

*THE*  
**CARSON CREEK**  
*SPECIFIC PLAN*

Adopted:  
September 24, 1996

Minor Amendment:  
September 28, 1999

**C O N F O R M E D    A G E N D A**

**Special Meeting of the Board of Supervisors  
El Dorado County, California**

**Tuesday, September 28, 1999 - 2:30 P.M.**

**BOARD OF SUPERVISORS MEETING ROOM  
330 Fair Lane, Building A  
Placerville, California  
530 621-5390  
FAX 622-3645  
<http://co.el-dorado.ca.us/bos>**

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Chairman  
Third District

**WILLIAM S. BRADLEY**  
First Vice Chairman  
First District

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**DAVID A. SOLARO**  
Fifth District

Clerk of the Board  
Dixie L. Foote

Chief Administrative Officer  
Michael B. Hanford

County Counsel  
Louis B. Green

\*\*\*\*\*  
HEARING ASSISTANCE DEVICES ARE AVAILABLE FOR PUBLIC USE  
INQUIRE WITHIN THE BOARD OF SUPERVISORS OFFICE  
\*\*\*\*\*

**ADOPTION OF AGENDA**

**CLOSED SESSIONS**

Existing litigation pursuant to Government Code Section 54956.9(b) regarding the following:

El Dorado County Taxpayers for Quality Growth, et al vs El Dorado County Board of Supervisors, et al (Carson Creek) El Dorado County Superior Court Case No. PV-002584.

**OPEN SESSION**

Palisades Development, Inc. requesting Board certify an addendum to the Environmental Impact Report (EIR) and consider minor amendments to the Specific Plan and development agreement for Carson Creek in the El Dorado Hills area, (APNs 108-040-04, -05, -06, -07, -12, and 108-050-02).

**BOARD ACTION** - Board adopted the findings proposed by staff, and approved the Specific Plan amendments which have been presented.

BSNuNH

**ADJOURNMENT**

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# **1. EXECUTIVE SUMMARY**

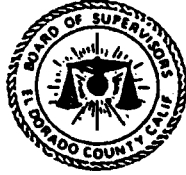
**The Carson Creek Specific Plan establishes comprehensive guidance and regulations for the development of a 710-acre site in El Dorado County.**

**Uniquely located in the western portion of the County, on relatively flat land and adjacent to the El Dorado Hills Business Park, the site provides the opportunity to create a new community with a balanced mix of residential, research and development, commercial, public, and open space uses.**

**Buildout of the Specific Plan will result in a balanced community consisting of 1,700 housing units, up to 40,000 square feet of commercial uses, up to 449,605 square feet of research and development, up to 780,279 square feet of industrial uses, 37 acres of public park, and 198.9 acres of enhanced open space.**

**The Specific Plan contemplates, in its residential areas, an age-restricted, senior citizen housing development within the meaning of California Civil Code Section 51.3 with an array of largely single-family housing types and densities. Section 51.3 provides that qualifying residents for senior communities are those who are 55 years of age or older. The Specific Plan will also accommodate a small, 6-acre pocket of non-age-restricted residential housing: up to 18 unrestricted residential dwelling units may be constructed on the 6 acres.**

**The plan pays special attention to the natural features of the site. An open space system is planned, with interconnecting open space areas and parkways throughout the site. Carson Creek and its tributaries will be protected through the creation of a parkway corridor. Wetlands and habitat areas will be protected and preserved in open space areas.**



## **RESOLUTION No.** 224-96

### **THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO**

The Board of Supervisors of the County of El Dorado resolves as follows:

#### **RECITALS**

1. The Carson Creek Specific Plan area is located south of Highway 50 and generally east of the El Dorado Hills Business Park in the El Dorado Hills area of El Dorado County.
2. The application for the Carson Creek Specific Plan (hereinafter, "Specific Plan") was submitted in July 1994.
3. The Specific Plan text was submitted for staff review and was made available for public review. After County Planning Department review, staff concluded that, because the Specific Plan had the potential to adversely affect the environment, an Environmental Impact Report ("EIR") would be required pursuant to the California Environmental Quality Act ("CEQA").
4. A Notice of Preparation of the EIR was mailed to all responsible and affected agencies on June 30, 1994, pursuant to Public Resources Code Section 21080.4.
5. A draft EIR for the Carson Creek Specific Plan was prepared in accordance with CEQA, the State CEQA Guidelines, and the Environmental Review Guidelines of El Dorado County.
6. The County distributed copies of the draft EIR to the public agencies which have jurisdiction by law with respect to the project and to other interested persons and agencies and sought the comments of such persons and agencies.
7. Notice inviting comments on the draft EIR was given in compliance with CEQA Guidelines Section 15085.
8. On June 27, 1996, a public hearing on the draft EIR was held by the County Planning Commission.
9. Written and oral comments to the draft EIR have been received and responses to those comments have been prepared.
10. The public comment period for the draft EIR ended on July 5, 1996.



11. On 9/12, 1996, the El Dorado County Planning Commission recommended the certification of the final EIR as adequate and complete in accordance with the provisions of the California Environmental Quality Act and local ordinances and forwarded its recommendation of approval of the Specific Plan to the Board of Supervisors.

12. The environmental record prepared in conjunction with the consideration and adoption of the Carson Creek Specific Plan includes the following:

- a. The Carson Creek Specific Plan application package;
- b. The draft and final EIR;
- c. All staff reports, public memoranda, maps, and minutes of meetings prepared by County staff relating to the project and presented to the Planning Commission and/or Board of Supervisors;
- d. All testimony and documents presented by the applicant or the applicant's agents relating to the project and presented to the Planning Commission and Board of Supervisors;
- e. The proceedings before the Planning Commission relating to the project and EIR, including testimony, oral and written, and documentary evidence introduced at the public hearings to the Planning Commission and the Board of Supervisors; and
- f. Matters of common knowledge to the Board which it considers including, but not limited to, the following:
  - i. The El Dorado County General Plan;
  - ii. The El Dorado County Zoning Code;
  - iii. The El Dorado County Code; and
  - iv. Other formally adopted policies and ordinances.

13. The Board of Supervisors of the County of El Dorado has reviewed the final EIR prepared for the Carson Creek Specific Plan, Planning Department staff reports pertaining to the draft EIR, and all evidence received by the Planning Commission at the duly noticed public hearings. All these documents and evidence are incorporated by reference into this Resolution.

14. The final EIR identified certain significant and potentially significant adverse effects on the environment caused by the Carson Creek Specific Plan project.

15. The Board of Supervisors is required, pursuant to CEQA, to adopt all feasible mitigation measures or feasible project alternatives that can substantially lessen or avoid any significant environmental effects.

16. The Board of Supervisors desires, in accordance with CEQA, to declare that, despite the occurrence of significant environmental effects that cannot be substantially lessened or avoided through the adoption of feasible mitigation measures or feasible alternatives, there exist certain overriding economic, social, and other considerations for approving the Specific Plan that the Board believes justify the occurrence of those impacts.

NOW, THEREFORE, the Board of Supervisors of the County of El Dorado does hereby resolve as follows:

1. It is hereby certified that the final EIR has been completed in compliance with CEQA.

2. It is hereby certified that the final EIR has been presented to the Board, which reviewed and considered the information and analysis contained therein before making the findings attached hereto, adopting the mitigation monitoring program as set forth in the final EIR, and issuing the statement of overriding considerations, all of which are on file with the County Clerk.

3. The Board finds that many of the impacts identified in the initial study for the Specific Plan involve matters which were studied in the final environmental impact report prepared for the County General Plan adopted in February 1996. In accordance with Public Resources Code Section 21083.3 and CEQA Guidelines Section 15083, the Specific Plan is consistent with the General Plan, and the level of impacts other than those peculiar to the Specific Plan are consistent with the level of impact identified in the General Plan EIR.

4. The Board further finds, pursuant to Public Resources Code Section 21081 and CEQA Guidelines Section 15091, that many of the proposed mitigation measures described in the final EIR are feasible and therefore will become binding upon the County and affected landowners and their assigns or successors in interest when the Board approves the Specific Plan and that other proposed mitigation measures are infeasible.

5. To the extent that these findings conclude that various proposed mitigation measures outlined in the EIR are feasible and have not been modified, superseded, or withdrawn, the Board hereby binds itself, all landowners within the Carson Creek Specific Plan area, and their assigns and successors in interest to implement those measures. These findings are not merely informational but constitute a binding set of obligations that will come into effect when the County adopts this Resolution approving the Specific Plan.

6. The Board resolves this Resolution will become, upon adoption, incorporated into the Carson Creek Specific Plan. Thereafter, when any proposed specific project within the Specific Plan area is reviewed for its consistency with the Specific Plan, the conditions of said proposed project will have to be deemed consistent with the Specific Plan and the conditions and mitigations set forth herein prior to approval of the proposed project.

7. As set forth in its findings of fact attached as Exhibit C, the Board hereby finds that none of the proposed project alternatives set forth in the final EIR can feasibly substantially lessen or avoid the significant adverse environmental effects that will not be substantially lessened or avoided by the adoption of all feasible mitigation measures.

8. In order to comply with Public Resources Code Section 21080.6, the Board hereby adopts the mitigation monitoring and reporting program as set forth in the final EIR. The program is designed to ensure that, during project implementation, the County, affected landowners, their assigns and successors in interest, and any other responsible parties comply with the feasible mitigation measures identified in Exhibits A and B. The mitigation monitoring and reporting program identifies, for each mitigation measure, the party responsible for implementation.

9. Since the adoption of all feasible mitigation measures will not substantially lessen or avoid all significant adverse environmental effects caused by adoption of the Specific Plan, the Board hereby issues, pursuant to CEQA Guidelines Section 15093 and attached hereto as Exhibit D, a statement of overriding considerations that render those effects acceptable.

10. The County Clerk is directed, after the Board adopts this Resolution formally approving the Specific Plan, to post a Notice of Determination, together with a copy of this Resolution and its exhibits, in the Office of the County Clerk and shall file such Notice with the County Clerk of El Dorado County and, in accordance with Public Resources Code Section 21152, shall cause such Notice to be posted in the County Clerk's Office, all within five working days following adoption of this Resolution approving the Specific Plan.

11. The draft and final EIRs set forth environmental impacts that would be significant or potentially significant in the absence of mitigation measures. As to each such impact, the Board of Supervisors hereby finds that changes or alterations incorporated into the project mitigate or substantially lessen the significant or potentially significant environmental impacts as specifically set forth in Exhibit A attached hereto. Also set forth are impacts that are significant and unavoidable that cannot be substantially lessened or avoided through the adoption of feasible mitigation measures or feasible alternatives, as specifically set forth in Exhibit B attached hereto. As to these impacts, the Board of Supervisors hereby finds that there exist certain overriding economic, social, and other considerations for approving the Specific Plan that the Board believes justify the occurrence of those impacts.

12. The Board of Supervisors finds that the Specific Plan is consistent with the El Dorado County General Plan for all of those reasons set forth in the text of the Specific Plan and that the Specific Plan implements the goals and policies of the General Plan.

13. Based on all of the foregoing and on the facts set forth in the Statement of Overriding Considerations set forth in this Resolution, the Board of Supervisors hereby adopts the Carson Creek Specific Plan as submitted to this Board.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held on the 24TH day of SEPTEMBER, 1996 by the following vote of said Board:

SUPERVISORS: RAYMOND J. NUTTING, J. MARK N  
WALTER L. SHULTZ, JOHN E. UPTON

Ayes:

ATTEST

DIXIE L. FOOTE  
Clerk of the Board of Supervisors

Noes: SUPERVISOR: WILLIAM S. BRADLEY  
Absent: NONE

By Margaret E. Moody  
Deputy Clerk

Raymond J. Nutting  
Chairman, Board of Supervisors

I CERTIFY THAT:  
THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE.

DATE \_\_\_\_\_

ATTEST: DIXIE L. FOOTE, Clerk of the Board of Supervisors of the County of El Dorado, State of California.

## **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.

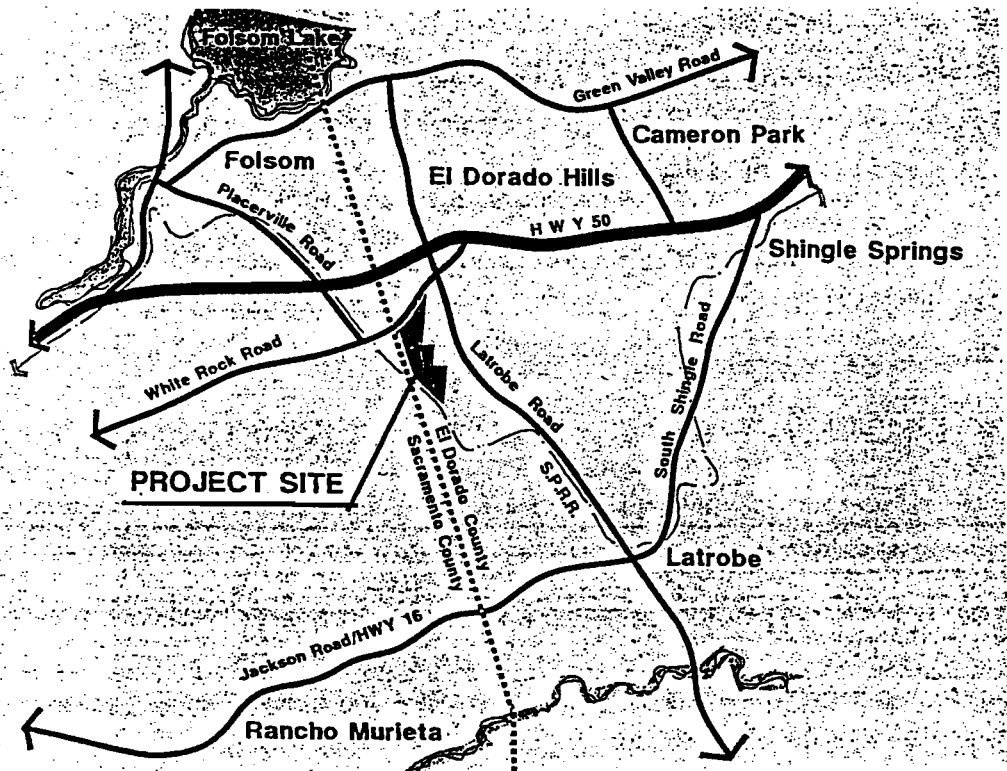


Figure 1 Regional Location Map

## **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.

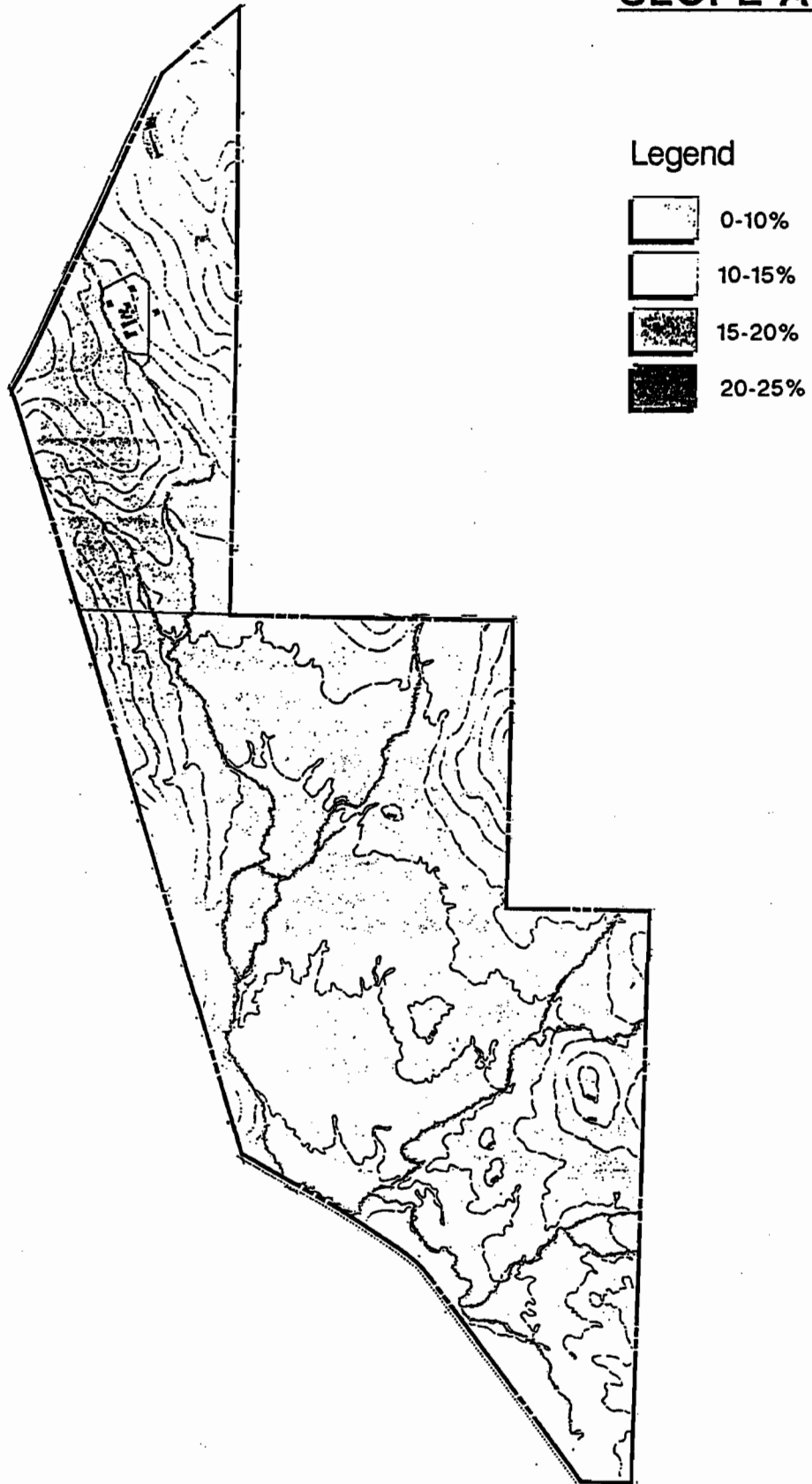
The location of the site adjacent to the El Dorado Hills Business Park also presents an opportunity to incorporate Research and Development and Industrial elements into the Plan.

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).

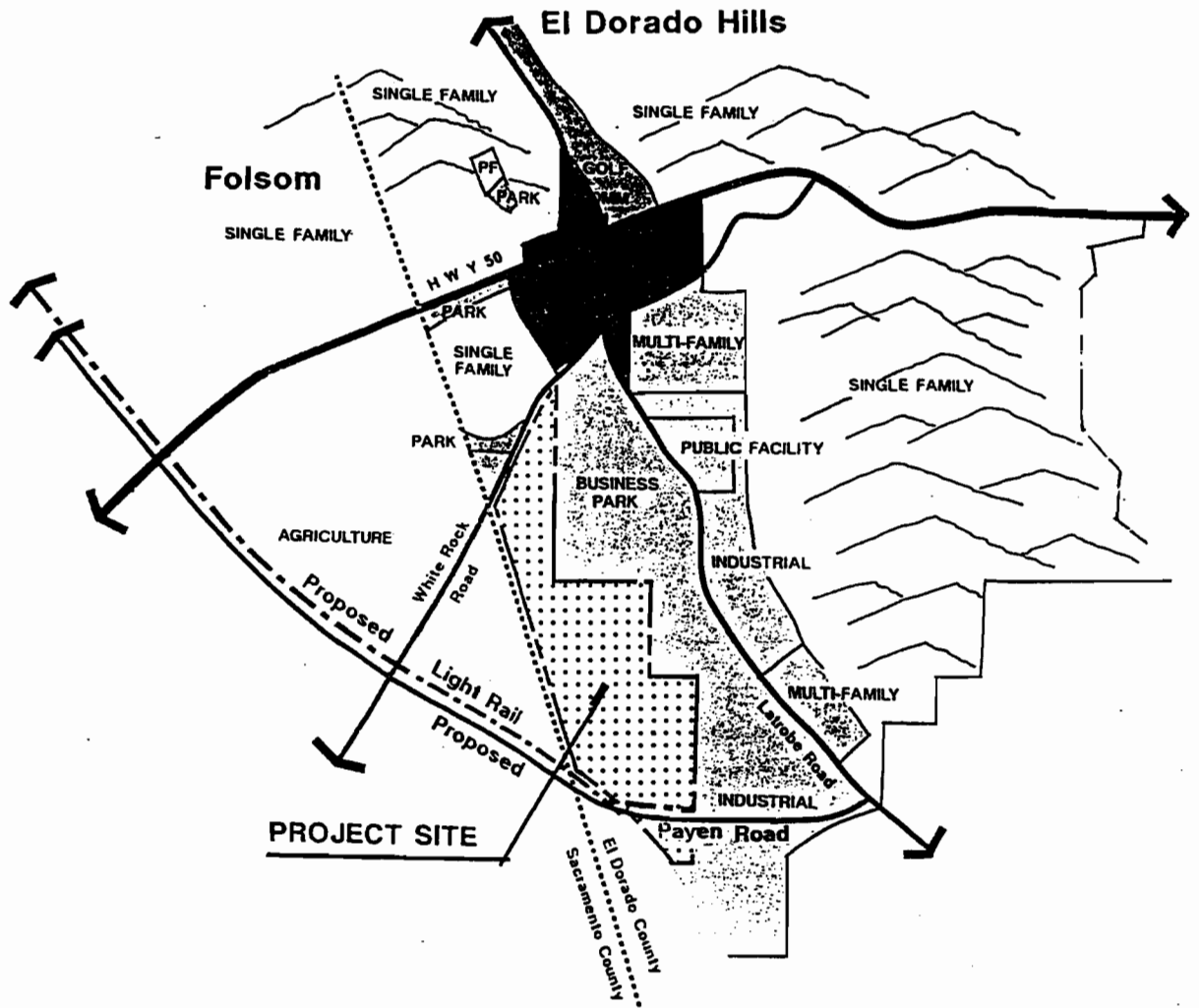
With Carson Creek bisecting the site, a unique opportunity has been created to provide an open space amenity. The natural channel of Carson Creek and its tributaries will be preserved by means of a linear parkway system linking natural, open-space areas with parks. Wetlands will be preserved, restored, 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. <sup>1</sup>	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

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<sup>1</sup> 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.*

## **3. DEVELOPMENT PLAN**

### **3.1 Introduction**

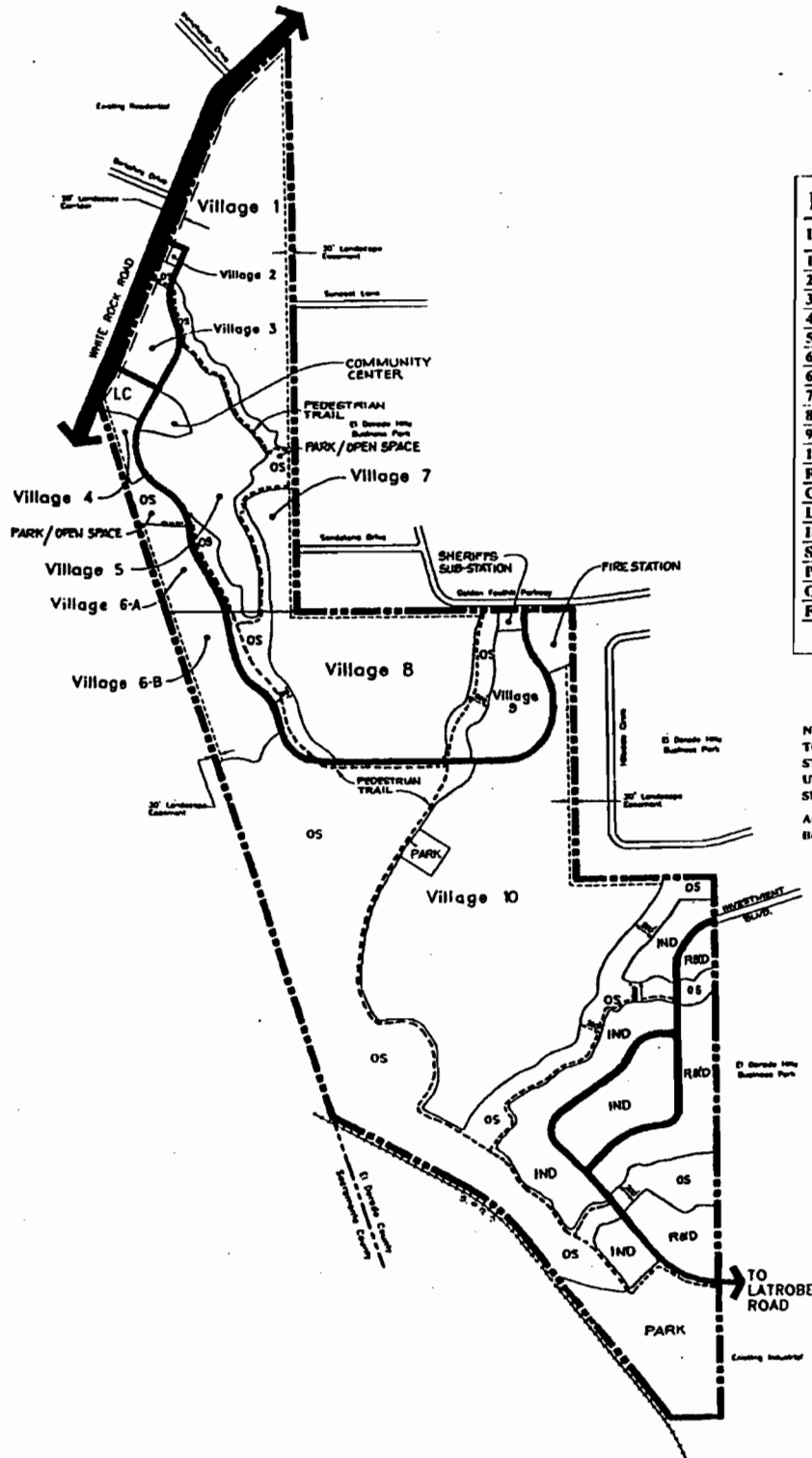
The Development Plan consists of the Land Use Plan, Circulation Plan, Open Space Plan, Grading Plan, Infrastructure Plan, Environmental Management Plan, and Public Facilities and Services. Together, these elements establish the framework for development of the 710-acre Carson Creek community. The Land Use Plan sets forth the planned land uses and intensities for the community, while the other elements of the Development Plan establish the systems to support development under the Land Use Plan. For the purposes of this Plan all calculations are based on gross acres with land use boundaries taken to the centerlines of roads shown within the Plan boundaries.

### **3.2 Land Use Plan**

The Carson Creek Specific Plan will create a balanced community, with detached single family housing, apartments, parks, commercial, research and development, industrial, and civic uses (see Figure 4). The plan incorporates both contemporary and traditional design concepts, to create a place where residents of the community will be able to safely walk to parks, and grocery stores without having to compete with cars on busy streets.

Buildout of the Specific Plan will result in construction of 1,700 housing units, up to 40,000 square feet of commercial uses, up to 449,605 square feet of research and development uses, up to 780,279 square feet of industrial uses, 37 acres of parks, and 198.9 acres of open space. Tables 1 and 2 show land uses and land acreage.

# LAND USE PLAN



LAND USE CALCULATIONS			
LAND USE VILLAGES	ACRES	UNITS	D.U.A.
1	74.8	255	3.4
2	1.1	4	3.6
3	9.5	28	2.9
4	3.2	7	2.2
5	31.2	125	4.0
6-A	10.4	36	3.4
6-B	20.9	83	4.0
7	9.2	41	4.0
8	55.3	304	5.5
9	16.6	67	4.0
10	136.4	750	5.5
RESEARCH & DEVELOPMENT	34.4	0	
COMMUNITY CENTER	3.0	0	
LOCAL COMMERCIAL (LC)	4.6	0	
INDUSTRIAL (IND)	59.7	0	
SHERIFF SUB-STATION	1.2	0	
PARKS	37.0	0	
OPEN SPACE (OS)	198.9	0	
FIRE STATION	5.4	0	
<b>TOTAL</b>	<b>712.8</b>	<b>1700</b>	

NOTE: UNIT COUNT SHOWN HEREON MAY CHANGE FROM VILLAGE TO VILLAGE AND WILL BE FINALIZED AT THE TENTATIVE MAP STAGE. THE CHANGES ARE PERMITTED SO LONG AS THE TOTAL UNIT COUNT DOES NOT EXCEED THE MAXIMUM UNIT COUNT AS SHOWN ON THE SPECIFIC PLAN.

ACRES SHOWN HEREON ARE APPROXIMATE ONLY AND WILL BE FINALIZED AT TENTATIVE MAP STAGE.



**TABLE 1: LAND USE CALCULATIONS**

<b>Land Use</b>	<b>Acres</b>	<b>Units</b>	<b>Density</b>
<b><u>Residential</u></b>			
Villages 1-10	368.6	1,700	
<b><u>Employment</u></b>			
LC	4.6		
CC	3.0		
Industrial	59.7		
RD	34.4		
Subtotal	101.7		
<b><u>Public</u></b>			
P	37		
OS	198.8		
SS	1.2		
FS	5.4		
Subtotal	242.4		
<b>TOTAL</b>	<b>712.7</b>	<b>1,700</b>	

### **3.3 Land Use Categories**

The Carson Creek Specific Plan identifies six land use categories: (1) residential; (2) local convenience commercial; (3) research and development; (4) industrial; (5) parks; and (6) open space. This section identifies each land use category in more detail, and includes a discussion of the amount, location, and anticipated design character of the use.

#### **Residential**

The land use plan provides for the development of 1,700 units in 10 residential Villages. The Specific Plan contemplates, in its residential areas, an age-restricted, senior citizen housing development within the meaning of California Civil Code Section 51.3 with an array of largely single-family housing types and densities. Section 51.3 provides that qualifying residents for senior communities are those who are 55 years of age or older. The Specific Plan will also accommodate a small, 6-acre pocket of non-age-restricted residential housing: up to 18 unrestricted residential dwelling units may be constructed on the 6

acres.

Although the Land Use Table provides for a tabular summation of the acreage and unit count for each Village, the actual density will be fixed at the tentative map stage. The plan allows for the flexibility to design the development of each village in either one, consistent density or a range of densities. For instance, a Village may be only 7,000 square foot lots, or a Village may be divided into areas of 7,000 square foot lots, 5,000 square foot lots, and 3,000 square foot lots, or some other combination of product mix. Generally speaking, sloped areas will have larger lots and flatter areas will have smaller lots. At the tentative map stage, the zoning for residential areas will be fixed in accordance with section 4 of the specific plan.

**TABLE 2: RESIDENTIAL LAND USE CALCULATIONS**

Villages	Acres	Units
1	74.8	255
2	1.1	4
3	9.5	28
4	3.2	7
5	31.2	125
6A	10.4	36
6B	20.9	83
7	9.2	41
8	55.3	304
9	16.6	67
10	136.4	750
<b>TOTAL</b>	<b>368.6</b>	<b>1700</b>

## **Employment**

### **(RD) RESEARCH AND DEVELOPMENT**

The purpose of this land use designation is to provide areas for the location of high technology, non-polluting manufacturing plants, research and development facilities, corporate/industrial offices, and support service facilities in a rural or campus-like setting which ensures a high quality, aesthetic environment. This designation is highly appropriate for the business park/employment center concept. The Research and Development areas consist of 34.4 acres and will provide approximately 449,605 square feet of floor space. The Research and Development areas are located adjacent to the existing El Dorado Hills Business Park, allowing for coordination of land uses with existing development.

### **(LC) LOCAL CONVENIENCE COMMERCIAL**

The Local Convenience Commercial land use designation is intended to permit small convenience shopping sites serving individual neighborhoods. There is a total of (4.6) acres of LC located along White Rock Road. Approximately 40,000 square feet of commercial space, accommodating delis, cleaners, cafes, general stores, and other local services such as beauty and barber shops, with the potential for office space above will be provided. Commercial buildings will be designed so that the architecture is consistent with the residential neighborhood theme. Access to the site should be provided for cars, pedestrians, and bicyclists. Walkways, overhangs, and benches should be incorporated into the site design to provide a small gathering area for neighbors to meet. The entrance to the centers should include sidewalks leading directly to the building entrances so that pedestrians do not have to cross parking areas to enter. Design should include central areas for notice and bulletin boards. Bicycle stands should be provided in front of buildings. Residential uses may be incorporated into spaces above ground floor retail uses by right.

### **(CC) COMMUNITY CENTER**

Community Centers are highly desirable features in an age-restricted community. As such, a 3.0-acre community centers is provided.

### **(I) INDUSTRIAL**

The Industrial land use designation has been provided in the Plan area to foster opportunities for industrial-related activities. El Dorado Hills has limited

opportunity for industrial land to provide for uses that are otherwise not available in the community. The Design Guidelines, which will require appropriate performance standards, such as landscaping, setbacks, and fence treatments, will ensure that industrial uses are compatible and appropriate within the Plan area. While the County ordinance permits commercial activities in industrial district, the Plan area will limit the uses to industrial only.

## **Public**

### **(SS) SHERIFF'S SUBSTATION AND (FS) FIRE STATION**

To ensure public services are available, a 1.2-acre site is reserved for a sheriff's substation and a 5.4-acre site is reserved for a fire station. The precise acreages for these sites may change slightly to meet the needs of the service providers. These areas have an underlying residential designation in the event that they do not develop as their intended uses. In such an event, these areas will be merged with the nearest residential Village. In no event, however, shall this change cause the overall unit count to exceed 1,700 units.

### **(P) PARKS**

Five parks consisting of 37 acres are provided within the community. The parks include, one regional park and several neighborhood parks.

A 30-acre **Regional Park** is located in the southernmost portion of the site away from, but accessible to the community. The location will reduce the impact of regional traffic using the park, and allow for lighted playing fields without conflict to residential areas.

This park is intended to provide for the large scale active recreation needs of the western area of El Dorado County. The park could have ballfields, basketball courts, and other recreation facilities. Parking areas and picnic areas will also be provided.

Several **Neighborhood Parks** have been provided for active and passive use. The parks may contain picnic areas, playgrounds, and sports fields. Local parks should be designed to allow visibility from surrounding residential areas. These parks may also be used for storm water detention if properly designed to also allow recreational activities to coexist. These park areas are designated as residential areas until such time as tentative maps are submitted and parklands are shown in accordance with the Quimby Act. Dedication of the parks to the appropriate entity will occur at the final map stage.

The Carson Creek Specific Plan provides for (198.9) acres of enhanced open space in conjunction with the natural drainage system of the site. Open Space areas have been established for preservation of natural resources, wetlands, upland habitat adjacent to riparian and seasonal wetland habitat, and flood plain areas, for passive recreation, and for the enjoyment of the residents of the Carson Creek Specific Plan community and of El Dorado County. Buildings and development within this category shall be kept at the minimum necessary to allow full enjoyment of the open space. This category is differentiated from the (OS) Open Space District described in the El Dorado Zoning Ordinance in that agricultural and timber harvesting activities are not allowed.

### **3.4 Circulation Plan**

#### *Existing Streets*

The Carson Creek Specific Plan area is located adjacent to the El Dorado Hills Business Park and portions of the existing Golden Foothill Parkway, Suncast Drive, Sandstone Drive, and Investment Boulevard connect to the Plan Area to the east. All of these roadways are two-lane facilities that service the area. The only other major streets in the area are White Rock Road and Latrobe Road, both are two-lane roadways. U.S. Highway 50 is located approximately one mile to the north of the Plan Area and runs in an east/west direction. This freeway is two lanes in each direction.

A delineation of the Plan Area streets and streets outside of the Plan Area, are provided in the Summary of the traffic analysis for the Carson Creek/Euer Ranch Subdivision (on file with the El Dorado County Department of Transportation).

#### *Planned Streets*

The street widths for the Plan Area will be designed to accommodate a wide range of anticipated traffic volumes and in a manner that will be compatible with the varying land uses. The streets will be designed to follow the natural topography as closely as possible. Streets will generally be curvilinear in design and consistent with the overall design concepts of the Specific Plan. Existing trees and other natural features will be incorporated into the right-of-way landscape design whenever possible. See Figure 5, "Circulation Plan."

Final location of intersections within portions of the Plan Area will meet the minimum standards of the El Dorado County Department of Transportation, at the time they are designed and submitted for approval. See Figure 6, "Street



Sections." Street Sections will meet the standards of El Dorado County, unless privately owned. In the event that the streets are not dedicated to the County, and remain privately owned, narrower widths and roadside ditches shall be permitted.

Residential Street designs will be used for the majority of the interior streets in the Plan Area. Included in some areas within the right-of-way will be a pedestrian path for residents to safely walk to parks, retail centers and jobs without having to compete with vehicles on busy streets. Space for street trees will be included in the right-of-way or adjacent to the rights-of-way in landscape areas.

Minor collector street design will be used with and between community facilities and housing. Included in some areas within the right-of-way is a pedestrian path and landscape areas. The street will provide the appropriate travel lanes and no on-street parking except for emergency vehicles within shoulder areas, will be allowed.

The major collectors will be designed to carry a large percentage of the Plan Area traffic. The designs include combined bicycle lanes and shoulders on each side of the pavement sections. Pedestrian paths are provided on each side of the right-of-way with landscaping. Provision will be made for emergency on-street parking on the shoulder area.

In an effort to create a better sense of community and to slow the speed of traffic in residential areas, the use of cul-de-sacs in the design stage shall be encouraged. Cul-de-sacs can be provided with abutting open space areas to provide ready access to the open space viewsheds. In other areas, cul-de-sacs, curvilinear streets and other design methods may be used to slow traffic within the residential Villages.

To preserve a more natural feel of the community, open-channel drainage ways will be used to the extent feasible. Open-channel drainages provide water quality treatments and erosion control measures in addition to avoiding the concrete-lined channels common in urban developments. It is anticipated that a combination of open channels, landscaped corridors shaped as v-ditches, and piped facilities will be utilized to convey drainage.

### *Pedestrian Circulation*

Pedestrian traffic is encouraged within the Plan Area via an extensive system of inter-linked trails, paths or sidewalks. These pedestrian routes are intended to

provide an alternative to automobile travel, but also foster health and social interaction among residents.

The trails system will connect to points adjacent to the Plan Area that may be interconnected to future trail systems.

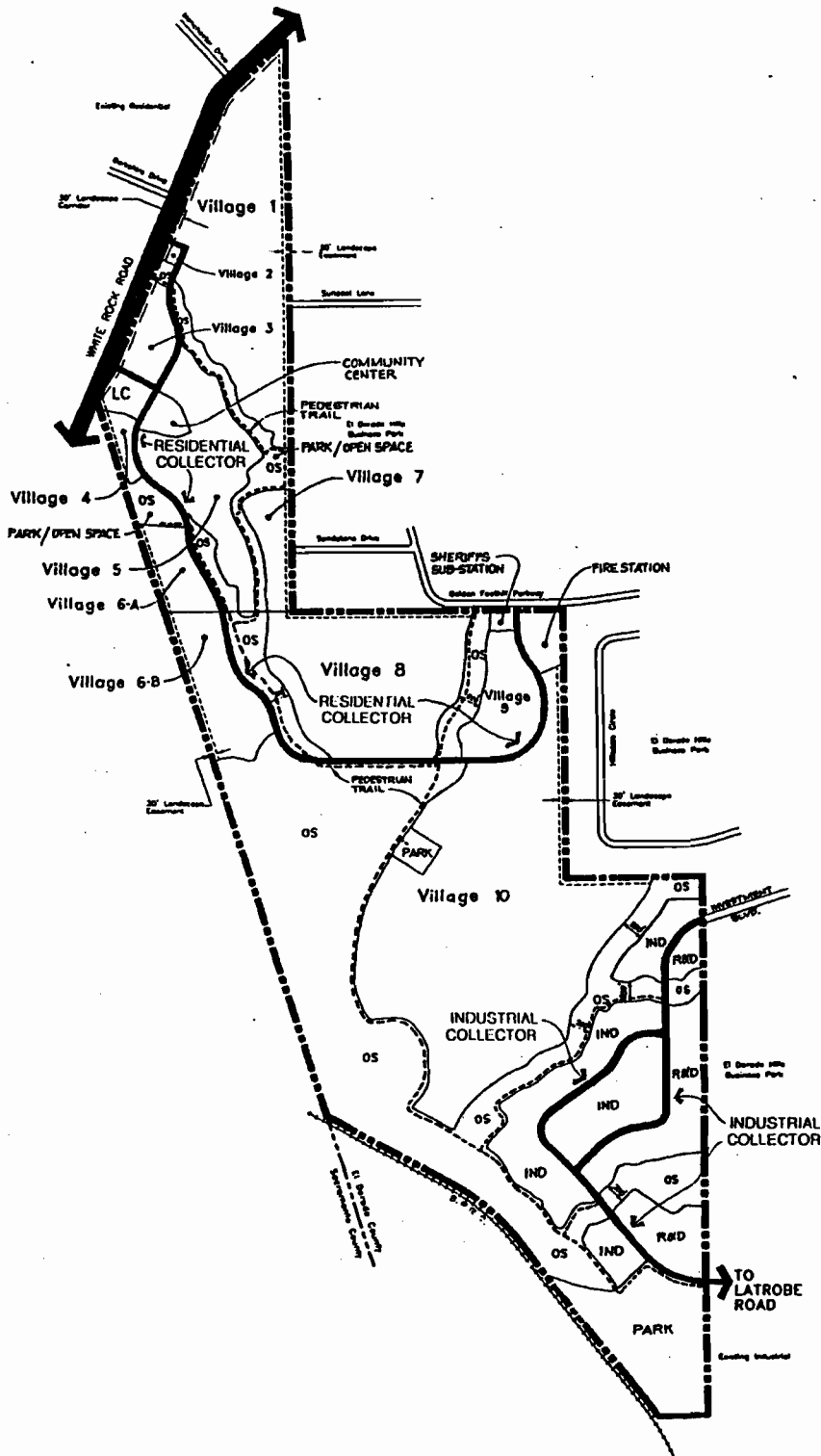
Access to the trail system will occur at designated points along the public street right-of-way adjacent to open space areas. Final trail alignments will be determined later. Some trails may be paved, others may be covered with an all weather surface.

Trails or paths located on privately owned land will be within easements dedicated for public access. These easements will be reserved for dedication with the filing of the tentative subdivision maps for each housing project. Some trails may be paved others may be covered with an all weather surface. See Figure 7.

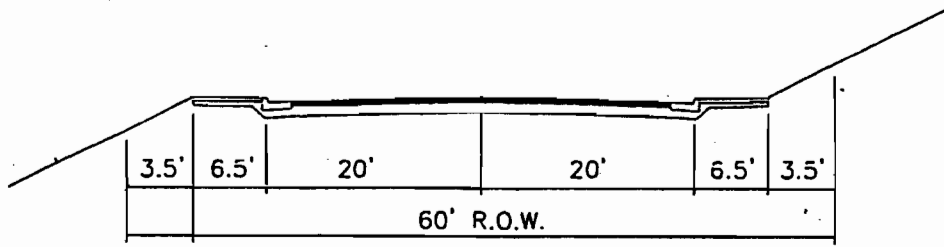
Within drainageways, where possible, unpaved dirt or all weather trails will be designed. Trails will be combined with drainage way easement and public access easements.

Paved pedestrian trails paths will be provided in street right-of-ways except at some local residential streets. These paths will be constructed with either concrete or asphalt, depending on the location.

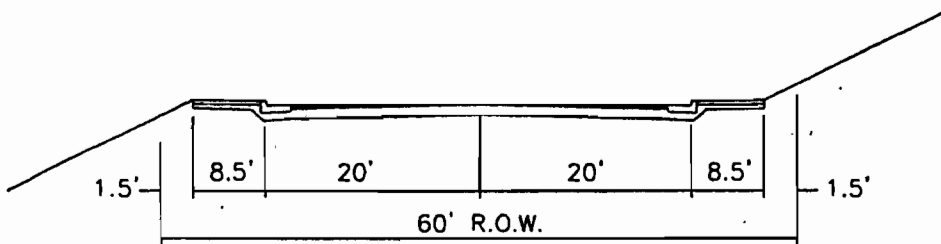
# CIRCULATION PLAN



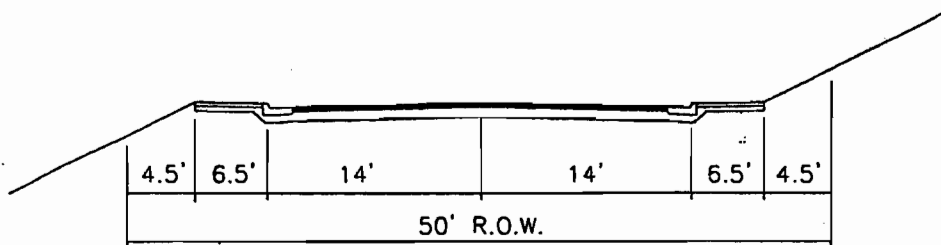
# STREET SECTIONS



RESIDENTIAL COLLECTOR

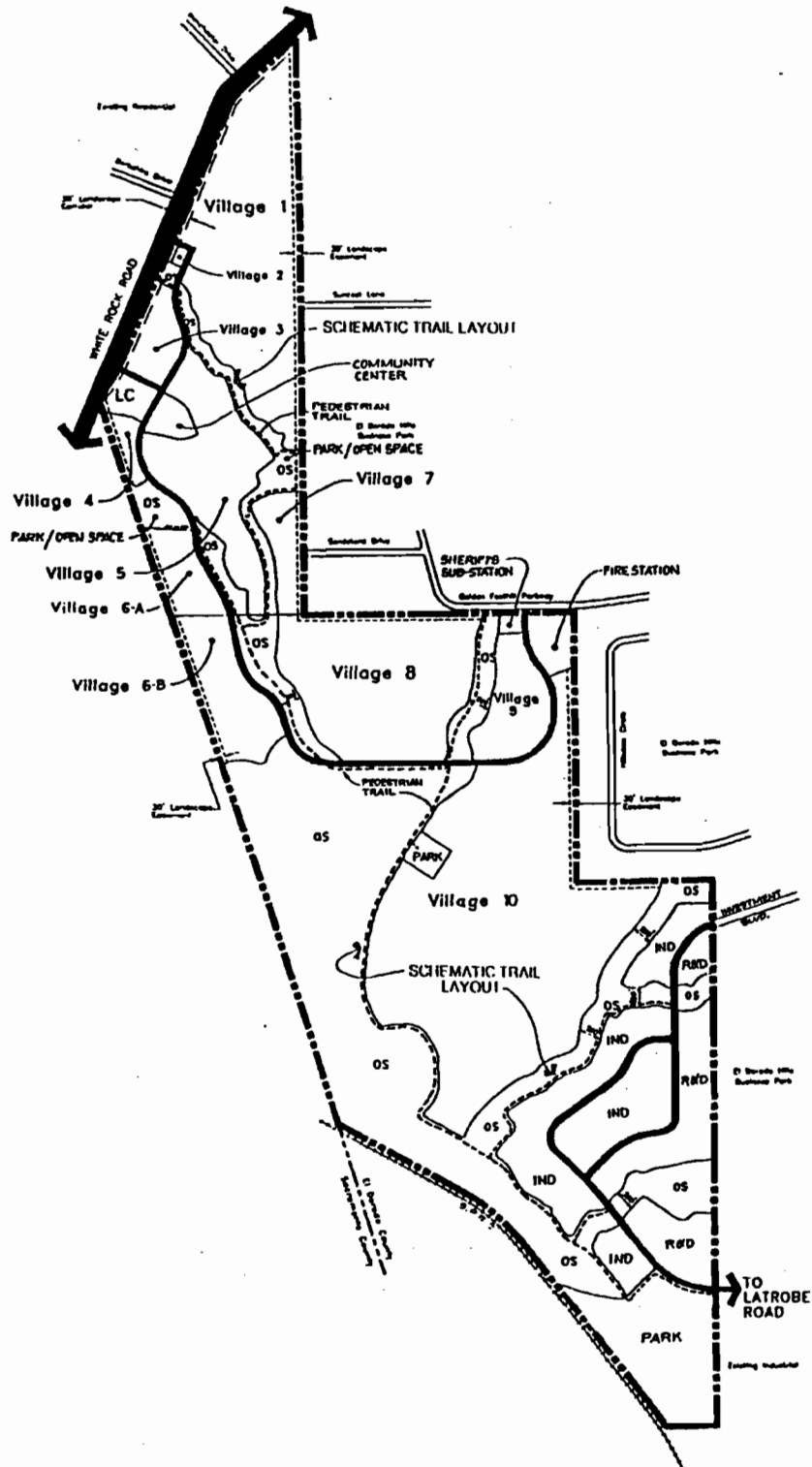


INDUSTRIAL COLLECTOR



RESIDENTIAL STREET

# PEDESTRIAN TRAIL SYSTEM



### **3.5 Open Space Plan**

#### *Open Space and Buffers*

A community-wide open space system is planned which preserves, restores and enhances significant natural habitat and other natural sections of the site. Carson Creek and its tributaries will provide the framework for the interconnecting parkway/trail system. See Figure 7.

**Open Space:** There will be approximately 199 acres of Open Space within the Specific Plan area. These areas will be maintained as natural and enhanced habitat, and as preserved sensitive creek and wetlands areas, providing opportunities for preservation and enhancement of wildlife and plant species. Several enhanced wetland areas in the southern and western portion of the site will support a diversity of wildlife. Where the open space abuts Sacramento County agricultural lands, a four foot high, open screen fence will be constructed to control the movement of cattle and to discourage trespassing.

**Buffer:** A thirty-foot wide, landscaped easement will be located in the residential rear yards along the western and eastern perimeter of the site where the residential areas abut the county line. This greenbelt, will distinguish the Sacramento/El Dorado County line on the west side of the site. On the east side of the site it will provide a buffer between the site and the existing adjacent El Dorado Hills Business Park. A thirty-foot landscape corridor will also be provided along White Rock Road to buffer the proposed residential areas.

A thirty-foot landscape corridor will also be provided along White Rock Road to buffer the proposed residential areas.

### **3.6 Grading Plan**

Grading activities will incorporate a variety of controls to reduce soil erosion and minimize impacts within the area.

Grading activities will incorporate appropriate erosion control measure as provided in the El Dorado County Grading Ordinance. Areas subjected to grading shall not slope in excess of 2:1 unless otherwise approved by the El Dorado County Department of Transportation.

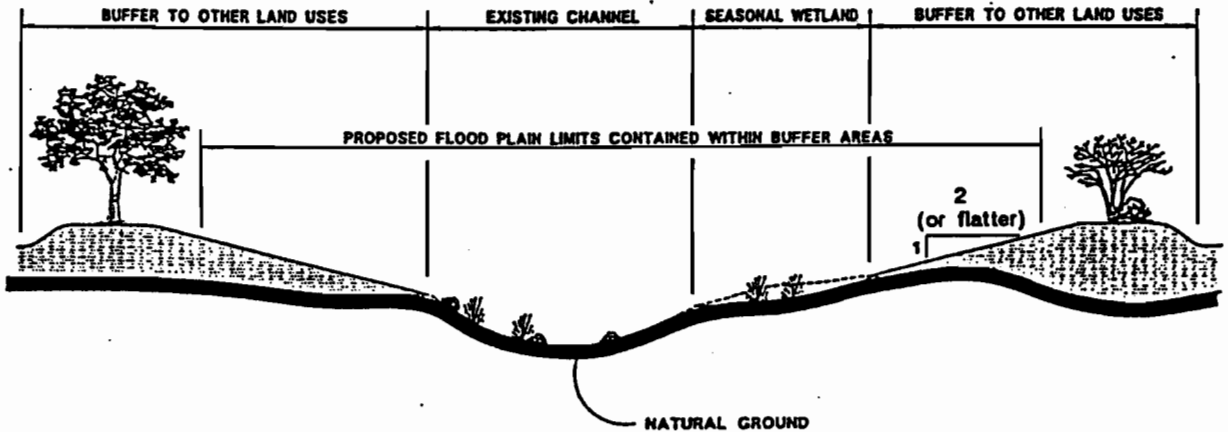
### 3.7 Infrastructure

#### Storm Drainage

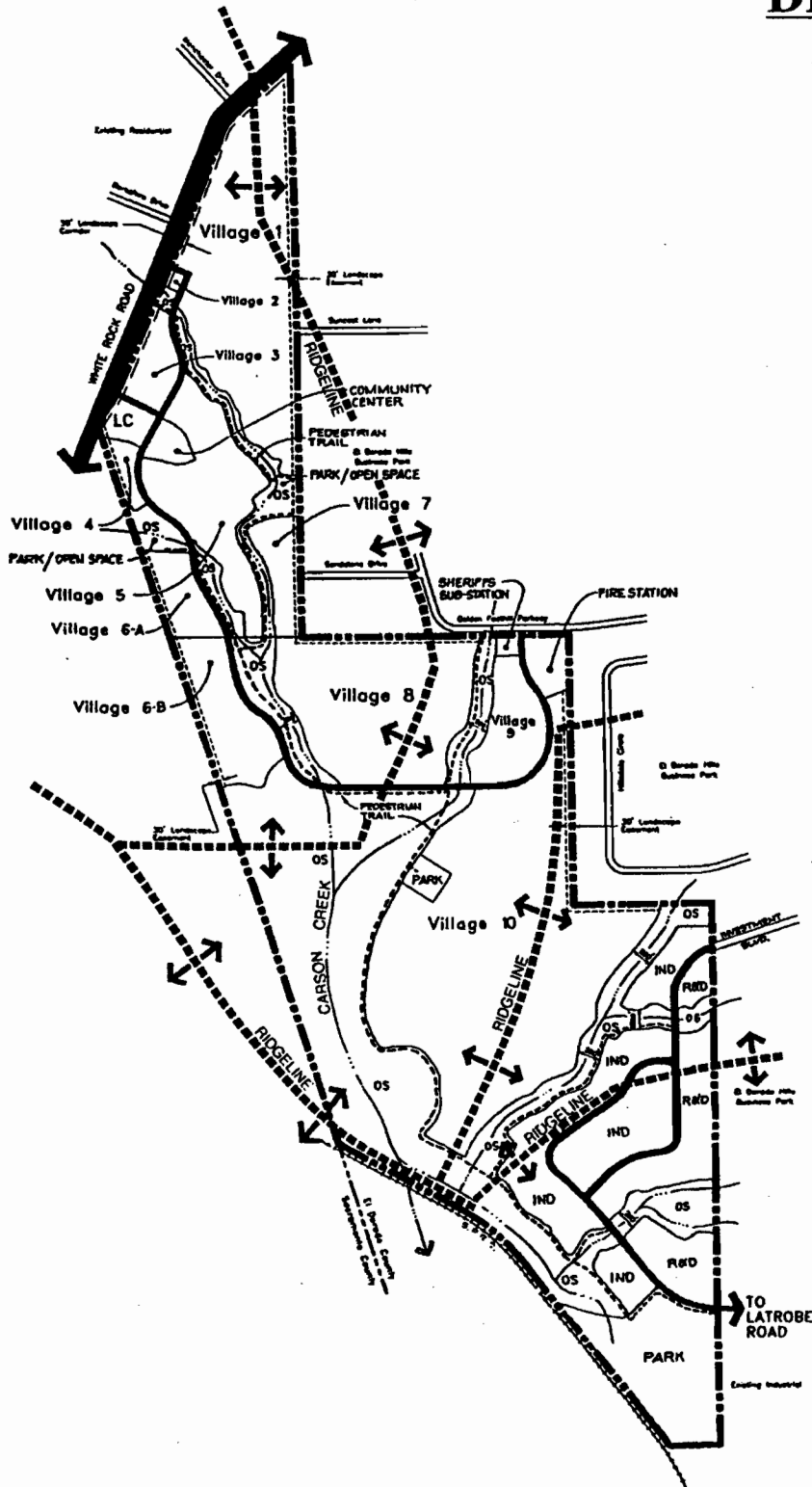
**Existing System:** All storm drainage is conveyed offsite by natural drainageways. The natural drainageways converge at the southern portion of the property at the existing railroad crossing and discharge offsite. Most of the drainageways flows are intermittent and carry flows during rainy periods. The existing drainageways and watersheds have been shown in Figure 9 "Drainage Plan".

**Specific Plan Area System:** The development of impervious surfaces such as buildings and streets will require that storm drainage be conveyed through storm drainage lines, natural channels, detention ponds, culverts and bridges. To convey storm drainage efficiently and keeping the natural appearance of the Plan Area, the intent of the Specific Plan is to dispose of storm drainage in existing unaltered surface drainageways.

FIGURE 8 TYPICAL CARSON CREEK SECTION



# DRAINAGE PLAN





It is the intent of the Specific Plan that the existing channels be as natural in appearance as possible and still convey storm drainage from the Plan Area. Riparian vegetation will be allowed to grow in existing channels. Improvements will be necessary to efficiently convey peak flows and accommodate development adjacent to the channels.

Except where otherwise noted on the Drainage Map (see Figure 9), the Carson Creek drainage area section (see Figure 8) will be a minimum 200 feet wide (100' minimum from property line to channel center line) and shall allow for the inclusion of graded slopes, seasonal wetlands, 100-year flood plain, revegetation efforts, and pedestrian/biking trail.

In areas of more sensitive wetland habitat, the corridor has been increased to 200 feet.

The drainage plan includes landscaped detention ponds designed to reduce downstream flows from the developed conditions to existing conditions. The detention ponds will be incorporated into the open space and will be irregular in shape and shallow in depth.

### *Water*

Water Supply: Domestic water will be supplied to a portion of the Plan Area (Euer Ranch) while the remaining area (Carson Creek) is not presently served by EID or AD #3. The portion of the Plan Area (Euer Ranch) that is presently served by EID and AD #3, will be receiving domestic water from the El Dorado Hills Service Area. EID has contracts with the U.S. Bureau of Reclamation (USBR) to receive water from Folsom Lake to serve the El Dorado Hills Service area.

Within the El Dorado Hills Service area there have been several projects approved for development and subsequent studies have been prepared, indicating that additional sources of water supply may be required to accommodate the projected ultimate buildout in this area. EID has been pursuing a variety of new water-supply sources in preparation for the continuing and future development in the El Dorado Hills area.

Existing System: The existing water treatment plant has an ultimate capacity of 20.3 MGD. Existing 12-inch diameter lines are located along the eastern boundaries of the site within the El Dorado Hill Business Park. A 12-inch diameter line is located along White Rock Road north of the property. Pressure reducing stations within the El Dorado Hills Business Park reduce pressures from

a 820 pressure zone to a 770 pressure zone. The 12-inch water line in White Rock Road is serviced by the 820 pressure zone. The existing facilities located within the Plan Area have been shown in Figure 10, "Water Plan."

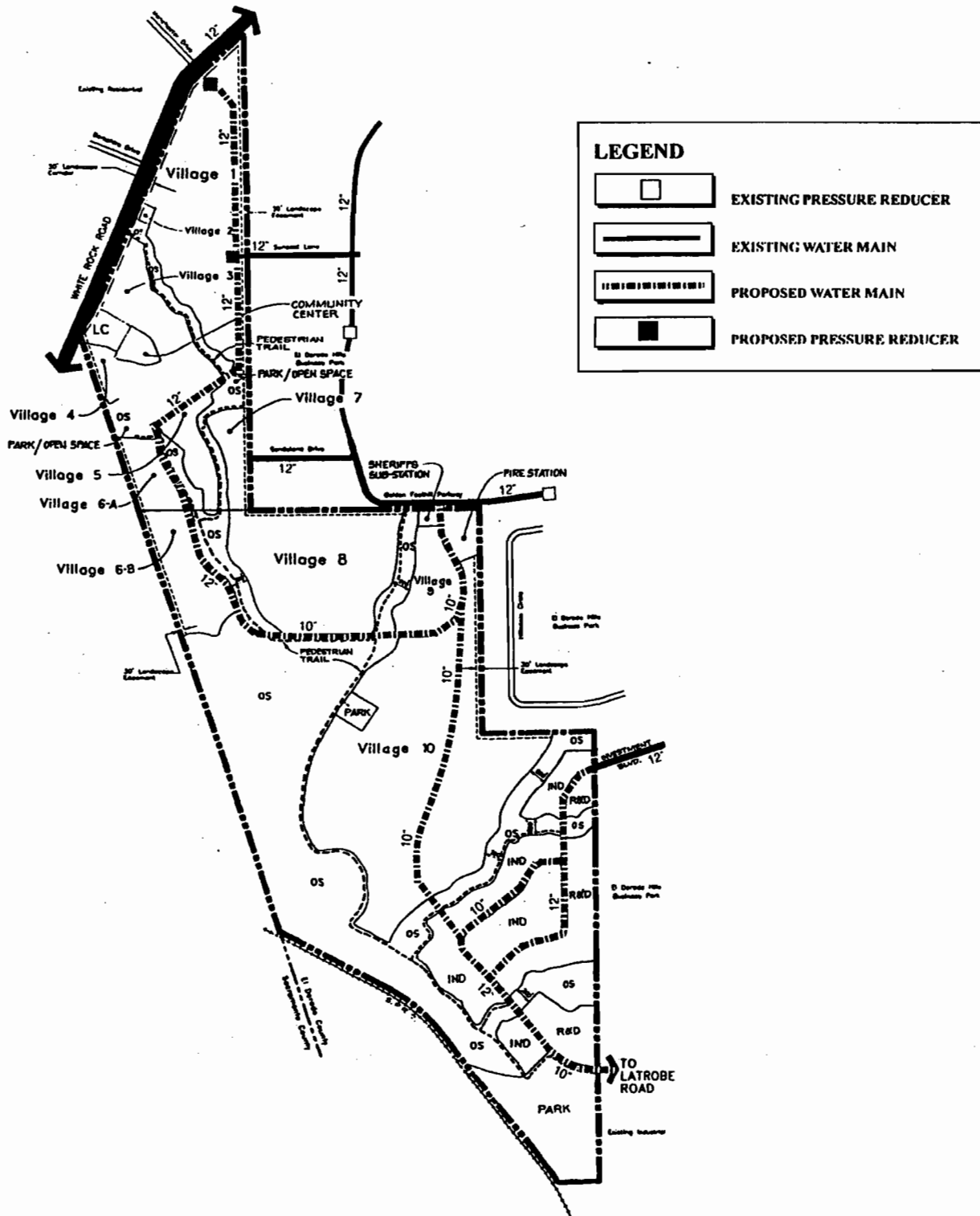
**Specific Plan Area System:** The portion of the Plan Area (Euer Ranch) that is presently served by EID and AD #3 will connect to AD #3 facilities. The remaining portion of the Plan Area (Carson Creek) will require annexation into the EID Service Area and concurrently incorporate into the Expanded AD #3 Plan Area.

In compliance with General Plan policies 5.1.2.1, 5.2.1.2, 5.2.1.4, and 5.2.1.8, the El Dorado County Public Water Planning Ordinance (ord. No. 4325), and El Dorado Irrigation District Policy Statements Nos. 22 and 41, the project proponent for the Carson Creek Specific Plan must obtain water meters or a similar form of water guarantee from EID prior to obtaining final subdivision maps or, in areas for which no final maps will be required, prior to obtaining building permits.

The proposed water system for the Plan Area development is shown in Figure 10 "Water Plan". The proposed facilities will include a combination of 8 to 12-inches in diameter water lines. Additional lines through the service area will be 8 or 10-inches in diameter. Pressure reducing stations will be required to reduce pressures from the 820 pressure zone to a 770 pressure zone.

Based on average daily demands, the Plan Area will require a total of 1750 acre-feet per year.

# WATER PLAN



## *Sewer*

**Existing System:** A portion of the Plan Area, (Euer Ranch) is served by the El Dorado Irrigation District (EID) and is within Assessment District #3 (AD #3). The remaining area (Carson Creek) is not presently served by EID or AD #3.

The Portion of the Plan Area (Euer Ranch) that is presently served by EID and AD #3 will be constructed in phases. AD #3 district funds the construction of major trunk lines, pump stations and treatment plant expansion. Subsequent phases are being funded through AD # 3 and by connection fees.

The existing sewage treatment facility, the El Dorado Hills Sewage Treatment Plant located off Latrobe Road and South of Highway 50, was designed to service those areas within AD #3. EID is currently in the process of evaluating the expansion to increase capacity. The sewage is subjected to secondary treatment and the treated discharge is currently piped to the El Dorado Hills Golf Course, the El Dorado Hills Specific Plan Area and to the Golden State Buildings Products facility. Existing sewage facilities in the Plan Area consist of gravity pipelines ranging in 6 to 15-inches in diameter, sewage lift stations and 10 to 18-inches in diameter force mains. These facilities are located adjacent to the Specific Plan Area, with a majority of the facilities located in the El Dorado Hills Business Park. There are additional facilities located along White Rock Road and other facilities that are anticipated to be constructed prior to the completion of the first phase of this Plan Area. The existing facilities located within the Plan Area have been shown in Figure 11, "Sewer Plan".

**Specific Plan Area System:** The portion of the Plan Area (Ever Ranch) that is presently served by EID and AD #3 will connect to AD #3 facilities. The remaining portion of the Plan Area (Carson Creek) is proposing that service be provided by EID and will require annexation into the EID Service Area. Service will then be provided by EID and infrastructure funded by the developer and/or assessment district.

The proposed sanitary system required for the Plan Area development is shown in Figure 11, "Sewer Plan". The proposed facilities will be a combination of gravity-fed lines ranging in size from 8 to 18-inches in diameter, temporary and permanent sewage lift stations, and force mains ranging in size from 4 to 10 inches in diameter. All facilities will be installed in street right-of-way or within EID easements.

Based on average discharge rates, the development of the Plan Area will generate a total of 1.1 M.D. of effluent.

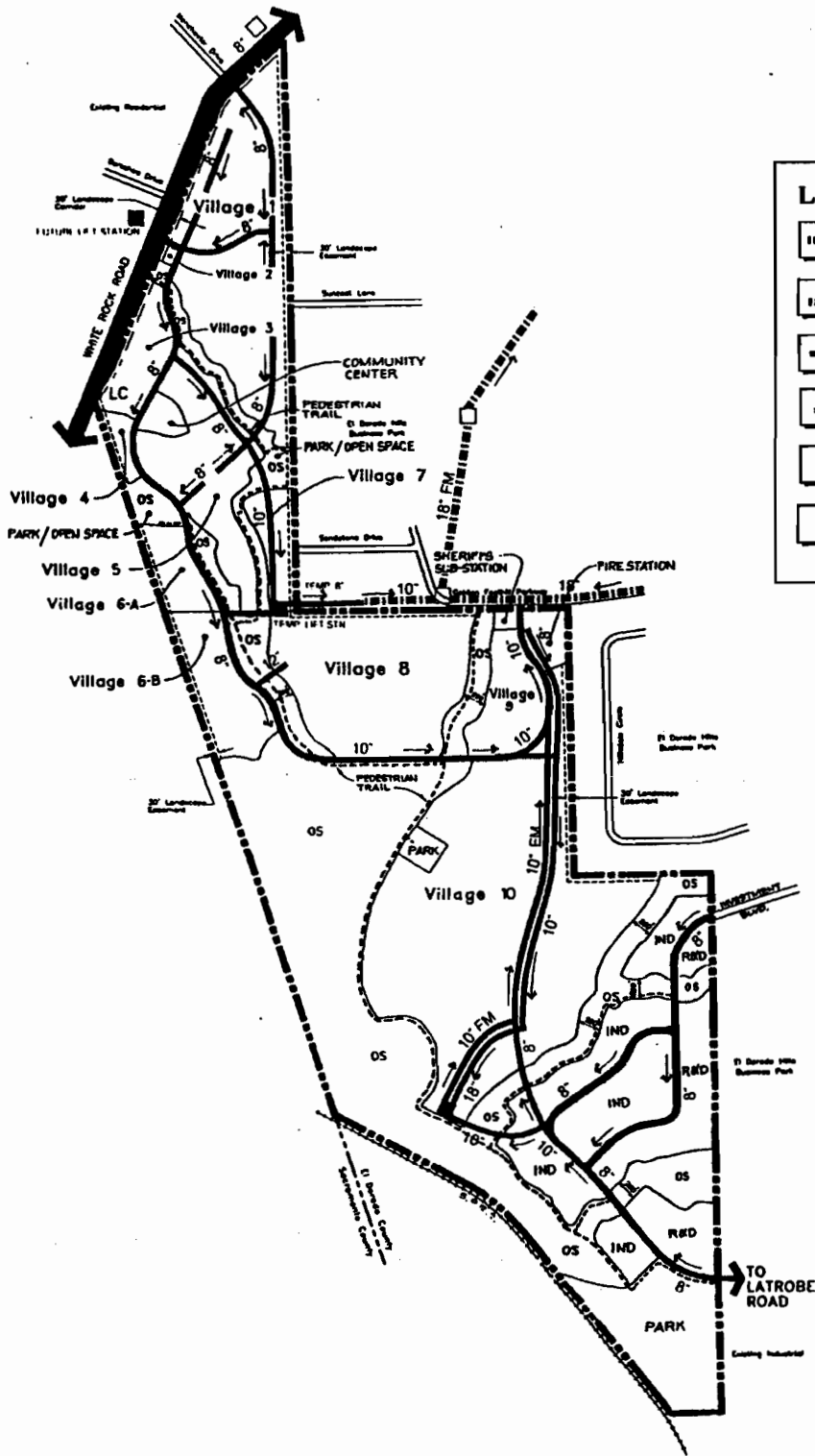
## ***Reclaimed Water***

**Existing System:** The existing sewage treatment facility, the El Dorado Hills Sewage Treatment Plant, that is located off Latrobe Road south of U.S. Highway 50 can presently provide reclaimed water service. The sewage treatment facility is subjected to secondary treatment and is presently providing service to the El Dorado Hills Golf Course and the Golden State Building Products facility.

In conjunction with the development of the El Dorado Hills Specific Plan the sewage treatment facility has been upgraded to provide additional reclaimed water service to the El Dorado Hills Area north of U.S. Highway 50. The El Dorado Hills Sewage Treatment Plant will be expanded and may provide additional reclaimed service for the Plan Area for landscaping in public areas, the parks, and open space areas, especially in conjunction with revegetative efforts. Reclaimed water may be available for private residential use in a controlled manner.

**Specific Plan Area System:** Based upon current events it is apparent that reclaimed water service would be available to the Plan Area. If reclaimed water service becomes available the proposed reclaimed water service lines may be sized within the Plan Area in accordance with EID design standards and would connect to the overall master reclaimed water system. The lines would be installed in either street rights-of-way or within easements on private property.

# SEWER PLAN



LEGEND	
	EXISTING MAIN
	EXISTING FORCE MAIN
	PROPOSED MAIN
	PROPOSED FORCE MAIN
	EXISTING LIFT STATION
	PROPOSED LIFT STATION



## **3.8 Environmental Management**

### ***Wetlands***

An extensive assessment of wetland and other sensitive biotic resources was conducted prior to the development of the land use plan. As a result, a comprehensive planning approach was used to ensure the project design minimizes impacts to wetlands resources. The site development concept was based on the preservation and enhancement of the highest value wetlands on site. A mitigation plan has been developed to preserve existing wetlands where practicable and compensate for unavoidable impacts to existing wetlands with the goal of no net loss of total wetland habitat.

### ***Geology and Soils***

The project site lies in the eastern portion of the Great Valley Geomorphic Province in an area characterized by low alluvial plains and fan deposits composed of sediments derived from the Sierra Nevada. Six soil types occur on the property. Perkins gravelly loam is the dominant soil on the site, representing about 60% of the total area. The other soil types are Argonaut gravelly loam, Argonaut very rocky loam, Auburn silt loam, Auburn very rocky silt loam, and Whiterock gravelly silt loam.

### ***Vegetation and Wildlife***

The primary vegetation type on the site is annual grassland. A few riparian plant species occur along small portions of the Carson Creek Channel. A groundwater discharge area is situated in the southern portion of the site due east of Carson Creek.

Vernal pools occur on the property in association with the annual grassland. Years of grazing and trampling by livestock have affected the original floral character of the pools. Common plant species found on the site include popcorn flower, coyote thistle, hairgrass, and woolly marbles.

### ***Special Status Species Inventory***

Special status species inventories were conducted at the site between October 1988 and May 1992. Species considered were those that are: 1) listed or candidates for listing by the California Dept. of Fish and Game; 2) listed or candidates for listing by the U.S. Fish and Wildlife Service; 3) inventoried by the California Native Plant Society. With exception to habitat suitable for the Boggs

Lake dodder, a federal 3c species, no special status plant or animal species were found during site surveys.

### ***Revegetation***

Section 4 contains the standards for plant and grass revegetation.

## **3.9 Public Facilities and Services**

### ***Fire Protection***

Fire Protection Services will be provided by the El Dorado Hills Fire Department. A planned fire station in the Carson Creek Specific Plan area would serve the Carson Creek community.

### ***Police***

Police services will be provided by the El Dorado County Sheriff's Department. Service will be provided from the Sheriff's headquarters in Placerville and the substation in the Carson Creek Specific Plan area.

### ***Schools***

The Specific Plan contemplates an age-restricted senior community with residents at least 55 years of age. School-age children may not live in the community as permanent residents. Therefore, community will not 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.

### ***Linear Parkways***

A Linear Parkway system will be established within the buffer area of Carson



Creek and its tributaries.

The parkway trail system will provide pedestrian connections from the residential areas to parks, schools, and commercial areas via trails and bikeways away from busy streets. Landscaping will be used to enhance key views or activity areas and to provide a screen between natural areas and development.

### ***Parks***

In addition to the proposed natural open space and linear parkway improvements, a system of active park areas is planned. The parks proposed are described in more detail in Section 3.3 "Land Use Categories."

### ***Library***

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

### ***Gas Service***

Pacific Gas and Electric (PG&E) provides gas service to the area. The nearest point of connection for gas service along White Rock Road is at the intersection with Latrobe Road. Four-inch service ties are also available along the eastern boundary of the site, in the street stubs from the El Dorado Hills Business Park, Suncast Lane and Sandstone Drive.

PG&E has a 10-inch high pressure (250 psi) gas main in White Rock Road which is not available for additional service as it cannot be tapped into.

### ***Electric Service***

Pacific Gas and Electric (PG&E) provides electric service to the area. Underground service stubs are available at the eastern boundary of the project site in Suncast Lane and Sandstone Drive.

PG&E currently has overhead facilities on the project site which run parallel to the County line. These overhead facilities would be required to be undergrounded at the time of roadway construction, and the corresponding easements abandoned.

### ***Telephone Service***

Pacific Bell telephone service exists in the vicinity of the site. It currently serves the subdivision to the north and the El Dorado Hills Business Park to the east. Pacific Bell has indicated that additional main line facilities would be required in order to serve the site at the buildout of the Specific Plan. These additional facilities would be installed by Pacific Bell. Coordination with Pacific Bell will be necessary during project development to schedule installation of service and facilities.

# **4. DEVELOPMENT STANDARDS**

## **4.1 Introduction**

### ***Purpose and Intent***

The purpose of this section is to establish land use standards and regulations for the Carson Creek Specific Plan.

These regulations will serve as the primary mechanism for regulating the development of the Carson Creek Specific Plan. Implementation of the standards set forth in this section will ensure that future development proceeds in a coordinated manner consistent with the Specific Plan. Future review of subdivision maps, parcel maps, site plans, and other necessary discretionary approvals by El Dorado County will ensure adherence to these standards. Deviation from these standards requires a design waiver.

### ***Definitions***

For the purpose of this Specific Plan, the definitions contained in the County Zoning Ordinance shall apply. The glossary of terms and definitions has not been repeated within this Specific Plan.

## **4.2 General Provisions**

### **1. Code Compliance**

All construction and development within the Specific Plan Area shall comply with applicable provisions of the Uniform Building Code and the various related mechanical, electrical, plumbing codes, fire code, water ordinance, grading and excavation code and the subdivision code, as currently adopted by the County when this Specific Plan is adopted.

### **2. Setbacks**

The setback requirements are as specified within the development standards for each development option within this Specific Plan. Unless otherwise described, all setbacks shall be determined as the perpendicular distance from the existing

or planned street right-of-way line, to the foundation point of the closest structure. In the case where setbacks to parking areas are described, the perpendicular distance shall be measured to the edge of pavement for the parking area.

### **3. Process and Procedures**

If specific development standards have not been established, or if an issue, condition or situation arises or occurs that is not clearly understandable in the Specific Plan, then those regulations and standards of the El Dorado County Zoning Ordinance that are applicable for the most similar issue, condition or situation shall apply as determined by the County Planning Director.

These regulations are adopted pursuant to Section 65450 of the State of California Government Code. It is specifically intended by such adoption that the development standards herein shall regulate all development within the Specific Plan area.

### **4. Violations**

Any person, firm or corporation, whether a principal, agent, employee or otherwise, violating any provisions of these regulations shall be made to comply with the County Zoning Ordinance pertaining to zoning violations and enforcement.

### **5. Unlisted Uses**

Whenever a use has not been specifically listed as being a permitted use in a particular classification within the Specific Plan, it shall be the duty of the County Planning Director to determine if said use is (1) consistent with the intent of the classification, and (2) compatible with other listed permitted uses. Any person aggrieved by the determination may appeal that decision to the County Planning Commission and Board of Supervisors under the County Zoning ordinance appeal procedures.

## **4.3 Single Family (7,000 sq. ft. min.)**

### **1. Permitted Uses:**

The following uses are allowed by right, without special use permit:

**Primary Uses:**

One single family detached dwelling per lot

**Accessory Uses:**

Renting of not more than one room

Home Occupations such as accountant, advisor, appraiser, architect, artist, attorney, author, broker dressmaker, draftsman, handicrafts, insurance, photographer, therapist, musician, teacher and other similar occupations normally conducted by mail or telephone on the premises where the activities do not create a traffic problem, provided that instruction or consultation is not given to groups in excess of four and concerts or recitals are not held, and no display of goods is visible from the outside of the property, such use must be carried on in the main building and be incidental to the residential use of the premises and be carried on by a resident of the main dwelling.

In-home daycare, maximum 6 children

Non-commercial accessory uses and buildings, including such structures as a swimming pool, garage, or garden shed

Public utilities distribution lines

Public parks

Churches, temples, and other places of worship

**Uses permitted with a special use permit.** The following uses are permitted only after obtaining a special use permit from the Planning Commission:

Schools, non-commercial playgrounds

Non-profit membership clubs and associations

Public utilities buildings and structures other than distribution and transmission lines

Real estate office on or adjacent to properties for sale or fronting a road leading directly thereto, for the exclusive sale of property

Home occupations not listed above as permitted by right or which require special consideration due to the proposed use of power tools or accessory buildings, or due to potential noise generation. Such home occupations shall not be approved

unless the Planning Commission finds that the use will not change the residential character of the premises, and will not adversely affect the other uses permitted in a residential area

Health facility

Community care facility

Senior related facilities including but not limited to congregate care, skilled nursing, assisted living. Public buildings and public utilities buildings of a type and nature deemed compatible with the purpose of this zone by the Planning director

## 2. Site Development Standards

**Minimum Lot Area:** 7,000 square feet

**Maximum Lot Coverage:** 50% for single story  
40% for double story

**Minimum Lot Frontage:** Sixty feet (60')

**Minimum Setbacks:** Front Yard: Sixteen feet (16') for home and twenty feet (20') for garage. Garages shall be set back a minimum of four feet (4') farther than the rest of the house.  
Rear Yard: Fifteen feet (15'). Garages may be located in the rear yard setback, but must be located at least three feet (3') from the rear property line. Where garages are facing alleys in the rear of the house, however, the garage may be located on the rear property line.  
Side Yard: Five feet (5'). Corner lots shall have a minimum twelve and ½ (12.5) feet on street side.

**Maximum Height:** Thirty feet (30') or 2 stories

**Required Parking:** Two (2) spaces off street in a garage plus the equivalent of two (2) spaces on the driveway (tandem or side-by-side). If driveways are not provided, the developer must show that the equivalent of two (2) parking spaces per unit are available in guest parking

areas or on the street. Recreational vehicles, boats, or commercial trucks shall not be parked or stored in driveways or in any exterior location on the lot.

#### **4.4 Single Family (6,000 sq. ft. min.)**

1. Permitted Uses:

The following uses are allowed by right, without special use permit:

**Primary Uses:**

One single family detached dwelling per lot

**Accessory Uses:**

Renting of not more than one room

Home Occupations such as accountant, advisor, appraiser, architect, artist, attorney, author, broker dressmaker, draftsman, handicrafts, insurance, photographer, therapist, musician, teacher and other similar occupations normally conducted by mail or telephone on the premises where the activities do not create a traffic problem, provided that instruction or consultation is not given to groups in excess of four and concerts or recitals are not held, and no display of goods is viable from the outside of the property, such use must be carried on in the main building and be incidental to the residential use of the premises and be carried on by a resident of the main dwelling.

In-home daycare, maximum 6 children

Non-commercial accessory uses and buildings, including such structures as a swimming pool, garage, or garden shed

Public utilities distribution lines

Public parks

Churches, temples, and other places of worship

**Uses permitted with a special use permit.** The following uses are permitted only after obtaining a special use permit from the Planning Commission:

Schools, non-commercial playgrounds

Non-profit membership clubs and associations

Public utilities buildings and structures other than distribution and transmission lines

Real estate office on or adjacent to properties for sale or fronting a road leading directly thereto, for the exclusive sale of property

Home occupations not listed above as permitted by right or which require special consideration due to the proposed use of power tools or accessory buildings, or due to potential noise generation. Such home occupations shall not be approved unless the Planning Commission finds that the use will not change the residential character of the premises, and will not adversely affect the other uses permitted in a residential area

Health facility

Community care facility

Senior related facilities including but not limited to congregate care, skilled nursing, assisted living. Public buildings and public utilities buildings of a type and nature deemed compatible with the purposes of this zone by the Planning Director.

## 2. Site Development Standards

**Minimum Lot Area:** 6,000 square feet

**Maximum Lot Coverage:** 50% for single story (including accessory buildings)  
40% for double story

**Minimum Lot Frontage:** Fifty feet (50') at building setback line

**Minimum Setbacks:** Front Yard: Sixteen feet (16') for home and twenty feet (20') for garage. Garages shall be set back a minimum of four feet (4') farther than the rest of the house.  
Rear Yard: Fifteen feet (15'). Garages must be located in the rear yard setback, but must be located at least three feet (3') from the rear property line. Where garages are facing alleys in the rear of the



house, however, the garage may be located on the rear property line.

Side Yard: Five feet (5'). Corner lots shall have a minimum twelve and ½ (12.5) feet on street side.

**Maximum Height:** Thirty feet (30') or 2 stories.

**Required Parking:** Two (2) spaces off street in a garage plus the equivalent of two (2) spaces on the driveway (tandem or side-by-side). If driveways are not provided, the developer must show that the equivalent of two (2) parking spaces per unit are available in guest parking areas or on the street. Recreational vehicles, boats, or commercial trucks shall not be parked or stored in driveways or in any exterior location on the lot.

#### **4.5 Single Family (5,000 sq. ft. min.)**

1. Permitted Uses:

The following uses are allowed by right, without special use permit:

**Primary Uses:**

One single Family Detached dwellings per lot

**Accessory Uses:**

Renting of not more than one room

Home Occupations such as accountant, advisor, appraiser, architect, artist, attorney, author, broker dressmaker, draftsman, handicrafts, insurance photographer, therapist, musician, teacher and other similar occupations normally conducted by mail or telephone on the premises where the activities do not create a traffic problem; provided that instruction or consultation is not given to groups in excess of four and concerts or recitals are not held, and no display of goods is visible from the outside of the property, such use must not be carried on in the main building and be incidental to the residential use of the premises and be carried on by a resident of the main dwelling

In-home daycare, maximum 6 children

Non-commercial accessory uses and buildings, including such structures as a

swimming pool, garage, or garden shed

Public utilities distribution lines

Public parks

Churches, temples, and other places of worship

***Uses permitted with a special use permit.*** The following uses are permitted only after obtaining a special use permit from the Planning Commission:

Schools, non-commercial playgrounds

Public utilities buildings and structures other than distribution and transmission lines

Real estate office on or adjacent to properties for sale or fronting a road leading directly thereto, for the exclusive sale of the property

Home occupations not listed above as permitted by right or which require special consideration due to the proposed use of power tools or accessory buildings, or due to potential noise generation. Such home occupations shall not be approved unless the Planning Commission finds that the use will not change the residential character of the premises, and will not adversely affect the other uses permitted in a residential area

Public buildings and public utilities buildings of a type and nature deemed compatible with the purposes of this zone by the Planning Director

## 2. Site Development Standards

**Minimum Lot Area:** 5,000 square feet

**Maximum Lot Coverage:** 50% for single story  
40% for double story

**Minimum Lot Frontage:** Forty five (45) feet at front setback line

**Minimum Setbacks:** Front yard: Sixteen (16) feet to garage.  
Side yard: Five feet (5'). Corner lots shall have a minimum twelve and ½ feet (12.5) on street side.

**Maximum Height:** Thirty feet (30') or 2 stories.

**Required Parking:** Two (2) spaces off street in a garage plus the equivalent of two (2) spaces on the driveway (tandem or side-by-side). If driveways are not provided, the developer must show that the equivalent of two (2) parking spaces per unit are available in guest parking areas or on the street. Recreational vehicles, boats, or commercial trucks shall not be parked or stored in driveway or in any exterior location on the lot.

#### **4.6 Single Family High Density (3,000 sq. ft. min.)**

1. **Permitted Uses:**

The following uses are allowed by right, without special use permit:

**Primary Uses:**

One single family detached dwelling per lot

**Accessory Uses:**

Renting of not more than one room per dwelling

Home Occupations such as accountant, advisor, appraiser, architect, artist, attorney, author, broker dressmaker, draftsman, handicrafts, insurance, photographer, therapist, musician, teacher and other similar occupations normally conducted by mail or telephone on the premises where the activities do not create a traffic problem; provided that instruction or consultation is not given to groups in excess of four and concerts or recitals are not held, and no display of goods is visible from the outside of the property, such use must be carried on in the main building and be incidental to the residential use of the premises and be carried on by a resident of the main dwelling.

In-home daycare, maximum 6 children

Non-commercial accessory uses and buildings, including such structures as a swimming pool, garage, or garden shed

Public utilities distribution lines

Public parks

Churches, temples, and other places of worship

***Uses permitted with a special use permit.*** The following uses are permitted only after obtaining a special use permit from the Planning Commission:

Schools, non-commercial playgrounds

Non-profit membership clubs and associations

Public utilities buildings and structures other than distribution and transmission lines

Real estate office on or adjacent to properties for sale or fronting a road leading directly thereto, for the exclusive sale of the property

Home occupations not listed above as permitted by right or which require special consideration due to the proposed use of power tools or accessory buildings, or due to potential noise generation. Such home occupations shall not be approved unless the Planning Commission finds that the use will not change the residential character of the premises, and will not adversely affect the other uses permitted in a residential area

Health facility

Community care facility

Public buildings and public utilities buildings of a type and nature deemed compatible with the purposes of this zone by the Planning Director

## 2. Site Development Standards

**Maximum Lot Area:** 3,000 sf

**Maximum Lot Coverage:** 60% for single story  
50% for double story

**Minimum Lot Frontage:** Thirty feet (30') for interior lots; forty-five feet (45') for corner lots

**Minimum Setbacks:** Front yard: Four feet (4')  
Side yard: Five feet (5'). Ten feet (10') if adjacent to

side street.

Building to Building: Between buildings side to side: ten feet (10'); Side to rear: twenty feet (20'); Rear to rear: thirty feet (30'); Between accessory building/detached garage: ten feet (10').

**Maximum Height:** Thirty feet (30') or 2 stories.

**Garages:** 3' from alley/private drive, or 3' from the rear property line (garages may be located on the side property line). Garage must be 10' from the rear of the house if detached.

**Required Parking:** Two (2) spaces off street in a garage plus the equivalent of two (2) spaces on the driveway (tandem or side-by-side). If driveways are not provided, the developer must show that he equivalent of two (2) parking spaces per unit are available in guest parking areas or on the street. Recreational vehicles, boats, or commercial trucks shall not be parked or stored in a driveway or in any exterior location on the lot.

**Design Review:** Single Family High Density developments require special consideration to architectural materials and coordinating landscaping, entry treatment, sound walls, recreation amenities and other features to insure quality development. The Design Guidelines provide criteria for which Single Family High Density must adhere when designing a propose development.

## 4.7 Multi-Family

### 1. Permitted Uses:

The following uses are allowed by right, without special use permit:

**Primary Uses:**  
Apartments

**Accessory Uses:**  
Home Occupations such as accountant, advisor, appraiser, architect, artist,

attorney, author, broker, dressmaker, draftsman, handicrafts, insurance, photographer, therapist, musician, teacher and other similar occupations normally conducted by mail or telephone on the premises where the activities do not generate any additional traffic; provided that instruction or consultation is not given to more than one person at a time, and no more than four times per day; no display of goods is visible from the outside of the property, such use must be incidental to the residential use of the premises and be carried on by a resident of the dwelling

Non-commercial accessory uses and buildings, including such structures as a swimming pool or other recreational facilities for residents of the apartment building or complex, and garages

Public utilities distribution lines

Public Parks

Churches, temples, and other places of worship

Real estate or management office within the residential structure for sale, lease or rent, for the exclusive sale, lease or rent of the property or of units in the building

***Uses permitted with a special use permit.*** The following uses are permitted only after obtaining a special use permit from the Planning Commission:

Senior related facilities including but not limited to congregate care, skilled nursing and assisted living

Public utilities buildings and structures other than distribution and transmission lines

**2. Site Development Standards**

**Minimum Site Area:** Minimum Density: 5 du/ac  
Maximum Density: 24 du/ac

**Lot Coverage:** Not to exceed 75% (including accessory buildings)

**Minimum Setbacks:** Front: Ten feet (10') from public right-of-ways or streets when not on a street adjacent to the Town Green. Ten Feet (10') from private drives. Zero feet

(0') where adjacent to the Town Green.  
Rear: Ten feet (10').  
Side: Ten feet (10') between separate buildings.

**Special Rear and Side Setbacks:** Thirty feet (30') from residential uses other than apartments located adjacent to side or rear yard areas if the apartment is more than one (1) story.

**Maximum Height:** Forty five feet (45') and 3 stories.  
Underground parking areas shall not be included in determining the number of stories.

**Required Parking:** One space per bedroom up to three bedrooms. Four bedrooms require 3.5 spaces. Parking bays for guest parking may be clustered. Curbside parking can be utilized in calculating the guest parking provision. For Senior housing the parking requirement may be reduced by 1 space per unit.

## **4.8 Local Convenience Commercial (LC) and Community Center (CC)**

### **1. Permitted Uses:**

The following uses are allowed by right, without special use permit:

#### ***Primary Uses:***

Offices, business and professional, including banks

Studios, including artists' studios

Local serving retail sales, excluding uses with outdoor storage; professional office uses; veterinarian or pet stores excluding kennels. Such uses include:

apparel stores

banks and financial institutions

bakeries

bookstores, video stores and record stores

camera shops and photography studios

confectionery stores  
daycare (outdoor play area required)  
delicatessens  
dressmaking and millinery shops  
drugstores  
drygoods and notion stores  
florist shops  
fruit and vegetable stores  
grocery stores and food stores  
hardware stores  
jewelry stores and gift shops  
meat markets  
newsstands  
restaurants and cafes, including outdoor and sidewalk eating areas, no liquor sales  
shoe shops and shoe repair shops  
sporting goods  
stationary stores  
tailor shops

Services including the following:

health studios and gymnasiums  
beauty shops and barbershops  
dry cleaners (retail) and laundries

***Accessory uses:***

Public utilities buildings and structures other than distribution and transmission lines

Public libraries, schools, parks, and playgrounds

Multi-family residential uses permitted on the floors above the street level

***Temporary uses:***

The planning director with health department approval may authorize a temporary carnival, fair, music or art festival, and/or similar temporary recreational amusement enterprise whenever the duration of the enterprise is for not more than seven consecutive days within any sixty-day period of time. At the time of authorization, the planning director may impose conditions regarding hours of operation, access, parking, fencing and surface treatment to inhibit dust emanation.



**Uses permitted with a special use permit.** The following uses are permitted only after obtaining a special use permit from the Planning Commission:

garden supply  
health facility  
bed and breakfast inns  
churches, temples, and other places of worship  
liquor stores  
park and ride lots  
schools, private, public, and trade; music and dancing schools  
service stations  
restaurants and cafes, including outdoor and sidewalk eating areas, with liquor sales

**Prohibited uses:** The following uses are prohibited in this zone:

Drive-through  
Industrial uses and wholesale uses  
Outdoor storage

2. Site Development Standards:

**Maximum FAR:** .40  
**Maximum Site Area:** 2 acres  
**Minimum Site Area:** 10,000 sf  
**Maximum Lot Coverage:** 40% (including accessory buildings)

**Minimum Setbacks:** Front: Fifteen feet (15') to building; fifteen feet (15') to parking.  
Rear: Five feet (5') to first story; fifteen feet (15') to second story; Five feet (5') to parking.  
Side: Five feet (5').

**Maximum Building Height:** Thirty-five feet (35') and 2 stories

**Required Parking:** County parking standards shall apply.

## 4.9 Research and Development (RD)

Except where otherwise provided herein, El Dorado County Zoning Ordinance for

Research and Development will govern.

#### **4.10 Industrial (I)**

El Dorado County Zoning Ordinance, Chapter 17.34, will govern, except (1) where otherwise provided herein and (2) commercial activities, as provided in the ordinance are prohibited.

Currently, the County of El Dorado is considering a new industrial zoning code. Upon approval by the County of that new zoning code, the industrial and light industrial provisions of the code shall govern, except (1) as otherwise provided herein, (2) commercial activities are prohibited, and (3) resource industrial zoning shall not apply.

#### **4.11 Open Space (OS)**

1. Permitted Uses:

The following uses are allowed by right, without special use permit:

***Primary Uses:***

Public and semi-private parks and recreational facilities including but not limited to:

Nature Parks  
Pedestrian and bicycle trails  
Vista points, overlooks and interpretive kiosks  
Nature preserve and study areas

Infrastructure service facilities or extension necessary for the development of the adjacent urban areas, including but not limited to, the following:

Service Roads  
Flood control facilities and detention basins  
Utility transmission lines  
Infrastructure service facilities or extension necessary to serve the adjacent urban areas

***Uses permitted with a special use permit.*** The following uses are permitted only after obtaining a special use permit from the Planning Commission:

Public buildings and public utilities buildings of a type and nature deemed compatible with the purposes of this zone by the Planning Director

## **4.12 Parks (P)**

### **A. Neighborhood Parks**

#### **1. Permitted Uses**

***Primary Uses:***

Play grounds, picnic grounds, recreation centers, public swimming pools, ballfields

#### **2. Site Development Standards**

***Park Size:*** .5 acre minimum.

***Relationship to Open Space Areas:*** Where a park is adjacent to an open space area, the park design shall place structures in the park on the side of the park farthest from the open space areas. The open space areas shall be connected to parks by trails.

### **B. Regional Park**

#### **1. Permitted Uses**

***Primary Uses:***

Lighted active recreation facilities  
Picnic and play areas  
Park related buildings

***Accessory Uses:***

Parking

***Park Size:*** 30 acres.

**Lighting:**

Sports lighting at the park shall employ glare and top reduction technology. Sports lighting at the park shall be turned off by 9:45 p.m.

**PA System:**

Any PA System employed at the Regional Park shall be designed to minimize disturbance to residences. Any PA System employed at the park shall be turned off by 9:45 p.m.

**4.13 Lighting Standards**

1. Public street lighting shall be minimized unless safety standards require otherwise.
2. Public street lighting shall have top and angle-sided shielding to ensure that lighting is directed at least 20 degrees below the horizontal plan at the light fixture.
3. Parking lot lighting shall have top and angle-sided shielding to ensure that lighting is directed at least 20 degrees below the horizontal plan at the light fixture.
4. All other external, public lighting, including that within the Regional Park, shall utilize glare and top light reduction technology.

**4.14 Street and Parking Lot Tree Planting Standards**

- 1.. *Trees along roads:* Street trees shall be planted along collector and arterial roads. Street trees shall be planted every 15 feet on center along those roads unless the species selected requires greater spacing. The intent is to plant trees that are quickly growing so that they will provide shade within 15 years. Acceptable species for street trees planting are as follows:

<b>Botanical Name</b>	<b>Common Name</b>
Acer buergeranum	Trident Maple
Acer circinatum	Vine Maple
Acer platanoides	Norway Maple or Crimson King
Aesculus Californica	California Buckeye
Alnus	White Alder, Italian Alder
Arbutus unedo	Strawberry Tree, Madrone
Calocedrus decurrens	Incense Cedar
Celtis sinensis	Chines Hackberry
Circis Occidentalis	Western Rosebud
Cornus sp.	Western Dogwood, Red Twig Dogwood
Gieditsia	Honey Locust (Shademaster)
Ginkgo biloba	Maidenhair
Koeirenteria bipinnara	Chinese Flame Tree
Liriodendron tulipifera	Tulip Tree
Liquidambar styraciflua	Sweetgum
Logerstroemia Indies	Crape Myrtle
Logerstroemia Indica	Majestic Orchid
London plane	Sycamore
Magnolia Soulangeana	Saucer Magnolia
Malus sp.	Crabapple
Olea Europea	European Olive, Susan Hill (fruitless)
Pinus	Aleppo, Coulter, Italian Stone, Sabiniana
Pistacia Chinensas	Chinese Pistache
Platanus	California Sycamore, Plane Tree
Populus Fremonti	Western Cottonwood (male trees only)
Prunus sp.	Catalina Cherry, Krautner Vesuvius, Caroliniana, Japanese Flowering Plum, Dawn
Pyrus sp.	Kawakami, Bradford
Quercus	Valley, Cork, Blue, Red, Interior Live, Coast Live, Canyon Live, Holly
Robinia ambigua	Purple Robe Locust
Salix	Arroyo, Dusky, Scouler's (riparian area only)
Ulnus parvifolia	Evergreen Elm
Umbellularia californica	California Bay

2. *Trees in parking lots:* Trees shall be planted in all commercial parking lots, including park district parking lots, to ensure 75% canopy within 15 years. Only tree species on the list provided above may be planted in satisfaction of this requirement.
3. *Trees on residential lots:* Along residential streets, a minimum of two trees shall be planted on residential lots; for corner lots, a minimum of three trees shall be planted per lot.

#### 4.15 Revegetation Standards for Riparian Areas

Riparian corridors shall be revegetated with native plants from the following list:

##### Woody Plants

Acer macrophyllum  
 Acer negundo  
 Aesculus californica  
 Alnus rhombifolia  
 Arbutus menziesii  
 Aristolochia californica  
 Calycanthus  
 occidentalis  
 Cenaothus sp.  
 Cercis occidentalis  
 Cornus nutalli  
 Fraxinus dipetala  
 Heteromeles arbutifolia  
 Nitis californica  
 Populus fremontii  
 Psuedotsuga menziesii  
 Quercus lobata  
 Quercus kelloggii  
 Quercus wislizenii  
 Rosa californica  
 Salix sp.  
 Sambucus mexicanus  
 Styrax officinalis  
 Symphoricarpos albus  
 Umbellaria californica

Vitis californica  
 Willows Salix sp.

##### Grasses and Wildflowers

Acnatherum (Stipa)  
 lemmonii  
 Agrostis diegoensis  
 Brodiaea sp., Tritelia sp.  
 Calamagrostis  
 rubescens  
 Calochortus sp.  
 Carex feta  
 Carex lanuginosa  
 Carex mendocinensis  
 Carex pachystachya  
 Carex praegracilis  
 Danthonia californica  
 Deschampsia  
 caespitosa  
 Diclostemma sp.  
 Eleocharis acicularis  
 Elymus tritoides  
 Elymus glaucus  
 Elymus (Sitanion)  
 elymoides

Escholtzia californica  
 Festuca idahoensis  
 Festuca californica  
 Festuca rubra  
 Hordeum  
 brachyanthrum  
 Juncus balticus  
 Juncus dubius  
 Juncus macrandrus  
 Juncus nodosus  
 Juncus oxymers  
 Juncus tenuis  
 Juncus patens  
 Koelenria macrantha  
 Leersia oryzoides  
 Lupinus sp.  
 Luzula comosa  
 Melica californica  
 Melica californica  
 Nasella cernua  
 Nasella pulchra  
 Nasella (Stipa) lepida  
 Panicum acuminatum  
 Paspalum distichum  
 Pleuropogon davyi

**Herbaceous Species**

Adiantum filis-femina  
 Carex barbarae  
 Carex feta  
 Carex pachystacha  
 Carex pregracilis  
 Carex senta  
 Carex and Juncus  
 Danthonia californica  
 Darmera peltata  
 Deschampsia  
 cespitosa  
 Eleocharis acicularis  
 Elymus triticoides  
 Equisetum arvense  
 Festuca rubens  
 Juncus, balicus,  
 xiphoides  
 Leersia Oryzoides  
 Muhlenbergia rigens  
 Paspalum distichum  
 Woodwardia fimbriata

**4.16 Golf Course Standards**

Future development at the Carson Creek project may include a golf course adjacent to the open space and wetland preserve areas. The following design and management guidelines have been developed to protect the environmental resource value of these areas, in the event of future golf course development. These guidelines address impacts to water quality, native vegetation and wildlife typically associated with golf course construction and operations.

## **1. Water Quality and Aquatic Habitat**

**Water Quality and Aquatic Habitat Development of a golf course, which includes extensive areas of managed turf, has the potential to impact water quality, if application of fertilizers and pesticides are not properly planned. The Carson Creek golf course should include several important water quality safeguards to protect surface and groundwater quality on the site. The course should utilize managed turf areas interspersed with large areas of natural vegetation. This layout minimizes the total acreage of managed turf, providing benefits for water quality and water conservation. Intensive landscape management should be limited to primary play areas -- greens, tees, and fairways. The extensive areas of natural vegetation within the site boundary should not receive any fertilizer or pesticide applications. The natural areas will be managed primarily to enhance wildlife habitat value.**

**The surface drainage patterns of the unmanaged area of the site should be retained in the golf course design. However, greens, tees, fairways, and other managed turf areas should be designed to direct runoff away from water features to prevent nutrient loading and algal blooms.**

**Erosion due to discing, scraping, blading, or other construction methods should be controlled by the use of silt fences, hay bales and other Best Management Practices to avoid excess siltation of waterways during storm events.**

**A surface water quality monitoring program should be developed for use on the golf course to monitor project-induced water quality impacts.**

**Riparian and wetland buffers should be planted with unmaintained native vegetation, such as grassland or oak savannah. Typical buffer widths are a minimum of 100 feet for riparian areas and wetlands, with 250 feet preferred for vernal pools.**

**Design of the golf course should seek to avoid excessive isolation of individual features. For example, if several neighboring pools are to be preserved or maintained as open space, it is best set aside the entire area containing the pools rather than breaking the area up into several preserves.**

**The design of the golf course should avoid landing areas near or adjacent to wetland features. This consideration will reduce that amount of unauthorized entry into wetlands by golfers retrieving stray golf balls.**

**A professional golf course superintendent will be responsible for planning,**



implementation and supervision of all grounds maintenance activities. No chemicals should be applied within 25 feet of any open irrigation canal or wetland feature.

Only herbicides, fungicides, insecticides, rodenticides, and fertilizers that are approved within the State of California will be used on the golf course and only in conjunction with manufacturer's specifications.

Irrigation rates must not exceed 90% of the infiltration rate for each soil type and turf management combination.

## **2. Vegetation**

Golf course planting design should refer to regional and site specific plant communities. Exotic plant species known become invasive nuisances or exclude native or local species shall not be planted. The use of species that require excessive irrigation is discouraged.

Areas disturbed during construction must be managed and planted as soon as possible to make sure that non-native invasives are not allowed to become established.

Removal of existing trees and shrubs should be limited to preserve existing functional habitat. These existing plants should be incorporated into the planting design of the golf course as feasible.

## **3. Wildlife**

The open space and wetland preserve areas provide habitat for a variety of wildlife species. Highly mobile species, such as small rodents (squirrels, rabbits), mammals and bird species will adapt to the configuration of the golf course, provided that habitat areas adjacent to the course are maintained. These species will establish corridors across the golf course, and many will be most active during the night when human contact is minimal.

Signage on cart paths may be used to alert drivers to established crossings known to be used by wildlife.

When possible, fences should be designed to allow for the passage of small animals.

The construction phase of the project should adhere to BMPs to avoid directly or

indirectly impacting special status species and their habitat.

#### **4.17 Other Standards**

See also Conditions of Approval, Section 7.

# **5. IMPLEMENTATION**

## **5.1 Phasing**

The Carson Creek Specific Plan is proposed to be developed in two phases, as shown in figure 12.

The first phase would include the northernmost area of the Specific Plan. This area would have a small local convenience commercial center, a clubhouse, neighborhood parks, and residential areas. Access would be from White Rock Road.

The second phase would include the balance of the site including completion of the circulation system.

It is the intent to develop each phase with multiple final maps pursuant to the California Subdivision Map Act section 66456.1 and section 66452.6

## **5.2 Financing Program**

Various techniques are available for financing the required improvements of the Carson Creek Specific Plan. Determining the most appropriate financing mechanism for each particular improvement requires a multiple step evaluation process. At this time the exact financing mechanism need not be specified, however, the Specific Plan sets forth a number of alternatives which under present conditions and circumstances appear most viable.

Prior to approval of a final map within the Specific Plan area the financing mechanism or mechanisms for the particular improvements required for development of the acres included in tentative map shall be chosen. Use of the selected financing mechanism for each improvement shall be made a condition of approval of the recordation of the final subdivision map.

At the time that building permits are to be issued, the financing mechanism or mechanism that have been made a condition of approval of the subdivision map must be assured, "Assured" means approval of an Assessment District, Mello-Roos District, or any other financing mechanism deemed acceptable by the County.

Some of the available funding mechanisms for the improvements required for the Carson Creek Specific Plan are describe below.

### ***Special Assessment District***

Special assessment districts, such as the Municipal Improvements Act 1913 and the Improvement Bond Act of 1915 provide a method of long term financing of public infrastructure and facilities. The assessment district includes the area wherein real property will “benefit” from the provision of the planned facilities. A lien which is based upon formula for allocating benefit among the properties among within the assessment district is placed against each parcel of real property within the district. The public entity establish the benefit assessment district then sells bonds to finance the up front costs of constructing the improvements. The bonds are then repaid over the term of the bonds from assessments levied against the properties in the district. The assessments are normally collected along with the annual property tax levy and the bonds are secured by the lien against each benefitted property.

### ***Mello-Roos Community Facilities District***

Mello-Roos Community Facilities Districts are similar to assessment districts, but provide more flexibility to finance a wider range of infrastructure, through the issuance of tax exempt bonds. The bonds are secured by a lien against the properties included in the district, These properties are required to pay an annual “special tax”, the proceeds of which are used to repay the bonds.

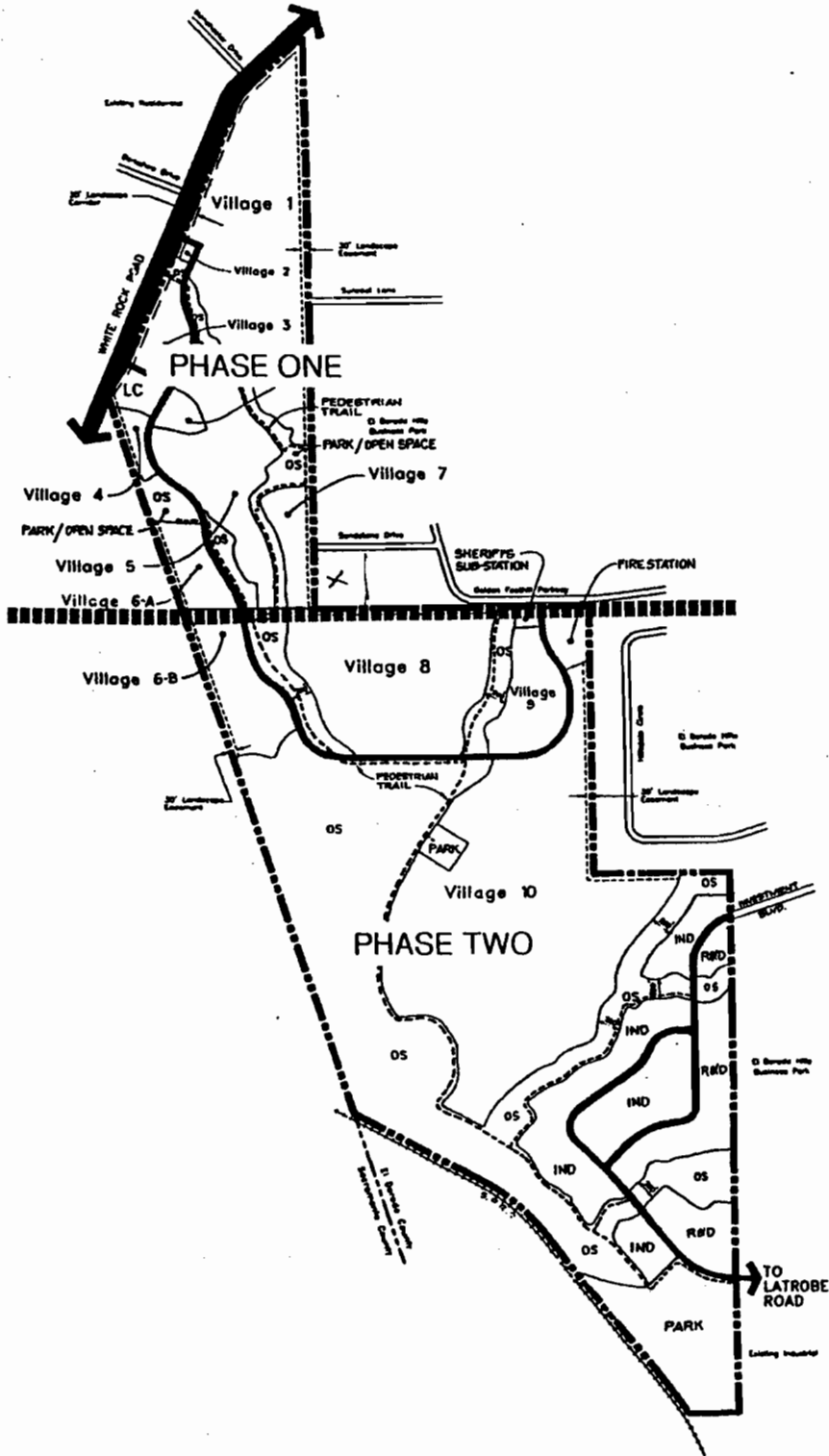
### ***Landscaping and Lighting District***

The Landscaping and Lighting Act of 1972 provides for the creation of assessment districts to finance the cost of installing and /or maintaining landscaping, lighting facilities and ornamental structures. Like a benefit assessment district, properties within the district are assessed a share of the cost to the district on the basis of the benefit provided to the real property.

## **5.3 Comprehensive Maintenance**

Maintenance of facilities in the Carson Creek Specific Plan community will be carried out by El Dorado County special districts and private entities depending upon the respective ownership. Carson Creek facilities, owned by the County or the Community Services District or another appropriate entity, will be maintained through the use of landscaping and lighting districts or zone of benefit established for Carson Creek and general fund revenues of the respective public entity. Facilities owned by private property owners will be maintained by the property owner.

# PHASING PLAN



## **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.

# **7. CONDITIONS OF APPROVAL**

## **7.1 Introduction**

The following conditions of approval reflect the conditions as modified by the El Dorado County Board of Supervisors and the Environmental Impact Report mitigation measures addressed in the Carson Creek Specific Plan EIR. In an effort to retain format consistency within this section the EIR mitigation measures have been renumbered starting with condition "#16".

## **7.2 Conditions of Approval and Mitigation Measures**

1. Agricultural fencing per County resolution No. 98A-90 standards shall be required as a condition of approval of tentative maps along the southern boundary of Carson Creek, along the Southern Pacific Railroad Right-of-Way, and along the Sacramento/El Dorado County line, in any location not built with a 6-foot solid fence. Fencing is required to be maintained by the property owners or El Dorado Hills Community Services District, and shall be required in the CC&Rs.
2. As a condition of approval of all tentative maps, a minimum 6-foot-tall wood or other solid fence shall be required to be constructed for all parcels adjacent to the boundaries of the Specific Plan.
3. An open space management plan shall be prepared by the developer, subject to review and approval by the El Dorado Hills CDS. The plan will include wild fire management plans for the open space.
4. The development of the parcels within an Agricultural Preserve shall not occur until said parcels roll out (or are approved for immediate cancellation) of the Agricultural Preserve. To protect the potential agricultural use existing in Phase 2, from development in Phase 1, a 400-foot setback from Phase 2 shall be maintained for all residential units while land in Phase 2 is within an Agricultural Preserve. The buffer may be reduced or eliminated by the Agricultural Commission upon presentation to the Agricultural Commission that the buffer is unnecessary or is substantially complied with in another fashion.

5. **Annexation into required districts shall be a condition of approval of tentative maps.**
  - A. **The developer shall pursue annexation of the entire Specific Plan area into the El Dorado Hills Community Services District (EDHCSD); however, in the event annexation to the EDHCSD is not approved by the appropriate public agencies, an alternative method of providing necessary services will be established prior to County approval of any final map. (Note: This statement is incorporated by reference and is/will be applicable to all subsequent conditions regarding required approvals by the EDHCSD.**
  - B. **Conditions, Covenants, and Restrictions (CC&Rs) and design guidelines for the Carson Creek Specific Plan and all tentative maps will be submitted to the EDHCSD for review and approval.**
  - C. **An Open Space Management Plan shall be prepared by the developer subject to review and approval by the EDHCSD and will include a funding mechanism for on-going maintenance of all open space. A Wild Fire Management Plan, subject to approval by appropriate agencies, will also be included as a component of this document.**
6. **A financing mechanism or mechanisms for parks, open space, landscaping, and schools shall be determined prior to recordation of the final map. Prior to issuance of building permits the financing mechanisms shall be in place (from Section 5.2 of the Carson Creek Specific Plan).**
7. **If parkland is dedicated to the EDHCSD, prior to County approval of any final map, the developer shall show evidence of a recorded agreement with the EDHCSD for the location, size, park improvements (including water meters and sewer hook ups), maintenance, and timing of dedication and acceptance of parks throughout the Specific Plan area.**

**The developer will be required to provide a Phase I environmental assessment of land to be dedicated to a public agency.**

8. **A financing mechanism or mechanisms, such as a Landscaping and Lighting District (LLAD) for development and maintenance of parks, and for maintenance of open space, landscaping, lighting, fencing, trails,**

walkways, corridors, signage, sound walls, entry monuments, and other common or public areas shall be determined prior to approval of the final map. Improvement plans for the above referenced items will be submitted to the El Dorado Hills Community Services District (EDHCSD) for approval, and the financing mechanisms shall be in place prior to issuance of building permits (Section 5.2 of the Carson Creek Specific Plan). Upon annexation of this project into the EDHCSD, the Carson Creek Specific Plan area shall be subject to the adopted park impact fee imposed for new development within the EDHCSD boundary and will be paid by the developer at the time a building permit is issued.

9. As a condition of approval of all tentative maps, a wood or other solid fence, at least six feet in height, will be constructed by the developer for all residential lots adjacent to the boundaries of the Specific Plan.

Agricultural fencing per County Resolution No. 98A-90 shall be required along the Sacramento/El Dorado County line in any location not adjacent to a residential lot/parcel.

The CC&Rs will specify the fence design approval process. Fence design will be as approved by the El Dorado Hills Community Services District and the appropriate design review committee.

The developer will provide a funding mechanism, such as a homeowners association or a Landscaping and Lighting District, for the maintenance of fencing adjacent to open space.

10. The developer will be required to provide water meters for all residential lots, parks, landscaped corridors, and open space parcels. (Costs of water meters for parks may or may not be a credit to developer pending negotiations with EDHCSD Board of Directors).
11. All the mitigation measures of the Carson Creek Specific Plan EIR, as revised in August 1996, except 4.5-7a, 7.2b 7.2c (requiring separate agreement with Sacramento County), and 5-1a, b, and c which were optional fiscal mitigation, are incorporated as conditions of approval, and the mitigation monitoring program is incorporated into the Specific Plan.
12. A final Carson Creek Specific Plan document shall be submitted incorporating all the changes, conditions, mitigation measures, and mitigation monitoring plan included herein within 60 days of approval.

13. The filing of tentative map and recording of the final map will fix zoning.
14. Rezoning of the AE lands will not become effective until the subject land rolls out from Williamson Act or is approved for immediate cancellation and fulfills all requirements thereof.
15. At the time the applicant submits for approval by the County a proposed final subdivision map for the Euer Ranch property, the County shall determine whether the Board of Supervisors or the Sacramento-Placerville Transportation Corridor Joint Powers Agency has taken any affirmative action indicating an intention to reserve right-of-way through or adjacent to the Euer Ranch property for possible eventual use by a commuter rail system of any kind. Such an indication by the Board or Joint Powers Agency must take the form of an informal or formal policy decision to modify plans to reserve a right-of-way other than the former Southern Pacific right-of-way located west, south, and east of Euer Ranch, which was purchased in September 1996 by Joint Powers Agency. If the Board or Joint Powers Agency has taken any such action indicating an intention to eventually extend a commuter rail line through the Euer Ranch property, the County shall not approve the final map until the applicant has prepared an acoustical study assessing the noise impacts that such a rail line might create for nearby residential and other properties, and proposing any noise attenuation measures necessary to achieve compliance with General Plan noise standards. Any noise attenuation measures developed through such a study shall be required prior to issuance of the final map.

If the County approves the final subdivision map for the Euer Ranch property without requiring any noise attenuation measures in anticipation of an eventual rail extension through the property but the County subsequently imposes a rail noise mitigation fee on properties in the area, then such mitigation fees shall be assessed and collected at the time of the issuance of building permits. Any building permits issued prior to the imposition of such a fee program shall not be made retroactively subject to the fee requirements as a result of this condition.

**Mitigation Measures From the EIR:**

**16. White Rock Road at Manchester Lane**

- a) Use a majority of native plan species in the proposed 30-foot landscape corridor along White Rock Road to maximize a compatible visual relationship with residential uses to the north, and with the surrounding natural terrain and vegetation, subject to review and approval of the El Dorado Hills Community Services District.
- b) Require use of natural colored roof materials in project development to maximize consistency with the surrounding natural environment to minimize stark visual contrasts.
- c) Use natural components in fencing materials (e.g., wood, stone, brick) that would be consistent with residential uses to the north, and would enhance visual compatibility with the natural surroundings of the site.
- d) A variety of fast-growing shrubs and trees will be provided in the 30-foot landscape easement to provide effective screening between the Carson Creek project and surrounding uses prior to occupancy of project residences.

**17. Golden Foothills Parkway at Carson Creek**

- a) Use native plan species as the majority of those planted in the proposed 30-foot greenbelt to maximize a compatible visual relationship with the surrounding natural terrain and vegetation.
- b) Require use of natural colored roof materials in project developments to maximize consistency with the surrounding natural environment and to minimize stark visual contrasts.
- c) Use natural components in fencing materials (e.g., wood, stone, brick) in developments along Carson Creek to enhance visual compatibility with the natural surroundings of the site.
- d) Use natural components in pedestrian trail features (e.g., fences, trail materials) to enhance visual compatibility with the natural



surroundings of the site.

- e) Retain unobstructed views of Carson Creek from locations along Golden Foothills Parkway.

**18. Daily Traffic Volume (Latrobe Road Between U.S. Highway 50 and White Rock Road)**

The project developer shall be responsible for their "fair-share" cost of widening Latrobe Road from two lanes to six lanes with a median from White Rock Road to the U.S. Highway 50 eastbound ramps. These improvement projects are included in the El Dorado Hills RIF; therefore, the project developer shall pay the RIF fee concurrently with the issuance of building permits. Implementation of this mitigation measure would improve the daily level of service on Latrobe Road to LOS B.

**19. Peak Hour Traffic Volumes (U.S. Highway Interchange)**

The project developer shall be responsible for contributing their "fair-share" of the cost to reconstruct the El Dorado Hills Boulevard/Latrobe Road interchange and widen U.S. Highway 50 to six lanes as shown in Exhibit 7-1. Reconstruction of the interchange is included in the RIF; therefore, the project developer shall pay the RIF fee prior to the issuance of building permits. A separate impact fee program has been established to fund the mainline widening of U.S. Highway 50 through the western portion of El Dorado County. A fair-share contribution of this fee shall also be paid by the project developer prior to the issuance of building permits. Implementation of this mitigation measure will improve the ramp intersection and ramp junction levels of service as follows:

- El Dorado Hills Boulevard/U.S. Highway 50 westbound ramps intersection – LOS from F to B during the a.m. peak hour and from E to C during the p.m. peak hour;
- Latrobe Road/U.S. Highway 50 eastbound ramps intersection LOS from F to B during the a.m. peak hour and from F to B during the p.m. peak hour;
- U.S. Highway 50 eastbound diagonal on-ramp – LOS A during the a.m. peak hour and LOS D during the p.m. peak hour;

- U.S. Highway 50 eastbound loop off-ramp – LOS B during the a.m. peak hour and LOS D during the p.m. peak hour;
- U. S. Highway 50 westbound diagonal on-ramp – LOS C during the a.m. peak hour and LOS B during the p.m. peak hour; and
- U.S. Highway 50 westbound diagonal off-ramp – LOS C during the a.m. peak hour and LOS B during the p.m. peak hour.

Reconstruction of the interchange may also include the addition of an eastbound diagonal off-ramp and westbound loop off-ramp. Both of these new ramps would also operate at LOS D or better during both peak hours.

**20. Peak Hour Traffic Volumes (Latrobe Road Intersections)**

The following mitigation measures address the four intersections along Latrobe Road that are projected to operate at unacceptable (worse than LOS E) levels of service with build out of the Specific Plan.

- a) In addition to mitigation measure 4.5-1, the project developer shall be responsible for their “fair-share” cost of signalization and turn lane improvements at the White Rock Road/Latrobe Road intersection as show on Exhibit X-11 of Appendix B. Implementation of this mitigation measure would improve the White Rock Road/Latrobe Road intersection LOS from F to B during the a.m. peak hour and from F to C during the p.m. peak hour.
- b) The project developer shall construct the signal and turn lane improvements at the Latrobe Road/Golden Foothill Parkway North intersection as shown on Exhibit X-11 of Appendix B. DOT will, at the next update of the RIF, determine the cost of signalization and turn lanes at this intersection and determine the “fair-share” cost of the project developer. The RIF will reimburse the project developer the difference between the cost of the improvements and the project developer’s “fair-share” portion. Implementation of this mitigation measure would improve the Latrobe Road/Golden Foothill Parkway North intersection LOS from F to B during the a.m. peak hour and from F to D during the p.m. peak hour. During the review of tentative maps for Specific Plan Phase 2, a traffic study will be required to determine what improvements are required as a result of that phase. If the traffic study indicates that the

improvements listed in this mitigation measure are necessary then the developer shall construct the improvement and be entitled to a credit and/or reimbursement for improvements made beyond the subdivisions fair share.

- (c) The project developer shall construct the signal and turn lane improvements at the Latrobe Road/Golden Foothill Parkway South intersection as shown on Exhibit X-11 of Appendix B. DOT will, at the next update of the RIF, determine the cost of signalization and turn lanes at this intersection and determine the "fair-share" cost of the project developer. The RIF will reimburse the project developer the difference between the cost of the improvements and the project developer's "fair-share" portion. Implementation of this mitigation measure would improve the Latrobe Road/Golden Foothill Parkway South intersection LOS from F to B during the a.m. and from F to C during the p.m. peak hours. During the review of tentative maps for Specific Plan Phase 2, a traffic study will be required to determine what improvements are required as a result of that phase. If the traffic study indicates that the improvements listed in this mitigation measure are necessary then the developer shall construct the improvement and be entitled to a credit and/or reimbursement for improvements made beyond the subdivisions fair share.
- (d) The project developer shall construct the following improvements:
- Modifying turn lanes at the Latrobe Road/Investment Boulevard intersection (see Exhibit X-11 of Appendix B);
  - Signalizing the Latrobe Road/Investment Boulevard intersection. DOT will, at the next update of the RIF, determine the cost of signalization and turn lanes at this intersection and determine the "fair-share" cost of the project developer. The RIF will reimburse the project developer the difference between the cost of the improvements and the project developer's "fair-share" portion. Implementation of this mitigation measure would improve the Latrobe Road/Investment Boulevard intersection LOS from F to B during the a.m. and p.m. peak hours.

The Latrobe Road/Investment Boulevard intersection operates at LOS B during the p.m. peak hour with one left-turn lane on the eastbound approach. The left-turn volume is 600 vehicles per hour during the p.m. peak hour. Occasional queuing of vehicles on the left-turn lane could occur on the eastbound approach. The County should monitor the queues and design the left-turn pocket for this movement to accommodate the volumes. If the County decides to provide dual left-turn lanes for this left-turn movement, an additional northbound lane would be required on Latrobe Road between Investment Boulevard and Golden Foothill Parkway South. During the review of tentative maps for Specific Plan Phase 2, a traffic study will be required to determine what improvements are required as a result of that phase. If the traffic study indicates that the improvements listed in this mitigation measure are necessary then the developer shall construct the improvement, and be entitled to a credit and/or reimbursement for improvements made beyond the subdivisions fair share.

**21. Peak Hour Traffic Volumes (White Rock Road Intersections)**

The following mitigation measure address the intersection along White Rock Road (west of Latrobe Road) projected to operate at LOS F with build out of the Specific Plan.

- (a) The project developer shall construct signal and turn lane improvements at the White Rock Road/Project Access Road intersection as shown on Exhibit X-11 of Appendix B. DOT will, at the next update of the RIF, determine the cost of signalization and turn lanes at this intersection and determine the "fair-share" cost of the project developer. The RIF will reimburse the project developer the difference between the cost of the improvements and the project developer's "fair-share" portion. Implementation of this mitigation measure would improve the White Rock Road/Project Access Road intersection LOS from D to B during the a.m. peak hour and from F to C during the p.m. peak hour. This intersection was analyzed with lane configuration as shown in Exhibit 4.5-11. For a worst-case scenario, this analysis assumed that all the project traffic traveling on White Rock Road would use this intersection to access the site resulting in a westbound to southbound left-turn volume of approximately 600 vehicles during the p.m. peak hour.

**22. Public Transit**

The project developer shall be responsible for the construction of a bus turnout and transit shelter along the project site frontage on White Rock Road (including within the landscape corridor) when fixed route transit service or commuter service is extended to serve the project. The project developer shall also reserve the land area for the proposed mass transit station and parking area as identified in the Carson Creek Specific Plan.

Although not required as part of this mitigation measure, the project developer, El Dorado County Department of Transportation, and the El Dorado County Transit Authority should also develop an implementation plan that identifies the construction phasing and financing for the parking area, other transit shelters within the project site, and the mass transit station. This implementation plan should be approved by El Dorado County Department of Transportation and the El Dorado County Transit Authority prior to the issuance of building permits.

**23. Bicycle/Pedestrian Facilities**

The project developer shall be responsible for the construction of Class II bike lanes along the project site frontage on White Rock Road prior to the issuance of building permits.

**24. Phase 1 (Grading Phase) Construction Emissions**

a) The project applicant shall comply with El Dorado County APCD Rule 223 as required by the Air Pollution Control Officer. The project applicant shall prepare a fugitive dust control plan to be submitted to, and approved by, the APCD prior to the commencement of construction. Control measures to be outlined in the plan may include, but are not limited to, the following:

- Application of water or suitable chemicals or other specified covering on materials stockpiles, wrecking activity, excavation, grading, sweeping, clearing of land, solid waste disposal operations, or construction or demolition of buildings or structures (all exposed soil shall be kept visibly moist during grading);

- Installation and use of hoods, fans and filters to enclose, collect, and clean the emissions of dusty materials;
  - Covering or wetting at all times when in motion of open-bodied trucks, trailer or other vehicles transporting materials which create a nuisance by generating particulate matter in areas where the general public has access;
  - Application of asphalt, oil, water or suitable chemicals on dirt roads;
  - Paving of public or commercial parking surfaces;
  - Removal from paved streets and parking surfaces of earth or other material which has a tendency to become airborne;
  - Limiting traffic speeds on all unpaved road surfaces to 15 mph;
  - Suspending all grading operations when wind speeds exceed 20 miles per hour (including instantaneous gusts);
  - Alternate means of control as approved by the Air Pollution Control Officer.
- b) Construction equipment engines shall be maintained in proper operating condition.

**25. Phase II (Facilities Phase) Construction Emissions**

- a) Low emission mobile construction equipment shall be used (e.g., tractor, scraper, dozer, etc.)
- b) Construction equipment engines shall be maintained in proper operating condition.
- c) Low-emission stationary construction equipment shall be used.
- d) A trip reduction plan shall be developed and implemented to achieve 1.5 average vehicle occupancy (AVO) for construction employees.

- e) Construction activity management techniques, such as extending construction period, reducing number of pieces used simultaneously, increasing distance between emission sources, reducing or changing hours of construction, and scheduling activity during off-peak hours shall be developed and implemented.
- f) The project applicant shall comply with El Dorado County APCD Rule 224.
- g) The project applicant shall comply with El Dorado County APCD Rule 215.

**26. Stationary Source Emissions**

- a) The applicant shall incorporate energy-saving design features into future levels of project implementation as feasible and appropriate. The feasibility and appropriateness of each measure can best be determined at future, more-detailed levels of planning. These design features may include, but are not limited to, the following:
  - Solar or low-emission water heaters;
  - Central water heating systems;
  - Shade trees;
  - Energy-efficient and automated air conditioners;
  - Double-pane glass in all windows;
  - Energy-efficient low-sodium parking lot lights;
  - Adequate ventilation systems for enclosed parking facilities;
  - Energy-efficient lighting and lighting controls.
- b) The applicant, future successors in interest, or future homebuilders shall install only EPA-certified woodstoves and fireplaces.

**27. Regional Mobile Source Emissions**

The County shall coordinate with the Folsom, El Dorado, Cordova TMA to consider including the project site within the TMA's jurisdiction.

**28. Short-Term Construction Noise**

Construction activities shall be conducted in accordance with the County noise regulation or limited to the following hours and days:

- Between the hours of 7:00 a.m. and 5:00 p.m. on any weekday
- Between the hours of 8:00 a.m. and 5:00 p.m. on Saturdays
- Prohibited on Sundays and holidays

At the time of the letting of the construction contract, it shall be demonstrated that engine noise from excavation equipment would be mitigated by keeping engine doors closed during equipment operation. For equipment that cannot be enclosed behind doors, lead curtains shall be used to attenuate noise.

**29. Increased Traffic Noise**

Where the development of a project could result in the exposure of noise-sensitive land uses to existing or projected future traffic noise levels in excess of the applicable County noise standards, the County shall require an acoustical analysis to be performed prior to the approval of such projects.

Where acoustical analysis determines that the project would contribute to traffic noise levels in excess of applicable County noise standards at proposed on-site or planned future off-site noise sensitive uses, the County shall require the implementation of noise attenuation measures, such as setback, sound barrier walls, or noise berms, as necessary to reduce traffic noise levels at proposed noise sensitive uses to conform with the applicable County standards.

**30. Railroad Noise**

Where the development of a project could result in the exposure of noise-sensitive land uses to projected future railroad noise levels in excess of



the applicable County noise standards, the County shall require an acoustical analysis to be performed prior to the approval of such projects.

Where acoustical analysis determines that railroad noise levels would exceed applicable County noise standards at proposed on-site noise sensitive uses, the County shall require the implementation of noise attenuation measures, such as setbacks, sound barrier walls, or noise berms, as necessary to reduce traffic noise levels at proposed noise sensitive uses to conform with the applicable County standards.

**31. Stationary Source Noise**

Where the development of a project could result in the exposure of on-site noise-sensitive land uses to projected on-site or off-site stationary source noise levels in excess of the applicable County noise standards, the County shall require an acoustical analysis to be performed prior to the approval of such projects.

Where acoustical analysis determines that stationary source noise levels would exceed applicable County noise standards at proposed on-site noise sensitive uses, the County shall require the implementation of noise attenuation measures, such as setbacks, sound barrier walls, or noise berms, as necessary to reduce stationary source noise levels at proposed noise sensitive uses to conform with the applicable County standards.

**32. Loss of Wetlands**

- a) Prior to issuance of a grading permit, the wetland delineation completed for the Euer Ranch shall be verified by USACE. After verification, any wetlands that would be lost or disturbed shall be replaced or rehabilitated on a "no-net-loss" basis in accordance with USACE mitigation guidelines. El Dorado County has also supported the protection of wetlands as specified in the County's General Plan under Objective 7.4.2. Habitat restoration, rehabilitation, and/or replacement shall be at a location and by methods agreeable to USACE.
- b) Prior to issuance of a grading permit, a Stream Bed Alteration Agreement shall be obtained from CDFG, pursuant to §1600 of the California Fish and Game Code, for each stream crossing and any other activities affecting the bed, bank, or associated riparian

vegetation of the stream. If required, the project applicant shall coordinate with CDFG in developing appropriate mitigation, and shall abide by the conditions of any executed permits.

- c) Grading activities shall incorporate appropriate erosion control measures as provided in the El Dorado County Grading Ordinance. Appropriate runoff controls such as berms, storm gates, detention basins, overflow collection areas, filtration systems, and sediment traps shall be implemented to control siltation, and the potential discharge of pollutants into drainages.

### **33. Special Status Plants**

Prior to issuance of a grading permit, habitat on the Euer Ranch that is suitable to support Bogg's Lake hedge-hyssop shall be surveyed. If any significant populations of this species are found in areas proposed for development, a mitigation plan designed to result in a no-net-loss of the species shall be prepared by the project proponent and approved by USFWS. The plan may include measures such as transplantation or revegetation in protected areas on-site. Approval of this plan by USFWS and its implementation by the project proponent would reduce impacts to a less-than-significant level.

### **34. Liquefaction**

- a) The El Dorado County Department of Transportation (DOT) shall consult with the El Dorado County Planning Department during the grading permit approval process to ensure that earth resources impacts related to development in the Carson Creek Specific Plan area are sufficiently addressed.
- b) Prior to the approval of a grading permit for development in the Carson Creek drainage, the applicant shall submit to, and receive approval from, the El Dorado County Department of Transportation (DOT) a soils and geologic hazards report meeting the requirements for such reports provided in the El Dorado County Grading Ordinance. If proposed improvements to the Carson Creek drainage would be located in areas identified as susceptible to soils or geologic hazards, proposed improvements to the Carson Creek drainage shall be designed to prevent failure or damage due to such hazards.

**35. Ground Staking**

Prior to the issuance of building permits, all structures shall be designed in accordance with the Uniform Building Code (UBC), Chapter 23. Although wood frame buildings of not more than two stories in height in unincorporated areas are exempt under the California Earthquake Protection Law, structures shall adhere to the design factors presented for UBC Zone 3, as a minimum. Final design standards shall be in accordance with the findings of detailed geologic and geotechnical analyses for proposed building sites.

Prior to the approval of subdivision maps in the vicinity of the Mormon Island Fault Zone, a ground acceleration analysis shall be conducted for the Mormon Island Fault Zone. All structures shall be designed in accordance with the ground acceleration analysis for the Mormon Island Fault Zone and the on-site ground accelerations anticipated from the Bear Mountains Fault Zone.

**36. Topographic Alteration (Ground Stability & Erosion)**

Prior to the issuance of grading permits, grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations. These findings all include methods to control soil erosion and ground instability. Some potential methods include:

- a) Uncemented silty soils are prone to erosion. Cut slopes and drainage ways within native material shall be protected from direct exposure to water runoff immediately following grading activities. Any cut or fill slopes and their appurtenant drainage facilities shall be designed in accordance with the El Dorado County Grading Ordinance and the Uniform Building Code guidelines. In general, soil slopes shall be no steeper than 2:1 (horizontal to vertical) unless authorized by the Geotechnical Engineer. Slope angles shall be designed to conform to the competence of the material into which they are excavated. Soil erosion and instability may be accelerated due to shearing associated with the Foothills Fault System, and/or Mormon Island Fault Zone.
- b) Drainage facilities shall be lined as necessary to prevent erosion of the site soils immediately following grading activities.

- c) During construction, trenches greater than 5 feet in depth shall be shored, sloped back at a 1:1 (horizontal to vertical) slope angle or reviewed for stability by the Geotechnical Engineer in accordance with the Occupational Safety and Health Administration regulations if personnel are to enter the excavations.
- d) Surface soils may be subject to erosion when excavated and exposed to weathering. Erosion control measures shall be implemented during and after construction to conform with National Pollution Discharge Elimination System, Storm Drain Standards and El Dorado County Standards.
- e) Rainfall shall be collected and channeled into an appropriate collection system designed to receive the runoff, minimize erosion and convey the runoff off-site. Conduits intended to convey drainage water off-site shall be protected with energy dissipating devices as appropriate, and in some areas potentially lined with an impermeable, impact proof material.
- f) Parking facilities, roadway surfaces, and buildings all have impervious surfaces which concentrate runoff and artificially change existing drainage conditions. Collection systems shall be designed where possible to divert natural drainage away from these structures, to collect water concentrated by these surfaces and to convey water away from the site in accordance with the National Pollution Discharge Elimination System, Storm Drain Standards and El Dorado County Standards.

**37. Increased Surface Runoff**

- a) Prior to the approval of the first tentative subdivision or parcel map, a condition of approval shall be placed on the tentative map that states, prior to the issuance of a grading plan, the project applicant shall submit and obtain approval of final drainage plans by the El Dorado County Department of Transportation. These final drainage plans shall demonstrate that future post-development storm water discharge levels from the project will remain at existing storm water discharge levels and detention basins will be permanently maintained. The drainage plan shall be prepared by a certified Civil Engineer and shall be in conformance with the El Dorado County

Drainage Manual adopted by the Board of Supervisors in March 1995. The project applicant shall form a drainage zone of benefit (ZOB) or other appropriate entity to ensure that all storm water drainage facility maintenance requirements are met. The drainage plans shall include, at a minimum, written text addressing existing conditions, the effects of project improvements, all appropriate calculations, a watershed map, potential increases in downstream flows, proposed on-site improvements, and drainage easements, if necessary, to accommodate flows from the site and implementation and maintenance responsibilities. The plan shall address storm drainage during construction and proposed BMPs to reduce erosion and water quality degradation. All on-site drainage facilities shall be constructed to El Dorado County Department of Transportation satisfaction. BMPs shall be implemented throughout the construction process. The following BMPs, or others deemed effective by the Department of Transportation, will be implemented as necessary and appropriate:

▶ **Soil Stabilization Practices**

- Straw Mulching
- Hydromulching
- Jute Netting
- Revegetation
- Preservation of Existing Vegetation

▶ **Sediment Barriers**

- Straw Bale Sediment Barriers
- Filter Fences
- Straw Bale Drop Inlet Sediment Barriers

▶ **Site Construction Practices**

- Winterization
- Traffic Control
- Dust Control

▶ **Runoff Control in Slopes/Streets**

- Diversion Dikes

- Diversion Swales
- Sediment Traps

- b) Specific measures shall be identified in the final drainage plans to reduce storm water discharge at the Southern Pacific Railroad bridge (Malby Crossing) at the site's southern end. These measures shall include detention basins of adequate size to reduce post-development discharge to pre-development levels. Maintenance of the detention basin and drainage facilities shall include periodic inspections (e.g., annual) to ensure facility integrity and debris removal as necessary.

**38. 100-Year Flood Event**

Prior to the approval of the final map, the applicant shall submit a final drainage plan that clearly identifies the 100-year flood zone following project development to the El Dorado County Department of Transportation for approval. Project development shall not occur in areas within the 100-year flood zone shown in the final drainage plan. The final drainage plan shall be prepared by a registered civil engineer and contain a hydrologic study that outlines the 100-year flood zones associated with the project and proposed flood control measures such as detention basins. Alternatively, 100-year flood protection improvements, approved by the El Dorado County Department of Transportation, can be implemented to allow development in these areas. All storm drainage facilities and embankments shall be designed in compliance with the County Drainage Manual.

**39. Short-Term Construction-Related Water Quality Impacts**

- a) Prior to issuance of a grading permit, the developer shall obtain from the CVRB a General Construction Activity Storm water Permit under the National Pollutant Discharge Elimination System (NPDES) and comply with all requirements of the permit to minimize pollution of storm water discharges during construction activities.
- b) Prior to issuance of a grading permit, the project applicant shall submit to the El Dorado County Department of Transportation and the Resource Conservation District for review and approval an erosion control program which indicates that proper control of

siltation, sedimentation and other pollutants will be implemented per NPDES permit requirements. The erosion control plan shall include BMPs as discussed in mitigation measure 4.10-1, and as follows: sediment basins, sediment traps, silt fences, hay bale dikes, gravel construction entrances, maintenance programs, and hydroseeding.

**40. Long-Term Water Quality Impacts**

- a) On-site detention basins shall be constructed and maintained through the construction period to receive storm water runoff from graded areas to allow capture and settling of sediment prior to discharge to receiving waters. Periodic maintenance of detention basins, such as debris removal, shall occur on a monthly basis or more frequently as needed to ensure continued effectiveness.
- b) Prior to issuance of a grading permit, the project applicant shall develop a surface water pollution control plan (i.e., parking lot sweeping program and periodic storm drain cleaning) to reduce long-term surface water quality impacts. Parking lot sweeping shall occur on a weekly basis and storm drain clearing shall occur semi-annually. The plan shall also include the installation of oil, gas and grease trap separators in the project parking lot. These grease trap separators will be cleaned annually. The project applicant shall develop a financial mechanism, to be approved by the El Dorado County Department of Transportation, that ensures the long-term implementation of the program.

**41. Archaeological Sites CC-1, CC-2, CC-3, CC-4, CC-5, CC-6 and Archaeological Linear Features CC-LF-1, CC-LF-2, and CC-LF-3**

- a) Prior to grading and construction activities, significant cultural resources found on the project site shall be recorded or described in a professional report and submitted to the North Central Information Center at California State University at Sacramento.
- b) During grading and construction activities, the name and telephone number of an El Dorado County-approved, licensed archaeologist shall be available at the project site. In the event a heritage resource is encountered during grading or construction activities, the project applicant shall ensure that all activities will cease in the

vicinity of the recovered heritage resource until an archaeologist can examine the find in place and determine its significance. If a find is authenticated, the archaeologist shall determine proper methods of handling the resource(s) for transport and placement in an appropriate repository. Grading and construction activities may resume, after the resource is either retrieved or found to be not of consequence.

**42. School Fees**

- a) The project applicant shall pay the commercial school fee of \$0.31 per square foot for the age-restricted residential development.
- b) The project applicant shall 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.
- c) The project applicant also shall meet with the Latrobe School District and the El Dorado Union High School District to renegotiate school fees in the unlikely event that the age restrictions for the Carson Creek Specific Plan area are lifted.

**43. General Plan Consistency**

Apply Mitigation Measure "4.12-1" and the following measure: Prior to the approval of the Specific Plan, the applicant shall enter into an Agreement with the affected school districts.

**44. Law Enforcement**

The project applicant shall ensure adequate law enforcement personnel and equipment to serve the Specific Plan area, as demonstrated by one of the following mechanisms:

- a) Prior to the issuance of each building permit, the project applicant will be required to obtain a service letter from the El Dorado County Sheriff's Department identifying that law enforcement staff and equipment are available to serve the proposed land use upon occupancy.



- b) Prior to the issuance of the building permit, the project applicant shall create an assessment district or other mechanism to provide funding to the El Dorado County Sheriff's Department for adequate law enforcement staff and equipment upon occupancy and in the future.

**46. Water Consumption**

Project impacts cannot be reduced to a less than significant level until the EID procures new water supplies that are sufficient to meet water needs of the proposed Specific Plan at build out in conjunction with existing planned growth, or an alternative public water source is secured. Implementation of the following mitigation measures would reduce potential project impacts on water supply. The project applicant would be required to implement these measures before approval of building permits.

- a) In accordance with EID Policy Statement No. 22, the project applicant shall prepare a Facility Plan Report (FPR) for the proposed project. The FPR shall address the expansion of the water and sewer facilities and the specific fire flow requirements for the phases of the project.
- b) Low-volume and low-flow fixtures shall be installed to reduce water consumption.
- c) Efficient irrigation systems shall be installed to minimize runoff and evaporation and maximize the water that will reach plant roots. One or any combination of the following methods of increasing irrigation efficiency shall be employed: drip irrigation, soil moisture sensors, and automatic irrigation systems. Mulch shall be used extensively in all landscaped areas. Drought resistant and native vegetation shall be used in landscaped areas.

**47. Work Shed and Barn Areas**

If on-site contamination resulting from the storage and use of hazardous substances within the area of the work shed and barn is discovered during grading or construction, the appropriate local, state, and/or federal agencies shall be contacted. Remediation of any unauthorized release of hazardous substances shall be undertaken in accordance with all existing

local, state, and federal regulations/requirements and guidelines established for the treatment of hazardous materials.

**48. Historic Mining**

Prior to the issuance of a grading permit, shallow groundwater and on-site drainage area shall be sampled to determine the potential presence of on-site contamination (mercury, etc.). If contamination is found, the appropriate regulatory agency shall be contacted. If deemed necessary by the appropriate regulatory agency, remediation shall be undertaken in accordance with all existing local, state, and federal regulations/requirements and guidelines established for the treatment of hazardous substances.

**49. UTS's**

Prior to the issuance of a grading permit, the extent (soil and/or groundwater) of potential on-site contamination resulting from the operation of off-site USTs shall be assessed. Once the extent of contamination has been determined, the appropriate regulatory agency shall be consulted in identifying the responsible party and initiating the development of a remediation program in accordance with all applicable local, state, and federal regulations/requirements and guidelines established for the treatment of hazardous substances.

**50. El Dorado Hills CSD Fiscal Impacts**

The developer shall form a Landscaping and Lighting District, or other financing mechanism, to cover maintenance costs for landscaping, lighting, fencing, sound walls, entry monuments, neighborhood parks, open space, and other public or common areas in the Carson Creek Specific Plan area.

**51. Cumulative Transportation and Circulation Impacts**

- a) Widen Latrobe Road from two to four lanes between Golden Foothill Parkway South and Investment Boulevard in order to improve the daily roadway segment LOS to B or better.

**52. The project applicant will undertake the following activities to encourage construction of the 30-acre regional park as soon as feasible:**

- a) The applicant shall rough grade the regional park site and shall construct a chip-and-seal road to the park site within 60 days of recording of the first final subdivision map for Euer Ranch (Phase 1).
- b) The County intends to form a county- or region-wide financing mechanism such as an El Dorado Hills ("EDH") regional park district or zone of benefit to pay for ongoing regional park maintenance and any improvements, including those noted in subsection d) below. The formation of this funding mechanism is a precondition to the applicant's obligations under subsections c) through h) below.
- c) The Carson Creek Specific Plan Area shall join in the agreed-upon financing mechanism.
- d) The applicant shall seek to annex the Carson Creek Specific Plan Area into EID in order to obtain the necessary water resources for the regional park; reclaimed water shall be used to the extent feasible to water the ballfields but potable water is necessary for drinking fountains.
- e) The applicant shall advance funds for conducting a nexus study for the regional park assessment district or other agreed-upon, formed financing mechanism within 120 days.
- f) The applicant shall advance funds, within 180 days after the County approves the first tentative map for Phase 2 of the Carson Creek Specific Plan Area, to pay for completing the following:
  - [1] grading 20 acres for ball fields per County specifications;
  - [2] installing chip-and-seal parking area at the regional park;
  - [3] installing potable and reclaimed water lines to the regional park;

- [4] obtaining EDUs for EID water and/or installing a well-water system;
- [5] installing shielded sports lighting on 15 acres of ball fields;
- [6] installing restrooms, bleachers, and concession stands;
- [7] installing drainage system, irrigation system, and turf on 15 acres of ballfields.

g) The applicants contributions noted above in subsections a), e), and f) shall be considered a loan, which shall be paid back by the assessment district, or other approved financing mechanism, upon the sale of the bonds necessary to construct the facility

53. The applicant will pay light rail fees in the following circumstances: (1) a region-wide or county-wide, light-rail fee requirement is imposed; (2) before grading permits are issued; and (3) fees shall only apply to units in which no building permit has been issued at the time the light rail fee is imposed. The applicant will receive credit against any fees for any light rail related improvements or land donated to serve light rail.

54. Open channel drainage: The applicant shall minimize the use of culverts and concrete V-ditches and maximize the use of open, unlined and vegetated channels to facilitate removal of pollutants and sediment and to preserve a more natural, rural feel to the development. The applicant shall employ best management practices to protect water quality and to minimize erosion in the drainage system. Such practices shall include utilizing grassy swales, open ditches, energy dissipaters, water quality ponds, and grease/oil traps.

a) Open Space Areas: All drainage in open space corridors shall remain natural, unlined and open. Except as expressly indicated elsewhere in the specific plan, the applicant will not use culverts in these channels and roadcrossings shall be bridged.

b) Within areas designated for residential and industrial use, vegetated open-channel drainage shall be the primary

means of accommodating stormwater runoff and existing surface water bodies. In residential areas, where the homes front the streets, site design shall emphasize drainage to open, vegetated channels away from streets and towards the back and side lots. In instances where such drainage is not engineeringly practicable, drainage towards streets shall utilize gutters, A.C. dikes, rolled curbs, and/or vertical curbs will be utilized. These drainage facilities shall be kept to a minimum and will convey drainage to open-channel ditches (1) along collectors and other streets where homes do not front the streets and (2) between lots. Piped drainage facilities shall be kept to a minimum. Open channel ditches shall convey the drainage to natural drainage channels in the open space areas but not before ensuring that water quality standards are maintained through the implementation of best management practices.

54. Roadways in the Carson Creek Specific Plan Area shall be curvilinear and separated from pedestrian pathways that run around, over, under, and between structures. Where feasible, cul-de-sacs will be incorporated into circulation system designs. The majority of roads (asphalt portion only) shall be 26 feet or less in width.

Furthermore, the Carson Creek Specific Plan Phase 2, street development standards (asphalt portion only), shall be modified to incorporate the following maximum widths:

- (1) One-way streets shall be no more than 18 feet wide;
- (2) Two-way streets shall be no more than 24 feet wide;
- (3) Minor collectors with less than 350 average daily trips ("ADT") shall be no more than 24 feet wide;
- (4) Minor collectors with more than 350 average daily trips ("ADT") shall be no more than 26 feet wide;
- (5) Major collectors, with homes fronting the street, shall be no more than 30 feet wide;

- (6) Major collectors, without homes fronting the street and with less than 350 ADT, shall be no more than 24 feet wide;
- (7) Major collectors, without homes fronting the street and with more than 350 ADT, shall be no more than 26 feet wide.

The majority of roads (asphalt portion only) shall be 26 feet or less in width.

Parking bays may be required for emergency parking along collectors and in residential areas where these standards prohibit parking along the streets. The parking bays shall be kept to a minimum and located where topography permits. Street standards are subject to the review of the El Dorado Hills Fire Departments; for public safety reasons, the fire department may require wider roads in some places or turn arounds, hammer heads, or other measures to facilitate the movement of emergency vehicles.

For the Carson Creek Specific Plan, Phase 1, these road standards will be adopted only if the County finds that the final maps, containing these standards, are consistent with the tentative maps, as required by law.