

- ~~ongoing regional park maintenance and any improvements, including those noted in subsection d) below. The formation of this funding mechanism is a precondition to the applicant's obligations under subsections e) through h) below;~~
- ~~e) The Carson Creek Specific Plan Area shall join in the agreed upon financing mechanism.~~
 - ~~d) The applicant shall seek to annex the Carson Creek Specific Plan Area into EID in order to obtain the necessary water resources for the regional park; reclaimed water shall be used to the extent feasible to water the ballfields but potable water is necessary for drinking fountains.~~
 - ~~e) The applicant shall advance funds or conduct a nexus study for the regional park assessment district or other agreed upon formed financing mechanism within 120 days.~~
 - ~~f) The applicant shall advance funds, within 180 days after the County approves the first tentative map for Phase 2 of the Carson Creek Specific Plan Area, to pay for completing the following:
 - ~~1) grading 20 acres for ball fields per County specifications;~~
 - ~~2) installing chip and seal parking area at the regional park;~~
 - ~~3) installing potable and reclaimed water lines to the regional park;~~
 - ~~4) obtaining EDUs for EID water and/or installing a well water system;~~
 - ~~5) installing shielded sports lighting on 15 acres of ball fields;~~
 - ~~6) installing restrooms, bleachers, and concession stands; and~~
 - ~~7) installing drainage system, irrigation system, and turf on 15 acres of ballfields.~~~~
 - ~~g) The applicant's contributions noted above in subsections a), e), and f) shall be considered a loan, which shall be paid back by the assessment district or other approved financing mechanism upon the sale of the bonds necessary to construct the facility.~~

This condition was also applied to Euer Ranch and Units 1 and 2 Tentative Maps of the CCSP; although the Unit 2 map revision (TM06-1428-R) is requesting the deletion of this condition as well in the next item on your agenda. As part of the 37 acres of parks contemplated in the CCSP, a 30-acre Regional Park is designated in the southernmost portion of the Carson Creek Specific Plan (Attachment 1). The park site was annexed into the El Dorado Hills Community Service District (EDHCSD) service area in 2003 and is currently designated as Community Park in the district's 2007 Parks and Facilities Master Plan. The lot for the park (APN 117-570-18) has been created as part of the Large Lot Final Map for the Unit 1 Tentative Map recorded in July 2014.

Although the land has been set aside, this condition has yet to be implemented. Staff has coordinated with both El Dorado County Park and Trail Department (Department) and EDHCSD in an effort to solicit interest and participation in implementing the condition. The Department has not prioritized the site as part of its future recreational park plans and, therefore, no financing mechanism or zone of benefit has been established for the regional park. However, the Department, which administers the County-portion of the Sacramento-Placerville Transportation Corridor (SPTC) trail that borders the park site along the southwestern perimeter, has expressed

interest in potentially having a future connection to the park from the trail as well as utilizing a portion of the site for vehicular parking for trail patrons.

Although the park site is within the service area, EDHCSD has not expressed interest in the implementation of the park. The EDHCSD reiterates that the condition involves the construction of a Regional Park typically undertaken through the County capital improvement project process, while EDHCSD focuses its resources on managing and maintaining neighborhood and community level recreational parks.

While a regional park could provide an opportunity for active recreational use by the general public, the 30-acre active park may not meet the recreational needs of the seniors and elderly residents of Carson Creek, who commonly prefer a clubhouse, passive recreational park, and multi-use trails.

Given its remote location at the southern end of the specific plan area, direct and convenient access to the park is limited, thereby affecting its usability. The site is approximately one mile south of proposed Unit 3 subdivision. Currently, there is no pedestrian or vehicular access to the site; however, the Unit 2 map proposes vehicular stubs in the southernmost portion of the map that could provide future connectivity.

Based on the above information, staff has determined Condition of Approval 29 to be impractical and infeasible as currently written, and poses challenges in being implemented. The applicant has acknowledged the intent of the condition and is willing to work with the County and/or involved agencies for the implementation of the park as contemplated in the CCSP or an alternative recreational use.

RECOMMENDATION:

Staff recommends that Condition 29 be deleted from the conditions of approval included in the staff report for Carson Creek Unit 3 (TM14-1519).

Attachment:

Attachment 1.....Carson Creek Large Lot Map

LEGEND

- ⊕ DIMENSION POINT
- FOUND MONUMENT AS NOTED
- ▣ FOUND SECTION CORNER AS NOTED
- ▭ SET 3/8" REBAR WITH CAP STAMPED LS 5914
- ▭ SET 1-1/2" CAPPED IRON PIPE STAMPED LS 5914
- 1:1 RECORD DATA PER REFERENCE NUMBER
- DA OVERALL
- C.I.P. CAPPED IRON PIPE
- S.D. SUBDIVISION (BOOK-PAGE)
- P.M. PARCEL MAP (BOOK-PAGE)
- R.S. RECORD OF SURVEY (BOOK-PAGE)
- P.U.E. PUBLIC UTILITY EASEMENT

LARGE LOT FINAL MAP OF
CARSON CREEK
 A PORTION OF SECTIONS 23 & 26, T. 9 N., R. 8 E. M.D.M.
 COUNTY OF EL DORADO, STATE OF CALIFORNIA
 SCALE: 1"=600' SHEET 2 OF 6 APRIL, 2014

REFERENCES

- 1) R.S. 12-97
- 2) P.M. 36-115
- 3) P.M. 37-23
- 4) P.M. 38-137
- 5) P.M. 41-66
- 6) S.D. 1-57
- 7) R.S. 17-147
- 8) R.S. 28-106
- 9) R.S. 17-25
- 10) DOC No. 2003-066843
- 11) DOC No. 2003-066839
- 12) P.M. 48-14

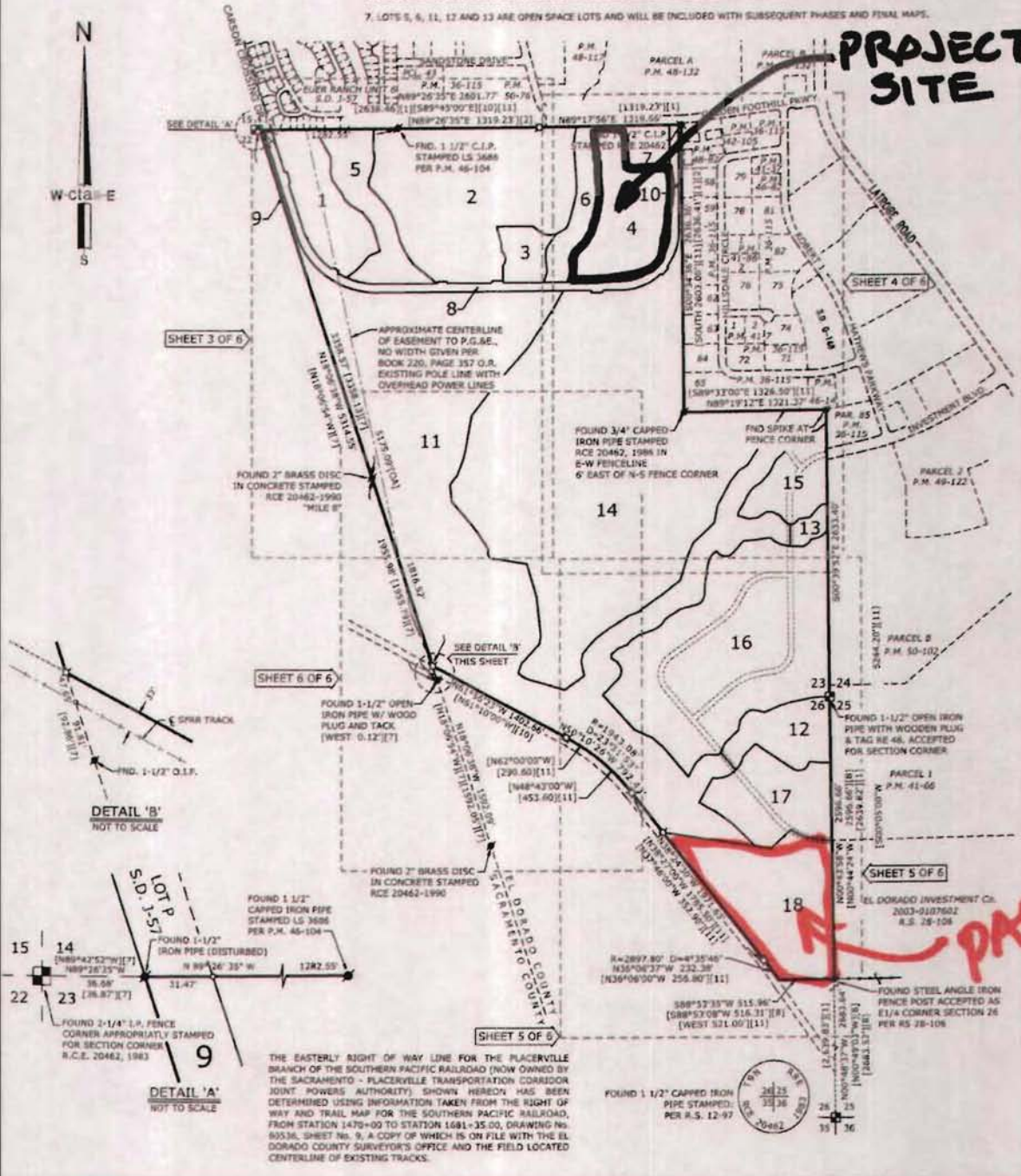
cta Engineering & Surveying

NOTES

1. ALL DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF. ALL DISTANCES ON CURVED LINES ARE CHORD DISTANCES UNLESS OTHERWISE NOTED. THE SUM OF INDIVIDUAL UNITS MAY NOT EQUAL THE OVERALL DUE TO ROUNDING.
2. THE AREA CONTAINED WITHIN THIS SUBDIVISION IS 545.45 ACRES, CONSISTING OF 11 LARGE LOTS, 5 OPEN SPACE LOTS AND 2 LANDSCAPE CORRIDOR LOTS.
3. THE STREETS SHOWN HEREON, INCLUDING LOT 8, ARE NON-EXCLUSIVE ROAD AND PUBLIC UTILITY EASEMENTS AND ARE APPROXIMATE DELINEATIONS, THE EXACT ALIGNMENTS, LOCATIONS, CONSTRUCTION AND OFFERS WILL BE FORMALLY MADE WITH EACH SUBSEQUENT PHASE AND FINAL MAP.
4. ALL LOTS SHOWN HEREON ARE CREATED FOR FINANCING PURPOSES ONLY.
5. EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES AS GRANTED TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY IN BOOK 360, PAGE 176, OFFICIAL RECORDS OF EL DORADO COUNTY MAY AFFECT THIS PROPERTY BUT THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED IN THE RECORD DOCUMENT.
6. LOTS 9 AND 10 ARE LANDSCAPE CORRIDOR LOTS AND WILL BE INCLUDED WITH SUBSEQUENT PHASES AND FINAL MAPS.
7. LOTS 5, 6, 11, 12 AND 13 ARE OPEN SPACE LOTS AND WILL BE INCLUDED WITH SUBSEQUENT PHASES AND FINAL MAPS.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THE PLAT OF BIRER RANCH UNIT NO. 6, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY IN BOOK 7 OF MAPS, PAGE 57, BASED ON MONUMENTS FOUND ALONG THE SOUTH LINE OF SAID PLAT, THE BEARING BEING N.89°28'35"E.



Attachment 1