

2. INTRODUCTION

2.1 Purpose and Authority

The Specific Plan responds to El Dorado County's need for an age-restricted community. The purpose of the Specific Plan is to take advantage of the unique qualities of the site to create a community with a rich mix of jobs, housing, services, open space, and recreation areas.

The Carson Creek Specific Plan has been prepared pursuant to the provisions of the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Section 65450 through 65457. California Government Code Section 65450 *et. seq.* permits a jurisdiction to prepare specific plans for the systematic implementation of the General Plan as it relates to a particular area. The state regulations require a Specific Plan to include a text and diagram which specifies:

- The location and extent of land uses for the plan area;
- The identification and discussion of what facilities will be required to serve the land uses;
- Standards for development and preservation;
- A program to implement the plan; and
- A discussion of the relationship between the Specific Plan and the jurisdiction's General Plan

The Carson Creek Specific Plan is the land use regulation for the project area. The El Dorado County Zoning Ordinance shall have effect in areas not covered by The Carson Creek Specific Plan. Proposed development plans or agreements, tentative maps, or parcel maps, and any other development approval must be consistent with this Plan. Local public works projects in the Specific Plan area must also be consistent with the plan.

2.2 Using the Plan

This Specific Plan is organized into four sections, (1) Development Plan, describing the proposed project development, (2) Development Standards,

containing the standards and regulations for development under this Specific Plan, (3) Implementation, describing phasing and financing, and (4) Plan Administration.

2.3 Location and Description

The Carson Creek project site is located approximately one mile south of Highway 50 in the El Dorado Hills area of El Dorado County, south of White Rock Road, east of the Sacramento County/El Dorado County line, and extending just to the south of Payen Road. The site is west of the El Dorado Hills Business Park. Figure 1, Regional Location Map, shows the general location of the project.

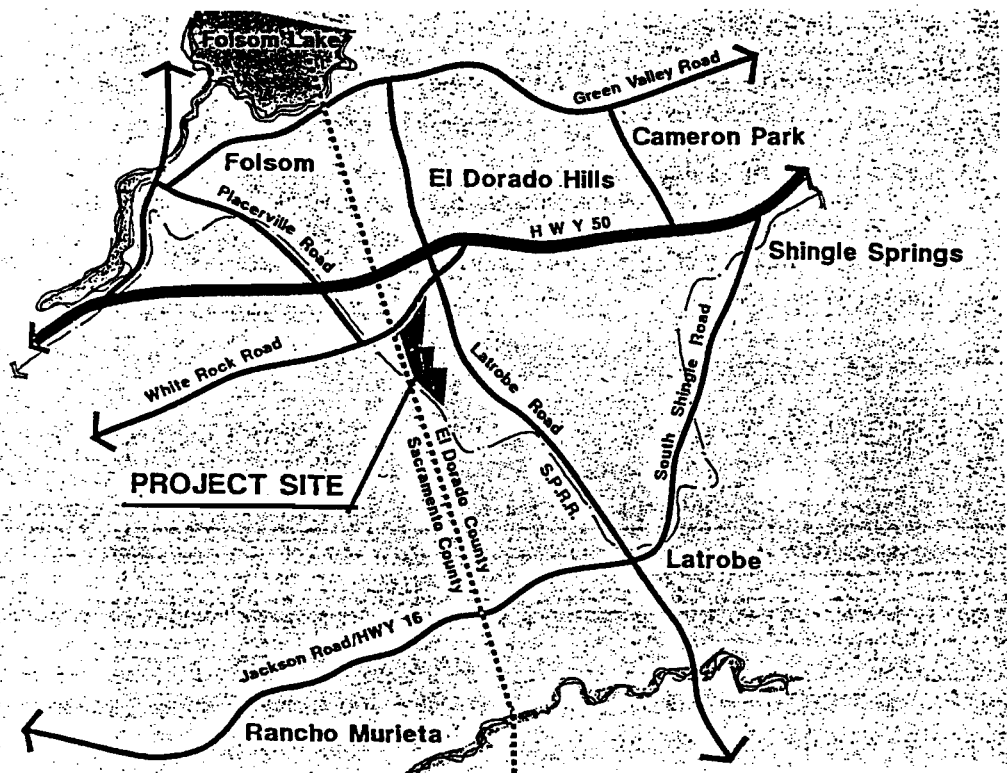


Figure 1 Regional Location Map

2.4 Existing Conditions and Site Analysis Overview

Physical Conditions

The specific plan site consists of 710 acres of mostly level or gently sloping land. Most of the area has slopes of less than 10 percent, as shown on Figure 2, Slope Analysis Map.

The Specific Plan area was historically used for cattle grazing and is currently undeveloped. A key physical feature of the site is Carson Creek, which runs the length of the plan area from north to south. The primary vegetation is annual grasses.

Surrounding Land Uses

Figure 3, Surrounding Land Uses, shows the specific plan area in the context of the surrounding land uses. The area to the east of the project consists of existing and planned Business Park/Industrial uses. Buildout of all planned Business Park/Industrial uses along Latrobe Road, would result in over 14 million square feet of office and industrial space in the area.

Approximately 130 acres of land adjacent to the Latrobe Road interchange on the south side of Highway 50 is zoned for freeway-oriented commercial development, providing a substantial employment base for the area.

On the north side of Highway 50, the land is designated for residential uses, almost entirely single family. Existing residential development is located between White Rock Road and Highway 50 just north of the project site. Typical residential development in the area consists of large lot single family and very low density residential development.

2.5 Development Opportunities and Constraints

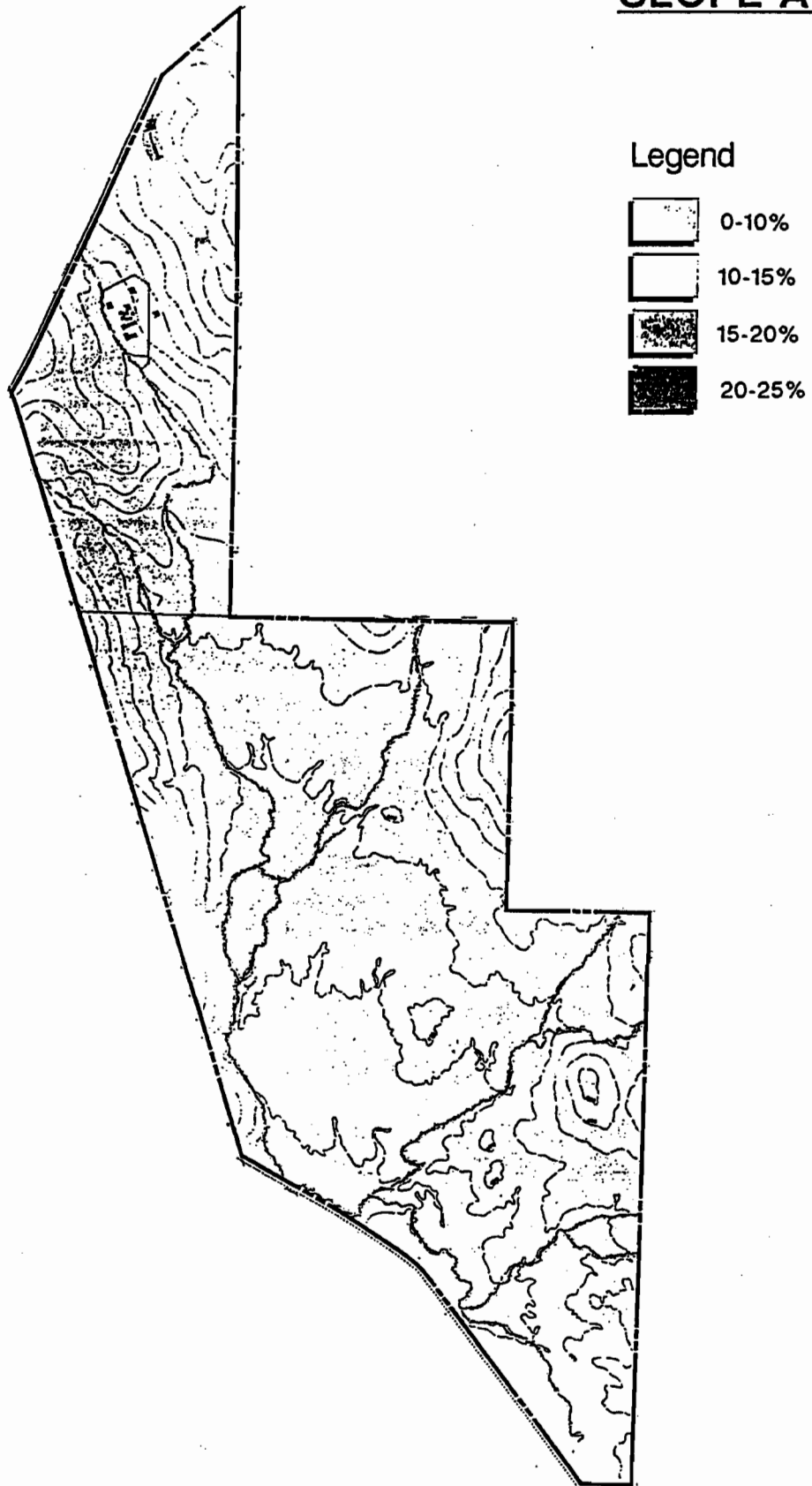
The site's natural features and location afford a significant opportunity for development of a planned community, responding to the policies of the General Plan. This site has more flat and gently sloped area than is typical in western El Dorado Hills and El Dorado County. Because of this characteristic, it is of strategic importance for higher density residential development.

The location of the site adjacent to the El Dorado Hills Business Park also presents an opportunity to incorporate Research and Development and Industrial elements into the Plan.

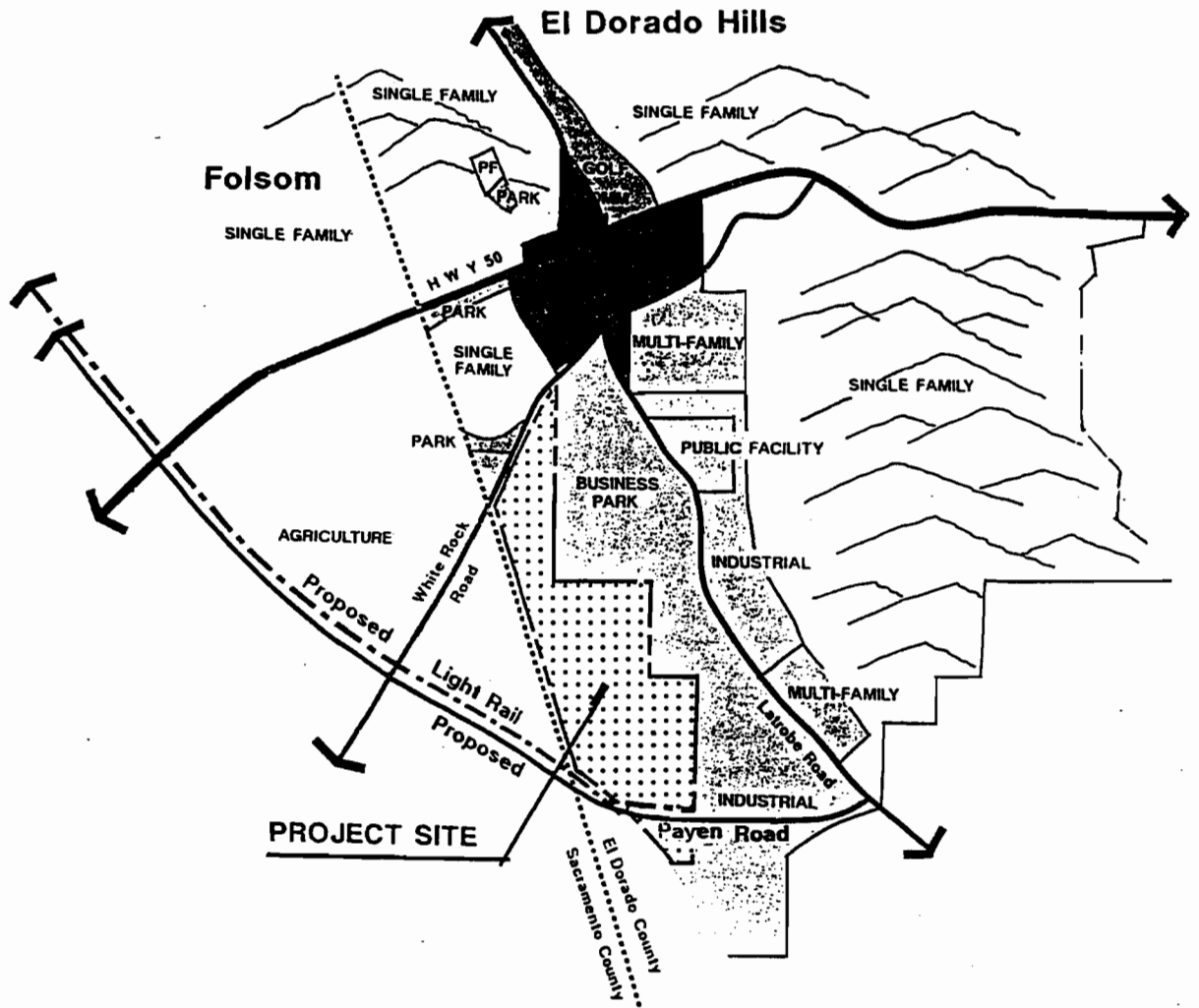
Lands currently slated for Research and Development as well as Industrial uses may, in the future, be converted for use as a golf course. The Land Use Plan does not show a potential golf course and would have to be amended to include such a course. In all likelihood, residential areas would shift slightly to accommodate any golf course. However, the golf course is otherwise consistent with and contemplated by the Specific Plan. Amending the Specific Plan to include a golf course would be accomplished in accordance with Section 6.1(2).

With Carson Creek bisecting the site, a unique opportunity has been created to provide an open space amenity. The natural channel of Carson Creek and its tributaries will be preserved by means of a linear parkway system linking natural, open-space areas with parks. Wetlands will be preserved, restored, and enhanced as natural open space. Other open-space areas have been designated to provide mitigation for the wetland resources that cannot be preserved. A riparian corridor will be established to connect drainageways and open space with ponds to provide habitat for a broad range of plants and animals. A trail system integrated into the parkway will allow pedestrian and bicycle access to all parts of the site.

SLOPE ANALY



SURROUNDING LAND USES



2.6 Relationship to the General Plan

The El Dorado County General Plan identifies Carson Creek as a new community and requires a specific plan for each new community. (Policy 2.1.4.3). The Carson Creek Specific Plan implements this requirement of the General Plan.

The Specific Plan reflects the County's vision for development which protects open space, promotes a better balance between local jobs and housing, increases the amount of affordable housing by providing a variety of largely single family housing types and densities within the project, addresses the County's unmet need for an age-restricted community, and expands park and recreational facilities.

The location of Carson Creek Specific Plan area, the General Plan's emphasis on retaining and enhancing natural resources, phasing of project development to ensure the availability of infrastructure and services, and the provision of a broad range of housing types and densities, reflect the General Plan Strategies for achieving the vision, goals and principles of the General Plan.

The following section of this Plan identifies how the Carson Creek Specific Plan is consistent with the goals, objectives, and policies of the County General Plan.

2.7 Consistency Review and General Plan Policies

This section lists relevant policies of the County General Plan. Policies are shown in smaller type. Discussion of the consistency of the Carson Creek Specific Plan with these policies is shown in italics.

LAND USE

GOAL 2.1: Land Use

Protection and conservation of existing communities and rural centers; creation of new sustainable communities; curtailment of urban/suburban sprawl; location and intensity of future development consistent with the availability of adequate infrastructure; and mixed and balanced uses that promote use of alternative transportation systems.

OBJECTIVE 2.1.4: NEW COMMUNITIES

Creation and development of balanced communities in areas identified as

suitable for intensive development due to the availability of adequate infrastructure and services.

Policy 2.1.4.1

Planned communities within the County are identified as Planned Communities (PC): “The Promontory (Russell Ranch)”, “Carson Creek”, “Valley View”, “Pilot Hill Ranch”, and “Missouri Flat Area”.

The Carson Creek Specific Plan encompasses the area identified in the policy as “Carson Creek.”

Policy 2.1.4.2

Planned Communities should be designed with an emphasis on alternative modes of transportation to minimize the use of personal motorized vehicles to the maximum extent possible. Pedestrian/bicycle pathways shall be encouraged. These pathways should be separated from roadways whenever possible to allow for greater safety for the pedestrian and bicyclist and to allow vehicular traffic to move more freely.

Carson Creek has been designed to encourage pedestrian and bicycle traffic within the site while accommodating vehicular traffic on separate roadways.

The linear parkway and trail system meanders through the site, creating pedestrian connections from residential areas to parks, commercial, research and development, and industrial areas. The trail system is separated from streets carrying vehicular traffic, creating a safe travel space for its users.

Policy 2.1.4.3

All planned communities are designated with the Planned Community (-PC) overlay designation and, except for the Missouri Flat Area Planned Community which is governed by Policy 2.1.4.8, shall require the processing of a specific plan pursuant to Government Code Sections 65450-65457. The specific designation of such lands, as well as permissible densities and intensities of use, shall be consistent with applicable Land Use Summary Table. For these lands, the -PC overlay designation shall function as the General Plan designation governing the types and densities and intensities of allowed land uses and with which implementing planning actions such as adoption of specific plans and zoning must be consistent. Although these lands also have underlying land use designations (e.g., Low Density Residential), those designations will not control the allowed types and densities and intensities of land uses unless the -PC overlay designations and the Land Use Summary Table is

removed through the General Plan amendment pursuant to Policy 2.1.4.6. Thus, for example, although the underlying designation (e.g., LDR) may seem to permit only residential uses at relatively low densities, the -PC overlay designation will allow the County to approve, without General Plan amendments, specific plans authorizing some residential densities and land use intensities greater than that permissible pursuant to the underlying designation.

The Carson Creek Specific Plan has been prepared as required by this policy and sets forth specific land use designations.

Policy 2.1.4.4

Specific plans for planned communities include negotiable design features for public benefit. Examples of these features are:

- A. Separate bicycle and pedestrian paths that connect residential areas to employment, retail, school, community facilities and recreation areas;
- B. On-street parking;
- C. Establish reduced mandatory building setbacks that encourage parking lots to the rear of commercial buildings or within the interior.
- D. Street landscaping within medians and along sidewalks;
- E. Bus and commuter transit stops, light rail station;
- F. Integration of open space amenities to protect environmentally sensitive features;
- G. Common parking structures within business areas;
- H. Pedestrian circulation from one retail site to another;
- I. Pocket parks and plazas and parklands as recommended in the Parks and Recreation Element;
- J. Bicycle parking and/or storage facilities conveniently located;
- K. Satellite job center sites for multiple employers/businesses;
- L. Neighborhood Service Centers;
- M. Outdoor art, statues, etc.;
- N. Town/community centers distinguished with major public buildings, parks/plazas or other focal points;
- O. A financial element that includes payment of all capital costs for infrastructure and ongoing operations and maintenance;
- P. A distribution of housing units to meet the needs of all income levels as specified in Policy 4.1.1.1 of the Housing element;
- Q. Provide for Neighborhood Service opportunities with residential land uses in accordance with Policy 2.2.3.9 (page 29);
- R. Maintain significant historic sites, steep slope areas, and stream

- S. corridors in continuous and permanently dedicated open space; Proved on-site employee services such as restaurants, banks, etc.
- T. A common continuous landscape program that includes planting and design guidelines consistent with the setting, including street landscaping that creates separate walkways and bicycle routes, where appropriate; and
- U. Shielded, low intensity and efficient lighting.

The Carson Creek Specific Plan includes the design features listed in this policy.

Policy 2.1.4.5

To achieve a desired mix of uses within a planned community and emphasize the goal of improving the County's employment base, the following target acreage percentages shall be incorporated into the specific plan:

Residential	40-50%
Commercial/Office	1-15%
Research & Development/Industrial	0-15%
Public Facilities/Parks/Open Space	20+%

The actual mixture of uses will be refined and defined through the Specific Plan process. Where the mix of uses within a proposed planned community is substantially consistent with these target percentages, a specific plan for such a community may be approved without a General Plan amendment.

The mix of uses designated in the Specific Plan is consistent with the targeted percentages as shown below:

LAND USE DISTRIBUTION

Carson Creek Specific Plan

<u>Land Uses</u>	<u>Acres</u>	<u>Percent</u>	<u>General Plan % Required</u>
Residential	368.6	52%	40-50%
RD, Industrial	94.1	13%	0-15%
Comm. ¹	7.6	1%	1-15%
Pub Facilities/ OS/Parks	242.4	34%	0-15%

Policy 2.1.4.6

In areas designated Planned Community overlay, there will be no further land division until such time as the County adopts a specific plan. Development pursuant to the underlying land use designation shall not occur unless there is a General Plan amendment to remove the Planned Community designation.

The land use designations and development standards of the Carson Creek Specific Plan will replace the interim zoning for the Planned Community area.

OBJECTIVE 2.2.2: OVERLAY DESIGNATIONS

Established of overlay districts to provide additional direction for the development of land where circumstances apply generally to the lands regardless of the underlying land use designations.

Policy 2.2.2.6

The purpose of the *Planned Community (PC)* overlay designation is to supersede underlying land use designations, as set forth in policy 2.1.4.3 to:

- A. Identify lands suitable for new communities that require a specific plan in accordance with Government Code Sections 65450-65457, and common planning and funding for infrastructure and life cycle costs.
- B. Allow use of modern planning and development techniques, effect

¹ Includes community center.

- more efficient utilization of land, and to allow flexibility of development;
- C. Aid in the reduction of development costs, and provide for a combination of different land uses which compliment each other but which may not in all aspects conform to the existing zoning regulations;
 - D. Encourage a more efficient use of public and/or private services;
 - E. Place the primary emphasis on clustering intensive land uses to minimize impact on various natural and man-made resources, minimize public health concerns, minimize aesthetic concerns, and provide for the creation of open space lands and other community land uses.
 - F. Provide for public benefit.

The plan proposes a mix of land uses which complement and support each other. The location and intensity of land uses recognize and respect the natural features of the site by clustering intensive land uses. The project design minimizes the impact of development on the site's natural resources and allows for the creation of open space areas and other uses which provide benefit for the Carson Creek community.

OBJECTIVE 2.2.5: GENERAL POLICY SECTION

Policy 2.2.5.8

The Neighborhood Service zoning district shall be permitted in all residential designations within Community Regions, Rural Centers, Medium Density and High Density Platted Lands. Uses within the Neighborhood service zone district should provide a direct service to the family and/or community, and may include educational facilities, day care services, places of worship, lodges, community or group meeting centers, fire stations, libraries, other public facilities, recreational facilities and commercial uses.

The Carson Creek Specific Plan will allow the types of facilities included in the Neighborhood Services zones listed within the areas designated as residential.

Policy 2.2.5.9

The County recognizes the need to allow for certain types of extended family support services and institutional uses in areas in which residential uses are allowed on the General Plan Land Use Map. This policy recognizes the need to provide for support services to both the urban and rural residential areas throughout the County. While allowing for the

establishment of such support services, this policy will protect the residential areas by only allowing the establishment of such support services with a special use permit. This will require a finding that the establishment of the uses will have no significant adverse effect on surrounding property or the permitted uses thereof.

Uses which are recognized to be consistent with this policy are those that provide a direct service to the family and/or community and include cemeteries, community and group meeting centers, fire stations, libraries, public utility facilities, other public facilities, and recreation facilities. The Plan allows these uses in residential areas with a use permit.

GOAL 2.5: COMMUNITY IDENTITY

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

OBJECTIVE 2.5.1: PHYSICAL AND VISUAL SEPARATION

Provision for the visual and physical separation of new communities from new development.

Policy 2.5.1.1

Low intensity land uses shall be incorporated into new development projects to provide for the physical and visual separation of communities. Low intensity land uses may include any one or a combination of the following: parks and natural open space areas, special setbacks, parkways, landscaped roadway buffers, natural landscape features and transitional development densities.

Policy 2.5.1.2

Greenbelts or other means of community separation shall be included within a specific plan and may include any of the following: preserved open space, parks, agricultural district, wildlife habitat, rare plant preserves, riparian corridors and designated Natural Resource areas.

Separation of the Specific Plan project site from adjacent land uses is achieved through a combination of landscape areas and transitional development densities. A minimum 30-foot wide landscape buffer and open space areas up to 2400-foot wide provide for separation along the El Dorado/Sacramento County boundary on the western perimeter of the site. These same features provide separation from the existing residential area north of White Rock Road.

Similarly, the landscape buffer, the mix of land uses and the densities adjacent to the El Dorado Business Park on the eastern perimeter provide an effective separation from the business park.

OBJECTIVE 2.5.2: COMMERCIAL FACILITIES

Designate lands to provide greater opportunities for El Dorado County residents to shop within the County.

Policy 2.5.2.1

Neighborhood commercial centers shall be oriented to serve the needs of the surrounding area, grouped as a clustered, contiguous center where possible, and should incorporate but not be limited to the following design concepts as farther defined in the Zoning Ordinance:

- A. Maximum first floor building size should be sized to be suitable for the site;
- B. Residential use on second story;
- C. No outdoor sales or automotive repair facilities;
- D. Reduced setback with landscaping and walkways;
- E. Interior parking, or the use of parking structure;
- F. Bicycle access with safe and convenient bicycle storage area;
- G. On-street parking to reduce the amount of on-site parking;
- H. Community bulletin boards/computer kiosks;
- I. Outdoor artwork, statues, etc. in prominent places; and
- J. Pedestrian circulation to adjacent commercial centers.

The commercial areas are located adjacent to community entries and are intended to serve the shopping and service needs of the Carson Creek Community and surrounding areas. The design concepts of this policy are reflected in the commercial development standards of the specific plan.

Policy 2.5.2.3

New community shopping centers should also contain the applicable design features of Policy 2.5.2.1.

The Carson Creek Specific plan contains the applicable design features of this policy.

CIRCULATION

OBJECTIVE 3.2.1: CONCURRENCY

Ensure that safe and efficient transportation and circulation facilities are provided for concurrently with new development.

Policy 3.2.1.1

Development proposals shall be reviewed to determine if significant traffic impacts or reductions in Level of Service (LOS) per Policy 3.5.1.1 will occur to existing public roads as a result of the proposed project. Project proponents shall be required to make necessary road improvements or to pay a traffic impact mitigation fee (TIM), or some combination of both, to accommodate increases in traffic caused by the proposed project.

Policy 3.2.1.2

Development review shall consider the adequacy of public and private roads for emergency vehicle access and for off-site traffic impacts. Inadequate roads shall be improved through such measures as "area of benefit" districts, fees, project approval conditions, assessment districts or other means.

Policy 3.2.1.3

All developments may be required to either improve street frontage, dedicate land for road right-of-way, provide road improvements, enter into a street improvement agreement, pay fees, provide appropriate mitigation for alternative transportation modes, or provide a combination of the above as may be appropriate for the project.

The Circulation Plan sets forth the location and design of the internal roadway system. Streets and roads will be constructed concurrently with the development of the Plan area.

OBJECTIVE 3.9.1: TRANSPORTATION ALTERNATIVES

Promote the development of strategies that increase the capacity of the highway system, reduce the level of demand placed on the system, or spread the period of peak demand.

Policy 3.9.1.1

Transportation alternatives, which are cost-effective, shall be strongly encouraged. A public transit system linking employment, shopping areas,

and schools with residential areas should be encouraged.

Policy 3.9.1.2

The County in cooperation with the El Dorado County Transportation Commission (EDCTC) shall cooperate with providers of transit, commercial bus, and taxi services in the planning and implementation of new or improved service.

Policy 3.9.1.3

The County shall continue to work with employers, residents, and other agencies to encourage increased carpools, vanpools, and park and ride lots.

Policy 3.9.1.5

Project review shall take into account all forms of transportation and circulation systems, including rail, bicycle trails, pedestrian paths, equestrian easements, off-site and on-site parking where appropriate.

The extensive internal trail system will physically link the various land uses so that residents can walk or bike from their home to shopping or parks. On street parking will be allowed on residential streets.

Policy 3.9.1.7

New communities shall be designed to incorporate all of the measures under Goals 9 and 10 and provide for a greater mixture of land uses in closer proximity to better accommodate for alternative transportation modes.

By providing a mix of land uses in close proximity and linking them by means of an internal trail system, the plan will encourage pedestrian and bicycle transit. The local convenience commercial areas have been located to allow pedestrian access from the adjacent residential areas along White Rock Road and the business park along the eastern perimeter of the site.

HOUSING

GOAL 4.1.1: HOUSING OPPORTUNITIES

A variety of housing opportunities by type, tenure, price, and neighborhood character to ensure the availability of sufficient quantities of buildable land to allow the construction of decent housing within a suitable residential environment for all residents, regardless of income, race, gender, age or any other arbitrary

factor.

OBJECTIVE 4.1.1: HOUSING NEEDS

Attachment of the County's projected share of the regional housing needs.

Policy 4.1.1.3

Specific plans need to address and provide for affordable housing.

By providing a range of densities and a variety of types of housing the Carson Creek Specific Plan promotes the development of housing affordable to households of differing types, sizes, and income levels.

GOAL 4.2: HOUSING SITES

Adequate housing sites suitable for residential development of all types that are properly located in response to environmental constraints, community facilities, and public services.

OBJECTIVE 4.2.4: PLANNED DEVELOPMENTS FOR NEW COMMUNITIES

Development of new neighborhoods containing a mix of housing types.

Policy 4.2.4.1

Boundaries delineating the location of Planned Development areas (PD), for new Communities, shall be shown on the General Plan Land Use Map. It is intended that these PD areas will contain a variety of high-intensity residential uses and housing types. Planned Developments shall be planned and developed through the specific plan process to ensure a variety of housing types and mixed uses.

The plan provides for a wide range of housing types at various densities to meet the housing needs of diverse household types aimed at an age-restricted population. The Plan can accommodate up to 1,700 housing units, ranging from single family detached to apartments. Residential may be incorporated into spaces above ground floor retail in the commercial area. The mix of housing types and densities will provide moderately priced housing not now available to meet the needs of seniors and others in the over-50-year-old market who cannot afford other housing in the area. The development standards and design elements will allow flexibility in design and product type to reduce housing costs.

PUBLIC SERVICES AND UTILITIES

OBJECTIVE 5.1.2: CONCURRENCY

Ensure through consultation with responsible service and utility purveyors that adequate public services and utilities, including water supply, wastewater treatment and disposal, solid waste disposal capacity, storm drainage, fire protection, police protection, and ambulance service are provided concurrent with discretionary development or through other mitigation measures provided, and ensure that adequate school facilities are provided concurrent with discretionary development to the maximum extent permitted by State Law. It shall be the policy of the County to cooperate with responsible service and utility purveyors in ensuring the adequate provision of service. Absent evidence to the contrary, the County will rely on the information received from such purveyors.

Policy 5.1.2.3

New development shall be required to pay its proportionate share of the costs of infrastructure improvements required to serve the project to the extent permitted by State Law. Lack of available public or private services or adequate infrastructure to serve the project which cannot be satisfactorily mitigated shall be grounds for denial of any project or cause for the reduction of size, density, and/or intensity otherwise indicated on the General Plan Land Use Map to the extent allowed by State Law.

The Carson Creek Specific Plan includes a phasing plan and a financing plan which will ensure that needed infrastructure improvements are in place to serve the development as each phase proceeds, and that the new development pays a share of the costs of such improvements.

OBJECTIVE 5.2.1: COUNTY-WIDE WATER RESOURCES PROGRAM

Policy 5.2.1.2

An adequate quantity and quality of water for all uses, including fire protection, shall be provided for with discretionary development.

The Carson Creek Specific Plan is consistent with Policy 5.2.1.2 because the reference to "discretionary development" in Policy 5.2.1.2 must be read consistently with the other policies to allow early plan approvals to occur without a guaranteed water supply, as long as a supply becomes available prior to the issuance of final subdivision maps or, in the case of areas for which no final maps are required, building permits. As is explained below in the discussion of Policy 5.2.1.4, no final subdivision maps or building permits for land within the

Carson Creek Specific Plan can be granted absent the provision by the El Dorado Irrigation District of water meters or other guarantees of water supply for the newly created lots.

Policy 5.2.1.3

All medium-density residential, high-density residential, multifamily residential, commercial, industrial and research and development projects shall be required to connect to public water systems when located within Community Regions and to either a public water system or to an approved private water system in Rural Centers.

The Carson Creek Specific Plan is located within the El Dorado Hills Community Region and the residential uses of the Project will be served by public water systems.

Policy 5.2.1.4

Rezoning and subdivision approvals in Community Regions or other areas dependent on public water supply shall be subject to the availability of a permanent and reliable water supply.

The Carson Creek Specific Plan is consistent with Policy 5.2.1.4 in that the project proponent must ensure a permanent and reliable source of water prior to obtaining final subdivision maps. Policy 5.2.1.4 requires that, in granting approvals of General Plan amendments, specific plans, rezones, use permits, tentative subdivision maps, tentative parcel maps, or similar discretionary approvals in Community Regions or other areas dependent on a public water supply, the Board of Supervisors must require, as mitigation measures or conditions of approvals, that the affected landowners or applicants, or their successors in interest, obtain water meters or equivalent water guarantee from the El Dorado Irrigation District or other water purveyors prior to receiving final subdivision maps, or, in the case of projects not requiring final maps, prior to receiving building permits from the County.

This reading of Policy 5.2.1.4 is consistent with, and give effect to, the more generic "Concurrency Policy" contained in General Plan Policy 5.1.2.1, and is consistent with the County Public Water Planning Ordinance No. 4325. The Concurrency Policy requires project proponents to demonstrate that they have planned to meet future water demand prior to receiving discretionary development approvals. The County Water Planning Ordinance requires a project proponent to purchase a water meter for all new final parcel maps or final subdivision maps or for other development projects requiring public water service. To be consistent with the Concurrency Policy and the County Water

Planning Ordinance, General Plan policies 5.2.1.4 must be read to require a permanent and reliable water supply only at the final subdivision map and building permit stages.

Accordingly, although a guaranteed supply of water is not yet available to serve the Specific Plan area at buildout, the Carson Creek Specific Plan requires the Project proponent to obtain water meters or an equivalent water guarantee from the El Dorado Irrigation District prior to obtaining a final subdivision map or building permit.

Policy 5.2.1.8

The preparation and approval of specific plans may occur without the availability of water guarantees. The timing of water guarantees shall be established within the policies of each specific plan consistent with Policy 5.2.1.4.

The Carson Creek Specific Plan is consistent with Policy 5.2.1.8 in that this policy expressly allows for approval of a specific plan without a guaranteed supply of water, as long as water guarantees will be required under the specific plan for final subdivision maps or for building permits, as required by Policy 5.2.1.4 and the County Public Water Planning Ordinance (Ord. No. 4325). The Carson Creek Specific Plan is in compliance with Policy 5.2.1.4 and the Public Water Planning Ordinance.

OBJECTIVE 5.3.1: WASTEWATER CAPACITY

Ensure the availability of wastewater collection and treatment facilities of adequate capacity to meet the needs of multi-family, high, and medium density residential areas, and commercial and industrial areas.

Policy 5.3.1.1

High-density and multi-family residential, commercial, and industrial projects shall be required to connect to public wastewater collection facilities as a condition of approval except in Rural Centers.

The plan area will be connected to public wastewater collection and treatment facilities. The El Dorado Hills Sewage Treatment Plant is located less than one half mile to the east of the site, across Latrobe Road. A 14-inch sewer main follows the corridor of Carson Creek to the project boundary and a number of lateral lines surround the property. Pump stations are located along the edges of the site.

OBJECTIVE 5.4.1: DRAINAGE AND FLOOD MANAGEMENT PROGRAM

Initiate a county-wide drainage and flood management program to prevent flooding, protect soils from erosion, and minimize impacts on existing drainage facilities.

Policy 5.4.1.1

Require storm drainage systems for discretionary development that protect public health and safety, preserve natural resources, prevent erosion of adjacent and downstream lands, prevent the increase in potential for flood hazard or damage on either adjacent, upstream or downstream properties, and minimize impacts to existing facilities, meet the National Pollution Discharge Elimination System (NPDES) requirements, and preserve natural resources such as wetlands and riparian areas.

The project site will accommodate storm drainage, stormwater runoff and natural flooding using storm drainage lines, natural channels, detention ponds, culverts, and bridges. Detention ponds will be landscaped with native plants and trees to create a natural look.

Policy 5.4.1.2

Discretionary development shall protect natural drainage patterns, minimize erosion, and ensure existing facilities are not adversely impacted, while retaining the aesthetic qualities of the drainage way.

The Specific Plan preserves much of Carson Creek and its tributaries in open space, thus preserving the natural drainage patterns.

OBJECTIVE 5.5.2: RECYCLING, TRANSFORMATION AND DISPOSAL FACILITIES

Ensure that there is adequate capacity for solid waste processing, recycling, transformation and disposal to serve existing and future users in the County.

Policy 5.5.2.1

Concurrent with the approval of new development, evidence will be required that capacity exists within the solid waste system for the processing, recycling, transformation and disposal of solid waste.

Solid waste services will be provided by El Dorado County.

OBJECTIVE 5.7.1: FIRE PROTECTION

Ensure sufficient emergency water supply, storage and conveyance facilities available, and adequate access, concurrent with development.

Policy 5.7.1.1

Prior to approval of new development, the applicant will be required to demonstrate that adequate emergency water supply, storage, and conveyance facilities for fire protection either are or will be, provided concurrent with development.

A water plan has been prepared as part of this Specific Plan, showing how water service will be provided for the area.

OBJECTIVE 5.7.4: MEDICAL EMERGENCY SERVICES

Adequate medical emergency services available to serve existing and new development, recognizing that levels of service may differ between Community Regions and Rural Centers and Rural Regions.

Policy 5.7.4.1

Prior to approval of new development, the applicant shall be required to demonstrate that adequate medical emergency services are available and that adequate emergency vehicle access will be provided concurrent with development.

Street design will conform to County standards for emergency vehicle access.

OBJECTIVE 5.8.1: SCHOOL CAPACITY

Require that adequate school capacity exists and/or appropriate mitigation consistent with State Law to serve new residents concurrent with development.

Policy 5.8.1.1

School districts affected by proposed development shall be relied on to evaluate the development's adverse impacts on school facilities or the demand therefor, no development that will result in such impacts shall be approved unless:

1. The applicant and the appropriate school district(s) have entered into a written agreement regarding the mitigation of impacts to

school facilities; or

2. The impacts to school facilities resulting from the development are mitigated, through conditions of approval, to the greatest extent allowed by State Law.

The County may deny a request for a quasi-legislative approval, including any such request necessary for a proposed development, if the development impact fees allowed by State Law for development projects would not fully mitigate the impacts of the approval or development on school facilities or the demand therefor, or the County may deny such a request unless the applicant enters into a development agreement with the County requiring that the applicant or developer enter into a written agreement with the County requiring that the applicant or developer enter into a written agreement with the appropriate school district(s) for the full mitigation of impacts to school facilities or the demand therefor.

The Specific Plan contemplates an age-restricted senior community within the meaning of Civil Code section 51.3. That section defines legally authorized age-restricted communities and requires that qualified residents be at least 55 years of age. Under certain limited circumstances, persons younger than 55 may live in an age-restricted community. For instance, health care residents may provide live-in health care to qualified residents. It is clear, however, that school-age children may not live in the community as permanent residents. Therefore, the specific plan is not expected to result in any adverse impact on or create a demand for school facilities.

The project applicant, as a condition of approval, has committed to the following measures: (1) to pay the commercial school fee of \$0.31 per square foot and (2) to reimburse the Latrobe School District for out-of-pocket expenses incurred in planning for school sites within the Carson Creek Specific Plan area before it was age restricted.

The project applicant also has committed to, as a condition of approval, amending its contract with the Latrobe School District and the El Dorado Union High School District in the unlikely event that the age restrictions for the Carson Creek Specific Plan area are lifted.

OBJECTIVE 6.2.3: ADEQUATE FIRE PROTECTION

Application of uniform fire protection standards to development projects by fire districts.

Policy 6.2.3.1

As a requirement for approving new development, the applicant must demonstrate that, concurrent with development, adequate emergency water flow, fire access and fire fighting personnel and equipment will be provided in accordance with applicable State and local fire district standards.

A water plan has been prepared as part of this Specific Plan, showing how water service will be provided for the area. A planned fire station in the Carson Creek Specific Plan would serve the Carson Creek community.

Policy 6.2.3.2

As a requirement of new development, the applicant must demonstrate that adequate access exists, or can be provided to ensure that emergency vehicles can access the site and private vehicles can evacuate the area.

The circulation system design has been and will continue to be coordinated with the County traffic officials and the fire district to ensure adequacy of emergency vehicle access as well as private vehicle evacuation during emergency situations.

PUBLIC HEALTH AND SAFETY

OBJECTIVE 6.7.4: PROJECT DESIGN AND MIXED USES

Encourage project design that protects air quality and minimizes direct and indirect emissions of air contaminants.

Policy 6.7.4.1

Reduce automobile dependency by permitting mixed land use patterns which locate services such as banks, child care facilities, schools, shopping centers and restaurants in close proximity to employment centers and residential neighborhoods.

Policy 6.7.4.2

Promote the development of new residential uses within walking or bicycling distance to the County's larger employment centers.

Policy 6.7.4.3

New development on large tracts of undeveloped land near the rail corridor shall, to the extent practical, be transit supportive with high

density or intensity of use.

Policy 6.7.4.4

All discretionary development applications shall be reviewed to determine the need for pedestrian/bike paths connecting to adjacent development and to common service facilities (e.g. clustered mail boxes, bus stops, etc.)

Policy 6.7.4.5

Specific plans submitted for the development of lands designated Planned Communities (-PC) on the General Plan Land Use Map shall provide for the implementation of all policies contained under Objective 6.7.4 herein.

The plan locates services including parks and shopping in proximity to residential and employment areas to allow the use of alternative transportation modes. The plan provides pedestrian and bicycle access between the business parks and the service providing areas of the site.

CONSERVATION AND OPEN SPACE

OBJECTIVE 7.3.3: WETLANDS

Protection of natural and man-made wetlands, vernal pools, wet meadows, and riparian areas from impacts related to development for their importance to wildlife habitat, water purification, scenic values, and unique and sensitive plant life.

Policy 7.3.3.1

A site-specific wetland investigation shall be required on all development projects within those areas identified as wetlands on the Important Biological Resources Map. If it is determined by the presence of hydrophilic plants and wetland hydrology that a wetland may exist in an area not identified on the map, a site-specific investigation shall also be required. This study shall be conducted using the Corps of Engineers Wetland Delineation Program and Manual. The study shall determine the boundaries of all wetland areas that can be classified wetlands under the Corps of Engineers' definition.

Policy 7.3.3.2

All feasible project modification shall be considered to avoid wetland disturbance. Direct or indirect losses of wetlands and/or riparian vegetation associated with discretionary application review shall be compensated by replacement, rehabilitation, or wetlands habitat on a no-

net-loss basis. Compensation may result in provision of wetlands habitat on-or off-site at a minimum of a 1:1 ration as associated with the disturbed resource. A wetland study and mitigation monitoring program shall be submitted to the County and concerned State and federal agencies for approval prior to permit approval.

A wetlands' delineation has been prepared for the Carson Creek Specific Plan. Wetlands will be preserved, restored and enhanced as natural open space. Where filling wetlands is unavoidable, mitigation will take place subject to a mitigation plan approved by the Federal and State agencies with jurisdiction.

Policy 7.3.4.1

Natural watercourses shall be integrated into new development in such a way that they enhance the aesthetic and natural character of the site without disturbance.

Carson Creek and its tributaries have been integrated into the plan to enhance the aesthetic and natural character of the site. A natural open space network has been created along the creek and its tributaries connecting residential areas to parks, retail, and employment opportunities.

Policy 7.3.4.2

Modification of natural stream beds and flow shall be regulated to ensure that adequate mitigation measures are utilized.

The natural channel of Carson Creek will be preserved and a riparian corridor will be established to connect drainageways and open space areas with parks and provide habitat for a broad range of plants and animals.

CULTURAL RESOURCES

OBJECTIVE 7.5.1: PROTECTION OF CULTURAL HERITAGE

Creation of an identification and preservation program for the county's cultural resources.

Policy 7.5.1.3

Cultural resource studies shall be conducted prior to approval of discretionary projects. Studies may include, but are not limited to, record searches through the North Center Information Center at California State University, Sacramento, field surveys, subsurface testing and/or salvage excavations. The avoidance and protection of sites shall be encouraged.

A records search has been performed by the Archaeological Information Center at CSUS. The project site is considered to have a low to moderate probability of containing cultural resources. To date all site visits have failed to reveal any cultural resources.

PARKS AND RECREATION

OBJECTIVE 9.1.1: PARK ACQUISITION AND DEVELOPMENT

The County shall assume primary responsibility for the acquisition and development of regional parks and assist in the acquisition and development of neighborhood and community parks to serve County residents and visitors.

Policy 9.1.1.2

Neighborhood parks shall be primarily focused on serving children's walk-to or bike-to recreation needs. When possible, neighborhood parks should be adjacent to schools. Neighborhood parks are generally 2 to 10 acres in size and may include a playground, tot lot, turf areas, and picnic tables.

The plan provides for 37 acres of parks including a 30-acre regional park and 7 acres of neighborhood parks. The Regional Park is designed to meet regional park needs and is youth oriented. The neighborhood parks are designed for easy pedestrian access to meet the needs of nearby residents.

Policy 9.1.1.3

Community parks and recreation facilities shall provide a focal point and gathering place for the larger community. Community parks are generally 10 - 44 acres in size, are for use by all sectors and age groups, and may include multi-purpose fields, ballfields, group picnic areas, playground tot lot, multi-purpose hardcourts, swimming courts, tennis courts, and a community center.

A 30-acre Regional Park is located within the project. Accessible from surrounding single family neighborhoods, this park will provide playing fields for sports such as soccer, baseball and softball.

Policy 9.1.1.5

Parkland dedicated under the Quimby Act must be suitable for active recreation uses and:

- A. shall have a maximum average slope of 10 percent;
- B. shall have sufficient access for a community or neighborhood park; and
- C. shall not contain significant constraints that would render the site unsuitable for development.

The parks provided in this Plan meet the criteria of this policy.

Policy 9.1.1.6

The primary responsibility of the County as a recreation provider shall be the establishment and provision of a regional park system to serve the residents of, and visitors to, the County.

The Carson Creek Specific Plan provides a location for a regional park. The park site, is located an appropriate distance from planned residential areas to permit unobtrusive lighting for nighttime activity. The park is accessible to the residents of Carson Creek and to citizens of El Dorado County.

Policy 9.1.2.5

All discretionary applicants may be conditioned to prove an irrevocable offer of a trail easement dedication and construction of trails as designated on the Trails Master Plan, provided it can be shown that such trails will serve as loops and/or links to designated or existing trails, existing or proposed schools, public parks and open space areas, and existing or proposed public transit nodes (e.g., bus stops, park and ride lots). Parkland dedication credit shall be given where applicable for provision of land and trail improvements that aid in implementing the Trails Master Plan.

The trail system has been designed to loop and link to parks, open space areas, and proposed public transit nodes.

OBJECTIVE 9.1.3: INCORPORATION OF PARKS AND TRAILS

Incorporate parks and non-motorized trails into urban and rural areas to promote the scenic, economic, and social importance of recreation and open space areas.

Policy 9.1.3.1

Linear parks and trails may be incorporated along rivers, creeks, and streams, wherever possible.

The plan establishes a linear parkway along Carson Creek and its tributaries.

The parkway corridor includes a pedestrian/bicycle trail connecting residential, and park areas.

OBJECTIVE 9.2.2: QUIMBY ACT

Land dedicated to the County under the Quimby Act and Quimby in-lieu fees shall continue to be used primarily to meet neighborhood park needs but may assist in meeting the community park standards as well.

Policy 9.2.2.2

Require that new development projects of 50 or more lots provide for the local recreation needs (e.g. primarily neighborhood parks) of its residents and provide mechanisms (e.g. homeowners associations, or benefit assessment districts) for the ongoing development and maintenance needs of these facilities.

Quimby Act requirements will be met through the dedication of land and the payment of in-lieu fees.