

GATEWAY EL DORADO

DRAFT SPECIFIC PLAN

EL DORADO COUNTY
July 2024



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01 Project Summary

1.1 Application Overview

Applicant and Property Owner. Scott Hodson, Pacific Realty Associates LP, 15350 SW Sequoia Parkway, Ste. 300, Portland, OR 97224.

Location. The central portion of the El Dorado Hills Business Park (EDHBP), west of Latrobe Road, and north of Golden Foothill Parkway, within Supervisorial District 1.

Acreage. 97.74 acres.

Assessor Parcel Numbers. 117-210-047, 117-210-048, 117-210-049, 117-210-050, 117-210-052, 117-210-053 and 117-210-054.

Existing Land Use. Research and Development (R&D).

Existing Zoning. Research and Development-Design Review Community (R&D-DC).

Request. Proposed Specific Plan (Gateway El Dorado) to amend the current R&D land use and zoning on a portion of the 97.74 site to include 13.15 acres of commercial; 5.82 acres of multifamily residential; 14.76 acres of multifamily residential/commercial flex; 1.77 acres of park; 24.34 acres of open space; with 7.06 acres set aside for infrastructure (drainage channel and roads). The remaining 30.84 acres would be retained in the current R&D land use and zoning (See **Figure 1.1**, General Plan Amendment Exhibit).



Figure 1.1: General Plan Amendment Exhibit

02 Planning Context

Sections:

- 2.1 Overview
- 2.2 Location and Setting
- 2.3 Planning History

2.1 Overview

Gateway El Dorado (GED) is a proposed mixed-use development located on 97.74 acres near the central crossroads of the EDHBP. Planned to deliver job opportunities, the project introduces complementary commercial services, housing options, and amenities close by and available to the local workforce.

The key components of Gateway El Dorado include:

- A Research and Development (R&D) core offering a range of employment opportunities in a high-quality campus-like setting.
- Transitional commercial and multifamily residential uses along the edges of the R&D core offering convenient access to an expanded mix of goods and services as well as more attainable living choices.
- Park and open spaces offering recreation and natural resource preservation.
- Paths, bike lanes, and sidewalks offering convenient access between jobs, services, housing, and amenities.

To achieve the above, the Gateway El Dorado Specific Plan (GEDSP) amends approximately 68 percent of the site's current R&D land use and zoning to add the new range of uses and amenities.

2.2 Location and Setting

2.2.1 LOCATION

Gateway El Dorado is within the unincorporated community of El Dorado Hills in the western foothills of El Dorado County. Located approximately 30 miles east of downtown Sacramento, GED is 1.5 miles south of the US 50 interchange with Latrobe Road (see **Figure 2.1**, Regional Location).

2.2.2 SITE FEATURES

Primarily flat with limited development constraints, the GED site slopes gently to the southwest from Latrobe Road. Previously rough-graded, habitat consists primarily of non-native annual grasslands. Carson Creek extends along the western edge of GED, with three ephemeral drainage channels (the middle of which is engineered) running from the east to the creek. Carson Creek and its northern and southern tributaries were placed within a perpetual conservation easement in 2008.

2.2.3 CURRENT LAND USE AND DEVELOPMENT

The GED site is currently designated with R&D land use and zoning allowing high technology, non-polluting manufacturing, R&D, offices, and limited commercial service. Some infrastructure has been constructed on the southern portion of the site, including a partial extension of Carson Crossing Drive, utility connections, and bridge/culvert crossings extending north from Golden Foothills Parkway.

Tractor Supply Company, a rural-lifestyle retailer, was constructed in 2023 on the southeast corner of the site with plans underway for associated retail pad buildings along Golden Foothill Parkway. At the time of specific plan initiation, two flex buildings were under construction along Golden Foothill Parkway just west of Tractor Supply Company.

2.2.4 SURROUNDING USES

Existing and planned R&D uses are located to the north, west, and south of GED. These include several low-rise buildings south of Golden Foothill Parkway, along with the El Dorado Hills Fire Department (EHFD) training facility west of Carson Creek. To the southwest is Heritage, an age-restricted residential community. To the east across Latrobe Road are Blackstone, a single-family residential community, and the El Dorado Irrigation District (EID) wastewater treatment facility (see **Figure 2.2**, GED Site Area).

GED Site Summary:

97.74 acres

Northwest corner of Latrobe Road and Golden Foothill Parkway

1.5 miles south of the US 50 interchange

Flat topography with limited development constraints

Carson Creek extends along the site's western edge

Previously rough-graded and a Nationwide Permit issued under Section 404 of the Clean Water Act

1981 designated for R&D land use and zoning

2018 targeted for added multifamily housing and commercial services by the EDHBP Owners Association

2021 found by the El Dorado County Board of Supervisors to comply with Policy J-6 criteria for initiation of a General Plan Amendment

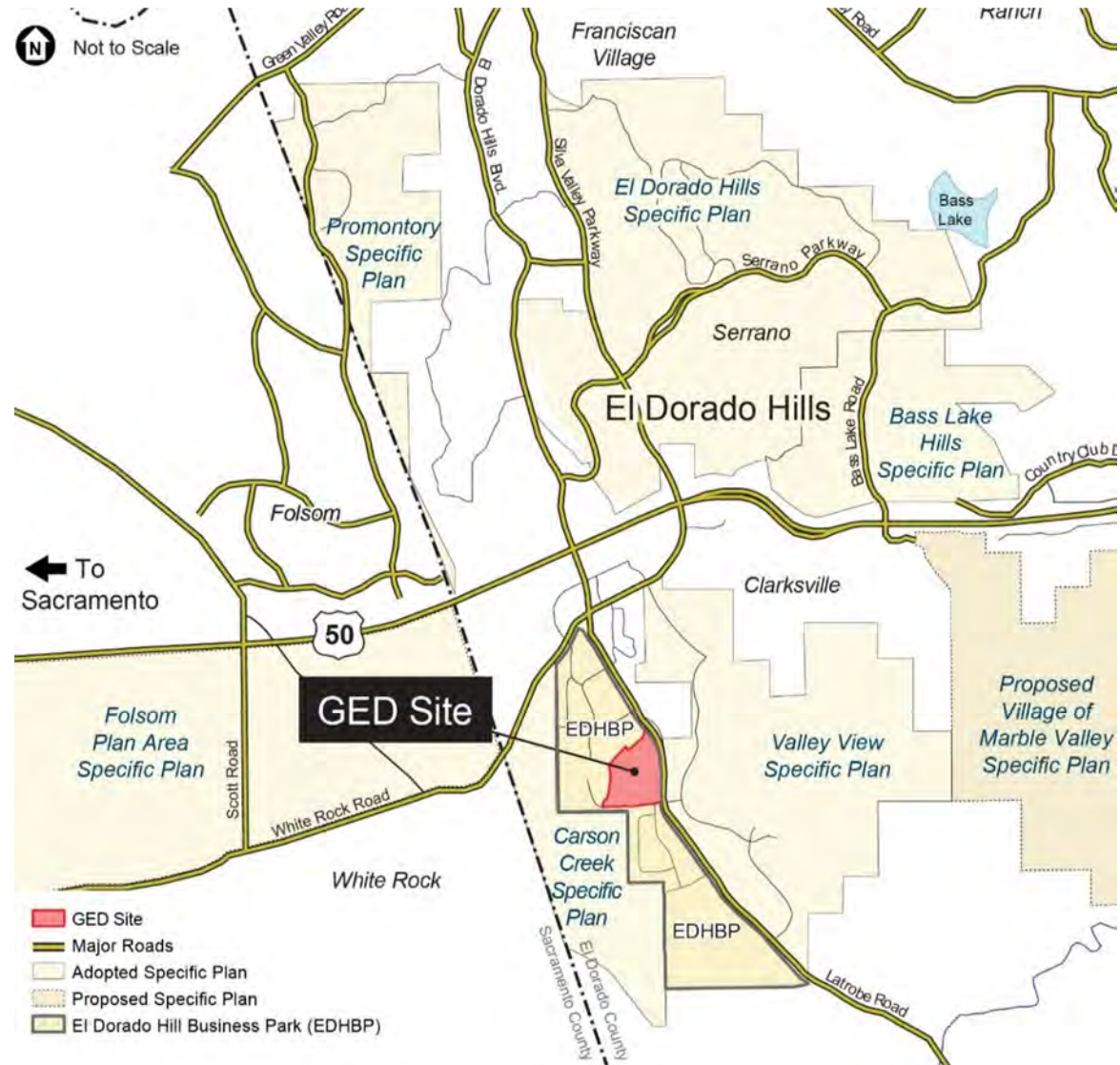


Figure 2.1: Regional Location



Construction of flex buildings (June 2024) looking north onto the GED site. Tractor Supply Company to the right, and the Carson Crossing Drive extension to the left.



Figure 2.2: GED Site Area

2.3 Planning History

2.3.1 LAND USE AND DEVELOPMENT

R&D land use was designated for the EDHBP in 1981. More than four decades later, approximately 500 acres of the original 832-acre Business Park remain undeveloped, including most of the GED site. Growth projections adopted by the El Dorado County Board of Supervisors in 2020 indicate that “status quo” employment growth in the EDHBP will remain modest (El Dorado Countywide Housing and Employment Projections 2018-2040, BAE Urban Economics, 2020).

There are several reasons for EDHBP’s sluggish performance. These include high land costs and development impact fees, lack of connectivity among uses, high price of nearby employee housing, absence of walkable services, and zoning restrictions that limit a broader mix of uses. These factors have created challenges in keeping up with increasing regional competition. The lack of nearby attainable housing has contributed to more than half of EDHBP employees commuting from outside of the county (El Dorado Hills Business Park Community Transportation Study, El Dorado County Transportation Commission, 2021).

2.3.2 EDHBP RE-ENVISIONING PROCESS

In response to this slow growth, the EDHBP Owners Association initiated a re-envisioning process in 2017 to explore how the Business Park could boost its competitiveness in the regional employment market. The re-envisioning effort included the review of several similar-era business parks to determine what factors had contributed to those that had become successful.

Despite the varied locations, reoccurring themes emerged, such as the presence of nearby services, housing attainable to the local workforce, and the ability to walk and bike between uses. Several of these business parks had, years after initial adoption, pursued rezones to add a broader mix of uses to reposition themselves in the market.

The re-envisioning process then explored opportunities to expand the range of uses within the EDHBP, concluding that the GED site was the preferred location for new commercial services and multifamily housing because of its:

- Available contiguous land centrally located in the EDHBP within walking and biking distance to existing and planned jobs immediately to the north, south, and west.
- Position at the “crossroads” of the EDHBP, where travel from the Business Park and the Blackstone and Heritage neighborhoods converge, providing the potential to support retail and service activity.
- Flat topography with limited environmental constraints, including prior rough grading and issuance of a Nationwide Permit to address wetland fill and mitigation.
- Access to infrastructure, including prior investments to extend Carson Crossing Drive, sidewalks, landscaping, and utilities onto the GED site.

2.3.3 GENERAL PLAN AMENDMENT INITIATION

A General Plan Amendment Initiation application to change the land use for the GED site from R&D to residential, commercial, park, and open space uses was submitted to the County in June of 2020. Board of Supervisors Policy J-6 specifies that, prior to formal submittal of a privately initiated application to amend the General Plan and/or adopt a new specific plan to increase allowable residential densities by 50 or more dwelling units, an “initiation” hearing before the Board is required. In February 2021, the Board reviewed the J6 submittal and, at the recommendation of County staff, found that the proposed 2020 land use plan complied with the criteria for initiation of a General Plan Amendment. At the time the project was referred to as “Carson Creek Village.”

Following the Board of Supervisors’ review, the applicant team has continued to refine what is now the renamed GED project. These refinements included several alternate land use scenarios that factored in prevailing market conditions as well as input received from residents, business and property owners, and decision-makers. This input was collected through a series of meetings in 2020/2021 with local neighborhood associations, the El Dorado Hills Area Planning Advisory Committee (APAC), the EDHBP Board, the El Dorado Community Foundation, the El Dorado Hills Chamber of Commerce, and other key stakeholders. Subsequent outreach was made to community stakeholders including a meeting with local neighborhood representatives in April 2024.

The resulting GED project is an evolution of prior Carson Creek Village, but with a reduced scale of change and the inclusion of transitional land uses along the project’s edges. These changes are intended to enhance GED’s fit with the surrounding area and to align with the County’s objectives. Given the varied revisions to the project, a new J-6 hearing has been initiated to allow for review and input from the Board of Supervisors and community.

Despite the various refinements that have been made to the project since 2020, GED’s overall goal has remained consistent - ***to introduce a broader mix of employment-supportive uses and amenities to the EDHBP to help enhance its competitiveness to attract and retain jobs, and to do so in a manner that is appropriate to the project’s setting.***

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03 Objectives and Policies

Sections:

- 3.1 Project Objectives
- 3.2 Implementing Policies

3.1 Project Objectives

Building upon prior planning efforts and input, the GED's objectives are to:

- Objective 1 **Provide for Jobs**
Promote new businesses, employment opportunities, and economic growth by retaining a core of R&D uses.
- Objective 2 **Transition Land Uses**
Transition between the R&D core and adjacent neighborhoods by establishing an edge of intermediate land uses.
- Objective 3 **Improve Access to Goods and Services**
Enable residents, employees, and passers-by to conveniently access goods and services by integrating new commercial uses.
- Objective 4 **Offer More Attainable Housing Options**
Allow the potential for product types that are more attainable to the local workforce than the prevailing market by adding multifamily housing.
- Objective 5 **Feature Parks and Open Spaces**
Enhance community interaction, recreation, habitat preservation, and visual character by establishing park and open spaces.

- Objective 6 Support Active Travel Modes**
Support active travel modes, such as walking and biking, by providing a connected system of trails, sidewalks, and bike lanes.
- Objective 7 Capitalize on Existing Infrastructure**
Make efficient use of past site investments by capitalizing on existing infrastructure, improvements, and environmental permitting.
- Objective 8 Enhance Economic Productivity**
Strengthen land values and the County's tax base by replacing long-standing undeveloped land with market ready, economically productive uses.



Improve Access to Goods and Services



Provide for Jobs



Offer More Attainable Housing Options

3.2 Implementing Policies

The following policies implement GED's project objectives:

3.2.1 LAND USE

- | | | | |
|----------|---|----------|--|
| Policy 1 | R&D. Efficiently review new R&D employment opportunities through continued application of the Design Review Community (DC) combining zone (Section 130.27.050.D.1 of the County Zoning Ordinance). | Policy 6 | Multifamily Amenities. Encourage multifamily development to incorporate amenities for resident use, such as clubhouses, pools, play areas, picnic tables, barbecue grills, exercise equipment, and similar facilities. |
| Policy 2 | Transition. Provide transitional multifamily residential and commercial uses along the edges of the R&D core. | Policy 7 | Flexibility. Allow flexibility to accommodate multifamily residential, commercial, and/or mixed-use development on designated parcels in response to evolving market opportunities. |
| Policy 3 | Local Goods and Services. Support commercial uses that supply for the daily needs of residents and employees and reduce the frequency of travel to more distant retail locations. | Policy 8 | Open Space Preserve. Retain the Open Space Preserve in its natural condition in accordance with the provisions of GED's 2008 Nationwide Permit, conservation easement, and operations and management Plan. |
| Policy 4 | Multifamily Density. Require multifamily residential to be developed at a minimum of 15 dwelling units per acre to support the potential for product types that are more attainable to the workforce. | Policy 9 | Urban Design. Ensure that proposed projects are designed in conformance with the EDHBP Design Guidelines and County Community Design Standards as applicable to promote high-quality development that is attractive, creates visual interest and variety, and is compatible with GED's setting. |
| Policy 5 | Multifamily Development Standards. Allow customized development standards to facilitate multifamily housing through application of the Planned Development (PD) combining zone (Section 130.28.010. of the County Zoning Ordinance). | | |

3.2.2 MOBILITY

- Policy 10 **Internalization of Trips.** Support uses and active mobility improvements that facilitate the internalization of trips to incrementally reduce trip lengths, vehicle miles travelled, and emissions.
- Policy 11 **Carson Crossing Drive Extension.** Complete the long-planned extension of Carson Crossing Drive through GED to Latrobe Road providing an alternate route for trips to redirect from the Golden Foothill Parkway/Latrobe Road intersection.
- Policy 12 **Golden Foothill Parkway Improvements.** Add bike lanes, a center left turn lane, and stop controls along Golden Foothill Parkway.
- Policy 13 **Roundabout.** Coordinate with the County to ensure that the potential future roundabout at Golden Foothill Parkway and R.J. Mathews Parkway enhances access to and does not negatively impact adjacent GED commercial uses.
- Policy 14 **Pedestrians and Cyclists.** Develop a network of paths, bike lanes, and sidewalks, allowing employees and residents to conveniently and safely walk and bike to meet their daily needs.
- Policy 15 **Regional Trail Network.** Connect the GED path system to the County's regional trail network filling local gaps in that network.
- Policy 16 **Separated Sidewalks.** Provide landscape parkways and separated sidewalks along Carson Crossing Drive to create a more comfortable corridor for pedestrian travel.
- Policy 17 **Pedestrian and Cyclist Crossings.** Provide safe pedestrian and cyclist crossings of Latrobe Road, Golden Foothill Parkway, and Carson Crossing Drive considering enhancements such as pedestrian refuges, striping/pavement treatments, lighting, signage, and activated crosswalk systems.
- Policy 18 **Emergency Vehicle Access.** Ensure that road and path designs account for emergency vehicle access.
- Policy 19 **Transit Stops.** Include transit stops along backbone roadways as recommended by El Dorado Transit in compliance with the latest edition of their Transit Design Manual.
- Policy 20 **Streetscape Design.** Ensure that streetscapes are designed in conformance with the EDHBP Design Guidelines and the County Community Design Standards to promote a safe, attractive, and cohesive public realm.

3.2.3 PUBLIC SERVICES

- Policy 21 **Public Services.** Coordinate with service providers to ensure that public services are delivered at levels adequate to support proposed development and to minimize impacts on existing services and facilities.
- Policy 22 **Park Land Requirement.** Finalize the park land requirement, boundaries, acreages, and associated credits based upon the number and types of units approved by the applicable multifamily tentative subdivision map/development plan permit.
- Policy 23 **Provision of Parks.** Satisfy the park land requirement through the dedication of land, the payment of in lieu fees, the provision of certain privately owned and maintained open space, or a combination thereof (Section 120.12.090 of the El Dorado County Code).
- Policy 24 **Park Design.** Coordinate with the El Dorado Hills Community Services District (EDHCSD) on final design and maintenance plans for any public parks.
- Policy 25 **Annexation.** Annex the Plan Area into the EDHCSD prior to the development of any multifamily residential project.
- Policy 26 **School District Coordination.** Coordinate with the Buckeye Union School District (BUSD) and the El Dorado Union High School District (EDUHSD) on school needs.
- Policy 27 **School Mitigation Fee.** Mitigate school impacts from residential development through the payment of school mitigation fees in accordance with state law.
- Policy 28 **Public Safety.** Condition development to comply with applicable County Sheriff's Office and EHFD safety standards.
- Policy 29 **Training Facility Disclosures.** Condition residential development in proximity to the EHFD training facility to provide disclosures related to the operations of that facility.
- Policy 30 **Solid Waste.** Condition development to comply with applicable federal, state, and local solid waste regulations during construction and operations.

3.2.4 UTILITIES

- Policy 31 **Utilities.** Allow individual development projects to proceed provided that the backbone utility and roadway infrastructure required for the project will be in place at the time of development and at the agreed upon service levels of the County and applicable service providers.
- Policy 32 **Utility Master Plans.** Provide utility infrastructure in accordance with Wet and Dry Utility Master Plans prepared for GED as may be refined during the tentative subdivision map/development plan permit process.
- Policy 33 **Fair Share Contribution.** Require each benefiting development project to pay its fair (pro-rata) share of the backbone infrastructure and public facilities construction, maintenance, and land acquisitions costs.
- Policy 34 **Facility Plan Report.** Secure EID approval of a water and wastewater Facility Plan Report for each development project.
- Policy 35 **Runoff Controls.** Require each development project to design runoff controls so that the post-development runoff does not detrimentally exceed pre-development runoff rates, durations, and volumes.
- Policy 36 **Stormwater Treatment.** Require each development project to provide source control and stormwater treatment measures in accordance with the El Dorado County Post Construction Storm Water Plan.
- Policy 37 **Best Management Practices.** Use best management practices (BMPs) and low-impact development (LID) practices where feasible and in conformance with County standards.
- Policy 38 **Dry Utilities.** Secure approval of final plans for electric, natural gas, and telecommunications for each development project from the appropriate providers.

04 Development Framework

Sections:

- 4.1 Overview
- 4.2 Land Use and Zoning
- 4.3 Mobility
- 4.4 Public Services
- 4.5 Utilities

4.1 Overview

GED is located within the El Dorado Hills Community Region. The County General Plan Land Use Element establishes Community Regions to “provide opportunities that allow for continued population growth and economic expansion.” Further, the Land Use Element states that Community Regions “define those areas which are appropriate for the highest intensity of self-sustaining compact urban-type development or suburban type development within the County.”

Consistent with this intent, GED retains a base of existing R&D land use, and adds new commercial, multifamily residential, park, and open space uses to the project area. The proposed land use plan aligns with the General Plan’s recognition that “having well-balanced communities will afford residents the opportunity to work, shop, and recreate close to where they live and, in some instances, take advantage of non-automobile-oriented transportation methods.”

In addition to introducing new land uses, GED provides for a multi-modal mobility network, as well as the public services and utilities necessary to support development. It is recognized that there are a wide range of solutions that can be employed to satisfy planning and design intent. Flexibility in implementation is provided to accommodate the planned mix of uses, account for site-specific conditions, and respond to evolving market opportunities and consumer preferences.

4.2 Land Use and Zoning

The GED land use plan consists of the following components:

- **R&D Parcels** which retain their pre-specific plan R&D land use and zoning. These parcels remain subject to the County's General Plan, Zoning Ordinance, EDHBP Design Guidelines, and other applicable policies and regulations.
- **Rezone Parcels** which introduce new land uses and zoning to GED. The Adopted Plan (AP) General Plan land use designation is applied to the Rezone Parcels. The AP designation incorporates the GEDSP by reference, establishing this Specific Plan as the land use plan and regulations for the Rezone Parcels.

The land use plan also identifies drainage and backbone roadway infrastructure that support development of GED's existing and planned land uses. The GED land uses are implemented by corresponding zoning districts. These consist of a combination of existing zones from the County Zoning Ordinance along with new zones that are unique to the GEDSP.

As illustrated in **Figure 4.1**, Percentages of Total Acreage by Land Use, approximately 31.5 percent of GED's land area is retained as R&D. 34.6 percent is designated for new multifamily residential and commercial uses, 26.7 percent for parks and open space, and the remaining 7.2 percent for infrastructure. The land use plan is illustrated in **Figure 4.2**, GED Land Use Plan, and summarized in **Table 4.1**, GED Land Use and Zoning Summary.

To estimate the level of development that may occur, assumed non-residential floor area ratios (FARs) and residential densities have been identified in Table 4.1. These factors are multiplied by parcel acreages to calculate non-residential square footage and residential dwelling unit allocations for planning and analysis purposes. This Specific Plan includes a flex land use designation (MFR/C) that allows for the development of multifamily residential and/or commercial uses on individual designated parcels. To account for the differing development outcomes, the square footage/unit allocation is presented as a range.

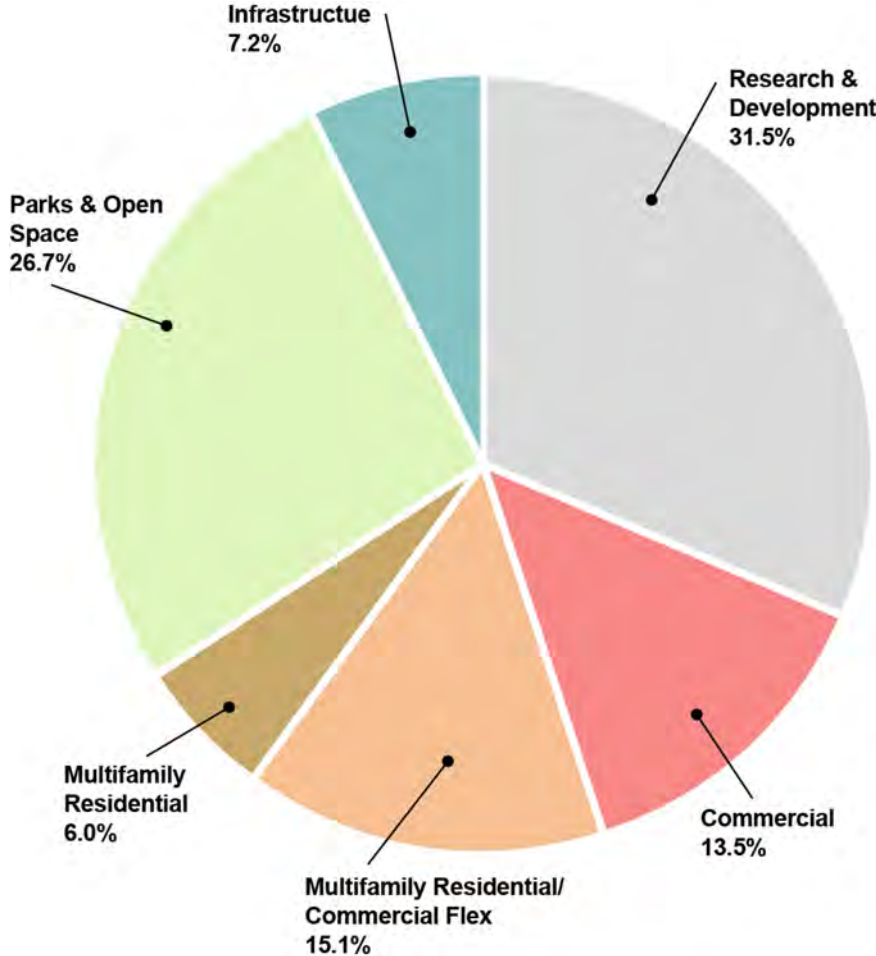


Figure 4.1: Percentages of Total Acreage by Land Use

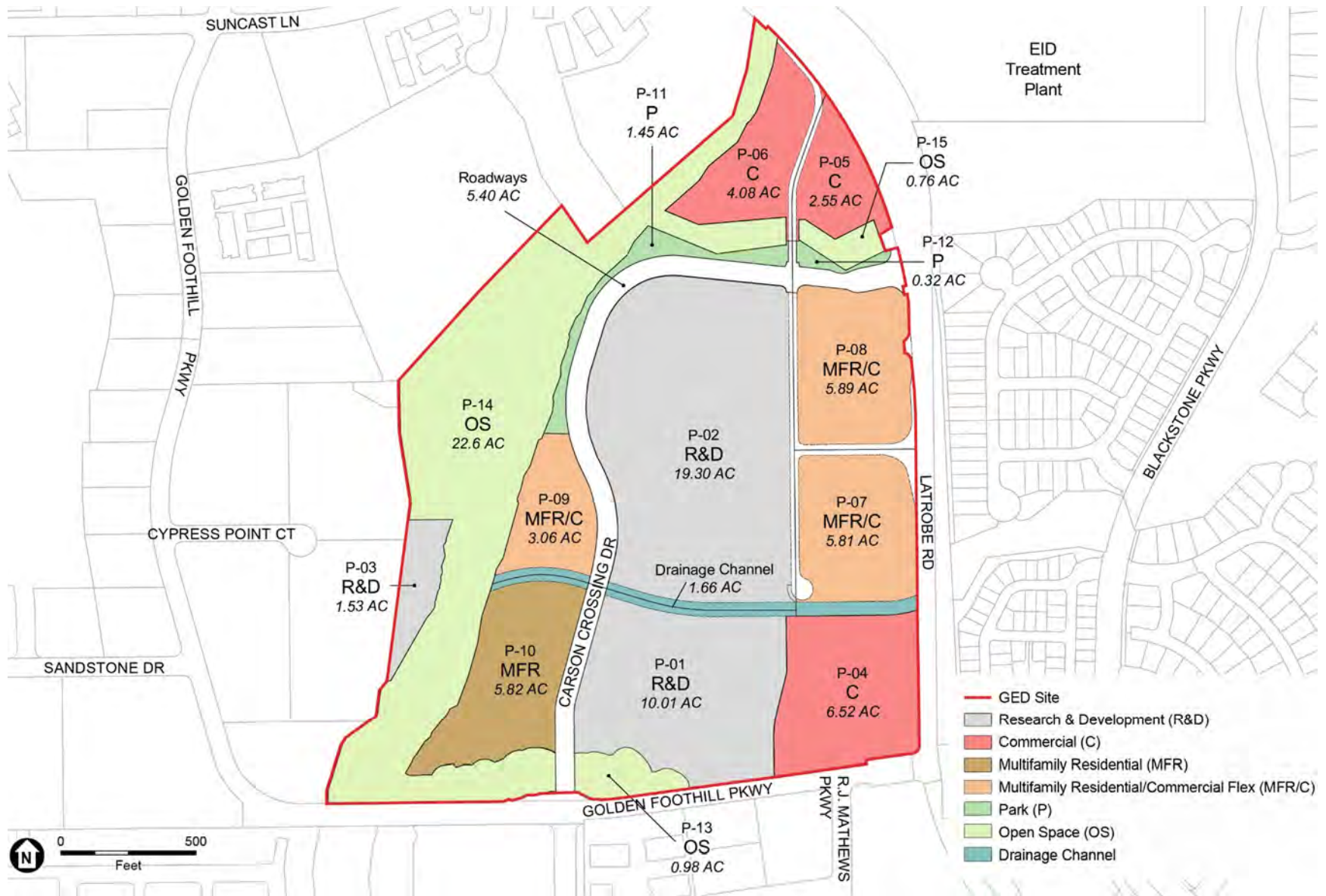


Figure 4.2: GED Land Use Plan

Table 4.1: GED Land Use and Zoning Summary

Land Use Designation	Applied Zone District	Gross Acres	Maximum FAR/ Density Range	Assumed FAR/ Density ¹	Square Footage/ Unit Allocation ¹
Research & Development Parcels²					
Research & Development (R&D)	Research and Development-Design Review Community (R&D-DC)	30.84 ac	.50 FAR	.35 FAR	470,187 sf
<i>Subtotal</i>		<i>30.84 ac</i>	-	-	470,187 sf
Rezone Parcels³					
Commercial (C)	Community Commercial (CC)	13.15 ac	.50 FAR	.25 FAR	143,204 sf
Multifamily Residential (MFR)	Multi-unit Residential-Planned Development (RM-PD)	5.82 ac	15-24 du/ac	24 du/ac	140 du
Multifamily Residential/ Commercial Flex (MFR/C)	Multi-unit Residential/Community Commercial -Planned Development (RM/CC-PD)	14.76 ac	.50 FAR/ 15-24 du/ac	.25 FAR 24-du/ac	160,736 sf 355 du ⁴
Park (P)	Park (P)	1.77 ac	-	-	-
Open Space (OS)	Open Space (OS)	24.34 ac	-	-	-
<i>Subtotal</i>		<i>59.84 ac</i>	-	-	143,204 sf & 495 du to 303,940 sf & 140 du ⁴
Infrastructure					
Drainage Channel	NA	1.66 ac	-	-	-
Backbone Road ROW	NA	5.40 ac	-	-	-
<i>Subtotal</i>		<i>7.06 ac</i>	-	-	-
TOTAL		97.74 ac	-	-	613,391 sf & 495 du to 774,127 sf & 140 du⁴

1. The assumed FAR/Density and Square Footage/Unit Allocation are for planning and analysis purposes.
2. The R&D parcels retain their pre-specific plan R&D land use, zoning, and other applicable regulations.
3. The Rezone parcels are designated with the Adopted Plan (AP) General Plan land use category establishing this Specific Plan as the land use plan and regulations for those parcels.
4. The MFR/C square footage/unit allocation identifies the potential range of development that could occur if all MFR/C parcels were developed as MFR, and alternatively if all MFR/C parcels were developed as commercial.



Research and Development – Flex Space (Mackenzie)

4.2.1 RESEARCH AND DEVELOPMENT

Intent. GED retains a core of R&D land use and zoning to facilitate employment opportunities and economic growth. R&D land use targets the development of light manufacturing, storage, professional and medical office, research, laboratory, and similar uses. Consistent with the County's General Plan, R&D development is to occur in a campus-like setting to ensure a "high quality, aesthetic environment."

Land Use. Research and Development (R&D).

Zoning. Research and Development-Design Review Community (R&D-DC) in accordance with Chapter 130.23 and Section 130.27.050 of the County Zoning Ordinance.

Maximum FAR. 0.50.

Form and Design. One- to four-story medium- to large-footprint buildings, may be standalone or organized in complexes, designed in accordance with the EDHBP Design Guidelines.



Research and Development – Flex Space (Mackenzie)

4.2.2 COMMERCIAL

Intent. GED includes new commercial uses offering a range of convenience goods and services. These uses are positioned along Latrobe Road to maximize their visibility and access to local residents, adjacent EDHBP employees, and pass-by travelers. The commercial uses will provide nearby residents and employees the opportunity to shop, eat, and access services within walking and bicycling distance, reducing the frequency of travel to more distant retail locations. These sites may also attract unique retail uses that draw from the larger market and lifestyle.

The commercial parcels form a portion of the land use transition between adjacent residential neighborhoods and the GED R&D core. To support compatibility, some commercial uses that are heavier in character (e.g., automotive fuel sales and repair) are only permitted on northern Parcels 05 and 06 immediately across Latrobe Road from the EID treatment plant.

Land Use. Commercial (C).

Zoning. Community Commercial (CC) in accordance with Chapter 130.22 of the County Zoning Ordinance with allowed uses per **Table 4.2**, CC Use Matrix, of this Specific Plan.

Maximum FAR. 0.50.

Form and Design. One to four-story buildings, may be stand-alone or organized in centers, designed in accordance with the County Community Design Standards and the EDHBP Design Guidelines as applicable.



Commercial – GED Existing Tractor Supply Company

Table 4.2: CC Use Matrix

P	Allowed use
A	Administrative permit required
TUP	Temporary use permit required
CUP	Conditional use permit required
TMA	Temporary mobile home permit required
Use types in <i>bold/italics</i> are only allowed on Parcels 05 and 06 across Latrobe Road from the EID treatment plant.	
All use types are defined in Chapter 130.80 of the County Zoning Ordinance.	

Use Type	CC	Use Regulation ¹
Commercial		
Animal Sales and Service: <i>Kennel, commercial</i>	<i>P</i>	
Pet Grooming and Pet Stores	P	
Veterinary Clinic	P	
Automotive and Equipment: <i>Fuel Sales</i>	<i>P</i>	
<i>Paint and Body Shops</i>	<i>CUP</i>	
<i>Repair Shops</i>	<i>CUP</i>	
<i>Sales and Rental</i>	<i>CUP</i>	
<i>Vehicle Storage</i>	<i>CUP</i>	<i>130.40.320</i>
Banks and Financial Services	P	
Bars and Drinking Establishments	P	
Brewery: Large Commercial	CUP	
Micro-Brewery	CUP	
Brewpub	P	
Broadcast and Recording Studio	P	
Building Supply Store	P	130.40.220

Use Type	CC	Use Regulation ¹
Business Support Services	P	
Child Care Center	A	130.40.110
Commercial Cannabis	CUP	Chapter 130.41
Commercial Recreation: Arcade	P	
Indoor Entertainment	P	
Indoor Sports and Recreation	P	
Contractor's Office: Onsite	A	130.40.190
Offsite	TUP	130.40.190
Distillery, Craft	CUP	
Drive-Through Facility	P/CUP ²	130.40.140
Employer-sponsored Child Day Care Center	A	130.40.110
Food and Beverage Retail Sale	P	
Funeral and Internment Services	P	
Lodging Facilities: Bed and Breakfast Inn	P	130.40.170
Health Resort and Retreat Center	P	130.40.170
Hotel and Motel	P	
Maintenance and Repair	P	
Medical Services: Hospital	CUP	
Clinic	P	
Long-Term Care Facility	P	
Mixed-Use Development	P	130.40.180
<i>Mobile/Manufactured Home Sales Lot</i>	<i>A</i>	<i>130.40.220</i>
Offices: Professional	P	
Medical	P	
Recycling Collection Facilities	P/A	130.40.280

Table 4.2: CC Use Matrix (continued)

Use Type	R&D/C	Use Regulation ¹
Restaurant	P	
Retail Sales and Service:		
Indoor Sales	P	
Outdoor Sales	CUP	130.40.220
Temporary Outdoor Sales	A/TUP	
Personal Services	P	
Property Services	P	
Specialized Education and Training	P	130.40.230
Storage, Self	CUP	130.40.320
Trade School, Indoor	CUP	
Winery, Full-Service Facility	P	
Industrial		
Laundries, Commercial	CUP	
Light Manufacturing:		
Ceramic Products	CUP	
Lightweight nonferrous metal casting	CUP	
Printing and Publishing	CUP	
Research and Laboratory Services	CUP	
Storage Yard, Temporary	TUP	
Agricultural		
Nursery, Commercial Retail	CUP	
Residential		
Caretaker Unit:		
Permanent	A	130.40.120
Temporary	TMA	130.40.120
Community Care Facility, Small or Large	P	
Dwelling (part of a Mixed-Use Development)	P	130.40.180
Employee Housing:		

Use Type	R&D/C	Use Regulation ¹
Commercial Caretaker, Permanent	CUP	130.40.120
Commercial Caretaker, Temporary	TMA	130.40.120
Recreation and Open Space		
Parks, Public:		
Day Use	A	130.40.210
Nighttime Use	CUP	130.40.210
Swimming Pool	CUP	130.40.210
Tennis Courts	CUP	130.40.210
Trail Head Parking and Staging Area	CUP	130.40.210
Civic		
Churches and Community Assembly, Indoor	P	
Community Services, Minor	P	
Schools:		
College and University	P	130.40.230
Elementary and Secondary, Private	CUP	130.40.230
Transportation		
Intermodal Facility	CUP	
Utility and Communication		
Communication Facilities	A/CUP	130.40.130
Public Utility Service Facilities, Minor	P	130.40.250

NOTES:

1. All section references are to the County Zoning Ordinance.
2. CUP required when adjacent to any residential zoned lot or residential use.

4.2.3 MULTIFAMILY RESIDENTIAL

Intent. GED includes new multifamily residential to accommodate attached living options, such as townhouses, apartments, and condominiums. These product types may offer both purchase and rental housing choices. The multifamily densities and smaller unit sizes present the opportunity to support housing that is attainable at a lower price point, and to do so in close proximity to commercial services, open space amenities, and EDHBP jobs.

Land Use. Multifamily Residential (MFR).

Zoning. Multi-unit Residential-Planned Development (RM-PD) in accordance with Chapters 130.24 and 130.28 of the El Dorado County Zoning Ordinance. Development standards may be customized through application of the PD combining zone. Per Chapter 130.28 of the County Zoning Ordinance, the PD combining zone provides for innovative planning and development techniques that allow the use of flexible development standards. Under the PD combining zone, project-specific development standards that differ from those in the Zoning Ordinance may be approved as a part of the County review and approval of a Development Plan Permit (Section 130.52.040 of the El Dorado County Zoning Ordinance).

Density Range. 15 to 24 dwelling units per acre.

Form and Design. Two- to four-story medium- to large-footprint buildings, organized in complexes with common areas, designed in accordance with the County Community Design Standards and forthcoming Objective Design Standards as applicable.



Multifamily Residential (Kephart)

4.2.4 MULTIFAMILY RESIDENTIAL/COMMERCIAL FLEX

Intent. GED provides flexibility for designated parcels to be developed as multifamily, as commercial, or as a mix of multifamily and commercial. This flexibility accommodates both attached living options and convenience goods and services allowing development to easily respond to market needs and opportunities. The flex uses are positioned along Latrobe Road and form a portion of the land use transition between adjacent residential neighborhoods and the GED R&D core.

Land Use. Multifamily Residential/Commercial Flex (MFR/C).

Zoning. Multi-unit Residential/Community Commercial – Planned Development (RM/CC-PD) in accordance with Chapters 130.22, 130.24, and 130.28 of the El Dorado County Zoning Ordinance with allowed uses per **Table 4.3**, RM/CC Use Matrix, of this Specific Plan. When a parcel is developed as a residential project, the RM development standards shall apply. When a parcel is developed as a commercial or a mixed-use project, the CC development standards shall apply. Development standards may be customized through application of the PD combining zone as approved by the County via a Development Plan Permit (Section 130.52.040 of the El Dorado County Zoning Ordinance).

Density Range/Maximum FAR. 15 to 24 du per acre for residential and 0.50 FAR for commercial.

Form and Design. One to four-story buildings designed in accordance with the County Community Design Standards, forthcoming Objective Design Standards, and the EDHBP Design Guidelines as applicable.



Commercial - Food and Beverage Retail Sales



Multifamily Residential (Kephart)

Table 4.3: RM/CC Use Matrix

P	Allowed use
A	Administrative permit required
TUP	Temporary use permit required
CUP	Conditional use permit required
TMA	Temporary mobile home permit required
Use types in <i>bold/italics</i> are only allowed on Parcel 09.	
All use types are defined in Chapter 130.80 of the County Zoning Ordinance.	

Use Type	CC	Use Regulation ¹
Commercial		
Animal Sales and Service: <i>Kenel, commercial</i>	P	
Pet Grooming and Pet Stores	P	
Veterinary Clinic	P	
Banks and Financial Services	P	
Bars and Drinking Establishments	P	
Brewery:		
Large Commercial	CUP	
Micro-Brewery	CUP	
Brewpub	P	
Broadcast and Recording Studio	P	
Building Supply Store	P	130.40.220
Business Support Services	P	
Child Care Center	A	130.40.110
Commercial Cannabis	CUP	Chapter 130.41
Commercial Recreation:		
Arcade	P	
Indoor Entertainment	P	
Indoor Sports and Recreation	P	

Use Type	CC	Use Regulation ¹
Contractor's Office:		
Onsite	A	130.40.190
Offsite	TUP	130.40.190
Distillery, Craft	CUP	
Drive-Through Facility	P/CUP ²	130.40.140
Employer-sponsored Child Day Care Center	A	130.40.110
Food and Beverage Retail Sale	P	
Funeral and Internment Services	P	
Home Occupation	P	130.40.160
Lodging Facilities:		
Bed and Breakfast Inn	P	130.40.170
Health Resort and Retreat Center	P	130.40.170
Hotel and Motel	P	
Maintenance and Repair	P	
Medical Services:		
Hospital	CUP	
Clinic	P	
Long-Term Care Facility	P	
Mixed-Use Development	P	130.40.180
<i>Mobile/Manufactured Home Sales Lot</i>	A	130.40.220
Offices:		
Professional	P	
Medical	P	
Recycling Collection Facilities	P/A	130.40.280
Temporary Real Estate Sales Office	A	130.40.400
Restaurant	P	
Retail Sales and Service:		
Indoor Sales	P	
Outdoor Sales	CUP	130.40.220
Temporary Outdoor Sales	A/TUP	

Table 4.3: RM/CC Use Matrix (continued)

Use Type	R&D/C	Use Regulation ¹
Personal Services	P	
Property Services	P	
Specialized Education and Training	P	130.40.230
Storage, Self	CUP	130.40.320
Trade School, Indoor	CUP	
Winery, Full-Service Facility	P	
Industrial		
Laundries, Commercial	CUP	
Light Manufacturing: Ceramic Products	CUP	
Lightweight nonferrous metal casting	CUP	
Printing and Publishing	CUP	
Research and Laboratory Services	CUP	
Storage Yard, Temporary	TUP	
Agricultural		
Nursery, Commercial Retail	CUP	
Residential		
Caretaker Unit: Permanent	A	130.40.120
Temporary	TMA	130.40.120
Community Care Facility Small or Large	P	
Dwelling: Multi-unit	P	
Single-unit, Attached	P	
Single-unit, Detached	P ³	
Employee Housing: Commercial Caretaker, Permanent	CUP	130.40.120
Commercial Caretaker, Temporary	TMA	130.40.120

Use Type	R&D/C	Use Regulation ¹
Recreation and Open Space		
Parks, Public: Day Use	A	130.40.210
Nighttime Use	CUP	130.40.210
Picnic Area	P	130.40.210
Private Recreation Area	P	
Swimming Pool	CUP	130.40.210
Tennis Courts	CUP	130.40.210
Trail Head Parking and Staging Area	CUP	130.40.210
Civic		
Churches and Community Assembly, Indoor	P	
Community Services, Minor	P	
Schools: College and University	P	130.40.230
Elementary and Secondary, Private	CUP	130.40.230
Transportation		
Intermodal Facility	CUP	
Utility and Communication		
Communication Facilities	A/CUP	130.40.130
Public Utility Service Facilities, Minor	P	130.40.250

NOTES:

1. All section references are to the County Zoning Ordinance.
2. CUP required when adjacent to any residential zoned lot or residential use.
3. Must meet minimum density per MFR/CC land use.

4.2.5 PARKS AND OPEN SPACE

Intent. GED includes park and open spaces that offer recreational opportunities, serve as gathering places for residents and employees, and provide natural resource protection. The park, comprised of interconnected parcels located adjacent to the Carson Creek corridor, allows for active and passive recreational opportunities. The Open Space, consisting of Carson Creek and its northern and southern tributary drainages, encompasses the GED's Open Space Preserve providing a visual resource and protecting sensitive habitat areas.

Land Use. Park (P) and Open Space (OS).

Zoning. Park (P) with allowed uses limited to recreational facilities as contemplated by Section 4.4.1 of this Specific Plan. Open Space (OS) in accordance with Chapter 130.25 of the El Dorado County Zoning Ordinance.

Maximum FAR. NA.

Form and Design. All public park facilities are to be designed in accordance with applicable El Dorado Hills Community Services District (EDHCS) guidelines and standards. Open space lands are to be managed in compliance with the Operations and Management (O&M) Plan established under the GED's Nationwide Permit.



Park - Class I Multi-Use Path with Par Course Equipment



Open Space Preserve

Open Space Preserve Resource Management

In November of 2008, a Nationwide Permit was obtained from the U.S. Army Corps of Engineers for the anticipated impacts to waters of the United States that could result from future development of GED. A condition of that permit established the Open Space Preserve, along with the requirements for the creation of a long-term management plan and the recordation of a conservation easement to protect resources within the preserve.

The Open Space Preserve encompasses seasonal wetlands, intermittent drainages, the adjacent upland, and other native vegetation and wildlife, including approximately 9.63 acres of waters of the U.S. In April of 2010, PacTrust granted a perpetual conservation easement over the entirety of the Open Space Preserve in favor of Strata Habitat Foundation and funded a substantial endowment for Strata to maintain and monitor the preserve in perpetuity.

Strata Habitat Foundation is obligated to retain the Open Space Preserve in its natural condition and to prevent any use that will impair its habitat values. Preservation and maintenance requirements are set forth in the Operations and Management (O&M) Plan required by the Nationwide Permit. The O&M Plan lays out provisions for resource protection, management, maintenance, inspection, reporting, notifications, prohibited activities, remediation, recreation, education, and restoration.



Open Space Preserve – Carson Creek

4.3 Mobility

GED will be connected both internally and to the surrounding area through a network of roads, paths, bike lanes, and sidewalks. This network will allow employees and residents to conveniently travel between jobs, commercial services, housing, and recreation. By locating new residents near R&D job opportunities and adding new commercial services near existing residents in the Blackstone and Heritage communities, trip lengths and the demand for travel outside of the GED site will be incrementally reduced when compared to projected development under pre-specific plan land uses.

4.3.1 ROADWAYS

The regional roadway network is illustrated in **Figure 4.3**, Regional Access, with GED roads illustrated in **Figure 4.4**, Backbone Roadways. The backbone roadways consist of existing Latrobe Road and Golden Foothill Parkway along the edges of the GED, and partially completed Carson Crossing Drive planned to extend through the project site. In addition to the backbone roads, private drives may be constructed to provide internal access to development projects as approved through the tentative subdivision map/development plan permit process.

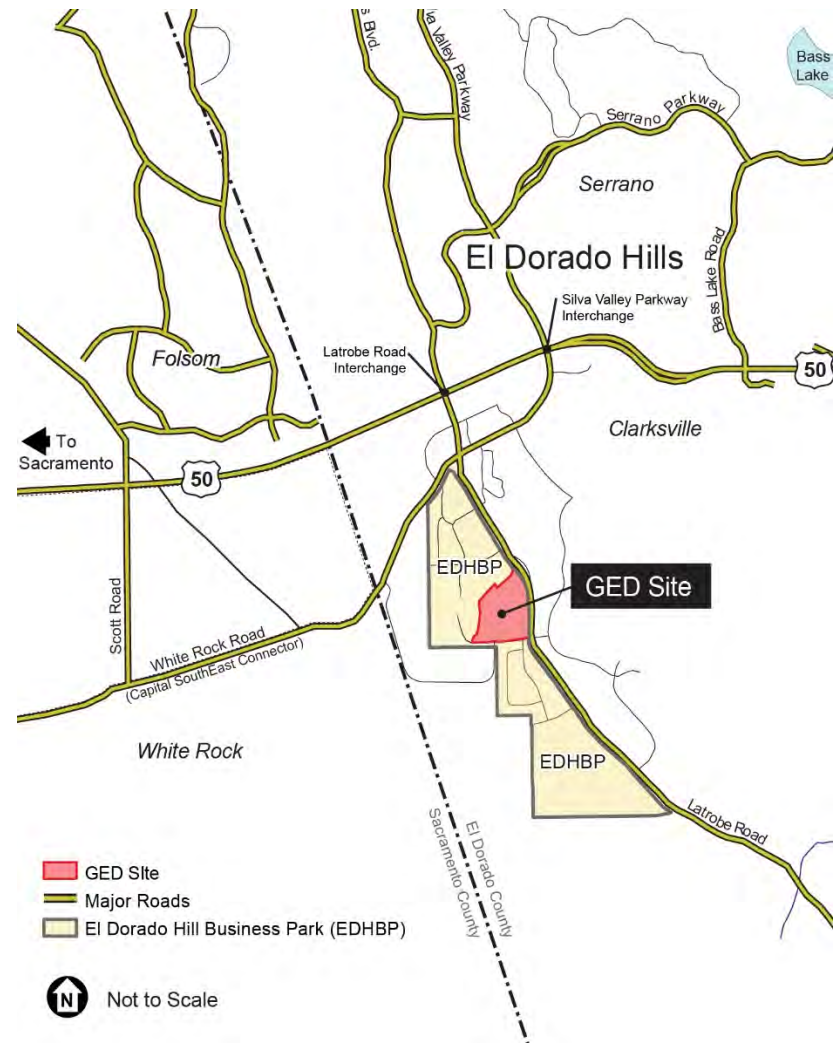


Figure 4.3: Regional Access

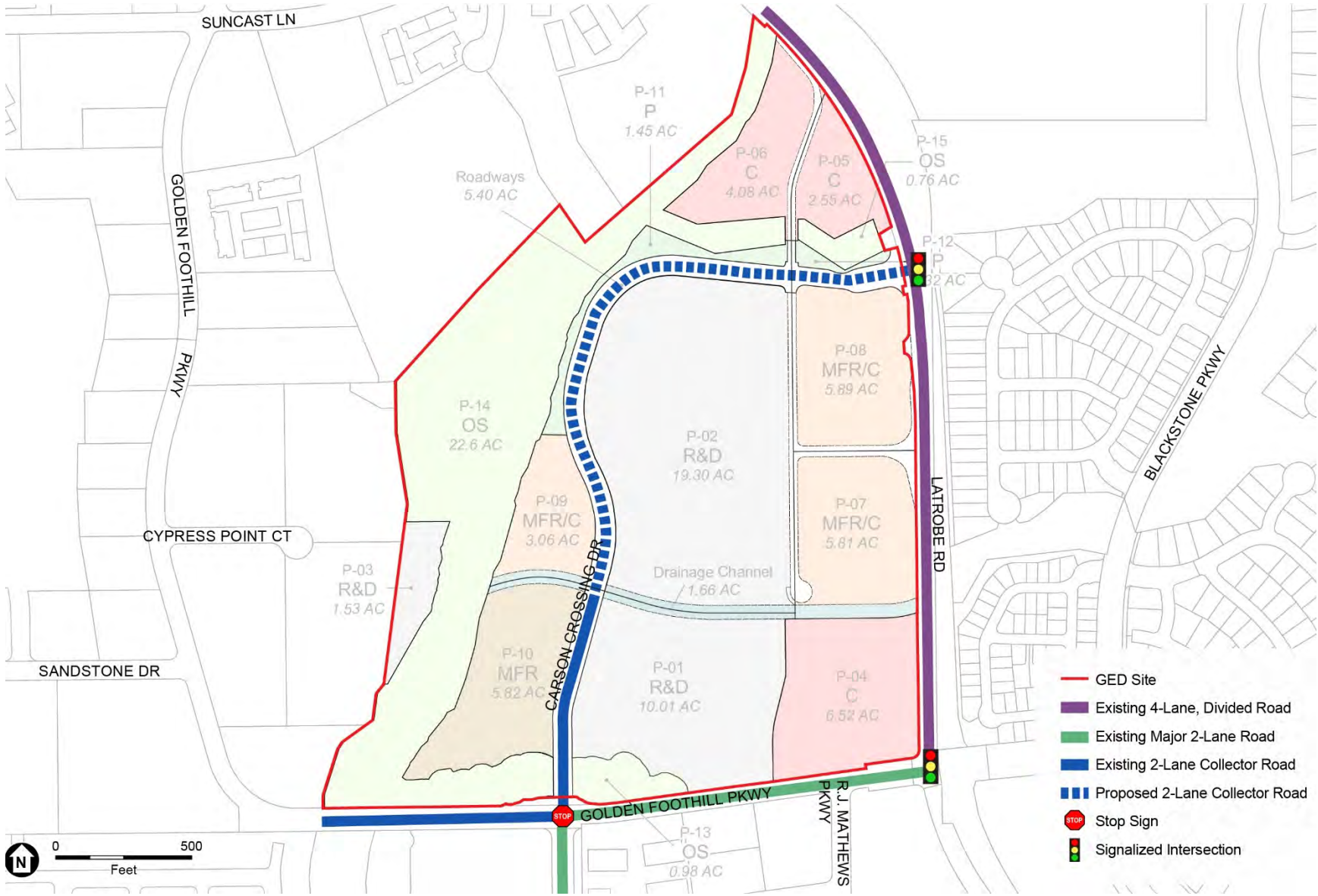


Figure 4.4: GED Backbone Roadways

Latrobe Road. Regional travel to and from GED is via the Latrobe Road interchange with Highway 50 located approximately 1.5 miles to the north. Extending from Highway 50, Latrobe Road borders the outside eastern edge of GED as a four-lane divided road and continues south providing access to rural southwest El Dorado County and beyond. There is an existing signalized intersection at the Latrobe Road/Golden Foothill Parkway

intersection (EDHBP entry 3), with a new signalized intersection planned at the future Latrobe Road/Carson Crossing Drive intersection. Given Latrobe Road’s regional function and volumes, connections from private drives and individual development projects will be restricted to right in and/or right out as may be approved by the County.



Latrobe Road at the Golden Foothill Parkway Intersection Looking North – GED to the Left (west), Blackstone to the Right (east)

Golden Foothill Parkway. Golden Foothill Parkway extends along the outside southern edge of GED as a major two-lane road, transitioning to a two-lane collector west of Carson Crossing Drive. This road provides primary access through the EDHBP, looping north to a second signalized intersection with Latrobe Road (EDHBP Entry 1). Bike lanes as well as a center left turn lane will be added along most of GED’s frontage with Golden Foothill Parkway as illustrated in **Figure 4.5**, Golden Foothill Parkway Typical Planned Section. At the time of specific plan initiation, the County was studying the addition of a potential roundabout at the Golden Foothill Parkway/Robert J Matthews Parkway intersection, the design of which would need to ensure adequate access to GED Parcel 04 (Tractor Supply Company).



Golden Foothill Parkway Looking West - GED to the right (north)

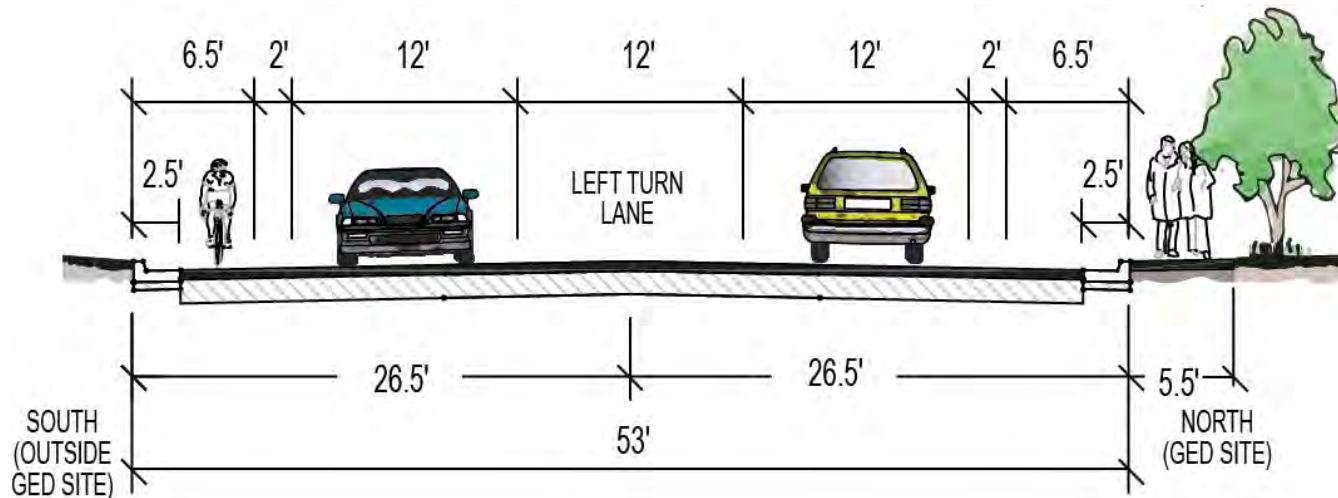


Figure 4.5: Golden Foothill Parkway Typical Planned Section (with center left turn lane)

Carson Crossing Drive. Carson Crossing Drive is a major two-lane road that extends south of GED through the Heritage community, looping north and intersecting with White Rock Road which is part of the planned Capital Southeast Connector. Carson Crossing Drive has previously been extended into the southern portion of the GED and will continue northeast to complete its long-planned connection to a new signalized intersection at Latrobe Road (see **Figure 4.6**, Carson Crossing Drive Extension Typical Planned Section). This connection will provide an alternate route to and from Latrobe Road, allowing some trips to redirect from the existing Latrobe Road intersection with Golden Foothill Parkway.

Capital SouthEast Connector

The Capital SouthEast Connector is a planned 34-mile expressway that will ultimately link Interstate 5 in Elk Grove with Highway 50 in El Dorado Hills. The Connector will enable parallel access to Highway 50 and better connections from the southwest to El Dorado County. Within El Dorado Hills, the Connector will follow White Rock Road to the Silva Valley Parkway interchange with Highway 50.

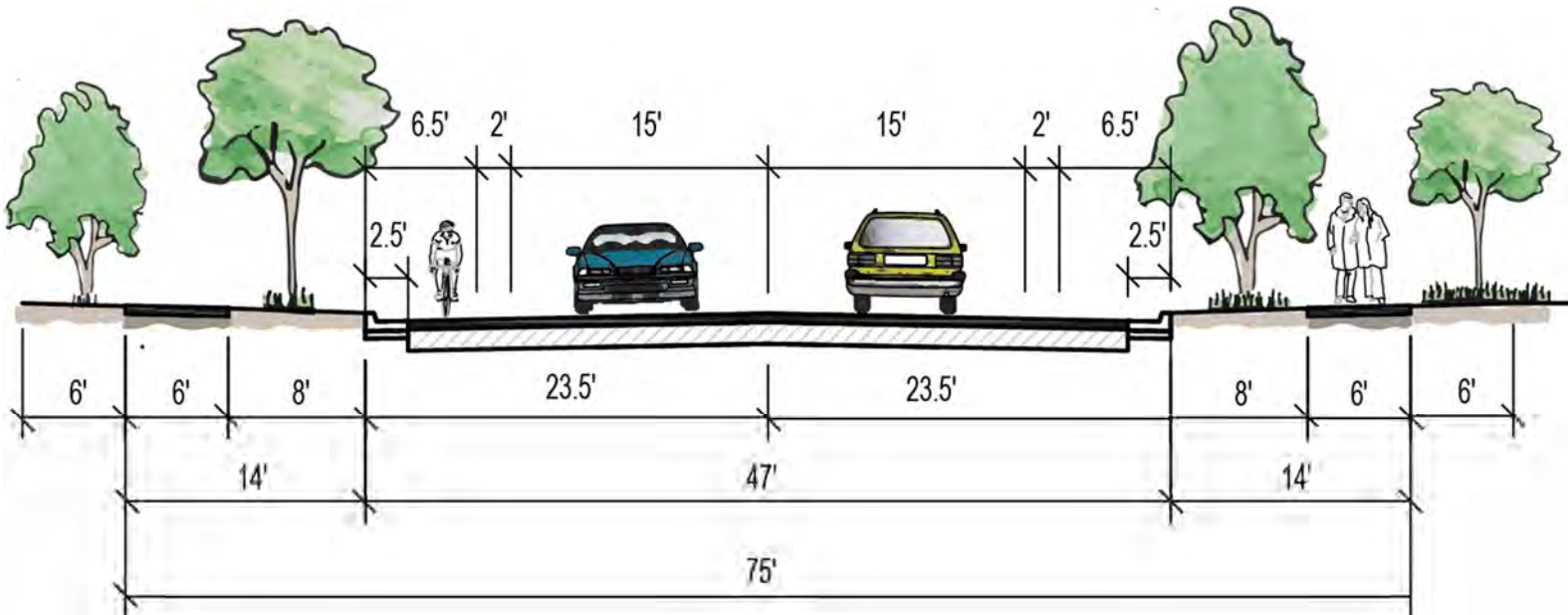


Figure 4.6: Carson Crossing Drive Extension Typical Planned Section (center left turn lane may be added at key intersections/entries)



Previously Constructed Section of Carson Crossing Drive on the Southern Portion of the GED Site Looking North

4.3.2 BICYCLES AND PEDESTRIANS

An active network of multi-use paths, bike lanes, and sidewalks are proposed to provide employees and residents with the opportunity to walk and bike between uses. GED prioritizes making walking and biking convenient, comfortable, healthy, and safe to enhance the quality of life for employees, residents, and visitors.

Collectively GED’s bicycle and pedestrian network will help to connect the County’s regional Class I path system. This includes tying together the existing Class I multi-use path south of Golden Foothill Parkway within Heritage, to the existing Class I path on the east side of Latrobe Road adjacent to Blackstone. The Latrobe Road Class I path will be expanded north by the County toward the El Dorado Hills Town Center. The Class I path to the south through Heritage will ultimately provide an indirect connection to the Sacramento Placerville Transportation Corridor (SPTC), a planned trail connecting Folsom to Placerville and beyond.

Key elements of the GED pedestrian and bicycle facilities are illustrated in **Figure 4.7**, GED Bikeway and Path Plan, with the relationship of those facilities to the larger County bicycle system illustrated on **Figure 4.8**, Regional Bicycle Network.



Bike Rack

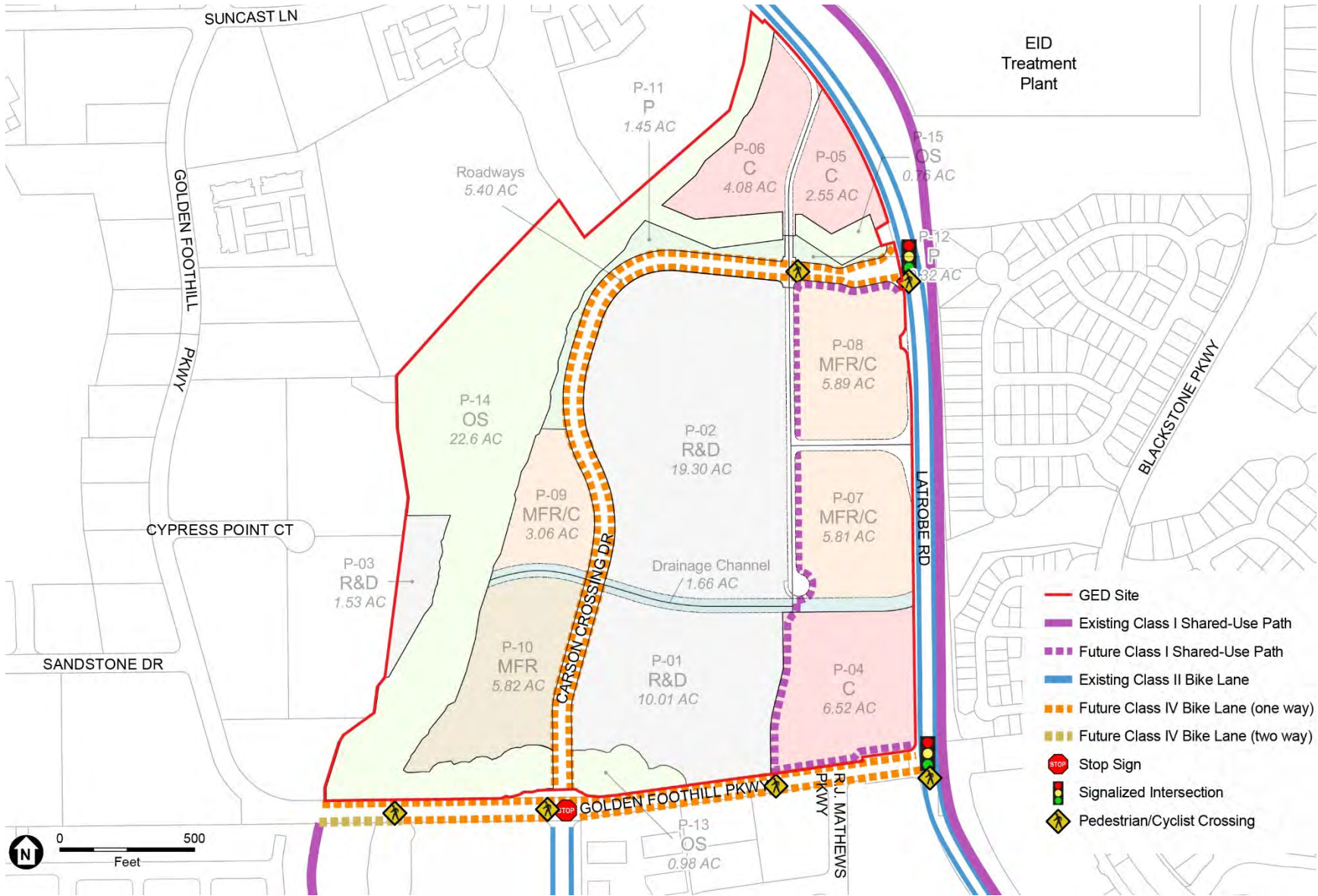


Figure 4.7: GED Bikeway and Path Plan

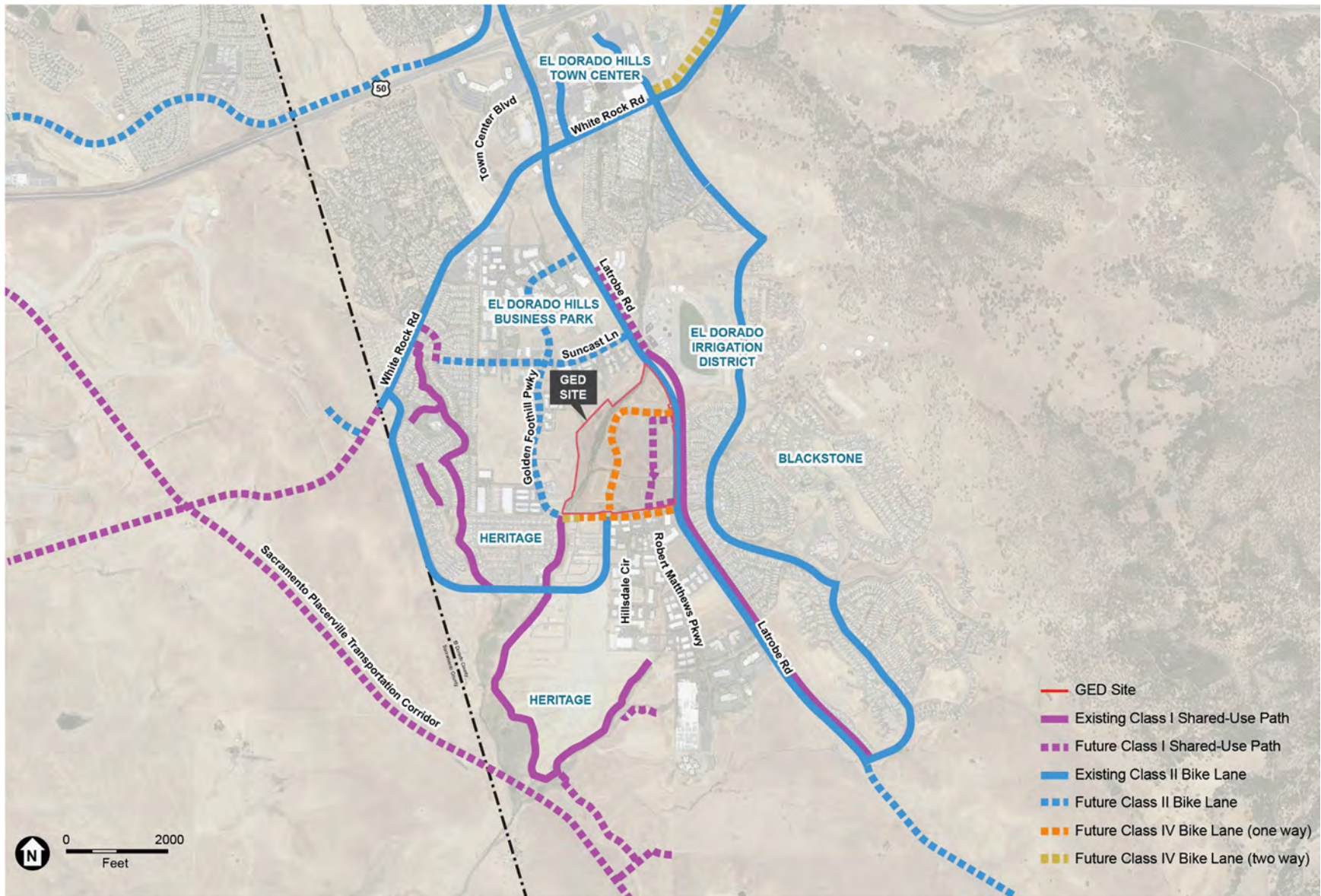


Figure 4.8: Regional Bicycle Network

Class I Multi-Use Path. A Class I multi-use path is planned running north-south through GED allowing two-way travel for pedestrians and bicyclists. This path will connect to Latrobe Road's signalized intersections with Carson Crossing Drive and Golden Foothill Parkway. These controlled crossings will link GED to the existing Class I path to the east of Latrobe Road adjacent to Blackstone. The GED Class I multi-use path will be 10 feet wide, paved, and located within landscaped paseos physically separated from adjacent roads.

Class IV Bike lanes. Class IV buffered bike lanes will be included along both sides of Carson Crossing Drive and Golden Foothill Parkway. These bike lanes consist of a minimum 4-foot-wide paved surface (outside of the curb and gutter) and a 2-foot striped buffer between the bike lane and vehicular travel lane. The GED Class IV bike lanes will connect to the existing Class II bike lanes along Latrobe Road to the east and Carson Crossing Drive to the south.

Mid-block crossings of Golden Foothill Parkway will link GED to the existing Class I path to the south in Heritage. Included is a short section of two-way Class IV bike lane that will connect to a crossing lined up with Pacifico Lane to provide sufficient sightlines for vehicles traveling on Golden Foothill Parkway. Crossings of Golden Foothill Parkway may incorporate stop signs, pedestrian refuges, striping, advance stop or yield markings, and/or pedestrian/bicyclist-activated crosswalk systems.

Sidewalks. Paved sidewalks will be provided along Golden Foothill Parkway (5.5 feet wide) and Carson Crossing Drive (6 feet wide). Sidewalks along Carson Crossing Drive will be separated from the street by a landscaped parkway to create a more comfortable corridor for pedestrian mobility. All sidewalks will comply with the provisions of the Americans with Disabilities Act (ADA).



Class IV Bike Lane with Striped Buffer



Class I Multi-use Path

4.3.4 PUBLIC TRANSIT SERVICES

The El Dorado Transit Authority (EDT) provides public transportation to the western slope of El Dorado County, including El Dorado Hills. EDT offers a combination of fixed-route and demand-response services. Transit services may be extended to GED as the demand for such services warrants and as funds are available per EDT's determination.

Transit stops may be required based on the recommendations of EDT. When provided, transit stops will comply with the latest edition of the EDT Transit Design Manual.

Multimodal Transit Center Study

The 2019 County Line Multimodal Transit Center Study completed by EDCTC in partnership with EDT, evaluated six locations in El Dorado Hills to potentially become the County Line Multimodal Transit Center. The intent is to establish a regional mobility hub that would bring better transit connections to the area. One of the sites considered is located approximately 0.75 miles north of GED near the northern intersection of Golden Foothill Parkway and Latrobe Road (EDHBP Entry 1).

4.4 Public Services

Public services to be provided to GED include, but are not limited to, parks and recreation, public schools, law enforcement, fire protection, libraries, and solid waste collection. Public services are delivered to residents and businesses in El Dorado County by a range of public and private agencies. The provision of adequate, cost-effective public services establishes the foundation for a safe and livable community. GED public service providers are summarized in **Table 4.4**.

Table 4.4: GED Public Service Providers

Service/Utility	Provider
Parks & Recreation	El Dorado Hills Community Services District ¹
Schools	Buckeye Union School District and El Dorado Union High School District
Law Enforcement	El Dorado County Sheriff
Fire Protection	El Dorado Hills Fire Department
Libraries	El Dorado County Library
Solid Waste	El Dorado Disposal via contract with the El Dorado Hills Community Services District ¹

1. GED is located within the El Dorado Hills Community Services District's sphere of influence.



El Dorado Hills Library

4.4.1 PARKS AND RECREATION

The El Dorado Hills Community Services District (EDHCSD) delivers public park and recreation facilities and services to residents within El Dorado Hills. The EDHCSD's Parks and Recreation Facilities Master Plan, along with the El Dorado County General Plan Parks and Recreation Element, guide the provision and management of parks and recreation facilities.

Park Land Requirements. The County Parks and Recreation Element requires new residential projects to provide for the acquisition and development of 5 acres of parks per 1,000 residents. GED may generate between 140 and 495 dwelling units depending upon how Multifamily Residential/Commercial Flex parcels are ultimately developed (see Section 4.2.4). Based on the County's estimate of 2.1 residents per multi-family unit, GED will generate between 294 and 1,040 residents requiring 1.44 to 5.20 acres of park land.

The El Dorado County Code (Section 120.12.090) specifies that the park land requirement may be met through the dedication of land, payment of in lieu fees, provision of certain privately owned open space, or a combination thereof. The ultimate park land requirement, boundaries, acreages, and associated credits will be based upon the actual number units per the approved multi-family tentative subdivision map/development plan permit for each residential project.

GED Park and Open Space Plan. GED incorporates 1.77 acres of park and 24.34 acres of open space as illustrated in **Figure 4.9**, GED Parks and Open Space. In total, over one quarter of GED's

total acreage has been set aside for park and open space uses. Included are:

- **Creekside Promenade** comprised of two parcels adjacent to Carson Creek. This park may include seating, interpretive areas, a par course, or similar amenities (See **Figure 4.10**, Creekside Promenade illustrative Section). With its proximity along the creek, this park will allow residents and employees to view and appreciate the adjacent open space environment.
- **Open Space Preserve** encompasses Carson Creek and its tributaries, including their associated native vegetation and wildlife habitats. The open space provides a scenic amenity for the community that allows for interpretive and educational opportunities, preserves natural resource areas, and enhances GED's character.

In addition to the above, GED includes landscaped paseos that will incorporate a Class I multi-use path.

Any GED properties designated for public parks would need to be located on land that is, or would be, suitable for park construction consistent with the EDHCSD's requirements. Final park master plans and maintenance management plans would be prepared for each public park by the EDHCSD, consistent with its Parks and Recreation Facilities Master Plan. Prior to the development of residential projects, annexation into the EDHCSD would need to be approved by the El Dorado Local Agency Formation Commission (LAFCO).



Figure 4.9: GED Parks and Open Space



Figure 4.10: Creekside Promenade illustrative Section



Interpretive Signage

4.4.2 PUBLIC SCHOOLS

GED is within the boundaries of the Buckeye Union School District (BUSD) and the El Dorado Union High School District (EDUHSD). Both districts have earned honors for their high-quality schools and educational services.

The BUSD serves kindergarten through 8th grade students across the communities of El Dorado Hills, Cameron Park, and Shingle Springs. The BUSD’s students attend five neighborhood elementary schools, two middle schools, and a transitional BUSD-operated Charter Montessori.

The EDUHSD serves students in grades 9 through 12 across approximately 40 communities, from Kyburz and Pollock Pines in the east, to Latrobe and El Dorado Hills in the west. The EDUHSD’s students attend four comprehensive high schools, three alternative schools, one charter school, one community day school, and one Career Technical Education program. The EDUHSD has also purchased land south of the EDHBP along Latrobe Road for construction of a future high school.

Applying the BUSD’s and EDUHSD’s student generation factors, GED’s potential multi-family residential development is projected to generate the student yields reflected in **Table 4.5**, GED Projected Students. The actual number of students will be dependent upon how Multifamily Residential/Commercial Flex parcels are ultimately developed (see Section 4.2.4).

While the BUSD and EDUHSD have previously indicated that they have capacity to accommodate additional students, the schools closest to GED currently have high enrollment levels. As a result,

like other nearby residential areas, students in GED may need to attend elementary, intermediate, and high schools that are farther away. Both the BUSD and EDUHSD will make this determination at the time of residential development. Both districts provide bus transportation to students residing within district boundaries.

Consistent with state law, impacts from residential development in GED will be mitigated through the payment of school mitigation fees to both districts.

Table 4.5: GED Projected Students

Dwelling Units	Yield Rate	Students Generated
Grade K-6 Students (BUSD)		
140 to 495	0.2816 (1)	39 to 139
Grade 7-8 Students (BUSD)		
140 to 495	0.0825 (1)	12 to 41
Grade 9-12 Students (EDUHSD)		
140 to 495	0.1340 (2)	19 to 66

1. BUSD 2017/18 Demographics Study (SchoolWorks November 2017).
2. EDUHSD 2020/21 Demographics and Enrollment Projections (SchoolWorks November 2020).

4.4.3 LAW ENFORCEMENT

The El Dorado County Sheriff's Office provides primary law enforcement for GED. The Sheriff's Office consists of four divisions working from offices in Placerville and South Lake Tahoe. There are two substations that are frequently staffed by volunteers and deputies, one in Georgetown and one at the El Dorado Hills Town Center. The Sheriff's Office patrols over 1,700 square miles and provides two jails (Placerville and South Lake Tahoe) along with a range of other services.

Development in GED will be conditioned to comply with applicable Sheriff's Office safety, security, and defensible space standards.

4.4.4 FIRE PROTECTION

The El Dorado Hills Fire Department (EHFD) provides primary fire protection to GED. The EHFD has six stations and an administrative office that provide services within its 112-square-mile jurisdictional boundary. This boundary encompasses the communities of El Dorado Hills, Latrobe, and Rescue (via a shared service agreement with the Rescue Fire Protection District). GED falls within the primary response area for Station 87, located at 4680 Golden Foothill Parkway just 1,500 feet west of the project site. The EHFD has developed 21 acres on Cypress Point Court adjacent to Station 87 for a training facility with classrooms, a training tower, and various firefighting props.

Development in GED will be conditioned to comply with applicable EHFD standards and to provide residential disclosures related to the operations of the fire training facility.



El Dorado County Sheriff Town Center Substation



El Dorado Hills Fire Department Engine 87

4.4.5 LIBRARIES

El Dorado County operates a public library system that provides services to all county residents. The library offers a collection of print and online materials and resources, early literacy programming, family engagement specialists, community health advocates, and high-speed broadband at all locations. The library is also involved in a variety of community partnerships.

The County has six libraries ranging in size from 23,000 square feet to 1,200 square feet. These consist of the main library in Placerville, and several branch locations, including Cameron Park, Georgetown, Pollock Pines, South Lake Tahoe, and El Dorado Hills. The 16,057-square-foot El Dorado Hills Library located at 7455 Silva Valley Parkway, provides primary service to the El Dorado Hills area, and is the closest library to GED.

4.4.6 SOLID WASTE COLLECTION

The EDHCSD is authorized to collect and dispose of garbage and refuse matter within its boundaries. The EDHSD contracts this service through a franchise agreement with El Dorado Disposal (Waste Connections, Inc.). El Dorado Disposal provides residential and commercial garbage collection and recycling, as well as yard waste removal.

El Dorado Disposal operates the Diamond Springs Material Recovery Facility (MRF) in Placerville, which is the nearest large-scale recycling facility to GED. El Dorado Disposal also provides containers for the drop-off of presorted recyclable materials at its Recycle Disposal Centers located in El Dorado Hills, Placerville, and Cameron Park. Materials that are not diverted from the waste stream are transported to one of two landfills: Lockwood Landfill (located in Sparks, Nevada) or Potrero Hills Landfill (located in Solano County).

Development within GED will be conditioned to comply with all federal, state, and local regulations related to solid waste during both construction and operations.

4.5 Utilities

Key elements of GED’s utility infrastructure include water, sewer, storm drainage, electricity, natural gas, and communications. Some infrastructure has previously been constructed within the project site, including a partial extension of Carson Crossing Drive with associated utility connections. All infrastructure will be further refined during the tentative subdivision map/development plan permit process and will be constructed consistent with service provider standards. GED utility providers are summarized in **Table 4.6**.

Table 4.6: GED Utility Providers

Service/Utility	Provider
Water	El Dorado Irrigation District
Sewer	El Dorado Irrigation District
Strom Drainage	El Dorado County
Electricity	Pacific Gas & Electric
Natural Gas	Pacific Gas & Electric
Voice/ Communication	Multiple Providers



Concrete Drainage Pipeline

4.5.1 WATER

El Dorado Irrigation District (EID) provides water supply, treatment, storage, and conveyance to users within its approximately 220-square-mile service area. This includes retail potable, irrigation, and recycled water services to municipal and agricultural customers, as well as wholesale treated water to the City of Placerville. EID's water service and infrastructure has previously been extended onto the GED site.

EID's 2020 Urban Water Management Plan (UWMP) addresses the district's water planning efforts to ensure adequate supplies to meet forecasted demands over a 25-year horizon. Prepared consistent with state law, the UWMP concludes that EID's water supply can meet the water uses in its service area in normal, single dry, and five consecutive dry years through 2045.

EID's Integrated Water Resources Master Plan (IWRMP) addresses potable water and recycled water resources and recommends a plan to maximize water supply availability and reliability. EID has adopted demand management measures, including water conservation measures, programs, and incentives to promote the efficient use and reuse of available water supplies. Drought Preparedness and Drought Action Plans have also been adopted.

Water Supply and Demand. EID has a diverse portfolio of existing water supplies, the vast majority of which originate as surface water in the American or Cosumnes River Basins. The El Dorado Hills region obtains its primary supplies from Folsom Lake via water service contracts with the United States Bureau of Reclamation (USBR). This water is delivered to the El Dorado Hills Water Treatment Plant.

A Facility Improvement Letter was completed by EID in February 2023. That letter states that as of January 2022, there were approximately 16,910 equivalent dwelling units (EDUs) available in the El Dorado Hills water supply system. Based on GED's land use plan, the project's domestic water demand is projected to average 34,884 gallons per day (gpd), with a peak of 99,084 gpd. The maximum flow rate, including domestic, irrigation, and fire flow, is projected to be 3,029.50 gallons per minute (gpm). The water demand falls within EID's identified capacity.

GED Backbone Water Infrastructure. Water is delivered to GED through EID's existing distribution system. There is an existing 12-inch water main located in Golden Foothill Parkway that GED is connected to via an existing 12-inch main in the southern portion of Carson Crossing Drive. There is also an existing 18-inch main and a stub located on the eastern edge of GED adjacent to Latrobe Road that the project will provide an additional connection to via extension of the 12-inch/10-inch main in Carson Crossing Drive. This will establish a "looped" water system. Service laterals to adjacent development will connect to the water main in Carson Crossing Drive (see **Figure 4.11**, GED Backbone Potable Water Distribution System).

The planning, design, and construction of water infrastructure will be in accordance with EID's Design and Construction Standards, and development will be subject to the EID's water conservation plans. EID approval of a Facility Plan Report for water will be required at the improvement plan stage for each development project.

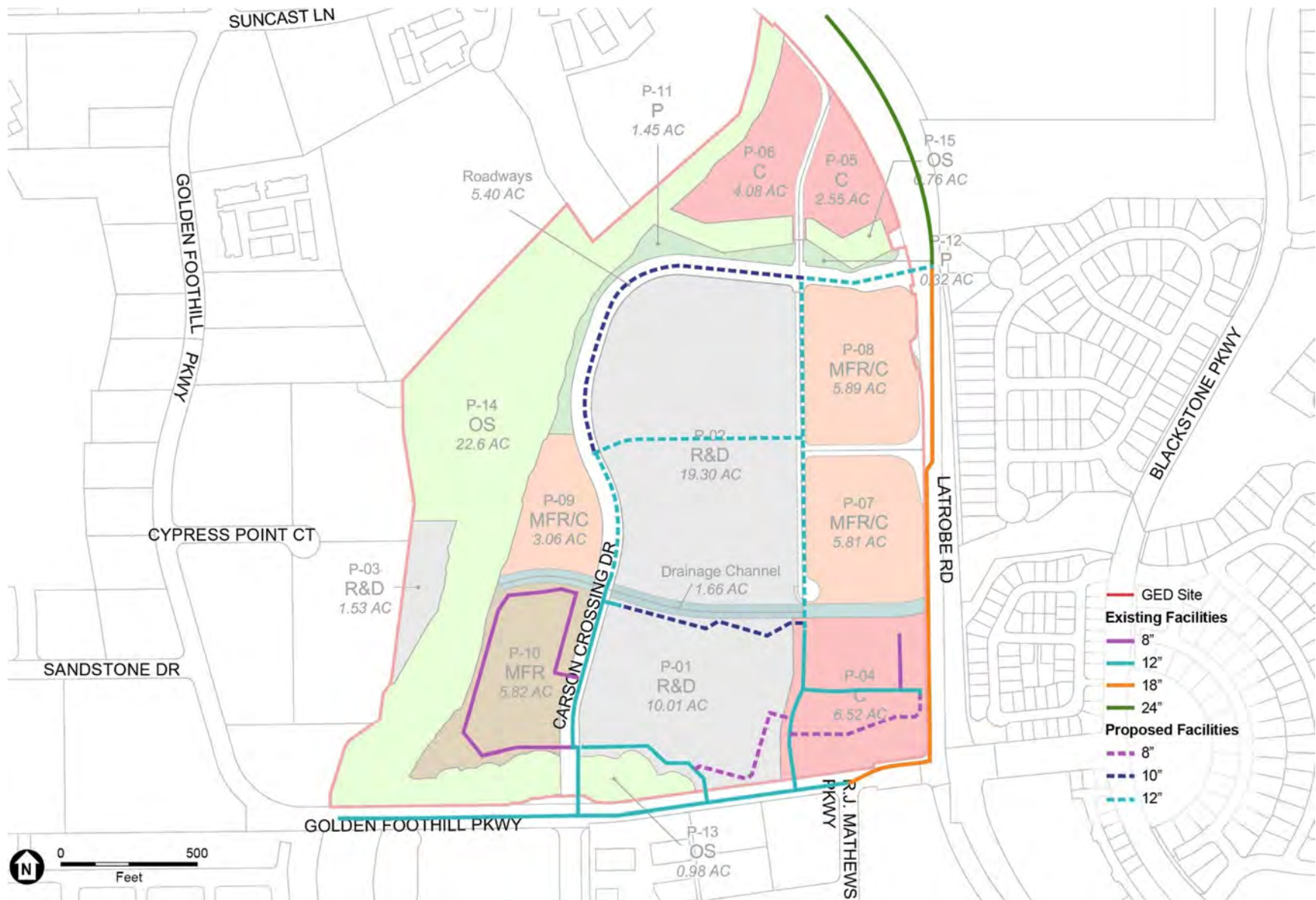


Figure 4.11: GED Backbone Potable Water Distribution System

4.5.2 WASTEWATER

EID provides wastewater conveyance and treatment to GED. EID maintains four permitted wastewater collection systems, including the El Dorado Hills, Deer Creek, Camino Heights, and Gold Ridge systems. The collection systems are served by a series of lift stations, force mains, and gravity mains. Wastewater from the El Dorado Hills Service Area is routed to the El Dorado Hills Wastewater Treatment Plant (EDHWWTP) located just 500 feet northeast of GED across Latrobe Road. EID sewer infrastructure has previously been extended onto the southern portion of the project site.

EID's Wastewater Facilities Master Plan (WWFMP) outlines the district's long-term program for the collection and treatment of wastewater and the use of recycled water resources. The WWFMP provides an implementation plan for the development of recommended wastewater and recycled water infrastructure to serve anticipated development.

Wastewater Treatment. Wastewater from GED will be routed to the EDHWWTP via EDHBP Lift Stations No. 1 and No. 2. The EDHWWTP treats wastewater using preliminary and primary treatment, secondary treatment, and tertiary treatment. Treated effluent is either discharged to Carson Creek in accordance with Waste Discharge Requirements issued by the Central Valley Regional Water Quality Control Board or it is recycled and distributed for landscape irrigation. EID has plans to expand the treatment capacity of the EDHWWTP.

Based on GED's land use plan, the project's total sewer demand is projected to be 64,802 gpd or 79 EDUs, with a peak of 259,209 gpd. The maximum flow rate is projected to be 180.0 gpm.

GED Backbone Wastewater Infrastructure. There is an existing 18-inch sewer main located in Golden Foothill Parkway that GED is connected to via an existing 8-inch main in the southern portion of Carson Crossing Drive. This line will be reduced to 6 inches and then down to 4 inches as it extends north and east through the project site.

Adjacent development will connect to the sewer main in Carson Crossing Drive and gravity flow southwesterly to the main in Golden Foothill Parkway. Development of a portion GED may alternatively be serviced by an existing 6-inch line along the eastern portion of Golden Foothill Parkway (see **Figure 4.12**, GED Backbone Wastewater Collection System).

The planning, design, and construction of wastewater infrastructure will be in accordance with EID's Design and Construction Standards. EID approval a Facility Plan Report for wastewater will be required at the improvement plan stage for each development project.



Figure 4.12: GED Backbone Wastewater Collection System

4.5.3 STORM DRAINAGE

El Dorado County regulates stormwater conveyance and quality. The County's storm drainage system includes inlet and outlet structures, open channels, detention and retention structures, culverts and bridges, and water quality elements. Storm drainage infrastructure has previously been extended onto GED including constructed vegetative water quality swales.

The County regulates storm drainage through several means, including: the Subdivision Ordinance, which requires drainage plans prior to tentative subdivision map approval; the County Design and Improvement Standards Manual, which provides subdivision design and erosion control standards; the Storm Water Management Plan for Western El Dorado County (SWMP), which defines a program to reduce the discharge of stormwater pollutants in compliance with State Water Board requirements, including the Phase II National Pollutant Discharge Elimination System (NPDES) permit; and the County Drainage Manual, which establishes criteria to analyze and design drainage facilities.

GED Hydrology. GED drains in a southwesterly direction toward Carson Creek, with slopes averaging from 2 to 5 percent. Carson Creek extends along the entire western edge of the project site, with three ephemeral drainage channels running through GED from the east to the creek, the middle of which is engineered. Carson Creek drains to the Consumes River, which flows west to the Sacramento–San Joaquin Delta.

GED Storm Drainage Plan. There is an existing 18-inch storm drain in the southern portion of Carson Crossing Drive that will be extended to the north with the expansion of this roadway. This storm drain will collect the runoff only from Carson Crossing Drive.

Adjacent development will drain directly to existing GED drainage tributaries after all site-specific water quality and detention measures have been met. The project site is delineated into five distinct drainage sheds associated with these tributaries (see **Figure 4.13**, GED Storm Drainage Basins and Facilities). Each shed is tied to one or more of the existing vegetative water quality swales.

To avoid adverse impacts to Carson Creek and its tributaries, each development project will be required to design runoff controls so that the post-development runoff does not detrimentally exceed pre-development runoff rates, durations, and volumes. This may include the use of surface and/or subsurface storage structures.

Each development project will also be responsible for providing source control and stormwater treatment measures in accordance with the El Dorado County Post Construction Storm Water Plan. This will include an analysis of the existing vegetative water quality swales' ability to serve development.

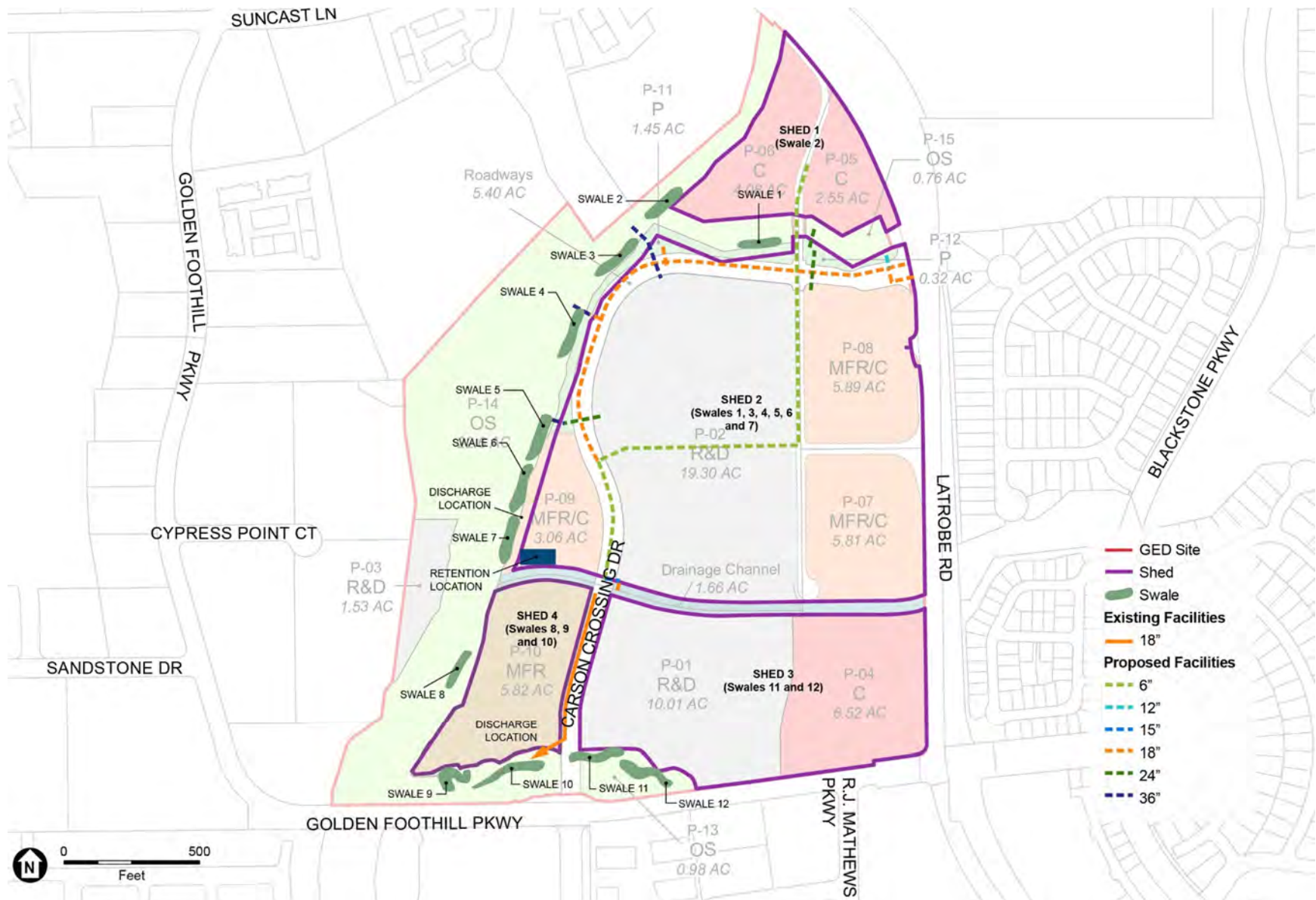


Figure 4.13: GED Storm Drainage Basins and Facilities

4.5.4 ENERGY AND COMMUNICATIONS

Electric, natural gas, and voice and data communications services will extend through GED via joint trenches in roadways. There are already existing joint trenches in the southern portion of the project site along Carson Crossing Drive, as well as adjacent to the site in Latrobe Road and Golden Foothill Parkway. All new distribution facilities will be underground, except for transformers, switches, and other pedestal and pad-mounted equipment. Service to individual projects will be reviewed by the service providers with the submittal of individual development projects, with final plans approved at the improvement plan stage.

Electric Service. Pacific Gas and Electric (PG&E) provides electricity in El Dorado Hills and will serve GED. PG&E has a diverse power production portfolio, which consists of a variety of renewable and nonrenewable sources. PG&E electric facilities have previously been extended onto the southern portion GED and exist along Latrobe Road and Golden Foothill Parkway. Included are existing high-voltage primary conductors, electrical switching equipment, and transformers. Local circuits will be looped off the mainline circuits to distribute electric service to individual parcels and projects.

Natural Gas. GED is within PG&E's service area for natural gas. PG&E has an existing 4-inch natural gas pipeline already stubbed onto the southern portion of the project site that connects to the existing pipeline in Golden Foothill Parkway, and then to the existing gas distribution line on the west side of Latrobe Road. Natural gas will be distributed to GED via a network of feeder mains. Individual development projects will connect to these mains, with distribution and service lines sizes based upon anticipated gas loads.

Voice and Data Communication. GED is within the service area of multiple voice and data communication providers. There are existing AT&T, Verizon, and Comcast conduits, substructures, and facilities in place that can be extended to serve development. Mobile communication service providers will supply wireless communications services from various existing or future wireless communication facilities in El Dorado Hills.

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05 Implementation

Sections:

- 5.1 Overview
- 5.2 Related Planning Documents
- 5.3 Subsequent Entitlements
- 5.4 Project Phasing
- 5.5 Funding Plan
- 5.6 Administrative Procedures

5.1 Overview

Government Code Section 65451 requires that a specific plan provide a program of implementation measures necessary to carry out its proposed land uses, infrastructure, development standards, and other criteria. To that end, this Specific Plan proposes the establishment of policies, regulations, programs, and processes to guide project implementation. These regulations will be used by the County in the review and approval of development projects, improvements, and other actions. The intent is to ensure the orderly development of GED in a manner that achieves its objectives and is responsive to changing circumstances and market conditions.

In accordance with state law, the County may not approve any local public works project, development plan permit, tentative subdivision map, or parcel map or adopt or amend an ordinance within the GED area, unless it is found to be consistent with this Specific Plan.

5.2 Related Planning Documents

This Specific Plan will be administered by El Dorado County in accordance with the policies and provisions of several related planning and regulatory documents. The following documents will need to be consulted for any development activities and improvements undertaken within GED.

5.2.1 EL DORADO COUNTY GENERAL PLAN

The El Dorado County General Plan serves as the long-term policy guide for the physical and economic development of the county. The General Plan includes nine elements: Land Use; Transportation and Circulation; Housing; Public Services and Utilities; Health, Safety and Noise; Conservation and Open Space; Agriculture and Forestry; Parks and Recreation; and Economic Development. This Specific Plan will implement the goals and policies of the General Plan by providing supplemental guidance unique to GED. The General Plan will be amended with approval of this specific plan, changing the land use designation for the GED Rezone Parcels from R&D to Adopted Plan (AP). The GED land use plan will be incorporated by reference into the General Plan.

5.2.2 EL DORADO COUNTY CODE OF ORDINANCES

The El Dorado County Code of Ordinances includes the County's Zoning Ordinance, which will be used in conjunction with this Specific Plan to implement the development program. Other related components of the Municipal Code include the Subdivision Ordinance, Stormwater Quality Ordinance, and Streets, Sidewalks, and Public Spaces requirements. The zoning

for the GED Rezone Parcels will be amended with approval of this Specific Plan to correspond with the GED land use plan. Per Section 130.10.040(D) of the El Dorado County Zoning Ordinance (Title 13 of the County Code), the zones, development standards, and other provisions of a specific plan and any implementing ordinance adopted in compliance with that plan, supersede the Zoning Ordinance. In the event that the provisions of a specific plan conflict with the Zoning Ordinance, the provisions of the specific plan shall apply. Where a specific plan is silent, the applicable provisions of the Zoning Ordinance shall apply.

5.2.3 ENVIRONMENTAL IMPACT REPORT

An Environmental Impact Report (EIR) will be certified concurrent with approval of this Specific Plan. The EIR, will be prepared in accordance with the California Environmental Quality Act (CEQA), examining the potential direct and indirect environmental effects of the project and identifying appropriate mitigation measures, where feasible, to reduce impacts determined to be potentially significant. The GED EIR will serve as the base environmental document for the purposes of evaluating subsequent development entitlements and permits within GED. The EIR will include a Mitigation Monitoring and Reporting Program to be used in ensuring compliance with adopted mitigation measures.

5.2.4 UTILITY MASTER PLANS

Master plans for wet utilities and dry utilities will be prepared to guide the infrastructure planning for GED. The utility master plans will determine the capacity of the existing infrastructure systems to serve GED and identify the backbone infrastructure needed to support development. The backbone utility infrastructure will be further refined during the tentative subdivision map/development plan permit process.

5.2.5 FISCAL ANALYSIS AND FACILITIES FUNDING PLAN

A Fiscal Impact Analysis and a Public Facilities Funding Plan will be prepared for GED. The Fiscal Impact Analysis will evaluate the net impact of new public service costs and revenues to the El Dorado County General Fund from buildout of GED. The Public Facilities Funding Plan will identify the cost of the backbone infrastructure required to serve GED, and the potential funding source(s) for each of the categories of public improvements.

Utilities Master Plans

Utility master plans will be prepared to guide the infrastructure planning for GED. These will consist of the following:

- **Wet Utilities Master Plan** addressing backbone water, sewer, and storm drainage services and improvements.
- **Dry Utilities Master Plan** addressing backbone electric, natural gas, and voice/data communication services and improvements.

The utilities master plans will determine the available capacity of the existing infrastructure systems; provide backbone infrastructure plans to support the development of GED; provide a comparison between the demand of the prior R&D land use and land uses proposed by this Specific Plan; and provide backbone infrastructure cost estimates for use in developing the Public Facilities Funding Plan, as discussed in Section 5.5, Funding Plan.

5.3 Subsequent Entitlements

5.3.1 PROJECT APPROVALS

Development of GED is subject to County review and approval of subsequent (post specific plan) permits and entitlements. Subsequent approvals may include, but are not limited to, tentative subdivision maps, parcel maps, development plan permits, use permits, variances, administrative permits, building permits, grading permits, and/or other discretionary and ministerial actions. Project applications and processing requirements will be as specified by the County Code and other regulations.

All subsequent development projects, public improvements, and other activities will need to be found consistent with this Specific Plan and any pertinent County policies, requirements, and standards. In acting to approve a subsequent project or permit, the County may require conditions that are reasonably necessary to ensure that the project is in compliance with this Specific Plan and other applicable plans and regulations.

5.3.2 CEQA REVIEW AND STREAMLINING

Each subsequent development application will be analyzed to determine the appropriate review under CEQA. In general, if a subsequent project is determined to be consistent with this Specific Plan and within the scope of the GED EIR, further environmental review may not be necessary.

As an example, Government Code Section 65457, specifies that “any residential development project, including any subdivision, or any zoning change that is undertaken to implement and is consistent with a specific plan for which an environmental impact report has been certified after January 1, 1980, is exempt” from further CEQA review, absent substantial changes or new information as defined by State CEQA Guidelines Section 15162.

If it is determined that a development application is inconsistent with this Specific Plan and/or outside the scope of the GED EIR, a determination will be made as to the appropriate subsequent environmental document in accordance with CEQA.

5.3.3 EDHCSD ANNEXATION

Prior to the development of any residential project, annexation of the GED site to the EDHCSD will need to be approved by the El Dorado Local Agency Formation Commission (LAFCO). Such annexation will be processed and approved in accordance with El Dorado LAFCO policies and procedures.

5.3.4 OTHER AGENCY APPROVALS

Other permits and approvals may be required prior to the development of individual projects by federal, state, and/or regional agencies.

5.4 Project Phasing

Implementation of this Specific Plan is structured to ensure the logical and viable completion of all backbone improvements necessary to support development. Some of these improvements have previously been constructed, including the southern portion of Carson Crossing Drive with associated sidewalks, streetlights, and landscaping; utility connections from existing facilities within Golden Foothills Parkway; bridge/culvert crossings of drainage channels; and vegetative water quality swales.

Given the presence of existing infrastructure, no sequential phasing plan is specified. Backbone infrastructure will generally continue to be extended north and east through GED with the completion of the Carson Crossing Drive extension to Latrobe Road. Individual development projects may proceed in any order, provided that the backbone infrastructure and facilities required for the project will be in place at the time of development and at the agreed upon service levels of the County and service providers.

Backbone infrastructure includes the following:

- Carson Crossing Drive extension with associated bike lanes, streetlights, and traffic controls.
- Carson Crossing Drive/Latrobe Road signalized intersection improvements.
- Golden Foothill Parkway bike lane, pedestrian/cyclist crossings, center left turn lane, and traffic controls.

- Water, sewer, stormwater, electric, natural gas, and voice/data communication facilities, the design and construction of which will be coordinated with the Carson Crossing Drive extension.

Backbone improvements are to be constructed in accordance with the GED utility master plans and the Public Facilities Funding Plan. All “in-tract” infrastructure will be installed by project developers as part of local project improvements.

5.5 Funding Plan

Development of GED will require significant capital investment, including construction of public facilities and infrastructure. Additionally, the long-term maintenance of parks, open space, landscape corridors, and common areas will be important to both the appearance and functionality of GED. Substantial investment has already been expended through the construction of a portion of the GED backbone infrastructure system, as well as the establishment of an endowment to maintain and monitor the Open Space Preserve in perpetuity.

The GED Public Facilities Funding Plan will identify potential funding sources for public improvements and maintenance. These sources may include, but are not limited to:

Developer Financing. Direct developer/merchant builder financing or advances to fund backbone infrastructure or shortfalls.

Development Impact Fees. Development impacts fees levied by the EHFD, EDHCSD, and EID (water and sewer connection fees), along with the Traffic Impact Mitigation fees levied by the County, to fund capital improvements that serve new development.

School Impact Fees. School impact fees, established by the BUSD and EDUHSD in accordance with state regulations, to construct school facilities.

Community Facilities District (CFD). One or more CFDs, established in accordance with the 1982 Mello-Roos Community Facilities Act, to fund improvements, acquire facilities constructed by a developer, and/or to reimburse developers for advance funding of improvements. In addition, a CFD for Services could be used to fund the ongoing operations and maintenance of public facilities and services that will directly benefit GED.

Landscape and Lighting District (LLAD). An LLAD, established in accordance with the Landscaping and Lighting Act of 1972, to maintain landscape corridors, streetlights, and, in some cases, sidewalks, walls, fences, and other public improvements.

California Community Homeowner Association (HOA). An HOA, established in accordance with the Davis-Stirling Common Interest Development Act and other regulations, to fund ongoing maintenance of community assets.

Each benefiting development project in GED will be required to pay its fair (pro-rata) share of the backbone infrastructure and public facilities construction, maintenance, and any land acquisitions costs.

5.6 Administrative Procedures

This Specific Plan is structured to support creative planning and design approaches. It is recognized that a wide range of solutions can be applied to satisfy planning and design goals and intent. To remain relevant and effective, this Specific Plan needs to maintain flexibility to react quickly to changing conditions, opportunities, and solutions. To that end, the following administrative procedures apply.

5.6.1 INTERPRETATIONS

Interpretations of any standards, guidelines, or requirements included within this Specific Plan will be made at the discretion of the Planning Division in the same manner as specified by Section 130.10.050 of the County Code.

5.6.2 MINOR ADMINISTRATIVE MODIFICATIONS

The Planning Division may approve Minor Administrative Modifications to this Specific Plan when it is determined that such modifications are consistent with its purpose and intent.

Examples of Minor Administrative Modifications include but are not limited to: adjustments to land use boundaries and street alignments that do not change the overall development pattern; revisions to development standards and design guidelines when such revisions achieve or exceed the original intent; changes to the provision of public services and infrastructure that do not impact the level of service to be provided; and the addition of new or updated information that does not substantively change this Specific Plan.

To approve a Minor Administrative Modification, the Planning Division shall make all the following findings:

1. The proposed modification is consistent with, and will not obstruct the attainment of, the intent, objectives, and policies of the GEDSP.
2. The proposed modification will not result in an undue impact on surrounding properties or compromise the health, safety, or welfare of county residents or businesses.
3. The proposed modification will not result in any new or increased impacts beyond those identified in the GED EIR.
4. The proposed modification will not adversely impact planned infrastructure, roadways, or other public facilities; any affordable housing agreements; or any fee programs and assessment districts, unless such impacts are addressed through project-specific measures.

The Planning Division may require documentation as reasonable to determine compliance with the above findings. Decisions of the Planning Division may be appealed to the Planning Commission in accordance with Section 130.52.090 of the County Code.

5.6.3 SPECIFIC PLAN AMENDMENTS

If a proposed change is determined to be inconsistent with the intent of this Specific Plan, a specific plan amendment will be required. Amendments will be processed in the same manner as initial specific plan adoption, requiring review by the County Planning Commission and action by the Board of Supervisors in accordance with Chapter 130.56 of the County Code.

5.6.4 SEVERABILITY

If any portion of this Specific Plan is, for any reason, held invalid by a court of competent jurisdictions, such portion shall be deemed a separate, distinct, and independent provision and the invalidity of such provision will not affect the validity of the remaining portion of this Specific Plan.

