc. that did not make it feasible for them to car pool.

When questioned about alternative roads, trails, facilities or other types of transportation to be considered within the Plan Area, the residents responded as follows:

APPENDIX L (Cont.)

Circulation Conclusions (cont.)

<u>Facility</u>	<u>In the Plan Area</u>	<u>In Your Area</u>
Bike paths	44%	25%
Riding trails	27%	18%
Hiking trails	34%	24%
Scenic road designation	17%	8%
Pedestrian paths	30%	15%
Expanded bus service	32%	11%
Light rail system	26%	9%
Car pool lots	22%	23%

While residents find some appeal in some of the facilities, there is a reluctance to have them located within their particular area. 67% of all residents feel there are adequate parks existing within their particular areas. There appeared to be no common response to preserving any specific environmental features within the Plan Area other than the present trees and rural atmosphere as it exists today. Additional recreational facilities which could be planned rated as follows on the returned questionnaire:

<u>Facility</u>	<u>Extremely/ Very Desir.</u>	<u>Moderately Desirable</u>	<u>Somewhat/ Slightly Desirable</u>	<u>Not Desirable</u>
Bicycle paths				
Villages	57%	23%	16%	4%
outlying areas	56%	16%	11%	17%
Community center				
Villages	55%	24%	30%	4%
outlying areas	33%	19%	26%	22%
Hiking/Jogging trails				
Villages	46%	28%	21%	5%
outlying areas	47%	10%	17%	17%
Sports Fields				
Villages	40%	22%	29%	9%
outlying areas	36%	23%	21%	20%
Open Space/Green Belt areas				
Villages	76%	12%	11%	1%
outlying areas	77%	11%	7%	5%
Regional Park				
Villages	43%	18%	22%	17%
outlying areas	34%	21%	24%	21%
Local Park				
Villages	53%	16%	19%	12%
outlying areas	35%	20%	19%	26%

APPENDIX L (Cont.)

Circulation Conclusions (cont.)

Facility	Extremely/ Very Desirable	Moderately Desirable	Somewhat/ Slightly Desirable	Not Desirable
Local tot lots				
Villages	43%	11%	29%	17%
outlying areas	26%	16%	29%	29%
Additional Recre- ational programs				
Villages	36%	17%	25%	12%
outlying areas	34.5%	16%	29.5%	20%

Service Conclusions

54% of all residents feel police protection is adequate. 46% feel it is inadequate. A number of residents marked "no" because service is slow or not available due to a undermanned Sheriff's department. They indicated they felt the Patrol was doing the best it could with the number of officers it has.

72% of all residents feel fire protection is inadequate. 93% of the Villages residents approve of current fire protection while only 55% of the outlying area residents approve. A number of the positive Village votes were due to the new branch fire station being built in Marina Village. Otherwise, these residents would have voted "no".

52% of all residents feel school bus shelters should be provided while 48% feel they should not be provided. Architectural design of the shelters is a strong consideration. Despite the closeness in the "overall" figures, most areas had a definite preference on whether these shelters were desired in their area. (See attachment 3 for individual area "breakout" on bus shelter preference).

Noise Conclusions

76% of all residents feel there should be noise restrictions required in designated areas. Frequent comments related to late night racing of car engines, screeching of tires and the use of motorcycles within residential communities and undeveloped parcels at any time. Specific roads with excess noise were usually roads within the specific community where the respondents lived. El Dorado Hills Boulevard was most frequently mentioned due to the traffic load.

APPENDIX L (Cont.)

General Comments (cont.)

The following are topics which received recurring comments:

Property rights of owners of undeveloped properties -

- a. No dumping on vacant lots;
- b. Fences being cut and livestock harassed by off-road motorcycles/dirt bikes; and resulting noise on green belts and all vacant acreage in general.

The CC&R's -

- a. Want them enforced after dropping some of the seemingly senseless ones;
- b. Getting vehicles (junky or not) parked in driveways or garages, not on the streets;
- c. Having boats, RV's and extra vehicles in storage areas, off the street and out of yards/driveways.

Roads -

- a. Widen all of El Dorado Hills Boulevard to four lane expressway with more noise abating landscaping, minimum number of intersections with residential areas, additional traffic controls (i.e., slower speed zone from Lassen Lane (at the firestation) to south of Highway 50/El Dorado Hills Boulevard interchange;
- b. A traffic light at Park Drive and El Dorado Hills Boulevard and other necessary traffic controls when commercial expansion at Raley's takes place;
- c. Lower speed limit, add left/right turn lanes and acceleration lanes plus other appropriate traffic controls at Green Valley Center - since limited visibility, present speed limit and speeding drivers make this area of Green Valley Road very dangerous;
- d. Left/right turn lanes and acceleration lanes for intersections with residential (high or low density) subdivisions, Brown's Ravine Marina, and so on to keep flow of traffic continuing when vehicles with or without trailers attempt to turn off or gain access to Green Valley Road;
- e. Generally widen Green Valley Road so it will safely accommodate the ever increasing traffic load.

Neighborhoods -

- a. Motorcycle noise;
- b. Dogs (some dog packs) running around the area;
- c. Dogs barking at all hours;
- d. Speeding everywhere;
- e. Need to keep landscaping looking nice, neighborhoods neat, including no unpainted metal building and junky looking yards in rural areas;
- f. Need to keep down loud music, any kind of noise including building houses before 6 a.m. and after 8 p.m. and child care center noise;
- g. Need for an ordinance to have vacant lots weeds cut down and developed lots weeds cut down for fire safety.

APPENDIX L (Cont.)

General Comments (cont.)

Rural Atmosphere -

- a. Moved here to have it: not street lights, commercial areas, dense residential development everywhere;
- b. Want to keep the "open space" feeling fostered by green belts, parks, landscaping/trees around public facilities, commercial and industrial areas - not rapid, out of control development that would destroy the tranquility of the area;
- c. Wish utility companies would plan use of poles better or put everything underground - is an unsightly mess in areas;
- d. Improve Green Valley Road so boat traffic and everyone else would be safer;
- e. Widen El Dorado Hills Boulevard and Green Valley Road so they will safely accommodate the ever increasing traffic load;
- f. Police the parks and outlying roads better, so litter, rowdiness, abuse of property rights, dangerous parking, livestock harassment and cut fences would be minimized and an enjoyable summer for all maximized;
- g. We've got beautiful country - let's preserve it - control grading, tree cutting, land fill, protect the wildlife;
- h. Would like some equestrian trails.

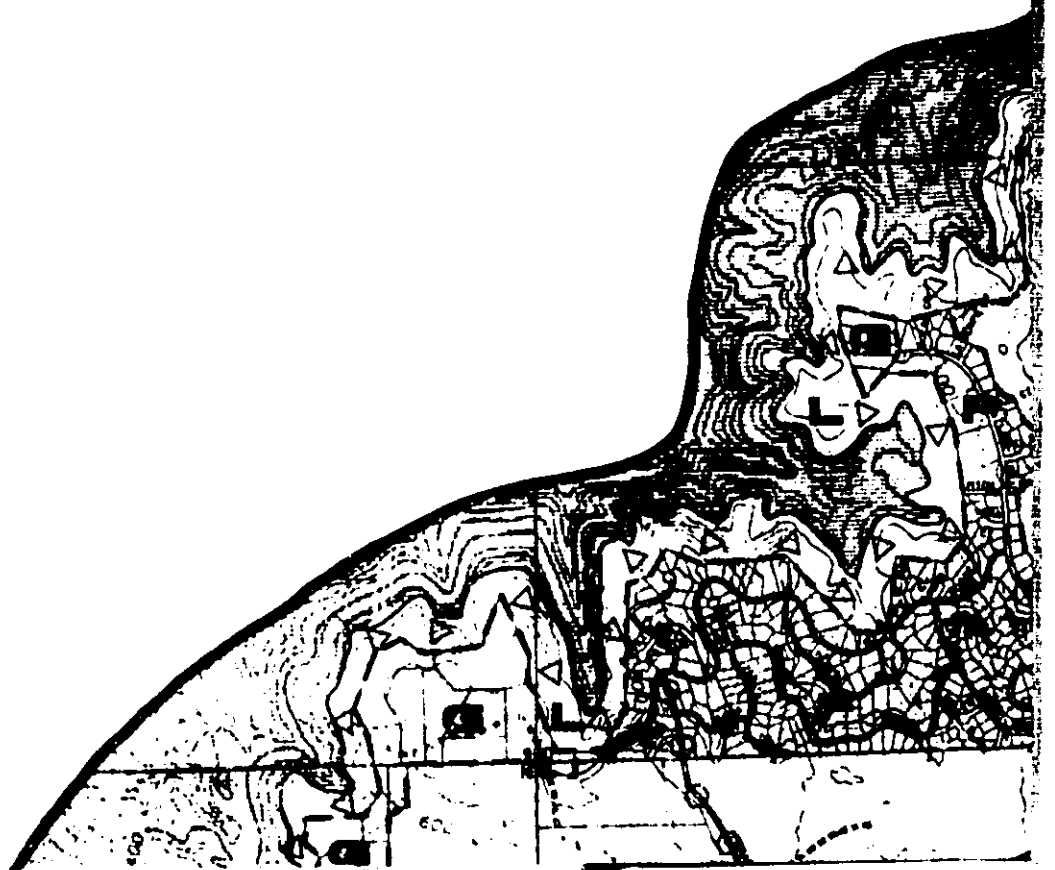
Development -

- a. Need to protect present residents rights as well as think about development;
- b. Owners of smaller, agricultural zoned parcels (5-20 acres) wish to maintain their zoning and agricultural pursuits, concerned about losing both when a higher density development is created nearby and future neighbors object to sights and smells of certain agriculture pursuits;
- c. When higher density developments are neighbors to larger parcels, does that mean adjacent residents will have to accept public water and sewer also?
- d. Want industry, but toxic free, pollution free;
- e. Limit commercial development to a minimal number of core areas;
- f. No "strip" or "spot" commercial;
- g. Do not need much more commercial - do not put it everywhere.

There were favorable comments about the questionnaire and thank you's.

**FIGURE 5
LAND USE MAP**

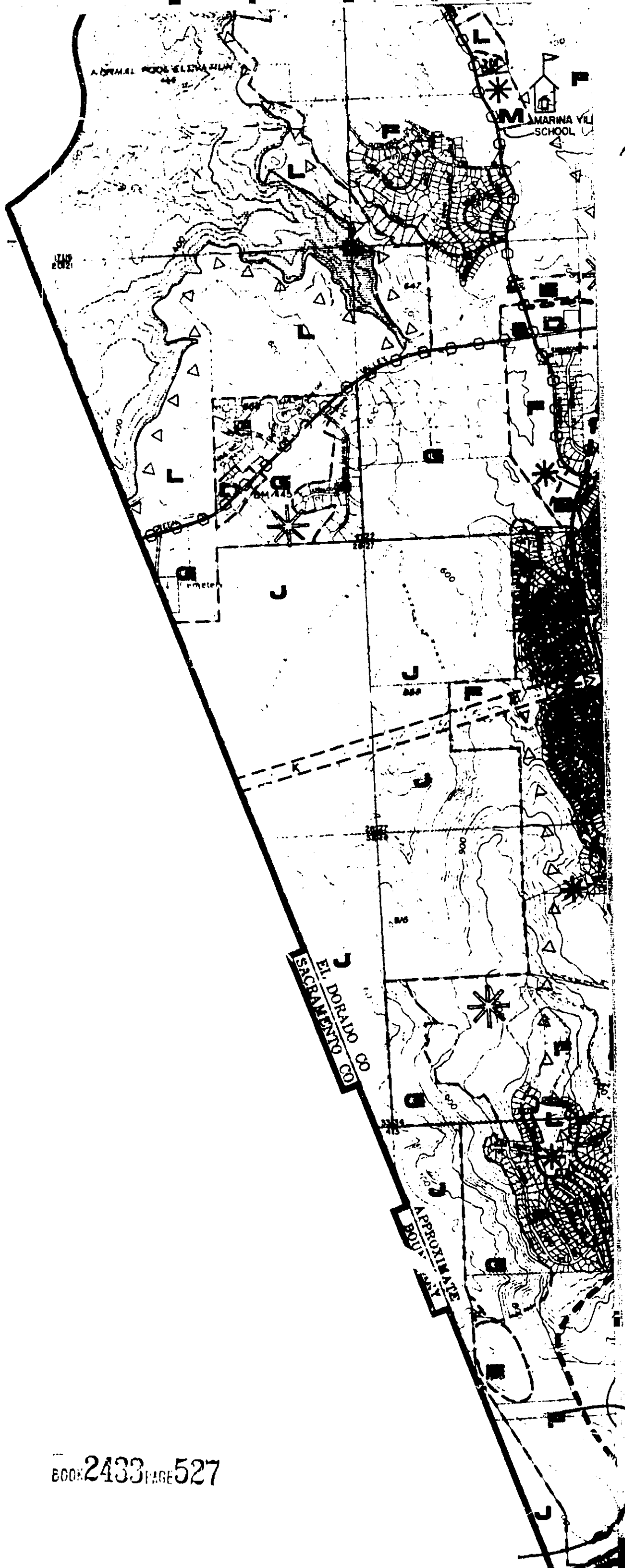
ELDORA SALMOI AREA

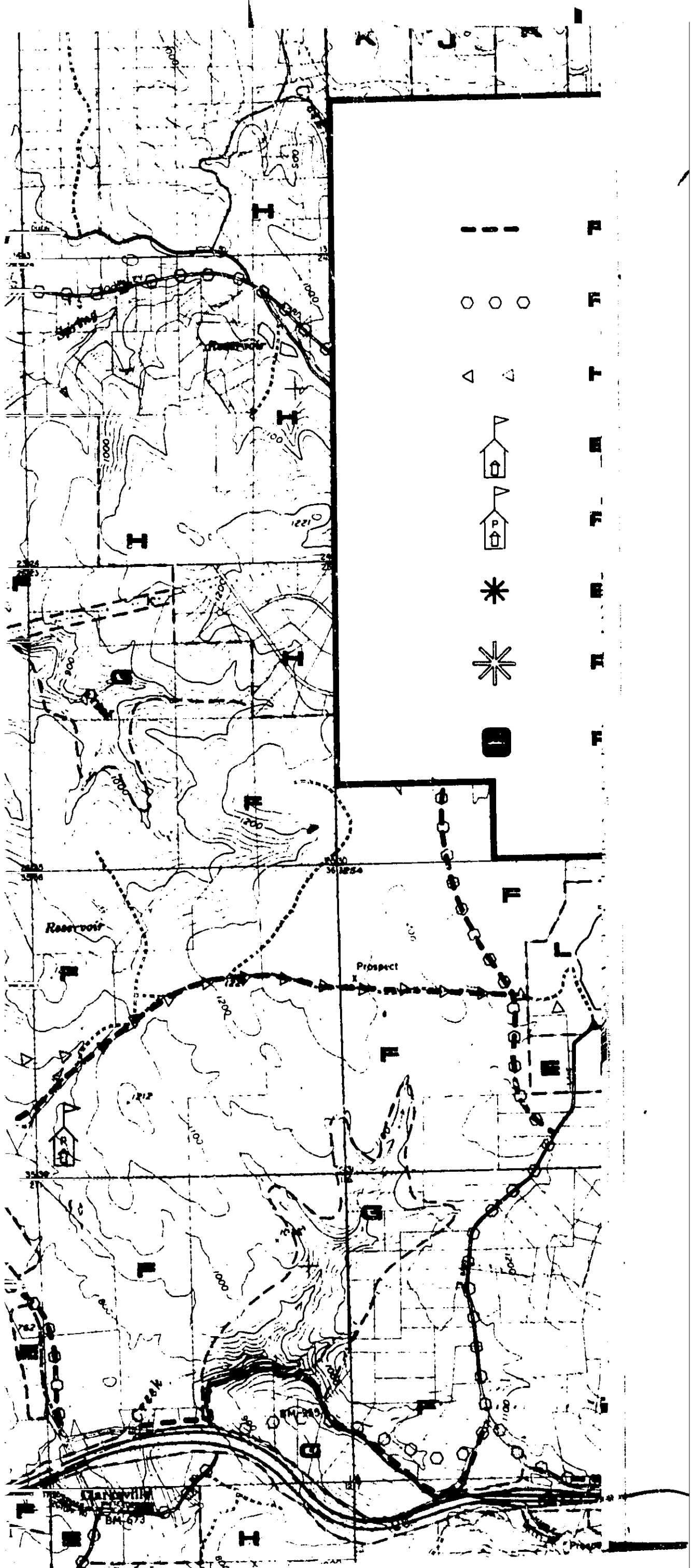


DO HILLS N FALLS PLAN









URE ROAD EXTENSIONS

REATION & BICYCLE ROUTES

IC & EQUESTRIAN ROUTES

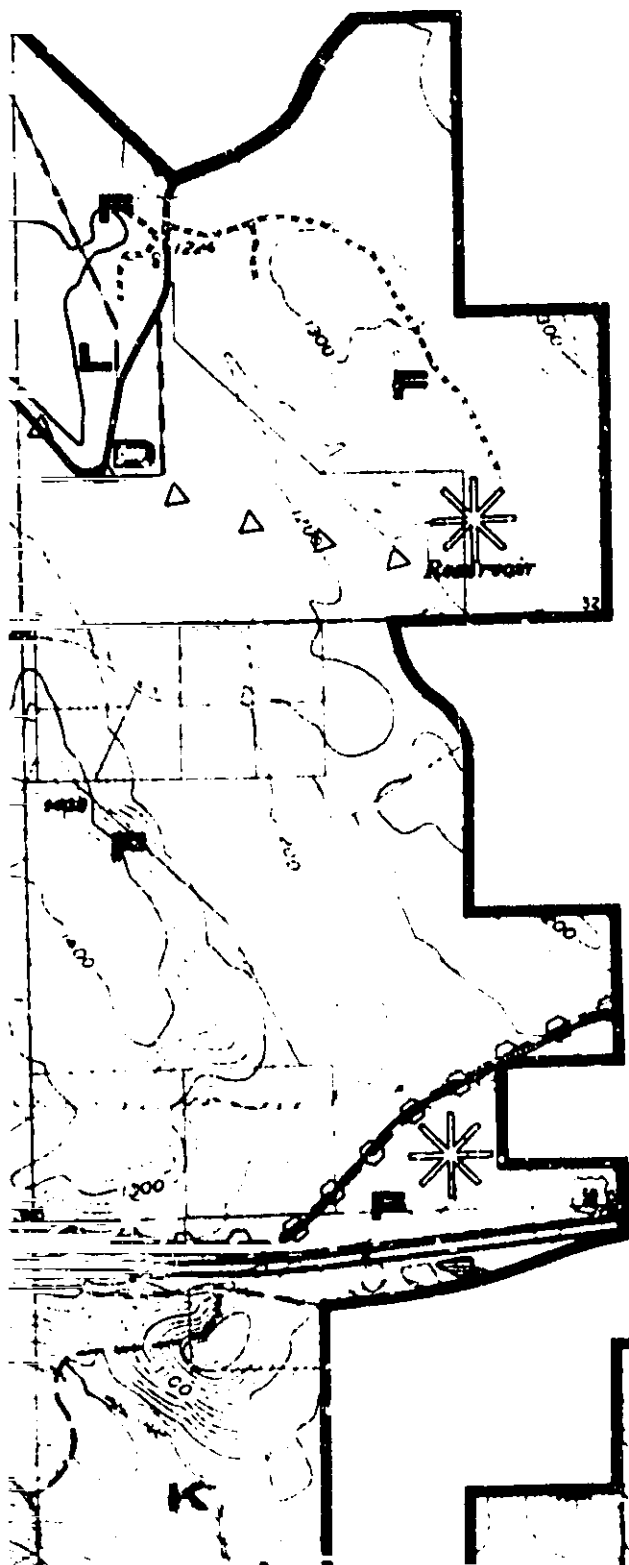
ETING SCHOOLS

POSED SCHOOL SITES

TING PARKS

POSED PARK SITES

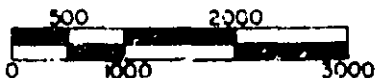
SK & RIDE



LEGEND - LAND USE MAP

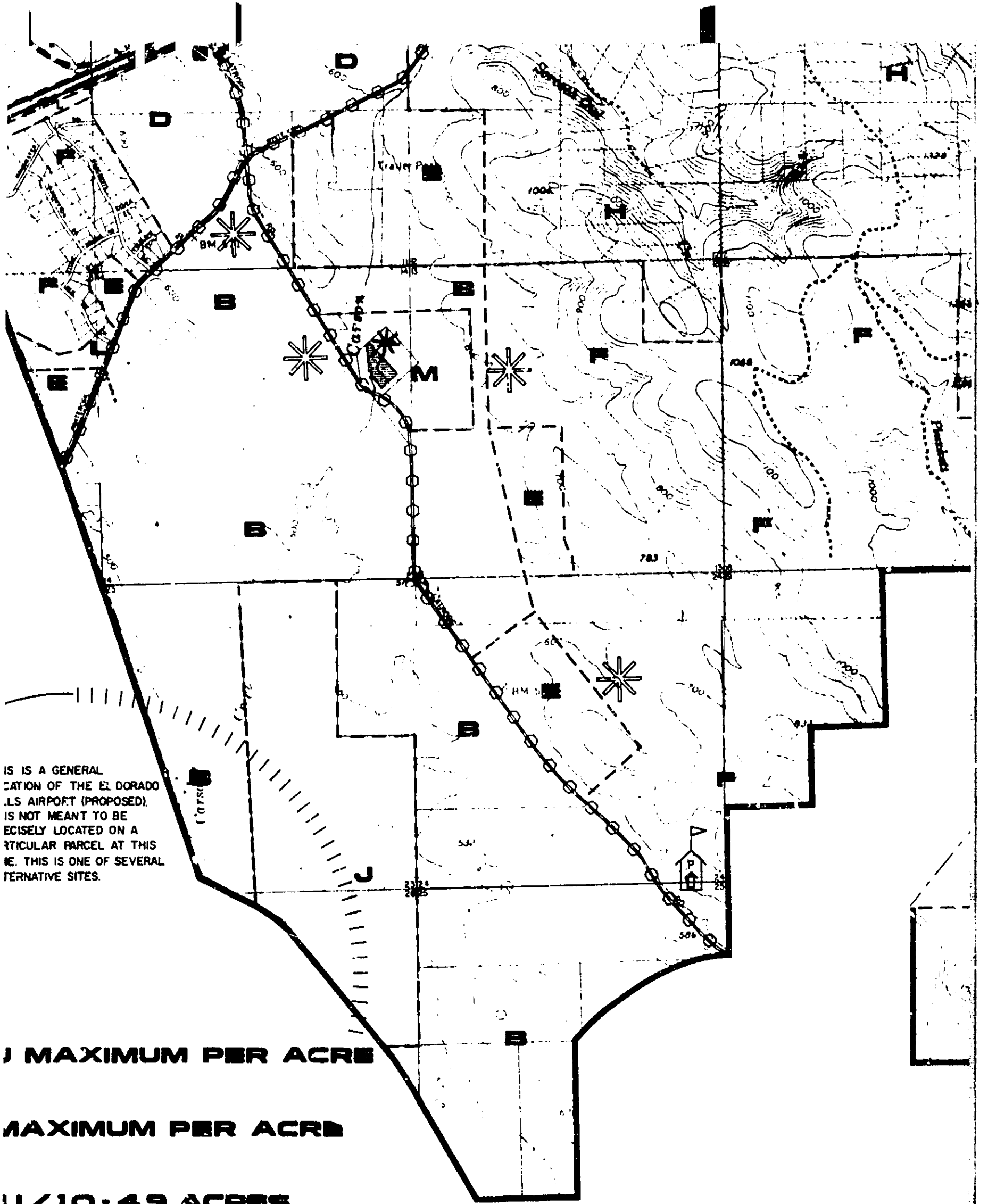
THE
EXHIBIT
IS
PARTIAL

- B** INDUSTRIAL
- D** COMMERCIAL
- E** MULTI-FAMILY RESIDENTIAL 20 DU
- F** HIGH DENSITY RESIDENTIAL 5 DU
- G** MEDIUM DENSITY RESIDENTIAL 1 DU
- H** LOW DENSITY RESIDENTIAL 1 DU /
- J** RURAL RESIDENTIAL AGRICULTURE
- K** OPEN SPACE / CONSERVATION
- L** PARKS / RECREATION
- M** PUBLIC FACILITY

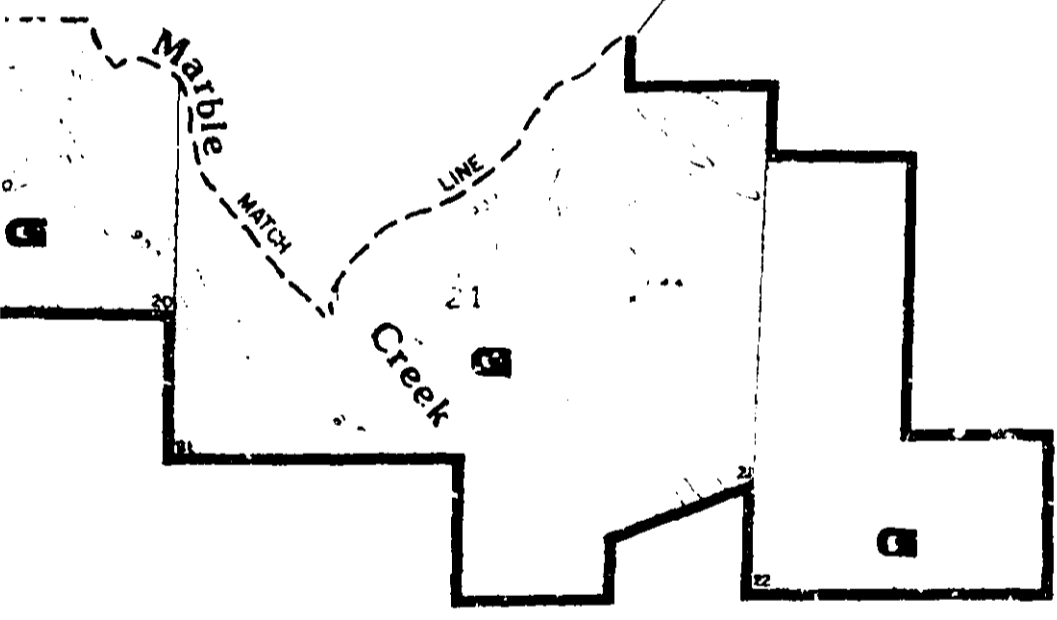
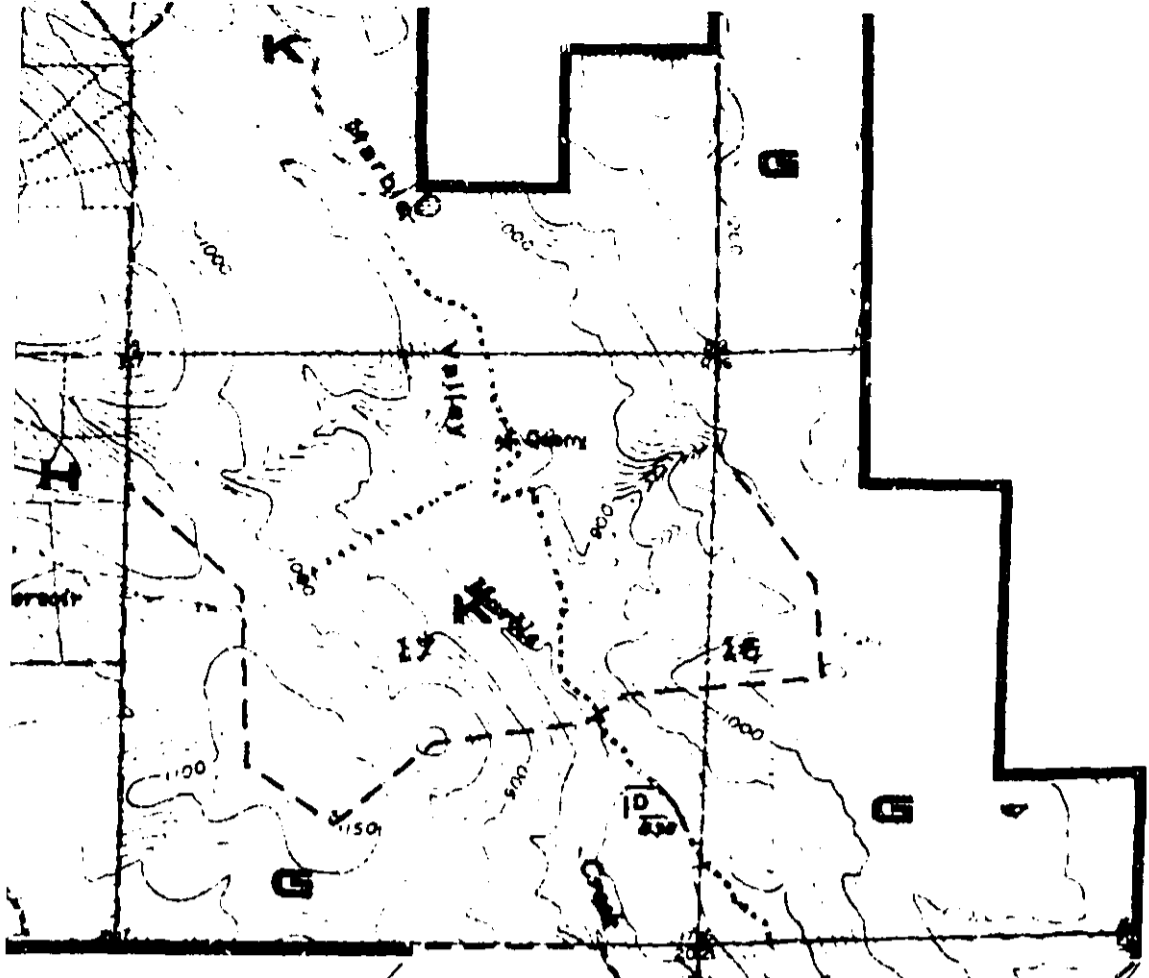


SCALE: 1" = 1000'

BASE PREPARED 4/82

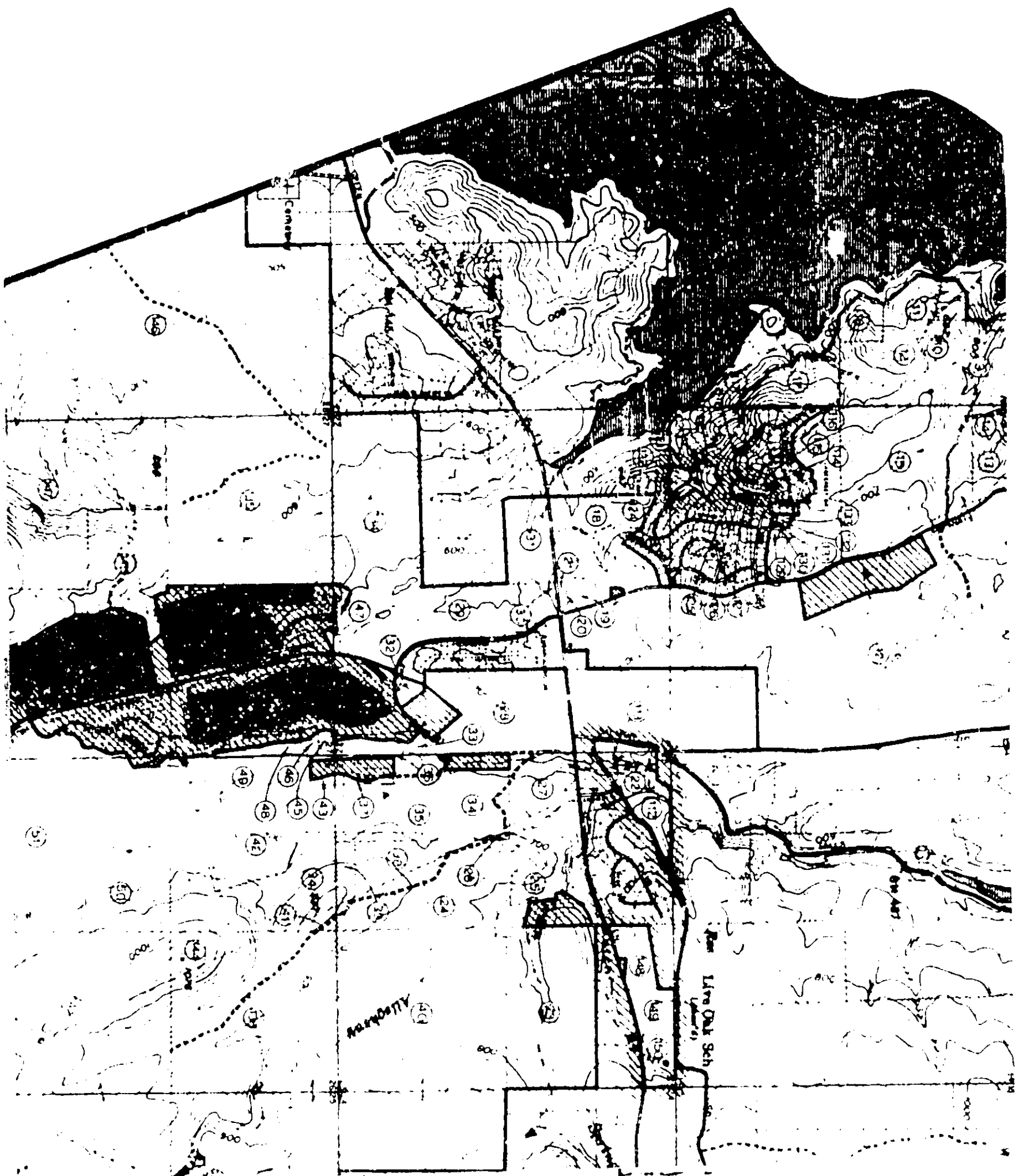


ADOPTED DEC. 6, 1983



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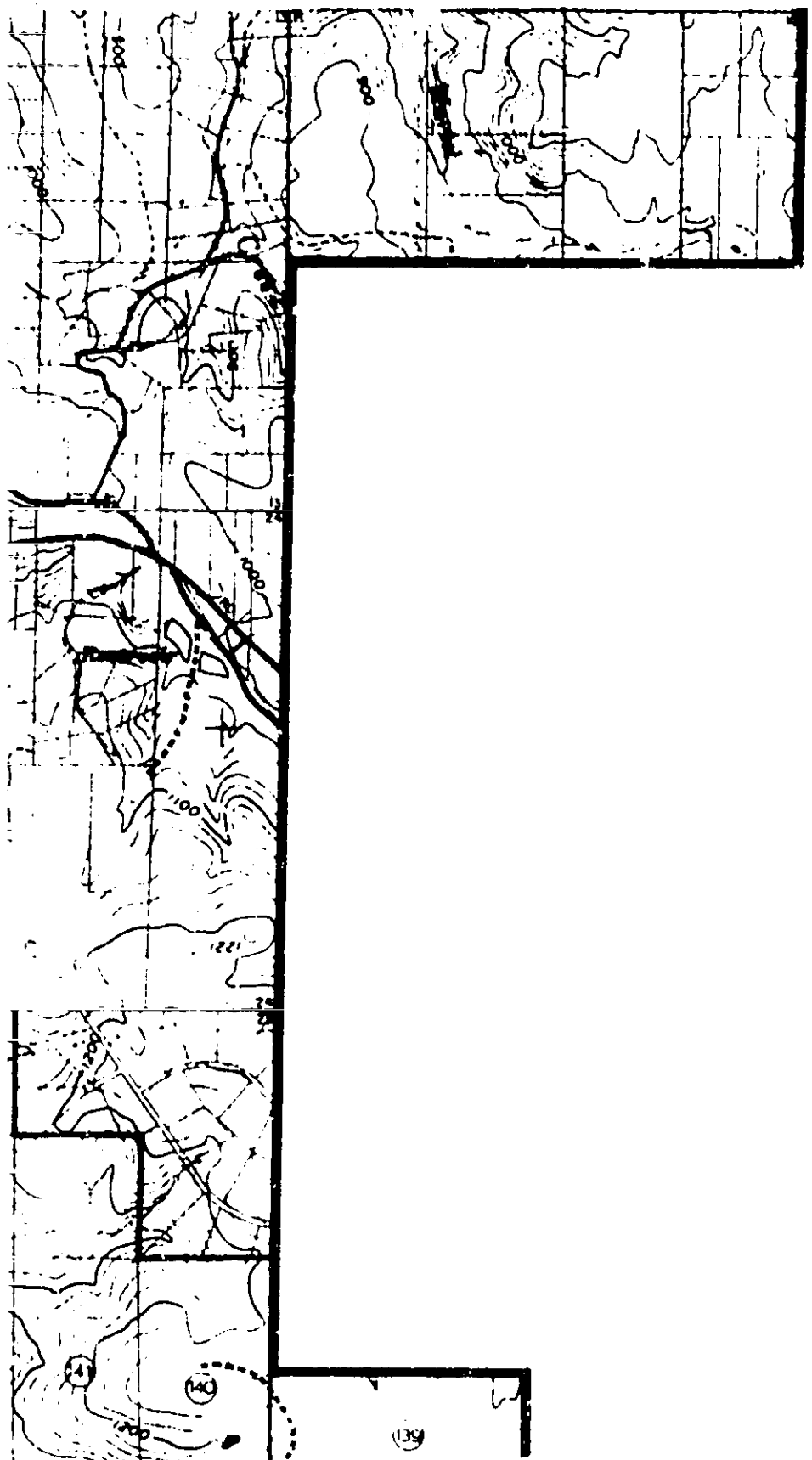
**EL DORADO COUNTY PLANNING DEPARTMENT
ADVANCE PLANNING DIVISION**



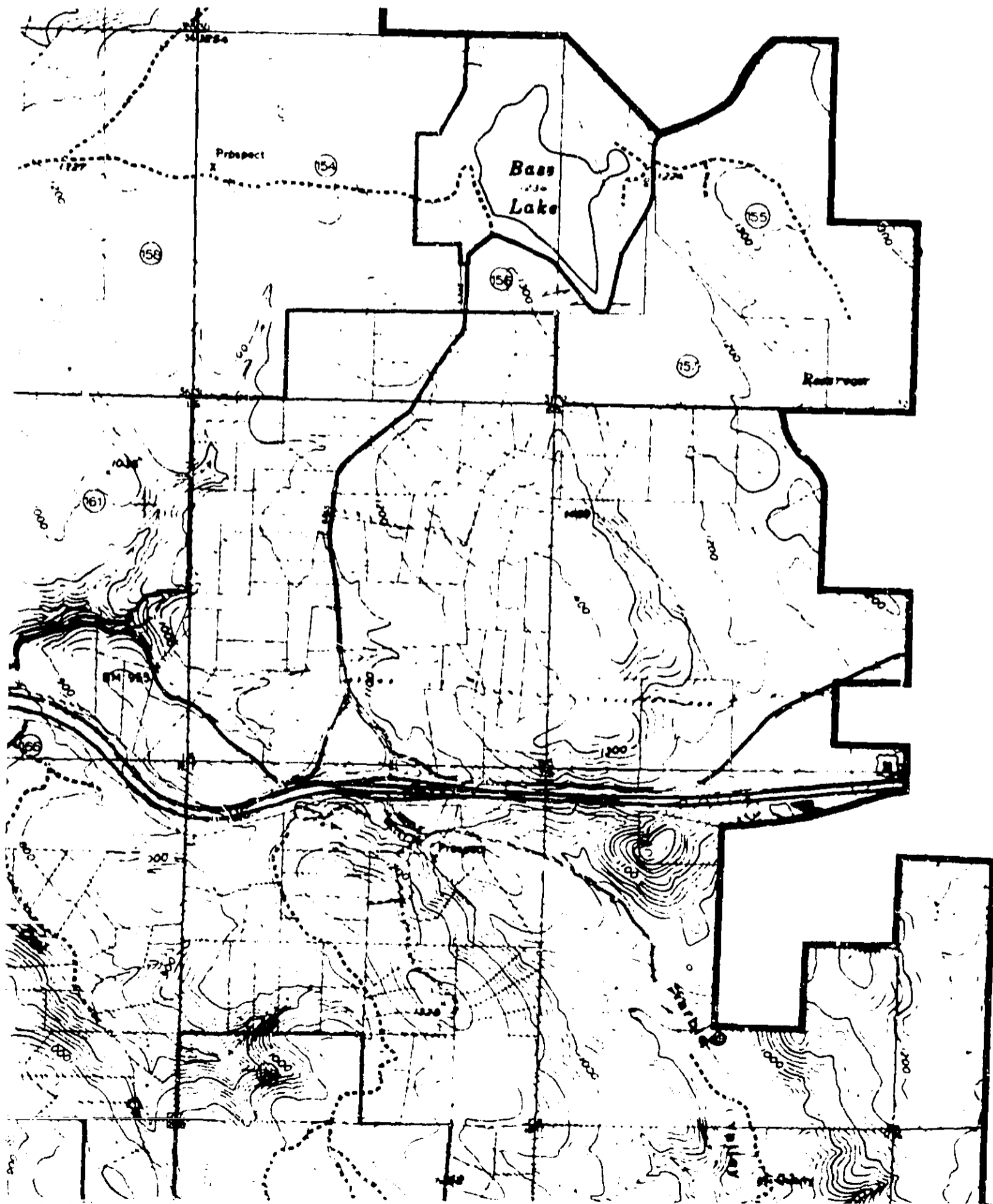
ALLEGANY

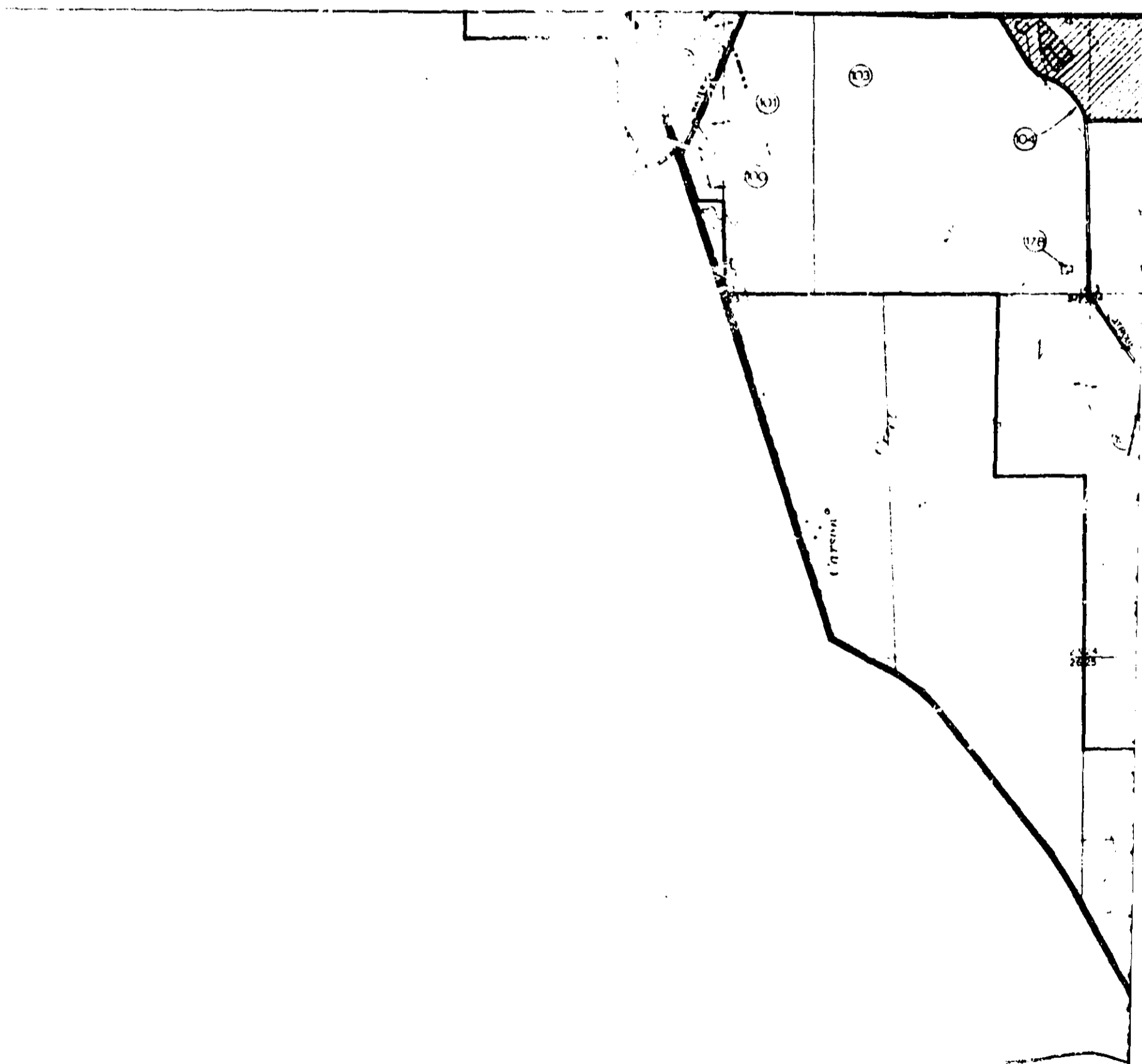
Live Oak Sch

100-2482-533

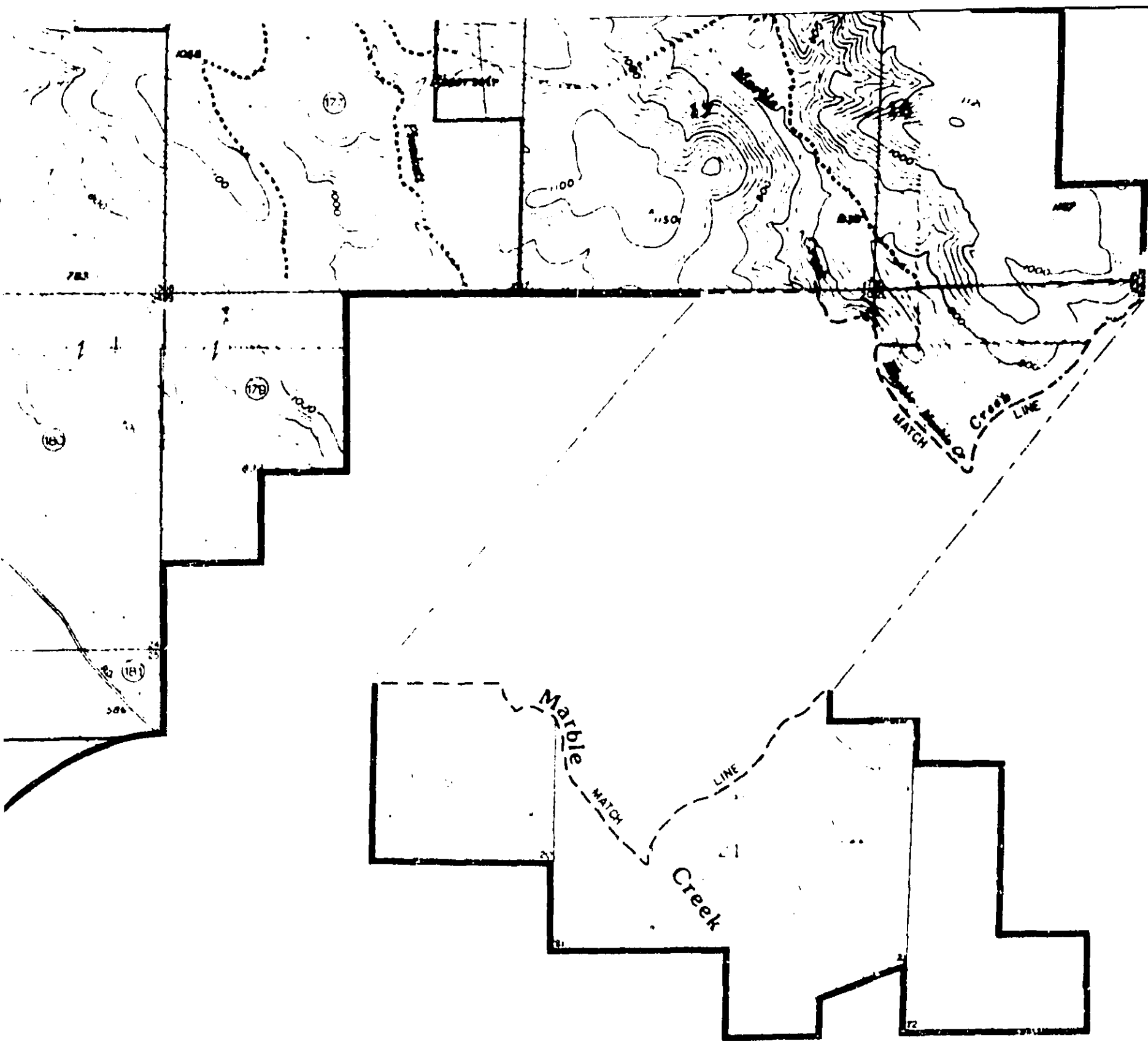








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