

Background

The proposed Carson Creek Village Community is located in the Research and Development zone and will be located on roughly 99 acres of land. Of this 99 acres, roughly 70 acres of it would be developed as the remaining acreage consists of non-developable Open Space Preserve. Over the past several years there have been multiple projects completed on the site consisting of; construction of a portion of Carson Crossing Drive, rough grading of the entire site, construction of vegetative swales to provide storm water quality, placement of portions of the storm, sewer and water systems and the construction of bridges which span the open space preserves. Currently, Tractor Supply is under construction at the Northwest corner of Golden Foothills Parkway and Latrobe Road.

Overall Site



A Facility Plan Report was prepared by Warren Consulting Engineers addressing the sewer and water systems for the then Carson Creek Business Park. This report was reviewed and approved by the El Dorado Irrigation District (EID). A Facility Improvement Letter was completed by EID on September 30, 2020. It states that as of January 1, 2019, there are approximately 20,068 equivalent dwelling units (EDUs) available in the El Dorado Hills Water Supply system.

WATER

There are 12” water lines located in Golden Foothill Parkway and the subject property that can be used to service the development. In addition, there is a 12” water stub located along the northeast corner of the development within Latrobe Road that EID will allow a connection to. By doing so, the development can be on a “looped” water system to provide all domestic, irrigation and fire services.

SEWER

The sewage from the Carson Creek Village is proposed to be routed to EID's El Dorado Hills Wastewater Treatment Plant (EDH WWTP) via Business Park Lift Stations No. 2 and No. 1. At this time, the proposed EID sewer mains have adequate capacity to service future development.

STORM DRAIN

As exists, the entire development slopes in a southwesterly direction toward Carson Creek. The majority of the site slopes between 2%-5%. A series of water quality vegetative swales were constructed as part of the Carson Creek Corporate Center development along both Carson Creek and tributary drainage areas. Since these swales were constructed, El Dorado County has updated their drainage development standards. Current West Slope Development and Post Construction Storm Water Plan Requirements define that any project that creates or replaces more than one (1) acre of impervious surface shall implement both hydromodification management measures and provide measures that do not allow post-construction flow rates to exceed pre-project flow rates for a 2-year, 24-hour storm event. At the time the said vegetative swales were constructed, hydromodification and post construction flow rates were not required. Because of this, it cannot be assumed that the vegetative swales, as constructed, will purposely service the development as proposed with the Carson Creek Village Community. Each specific development will need to address storm drain requirements and measures on a case by case basis.
existing drainage swales.