

## **6. PLAN ADMINISTRATION**

### **6.1 Specific Plan Amendments**

1. **General Administration:** The Specific Plan shall be administered and enforced by the El Dorado County Planning Department. Certain changes to explicit provisions in the Specific Plan may be made administratively by the Planning Director, subject to appeal to the Planning Commission and subsequently, the Board of Supervisors.
  
2. **Administrative Modifications to the Specific Plan:** Certain modifications to the Specific Plan text or map are specifically deemed not to require formal amendments (i.e., through public hearing) to the Specific Plan as originally approved. The Planning Director has the authority to approve these modifications. Such revisions may include:
  - a. The addition of new information to the Specific Plan maps or text that does not change the effect of any regulations or guidelines.
  - b. Changes to the community infrastructure, such as drainage, water and sewer systems which do not have the effect of increasing or decreasing development capacity in the Planning Area.
  - c. The determination that a use be allowed which is not specifically listed as permitted but which may be determined to be similar in nature to those uses explicitly listed as permitted.
  - d. A transfer of up to fifteen percent of the number of units permitted on one residential zone to another residential zone.
  - e. A transfer of up to fifteen percent of the land area in any residential zone to another residential zone.
  - f. A golf course in the areas affecting industrial and residential villages is permitted so long as the total unit count does not exceed 1,700 units. The industrial areas may be reduced to accommodate a golf course. No changes to the open space areas, except road crossings, shall be permitted.
  
3. **Major Specific Plan Amendment Procedures:** In accordance with California Government Code, Sections 65453-65454, Specific Plans shall be prepared, adopted and amended in the same manner as general plans, except that Specific Plans may be adopted by resolution or by ordinance.

Revisions, other than those determined by the Planning Director to be minor shall require a major Specific Plan amendment. To accommodate these changes, the Specific Plan may be amended as necessary in the same manner it was adopted. Said amendment or amendments shall not require a concurrent general plan amendment unless it is determined by the Planning Director that the proposed amendment would substantially affect the General Plan Goals, Objectives, Policies or Programs. An amendment to the Specific Plan may be initiated by the property owners or at the discretion of the County.

## **6.2 Boundary Adjustments**

The Specific Plan allows for flexibility to move uses within the general locations designated on the Land Use Plan. Adjustments in the boundaries of land use designations, shall not require an amendment of the Specific Plan where such adjustments are consistent with the intent of the County General Plan and this Specific Plan. While acreage and the number of units may shift from one side of a road to the other, in no case shall the total number of units for the entire Specific Plan area be increased. Boundaries not defined on the Land Use Plan shall be established at the tentative or final subdivision map stage.

## **6.3 Review Procedures**

The Carson Creek Specific Plan shall implemented through the subdivision and site plan review process.

1. Tentative Subdivision Map or Vesting Tentative Map: A tentative Subdivision Map or Parcel Map or Vesting Tentative Subdivision or Parcel Map, as applicable, shall be filed for all projects within the Carson Creek Specific Plan area involving land division. This requirement applies to the parcelization of a lot or lots for future development. Submittal requirements shall be specified in the Subdivision Map Act and the County's Subdivision Ordinance.
2. Site Plan: A site plan shall be submitted for Planning Commission review and approval for all development projects within the Specific Plan area including all tentative subdivision maps, any proposal for construction of two or more dwellings, or any commercial proposal.

### **a. Submittal Requirements**

The applicant shall submit a minimum of twelve prints of the site plan to the Planning Department. The site plan shall be drawn to scale, indicate

all dimension and include the following information, (Information may be placed on more than one sheet):

- Assessors parcel numbers
- Vicinity map on cover sheet
- Area and dimensions of property, yards and open space
- Location of existing and proposed building and/or structures showing dimensions from property lines and their intended use
- Location, height and material of existing and/or proposed fences and walls
- Location of off-street parking. Indicate the number of parking spaces, type of paving, direction arrows and parking dimension
- Location and width of drive approaches and internal circulation
- Method of on-site drainage
- Location of existing and/or proposed public improvements (curbs, gutters, sidewalks, utility poles, fire hydrants, street lights, traffic signal devices, etc.)
- Method of sanitary disposal
- Access: vehicular, pedestrian, and service access points of ingress and egress, design and improvements

- Signs: Location, size, height, design, type style, colors, type of illumination, and type of building materials
- Location of trash refuse area
- Location and type of existing trees; identification of any trees removed
- Loading and storage areas indicating any fences and walls to be used as screening
- Location and height of all roof mounted structures
- Building elevations and roof plans
- Noise sources
- Lighting, including the location, type, illumination and height of all exterior fixtures
- A preliminary or conceptual landscape plan must be submitted with site plan. A final specific landscape plan must be submitted prior to issuance of building permits. The final plan shall include species, quantity and size, location and irrigation system
- Other information the Planning Director may determine necessary.

**b. Site Plan Review Process**

The County will have 30 days to deem an application complete. Within thirty working days after the application is deemed complete, the Planning Commission shall agree to hold a public hearing. In approving the site plan, the Planning Commission shall make the following specific findings:

- (1) That the proposed project is consistent with Carson Creek Specific Plan.
- (2) That all applicable provisions of the County Code are complied with.
- (3) The Planning Commission has reviewed each of the following elements of the proposed project and all area consistent with the County Code and the Carson Creek Specific Plan.
  - (a) Facilities, improvements and utilities
  - (b) Vehicular ingress, egress and internal circulation
  - (c) Setbacks
  - (d) Locations of service use areas
  - (e) Walls
  - (f) Landscaping
  - (g) Signs
- (4) That proposed lighting is arranged so as deflect the light away from adjoining properties and will not cause a traffic hazard.

**c. Time Limitation**

Site Plan approval shall be valid for a period that is concurrent with life of the tentative parcel or tentative subdivision map pursuant to the County Subdivision Code. If a tentative subdivision or tentative parcel map is not required, the Specific Plan Site Plan shall be valid for a period of one year. If construction of a project does not commence within that period the property owner may request, and the Planning Commission may grant, a two year extension.

**d. Revisions**

The Planning Director will be responsible for determining "major" amendments as opposed to "minor" amendments to the Site Plan. Minor amendments shall be submitted for review and approval administratively by the Planning Director. Major amendments will require Planning Commission review approval.

**3. Environmental Determination**

All discretionary land use entitlement approvals associated with the implementation of the Carson Creek Specific Plan shall be subject to environmental review as required by the California Environmental Quality Act (CEQA).

Substantial changes to the Specific Plan will be subject to further environmental review and documentation.

## **6.4 Appeals**

Decisions by The Planning Director may be appealed to the Planning Commission under the County Code appeals procedure. Decisions by the Planning Commission may be appealed to the Board of Supervisors.

## **6.5 Monitoring Programs**

CEQA requires identification of mitigation measures that may be incorporated into the approval of project to lessen or eliminate significant environmental effects. When such measures are adopted as part of a project approval, CEQA requires a program of mitigation monitoring and reporting to assess the effectiveness of the mitigation measures. Such a program shall be established for the Carson Creek Specific Plan if mitigation measures are incorporated into the project approval. A mitigation monitoring program will be submitted to the County for review and approval prior to EIR Certification.

## **6.6 Annexation**

The northern half of the project (Euer Ranch) is already in El Dorado Irrigation District. However, the Southern portion of the project is not EID and will require annexation into this district. In anticipation of this need an annexation application has been in progress since 1991. Final annexation processing is pending the certification of the Carson Creek Specific Plan EIR.