

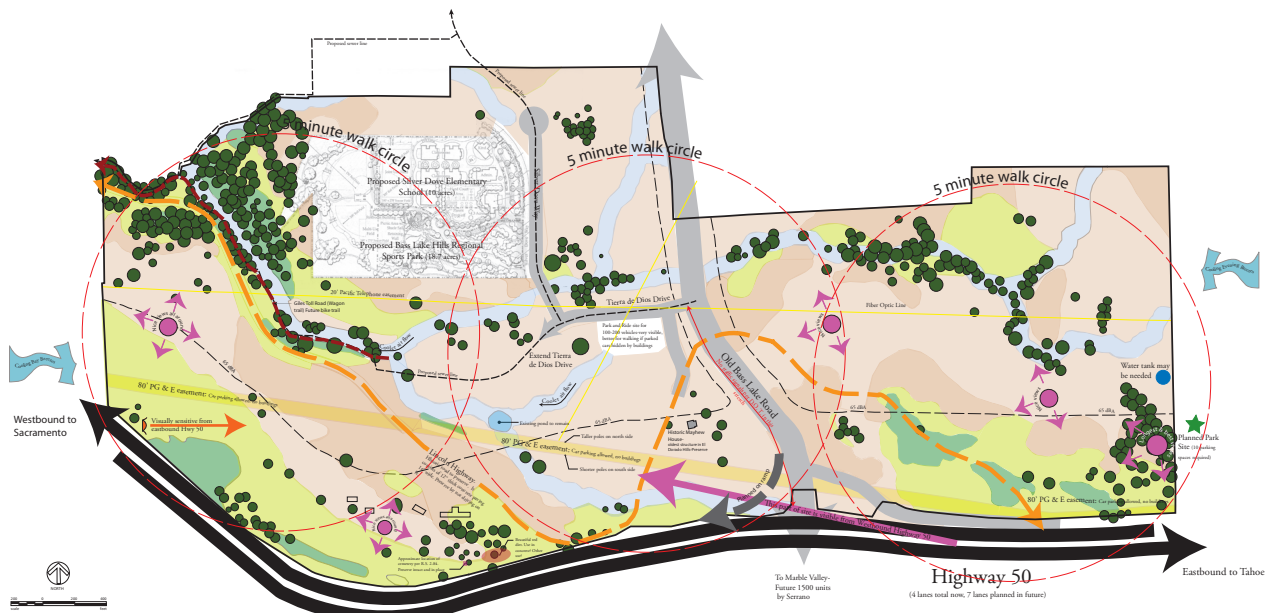
# Artisan Village



Location: El Dorado Hills, California  
 Type: SmartCode & Regulating Plan  
 Began: 2007  
 Status: Site Opportunities and Constraints Analysis Mapping  
 Size: 368 acres  
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## Description:

This project envisions a walkable European village on 320 acres in El Dorado Hills. Its design will inspire visitors and residents alike to walk instead of drive to everyday destinations. The site is located next to Highway 50 and many tourists drive by the site on their way to and from Lake Tahoe. The site has wonderful views to Sacramento, beautiful oak trees and a rich gold rush architectural history. In fact two wagon trails run through the site. It is envisioned that the greenhouse gas emissions from this development will be much less than the typical project in El Dorado Hills.



## VICINITY MAP



## LEGEND

- 0-10% SLOPES: MASS PAD GRADING OK
- 10-15% SLOPES: LOT PAD GRADING OK
- 15%-30% SLOPES: LIMITED GRADING AREA
- 30%+ SLOPES: RESTRICTED GRADING AREA
- EXISTING OAK TREES

## SITE INFORMATION

**GEOLOGY:** Site is underlain by impervious material. Minimal infiltration of storm water naturally occurs.  
**OPEN SPACE:** 30% of planned area needs to be open space.  
**PARKS:** 5 acres of park/1000 people at 3.3 people/acre. (This is in addition to the open space requirements.)  
**WETLANDS:** Supporting wetland resources need to be mapped.  
**RARE PLANTS:** Rare plants including Elderberry plants need to be located. Mitigation is required for disturbance of these plants.  
**HYDROLOGY:** Project to maintain pre-project flow conditions through the use of detention basins or other means.  
**ARCHAEOLOGY:** There are 5 historic/pre-historic sites. These sites should be preserved if possible; if not, their reclamation is deemed sufficient mitigation.

**AFFORDABLE HOUSING:** Affordable housing is not required. At this point an incentive based program is in place to encourage the development of affordable housing.  
**AGRICULTURE:** Site is considered grazing land by the California Department of Conservation. It is not prime farmland.  
**SENSE OF PLACE:**  
 Natural Elements: Rock outcroppings  
 Blue oaks  
 Cobble in valleys and creeks  
 Gateway to El Dorado National Forest  
 Cultural Elements: Cable road (for snow and rain), Arcades and galleries.  
 Dry laid rock walls  
 Historic wagon road with Innes Lincoln Highway (Clarksville Toll Road), Pioneer Trail  
 Swiss villages and "mountain man".  
 Agriculture: Wine and brandy production along American River, barley hay and wheat crops, Olive trees, vineyards.